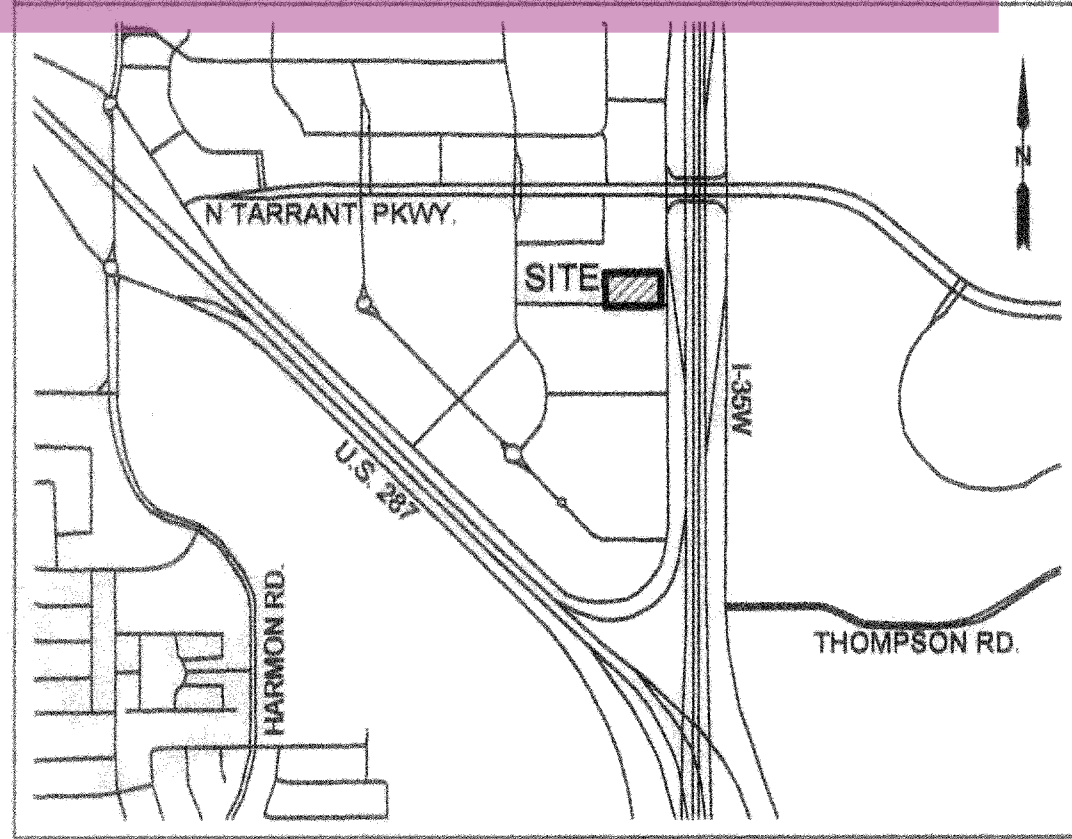


ICINITY MAP (NOT TO SCALE)



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 the plat application, based upon schedule I of the current impact fee ordinance.

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 I of the impact fee ordinance in effect as of the date of the plat.

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.

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.

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.

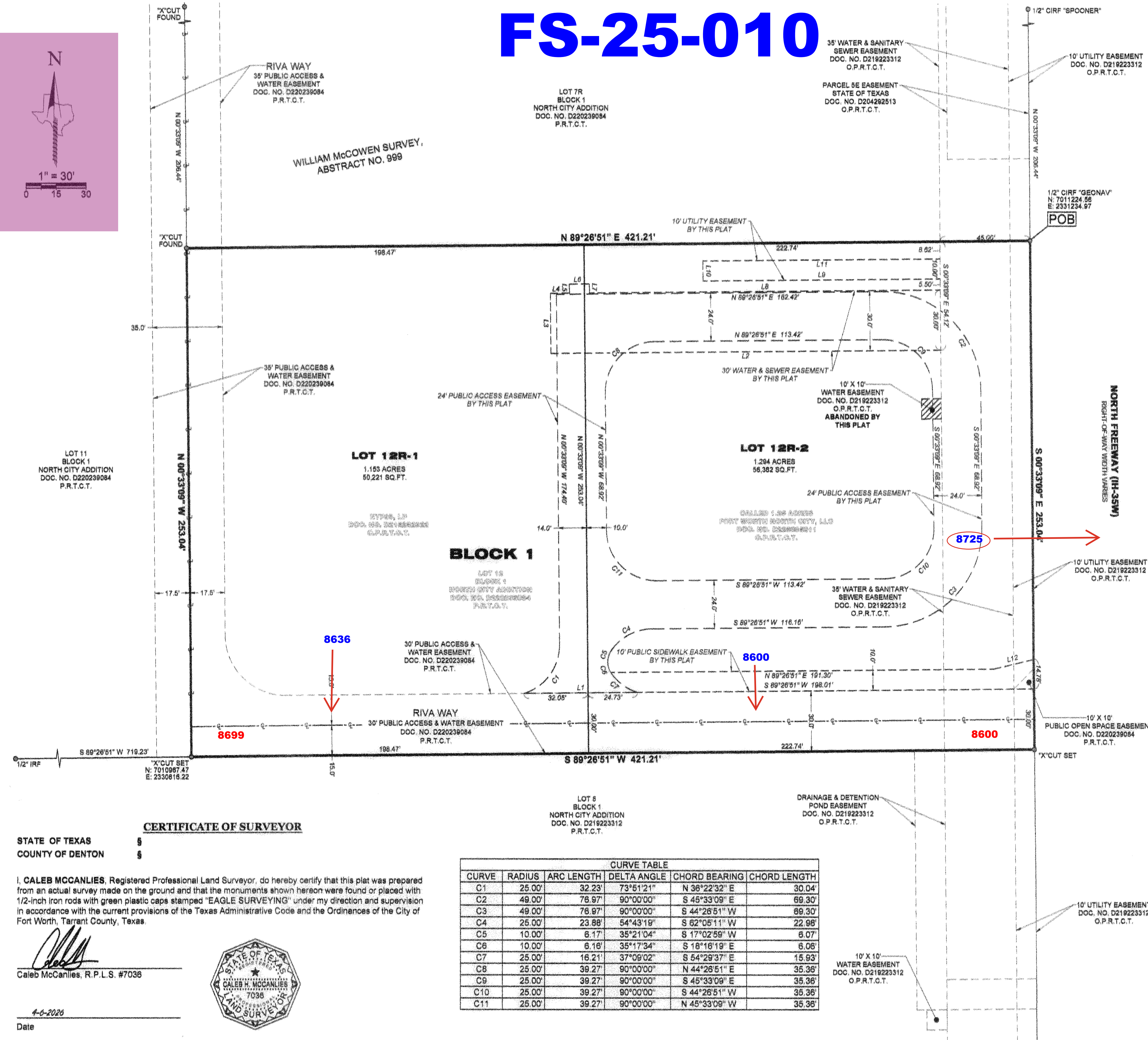
COVENANTS OR RESTRICTIONS ARE UN-ALTERED

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.

GENERAL PLAT NOTES

- 1. The purpose of this plat is to create two (2) lots of record from an existing lot.
2. This property is located in Zone "X" (Unshaded) as scaled from the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 and is located in Community Number 490596 as shown on Map Number 48439C0065L. The location of the Flood Zone is approximate. For additional information regarding 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 AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011); Texas State Plane Coordinate System, 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.

FS-25-010



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF DENTON

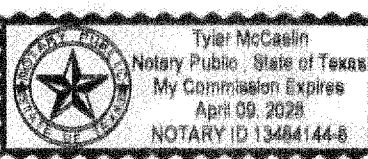
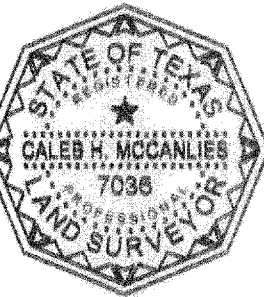
I, CALEB MCCANLIES, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision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

Caleb McCanlies, R.P.L.S. #7036
4-6-2026
Date

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared CALEB MCCANLIES, 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 6th day of April, 2026.

Tyler McCaslin
Notary Public, State of Texas
My Commission Expires
April 09, 2028
NOTARY ID: 134841441



LEGEND table with columns: PG. = PAGE, VOL. = VOLUME, CAB. = CABINET, POB = POINT OF BEGINNING, IRF = IRON ROD FOUND, CIRF = CAPPED IRON ROD FOUND, CIRS = 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET, DOC. NO. = DOCUMENT NUMBER, D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS, P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS, O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

LAND USE TABLE

Gross acreage = 2.447 acres
Net acreage = 2.447 acres
ROW Dedication = 0.00 acres
Lot Use Type = Commercial

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C11.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L12.

CASE NUMBER: FS-25-010

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: 04/22/2026. By: Caroline Crane, Chairmen; By: [Signature], Secretary.

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

OWNER
NTP35, LP
Contact: Steve McKeever
2525 Ridgmar Blvd., Suite 440
Fort Worth, Texas 76116
817-236-6100

OWNER
Fort Worth North City, LLC
Contact: Paul Gonzalez
4323 N. Loop 1604 W. Acc Rd.
San Antonio, TX 78249
(210) 788-9434

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, NTP35, LP and FORT WORTH NORTH CITY, LLC, are the owners of a 2.447 acre tract of land out of the William McCowan Survey, Abstract No. 999, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lot 12 of North City Addition, a subdivision of record in Document Number D220239084 of the Plat Records of Tarrant County, Texas, having been conveyed to NTP35, LP by Special Warranty Deed with Vendor's Lien of record in Document Number D216282322 of the Official Public Records of Tarrant County, Texas, and having been conveyed to Fort Worth North City, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number D22035311 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "GEONAV" found in the west right-of-way line of North Freeway (Interstate Highway 35W, right-of-way width varies), being the southeast corner of Lot 7R, Block 1 of said North City Addition, and being the northeast corner of said Lot 12, from which a 1/2 inch iron rod with a plastic cap stamped "SPOONER" found bears N00°33'09"W, a distance of 206.44 feet;

THENCE, S00°33'09"E, along the west right-of-way line of North Freeway and the common east line of said Lot 12, a distance of 253.04 feet to an "X" cut set at the northeast corner of Lot 8, Block 1, North City Addition, a subdivision of record in Document Number D219223312 of said Plat Records, being the southeast corner of said Lot 12;

THENCE, S89°26'51"W, leaving the west right-of-way line of North Freeway, along the north line of said Lot 8 and the common south line of said Lot 12, a distance of 421.21 feet to an "X" cut set at the southeast corner of Lot 11, Block 1 of said North City Addition (D220239084), being the southwest corner of said Lot 12, from which a 1/2 inch iron rod found bears S89°26'51"W, a distance of 719.23 feet;

THENCE, N00°33'09"W, leaving the north line of said Lot 8, along the west line of said Lot 12 and the common east line of said Lot 11, a distance of 253.04 feet to an "X" cut found at the southwest corner of said Lot 7R, being the northwest corner of said Lot 12, from which an "X" cut found bears N00°33'09"W, a distance of 206.44 feet;

THENCE, N89°26'51"E, leaving the east line of said Lot 11, along the south line of said Lot 7R and the common north line of said Lot 12, a distance of 192.80 feet to the POINT OF BEGINNING, and containing an area of 2.447 acres (105,583 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, NTP35, LP and FORT WORTH NORTH CITY, LLC, do hereby adopt this plat, designating herein described property as NORTH CITY ADDITION, LOTS 12R-1 AND 12R-2, BLOCK 1, an addition to the City of Fort Worth, Tarrant County, Texas, and do 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: NTP35, LP

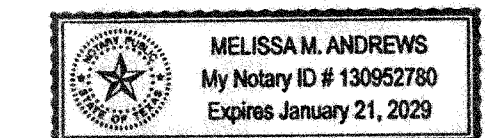
BY: Steve McKeever, Manager
Date: 4-21-26

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Steve McKeever, 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 21st day of April, 2026.

Melissa M. Andrews
Notary Public in and for the State of Texas



OWNER: FORT WORTH NORTH CITY, LLC

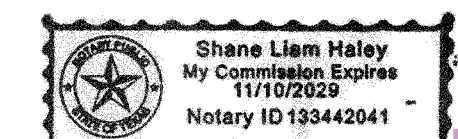
BY: Paul Gonzalez, Manager
Date: 4/16/2026

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared Paul Gonzalez, 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, 2026.

Shane Liam Haley
Notary Public in and for the State of Texas



04/22/2026

FINAL PLAT
NORTH CITY ADDITION
LOTS 12R-1 AND 12R-2, BLOCK 1
2.447 ACRES
BEING A REPLAT OF LOT 12, BLOCK 1, NORTH CITY ADDITION AS RECORDED IN DOC. NO. D220239084, P.R.T.C.T. SITUATED IN THE WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

RECORDING INFORMATION

THIS PLAT RECORDED IN DOCUMENT NUMBER: DATE:

Eagle Surveying, LLC logo and contact information: 222 South Elm Street, Suite 200, Denton, TX 76201, 940.222.3009, www.eaglesurveying.com, TX Firm # 10194177