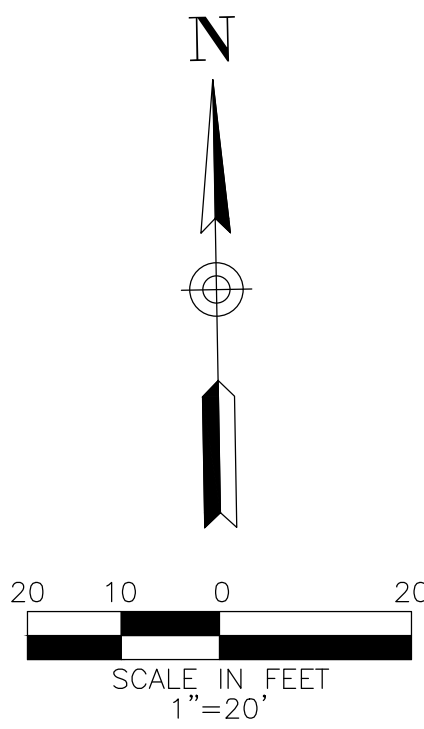


NOT TO SCALE



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00012.
- 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 certificates.
- The purpose of this plat is to create one recorded lot out previously recorded lots and an alley way

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

FLOOD NOTES

A portion of the subject property is within Zone "X" shaded shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0190L, dated March 21, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

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. 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 structures within the drainage ways. The drainage way 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, 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 floodplain base flood elevation resulting from ultimate development of the watershed.

Private Water And Sewer

Water to be served by private well water. Sewer to be served by private individual disposal system.

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.

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, or 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.

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.

Water/Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of Water/Wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule 1 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.

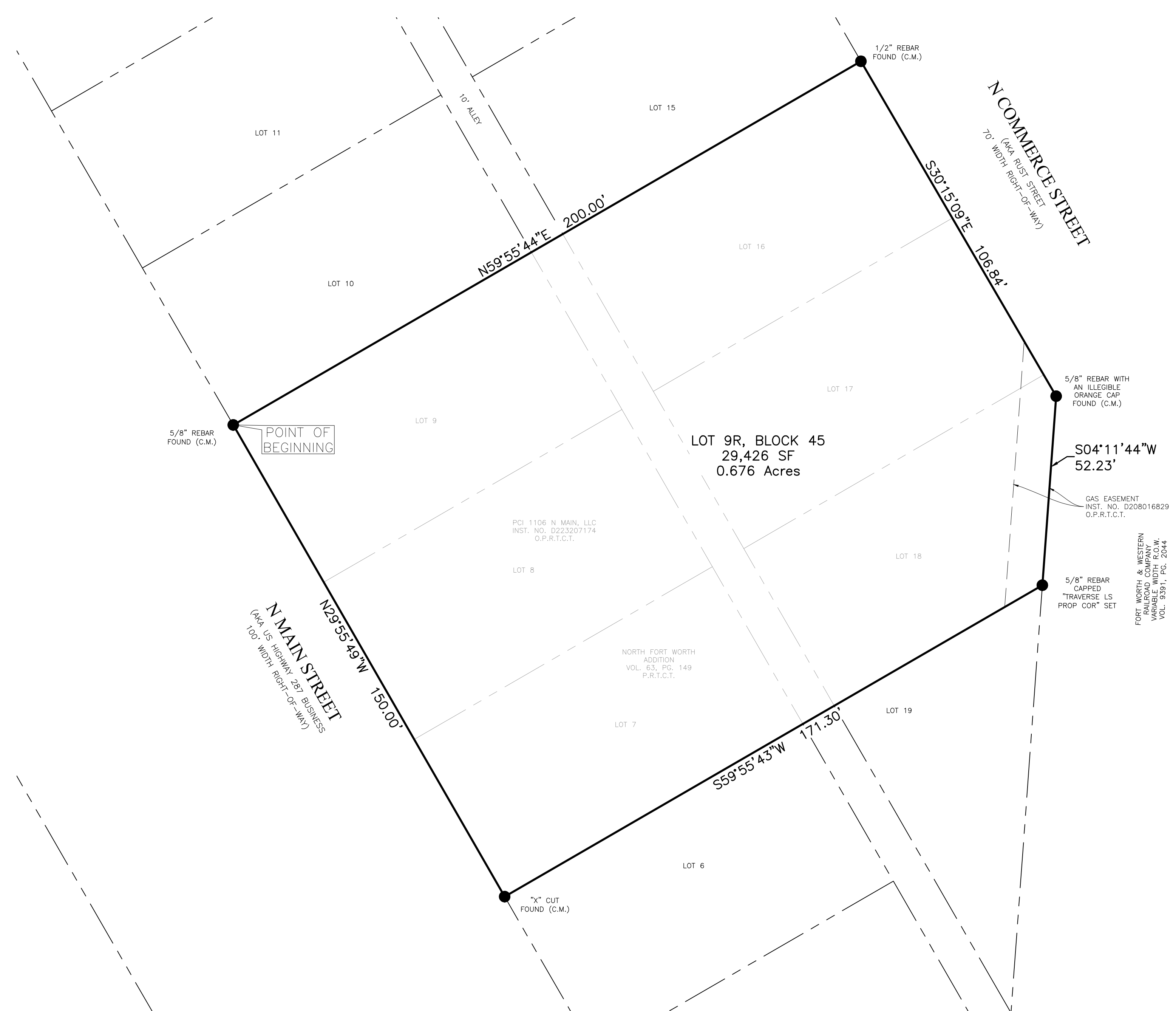
Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements 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.

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

Parkway Permit
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.

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.

Sidewalk Note
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS PCI 1106 N Main, LLC are the owners of a 0.676 acre tract of land within the City of Fort Worth, being a portion of John Baugh Survey, Abstract Number 115, Tarrant County, Texas, being all of Lots 7, 8, 9, 16, 17 and 18 of North Fort Worth Addition, an addition to the City of Fort Worth, as recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas and being all of a tract of land described to PCI 1106 N Main, LLC by deed recorded in instrument Number D223207174, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the westernmost corner of said Lot 9, same being the southernmost corner of Lot 10 of said North Fort Worth Addition and lying on the northeast right-of-way line of N Main Street (Also known as US Highway 287 Business, 100 foot right-of-way);

THENCE North 59 degrees 55 minutes 44 seconds East, departing the northeast right-of-way line of said N Main Street, with the south line of said Lot 10, continuing over, across and upon a 10 foot alley, continuing with the south line of Lot 15 of said North Fort Worth Addition, a total distance of 200.00 feet to a 1/2 inch rebar found for the southwest right-of-way line of N Commerce Street (Also known as Rust Street, 70 foot right-of-way);

THENCE South 30 degrees 15 minutes 09 seconds East, with the southwest right-of-way line of said N Commerce Street, a distance of 106.84 feet to a 5/8 inch rebar with an illegible cap found for corner;

THENCE South 04 degrees 11 minutes 44 seconds West, with a southwest right-of-way line of Fort Worth & Western Railroad Company (Variable width right-of-way), a distance of 52.23 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeast corner of Lot 19 of said North Fort Worth Addition;

THENCE South 59 degrees 55 minutes 43 seconds West, departing the southwest right-of-way line of said Fort Worth & Western Railroad Company, with the northwest line of said Lot 19, over, across and upon said alley, continuing with the north line of Lot 6 of North Fort Worth Addition, a total distance of 171.30 feet to an "X" Cut found for the southwest corner of said Lot 6 and lying on the northeast right-of-way line of said N Main Street;

THENCE North 29 degrees 55 minutes 49 seconds West, with the northeast right-of-way line of said N Main Street, a distance of 150.00 feet to THE POINT OF BEGINNING and containing 29,426 square feet or 0.676 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT PCI 1106 N Main, LLC do hereby adopt this plat of North Fort Worth Addition, an addition to Tarrant County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city of franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any city or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all city or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of respective system without the necessity at any time of procuring the permission of anyone. The City of Fort Worth shall not be responsible for maintenance or 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions to the City of Fort Worth, Texas.

Witness my hand this _____ day of _____, 20____

Signature - PCI 1106 N Main, LLC Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

Notary Public in and for the State of Texas



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

**SHORT FORM PLAT
LOT 9R, BLOCK 45
NORTH FORT WORTH
ADDITION**

BEING A REPLAT OF LOTS 7-9 AND 16-18, BLOCK 45 ALONG WITH THE ALLEY VACATED BY ORDINANCE NUMBER _____ AS SHOWN ON

THE PLAT RECORDED IN VOLUME 63, PAGE 149, P.R.T.C.T.

JOHN BAUGH SURVEY
ABSTRACT NUMBER 115
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

MAY 2024



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2024.05.28 Project No.: TR-244-24

CITY CASE NO: FS-_____
RECORDING INFORMATION
DOCUMENT NO. _____
DATE: _____

OWNER/DEVELOPER
PCI 1106 N Main, LLC
502 Grand Avenue, Suite C
Fort Worth, Texas 76164

ENGINEER
Forestate Group, LLC
4925 Greenville Avenue, Suite 480
Dallas, Texas 75206