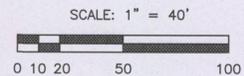


LOCATION MAP  
SCALE: 1" = 2000'

**OWNER:**  
TUPPER FINANCIAL INC.  
ATT: RAYMOND V. TUPPER, PRESIDENT  
801 MEADOW HILL ROAD  
FORT WORTH, TEXAS 76108  
817-312-7716  
rvtupper@yahoo.com

**SURVEYOR:**  
GRANT ENGINEERING, INC.  
3244 HEMPHILL STREET  
FORT WORTH, TEXAS 76110-4014  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrnt3@aol.com



**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF TARRANT  
KNOW ALL MEN BY THESE PRESENTS THAT TUPPER FINANCIAL, INC., BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 6, 7, 8, 9, 10 & 11, BLOCK 10, ALTA MERE ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1037, PAGE 413, DEED RECORDS, TARRANT COUNTY, TEXAS.

TOGETHER WITH

LOTS 5-A & 5-B, BLOCK 10, ALTA MERE ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-16, PAGE 53, PLAT RECORDS, TARRANT COUNTY, TEXAS.

DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT 9R, BLOCK 10  
ALTA MERE ADDITION  
TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS DAY OF \_\_\_\_\_, 2015.

RAYMOND V. TUPPER, PRESIDENT  
TUPPER FINANCIAL, INC.

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAYMOND V. TUPPER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MY COMMISSION EXPIRES: \_\_\_\_\_

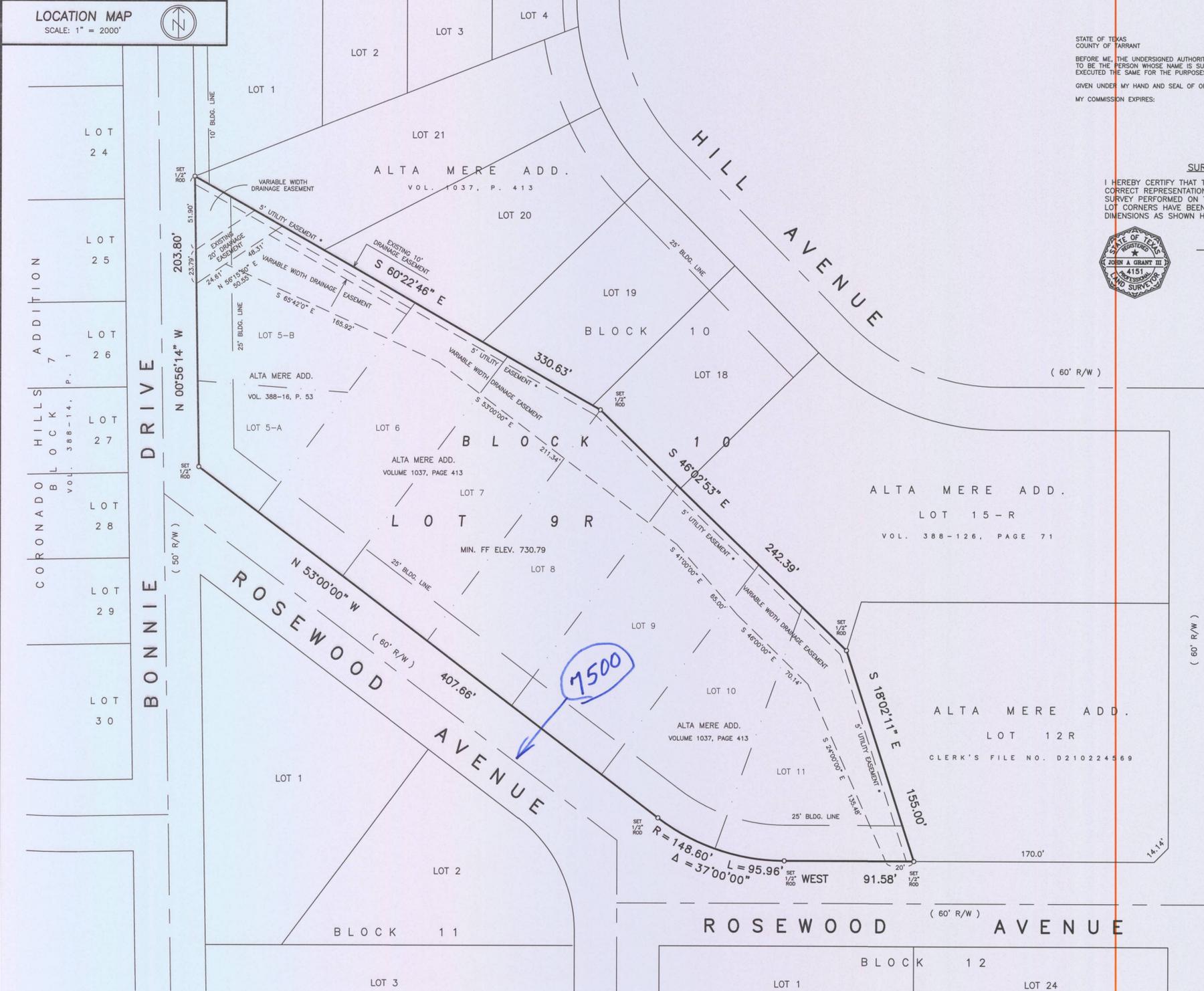
NOTARY PUBLIC  
STATE OF TEXAS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JULY, 2014, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151



**Grant Engineering, Inc.**

Engineers 3244 Hemphill Street  
Surveyors Fort Worth, Texas 76110-4014  
Planners 817-923-3131

**GENERAL PLAT NOTES**

- 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.
- 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 THIS 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.
- 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 THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 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 OR UTILITY EASEMENT OF ANY TYPE.
- 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.
- FLOODPLAIN / DRAINAGEWAY MAINTENANCE:** THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
- 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(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
- FLOODPLAIN STATEMENT:** NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480586, PANEL 0280-K, EFF. DATE 9-25-09.
- DEED RESTRICTION NOTE:** THIS REVISED PLAT 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.
- 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 I 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.
- PARKWAY PERMIT:** PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE FACILITIES MAINTENANCE:** THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES. THE OWNERS OF SAID PRIVATE FACILITIES AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ANY CLAIMS, DAMAGES OR LOSSES ARISING OUT OF, OR FROM PERFORMANCE OF, THE OBLIGATIONS OF SAID OWNERS AS SET FORTH HEREIN.

\* EXISTING 4 FEET WIDE UTILITY EASEMENT PER VOLUME 1037, PAGE 413.  
ADDITIONAL 1 FOOT UTILITY EASEMENT DEDICATED BY THIS PLAT TO GET A TOTAL WIDTH OF 5 FEET.

**FS15-057**  
**FINAL PLAT**  
**LOT 9R, BLOCK 10**  
**ALTA MERE ADDITION**  
TO THE  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

**CITY PLAN COMMISSION**  
**CITY OF FORT WORTH, TEXAS**  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.  
PLAT APPROVAL DATE: 12/11/2015  
BY: Chris R. Reed CHAIRMAN  
BY: Dana S. Smith SECRETARY

A REVISION OF  
LOTS 6 THRU 11, BLOCK 10, ALTA MERE ADDITION  
AS RECORDED IN  
VOLUME 1037, PAGE 413  
DEED RECORDS, TARRANT COUNTY, TEXAS  
TOGETHER WITH  
LOTS 5-A & 5-B, BLOCK 10, ALTA MERE ADDITION  
AS RECORDED IN  
VOLUME 388-16, PAGE 53  
PLAT RECORDS, TARRANT COUNTY, TEXAS

PLAT RECORDED  
INSTRUMENT NO. D215277298  
DATE 12/11/15



DECEMBER, 2015  
2.4413 ACRES  
1 NON-RESIDENTIAL LOT

12-10-2015

FS - 015 - 057