

STANDARD PLAT NOTES:

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.

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.

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.

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 and then in effect on the date a building permit is issued or the connection date to the municipal water and/or wastewater system.

Planning Parkway:

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

**Floodplain Restriction Note:** 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 (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

STANDARD PLAT NOTES:

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.

Flood Plain/Drainage-Way: 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 storm water 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.

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.

Sidewalk Note:

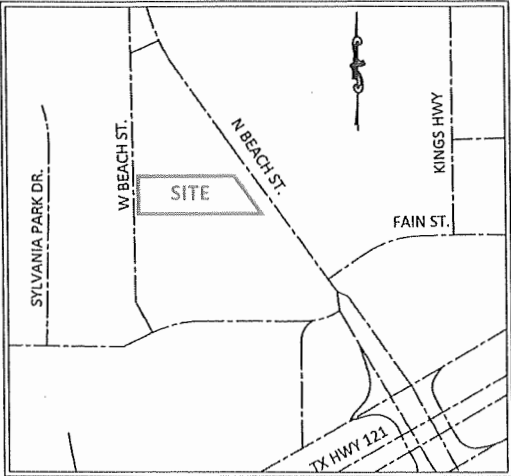
Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

P.R.V. Note:

Private PRV's will be required: water pressure exceeds 80 P.S.I.

LOCATION MAP

N.T.S



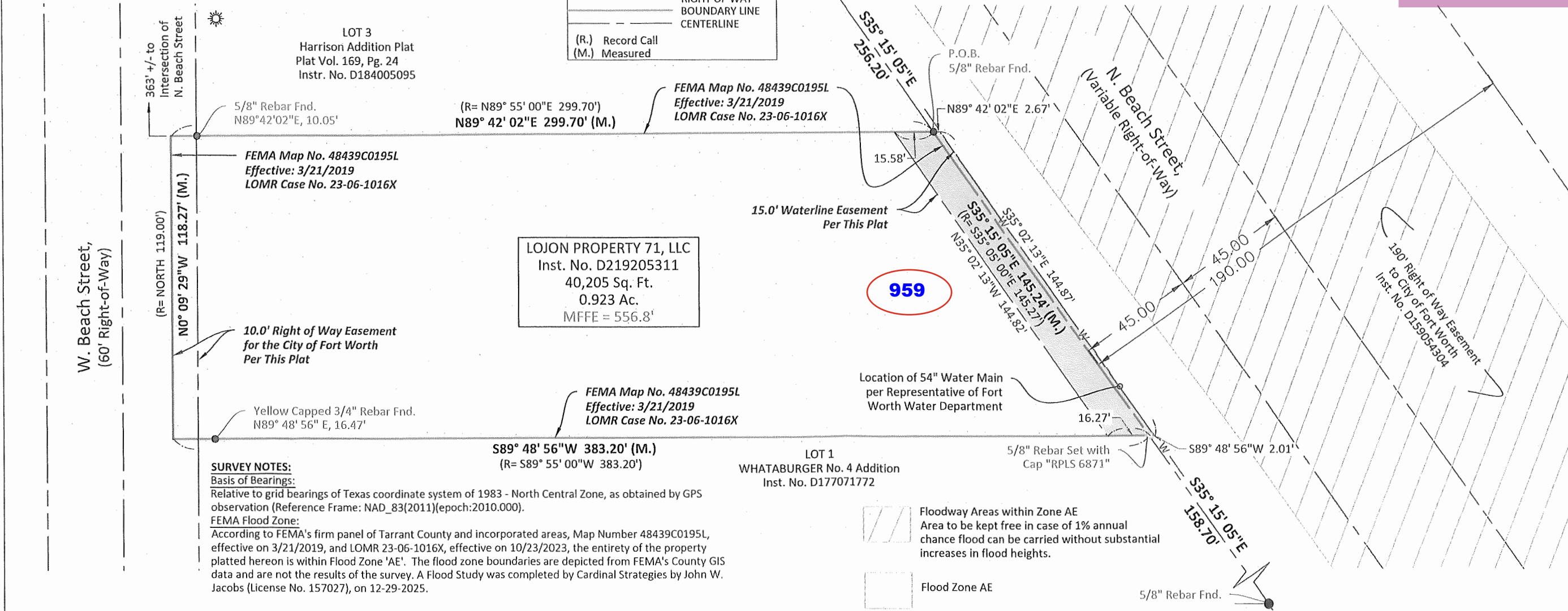
0 20 40  
SCALE (IN FEET)  
1 inch = 40 ft.



Eng D Hood 7/28/2026  
Eng D Hood 7/28/2026 (Jul 28, 2026 08:23:22 CDT)

LEGEND

- -FOUND 5/8" REBAR (UNLESS NOTED)
- -SET 5/8" REBAR (UNLESS NOTED)
- ⦿ -FOUND PIPE
- RIGHT OF WAY
- BOUNDARY LINE
- CENTERLINE
- (R.) Record Call
- (M.) Measured



FINAL PLAT  
LOT 1, BLOCK 1 LONG JOHN SILVER'S ADDITION  
BEING A 0.923 ACRE TRACT IN THE L.G. TINSLEY SURVEY ABSTRACT NO. 1523,  
SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SURVEYED AT THE REQUEST OF  
LIS, LLC AND  
LOJON PROPERTY 71, LLC

APPROVED BY:

CTS

DRAFTER:

MRC

PROJECT:

23-06-12

DATE:

06-05-2023

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STATE OF TEXAS  
COUNTY OF TARRANT

0.923 acres of land located in the L.G. Tinsley Survey, Abstract No. 1523, City of Fort Worth, Tarrant County, Texas, being all of the called 0.9328 acre tract conveyed to LOJON PROPERTY 71, LLC as described in Document D219205311 and recorded in the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found at the Northeast corner of the said 0.9328 acre tract, being the Southeast corner of Lot 3 of the Harrison Addition per plat recorded in Instrument No. D184005095, Official Public Records of Tarrant County, Texas;

THENCE South 35 degrees 15 minutes 05 seconds East along the Southwesterly line of the easement for North Beach Street and Drainage to the City of Fort Work as recorded in Volume 3353, page 209, Official Public Records of Tarrant County, Texas, a distance of 145.24 feet to a 5/8 inch rebar set with cap marked "RPLS 6871" at the Southeast corner of the said 0.9328 acre tract, also being the Northeast corner of Lot 1 of Block 1 of the Whataburger No. 4 Addition per plat recorded in Instrument No. D177071772, Official Public Records of Tarrant County, Texas;

THENCE South 89 degrees 48 minutes 56 seconds West along the North line of the said Lot 1 of Block 1 of the Whataburger No. 4 Addition, a distance of 383.20 feet to a point on the West line of the said L.G. Tinsley Survey at the Southwest corner of the said 0.9328 acre tract (being referenced North 89 degrees 48 minutes 56 seconds East, 16.47 feet by a 3/4 inch rebar with yellow cap found);

THENCE North 00 degrees 09 minutes 29 seconds West along the West line of the said 0.9328 acre tract and the West line of the said L.G. Tinsley Survey, a distance of 118.27 feet to a point at the Northwest corner of the said 0.9328 acre tract, being on a Westerly extension of the South line of the said Lot 3 of the Harrison Addition (being referenced North 89 degrees 42 minutes 02 seconds East, 10.05 feet by a 5/8 inch rebar found);

THENCE North 89 degrees 42 minutes 02 seconds East along the South line of the said Lot 3 of the Harrison Addition and the said Westerly extension thereof, a distance of 299.70 feet to the POINT OF BEGINNING, containing 0.923 acres of land.

The above described tract is more fully shown on plat of survey by Craig T. Stiffler, P.L.S., dated 6-5-2023 (Project No. 23-06-12).

OWNER CERTIFICATION:

STATE OF ~~TEXAS~~ New York §  
COUNTY OF ~~TARRANT~~ Nassau §

Date April 7, 2026

I (we), the undersigned, owner(s) Lojon Property 71 LLC does hereby adopt this plat of survey designating the above described land as Lot 1, Block 1, Long John Silver's Addition, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Owner [Signature]  
(Samuel Ashner, Authorized Signatory)

State of New York §  
County of Nassau §

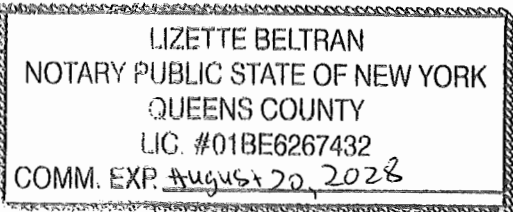
Before me, the undersigned authority, a notary public in and for the State of New York, on this day personally appeared Samuel Ashner

known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 7th day of April, 2026

[Signature]

Notary Public for the State of New York



Developer:  
LIS, LLC  
2572 W. State Road 426, Suite 2064  
Oviedo, Florida 32765

Owner:  
Lojon Property 71 LLC  
c/o Winthrop Realty Partners  
2 Liberty Square, 9th Floor  
Boston, MA 02109-4884  
Phone: 617-570-4600

SURVEYOR CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated on this 1st day of April, 2026

BY: [Signature]  
Craig T. Stiffler, R.P.L.S. No. 6871  
107 Bluff Drive, Lot 2  
West Monroe, LA 71291  
P. 517-775-6846  
stiffler.craig@gmail.com



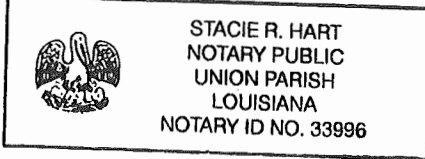
State of Louisiana §  
County of Union §

Before me, the undersigned authority, a notary public in and for the State of Louisiana, on this day personally appeared Craig T. Stiffler known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 1st day of April, 2026.

[Signature]

Notary Public for the State of Louisiana



Eng D Hood 7/28/2026  
Eng D Hood 7/28/2026 (Jul 28, 2025 08:23:22 CDT)



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 : 07/30/2027

By : [Signature] Caroline Cranz  
Caroline Cranz (Jul 27, 2026 10:42:29 CDT) Chairman

By : [Signature] Stephan M...  
Stephan M... (Jul 30, 2026 10:43:21 CDT) Secretary

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BEING A 0.923 ACRE TRACT IN THE L.G. TINSLEY SURVEY  
ABSTRACT NO. 1523, SITUATED IN THE CITY OF FORT  
WORTH, TARRANT COUNTY, TEXAS

This plat recorded in Document Number \_\_\_\_\_

Date \_\_\_\_\_, 20\_\_\_\_

FINAL PLAT  
LOT 1, BLOCK 1 LONG JOHN SILVER'S ADDITION  
BEING A 0.923 ACRE TRACT IN THE L.G. TINSLEY SURVEY ABSTRACT NO. 1523,  
SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SURVEYED AT THE REQUEST OF  
LIS, LLC AND  
LOJON PROPERTY 71, LLC

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|--------------|
| APPROVED BY: |
| CTS          |
| DRAFTER:     |
| MRC          |
| PROJECT:     |
| 23-06-12     |
| DATE:        |
| 06-05-2023   |

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