

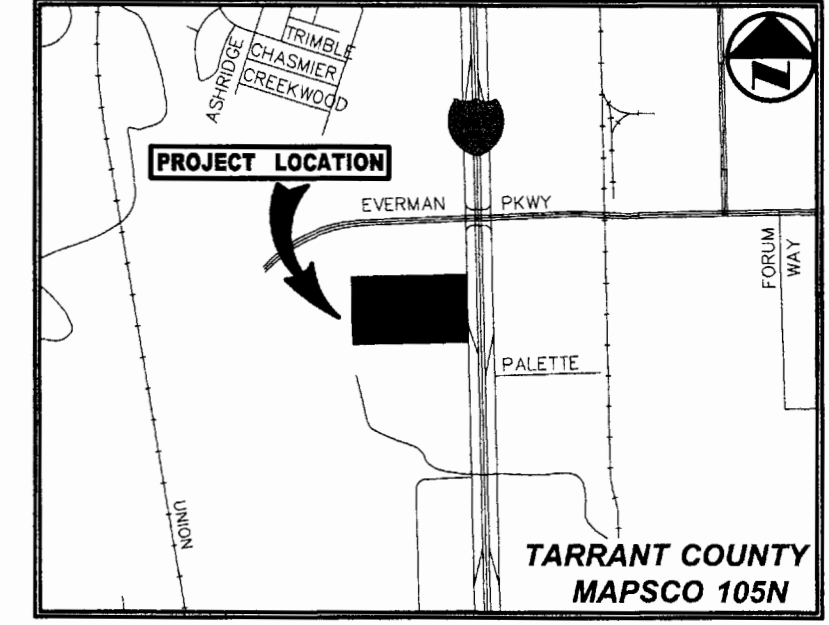
GENERAL NOTES

- 1. 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 August 15, 2023 with a combined scale factor of 1.00012.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0430L, Community-Panel No. 480596 0430L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map.
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 the IH-35 frontage road is restricted to those locations that have been reviewed and approved by TxDOT.

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 on schedule 1 of the current impact fee ordinance.
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 this plat.
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.
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".
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 on 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/Drainage 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.
PUBLIC OPEN SPACE EASEMENT: 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 no limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

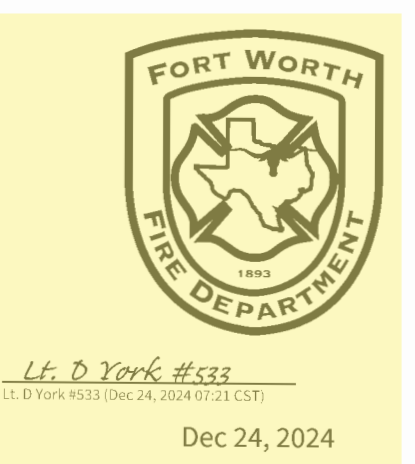
OWNER'S DEDICATION

STATE OF MO
COUNTY OF CLARK
NOW, AND THEREFORE, know all men by these presents that, E&S Capital, LLC does hereby adopt this plat, as LOTS 1 & 2, BLOCK 1 NATIONAL CAN CORPORATION ADDITION, on 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 27 day of November 2024.
By: Name: Greg S. Nagel, Title: Manager
By: Name: Steven J. Ploeger, Title: Manager



CASE NO. FS-23-250
CASE NO. SS-71-192

PATRICIA DOOLEY
Notary Public - Notary Seal
STATE OF MISSOURI
Ozark County
My Commission Expires June 23, 2028
Commission #172380829



STATE OF MISSOURI
COUNTY OF CLARK
On this 27 day of November in the year 2024 before me, the undersigned notary public, personally appeared Greg S. Nagel, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, in witness whereof, I hereunto set my hand and official seal.
Notary Public
My Commission Expires: 6-23-2028

STATE OF MO
COUNTY OF St. Louis
On this 29 day of November in the year 2024 before me, the undersigned notary public, personally appeared Steven J. Ploeger, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, in witness whereof, I hereunto set my hand and official seal.
Notary Public
My Commission Expires: 8/27/25



OWNER'S CERTIFICATION

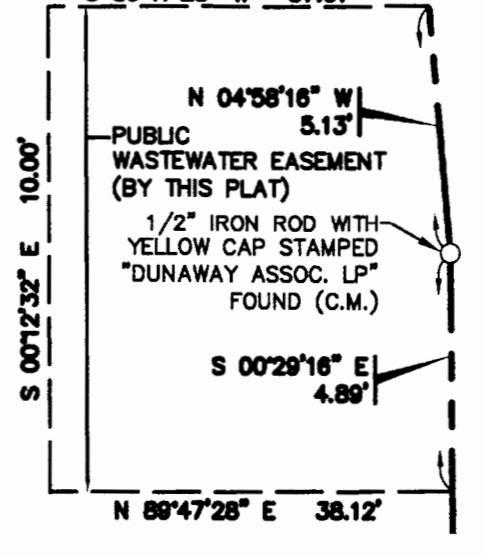
STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, E&S Capital, LLC, is the owner of a 15.002 acre (653,489 square foot) tract of land situated in the James J. Scott Survey, Abstract No. 1449, City of Fort Worth, Tarrant County, Texas; said tract being all of Block 1, National Can Corporation Addition, on addition to the City of Fort Worth according to the plat recorded in Volume 388-68, Page 8 of the Plat Records of Tarrant County, Texas; said tract also being all of that tract of land in Special Warranty Deed to E&S Capital LLC recorded in Instrument No. D221084026 of the Official Public Records of Tarrant County, Texas; said 15.002 acre (653,489 square foot) tract being more particularly described as follows (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 August 15, 2023 with a combined scale factor of 1.00012);
BEGINNING, at a 1/2-inch iron rod with red cap found for the northeast corner of said National Can Corporation Addition and the southeast corner of Lot 1, Block 1 QT-873 Addition, on addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 7870 of the Plat Records of Tarrant County, Texas, said point being in the west right-of-way line of South Freeway, a distance of 102.99 feet to a 1/2-inch iron rod with yellow 'DUNAWAY ASSOC. LP' cap found for an angle point;
THENCE, South 04 degrees, 58 minutes, 16 seconds East, along the east line of said National Can Corporation Addition and said west line of South Freeway, a distance of 102.99 feet to a 1/2-inch iron rod with yellow 'DUNAWAY ASSOC. LP' cap found for an angle point;
THENCE, South 00 degrees, 29 minutes, 16 seconds East, continuing along said east line of National Can Corporation Addition and said west line of South Freeway, a distance of 546.85 feet to a 5/8-inch iron rod with yellow 'DUNAWAY ASSOC. LP' cap found for the southeast corner of said National Can Corporation Addition and the northeast corner of Lot 1, Block 1 W. and H. Office Building Sub, on addition to the City of Fort Worth according to the plat recorded in Volume 388-58, Page 742 of the Plat Records of Tarrant County, Texas;
THENCE, South 89 degrees, 39 minutes, 22 seconds West, departing said west line of South Freeway and along the south line of said National Can Corporation Addition, a distance of 140.25 feet, passing a 1/2-inch iron rod found for the northwest corner of said W. and H. Office Building Sub, continuing in all a total distance of 1,008.70 feet to a 5/8-inch iron rod with yellow cap set for the southwest corner of said National Can Corporation Addition and an inner ell corner of Lot 2, Block 1 Southland Business Park Addition, on addition to the City of Fort Worth according to the plat recorded in Instrument No. D220007092 of the Official Public Records of Tarrant County, Texas;
THENCE, North 00 degrees, 12 minutes, 32 seconds West, along the west line of said National Can Corporation Addition and the east line of said Lot 2, at a distance of 647.74 feet, passing a 5/8-inch iron rod with red 'KHA' cap found for an inner ell corner of said Lot 2, continuing in all a total distance of 649.06 feet to a 5/8-inch iron rod with yellow 'DUNAWAY ASSOC. LP' cap found for the northwest corner of said National Can Corporation Addition;
THENCE, North 89 degrees, 37 minutes, 51 seconds East, along the north line of said National Can Corporation Addition, at a distance of 117.49 feet, passing a 1/2-inch iron rod found, continuing in all a total distance of 997.49 feet to the POINT OF BEGINNING;
CONTAINING: 653,489 square feet or 15.002 acres of land, more or less.

SURVEYOR'S CERTIFICATE

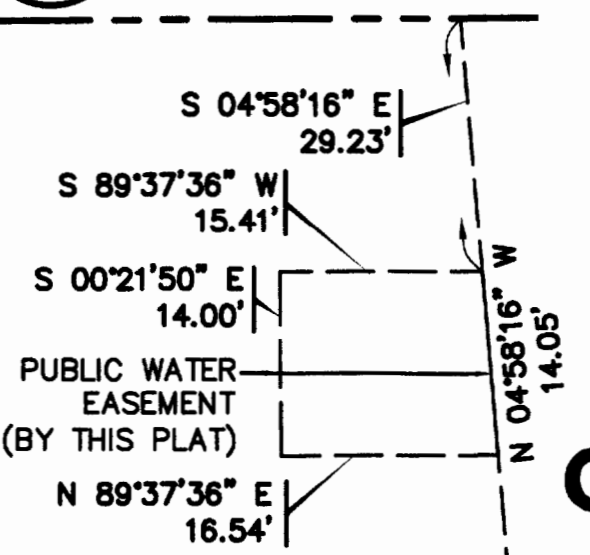
STATE OF TEXAS
COUNTY OF TARRANT
I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on November 26, 2024 and that all corners are shown hereon.
Notary Public in and for the State of Texas
My Commission Expires: 8/16/2026

AREA TABLE
Table with 3 columns: LOT, SF, ACRES. Rows include Lot 1, Block 1 (361,147 SF, 8.291 ACRES), Lot 2, Block 1 (292,343 SF, 6.711 ACRES), and TOTAL AREA (653,489 SF, 15.002 ACRES).

3 DETAIL
NOT TO SCALE
S 89°47'24" W 37.67'



2 DETAIL
NOT TO SCALE
S 04°58'16" E 29.23'



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: Dec 20, 2024
By: David L. Breen, Chairman
By: Derek Hill, Secretary

1 DETAIL
NOT TO SCALE
N 89°37'51" E 997.49'
5/8" IRON ROD WITH YELLOW CAP STAMPED 'DUNAWAY ASSOC. LP' FOUND (C.M.)
5/8" IRON ROD WITH RED CAP STAMPED 'KHA' FOUND
AREA OF CONFLICT 145 SF (0.003 ACRES)
LOT 2, BLOCK 1

MINOR PLAT
LOTS 1 & 2, BLOCK 1 NATIONAL CAN CORPORATION ADDITION
LOCATED IN THE CITY OF FORT WORTH, TEXAS AND BEING OUT OF THE JAMES J. SCOTT SURVEY, ABSTRACT NO. 1449, TARRANT COUNTY, TEXAS

Westwood
DRAWN BY: GAL, CHECKED BY: MLL, SCALE: 1"=50', DATE: JAN 2024, JOB NUMBER: R0043804.00

CALL 11/20/2024 1:07 PM \\WESTWOOD\LOCAL\GLOBAL PROJECTS\0043804.00\DWG CAD\DWG\SURVEY C3D\0043804.DWG.DWG

MINOR PLAT - LOTS 1 & 2, BLOCK 1 NATIONAL CAN CORPORATION ADDITION