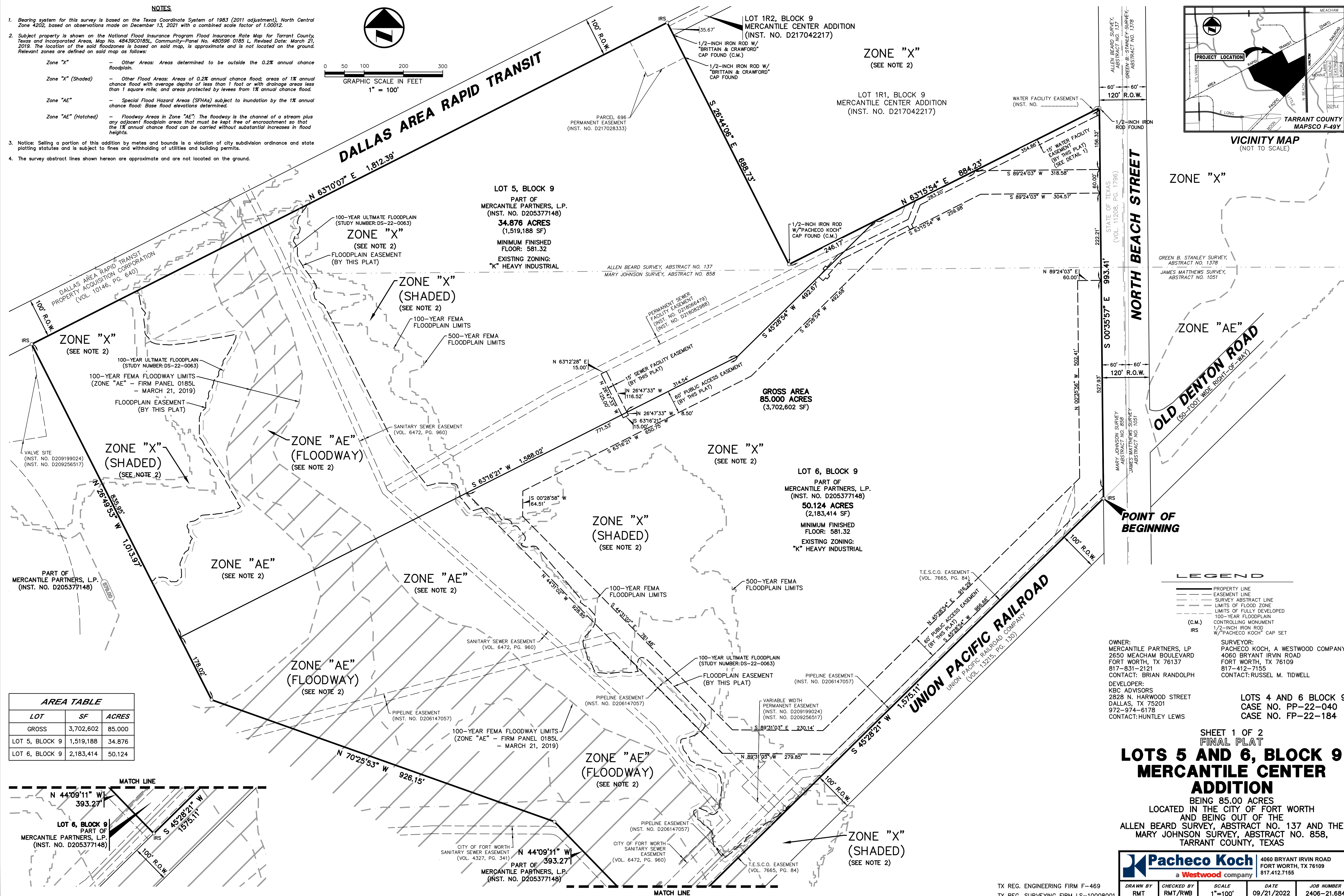
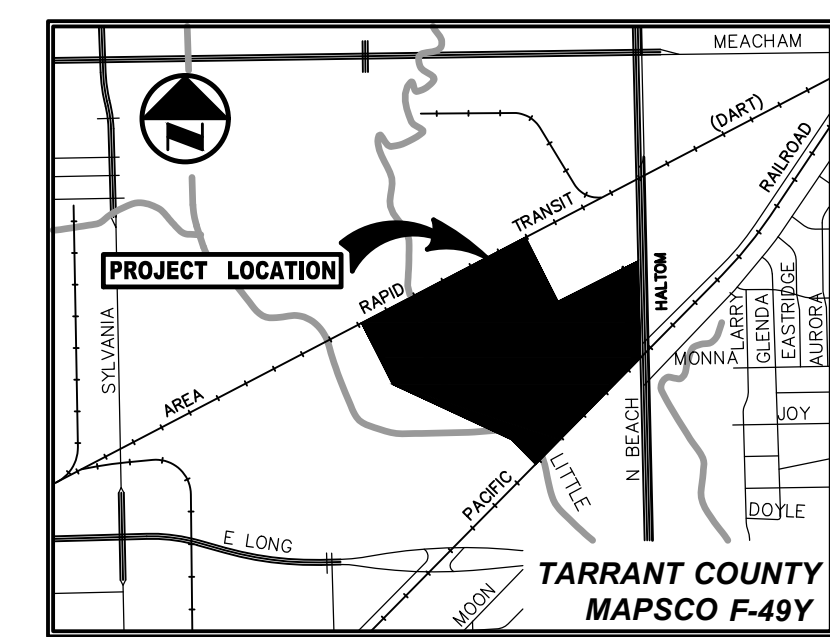
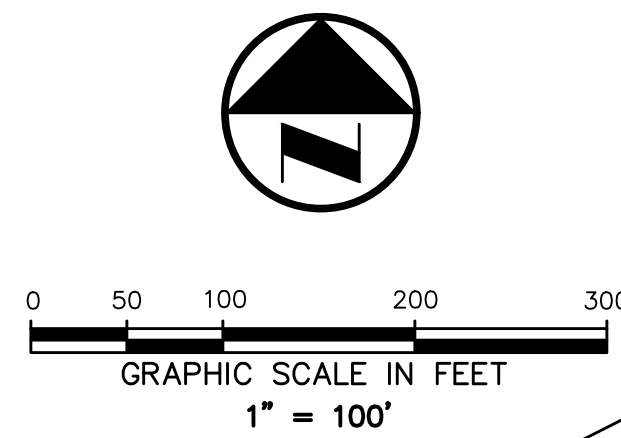


NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 13, 2021 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0185L, Community-Panel No. 480596 0185 L, Revised Date: March 21, 2019. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone "X" (Shaded) - Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
 - Zone "AE" (Hatched) - Floodway Areas in Zone "AE": The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- 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 permits.
- The survey abstract lines shown hereon are approximate and are not located on the ground.



VICINITY MAP
(NOT TO SCALE)

ZONE "X"

ZONE "AE"

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - SURVEY ABSTRACT LINE
- - - LIMITS OF FLOOD ZONE
- - - LIMITS OF FULLY DEVELOPED
- - - 100-YEAR FLOODPLAIN
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD
- W/PACHECO KOCH* CAP SET

OWNER:
MERCANTILE PARTNERS, LP
2650 MEACHAM BOULEVARD
FORT WORTH, TX 76137
817-831-2121
CONTACT: BRIAN RANDOLPH

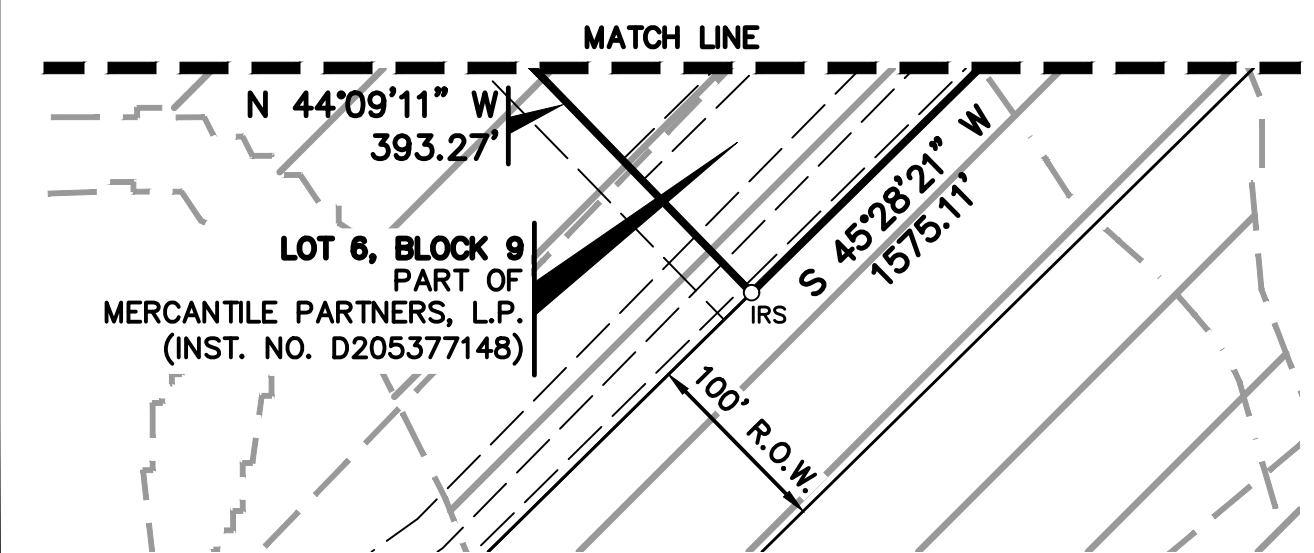
SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: RUSSEL M. TIDWELL

DEVELOPER:
KBC ADVISORS
2828 N. HARWOOD STREET
DALLAS, TX 75201
972-974-6178
CONTACT: HUNTLEY LEWIS

LOTS 4 AND 6 BLOCK 9
CASE NO. PP-22-040
CASE NO. FP-22-184

SHEET 1 OF 2
FINAL PLAT
**LOTS 5 AND 6, BLOCK 9
MERCANTILE CENTER
ADDITION**
BEING 85.00 ACRES
LOCATED IN THE CITY OF FORT WORTH
AND BEING OUT OF THE
ALLEN BEARD SURVEY, ABSTRACT NO. 137 AND THE
MARY JOHNSON SURVEY, ABSTRACT NO. 858,
TARRANT COUNTY, TEXAS

AREA TABLE		
LOT	SF	ACRES
GROSS	3,702,602	85.000
LOT 5, BLOCK 9	1,519,188	34.876
LOT 6, BLOCK 9	2,183,414	50.124



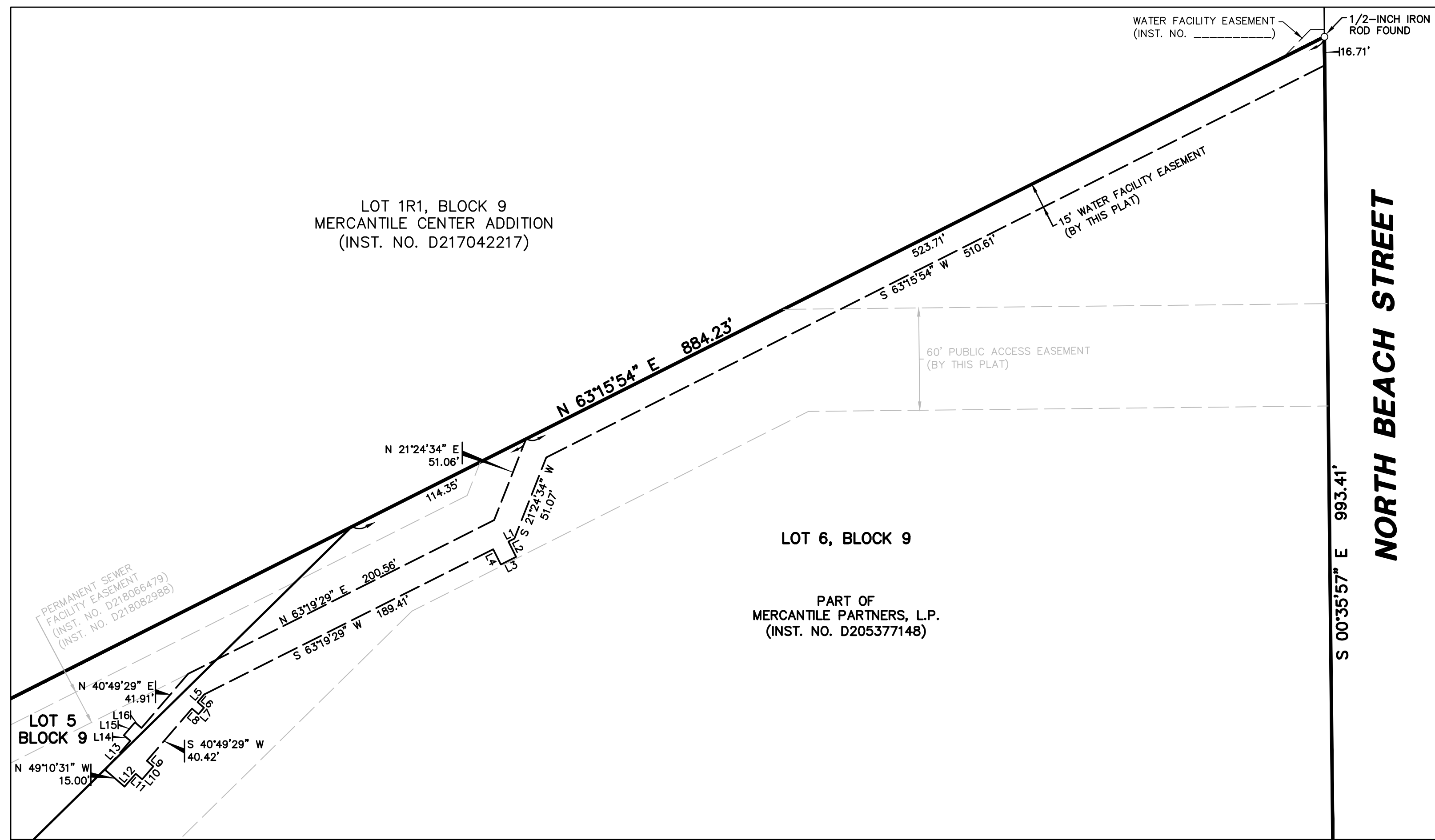
Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

DRAWN BY RMT	CHECKED BY RMT/RWB	SCALE 1"=100'	DATE 09/21/2022	JOB NUMBER 2406-21.684
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

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FINAL PLAT - MERCANTILE CENTER ADDITION LOTS 5 AND 6, BLOCK 9



NORTH BEACH STREET
S 00°35'57\"/>

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.

Utility Easements
Any public franchised 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.

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 and paving improvements; and approval is obtained from the City of Fort Worth.

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.

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".

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.

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 application, based upon Schedule 1 of the impact fee ordinance as of the date 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.

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, 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.

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 floor elevation resulting from ultimate development of the watershed.

Floodplain/Drainage 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 stormwater 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.

Building Construction Distance Limitation to an Oil or Gas Well Bore
Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regard to intervening structures or objects.

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

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Mercantile Partners, LP does hereby adopt this plat as **LOTS 5 AND 6, BLOCK 9, MERCANTILE CENTER ADDITION**, an addition to the City of Fort Worth, Denton County, Texas and does hereby dedicate to the public use forever the right-of-way and easements as shown hereon.

Executed this the ____ day of _____, 2022.

By: _____
Name: Brian Randolph
Title:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Brian Randolph, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires: _____

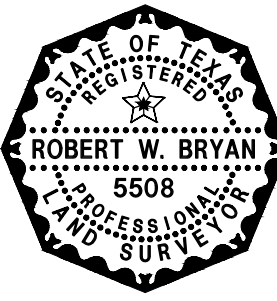
SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

I, Robert W. Bryan, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on July 5, 2018 and that all corners are shown hereon.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELEASD UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 12/1/22.


 Robert W. Bryan
Registered Professional Land Surveyor
No. 5508

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert W. Bryan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Robert W. Bryan and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires: _____

1 **DETAIL**
NOT TO SCALE

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 13, 2021 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0165L, Community-Panel No. 480596 0165 L, Revised Date, March 21, 2019. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
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- 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 permits.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 85,000 acre tract of land situated in the Allen Beard Survey, Abstract No. 137 and the Mary Johnson Survey, Abstract No. 858, City of Fort Worth, Tarrant County, Texas; said tract being part of that tract of land described in General Warranty Deed to Mercantile Partners, L.P., recorded in Instrument No. D205377148 of the Official Public Records of Tarrant County, Texas; said 85,000 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the intersection of the west right-of-way line of North Beach Street (120-foot wide right-of-way) and the northwest right-of-way line of the Union Pacific Railroad (100-foot wide right-of-way);

THENCE, South 45 degrees, 28 minutes, 21 seconds West, along the said northwest line of the Union Pacific Railroad and the southeast line of said Mercantile tract, a distance of 1,575.11 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being in the northeast line of a City of Fort Worth Sanitary Sewer easement recorded in Volume 4327, Page 341 of the Deed Records of Tarrant County, Texas;

THENCE, North 44 degrees, 09 minutes, 11 seconds West, departing the said northwest line of the Union Pacific Railroad and partially along the said northeast line of the City of Fort Worth Sanitary Sewer easement, a distance of 393.27 feet to an angle point;

THENCE, North 70 degrees, 25 minutes, 53 seconds West, a distance of 926.15 feet to an angle point;

THENCE, North 26 degrees, 49 minutes, 53 seconds West, a distance of 1,013.97 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the northwest line of said Mercantile tract and the southeast line of that tract of land described in Deed to Dallas Area Rapid Transit Property Acquisition Corporation (100-foot wide right-of-way) recorded in Volume 10148, Page 640 of said Deed Records; said point also being the northeast corner of a called 1.190 acre Valve Site recorded in Instrument No. D209199024, as amended by Instrument No. D209256517 of said Official Public Records;

THENCE, North 63 degrees, 10 minutes, 07 seconds East, along the said southeast line of the Dallas Area Rapid Transit tract and the said northwest line of the Mercantile tract, a distance of 1,812.39 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northwest corner of Lot 1R2, Block 9, Mercantile Center Addition, an addition to the City of Fort Worth, according to the plat recorded in Instrument No. D217042217 of said Official Public Records;

THENCE, South 26 degrees, 44 minutes, 06 seconds East, departing the said southeast line of the Dallas Area Rapid Transit tract and along the west line of said Lot 1R2, at a distance of 35.67 feet passing the southwest corner of said Lot 1R2 and the northwest corner of Lot 1R1, Block 9 of said Mercantile Center Addition, continuing in all a total distance of 688.73 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for southwest corner of said Lot 1R1;

THENCE, North 63 degrees, 15 minutes, 54 seconds East, along the southeast line of said Lot 1R1, a distance of 884.23 feet to a 1/2-inch iron rod found for corner in the west line of said North Beach Street; said point being the southeast corner of said Lot 1R1;

THENCE, South 00 degrees, 35 minutes, 57 seconds East, along the said west line of North Beach Street, a distance of 993.41 feet to the POINT OF BEGINNING;

CONTAINING: 3,702,602 square feet or 85,000 acres of land, more or less.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 63°19'29" W	3.92'
L2	S 26°40'31" E	10.00'
L3	S 63°19'29" W	10.00'
L4	N 26°40'31" W	10.00'
L5	S 40°49'29" W	6.01'
L6	S 49°10'31" E	5.00'
L7	S 40°49'29" W	5.00'
L8	N 49°10'31" W	5.00'
L9	S 49°10'31" E	5.00'
L10	S 40°49'29" W	10.00'
L11	N 49°10'31" W	5.00'
L12	S 40°49'29" W	10.00'
L13	N 40°49'29" E	22.50'
L14	N 49°10'31" W	5.00'
L15	N 40°49'29" E	10.00'
L16	S 49°10'31" E	5.00'

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: _____

By: _____
Chairman

By: _____
Secretary

This plat recorded in Document Number _____ Date _____

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

Pacheco Koch
a Westwood company

4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RMT	RMT/RWB	1"=100'	09/21/2022	2406-21.684

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FINAL PLAT - MERCANTILE CENTER ADDITION LOTS 5 AND 6, BLOCK 9