

**WATER / WASTEWATER IMPACT FEES**  
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**TRANSPORTATION IMPACT FEES**  
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**SIDEWALKS**  
Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth standards.

**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.

**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, 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.

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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.

**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.

**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.

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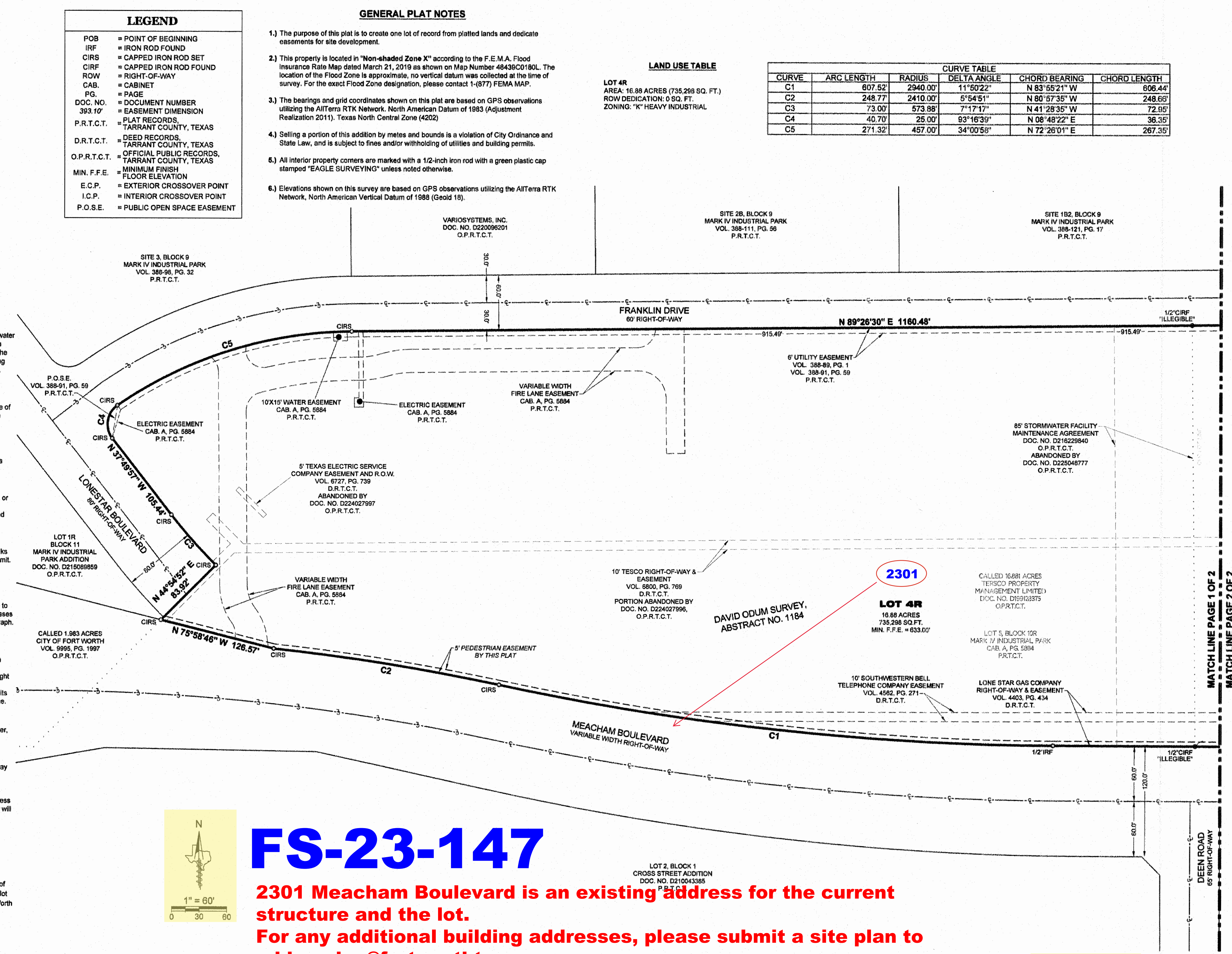
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**SURVEYOR**  
Eagle Surveying, LLC  
Contact: David Jett  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymore Engineering  
1903 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
Tersco Property Management Limited  
11401 Roosevelt Boulevard  
Philadelphia, PA 19154

**EAGLE SURVEYING**  
Eagle Surveying, LLC  
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940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177



**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

*Matthew Raabe*  
Matthew Raabe, R.P.L.S. #6402

**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 18th day of April, 2025.

*Tyler McCain*  
Tyler McCain  
Notary Public, State of Texas  
My Commission Expires April 09, 2028  
NOTARY ID 13454144-3

**CITY PLAT NO. FS-23-147**

**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:** 05/01/2025

By: *Donald R. Brown* 05/01/2025  
Chairman

By: *David R. Hall*  
Secretary

**FINAL PLAT**  
**MARK IV INDUSTRIAL PARK**  
**LOT 4R, BLOCK 10R**  
**16.88 ACRES**

BEING A REPLAT OF LOTS 4, 5 OF BLOCK 10R MARK IV INDUSTRIAL PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET A, PAGE 5884, P.R.T.C.T. DAVID ODUM SURVEY, ABSTRACT NO. 1184

DATE OF PREPARATION: APRIL 14, 2025

THIS PLAT FILED IN DOCUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_, CITY CASE NO: \_\_\_\_\_

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, **TERSCO PROPERTY MANAGEMENT LIMITED** is the owner of a 16.88 acre tract of land out of the David Odum Survey, Abstract Number 1184, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lots 4 and 5, Block 10R of Mark IV Industrial Park, a subdivision of record in Cabinet A, Page 5884 of the Plat Records of Tarrant County, Texas, also being all of a called 16.88 acre tract of land conveyed to Tersco Property Management Limited by Special Warranty Deed of record in Document Number D109128375 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds, as follows:

**BEGINNING**, at a 1/2" iron rod with yellow plastic cap stamped "PACHECO KOCH" found in the North right-of-way line of Meacham Boulevard (variable width right-of-way), being the Southwest corner of Lot 3, Block 10R of Mark IV Industrial Park, a subdivision of record in Cabinet A, Page 1753 of said Plat Records, also being the Southeast corner of said Lot 4, from which a 1/2" iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the Southeast corner of said Lot 3 bears S89°50'32"E, a distance of 169.41 feet;

**THENCE**, N89°50'32"W, along the North right-of-way line of Meacham Boulevard, being the common South lines of said Lots 4 and 5, a distance of 101.27 feet to the exterior crossover point hereof;

**THENCE**, N00°42'08"E, leaving the North right-of-way line of Meacham Boulevard, over and across said Lot 4, a distance of 41.29 feet to a t-post found at the Southeast corner of a called 0.058 acre tract of land conveyed to Lone Star Gas Company by deed of record in Volume 4434, Page 410 of the Deed Records of Collin County, Texas, for the interior crossover point hereof;

**THENCE**, along the exterior lines of said 0.058 acre tract, the following four (4) courses and distances:

- N89°49'04"W, a distance of 50.14 feet to a 5/8 inch iron rod found at the Southwest corner of said 0.058 acre tract;
- N00°11'01"W, a distance of 50.02 feet to a 5/8 inch iron rod found at the Northwest corner of said 0.058 acre tract;
- N89°37'17"E, a distance of 49.67 feet to a 5/8 inch iron rod found at the Northeast corner of said 0.058 acre tract;
- S00°42'08"E, a distance of 50.51 feet to said interior crossover point;

**THENCE**, S00°42'08"W, leaving said interior crossover point, over and across said Lot 4, a distance of 41.29 feet to said exterior crossover point;

**THENCE**, continuing along the North right-of-way line of Meacham Boulevard, being the common South lines of said Lots 4 and 5, the following four (4) courses and distances:

- N89°50'32"W, passing at a distance of 678.55 feet, a 1/2" iron rod with illegible red plastic cap found at the common South corner of said Lot 4 and said Lot 5, and continuing a total distance of 1033.76 feet to a 1/2" iron rod found at the beginning of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 2940.00 feet, a chord bearing of N83°55'21"W, a chord length of 608.44 feet, a delta angle of 11°50'22", an arc length of 607.52 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent reverse curve to the left;
- Along said tangent reverse curve to the left, having a radius of 2410.00 feet, a chord bearing of N80°57'35"W, a chord length of 248.66 feet, a delta angle of 05°54'51", an arc length of 248.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve to the left;
- N75°58'46"W, a distance of 126.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 1R, Block 11, Mark IV Industrial Park Addition, a subdivision of record in Document Number D215089859 of said Plat Records, being the South corner of said Lot 1R, also being the East corner of a called 1.983 acre tract of land conveyed to the City of Fort Worth by Special Warranty Deed of record in Volume 9995, Page 1997 of said Official Public Records, also being the Southwest corner of said Lot 5;

**THENCE**, N44°54'52"E, leaving the North right-of-way line of Meacham Boulevard, along the West line of said Lot 5, being in part, the common East line of said Lot 1R, also being the common Southeast terminus of Lone Star Boulevard (80' right-of-way), a distance of 83.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of the terminus of Lone Star Boulevard;

**THENCE**, along the Northeast right-of-way line of Lone Star Boulevard, being the common West line of said Lot 5, the following two (2) courses and distances:

- Along a non-tangent curve to the right, having a radius of 573.88 feet, a chord bearing of N41°28'35"W, a chord length of 72.95 feet, a delta angle of 07°17'17", an arc length of 73.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
- N37°49'57"W, a distance of 105.44 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a right-of-way return at the intersection of the Northeast right-of-way line of Lone Star Boulevard and the South right-of-way line of Franklin Drive (60' right-of-way);

**THENCE**, along the South right-of-way line of Franklin Drive, being the common North lines of said Lots 4 and 5, the following three (3) courses and distances:

- Along said right-of-way return, along a tangent curve to the right, having a radius of 25.00 feet, a chord bearing of N08°48'22"E, a chord length of 36.35 feet, a delta angle of 93°16'39", an arc length of 40.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a compound curve to the right, being the most Northerly Northwest corner of said Lot 5;
- Along said compound curve to the right, having a radius of 457.00 feet, a chord bearing of N72°26'01"E, a chord length of 287.35 feet, a delta angle of 34°00'58", an arc length of 271.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
- N89°26'30"E, passing at a distance of 915.49 feet, a 1/2" iron rod with illegible red plastic cap found at the common North corner of said Lots 4 and 5 and continuing a total distance of 1160.48 feet to a 1/2" iron rod found at the Northwest corner of Lot 2, Block 10R-1 of Mark IV Industrial Park, a subdivision of record in Volume 388-131, Page 2 of said Plat Records;

**THENCE**, leaving the South right-of-way line of Franklin Drive, along the West and South lines of said Lot 2, being the common North line of said Lot 4, the following two (2) courses and distances:

- S00°33'30"E, a distance of 235.00 feet to a 5/8" iron rod found at the Southwest corner of said Lot 2;
- N89°28'30"E, a distance of 734.75 feet to a 1/2" iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the Northwest corner of said Lot 3, being the Northeast corner of said Lot 4;

**THENCE**, S00°33'30"E, leaving the South line of said Lot 2, along the West line of said Lot 3, being the common East line of said Lot 4, a distance of 234.53 feet to the **POINT OF BEGINNING** and containing an area of 16.88 acres or 735,268 square feet of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **TERSCO PROPERTY MANAGEMENT LIMITED** does hereby adopt this plat, designating herein described property as **MARK IV INDUSTRIAL PARK, LOT 4R, BLOCK 10R**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

**OWNER, TERSCO PROPERTY MANAGEMENT LIMITED**  
By: *Nicholas V. Hope*  
NICHOLAS V. HOPE - VP Date: 4/14/25

STATE OF TEXAS §  
COUNTY OF DALLAS §

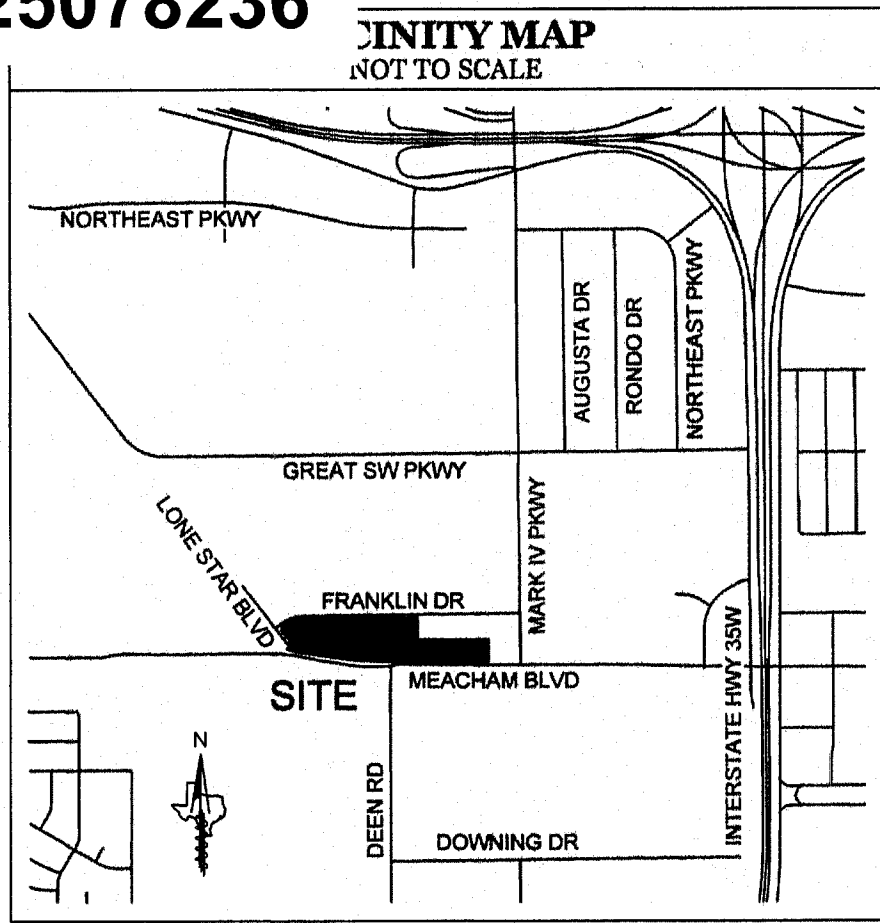
BEFORE ME, the undersigned authority, on this day personally appeared *Nicholas V. Hope*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 16th day of April, 2025.

*Marcella J. Warfield*  
Marcella J. Warfield, Notary Public  
Philadelphia County  
My commission expires September 28, 2028  
Commission number 1427022

PAGE 1 OF 2





LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
ROW	= RIGHT-OF-WAY
CAB.	= CABINET
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
393.10'	= EASEMENT DIMENSION
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
MIN. F.F.E.	= MINIMUM FINISH FLOOR ELEVATION
E.C.P.	= EXTERIOR CROSSOVER POINT
I.C.P.	= INTERIOR CROSSOVER POINT
P.O.S.E.	= PUBLIC OPEN SPACE EASEMENT

GENERAL PLAT NOTES

- 1.) The purpose of this plat is to create one lot of record from platted lands and dedicate easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 48430C0180L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202)
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).

LAND USE TABLE

LOT 4R  
AREA: 16.88 ACRES (735,298 SQ. FT.)  
ROW DEDICATION: 0 SQ. FT.  
ZONING: "K" HEAVY INDUSTRIAL

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	607.52'	2940.00'	11°50'22"	N 83°55'21" W	606.44'
C2	248.77'	2410.00'	5°54'51"	N 80°57'35" W	248.68'
C3	73.00'	573.88'	7°17'17"	N 41°28'35" W	72.95'
C4	40.70'	25.00'	93°16'39"	N 08°48'22" E	36.35'
C5	271.32'	457.00'	34°00'58"	N 72°26'01" E	267.35'

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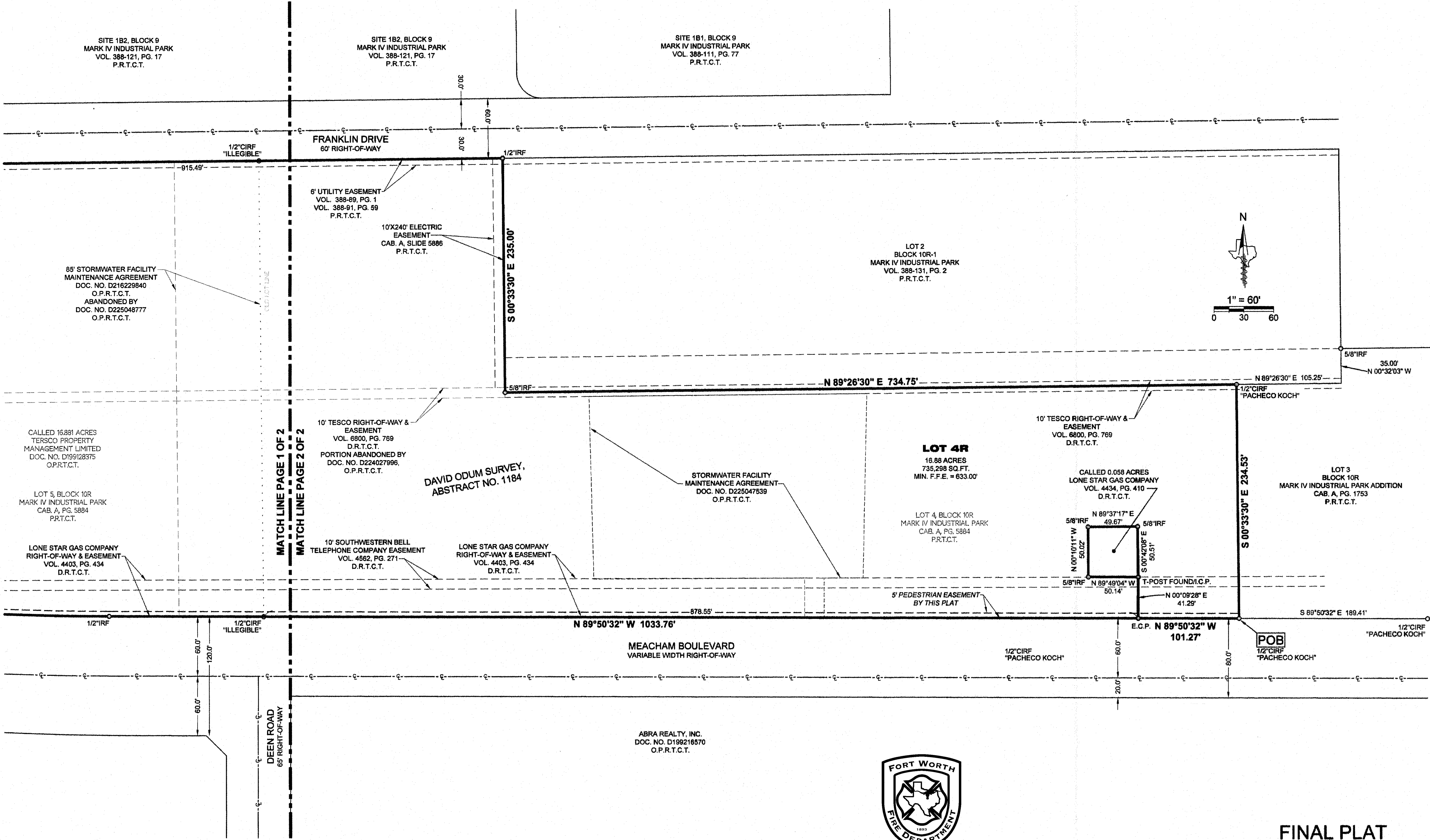
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<b>SURVEYOR</b> Eagle Surveying, LLC Contact: David Jett 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Claymore Engineering Contact: Matt Moore 1903 Central Drive, Suite 406 Bedford, TX 76021 (817) 281-0572	<b>OWNER</b> Tersco Property Management Limited 11401 Roosevelt Boulevard Philadelphia, PA 19154
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Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177



JOB NUMBER	2110.055-02
DATE	04/14/2025
REVISION	
DRAWN BY	EN



LT. A. Thornton  
CITY OF FORT WORTH (2025-01-01)

05/01/2025

FINAL PLAT  
MARK IV INDUSTRIAL PARK  
LOT 4R, BLOCK 10R  
16.88 ACRES

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