

VICINITY MAP (NOT TO SCALE)

LAND USE TABLE			
LOT	ACRES (GROSS)	ACRES (NET)	LOT USE TYPE
1	4.973	4.973	INDUSTRIAL

SURVEYOR'S NOTES

- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 48439C0195L, dated: 03/21/2019 for City of Fort Worth, Tarrant County, Texas, this property is located in non-shaded "Zone X", determined by scaling and graphical plotting. Surveyor makes no guaranty as to the accuracy of that map.
- Basis of bearings are based on the state plane coordinate system of 1983 (NAD83, 2011) TXNC-4202, as derived by GNSS.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law, and subject to fines and/or withholding of utilities and building permits.
- Lot lines outside of the subject property boundary, shown hereon have not been surveyed, placement of lot lines were determined by graphical depiction based on recorded information, field data and tax maps.

PURPOSE NOTE:
The purpose of this plat is to create one (1) lot from an unplatted tract of land.

GENERAL NOTES

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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 then in effect on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

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, trees, 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 are required adjacent to both sides of all public and private streets, in conformance with the sidewalk policy per "City Development Design Standards".

FLOOD PLAIN 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, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood plain base flood elevation resulting from ultimate development of the watershed.

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.

PARKWAY PERMIT
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be responsible for maintenance of private street, 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 hold 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.

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.

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.

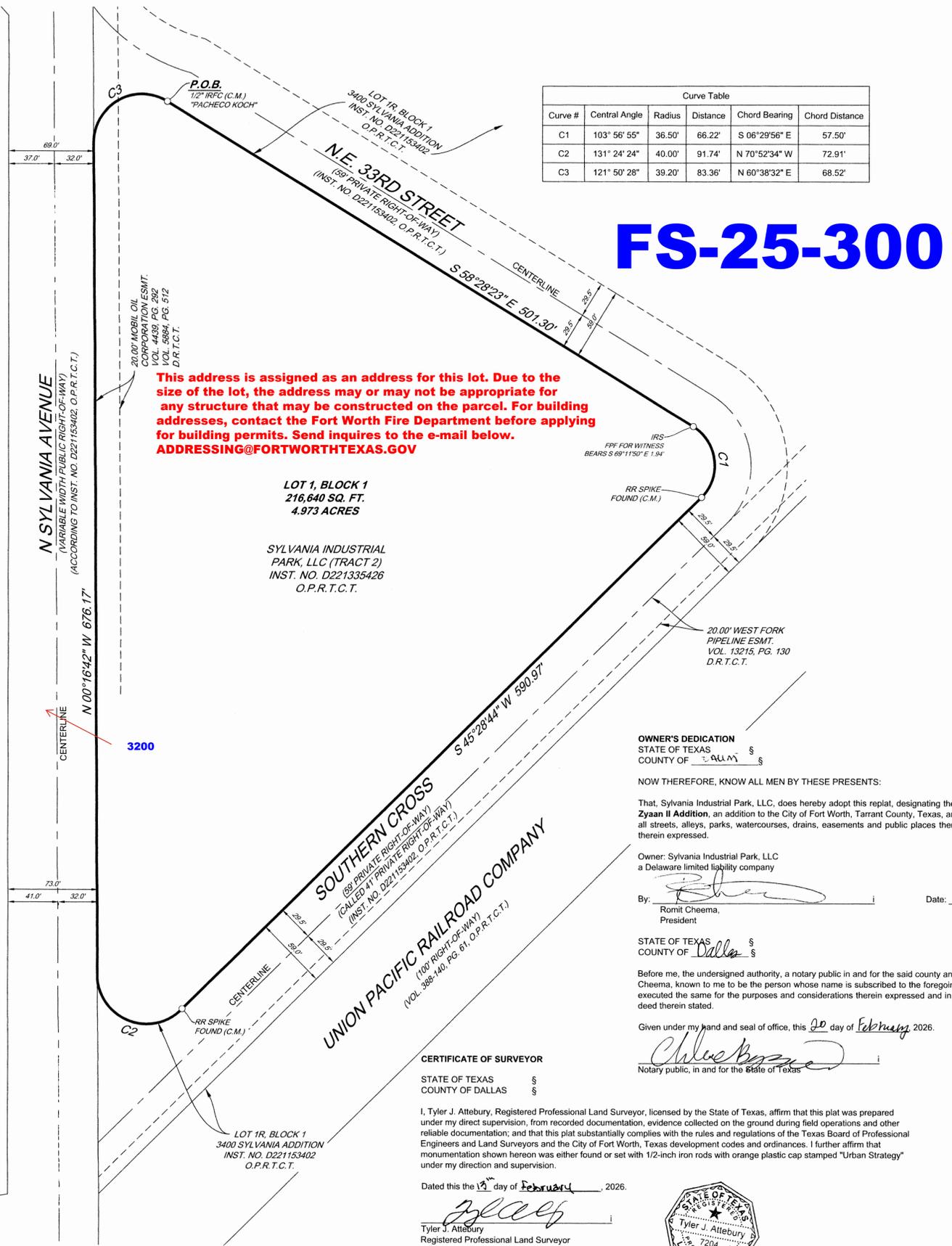
TRANSPORTATION IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date 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, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

PUBLIC OPEN SPACE RESTRICTION
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 curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc. in the public open space easement as shown on plat.

P.O.S.E. REQUIREMENT
At the intersection of an emergency of an access driveway or turnout section with a dedicated street or alley, a ten-foot by ten-foot triangular open space easement (P.O.S.E.) shall be provided on each side at the driveway or turnout at the time the driveway and/or alley is constructed. Ch. 31-104(c)



Curve #	Central Angle	Radius	Distance	Chord Bearing	Chord Distance
C1	103° 56' 55"	36.50'	66.22'	S 06° 29' 56" E	57.50'
C2	131° 24' 24"	40.00'	91.74'	N 70° 52' 34" W	72.91'
C3	121° 50' 28"	39.20'	83.36'	N 60° 38' 32" E	68.52'

FS-25-300

FILE NAME: 251090_FINAL_PLAT_FOR_SONNATUBRE_2026_02_13.DWG
FILE LOCATION: R:\projects\251090-251090-300-N_Sylvania_Ave_Workbook\CAD\CADD\251090_FINAL_PLAT_2026_02_13.DWG
PLOT DATE: 2/13/2026 8:34 AM

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Sylvania Industrial Park, LLC, is the sole owner of a 216,640 square foot (4.973 acres) tract of land situated in the John C. McCommas Survey, Abstract No. 1047, and the John C. McCommas Survey, Abstract No. 1039, City of Fort Worth, Tarrant County, Texas, same being Tract 2 of that tract of land described to said Sylvania Industrial Park, LLC, by Special Warranty Deed recorded in Instrument No. D221335426, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Pacheco Koch" found for corner, and being in the southwest Right-of-Way (R.O.W.) line of N.E. 33rd Street (59-foot Private R.O.W., Instrument No. D221153402, O.P.R.T.C.T.);

THENCE with the southwest R.O.W. line of said N.E. 33rd Street, the following bearings and distances:

South 58 degrees 28 minutes 23 seconds East, a distance of 501.30 feet to a 1/2-inch iron rod with plastic orange cap stamped "Urban Strategy" set for the beginning of a tangent-curve to the right, having a radius of 36.50 feet, a central angle of 103 degrees 56 minutes 55 seconds, with a chord bearing and distance of South 06 degrees 29 minutes 56 seconds East, 57.50 feet, from which a fence post found for witness bears South 69 degrees 11 minutes 50 seconds East, a distance of 1.94 feet;

With said curve to the right, an arc distance of 66.22 feet to a railroad spike found in the northwest R.O.W. line of Southern Cross (59-foot Private R.O.W., called 41-foot R.O.W., Instrument No. D221153402, O.P.R.T.C.T.);

THENCE with the northwest R.O.W. line of said Southern Cross, the following bearings and distances:

South 45 degrees 28 minutes 44 seconds West, a distance of 590.97 feet to a railroad spike found for the beginning of a tangent curve to the right, having a radius of 40.00 feet, a central angle of 131 degrees 24 minutes 24 seconds, and a chord bearing and distance of North 70 degrees 52 minutes 34 seconds West, 72.91 feet;

With said curve to the right, an arc distance of 91.74 feet to a 1/2-inch iron rod with plastic orange cap stamped "Urban Strategy" set for the intersection of the northwest R.O.W. line of said Southern Cross, and the east R.O.W. line of N Sylvania Avenue (variable width public R.O.W., according to Instrument No. D221153402, O.P.R.T.C.T.), from which a 1/2 inch iron rod found for witness bears South 40 degrees 17 minutes 33 seconds East, a distance of 1.33 feet;

THENCE North 00 degrees 16 minutes 42 seconds West, with the east R.O.W. line of said N Sylvania Avenue, a distance of 676.17 feet to a 1/2-inch iron rod with plastic orange cap stamped "Urban Strategy" set for the intersection of the east R.O.W. line of said N Sylvania Avenue and the southwest R.O.W. line of said N.E. 33rd Street, and being the beginning of a curve to the right, having a radius of 39.20 feet, a central angle of 121 degrees 50 minutes 28 seconds, and a chord bearing and distance of North 60 degrees 38 minutes 32 seconds East, 68.52 feet;

THENCE, with said southwest R.O.W. of N.E. 33rd Street, and said curve to the right, an arc distance of 83.36 feet to the **POINT OF BEGINNING**, and containing 216,640 square feet (4.973 acres) of land.

LEGEND

- BOUNDARY/LOT CORNER
- ABSTRACT LINE
- - - CENTERLINE
- - - EASEMENT LINE

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
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
FPF FENCE POST FOUND
IRF IRON ROD FOUND
IRFC IRON ROD FOUND WITH CAP
IRS IRON ROD WITH PLASTIC ORANGE CAP
STAMPED "URBAN STRATEGY" SET
RR SPIKE RAILROAD SPIKE
APPROX. APPROXIMATE
ESMT. EASEMENT

FORT WORTH FIRE DEPARTMENT
L.T. Thornton
03/06/2026

OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Sylvania Industrial Park, LLC, does hereby adopt this replat, designating the herein described property as **Lot 1, Block 1, Zyaan II Addition**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner: Sylvania Industrial Park, LLC
a Delaware limited liability company

By: *Romit Cheema*
Romit Cheema, President

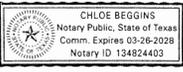
Date: 2/20/26

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Romit Cheema, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this 20 day of February, 2026.

Chloe Begins
Notary public, in and for the State of Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Tyler J. Attebury, Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors and the City of Fort Worth, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set with 1/2-inch iron rods with orange plastic cap stamped "Urban Strategy" under my direction and supervision.

Dated this the 13 day of February, 2026.

Tyler J. Attebury
Tyler J. Attebury
Registered Professional Land Surveyor
Texas Registration No. 7204

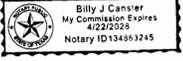


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Tyler J. Attebury, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this the 13 day of February, 2026.

Billy J. Conser
Notary public, in and for the State of Texas



SURVEYOR
TYLER J. ATTEBURY, RPLS
TEXAS LICENSE NO. 7204
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
214-396-2339
TYLERA@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

OWNER/DEVELOPER
SYLVANIA INDUSTRIAL PARK, LLC
CONTACT: ROMIT CHEEMA
1150 EMPIRE CENTRAL PLACE #112
DALLAS, TX 75247

This plat recorded in Document Number _____ Date _____

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 : 03/06/2026

By: *Caroline Craig*
Chairman

By: *Sina*
Secretary

CITY CASE NUMBER: FS-25-300

URBAN STRATEGY

4222 Main Street, Dallas, TX 75226
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

FINAL PLAT

LOT 1, BLOCK 1 ZYAAN II ADDITION

A 4.973 ACRE ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
OUT OF THE JOHN C. MCCOMMAS SURVEY, ABSTRACT NO. 1047
AND THE JOHN C. MCCOMMAS SURVEY, ABSTRACT NO. 1039
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS