

LEGEND
 CM CONTROL MONUMENT
 BL BUILDING LINE
 ESMT EASEMENT
 P.O.S.E. PUBLIC OPEN SPACE EASEMENT
 R.O.W. RIGHT-OF-WAY
 CAB., SLD. CABINET, SLIDE
 SQ. FT. SQUARE FEET
 INST. NO. INSTRUMENT NUMBER
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 M.R.T.C.T. MAP RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 MAG NAIL FOUND
 POINT FOR CORNER
 5/8 INCH IRON ROD FOUND
 1/2 INCH IRON ROD FOUND
 "X" FOUND/SET
 1" IRON PIPE FOUND

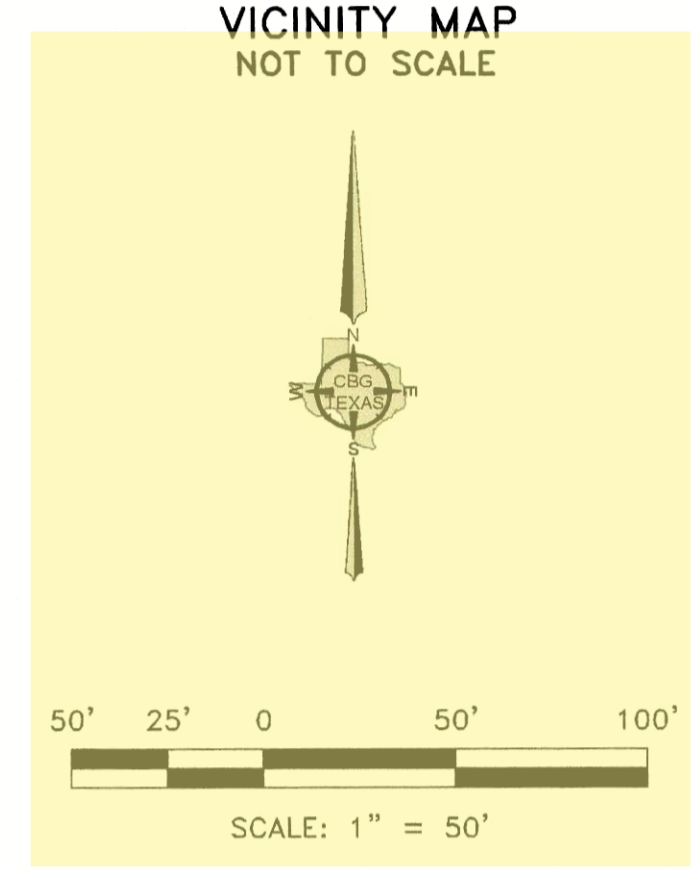
GENERAL NOTES
 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
 3) NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
 4) THE PURPOSE OF THIS RE-PLAT IS TO CREATE 2 LOTS OUT OF 1 LOT.
 5) 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.
 6) 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.
 7) SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
 8) PRIVATE P.R.V.'s WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LAND USE TABLE:
 LOT 2R-1:
 NET: 1.82 ACRES
 GROSS: 3.12 ACRES
 USE: COMMERCIAL
 LOT 2R-2:
 NET: 1.99 ACRES
 GROSS: 2.32 ACRES
 USE: COMMERCIAL

FLOOD PLAIN NOTE:
 ACCORDING TO THE FSR-20-024, THIS PROPERTY DOES LIE IN ZONE AE, AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE. EXCEPT AS SHOWN.

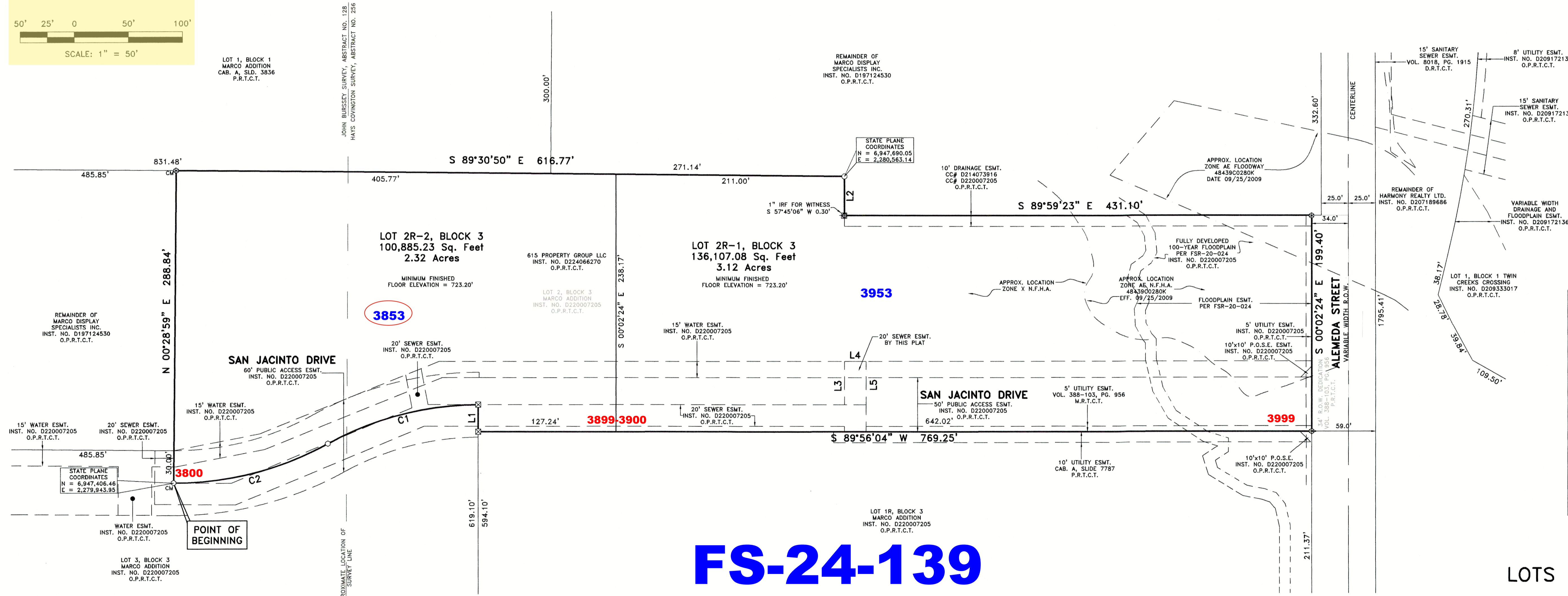
LINE	BEARING	DISTANCE
L1	N 00°00'38" W	25.00'
L2	S 00°04'38" W	36.17'
L3	N 00°03'50" W	40.01'
L4	N 89°56'10" E	20.00'
L5	N 00°03'50" W	40.01'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	144.76'	290.00'	28°36'00"	S 75°25'49" W	143.26'
C2	148.57'	290.00'	29°21'11"	S 75°48'24" W	146.95'



LOT 1, BLOCK 1
 MARCO ADDITION
 CAB. A, SLD. 3836
 P.R.T.C.T.

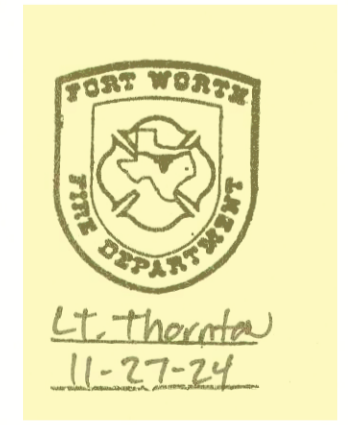
JOHN BURSEER SURVEY, ABSTRACT NO. 128
 HAYS CONVEYING SURVEY, ABSTRACT NO. 256



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: 11-27-24
 By: *Amal K. Brown* Chairman
 By: *Jord R. Heel* Secretary

FS-24-139

**These Addresses are assigned as to the lots.
 Due to the size of the lots, these may or may not be appropriate for buildings. Please submit site plans to Addressing@fortworthtexas.gov for any building addresses.**



SHORT PLAT
 LOTS 2R-1 AND 2R-2, BLOCK 3
 MARCO ADDITION
 236,992.32 SQ. FT. 5.44 ACRES
 BEING A REPLAT OF LOT 2, BLOCK 3, OF MARCO ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 RECORDED IN INSTRUMENT NO. D220007205 O.P.R.T.C.T.

CASE NUMBER: FS-24-139



OWNER: 615 PROPERTY GROUP
 AGENT: JEFF CRAIG
 3213 RAMONA DRIVE
 FORT WORTH, TEXAS 76116
 PHONE: 817-244-8787
 EMAIL: JCRAIG@BLAYLOCKGASKET.COM

SCALE: 1"=50' / DATE: 10/22/2024 / JOB NO. 2403001-01 / DRAWN BY: ANR

Document No. _____, Date _____

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.

Sidewalks:

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over an existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Unaltered:

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.

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.

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.

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.

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-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 could 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.

GENERAL NOTES

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- 8) PRIVATE P.R.V.'s WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
- 9) LOT 2R-1 IS NEAR FLOODPLAIN BOUNDARY.

LEGEND

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ESMT	EASEMENT
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT
R.O.W.	RIGHT-OF-WAY
CAB., SLD.	CABINET, SLIDE
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
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M.R.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS
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□	1" IRON PIPE FOUND

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LOT 2R-1:
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GROSS: 3.12 ACRES
USE: COMMERCIAL

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GROSS: 2.32 ACRES
USE: COMMERCIAL

FLOOD PLAIN NOTE:

ACCORDING TO THE FSR-20-024, THIS PROPERTY DOES LIE IN ZONE AE, AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE. EXCEPT AS SHOWN.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS 615 Property Group LLC is the owner of a 5.44 acre tract of land situated in the John Bursley Survey, Abstract Number 128 and the Hays Covington Survey, Abstract Number 256, City of Fort Worth, Tarrant County, Texas, same being Lot 2, Block 3 of Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D220007205, Official Public Records, Tarrant County, Texas, same being that tract of land conveyed to 615 Property Group LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number D224066270, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for corner, said corner being the Northeast "ell" corner of Lot 3, Block 3, of said Marco Addition;

THENCE North 00 degree 28 minutes 59 seconds East, along an East line of said Lot 3, a distance of 288.84 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a remainder of Marco Display Specialists Inc., by deed recorded in Instrument Number D197124530, Official Public Records, Tarrant County, Texas, same lying along the South line of Lot 1, Block 1 of Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 3836, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 30 minutes 50 seconds East, along the South line of said Lot 1, a distance of 616.77 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast "ell" corner of said remainder tract;

THENCE South 00 degree 04 minutes 38 seconds East, along a West line of said Marco Display Specialists tract, a distance of 36.17 feet to a point for corner, said corner being a Southwest corner of said Marco Display Specialists tract, from which a 1 inch iron rod found for corner bears South 57 degrees 45 minutes 06 seconds West, a distance of 0.30 feet for witness;

THENCE South 89 degrees 59 minutes 23 seconds East, along a South line of said Marco Display Specialists tract, a distance of 431.10 feet to a 5/8 inch iron rod found for corner, said corner lying along the South line of said Marco Display Specialists tract, same lying along the West Right-of-Way line of Alameda Street (a variable width Right-of-Way);

THENCE South 00 degree 02 minutes 24 seconds East, along the West Right-of-Way line of said Alameda Street, a distance of 199.40 feet to a 5/8 inch iron rod found for corner, said corner lying along the West Right-of-Way line of said Alameda Street, same being the Northeast corner of Lot 1R, Block 3, of said Marco Addition;

THENCE South 89 degrees 56 minutes 04 seconds West, along the North line of said Lot 1R, a distance of 769.25 feet to an "X" set for corner, said corner being the Northwest corner of said Lot 1R, same lying along the East line of said Lot 3;

THENCE North 00 degree 00 minute 38 seconds West, along the East line of said Lot 3, a distance of 25.00 feet to an "X" found for corner, said corner being the Northeast corner of said Lot 3, same being the beginning of a non-tangent curve to the left, having a radius of 290.00 feet, a delta angle of 28 degrees 36 minutes 00 second, a chord bearing and distance of South 75 degrees 25 minutes 49 seconds West, 143.26 feet;

THENCE along said curve to the left, along the North line of said Lot 3, an arc length of 144.76 feet to a mag nail found for corner, said corner lying along the North line of said Lot 3, same being the beginning of a tangent curve to the right, having a radius of 290.00 feet, a delta angle of 29 degrees 21 minutes 11 seconds, a chord bearing and distance of South 75 degrees 48 minutes 24 seconds West, 146.95 feet;

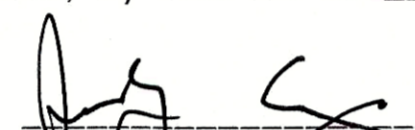
THENCE along said curve to the right, along the North line of said lot 3, an arc length of 148.57 feet to the POINT OF BEGINNING and containing 236,992.32 square feet or 5.44 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 615 Property Group Inc., acting by and through their duly authorized agent, Jeff Craig, do hereby adopt this plat as LOTS 2R-1 AND 2R-2, BLOCK 3, MARCO ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

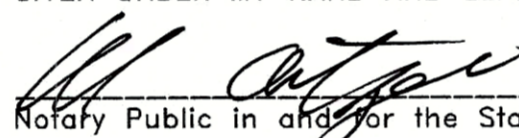
WITNESS, my hand this the 20th day of November, 2024.

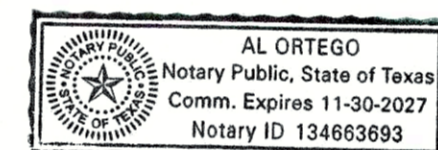
By: 
615 Property Group Inc. (Owner)
Jeff Craig (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jeff Craig, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of NOVEMBER, 2024.

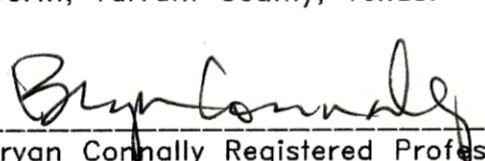

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.


Bryan Connally Registered Professional Land Surveyor No. 5513

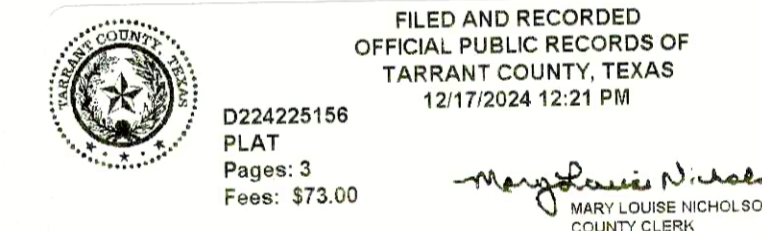
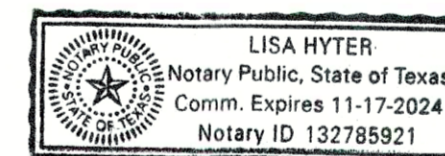


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally 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 purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of October, 2024.


Notary Public in and for the State of Texas

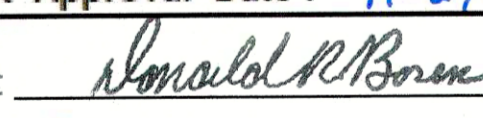


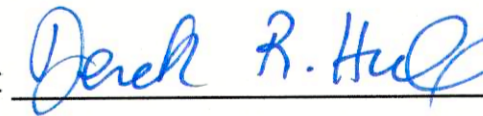
FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

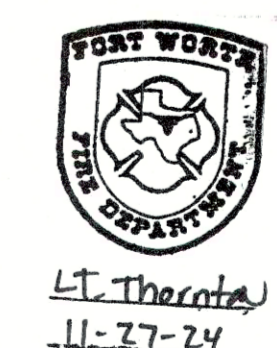
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NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 11-27-24

By:  Chairman

By:  Secretary

SHORT PLAT
LOTS 2R-1 AND 2R-2, BLOCK 3
MARCO ADDITION
236,992.32 SQ. FT. 5.44 ACRES
BEING A REPLAT OF LOT 2, BLOCK 3, OF
MARCO ADDITION, AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS
RECORDED IN INSTRUMENT NO. D220007205 O.P.R.T.C.T.



CASE NUMBER: FS-24-139

CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxl.com

OWNER: 615 PROPERTY GROUP
AGENT: JEFF CRAIG
3213 RAMONA DRIVE
FORT WORTH, TEXAS 76116
PHONE: 817-244-8787
EMAIL: JCRAIG@BLAYLOCKASKET.COM

SCALE: 1"=50' / DATE: 10/22/2024 / JOB NO. 2403001-01 / DRAWN BY: ANR

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