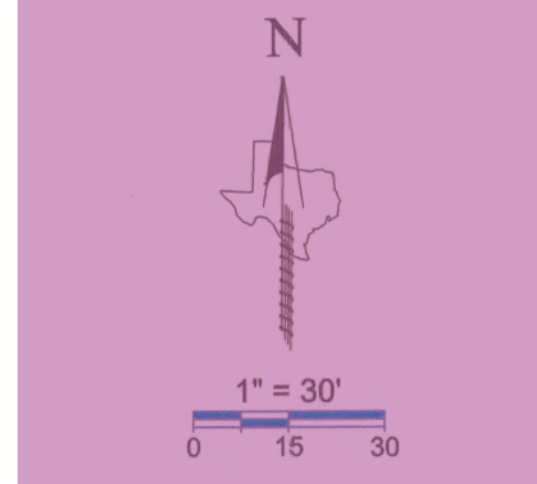
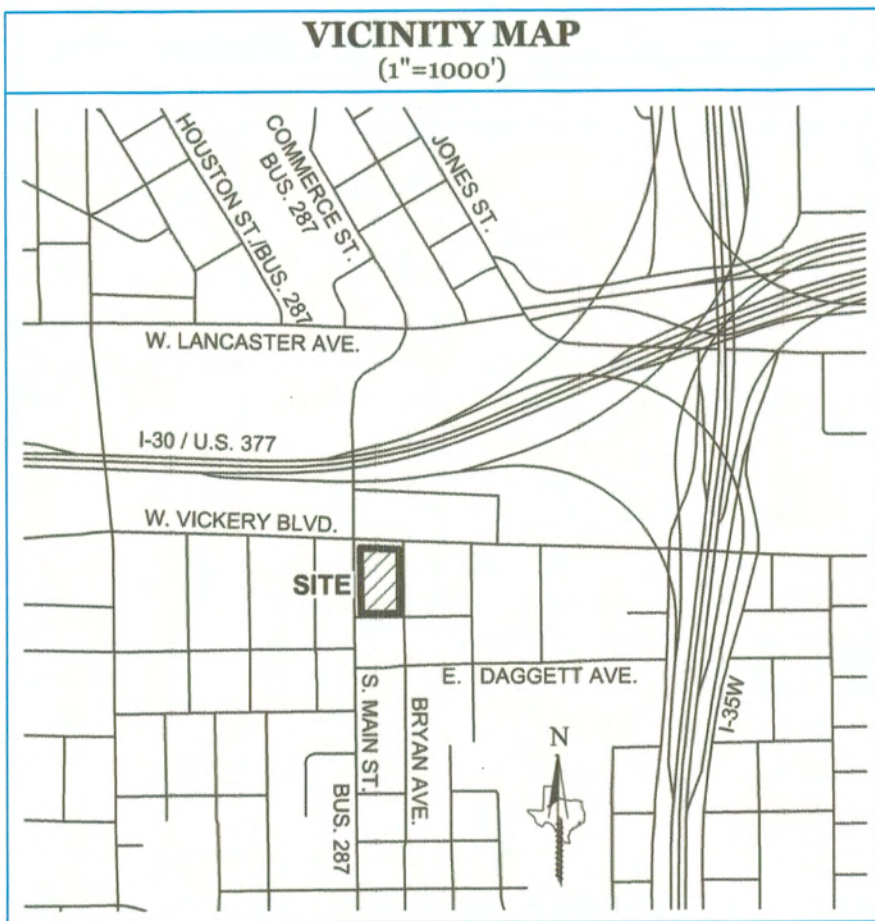




CITY OF FORT WORTH NOTES

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 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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

SIDEWALKS

Sidewalks and street lights 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".

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.

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.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°30'35" W	37.68'

PPAE LINE TABLE		
LINE	BEARING	DISTANCE
PAE1	S 00°38'26" E	139.06'
PAE2	N 89°21'34" E	1.70'
PAE3	S 00°38'26" E	122.79'
PAE4	N 89°21'34" E	1.40'
PAE5	S 00°26'25" E	19.83'
PAE6	N 89°25'17" E	3.43'
PAE7	S 00°34'43" E	55.64'
PAE8	N 00°34'43" W	40.62'
PAE9	S 89°25'17" W	5.50'
PAE10	N 00°34'43" W	10.30'
PAE11	S 89°25'17" W	4.33'
PAE12	N 00°34'43" W	92.01'
PAE13	S 89°33'10" W	90.38'
PAE14	N 89°33'10" E	95.30'
PAE15	N 00°38'26" W	20.31'
PAE16	S 89°21'34" W	1.70'
PAE17	N 00°38'26" W	116.79'

OWNERS

Robert T. Henderson and spouse,
Lori P. Henderson
121 E. Daggett Avenue
Fort Worth, TX 76104

SoMa DISTRICT DEVELOPERS, LLC
Contact: Lori Henderson
125 S. Main Street
Fort Worth, TX 76104

BRYAN & VICKERY LOFTS, LLC
Contact: Lori Henderson
125 S. Main Street
Fort Worth, TX 76104

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

LEGEND

POB = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
DOC. NO. = DOCUMENT NUMBER
PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
— = CENTER LINE OF ROAD

LAND USE TABLE

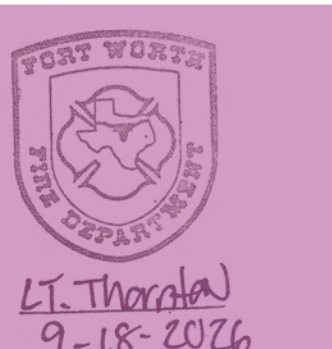
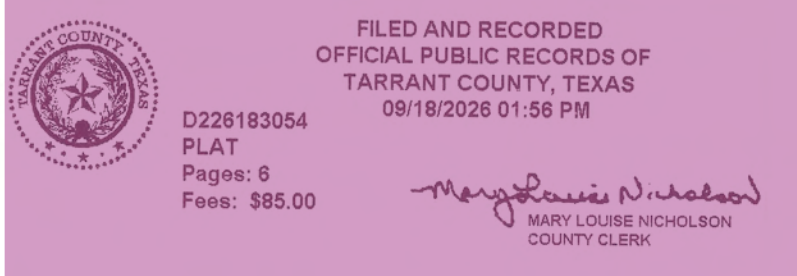
LOT 2R1
AREA: 0.338 ACRES (14,729 SQ. FT.)
ROW DEDICATION: 0 SQ. FT.
ZONING: "NS-T5" - Near Southside

LOT 3R1
AREA: 0.352 ACRES (15,345 SQ. FT.)
ROW DEDICATION: 0 SQ. FT.
ZONING: "NS-T5" - Near Southside

LOT 4R1
AREA: 0.456 ACRES (19,872 SQ. FT.)
ROW DEDICATION: 0 SQ. FT.
ZONING: "NS-T5" - Near Southside

LOT 5R1
AREA: 0.156 ACRES (6,911 SQ. FT.)
ROW DEDICATION: 0 SQ. FT.
ZONING: "NS-T5" - Near Southside

LOT 6R
AREA: 0.156 ACRES (6,911 SQ. FT.)
ROW DEDICATION: 0 SQ. FT.
ZONING: "NS-T5" - Near Southside



FS-26-100

PLEASE LEAVE ALL ADDRESSES ON LOTS

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MAIN & VICKERY HOLDINGS, LLC; ROBERT T. HENDERSON AND SPOUSE, LORI P. HENDERSON; BRYAN & VICKERY LOFTS, LLC and SOMA DISTRICT DEVELOPERS, LLC, are the owners of a 1.461 acre tract of land out of the John Childress Survey, Abstract Number 250, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lots 2R through 5R, Block 3, Daggett's Second Addition, Lots 1R-5R, Block 3, a subdivision of record in Document Number D218020808 of the Plat Records of Tarrant County, Texas, and conveyed to Main & Vickery Holdings, LLC by General Warranty Deed with Vendor's Lien of record in Document Number D215195350 of said Official Public Records, conveyed to Bryan & Vickery Lofts, LLC by Special Warranty Deed of record in Document Number D215103990 of said Official Public Records, said Lot 3R conveyed to SoMa District Developers, LLC by Special Warranty Deed of record in Document Number D218035534 of said Official Public Records, and said Lot 4R conveyed to Robert T. Henderson and spouse, Lori P. Henderson by Special Warranty Deed with Vendor's Lien of record in Document Number D220229235 of said Official Public Records, and being more particularly described by metes and bounds as follows:

COMMENCING, at a "Y" cut found at the intersection of the east right-of-way line of South Main Street (70-foot right-of-way) and the south right-of-way line of East Vickery Boulevard (80-foot right-of-way), being the northwest corner of Lot 1R, Block 3 of said Daggett's Second Addition, Lots 1R-5R, Block 3;

THENCE, S87°46'21"E, along the south right-of-way of said East Vickery Boulevard, being the common north line of said Lot 1R, a distance of 100.21 feet to an "X" cut set at the northeast corner of said Lot 1R, being the northwest corner of said Lot 5R, for the **POINT OF BEGINNING**;

THENCE, S87°46'21"E, continuing along the south right-of-way of said East Vickery Boulevard, being the common north line of said Lot 5R, a distance of 100.16 feet to a point in building for corner at the intersection of the south right-of-way line of said East Vickery Boulevard and the west right-of-way line of East Daggett Avenue (50-foot right-of-way), being the northeast corner of said Lot 5R;

THENCE, S00°32'42"E, along the west right-of-way line of said Bryan Avenue, being the common east lines of said Lot 5R and said Lot 4R, a distance of 332.94 feet to the southeast corner of an existing building at the intersection of the west right-of-way line of said Bryan Avenue and the north right-of-way line of East Daggett Avenue (right-of-way width varies), being the southeast corner of said Lot 4R;

THENCE, S89°30'31"W, along the north right-of-way line of said East Daggett Avenue, being the common South lines of said Lot 4R and said Lot 3R, a distance of 200.56 feet to an "X" cut set at the intersection of the north right-of-way line of said East Daggett Avenue and the east right-of-way line of said South Main Street, being the southwest corner of said Lot 3R;

THENCE, N00°28'25"W, along the east right-of-way line of South Main Street, being the common west lines of said Lot 3R and said Lot 2R, a distance of 299.98 feet to a MAG nail set at the southwest corner of said Lot 1R, being the northwest corner of said Lot 2R;

THENCE, N89°29'37"E, departing the east right-of-way line of South Main Street, along the south line of said Lot 1R, being the common north line of said Lot 2R, a distance of 100.12 feet to an "X" cut set in the west line of said Lot 1R, being the southeast corner of said Lot 1R, also being the northeast corner of said Lot 2R;

THENCE, N00°30'35"W, along the east line of said Lot 1R, being the common west line of said Lot 5R, a distance of 37.68 feet to the **POINT OF BEGINNING**, containing an area of 1.461 acres (63,645 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MAIN & VICKERY HOLDINGS, LLC; ROBERT T. HENDERSON AND SPOUSE, LORI P. HENDERSON; BRYAN & VICKERY LOFTS, LLC and SOMA DISTRICT DEVELOPERS, LLC, do hereby adopt this plat, designating herein described property as DAGGETT'S SECOND ADDITION, LOTS 2R1-5R1 & LOT 6R, BLOCK 3, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

OWNER: MAIN & VICKERY HOLDINGS

BY: *[Signature]* Date: 9/11/26

NAME: Robert T. Henderson

TITLE: Owner

STATE OF TEXAS
COUNTY OF TARRANT

JUDY MITCHELL
My Notary ID # 124924001
Expires May 12, 2028

BEFORE ME, the undersigned authority, on this day personally appeared LORI HENDERSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 11 day of September, 2026.

Notary Public in and for the State of Texas

OWNER: ROBERT T. HENDERSON

BY: *[Signature]* Date: 9/11/26

NAME: Robert T. Henderson

TITLE: Owner

STATE OF TEXAS
COUNTY OF TARRANT

JUDY MITCHELL
My Notary ID # 124924001
Expires May 12, 2028

BEFORE ME, the undersigned authority, on this day personally appeared LORI HENDERSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 11 day of September, 2026.

Notary Public in and for the State of Texas

OWNER: SOMA DISTRICT DEVELOPERS, LLC

BY: *[Signature]* Date: 9/11/26

NAME: Lori Henderson

TITLE: partner/owner

STATE OF TEXAS
COUNTY OF TARRANT

JUDY MITCHELL
My Notary ID # 124924001
Expires May 12, 2028

BEFORE ME, the undersigned authority, on this day personally appeared LORI HENDERSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 11 day of September, 2026.

Notary Public in and for the State of Texas

CITY CASE No: FS-26-100



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: 9/11/26

By: *[Signature]* Chairman

By: *[Signature]* Secretary

FINAL PLAT
DAGGETT'S SECOND ADDITION
LOTS 2R1-5R1 & LOT 6R, BLOCK 3
1.461 ACRES

BEING A REPLAT OF LOTS 2R-5R, BLOCK 3
DAGGETT'S SECOND ADDITION, LOTS 1R-5R, BLOCK 3
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN DOC. NO. D218020808, P.R.T.C.T.
JOHN CHILDRESS SURVEY, ABSTRACT NO. 250
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: JULY 30, 2026

THIS PLAT FILED IN DOCUMENT NUMBER _____, DATE _____

CITY CASE No: FS-26-100