



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

- IRF IRON ROD FOUND
- CIRS IRON ROD SET w/ RED CAP STAMPED "W.A.I." ⊗
- CIRF IRON ROD FOUND w/ CAP (NOTED)
- XCS "X" CUT IN CONCRETE SET
- XCF "X" CUT IN CONCRETE FOUND
- PKS PK NAIL SET
- PKF PK NAIL FOUND
- CM CONTROLLING MONUMENT
- CC # COUNTY CLERK'S INSTRUMENT NO.
- P.O.S.E. PUBLIC OPEN SPACE EASEMENT
- W.E. WATER EASEMENT

DEVELOPMENT TABLE	
# OF LOTS	5
LOT SIZES	2,020-17,386 ACRES
PUBLIC USE & PARK SITES	0
NON-RESIDENTIAL SITES	0
M.F. DWELLING UNITS	0
POPULATION YIELD/DENSITY	0
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL RETAIL

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0170K, dated September 25, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Public Open Space Easement
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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.

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 P.R.V.'s will be required; water pressure exceeds 80 P.S.I.



SEE SHEET 2 FOR LINE AND CURVE TABLE DATA, PROPERTY DESCRIPTION, OWNERS CERTIFICATE AND DEDICATION, STANDARD NOTES, AND APPROVAL BLOCKS.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat valid only if recorded within 90 days after date of approval.
Plat Approval Date: 9/23/2016

Donald R. Boren
CHAIRMAN

Dana Burdette
SECRETARY

JOSE MARIA BASQUIS SURVEY, ABSTRACT NO. 85
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
LO DEVELOPMENT, LLC
P. O. BOX 93898
SOUTH LAKE, TEXAS 76092

FINAL PLAT
LANDMARK QUEBEC ADDITION
LOTS 1R2A - 1R5A, BLOCK 2



FS16-169

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, BASE UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. 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.

FINAL PLAT
LANDMARK QUEBEC ADDITION
LOTS 1R2A - 1R5A, BLOCK 2

BEING A REPLAT OF LOTS 1R2-1R5, BLOCK 2, LANDMARK QUEBEC ADDITION COUNTY CLERK'S INSTRUMENT NO. D216151560 23.931 ACRES OUT OF THE JOSE MARIA BASQUIS SURVEY, ABSTRACT No. 85

OWNER: TCG Fort Worth CR, LLC Six Pines Lake Worth, LLC 12720 Hillcrest Rd., #650 Dallas, Texas 75230	OWNER: LQ Development, LLC c/o Wilson & Stonaker P. O. Box 93898 Southlake, TX 76092	ENGINEER / SURVEYOR: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Dr., Suite 325 Dallas, TX 75230
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RECORDING INFORMATION

THIS PLAT IS RECORDED IN DOCUMENT# D216223432 DATE 09/23/2016 CASE #FS-16-169

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 20th day of January, 2015, utilizing a G.P.S. measurement (WGS 84) of South 56 deg 20 min 17 sec West (plat-South 56 deg 44 min 18 sec West), along the Southeastery line of Lot 2, Block 1, Landmark Quebec Addition, recorded in Cabinet A, Slide 12623, Official Public Records, Tarrant County, Texas.

Date : 09.14.15
Scale : 1" = 100'
File : 47420-RPLT
Project No. : 47420.00

SHEET
1
of
2

OWNER'S CERTIFICATION

COUNTY OF TARRANT §
STATE OF TEXAS §

WHEREAS, We, LQ Development LLC, TCG Fort Worth CR, LLC, a Texas limited liability company, and Six Pines Lake Worth, LLC, a Texas limited liability company, are the sole owners of a tract of land situated in the JOSE MARIA BASQUIUS SURVEY, ABSTRACT NO. 85, in the City of Fort Worth, Tarrant County, Texas, and being all of Lots 1R2 - 1R5, Block 2, Landmark Quebec Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D216151560, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner at the Southerly end of a corner clip at the intersection of the East right-of-way of Strawn Lane, a 100-foot right-of-way, with the South right-of-way of Northwest Centre Drive, a 100-foot right-of-way;

THENCE North 45 deg 41 min 03 sec East, along said corner clip, a distance of 14.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for the Northerly corner of said corner clip on the South right-of-way of said Northwest Centre Drive;

THENCE along the Southerly right-of-way of said Northwest Centre Drive, the following courses and distances:

South 89 deg 18 min 57 sec East, a distance of 241.98 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner at the beginning of a curve to the left having a radius of 4,060.09 feet, a central angle of 06 deg 10 min 15 sec, a chord bearing of North 88 deg 25 min 02 sec East, and a chord length of 437.06 feet;

Along said curve to the left, an arc distance of 437.27 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

North 81 deg 12 min 08 sec East, a distance of 226.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner at the beginning of a curve to the left having a radius of 4,050.09 feet, a central angle of 00 deg 37 min 15 sec, a chord bearing of North 81 deg 49 min 22 sec East, and a chord length of 44.62 feet;

Along said curve to the left, an arc distance of 44.62 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Northeast corner of said Lot 1R5 and the Northwest corner of Lot 1R1, Block 2, of said Landmark Quebec Addition;

THENCE South 29 deg 22 min 18 sec East, departing the Southerly right-of-way of said Northwest Centre Drive, along the Southwesterly line of said Lot 1R1, a distance of 336.22 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the Northwest line of said Lot 1R2A, said point being the Southerly corner of said Lot 1R1;

THENCE North 60 deg 37 min 42 sec East, along the Southeast line of said Lot 1R1 and the Northwest line of said Lot 1R2A, a distance of 345.28 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the Southwesterly right-of-way of Royalty Lane, an 80-foot right-of-way, said point being the Southeast corner of said Lot 1R1 and the North corner of said Lot 1R2A;

THENCE South 30 deg 41 min 04 sec East, along the Southwesterly right-of-way of said Royalty Lane, a distance of 252.08 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner at the Northerly end of a corner clip at the intersection of the Southwesterly right-of-way of said Royalty Lane with the Northwesterly right-of-way of Northwest Loop 820, a variable width right-of-way;

THENCE South 14 deg 58 min 19 sec West, along said corner clip, a distance of 13.98 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner on the Northwesterly right-of-way of said Northwest Loop 820;

THENCE along the Northwesterly right-of-way of said Northwest Loop 820, the following courses and distances:

South 60 deg 37 min 42 sec West, a distance of 100.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 76 deg 38 min 12 sec West, a distance of 43.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 60 deg 37 min 42 sec West, a distance of 264.72 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I.", set for corner;

South 29 deg 54 min 31 sec East, a distance of 12.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 60 deg 37 min 42 sec West, a distance of 303.77 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 77 deg 07 min 11 sec West, a distance of 42.27 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 60 deg 37 min 42 sec West, a distance of 240.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the right having a radius of 5,487.58 feet, a central angle of 00 deg 14 min 19 sec, a chord bearing of South 60 deg 53 min 12 sec West and a chord length of 22.85 feet;

Along said curve to the right, an arc distance of 22.85 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 28 deg 58 min 17 sec East, a distance of 12.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the right having a radius of 5,499.58 feet, a central angle of 03 deg 14 min 38 sec, a chord bearing of South 62 deg 37 min 40 sec West, and a chord length of 311.32 feet;

Along said curve to the right, an arc distance of 311.36 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

South 78 deg 04 min 45 sec West, a distance of 51.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner and the beginning of a curve to the right having a radius of 5,487.58 feet, a central angle of 03 deg 18 min 23 sec, a chord bearing of South 66 deg 25 min 17 sec West, and a chord length of 316.63 feet;

Along said curve to the right, an arc distance of 316.68 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for the Southerly corner of a corner clip at the intersection of the Northwesterly right-of-way of said Northwest Loop 820 with the West right-of-way of said Strawn Lane;

THENCE North 66 deg 12 min 20 sec West, along said corner clip, a distance of 13.98 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner on the East right-of-way of said Strawn Lane;

THENCE along the East right-of-way of said Strawn Lane, the following courses and distances:

North 20 deg 32 min 11 sec West, a distance of 75.68 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner and the beginning of a curve to the right having a radius of 290.00 feet, a central angle of 21 deg 13 min 14 sec, a chord bearing of North 09 deg 55 min 34 sec West, and a chord length of 106.79 feet;

Along said curve to the right, an arc distance of 107.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE North 00 deg 41 min 03 sec East, continuing along the East right-of-way of said Strawn Lane, a distance of 889.90 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 23.931 acres or 1,042,454 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 20th day of January, 2015, utilizing a G.P.S. measurement (WGS 84) of South 56 deg 20 min 17 sec West (plat South 56 deg 44 min 18 sec West), along the Southeasterly line of Lot 2, Block 1, Landmark Quebec Addition, recorded in Cabinet A, Slide 12623, Official Public Records, Tarrant County, Texas.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That LQ Development LLC, TCG Fort Worth CR, LLC, a Texas limited liability company, and Six Pines Lake Worth, LLC, a Texas limited liability company, are the owners of the above described parcel of land, and does hereby adopt the hereon map as correctly representing our plan of subdivision to be known as Lots 1R2A - 1R5A, Block 2, LANDMARK QUEBEC ADDITION, an addition to the City of Fort Worth, Texas, and do dedicate to the public use forever the streets and easements shown thereon.

WITNESS UNDER MY HAND THIS THE 13th day of Sept., 2016.

LQ DEVELOPMENT LLC
By: 179D GP, LLC, a Texas limited liability company

William E. Stonaker
William E. Stonaker
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared William E. Stonaker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13th day of Sept., 2016.

Chris Fountain
Notary Public in and for the State of Texas
My Commission Expires: 11/22/2016

WITNESS UNDER MY HAND THIS THE 6th day of Sept., 2016.

TCG FORT WORTH CR, LLC, a Texas limited liability company

By:
Name: Joe Longbotham
Its: Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Joe Longbotham, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of Sept., 2016.

Sheila Greer
Notary Public in and for the State of Texas
My Commission Expires: September 15, 2016

WITNESS UNDER MY HAND THIS THE 7th day of Sept., 2016.

SIX PINES LAKE WORTH, LLC, a Texas limited liability company

By:
Name: Ronald Gentzler
Its: Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Ronald Gentzler, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of Sept., 2016.

Janice L. Johns
Notary Public in and for the State of Texas.



SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision and all corners were as found or set in accordance with the City of Fort Worth platting rules and regulations.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090



Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12th day of Sept., 2016.

Chris Fountain
Notary Public in and for the State of Texas
My Commission Expires: 11/22/2016

STANDARD NOTES:

CONSTRUCTION PROHIBITED OVER EASEMENTS

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

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This 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.

SITE DRAINAGE STUDY

A site drainage study which will show 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 cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and current owners 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 to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

WATER AND WASTEWATER IMPACT FEES STATEMENT

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 current impact fee ordinance. 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.

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 EASEMENT

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endangers or interferes with the 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 of ingress and egress to and from and 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.

PRIVATE UTILITY ACCESS AGREEMENT

Submission of an access agreement with TPW is required to allow vehicular traffic to cross private utility ROW or easement.

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 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, 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.

TRANSPORTATION IMPACT FEES STATEMENT

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.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

COMPLIANCE WITH ORDINANCE 18615-05-2009, REGARDING URBAN FORESTRY, SHALL BE REQUIRED ON THIS SITE.

Table with 6 columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Rows C1 through C11.

Table with 3 columns: LINE #, BEARING, DISTANCE. Rows L1 through L11.



Fort Worth City Plan Commission City of Fort Worth, Texas. Plat Approval Date: 9/23/2016. Chairperson: Ronald R. Bowen, Secretary: Dana Buehler.

FINAL PLAT LANDMARK QUEBEC ADDITION LOTS 1R2A - 1R5A, BLOCK 2. BEING A REPLAT OF LOTS 1R2-1R5, BLOCK 2, LANDMARK QUEBEC ADDITION COUNTY CLERK'S INSTRUMENT NO. D216151560 23.931 ACRES OUT OF THE JOSE MARIA BASQUIUS SURVEY, ABSTRACT NO. 85

OWNER: TCG Fort Worth CR, LLC Six Pines Lake Worth, LLC 12720 Hillcrest Rd., #650 Dallas, Texas 75230

OWNER: LQ Development, LLC c/o Wilson & Stonaker P. O. Box 93898 Southlake, TX 76092

ENGINEER / SURVEYOR: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Dr., Suite 325 Dallas, TX 75230

RECORDING INFORMATION

THIS PLAT IS RECORDED IN DOCUMENT# D216223432 DATE 09/23/2016

CASE #FS-16-169

Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILLCREST PLAZA, SUITE 325 DALLAS, TEXAS 75230

JOSE MARIA BASQUIUS SURVEY, ABSTRACT NO. 85 CITY OF FORT WORTH TARRANT COUNTY, TEXAS LQ DEVELOPMENT LLC P. O. BOX 93898 SOUTHLAKE, TEXAS 76092

FINAL PLAT LANDMARK QUEBEC ADDITION LOTS 1R2A - 1R5A, BLOCK 2

Date: 09.14.15 Scale: N/A File: 47420-RPLT Project No.: 47420.00

SHEET 2 OF 2