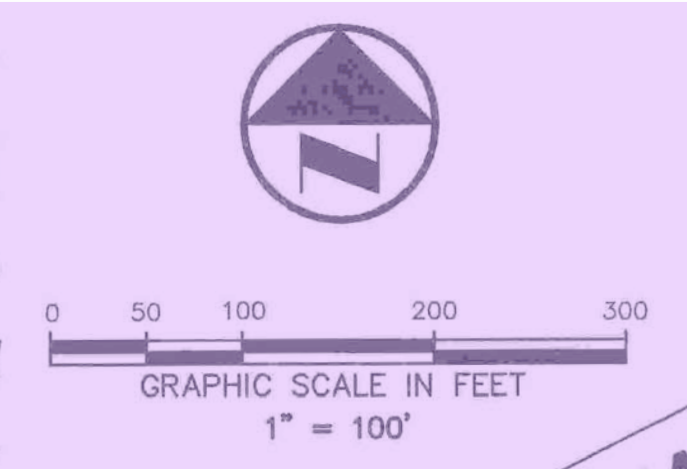
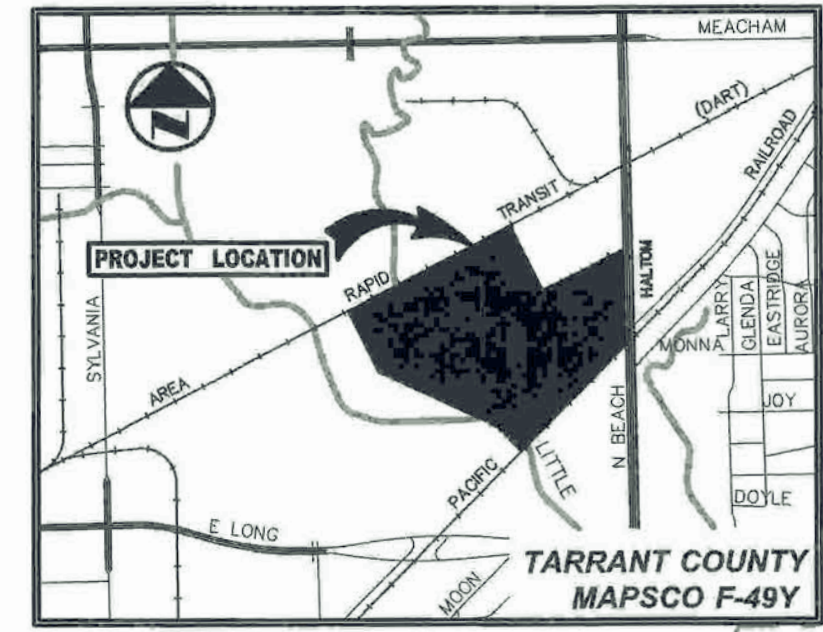


# NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on October 30, 2024 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0185L, Community—Panel No. 480596 0185 L, Revised Date: March 21, 2019. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
  - Zone "X" — Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
  - Zone "X" (Shaded) — Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
  - Zone "AE" — Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
  - Zone "AE" (Hatched) — Floodway Areas in Zone "AE": The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state plotting statutes and is subject to fines and withholding of utilities and building permits.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Covenants or Restrictions are un—altered.
- This replat does not vacate the previous "Plot of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants of restrictions.



# FP-25-003



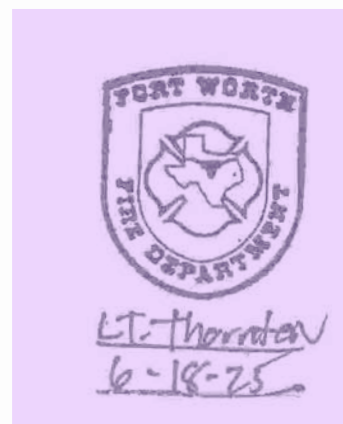
VICINITY MAP  
(NOT TO SCALE)

ZONE "X"  
(SEE NOTE 2)

ZONE "AE"  
(SEE NOTE 2)

LEGEND	
—	PROPERTY LINE
- - -	EASEMENT LINE
- - -	SURVEY ABSTRACT LINE
- - -	LIMITS OF FLOOD ZONE
- - -	LIMITS OF FULLY DEVELOPED
- - -	100-YEAR FLOODPLAIN
- - -	CONTROLLING MONUMENT
(C.M.)	1/2-INCH IRON ROD
IRS	W/"PACHECO KOCH" CAP SET
---	EASEMENT ABANDONMENT

4101



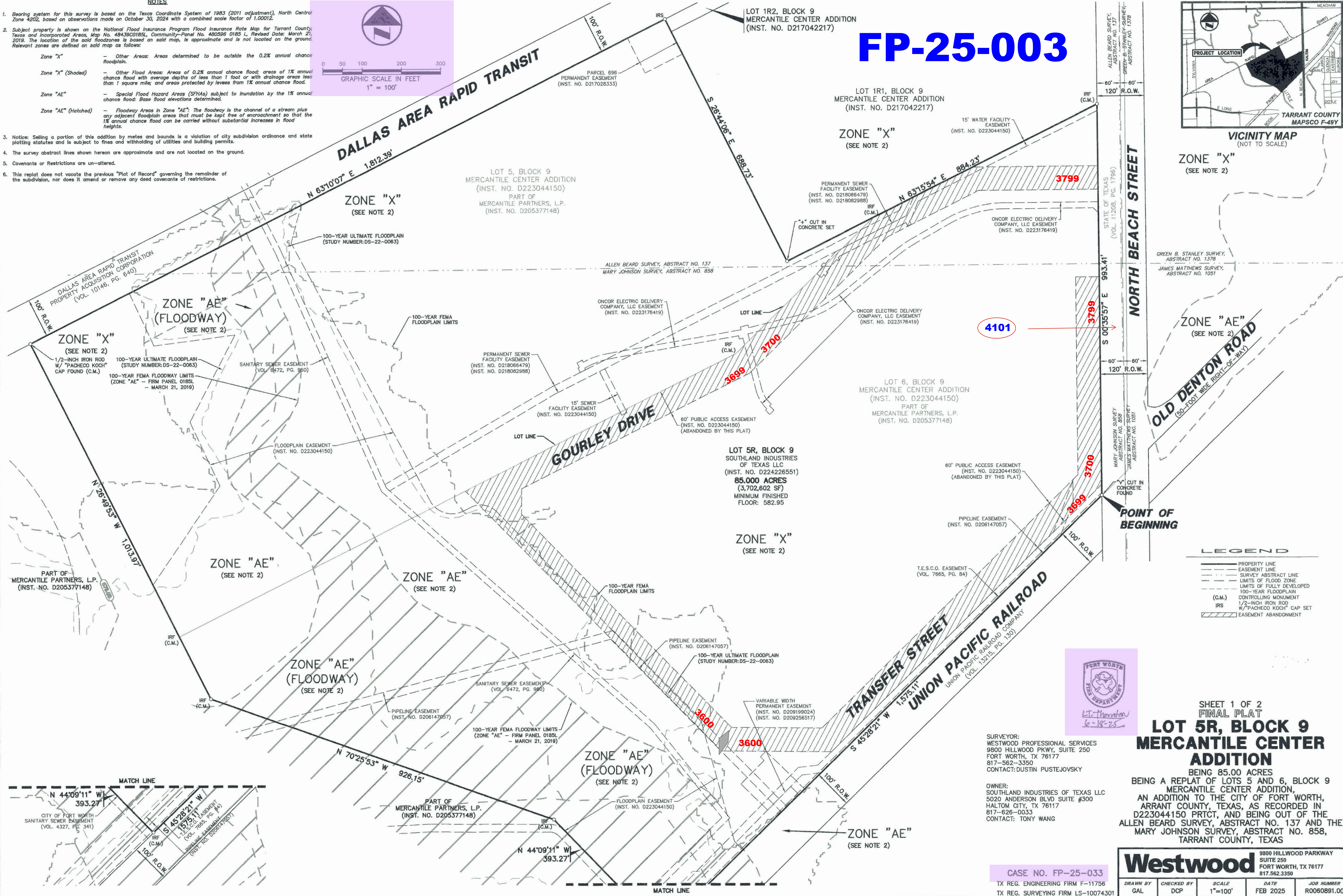
SURVEYOR:  
WESTWOOD PROFESSIONAL SERVICES  
9800 HILLWOOD PKWY, SUITE 250  
FORT WORTH, TX 76177  
817-562-3350  
CONTACT: DUSTIN PUSTEJOVSKY

OWNER:  
SOUTHLAND INDUSTRIES OF TEXAS LLC  
5020 ANDERSON BLVD SUITE #300  
HALTOM CITY, TX 76117  
817-626-0033  
CONTACT: TONY WANG

CASE NO. FP-25-033

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

Westwood				
9800 HILLWOOD PARKWAY SUITE 250 FORT WORTH, TX 76177 817.562.3350				
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GAL	DCP	1"=100'	FEB 2025	R0080891.00



## SHEET 1 OF 2 FINAL PLAT LOT 5R, BLOCK 9 MERCANTILE CENTER ADDITION

BEING 85.00 ACRES  
BEING A REPLAT OF LOTS 5 AND 6, BLOCK 9  
MERCANTILE CENTER ADDITION,  
AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS, AS RECORDED IN  
D223044150 PRTCT, AND BEING OUT OF THE  
ALLEN BEARD SURVEY, ABSTRACT NO. 137 AND THE  
MARY JOHNSON SURVEY, ABSTRACT NO. 858,  
TARRANT COUNTY, TEXAS

FINAL PLAT - LOT 5R, BLOCK 9, MERCANTILE CENTER ADDITION



DESCRIPTION OF PROPERTY SURVEYED

WHEREAS, Southland Industries of Texas LLC is the owner of a 85,000 acre (3,702,602 square foot) tract of land situated in the Allen Beard Survey, Abstract No. 137 and the Mary Johnson Survey, Abstract No. 858, City of Fort Worth, Tarrant County, Texas; said tract being all of Lots 5 and 6, Block 9, Mercantile Center Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D223044150 of the Official Public Records of Tarrant County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to Southland Industries of Texas LLC recorded in Instrument No. D224226551 of said Official Public Records; said 85,000 acre (3,702,602 square foot) tract being more particularly described as follows:

BEGINNING, at a "V" cut in concrete found at the intersection of the west right-of-way line of North Beach Street (a 120-foot wide right-of-way) and the northwest right-of-way line of Union Pacific Railroad (a 100-foot wide right-of-way) for the southeast corner of said Lot 6;

THENCE, South 45 degrees, 28 minutes, 21 seconds West, along said northwest line of Union Pacific Railroad and the southeast line of said Lot 6, a distance of 1,575.11 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap found for the south corner of said Lot 6;

THENCE, North 44 degrees, 09 minutes, 11 seconds West, departing said northwest line of Union Pacific Railroad and along the southwest line of said Lot 6, a distance of 393.27 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap found for an angle point;

THENCE, North 70 degrees, 25 minutes, 53 seconds West, continuing along said southwest line of Lot 6, a distance of 926.15 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap found for an angle point;

THENCE, North 26 degrees, 49 minutes, 53 seconds West, continuing along said southwest line of Lot 6, at a distance of 178.02 feet, passing a 1/2-inch iron rod with "WESTWOOD PS" cap found for the northwest corner of said Lot 6 and the southwest corner of said Lot 5, continuing along the southwest line of said Lot 5 in all a total distance of 1,013.97 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found in the southeast right-of-way line of Dallas Area Rapid Transit (a 100-foot wide right-of-way) for the west corner of said Lot 5;

THENCE, North 63 degrees, 10 minutes, 07 seconds East, along said southeast line of Dallas Area Rapid Transit and the northwest line of said Lot 5, a distance of 1,812.39 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for the most northerly northeast corner of said Lot 5;

THENCE, South 26 degrees, 44 minutes, 06 seconds East, departing said southeast line of Dallas Area Rapid Transit and along the northeast line of said Lot 5, a distance of 688.73 feet to a "x" cut in concrete found for an inner ell corner of said Lot 5;

THENCE, North 63 degrees, 15 minutes, 54 seconds East, continuing along said northeast line of Lot 5, at a distance of 246.17 feet, passing a 1/2-inch iron rod with "WESTWOOD PS" cap found for the most easterly northeast corner of said Lot 5 and the most northerly northwest corner of said Lot 6, continuing along the northwest line of said Lot 6 in all a total distance of 884.23 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap found in said west line of North Beach Street for the northeast corner of said Lot 6;

THENCE, South 00 degrees, 35 minutes, 57 seconds East, along said west line of North Beach Street and the east line of said Lot 6, a distance of 993.41 feet to the POINT OF BEGINNING;

CONTAINING: 3,702,602 square feet or 85,000 acres of land, more or less.

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on October 30, 2024 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0185L, Community-Panel No. 480596 0185 L, Revised Date: March 21, 2019. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X"

Zone "X" (Shaded)

Zone "AE"

Zone "AE" (Hatched)

Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.

Floodway Areas in Zone "AE": The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- 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.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- 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.

FORT WORTH

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 06/20/2025

By: Donald R. BrownChairman

By: Secretary

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 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 correction date to the municipal water and/or wastewater system.

Utility Easements

Any public franchised 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.

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 and paving improvements; and approval is obtained from the City of Fort Worth.

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 and streetlights are required for all public and private streets as per City of Fort Worth Standards.

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.

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 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.

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

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.

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.

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.

Building Construction Distance Limitation to an Oil or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regard to intervening structures or objects.

P.R.V. Note

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

OWNER'S DEDICATION

STATE OF Texas  
COUNTY OF Tarrant

NOW, AND THEREFORE, know all men by these presents that, Southland Industries of Texas LLC does hereby adopt this plat as **LOT 5R, BLOCK 9 MERCANTILE CENTER 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.

Executed this the 12 day of June, 2025.

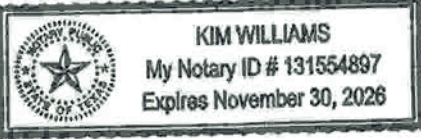
By: Tony Wang  
Title: Chief Financial Officer

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 Tony Wang, 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 12 day of June, 2025.

Kim Williams  
Notary Public in and for the State of Texas  
My Commission Expires: 11/30/2026



SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

I, Dustin C. Pustejovsky, 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 direction and supervision on the 10th day of June, 2025 and that all corners are shown hereon.



Dustin C. Pustejovsky  
Dustin C. Pustejovsky  
Registered Professional Land Surveyor  
No. 6680

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 Dustin C. Pustejovsky, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Dustin C. Pustejovsky and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of June, 2025.



Allie Wood  
Notary Public in and for the State of Texas  
My Commission Expires: 09-09-2028

This address is assigned to the lot. Due to the size of the lot, it may or may not be appropriate as a building address. For building addresses, please submit a site plan to [addressing@fortworthtexas.gov](mailto:addressing@fortworthtexas.gov)

SURVEYOR:  
WESTWOOD PROFESSIONAL SERVICES  
9800 HILLWOOD PKWY, SUITE 250  
FORT WORTH, TX 76177  
817-562-3350  
CONTACT: DUSTIN PUSTEJOVSKY

OWNER:  
SOUTHLAND INDUSTRIES OF TEXAS LLC  
5020 ANDERSON BLVD SUITE #300  
HALTOM CITY, TX 76117  
817-626-0033  
CONTACT: TONY WANG



LT Thornton  
6-18-25

SHEET 2 OF 2  
FINAL PLAT  
**LOT 5R, BLOCK 9  
MERCANTILE CENTER  
ADDITION**

BEING 85.00 ACRES  
BEING A REPLAT OF LOTS 5 AND 6, BLOCK 9  
MERCANTILE CENTER ADDITION,  
AN ADDITION TO THE CITY OF FORT WORTH,  
ARRANT COUNTY, TEXAS, AS RECORDED IN  
D223044150 PRCT, AND BEING OUT OF THE  
ALLEN BEARD SURVEY, ABSTRACT NO. 137 AND THE  
MARY JOHNSON SURVEY, ABSTRACT NO. 858,  
TARRANT COUNTY, TEXAS

**Westwood**

9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

CASE NO. FP-25-003

TX REG. ENGINEERING FIRM F-11756

TX REG. SURVEYING FIRM LS-10074301

DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	DATE FEB 2025	JOB NUMBER R0060891.00
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