







OWNER'S CERTIFICATION

WHEREAS Stockyards North, LLC, Pawn TX, Inc., OGC SN Retail, LP, Roger Proffitt, 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 all of a called 0.2640 acre vacated alley in said Block 66, M.G. Ellis Addition, described in Ordinance No. 27913-08-2025, and being all of a called 1.3936 acre vacated portion of N. Commerce Street, described in Ordinance No. 27914-08-2025, and being all of a called 0.1100 acre vacated alley in said Block 83, M.G. Ellis Addition, described in Ordinance No. 27915-08-2025, and being more particularly described as follows:

BEGINNING at a brass disk stamped "SECOR 7" found at the southeast corner of said Block 7, and being in the intersection of the north right-of-way line of Northwest 29th Street, a 58 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, a 78 foot right-of-way;

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 58 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 58 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 an interior ell 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;

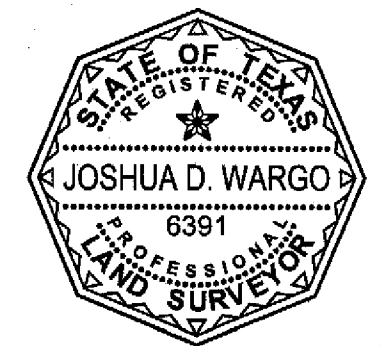
THENCE South 30°33'49" East, continuing along the said southwest right-of-way line, a distance of 95.32 feet to the POINT OF BEGINNING and containing 1,272,736 square feet or 29.2180 acres of land, more or less.

NOTES:

- 1. 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.
2. 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.
3. 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.
4. Direct access to US-287 Business is restricted to those locations that have been reviewed and approved by TXDOT.
5. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.

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 and that all corners are shown hereon.



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., Roger Proffitt, OGC SN Retail, LP, Abel Alvarez, Victor Samaniego, OGC SN Hotel, LP, and OGC SN Multifamily, LP, hereby adopts this plat as LOTS 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.

Witnessed by hand at Tarrant County, Texas this 21st day of January 2026.

Stockyards North, LLC

By: 1873 Partners, LLC, its Member

By: El Rana Partners, LLC, its Managing Member

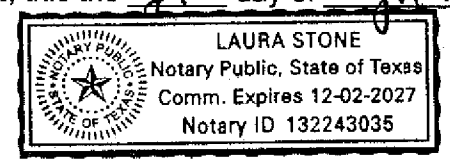
By: Kyle Poulson, Member, Managing Member

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kyle Poulson, 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 21st day of January, 2026.

Notary Public in and for the State of Texas
My Commission expires: 12/02/2027



Witnessed by hand at Tarrant County, Texas this 16th day of February 2026.

Pawn TX, Inc.

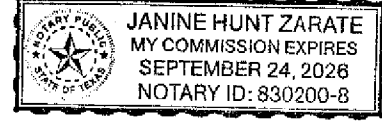
By: Rick Wessel, CEO

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Rick Wessel, 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 16th day of February, 2026.

Notary Public in and for the State of Texas
My Commission expires: 09/24/2026



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.

PUBLIC OPEN SPACE RESTRICTION

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.

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.

Witnessed by hand at Tarrant County, Texas this 23rd day of January 2026.

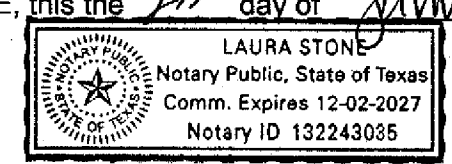
By: Roger Proffitt, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Roger Proffitt, 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 23rd day of January, 2026.

Notary Public in and for the State of Texas
My Commission expires: 12/02/2027



Witnessed by hand at Tarrant County, Texas this 25th day of March 2026.

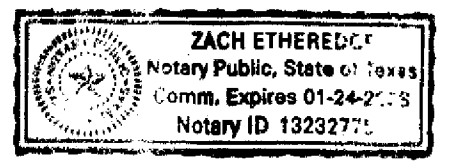
By: Abel Alvarez, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Abel Alvarez, 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 25th day of March, 2026.

Notary Public in and for the State of Texas
My Commission expires: 1/24/28



Witnessed by hand at Brazos County, Texas this 16th day of January 2026.

OGC SN Multifamily, LP

By: Fort Worth SN Multifamily, LLC, its general partner

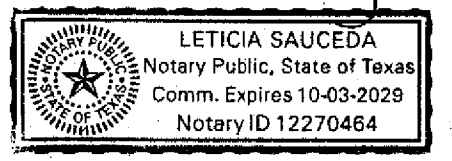
By: R. Hunter Goodwin, Authorized Representative

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared R. Hunter Goodwin, 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 16th day of January, 2026.

Notary Public in and for the State of Texas
My Commission expires: 10/03/2029



Witnessed by hand at Brazos County, Texas this 16th day of January 2026.

OGC SN Retail, LP

By: Napa SN Retail, LLC, its general partner

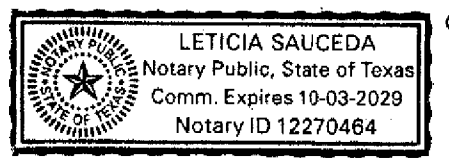
By: R. Hunter Goodwin, Authorized Representative

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared R. Hunter Goodwin, 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 16th day of January, 2026.

Notary Public in and for the State of Texas
My Commission expires: 10/03/2029



Witnessed by hand at Tarrant County, Texas this 15th day of March 2026.

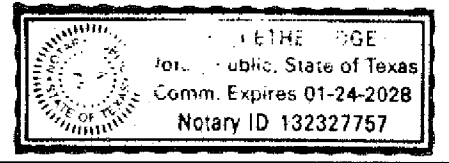
By: Victor Samaniego, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Victor Samaniego, 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 25th day of March, 2026.

Notary Public in and for the State of Texas
My Commission expires: 1/24/28



Witnessed by hand at Brazos County, Texas this 16th day of January 2026.

OGC SN Hotel, LP

By: Napa SN Hotel, LLC, its general partner

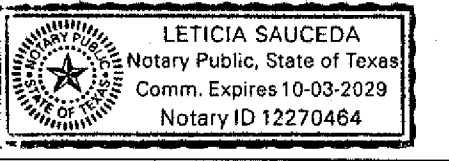
By: R. Hunter Goodwin, Authorized Representative

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared R. Hunter Goodwin, 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 16th day of January, 2026.

Notary Public in and for the State of Texas
My Commission expires: 10/03/2029



IT Thornton

04/06/2026

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: 04/17/2026. By: Caroline Oranz, Chairman. By: Stephen M. ... 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
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



801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-8511
www.kimley-horn.com

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, CRG, JDW, 1/15/2026, 061292004, 4 OF 4