

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 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 48439C0280K, MAP REVISED SEPTEMBER 25, 2009.

BEARING BASIS NOTE:
THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF THIS LOT

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.

Private Pressure Reducing Valves
Pressure Reducing Valves will be required, water pressure exceeds 80 p.s.i.

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.

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.

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.

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".

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.

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.

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.

OWNER:
Q WASH II LLC
1721 PLEASANT PLACE
ARLINGTON, TX 76015
PHONE: (817) 308-1780
FAX: (817) 557-2513
EMAIL: viran@qhotels.us
CONTACT: VIRAN NANA

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL: (817) 926-0211
FAX: (817) 926-0347
P.O. BOX 11374 • 3908 SOUTH FREEDWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com
FIRM CERTIFICATION# 1019000

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, Q WASH II LLC, a Texas limited partnership, acting by and through the undersigned, its duly authorized representative is the sole owner of a 1.292 acre tract of land situated in the EDWARD WILBURN SURVEY, Abstract No. 1679, Fort Worth, Tarrant County, Texas, by the deed recorded in County Clerk File Number D215211684, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION
BEING 1.292 acres of land comprised of all of Lots 10 through 12, and the West 135 feet of Lots 13, 14 and 15, Block 25 ALTA MERE, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1037, Page 413 of the Deed Records of Tarrant County, Texas. Said 1.292 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap marked "Brittain & Crawford" set in asphalt in the South boundary line of said Lot 13, Block 25, and said POINT OF BEGINNING being located West 40.0 feet from the original Southeast corner of said Lot 13, and said POINT OF BEGINNING also being the intersection of the North right-of-way line of Elizabeth Lane (a 50 foot wide public right-of-way) and the current West right-of-way line of State Highway No. 183 (Alta Mere Drive a 160 foot wide public right-of-way);
THENCE WEST 310.00 feet, along the North right-of-way line of said Elizabeth Lane, and the South boundary line of said Lots 12 and 13, to a 1/2" iron rod with a yellow plastic cap marked "Brittain & Crawford" set in asphalt at the Southwest corner of said Lot 12, also lying in the East right-of-way line of Joyce Drive (a 60 foot wide public right-of-way);
THENCE NORTH 181.50 feet, along the East right-of-way line of said Joyce Drive and the West boundary line of said Lot 10, 11, and 12, Block 25, to a 1/2" iron rod with a yellow plastic cap marked "Brittain & Crawford" set at the Northwest corner of said Lot 10;
THENCE EAST 310.00 feet, along the North boundary line of said Lot 10 and aforesaid Lot 15, to a 1/2" iron rod with a yellow plastic cap marked "Brittain & Crawford" set in the West right-of-way line of aforesaid State Highway No. 183;
THENCE SOUTH 181.50 feet along the West right-of-way line of said State Highway No. 183, being along a line 40 feet West of and parallel to the original East boundary line of said Lots 13, 14, and 15, to THE POINT OF BEGINNING, containing 1.292 acres (56,265 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Q WASH II LLC, a Texas limited partnership, acting by and through the undersigned, their duly authorized representative, does hereby designate the foregoing as Lot 10R, Block 25, ALTA MERE, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.
WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 19th day of February, 2016.

Q WASH II LLC,
a Texas limited partnership
Viran Nana
By: VIRAN NANA
Title: Manager

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 VIRAN NANA, 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 19th day of February, 2016.

Kerri A Urbaniak
KERRI A URBANIAK
My Commission Expires
September 30, 2017

Chris L Blevins
Notary Public in and for
The State of Texas
My Commission Expires: *Sept 30, 2017*

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.



Chris L Blevins
Chris L. Blevins, R.P.L.S.
State of Texas No. 5792

FS15-123



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: *2/19/2016*
By: *Ronald R. Boyer* Chairman
By: *Dana B. Blythe* Secretary

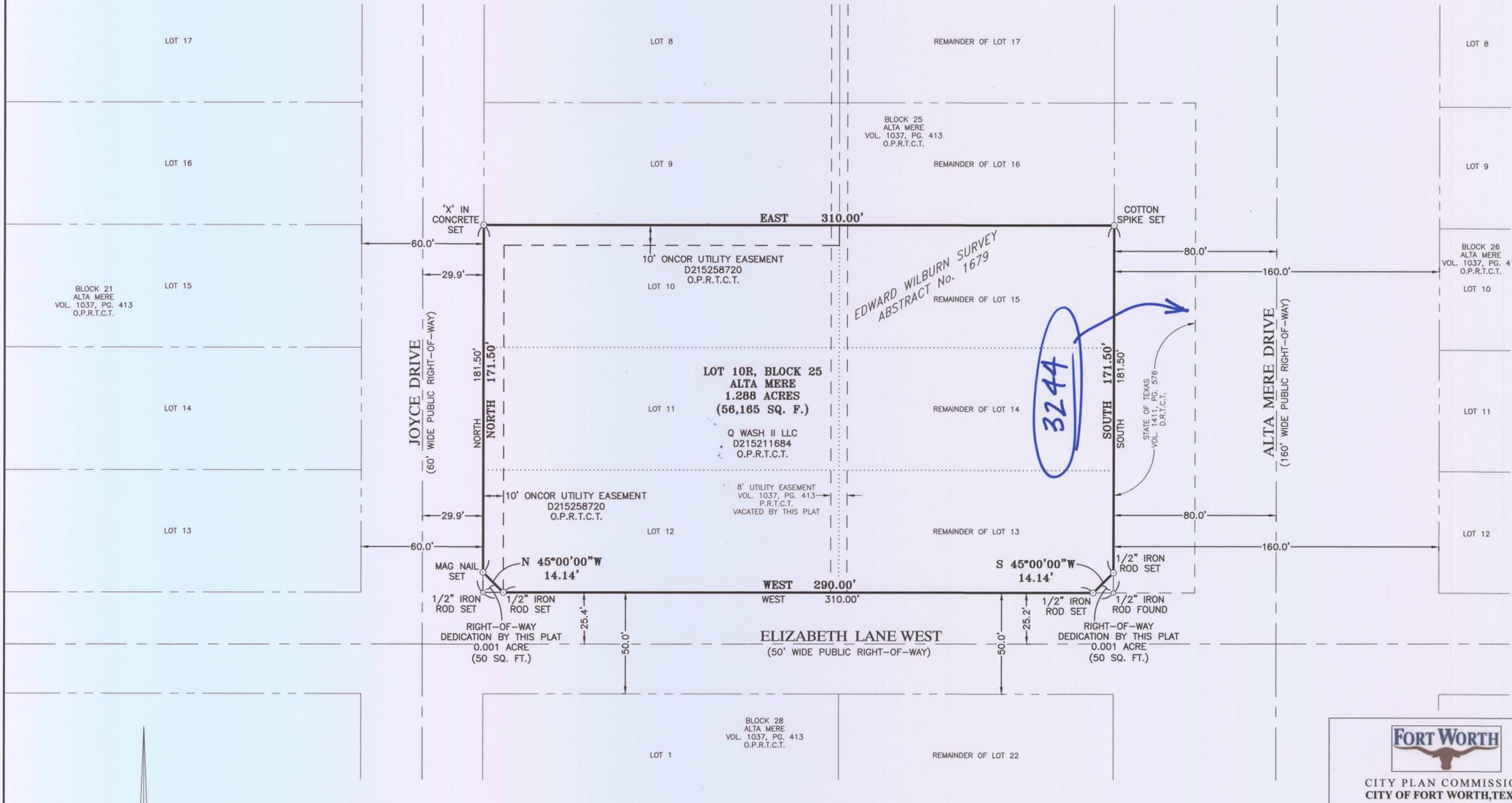
FINAL PLAT
OF
**LOT 10R, BLOCK 25
ALTA MERE**
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOTS 10-15, BLOCK 25
ALTA MERE, AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED: JUNE 2015
REVISED: FEBRUARY 2016

1.292 ACRES GROSS, 1 LOT

F.S.-15-123

SIN FIN #726



GENERAL NOTES:

- A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.
- A TxDOT PERMIT IS REQUIRED FOR WORK IN AND ALONG STATE RIGHT-OF-WAY. STREET CONNECTIONS TO TxDOT RIGHT-OF-WAY ARE CONTINGENT UPON TxDOT APPROVAL.
- DRIVEWAY LOCATIONS MUST NOT INTERFERE WITH INTERSECTION FUNCTION.

MONUMENTATION NOTE
ALL CORNERS MARKED 1/2" IRON ROD SET ARE 1/2" IRON ROD MARKED "BRITAIN & CRAWFORD", SET

THIS PLAT FILED IN INSTRUMENT # *D216033811*, DATE *02/19/2016*.

