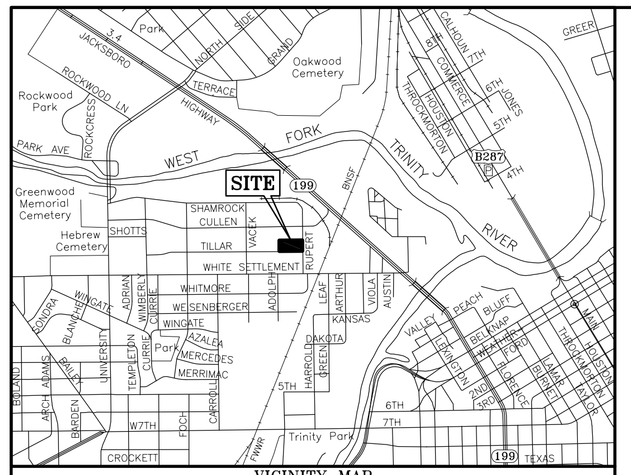
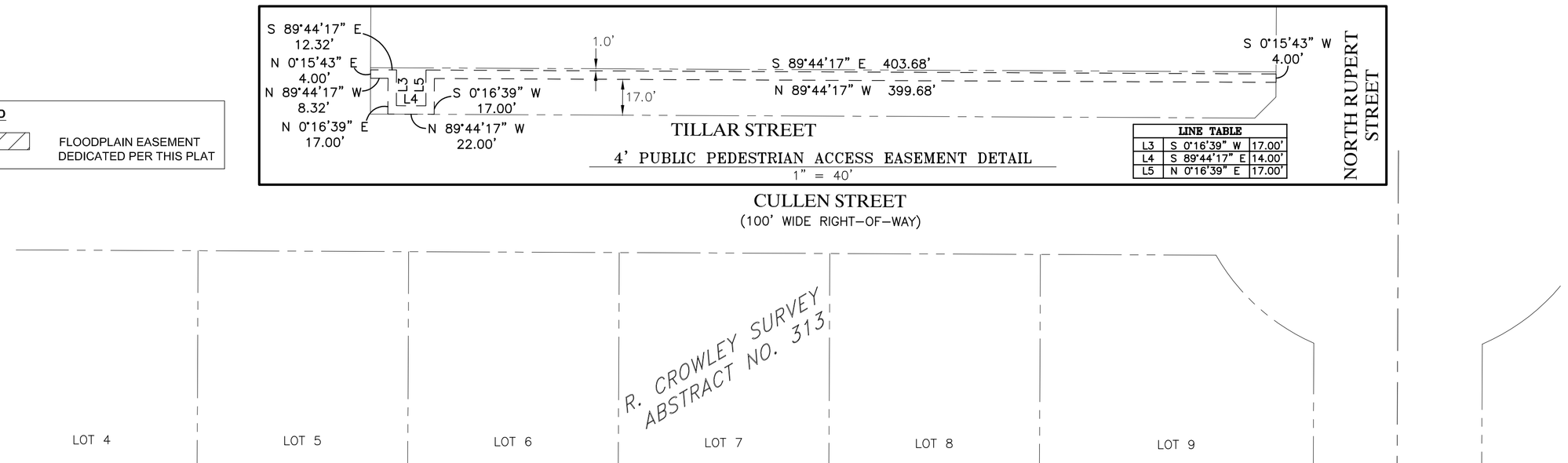


VICINITY MAP
NOT TO SCALE



LEGEND

FLOODPLAIN EASEMENT DEDICATED PER THIS PLAT

LINE TABLE		
L3	S 0°16'39" W	17.00'
L4	S 89°44'17" E	14.00'
L5	N 0°16'39" E	17.00'

OWNER:
H/FW ALPHA, LLC
2930 BLEDSOE STREET, SUITE 108
FORT WORTH, TEXAS 76107-2942

CONTACT: ROBERT W. LYDICK

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
(817) 926-0211 – METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, **H/FW ALPHA, LLC,** acting by and through the undersigned, their duly authorized representative, is the sole owner of Lots 10, 11, 12, and 13, Block 18, BAILEY'S INDUSTRIAL ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D212020296, of the Deed Records of Tarrant County, Texas, along with a 22 foot wide by 430 foot strip of land lying within Tillar Street (an 80 foot wide public right-of-way). The forgoing being more particularly described as follows:

LEGAL DESCRIPTION

BEING 1.994 acres of land comprised of all of Lots 10, 11, 12, and 13, Block 18, BAILEY'S INDUSTRIAL ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 5 of the Plat Records of Tarrant County, Texas, along with a 22 foot wide by 430 foot strip of land lying within Tillar Street (an 80 foot wide public right-of-way). Said 1.994 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a "PK" nail set in asphalt at the Northeast corner of said Lot 10, being the Southeast corner of Lot 9 of said Block 18, BAILEY'S INDUSTRIAL ADDITION, and said point lying in the West right-of-way line of NORTH RUPERT Street (an 80 foot wide public right-of-way);

THENCE S 00° 15' 43" W at 180.00 feet, passing the Southeast corner of said Lot 10, and the intersection of the West right-of-way line of said NORTH RUPERT Street at the North right-of-way line of said Tillar Street, and in all 202.00 feet, to an "X" cut in concrete, set;

THENCE N 89° 44' 17" W 430.00 feet, along a line 22 feet South of and parallel to the South boundary line of said Block 18 and the North right-of-way line of said Tillar Street to a "PK" nail, set in asphalt;

THENCE N 00° 15' 43" E at 22.00 feet, passing the Southwest corner of aforesaid Lot 13, and in all 202.00 feet, to a ½" iron rod marked "Brittain & Crawford", set at the Northwest corner of said Lot 13 and the Southwest corner of Lot 6, of said Block 18, BAILEY'S INDUSTRIAL ADDITION;

THENCE S 89° 44' 17" E 430.00 feet, along the North boundary line of said Lots 13, 12, 11, and 10, Block 18 to the POINT OF BEGINNING containing 1.994 acres (86,860 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **H/FW ALPHA, LLC**, acting by and through the undersigned, their duly authorized representative, does hereby adopt this plat designating the hereinabove described property as **Lot 10R, Block 18, BAILEY'S INDUSTRIAL ADDITION**, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HANDS at Fort Worth, Tarrant County, Texas, this ___ day of _____, 2013.

H/FW ALPHA, LLC

_____

ROBERT W. LYDICK, MEMBER

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **ROBERT W. LYDICK, MEMBER**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2013.

_____
Notary Public in and for The State of Texas
My Commission Expires:_____

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.

STATE OF TEXAS REGISTERED CHRIS L. BLEVINS 5792 PROFESSIONAL LAND SURVEYOR

_____
CHRIS L. BLEVINS, R.P.L.S.
State of Texas No. 5792

Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

SCALE 1"= 40'

40 0 40 80 120
GRAPHIC SCALE – FEET

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the *Sidewalk Policy* per "City Development Design Standards".

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation. Notwithstanding the foregoing, property owner shall have the right to use the area designated within the floodplain easement for parking vehicles, ingress and egress to and from parking areas, to install security fencing, and for other uses not otherwise restricted or prohibited by the Easement.

FLOOD NOTE:

ENTIRE LOT LIES WITHIN ZONE AE, SUMP AREA NO. 14W 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0190 K, MAP REVISED SEPTEMBER 25, 2009.

SPECIAL FLOOD HAZARD AREA NOTE:

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION DETERMINED = 537.00'

Private Pressure Reducing Valves

Install Private Pressure Reducing Valves on each water service at the time of building construction. The valve has to be a City approved appurtenance.

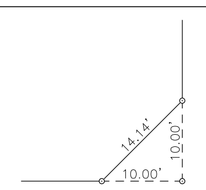
Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Course	Bearing	Distance
L1	S 00°15'43" W	12.00'
L2	S 45°15'43" W	14.14'

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.



DETAIL 'A'
N.T.S.
TYPICAL CORNER CLIP RIGHT-OF-WAY FOR THE INTERSECTION OF RUPERT STREET AND TILLAR STREET

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH,TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

By: _____
Chairman

By: _____
Secretary

FINAL PLAT
OF
LOT 10R, BLOCK 18
BAILEY'S INDUSTRIAL PARK

AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REPLAT OF
A PORTION OF TILLAR STREET
AND ALL OF
LOTS 10, 11, 12 & 13, BLOCK 18
AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
VOLUME 388-C, PAGE 5, P.R.T.C.T.
LOCATED IN THE
R. CROWLEY SURVEY, ABSTRACT No. 313
TARRANT COUNTY, TEXAS

PREPARED: JANUARY 30, 2013
REVISED: JUNE 25, 2013

1.994 ACRES GROSS, 1 LOTS

F.S.-013-020

THIS PLAT FILED IN INSTRUMENT # _____, DATE _____.

SIN FIN # ___