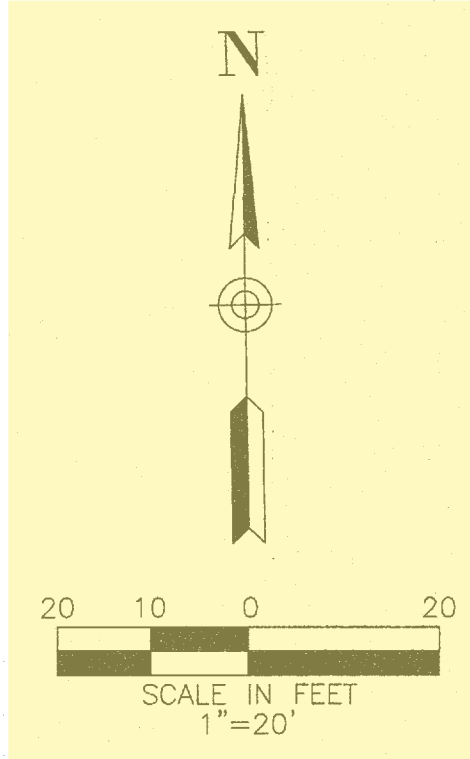


NOT TO SCALE

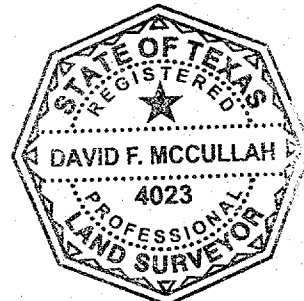


- GENERAL NOTES**
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Alterra RTK Network and adjusted to a scale factor of 1.00012.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create one recorded lot out previously recorded lots and an alley way

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

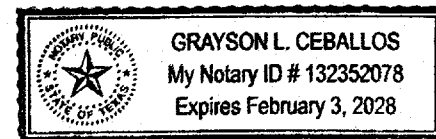


DATE: 3-17-25
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 17th day of March, 2025

Notary Public in and for the State of Texas



FLOOD NOTES

A portion of the subject property is within Zone "X" shaded shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0190L, dated March 21, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

Water/Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of Water/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.

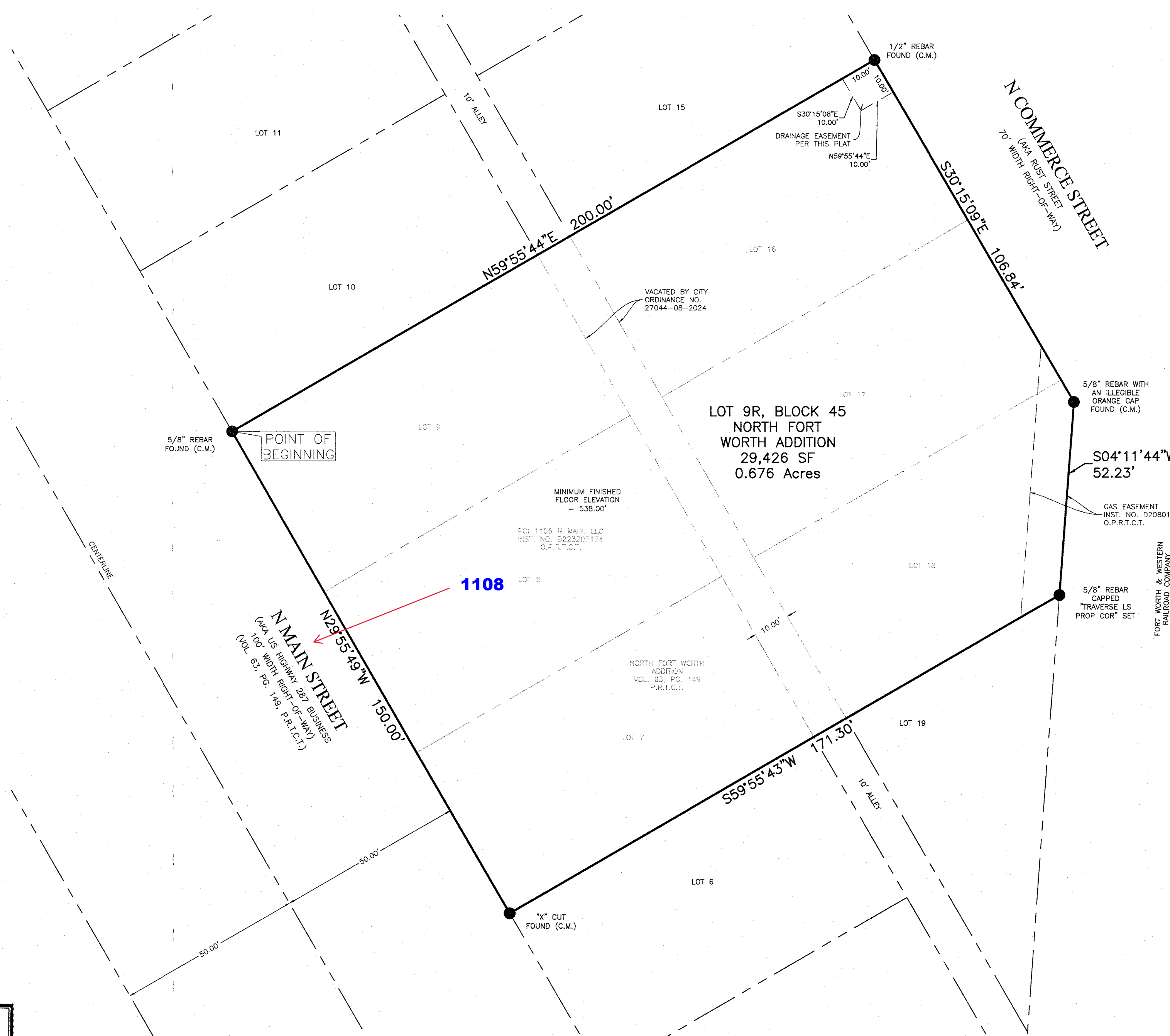
Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements 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.

Private PRV
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
Parkway Permit
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.

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



Eng. D. Hood 3/24/2025
MAR 24, 2025



STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS PCI 1106 N Main, LLC are the owners of a 0.676 acre tract of land within the City of Fort Worth, being a portion of John Baugh Survey, Abstract Number 115, Tarrant County, Texas, being all of Lots 7, 8, 9, 16, 17 and 18 of North Fort Worth Addition, an addition to the City of Fort Worth, as recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas and being all of a tract of land described to PCI 1106 N Main, LLC by deed recorded in Instrument Number D223207174, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch rebar found for the westernmost corner of said Lot 9, same being the southernmost corner of Lot 10 of said North Fort Worth Addition and lying on the northeast right-of-way line of N Main Street (Also known as US Highway 287 Business, 100 foot right-of-way);

THENCE North 59 degrees 55 minutes 44 seconds East, departing the northeast right-of-way line of said N Main Street, with the south line of said Lot 10, continuing over, across and upon a 10 foot alley, continuing with the south line of Lot 15 of said North Fort Worth Addition, a total distance of 200.00 feet to a 1/2 inch rebar found for the southwest right-of-way line of N Commerce Street (Also known as Rust Street, 70 foot right-of-way);
THENCE South 30 degrees 15 minutes 09 seconds East, with the southwest right-of-way line of said N Commerce Street, a distance of 106.84 feet to a 5/8 inch rebar with an illegible cap found for corner;
THENCE South 04 degrees 11 minutes 44 seconds West, with a southwest right-of-way line of Fort Worth & Western Railroad Company (Variable width right-of-way), a distance of 52.23 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeast corner of Lot 19 of said North Fort Worth Addition;
THENCE South 59 degrees 55 minutes 43 seconds West, departing the southwest right-of-way line of said Fort Worth & Western Railroad Company, with the northwest line of said Lot 19, over, across and upon said alley, continuing with the north line of Lot 6 of North Fort Worth Addition, a total distance of 171.30 feet to an "X" Cut found for the southwest corner of said Lot 6 and lying on the northeast right-of-way line of said N Main Street;
THENCE North 29 degrees 55 minutes 49 seconds West, with the northeast right-of-way line of said N Main Street, a distance of 150.00 feet to THE POINT OF BEGINNING and containing 29,426 square feet or 0.676 acres of land, more or less.

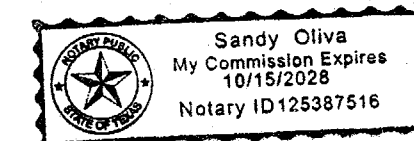
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT PCI 1106 N Main, LLC do hereby adopt this plat of North Fort Worth Addition, an addition to Tarrant County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city of franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any city or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all city or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, or adding to or removing all or parts of respective system without the necessity of any time of procuring the permission of anyone. The City of Fort Worth shall not be responsible for maintenance or 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions to the City of Fort Worth, Texas.
Witness my hand this the 18th day of MARCH, 2025

Signature - PCI 1106 N Main, LLC Representative
MARK R. PRESSWOOD
Printed Name
PRESIDENT / 3.18.25
Title / Date

STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MARK R. PRESSWOOD, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of March, 2025
Notary Public in and for the State of Texas



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: Mar 24, 2025
By: [Signature] Chairman
By: [Signature] Secretary

FINAL PLAT
LOT 9R, BLOCK 45
NORTH FORT WORTH
ADDITION

BEING A REPLAT OF LOTS 7-9 AND 16-18, BLOCK 45 ALONG WITH THE ALLEY VACATED BY ORDINANCE NUMBER 27044-08-2024 AS SHOWN ON THE PLAT RECORDED IN VOLUME 63, PAGE 149, P.R.T.C.T. JOHN BAUGH SURVEY ABSTRACT NUMBER 115 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS MAY 2024

FS-24-134

RECORDING INFORMATION
DOCUMENT NO.
DATE:

OWNER/DEVELOPER
PCI 1106 N Main, LLC
502 Grand Avenue, Suite C
Fort Worth, Texas 76164

ENGINEER
ForeSite Group, LLC
4925 Greenville Avenue, Suite 480
Dallas, Texas 75206



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.794.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2024.05.28 Project No.: TR-244-24