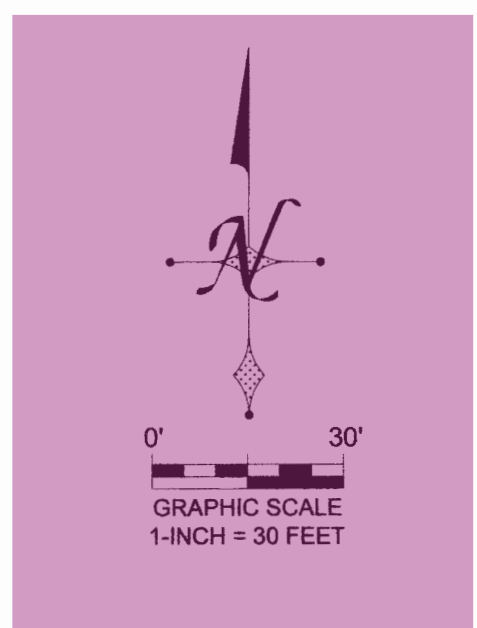
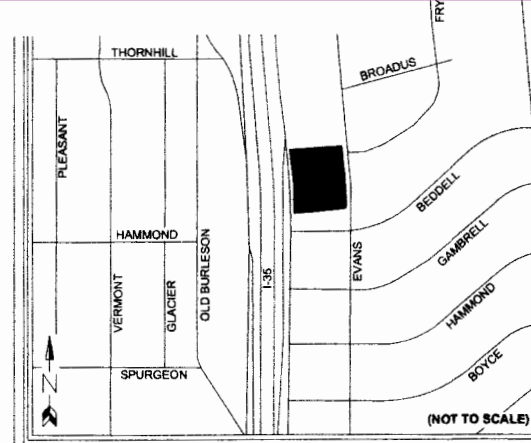




- SURVEYOR'S NOTES**
- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
 - BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - NONE OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0315L DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN 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.
 - SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 EXISTING LOT.
 - SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
 - DIRECT ACCESS TO SH-35 IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.
 - PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LEGEND	
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
BL	BUILDING LINE
IRS	IRON ROD SET WITH A YELLOW CAP STAMPED "BURNS SURVEYING"
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET

STATE OF TEXAS**COUNTY OF TARRANT**

WHEREAS SNEHA Corporation is the owner of a 2.034 acre tract of land situated in the Louis Wetmore Survey, Abstract Number 1649, City of Fort Worth, Tarrant County, Texas, same being Lot 3-R, Block 6-R, Southland Terrace Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 91, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to SNEHA Corporation by Special Assumption Warranty Deed recorded in Volume 11773, Page 698, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of North-South Freeway I-35 W (a 300 foot Right-of-Way), same being the Southwest corner of Lot 2-R, Block 6-R, of said Southland Terrace Addition (388-168/91);

THENCE North 86 degrees 15 minutes 22 seconds East, a distance of 270.75 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 2-R, same lying along the West Right-of-Way line of Evans Avenue (a 60 foot Right-of-Way);

THENCE South 06 degrees 17 minutes 38 seconds East, a distance of 119.95 feet to a 1/2 inch iron rod found for corner, said corner lying along the West Right-of-Way line of said Evans Avenue, same being the beginning of a tangent curve to the right having a radius of 1,908.11 feet, a delta angle of 05 degrees 54 minutes 21 seconds, a chord bearing and distance of South 03 degrees 21 minutes 21 seconds West 196.59 feet;

THENCE along said curve to the right an arc length of 196.68 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the Wests Right-of-Way line of said Evans Avenue;

THENCE South 00 degrees 17 minutes 38 seconds East, a distance of 6.95 feet to a 1/2 inch iron rod found for corner, said corner lying along the West Right-of-Way line of said Evans Avenue, same being the Northeast corner of Lot 4, Block 10, Southland Terrace Addition (388-168/91);

THENCE South 84 degrees 42 minutes 22 seconds West, a distance of 273.80 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block 10, of said Southland Terrace Addition (388-G/64), same lying along the East Right-of-Way line of said North-South Freeway I-35 W;

THENCE North 00 degrees 22 minutes 38 seconds West, a distance of 145.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the East Right-of-Way line of said North-South Freeway I-35 W;

THENCE North 06 degrees 33 minutes 38 seconds West, a distance of 186.24 feet to the POINT OF BEGINNING and containing 88,604 square feet or 2.034 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, SNEHA Corporation, acting by and through their duly authorized agent, Rajiv Patel, do hereby adopt this plat designating the herein-described property as **LOT 3-R-1 & 3-R-2, BLOCK 6-R, SOUTHLAND TERRACE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements, the streets, alleys, right-of-ways shown on the plat thereon.

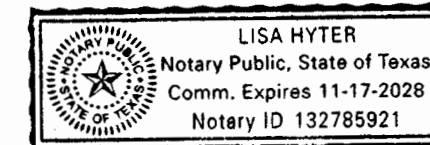
Witness my hand at Rockwall, Texas, This 2nd day of July, 2026.

Name: Rajiv Patel
Title: Partner

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Rajiv Patel, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, This 2nd day of July, 2026.

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires: 11-17-2028

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 2nd day of July, 2026.

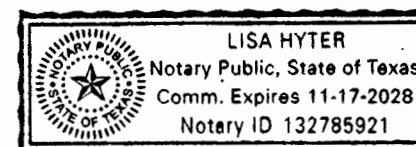
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS****COUNTY OF ROCKWALL**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of July, 2026.

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires: 11-17-2028

**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.

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".

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.

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 recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

Parkway Permits

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 00°17'38" E	6.95'

THIS PLAT FILED IN DOCUMENT NO. _____

DATE _____

LAND USE TABLE:
GROSS ACREAGE: 2.034 ACRES
NET ACREAGE: 2.034 ACRES
RIGHT-OF-WAY DEDICATION: 0.000 ACRES
LOT USE TYPE: 2 COMMERCIAL LOTS

PROPERTY ADDRESS: 4451 SOUTH FREEWAY, FORT WORTH, TEXAS 76115
OWNER: SNEHA CORPORATION (D.B.A. DELUX INN)
ADDRESS: 4451 SOUTH FREEWAY, FORT WORTH, TEXAS 76115
PHONE: 469-774-6140

BURNS**PROFESSIONAL LAND SURVEYORS**

2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75087
BARRY S. RHODES - R.P.L.S. NO. 3691 - FIRM NO. 10194366 -
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202108340-01 PREPARATION DATE: 10/30/2025 DRAWN BY: ANR

**CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS**

THIS PLAT IS VALID ONLY IF DEPOSITED WITHIN
NINETY (90) DAYS OF THE DATE OF APPROVAL

Plat Approval Date: 07/20/2026

By: Caroline Crane
Caroline Crane (Jul 20, 2026 11:14:47 CDT)

By: Stephen Murray
Stephen Murray (Jul 20, 2026 11:15:13 CDT)

Secretary

**FINAL PLAT
LOT 3-R-1 & 3-R-2, BLOCK 6-R
SOUTHLAND TERRACE ADDITION**

BEING A REPLAT OF LOT 3-R
SOUTHLAND TERRACE ADDITION
VOL. 388-168, PG. 91 (P.R.T.C.T.)
A 2.034 ACRE TRACT OF LAND SITUATED IN THE
LOUIS WETMORE SURVEY, ABSTRACT NO. 1649
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
2 COMMERCIAL LOTS

CASE NO: FS-25-304