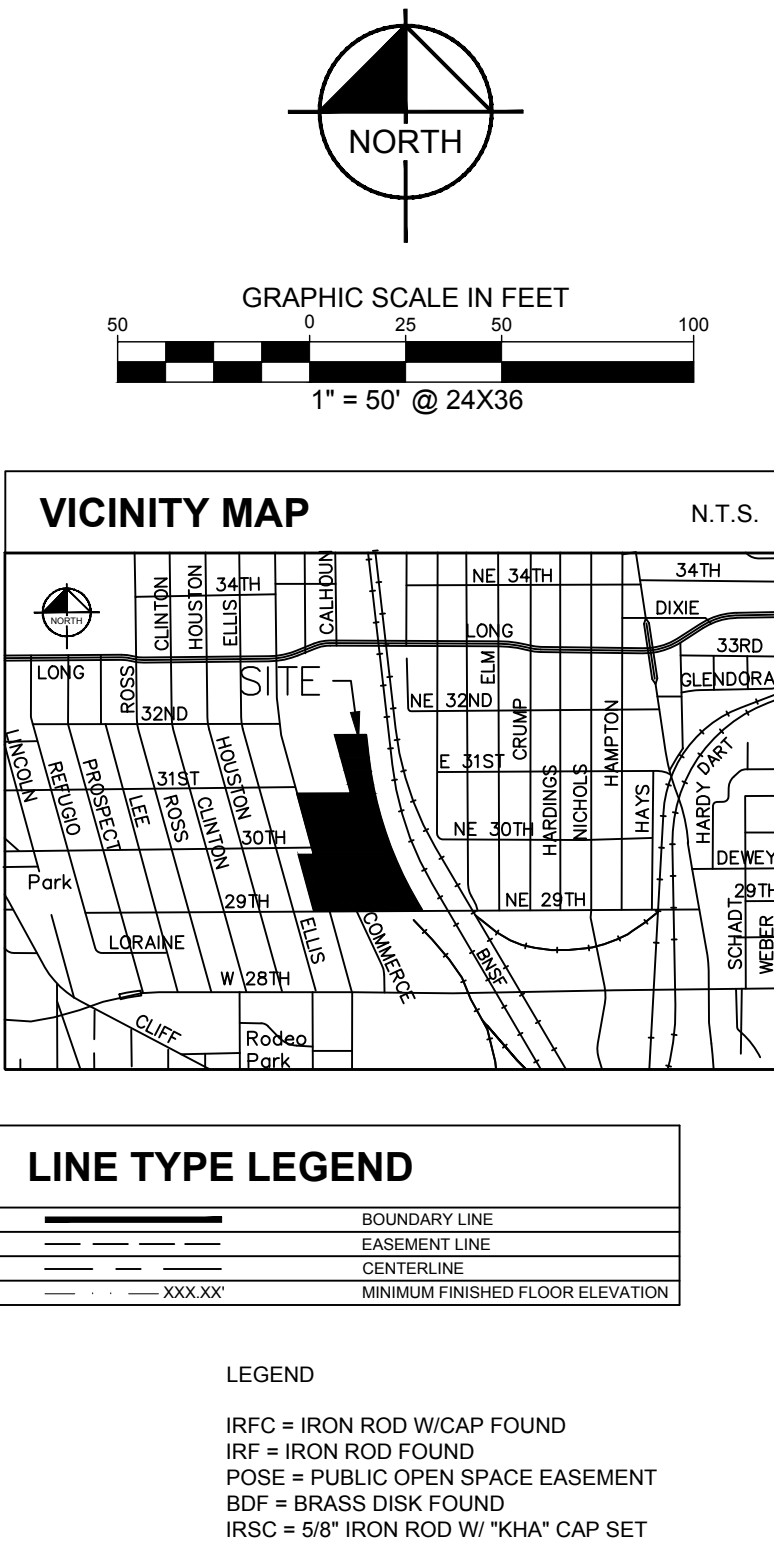


LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	N31°13'52"E	54.56'		L40	N20°06'39"E	55.42'		L69	S22°59'06"E	57.17'	
L2	N04°25'28"E	145.27'		L41	N00°05'00"E	73.40'		L70	S40°55'29"E	97.53'	
L3	N03°59'32"E	28.44'		L42	N00°14'59"E	47.01'		L71	S53°34'09"E	103.07'	
L4	N89°43'56"E	60.40'		L43	N01°52'36"E	60.96'		L72	S63°40'44"E	55.95'	
L5	S00°11'55"E	24.40'		L44	N05°51'27"E	103.82'		L73	S54°05'12"E	81.97'	
L6	N03°59'32"E	168.19'		L45	N01°50'52"E	55.40'		L74	S53°56'53"E	16.01'	
L7	N04°44'32"W	73.91'		L46	N00°35'44"W	55.13'		L75	S51°56'45"E	61.93'	
L8	N07°35'05"W	186.59'		L47	N07°01'13"W	52.38'		L76	S65°12'10"E	84.39'	
L9	N30°53'53"W	136.74'		L48	N04°16'31"W	32.49'		L78	S11°16'09"W	41.54'	
L10	N53°37'02"W	126.00'		L49	N25°20'21"W	28.59'		L79	S19°49'17"W	17.52'	
L11	N60°12'58"W	177.96'		L50	N21°30'11"W	7.43'		L80	S37°24'55"W	44.42'	
L12	N47°43'02"W	96.92'		L51	N19°27'02"W	54.16'		L81	S47°13'38"W	87.22'	
L13	N32°17'05"W	36.20'		L52	N25°39'12"W	62.00'		L82	S54°50'03"W	80.22'	
L14	N32°06'54"W	44.36'		L53	N32°26'04"W	84.97'		L83	S82°21'55"E	49.96'	
L15	N24°51'17"W	93.75'		L54	N49°49'00"W	49.12'		L84	N89°27'54"E	28.16'	
L16	N16°12'24"W	72.54'		L55	N55°50'15"W	121.87'		L85	N21°57'52"E	18.96'	
L17	N85°39'11"W	6.34'		L56	N56°28'44"W	73.26'		L86	N33°52'53"W	37.15'	
L20	S04°51'18"W	40.81'		L57	N53°59'47"W	58.24'					
L21	S05°59'52"W	17.63'		L58	N50°14'06"W	55.68'					
L22	S08°37'51"E	30.12'		L59	N43°52'48"W	47.21'					
L23	S17°40'10"W	19.47'		L60	N43°52'48"W	47.21'					
L24	S05°53'01"W	83.26'		L61	N43°45'57"W	7.75'					
L25	S05°16'01"W	71.59'		L62	N37°36'39"W	28.61'					
L26	S02°27'41"W	114.67'		L63	N30°19'40"W	44.64'					
L27	S05°59'33"W	163.75'		L64	N27°12'18"W	59.18'					
L28	S06°43'53"W	4.56'		L65	N19°22'09"W	4.42'					
L29	S19°09'28"W	27.72'		L66	N18°03'36"W	69.09'					
L38	N13°01'40"W	25.31'		L67	N56°33'05"W	12.65'					
L39	N07°00'19"E	3.59'		L68	S08°55'21"E	54.03'					

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°48'30"	58.50'	25.33'	N77°49'21"W	25.13'
C2	24°48'30"	117.50'	50.88'	N77°49'21"W	50.48'

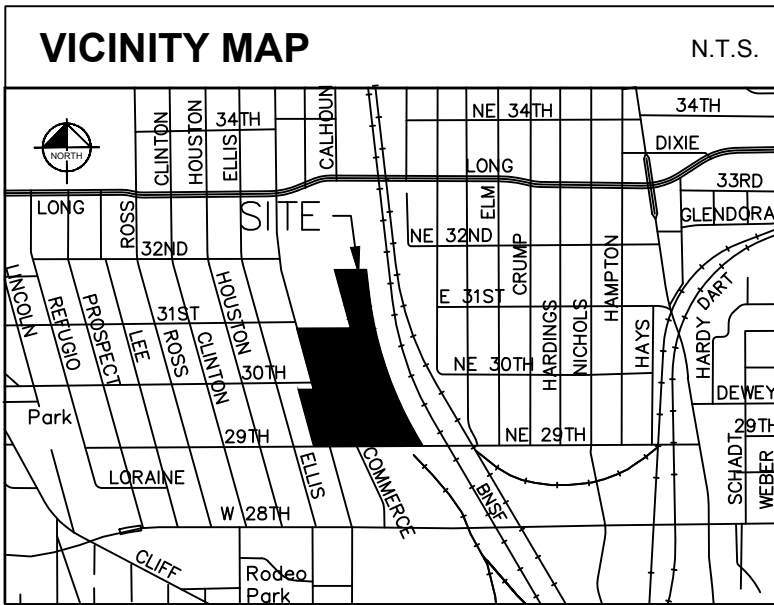
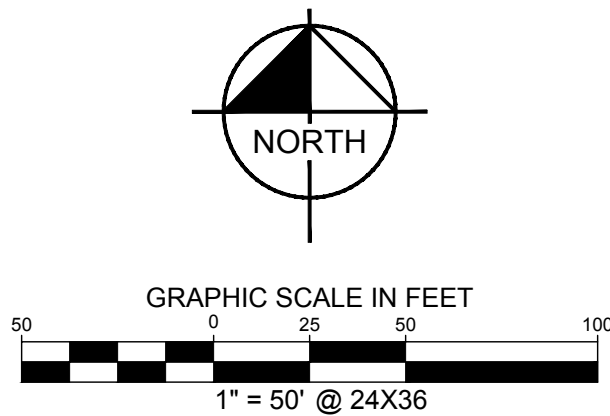


CITY OF FORT WORTH CASE NO. FP-24-022

FINAL PLAT
STOCKYARDS NORTH ADDITION
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10
BLOCK 1
BEING A REPLAT OF BLOCK 7
FORT WORTH STOCK YARDS COMPANY
AN ADDITION TO THE CITY OF FORT WORTH
AS RECORDED IN VOL. 388-A, PG. 111
AND LOT 1, BLOCK 1, ORVAL HALL ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
AS RECORDED IN VOL. 388-71, PG. 603
AND LOTS 1 - 21, BLOCK 66
AND LOTS 8 - 17, BLOCK 83
M.G. ELLIS ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
AS RECORDED IN VOL. 63, PG. 18 & 19
M. JOBE SURVEY, ABSTRACT NO. 886
W. GRAY SURVEY, ABSTRACT NO. 635
A. ANDERSON SURVEY, ABSTRACT NO. 21
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CRG	JDW	6/30/2025	061292004	1 OF 3



LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	CENTERLINE
---	MINIMUM FINISHED FLOOR ELEVATION

LEGEND

IRFC = IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
POSE = PUBLIC OPEN SPACE EASEMENT
BDF = BRASS DISK FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

CITY OF FORT WORTH CASE NO. FP-24-022

FINAL PLAT
STOCKYARDS NORTH ADDITION
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10
BLOCK 1

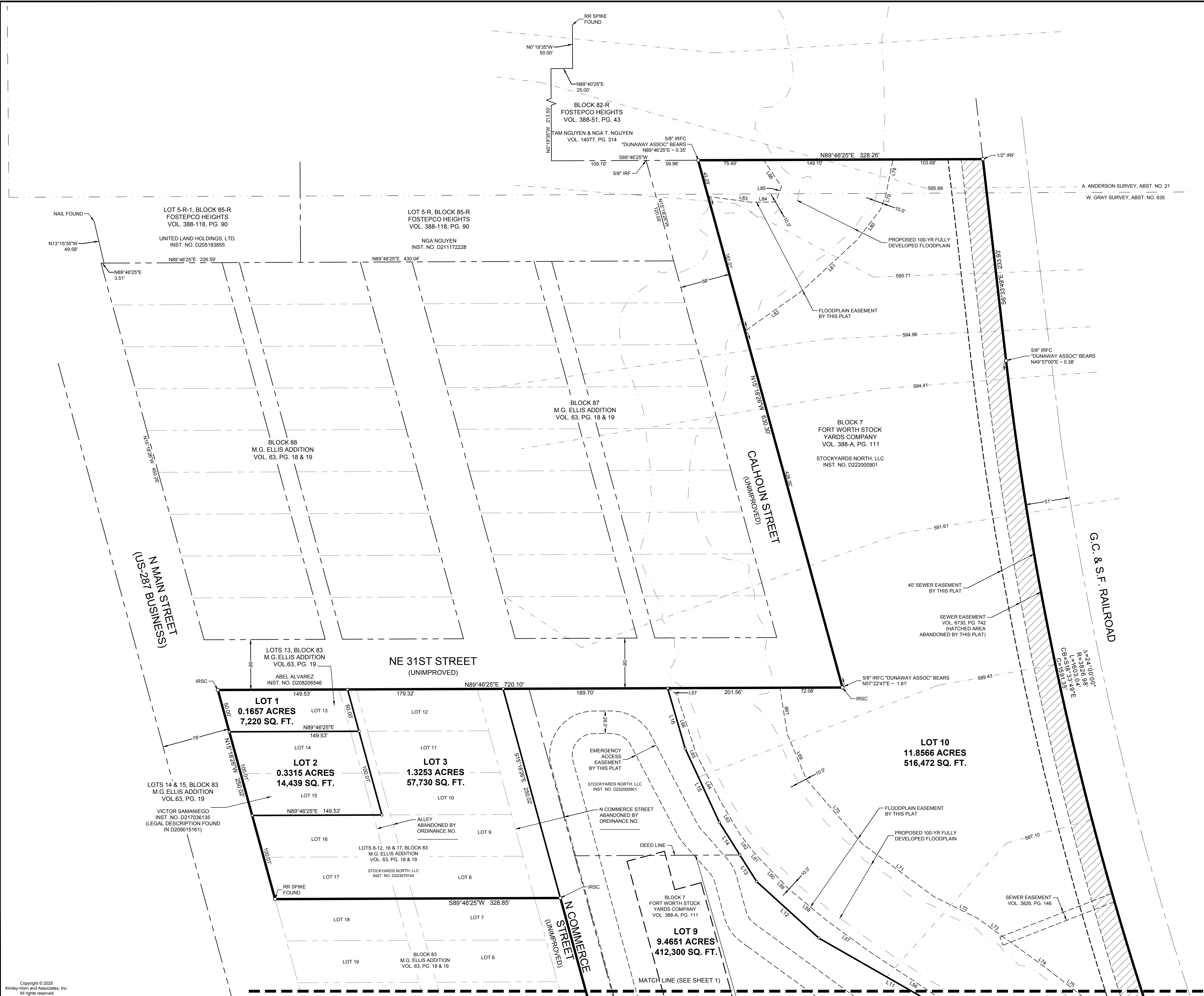
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CRG	JDW	6/30/2025	061292004	2 OF 3



OWNER'S CERTIFICATION

WHEREAS Stockyards North, LLC, Pawn TX, Inc., OGC SN Retail, LP, Roger Proffitt, Advance Plating Corp., Abel Alvarez, Victor Samaniego, OGC SN Hotel, LP, and OGC SN Multifamily, LP are the owners of a 29.2180 acre (1,272,736 square foot) tract of land situated in the W. Gray Survey, Abstract No. 635, the M. Jobe Survey, Abstract No. 886, and the A. Anderson Survey, Abstract No. 21, Tarrant County, Texas, and being all of Block 7, Fort Worth Stock Yards Company, an addition to the City of Fort Worth according to the plat recorded in Volume 388-A, Page 111, Plat Records, Tarrant County, Texas, and being all of Lot 1, Block 1, Orval Hall Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-71, Page 603, said Plat Records, and being all of Lots 1 through 21, Block 66, M.G. Ellis Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Pages 18 & 19, said Plat Records, and being Lots 8 through 17, Block 83, said M.G. Ellis Addition, and being a portion of North Commerce Street, a 60 foot right-of-way, and being more particularly described as follows:

BEGINNING at a brass disk stamped "SECOR 7" found at the southwest corner of said Block 7, and being in the intersection of the north right-of-way line of Northwest 29th Street, a 60 foot right-of-way, and the southwest right-of-way line of G.C. & S.F. Railroad, a variable width right-of-way;

THENCE South 89°46'25" West, along the said north right-of-way line, a distance of 1,131.13 feet to a railroad spike found for the southwest corner of said Lot 1, Block 1, Orval Hall Addition, and being in the intersection of the said north right-of-way line and the northeast right-of-way line of said North Main Street;

THENCE North 15°18'26" West, along the said northeast right-of-way line, a distance of 599.99 feet to a point for corner, being the northwest corner of said Lot 13, Block 66, M.G. Ellis Addition, and being in the intersection of the said northeast right-of-way line and the south right-of-way line of Northwest 30th Street, a 60 foot right-of-way, from which a 2-inch iron pipe found bears South 13°46'06" West, a distance of 0.33 feet;

THENCE North 89°46'25" East, along said south right-of-way line, a distance of 328.85 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 15°18'26" West, a distance of 410.10 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 89°46'25" West, a distance of 328.85 feet to a railroad spike found for the southwest corner of said Lot 17, Block 83, M.G. Ellis Addition, and being in the aforementioned northeast right-of-way line of North Main Street;

THENCE North 15°18'26" West, along the said northeast right-of-way line, a distance of 250.02 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being the northwest corner of said Lot 13, Block 83, M.G. Ellis Addition, and being in the intersection of the said northeast right-of-way line and the south right-of-way line of Northwest 31st Street, a 60 foot right-of-way,

THENCE North 89°46'25" East, along the said south right-of-way line, a distance of 720.10 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being southernmost northeast corner of said Block 7, and being in the intersection of the said south right-of-way line and the northeast right-of-way line of Calhoun Street, a 58 foot right-of-way, from which a 5/8-inch iron rod with "DUNAWAY ASSOC" cap found bears North 57°22'47" East, a distance of 1.81 feet;

THENCE North 15°18'26" West, along the said northeast right-of-way line, a distance of 630.30 feet to a point for corner, from which a 5/8-inch iron rod with "DUNAWAY ASSOC" cap found for the northernmost northwest corner of said Block 7 bears North 89°46'25" East, a distance of 0.35 feet, and from which a 5/8-inch iron rod found bears South 89°46'25" West, a distance of 59.96 feet;

THENCE North 89°46'25" East, along the northernmost line of said Block 7, a distance of 328.26 feet to a 1/2-inch iron rod found for the northeast corner of said Block 7, and being in the aforementioned southwest right-of-way line of G.C. & S.F. Railroad;

THENCE South 06°33'49" East, along the said southwest right-of-way line, a distance of 233.93 feet to a point for corner, from which a 5/8-inch iron rod with "DUNAWAY ASSOC" cap found bears North 49°57'00" East, a distance of 0.38 feet, and being the beginning of a tangent curve to the left with a radius of 3,826.98 feet, a central angle of 24°00'00", and a chord bearing and distance of South 18°33'49" East, 1,591.35 feet;

THENCE in a southerly direction, continuing along the said southwest right-of-way line, and along the said tangent curve to the left, an arc distance of 1,603.04 feet to a 5/8-inch iron rod with "DUNAWAY ASSOC" cap found for corner;

THENCE South 30°33'49" East, continuing along the said southwest right-of-way line, a distance of 95.32 feet to the POINT OF BEGINNING and containing 1,272,736 square feet or 29.2180 acres of land, more or less.

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.000139358.
- According to Map No. 48439C0190L, dated March 21, 2019 of the Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency a portion of this property is located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.
- 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.
- Direct access to US-287 Business is restricted to those locations that have been reviewed and approved by TXDOT.

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on _____ and that all corners are shown hereon.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that Stockyards North, LLC, Pawn TX, Inc., OGC SN Retail, LP, Roger Proffitt, Advance Plating Corp., Abel Alvarez, Victor Samaniego, OGC SN Hotel, LP, and OGC SN Multifamily, LP, hereby adopts this plat as **LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10, BLOCK 1, STOCKYARDS NORTH ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Stockyards North, LLC

By: _____
NAME
TITE

Pawn TX, Inc.

By: _____
NAME
TITE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission expires: _____

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.

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.

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.

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.

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".

P.R.V. NOTE

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

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owner association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

FLOODPLAIN/DRAINAGEWAY 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 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 stormwater 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 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 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, will 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 two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Roger Proffitt, Advance Plating Corp.

By: _____
NAME
TITE

Abel Alvarez

By: _____
NAME
TITE

OGC SN Multifamily, LP

By: _____
NAME
TITE

OGC SN Retail, LP

By: _____
NAME
TITE

Victor Samaniego

By: _____
NAME
TITE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

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COUNTY OF TARRANT

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission expires: _____

OGC SN Hotel, LP
By: _____
NAME
TITE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission expires: _____

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: _____

By: _____
Chairman

By: _____
Secretary

CITY OF FORT WORTH CASE NO. FP-24-022

FINAL PLAT
STOCKYARDS NORTH ADDITION
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10
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N/A	CRG	JDW	6/30/2025	061292004	3 OF 3