



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

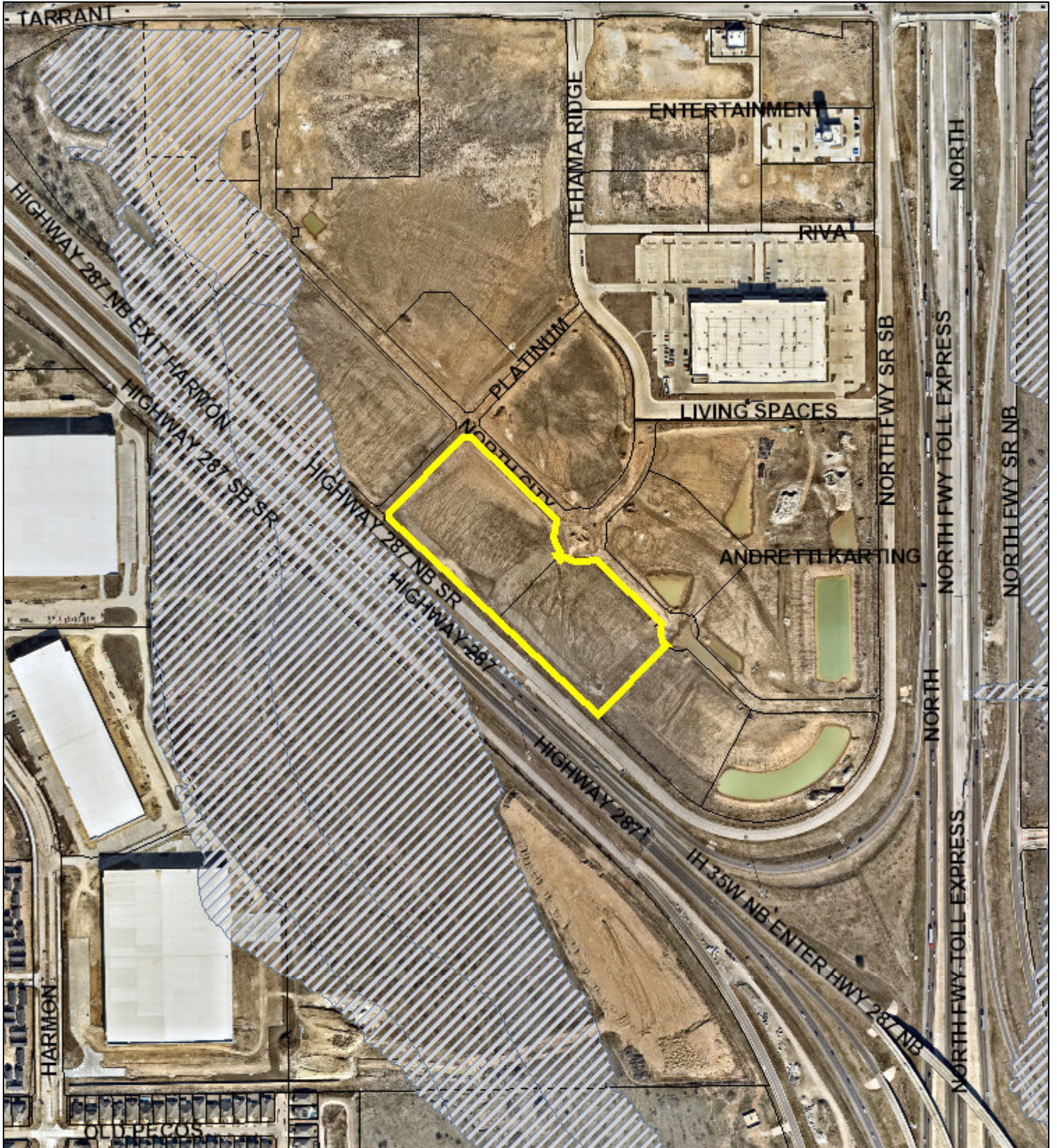
| PUBLIC HEARING DATES | |
|---|--|
| Zoning Commission | |
| City Council | |
| Location: Council Chambers, Second Floor of City Hall | |
| LOCATION MAP | |

| Case Number: | | |
|-----------------|------------------|-------------------|
| Applicant: | Site Address: | Council District: |
| Current Zoning: | Proposed Zoning: | Proposed Use: |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

| | | |
|------------------------------|---------------------------------|---------|
| Organization Name: | Oppose | Support |
| Signature of Representative: | Printed Name of Representative: | |

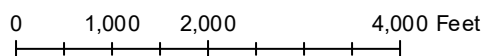
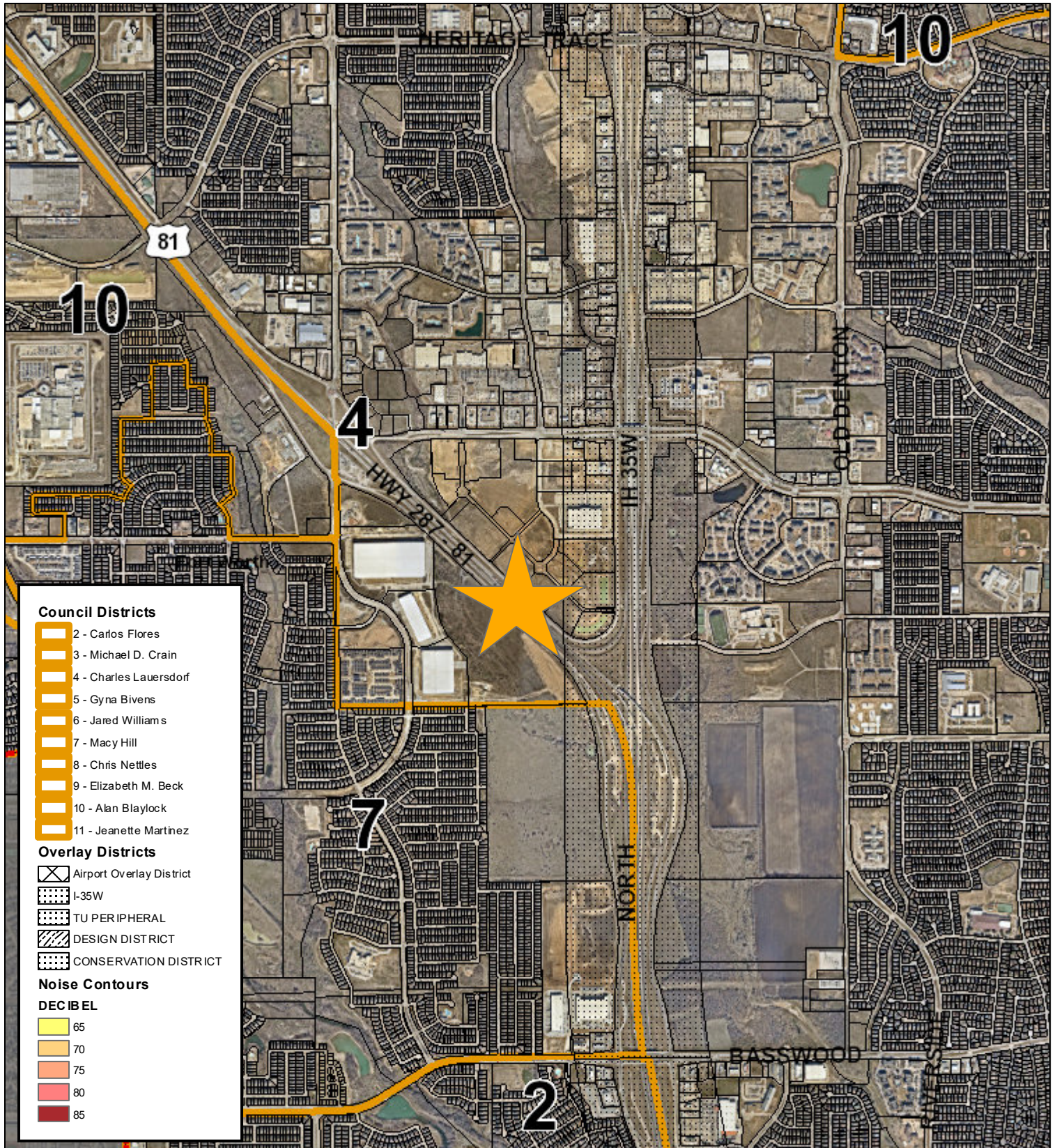
Aerial Photo Map



0 310 620 1,240 Feet



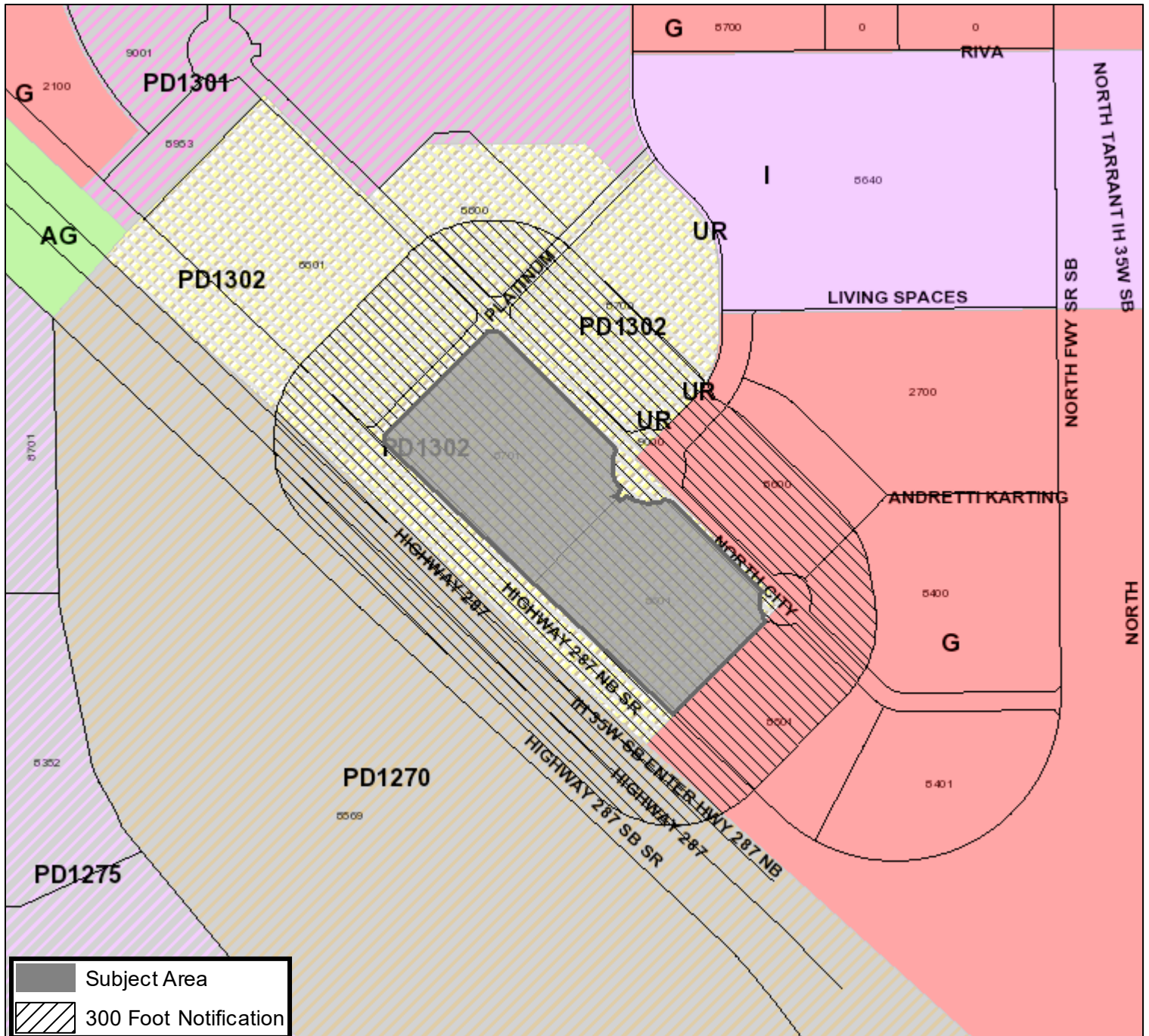
Area Map





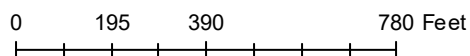


Area Zoning Map

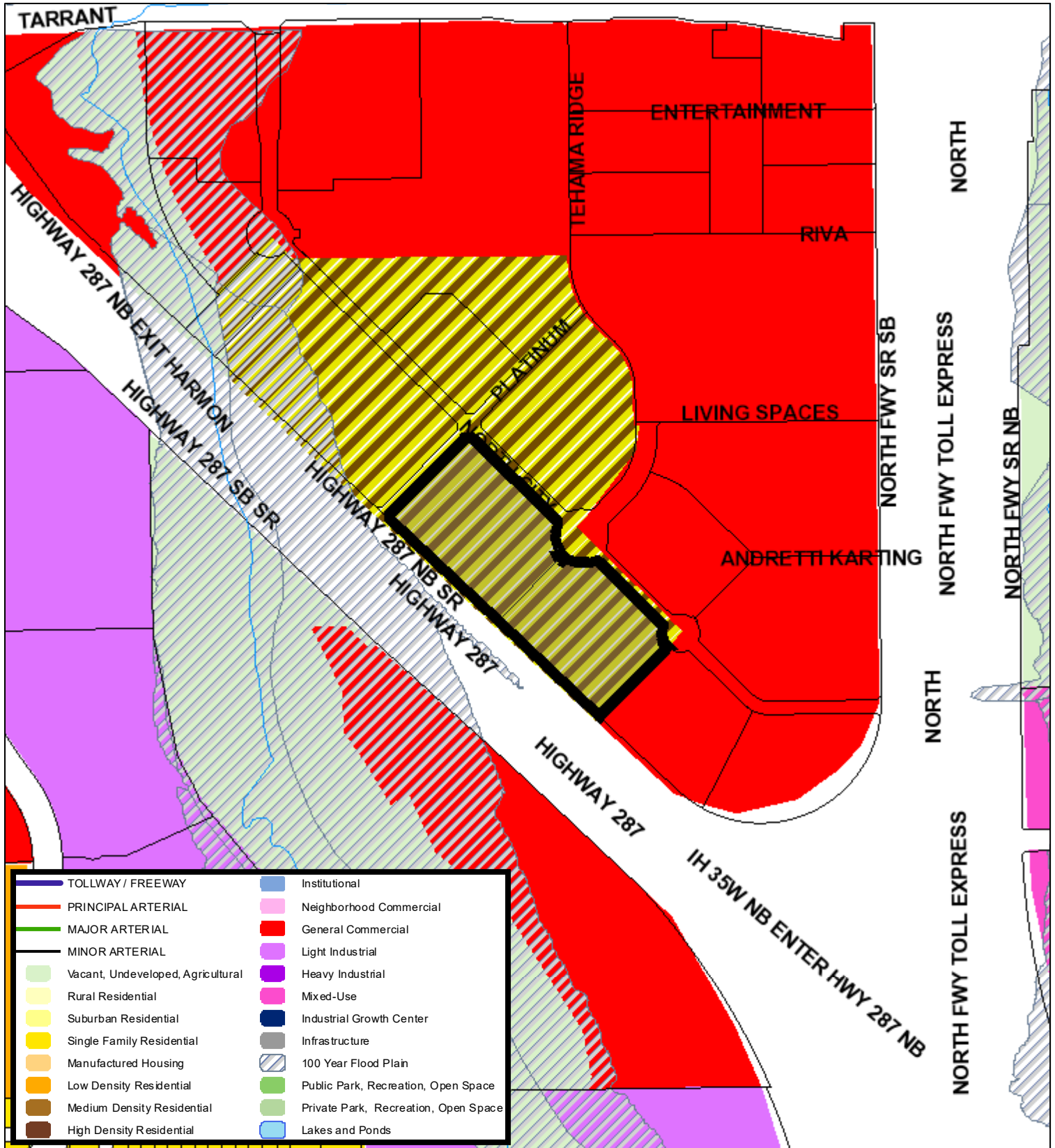
Applicant: NTP35 LP
 Address: 8701 & 8601 North City Drive
 Zoning From: PD 1302
 Zoning To: Add the required site plan
 Acres: 10.19675052
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 7/10/2024
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification



Future Land Use

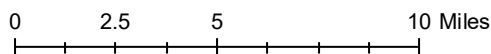
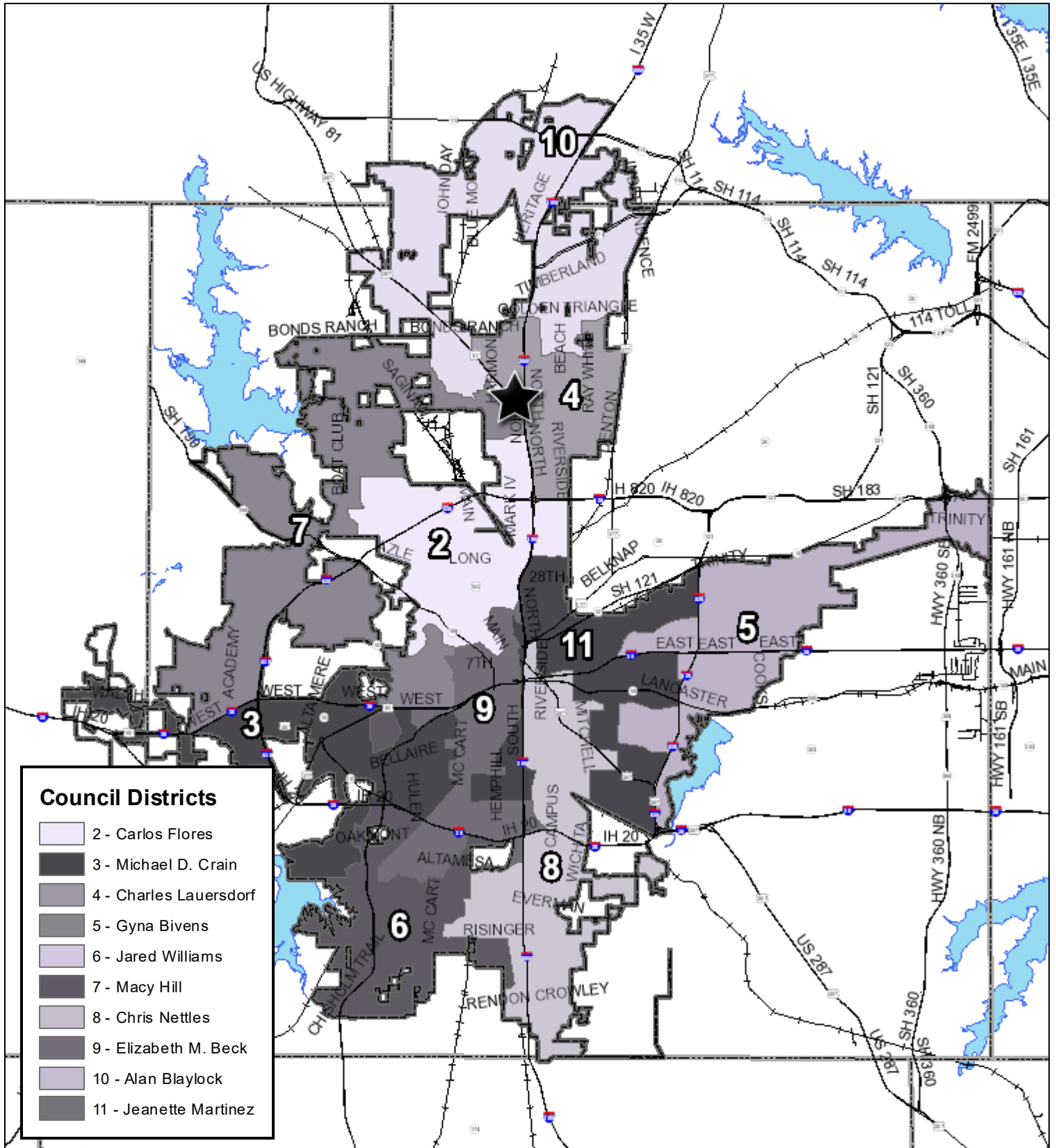


500 250 0 500 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER NTP35, LP

Mailing Address PO Box 628 City, State, Zip Fort Worth, TX 76102

Phone 817.236.6100 Email steve@mckeever.us

APPLICANT Cross Development

Mailing Address 4317 Marsh Ridge Rd. City, State, Zip Carrollton, TX 75010

Phone 469.328.3061 Email smorrison@crossdevelopment.net

AGENT / OTHER CONTACT Manhard Consulting

Mailing Address 505 Pecan St, Suite 201 City, State, Zip Fort Worth, TX 76102

Phone 817.865.5227 Email jrussell@manhard.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 8701 & 8601 North City Dr, Fort Worth, TX 76101

Total Rezoning Acreage: _____ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): Lots 1 & 2, Block 2, North City Addition - East

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 10.188 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

| Zoning Change Application | Site Plan Amendment |
|---|---|
| <input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP | <input checked="" type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____ |

DEVELOPMENT INFORMATION

Current Zoning District(s): PD/UR Proposed Zoning District(s): N/A

Current Use of Property: Vacant Land

Proposed Use of Property: UR

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: UR

Land Uses Being Added or Removed: N/A

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The proposed site plan is being submitted to show conformance with the existing PD in place, PD 1302. There are no changes to the development standards or waivers being requested. The two (2) sites shown in the site plan have a designated future land use of Urban Residential per PD 1302. The provided site plan complies with the Urban Residential land use. This project includes two (2) multifamily buildings that total +/-504,500 square feet and are four (4) stories in height. The project will include both on-street and off-street parking in order to serve the development.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission’s public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION


Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner’s Signature (of the above referenced property): _____

Owner’s Name (Printed): _____

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) MANHARD CONSULTING, AND ITS AGENTS ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY: LOTS 1 & 2, BLOCK 2, NORTH CITY ADDITION - EAST (CERTIFIED LEGAL DESCRIPTION)



Owner’s Signature (of the above referenced property)

Steve McKeever

Owner’s Name (Printed)



Applicant or Agent’s Signature

JONATHAN RUSSELL

Applicant or Agent’s Name (Printed):





SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
 - o *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - HEAD IN PARKING STALLS ARE ASSUMED TO BE 18' DEEP AND 9' WIDE.
 - ANGLED STALLS ARE ASSUMED TO MEET CITY OF FORT WORTH CRITERIA FOR 60" PARKING STALLS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY WITH "SECTION 6.301, LANDSCAPING."
 - PROJECT WILL COMPLY WITH "SECTION 6.302, URBAN FORESTRY."
 - ALL ROOFTOP SCREENING WILL COMPLY WITH CITY CODE.
 - ALL STREET TREE PLANTINGS WILL COMPLY WITH CITY CODE.
 - ALL PEDESTRIAN LIGHTING WILL COMPLY WITH CITY CODE.
 - DUMPSTER ENCLOSURES TO BE SCREENED WITH 10' MASONRY WALL AND METAL GATES.
 - ALL PARKING STALLS OUTSIDE OF THE RIGHT OF WAY ARE TO BE IN A PUBLIC ACCESS EASEMENT. EASEMENT IS TO FOLLOW THE BACK OF CURB LINE.
 - ALL BUILDING HEIGHTS BETWEEN GRADE BREAKS ARE TO BE MEASURED TO APPROXIMATELY THE TOP PLATE LINE.

PARKING SUMMARY TABLE

PARKING REQUIREMENTS

1 SPACE / 1 BEDROOM = 627
1 SPACE / 250 SF OF COMMON AREA = 20

PARKING COUNT

| | |
|------------|------------|
| REQUIRED | 647 SPACES |
| PROPOSED | |
| GARAGE | 36 SPACES |
| ON-STREET | 161 SPACES |
| STANDARD | 157 |
| ADA ACC. | 2 |
| VAN ACC. | 2 |
| OFF-STREET | 508 |
| STANDARD | 500 |
| ADA ACC. | 4 |
| VAN ACC. | 4 |
| TOTAL | 705 SPACES |
| WHEELSTOPS | 194 |

BUILDING EXTERIOR CONSTRUCTION MATERIALS:

APARTMENT BUILDING:

- 60% MASONRY
- 40% FIBER CEMENT SIDING OR PANEL

SITE SUMMARY TABLE

STANDARDS ARE BASED ON PD 1302

SITE ACREAGE

10.23 ACRES

SETBACKS (MIN/MAX)

FRONT 0-20 FT
SIDE 0-20 FT
REAR 0-20 FT

BUILDING DATA

UNIT COUNT: 469 UNITS
APARTMENT BUILDING: ±504,500 SF, ±42 FT TALL

LAND USE

EXISTING: VACANT LAND
PROPOSED: URBAN RESIDENTIAL

GROSS FLOOR AREA

±504,500 SF

LAND DENSITY

45.84 UNITS/ACRE

ENGINEER
MANHARD CONSULTING
505 PECAN STREET
SUITE 201
FORT WORTH, TX 76102
817.865.5227

DEVELOPER
CROSS DEVELOPMENT
4317 MARSH RIDGE ROAD
CARROLLTON, TX 75010
469.328.3061

SURVEYOR
MANHARD CONSULTING
505 PECAN STREET
SUITE 201
FORT WORTH, TX 76102
817.865.5344

ARCHITECT
CROSS ARCHITECTS
879 JUNCTION DRIVE
ALLEN, TX 75013
469.393.1122

LAND USE & ZONING

EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: URBAN RESIDENTIAL

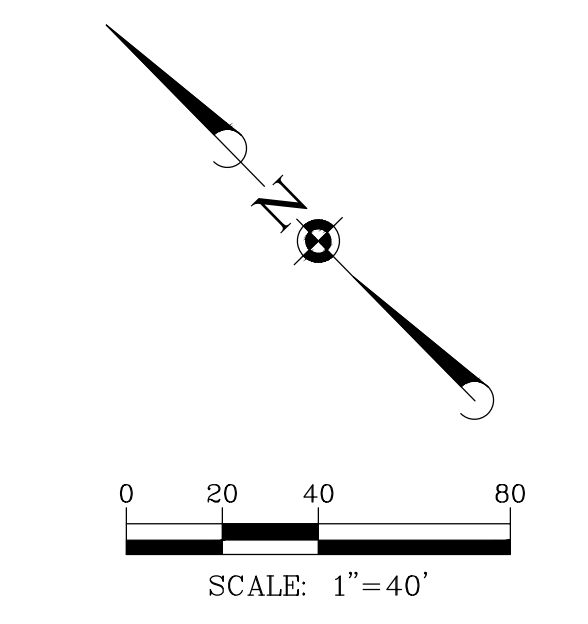
EXISTING ZONING: PLANNED DEVELOPMENT
PROPOSED ZONING: N/A

Line Table

| Line # | Length | Direction |
|--------|--------|------------------|
| L1 | 16.110 | N9° 13' 27.29"W |
| L2 | 6.673 | N44° 26' 51.00"E |
| L3 | 20.997 | N45° 33' 09.00"W |
| L4 | 6.673 | S44° 26' 51.00"W |
| L5 | 16.110 | N81° 52' 50.71"W |
| L6 | 8.320 | N11° 52' 11.04"W |
| L7 | 5.999 | N44° 26' 51.00"E |
| L8 | 12.498 | N45° 33' 09.00"W |

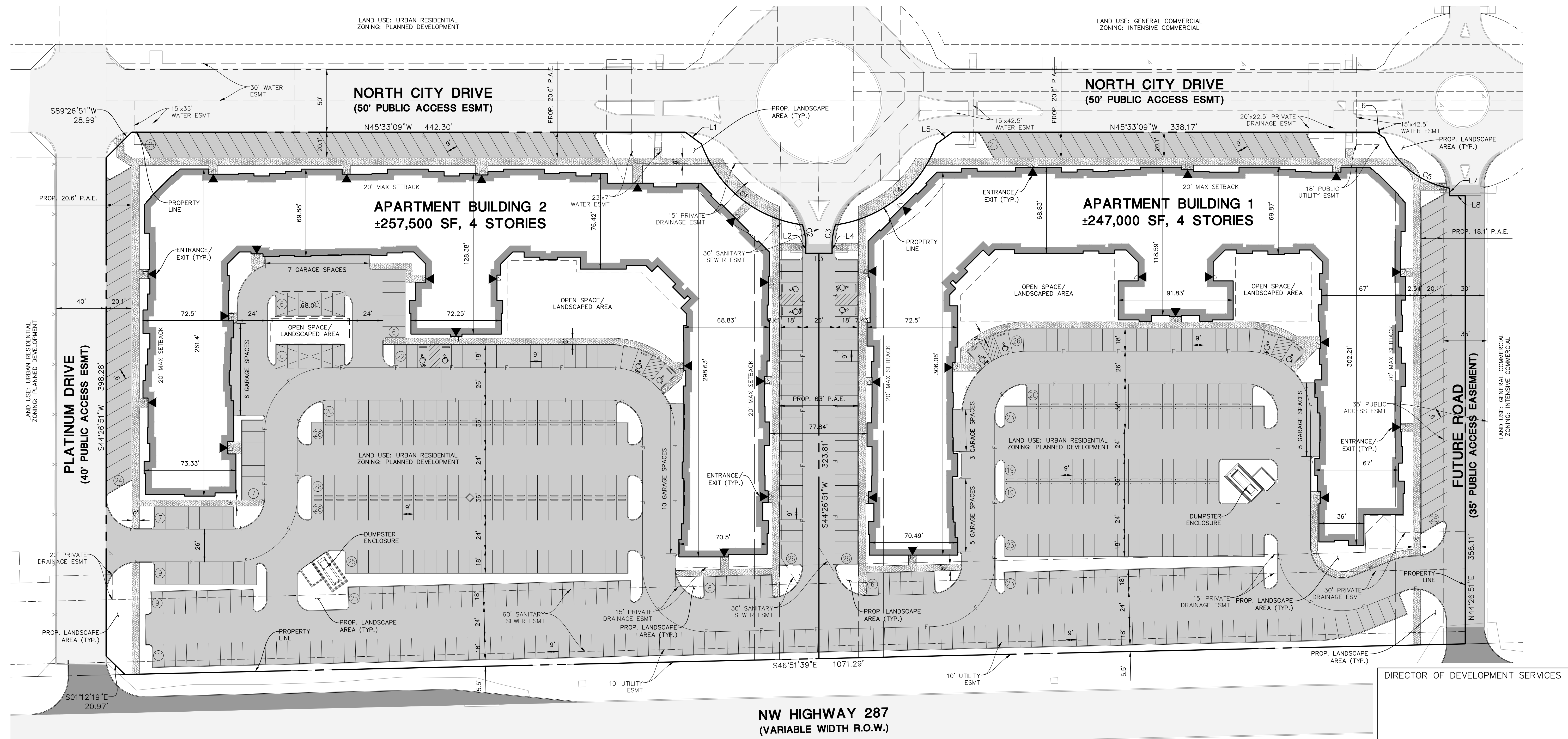
Curve Table

| Curve # | Length | Radius | Delta |
|---------|---------|--------|----------|
| C1 | 108.525 | 99.985 | 062.1895 |
| C2 | 16.506 | 49.492 | 019.1086 |
| C3 | 16.506 | 49.492 | 019.1086 |
| C4 | 108.525 | 99.985 | 062.1895 |
| C5 | 68.402 | 70.989 | 055.2075 |



LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE PAVING (BY OTHERS)
- EXISTING CONCRETE PAVING



DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

NORTH CITY APARTMENTS - PHASE 2

ZONING CASE NO: SP-XX-XXX

Manhard CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102, Ph: 817.865.5344, manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-29055 (Eng)

NORTH CITY APARTMENTS - PHASE 2

8701 & 8601 NORTH CITY DRIVE, FORT WORTH, TARRANT COUNTY, TEXAS
LOTS 1 & 2, BLOCK 2, NORTH CITY ADDITION-EAST

SITE PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES

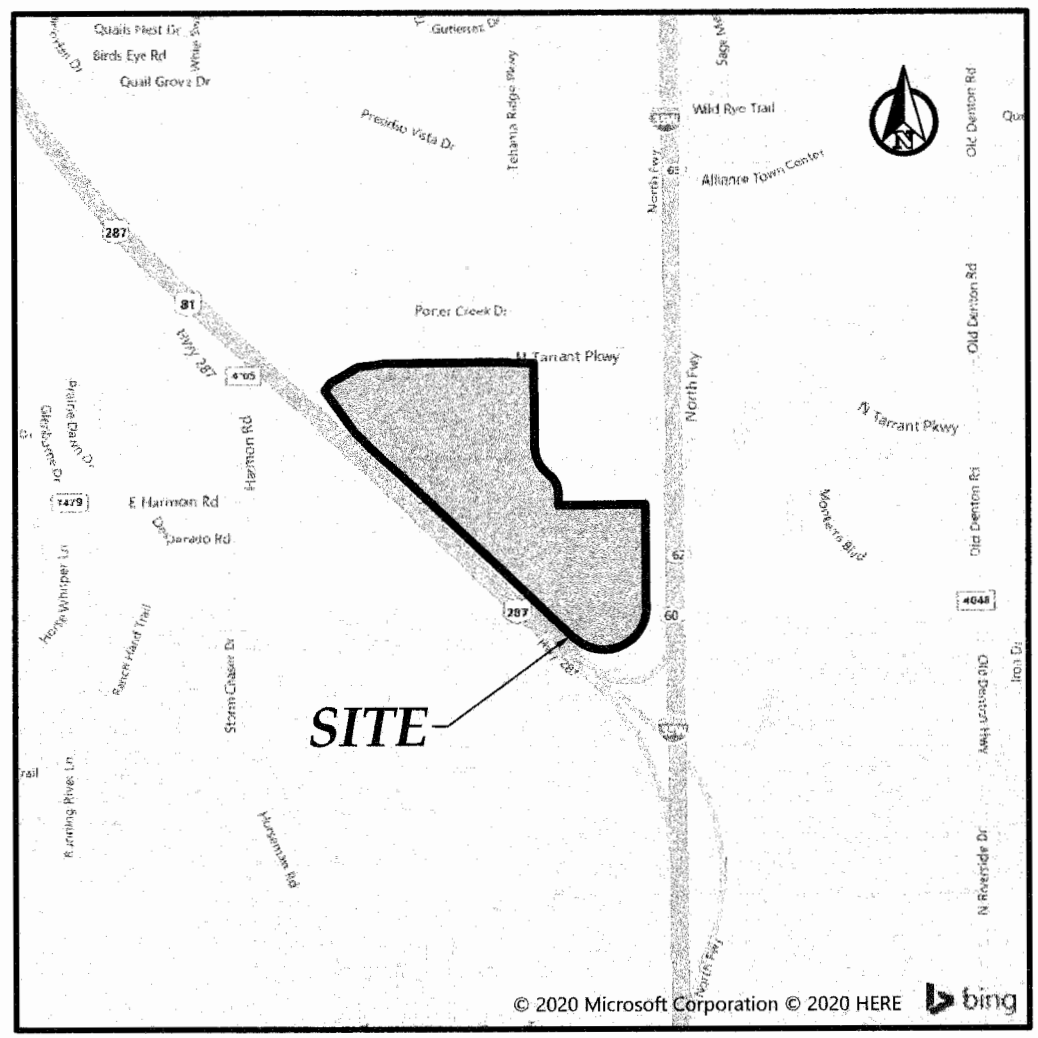
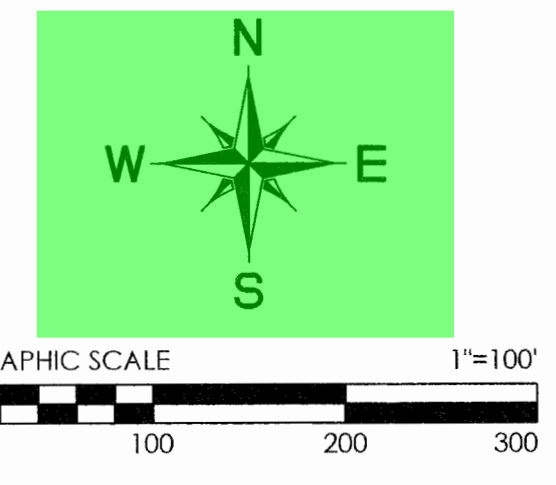
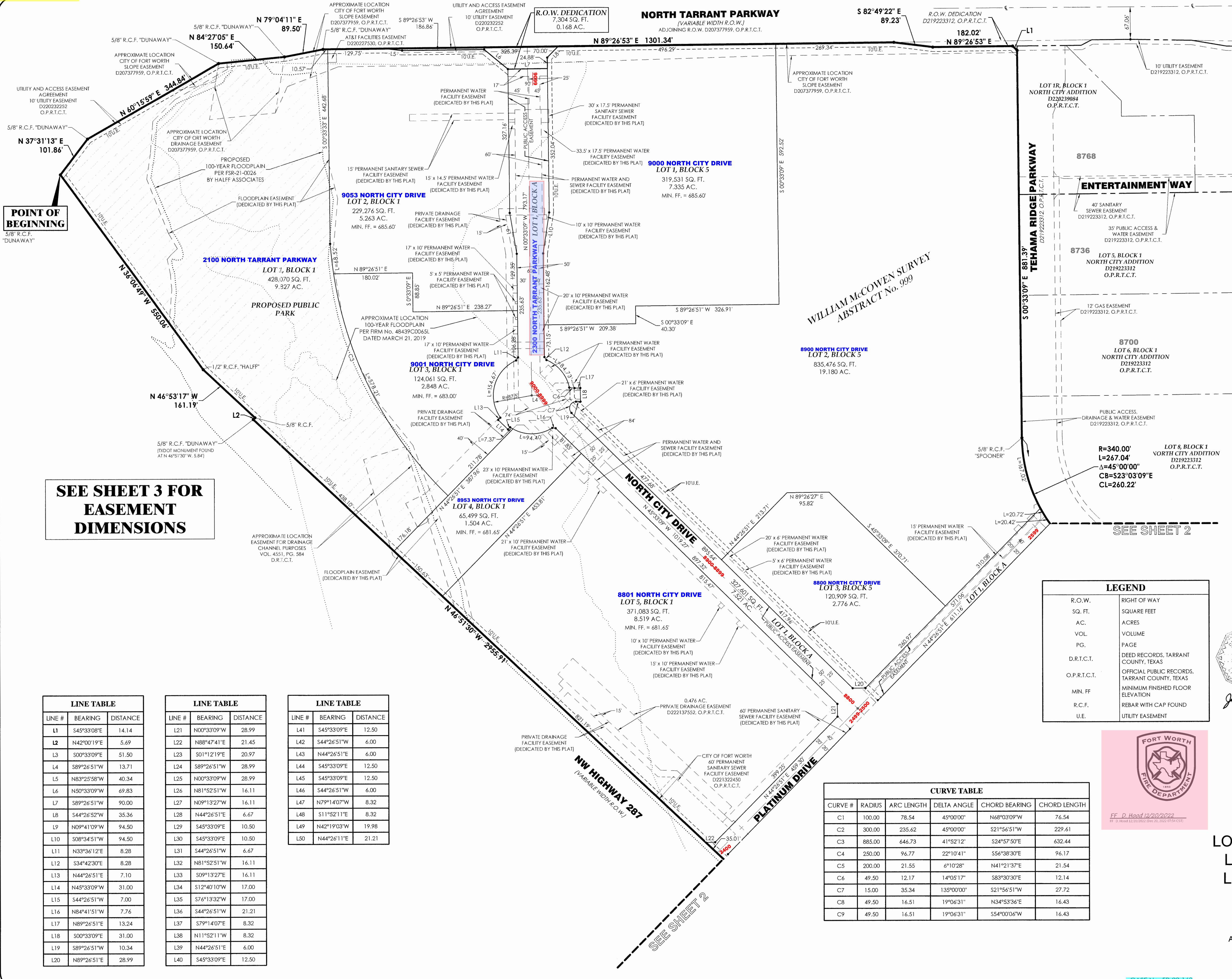
JONATHAN D. RUSSELL, P.E.
TEXAS P.E. No. 108855
ISSUED THIS DATE:
5/31/2024

PROJ. MGR.: JR
PROJ. ASSOC.: KH
DRAWN BY: JD
DATE: 5/31/2024

SHEET
SP
611.062003

Plot Date: 05/31/24 Draw Name: P:\611062 Cross Development\003 North City Apartments - Phase 2\Map\Envt_Plan_Sat_Drawing\Site_Plan.dwg, Updated By: dhubon

PENDING



VICINITY MAP
N.T.S.

POINT OF BEGINNING
5/8" R.C.F. "DUNAWAY"

SEE SHEET 3 FOR EASEMENT DIMENSIONS

SEE SHEET 2

OWNED/DEVELOPED BY:
NTP35, LP
P.O. BOX 628
FORT WORTH, TEXAS 76101
817-236-6100

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TsSurv Firm # 10021700

Joel & Barton
12/19/2022

LEGEND

| | |
|--------------|--|
| R.O.W. | RIGHT OF WAY |
| SQ. FT. | SQUARE FEET |
| AC. | ACRES |
| VOL. | VOLUME |
| PG. | PAGE |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| MIN. FF. | MINIMUM FINISHED FLOOR ELEVATION |
| R.C.F. | REBAR WITH CAP FOUND |
| U.E. | UTILITY EASEMENT |

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | S45°33'08"E | 14.14 |
| L2 | N42°00'19"E | 5.69 |
| L3 | S00°33'09"E | 51.50 |
| L4 | S89°26'51"W | 13.71 |
| L5 | N83°25'58"W | 40.34 |
| L6 | N50°33'09"W | 69.83 |
| L7 | S89°26'51"W | 90.00 |
| L8 | S44°26'52"W | 35.36 |
| L9 | N09°41'09"W | 94.50 |
| L10 | S08°34'51"W | 94.50 |
| L11 | N33°36'12"E | 8.28 |
| L12 | S34°42'30"E | 8.28 |
| L13 | N44°26'51"E | 7.10 |
| L14 | N45°33'09"W | 31.00 |
| L15 | S44°26'51"W | 7.00 |
| L16 | N84°41'51"W | 7.76 |
| L17 | N89°26'51"E | 13.24 |
| L18 | S00°33'09"E | 31.00 |
| L19 | S89°26'51"W | 10.34 |
| L20 | N89°26'51"E | 28.99 |

LINE TABLE

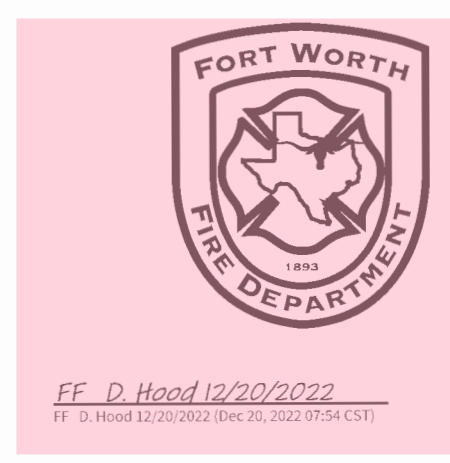
| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L21 | N00°33'09"W | 28.99 |
| L22 | N88°47'41"E | 21.45 |
| L23 | S01°12'19"E | 20.97 |
| L24 | S89°26'51"W | 28.99 |
| L25 | N00°33'09"W | 28.99 |
| L26 | N81°52'51"W | 16.11 |
| L27 | N09°13'27"W | 16.11 |
| L28 | N44°26'51"E | 6.67 |
| L29 | S45°33'09"E | 10.50 |
| L30 | S45°33'09"E | 10.50 |
| L31 | S44°26'51"W | 6.67 |
| L32 | N81°52'51"W | 16.11 |
| L33 | S09°13'27"E | 16.11 |
| L34 | S12°40'10"W | 17.00 |
| L35 | S76°13'32"W | 17.00 |
| L36 | S44°26'51"W | 21.21 |
| L37 | S79°14'07"E | 8.32 |
| L38 | N11°52'11"W | 8.32 |
| L39 | N44°26'51"E | 6.00 |
| L40 | S45°33'09"E | 12.50 |

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L41 | S45°33'09"E | 12.50 |
| L42 | S44°26'51"W | 6.00 |
| L43 | N44°26'51"E | 6.00 |
| L44 | S45°33'09"E | 12.50 |
| L45 | S45°33'09"E | 12.50 |
| L46 | S44°26'51"W | 6.00 |
| L47 | N79°14'07"W | 8.32 |
| L48 | S11°52'11"E | 8.32 |
| L49 | N42°19'03"W | 19.98 |
| L50 | N44°26'11"E | 21.21 |

CURVE TABLE

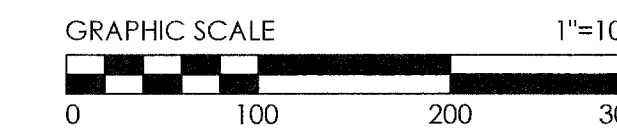
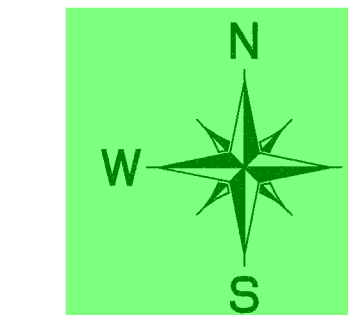
| CURVE # | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---------|--------|------------|-------------|---------------|--------------|
| C1 | 100.00 | 78.54 | 45°00'00" | N68°03'09"W | 76.54 |
| C2 | 300.00 | 235.62 | 45°00'00" | S21°56'51"W | 229.61 |
| C3 | 885.00 | 646.73 | 41°52'12" | S24°57'50"E | 632.44 |
| C4 | 250.00 | 96.77 | 22°10'41" | S56°38'30"E | 96.17 |
| C5 | 200.00 | 21.55 | 6°10'28" | N41°21'37"E | 21.54 |
| C6 | 49.50 | 12.17 | 14°05'17" | S83°30'30"E | 12.14 |
| C7 | 15.00 | 35.34 | 135°00'00" | S21°56'51"W | 27.72 |
| C8 | 49.50 | 16.51 | 19°06'31" | N34°53'36"E | 16.43 |
| C9 | 49.50 | 16.51 | 19°06'31" | S54°00'06"W | 16.43 |



FP-22-163

17 addresses & 10 block ranges

FINAL PLAT
LOTS 1-5, BLOCK 1, LOTS 1-4, BLOCK 2
LOTS 1-3, BLOCK 3, LOT 1, BLOCK 4
LOTS 1-3, BLOCK 5, LOT 1, BLOCK A
NORTH CITY ADDITION - EAST
BEING A REPLAT OF
LOT 9, BLOCK 1
NORTH CITY ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN DOCUMENT NO. D219223312, O.P.R.T.C.T.
16 NON-RESIDENTIAL LOTS
1 PUBLIC ACCESS EASEMENT LOT
OCTOBER 2022



| LEGEND | |
|--------------|--|
| R.O.W. | RIGHT OF WAY |
| SQ. FT. | SQUARE FEET |
| AC. | ACRES |
| VOL. | VOLUME |
| PG. | PAGE |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| MIN. FF. | MINIMUM FINISHED FLOOR ELEVATION |
| R.C.F. | REBAR WITH CAP FOUND |
| U.E. | UTILITY EASEMENT |

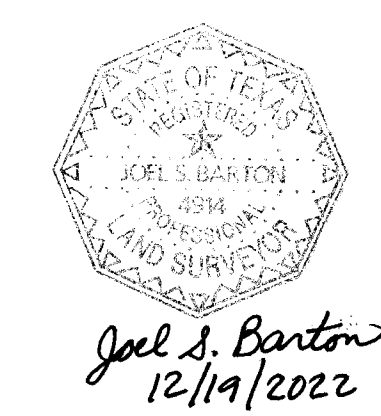
SEE SHEET 4 FOR EASEMENT DIMENSIONS

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S45°33'08"E | 14.14 |
| L2 | N42°00'19"E | 5.69 |
| L3 | S00°33'09"E | 51.50 |
| L4 | S89°26'51"W | 13.71 |
| L5 | N83°25'58"W | 40.34 |
| L6 | N50°33'09"W | 69.83 |
| L7 | S89°26'51"W | 90.00 |
| L8 | S44°26'52"W | 35.36 |
| L9 | N09°41'09"W | 94.50 |
| L10 | S08°34'51"W | 94.50 |
| L11 | N33°36'12"E | 8.28 |
| L12 | S34°42'30"E | 8.28 |
| L13 | N44°26'51"E | 7.10 |
| L14 | N45°33'09"W | 31.00 |
| L15 | S44°26'51"W | 7.00 |
| L16 | N84°41'51"W | 7.76 |
| L17 | N89°26'51"E | 13.24 |
| L18 | S00°33'09"E | 31.00 |
| L19 | S89°26'51"W | 10.34 |
| L20 | N89°26'51"E | 28.99 |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L21 | N00°33'09"W | 28.99 |
| L22 | N88°47'41"E | 21.45 |
| L23 | S01°12'19"E | 20.97 |
| L24 | S89°26'51"W | 28.99 |
| L25 | N00°33'09"W | 28.99 |
| L26 | N81°52'51"W | 16.11 |
| L27 | N09°13'27"W | 16.11 |
| L28 | N44°26'51"E | 6.67 |
| L29 | S45°33'09"E | 10.50 |
| L30 | S45°33'09"E | 10.50 |
| L31 | S44°26'51"W | 6.67 |
| L32 | N81°52'51"W | 16.11 |
| L33 | S09°13'27"E | 16.11 |
| L34 | S12°40'10"W | 17.00 |
| L35 | S76°13'32"W | 17.00 |
| L36 | S44°26'51"W | 21.21 |
| L37 | S79°14'07"E | 8.32 |
| L38 | N11°52'11"W | 8.32 |
| L39 | N44°26'51"E | 6.00 |
| L40 | S45°33'09"E | 12.50 |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L41 | S45°33'09"E | 12.50 |
| L42 | S44°26'51"W | 6.00 |
| L43 | N44°26'51"E | 6.00 |
| L44 | S45°33'09"E | 12.50 |
| L45 | S45°33'09"E | 12.50 |
| L46 | S44°26'51"W | 6.00 |
| L47 | N79°14'07"W | 8.32 |
| L48 | S11°52'11"E | 8.32 |
| L49 | N42°19'03"W | 19.98 |
| L50 | N44°26'11"E | 21.21 |

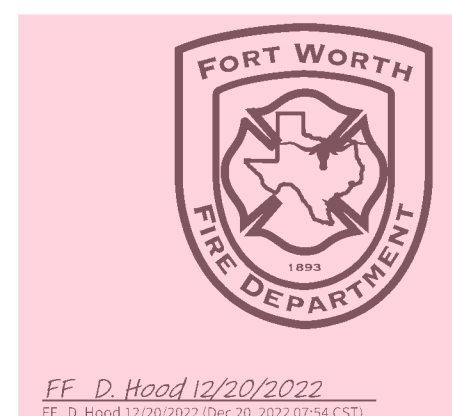
| CURVE TABLE | | | | | |
|-------------|--------|------------|-------------|---------------|--------------|
| CURVE # | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 100.00 | 78.54 | 45°00'00" | N68°03'09"W | 76.54 |
| C2 | 300.00 | 235.62 | 45°00'00" | S21°56'51"W | 229.61 |
| C3 | 885.00 | 646.73 | 41°52'12" | S24°57'50"E | 632.44 |
| C4 | 250.00 | 96.77 | 22°10'41" | S56°38'30"E | 96.17 |
| C5 | 200.00 | 21.55 | 6°10'28" | N41°21'37"E | 21.54 |
| C6 | 49.50 | 12.17 | 14°05'17" | S83°30'30"E | 12.14 |
| C7 | 15.00 | 35.34 | 135°00'00" | S21°56'51"W | 27.72 |
| C8 | 49.50 | 16.51 | 19°06'31" | N34°53'36"E | 16.43 |
| C9 | 49.50 | 16.51 | 19°06'31" | S54°00'06"W | 16.43 |



OWNED/DEVELOPED BY:
NTP35, LP
 P.O. BOX 628
 FORT WORTH, TEXAS 76101
 817-236-6100

PREPARED BY:

GMcivil
 Engineering & Surveying
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051
 817-329-4373
 TxEng Firm # F-2944 | TxSurv Firm # 10021700

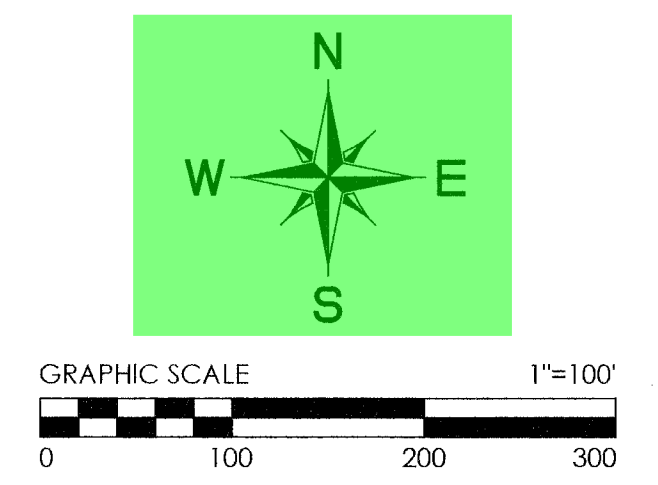
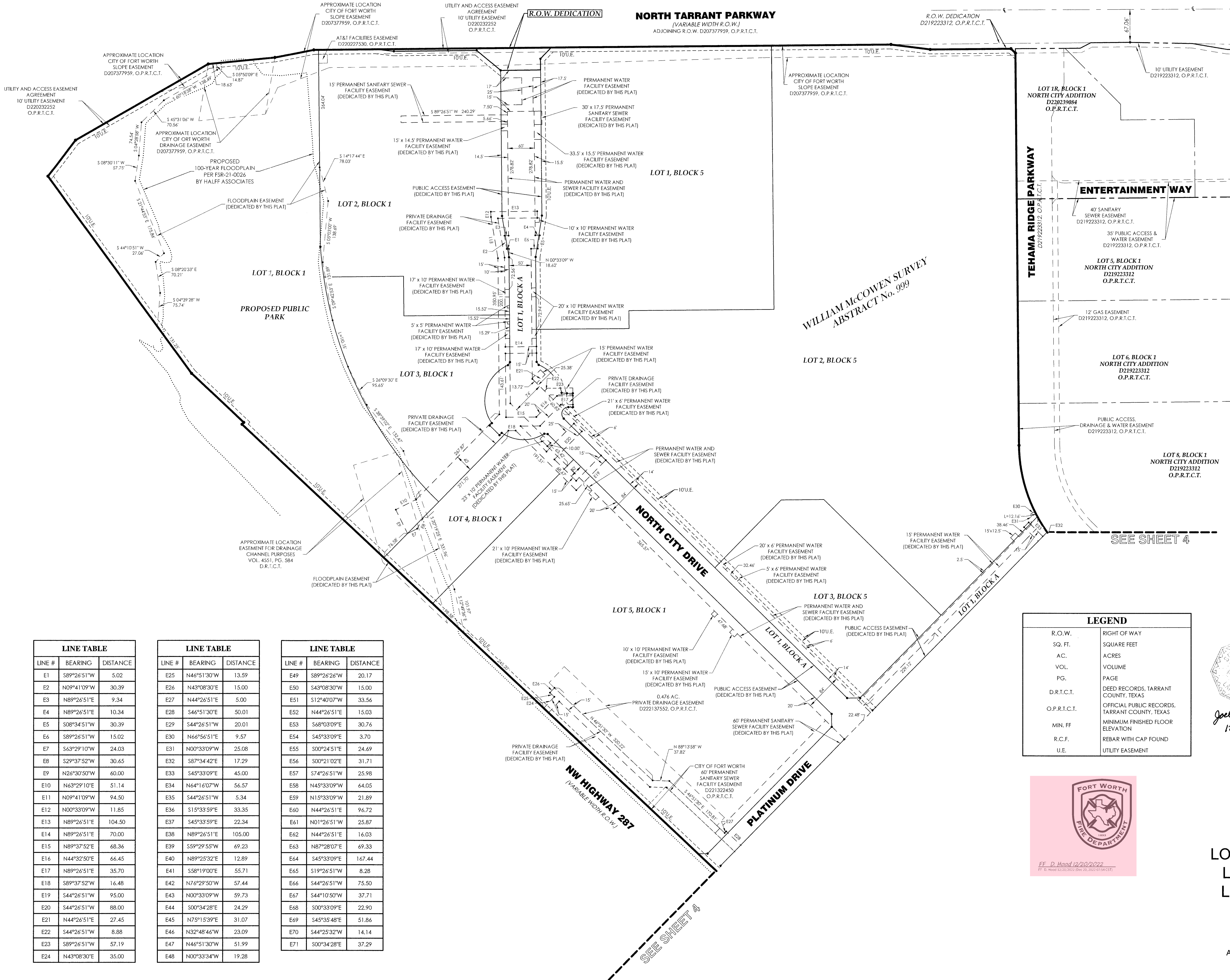


FINAL PLAT
 LOTS 1-5, BLOCK 1, LOTS 1-4, BLOCK 2
 LOTS 1-3, BLOCK 3, LOT 1, BLOCK 4
 LOTS 1-3, BLOCK 5, LOT 1, BLOCK A
 NORTH CITY ADDITION - EAST

BEING A REPLAT OF
 LOT 9, BLOCK 1
 NORTH CITY ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AS RECORDED IN DOCUMENT No. D219223312, O.P.R.T.C.T.
 16 NON-RESIDENTIAL LOTS
 1 PUBLIC ACCESS EASEMENT LOT
 OCTOBER 2022

CASE No. FP-22-163

THIS PLAT RECORDED IN DOCUMENT NUMBER **D222291180** DATE: **12/20/2022**



| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| E1 | S89°26'51"W | 5.02 |
| E2 | N09°41'09"W | 30.39 |
| E3 | N89°26'51"E | 9.34 |
| E4 | N89°26'51"E | 10.34 |
| E5 | S08°34'51"W | 30.39 |
| E6 | S89°26'51"W | 15.02 |
| E7 | S63°29'10"W | 24.03 |
| E8 | S29°37'52"W | 30.65 |
| E9 | N26°30'50"W | 60.00 |
| E10 | N63°29'10"E | 51.14 |
| E11 | N09°41'09"W | 94.50 |
| E12 | N00°33'09"W | 11.85 |
| E13 | N89°26'51"E | 104.50 |
| E14 | N89°26'51"E | 70.00 |
| E15 | N89°37'52"E | 68.36 |
| E16 | N44°32'50"E | 66.45 |
| E17 | N89°26'51"E | 35.70 |
| E18 | S89°37'52"W | 16.48 |
| E19 | S44°26'51"W | 95.00 |
| E20 | S44°26'51"W | 88.00 |
| E21 | N44°26'51"E | 27.45 |
| E22 | S44°26'51"W | 8.88 |
| E23 | S89°26'51"W | 57.19 |
| E24 | N43°08'30"E | 35.00 |

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| E25 | N46°51'30"W | 13.59 |
| E26 | N43°08'30"E | 15.00 |
| E27 | N44°26'51"E | 5.00 |
| E28 | S46°51'30"E | 50.01 |
| E29 | S44°26'51"W | 20.01 |
| E30 | N66°56'51"E | 9.57 |
| E31 | N00°33'09"W | 25.08 |
| E32 | S87°34'42"E | 17.29 |
| E33 | S45°33'09"E | 45.00 |
| E34 | N64°16'07"W | 56.57 |
| E35 | S44°26'51"W | 5.34 |
| E36 | S15°33'59"E | 33.35 |
| E37 | S45°33'59"E | 22.34 |
| E38 | N89°26'51"E | 105.00 |
| E39 | S59°29'55"W | 69.23 |
| E40 | N89°25'32"E | 12.89 |
| E41 | S58°19'00"E | 55.71 |
| E42 | N76°29'50"W | 57.44 |
| E43 | N00°33'09"W | 59.73 |
| E44 | S00°34'28"E | 24.29 |
| E45 | N75°15'39"E | 31.07 |
| E46 | N32°48'46"W | 23.09 |
| E47 | N46°51'30"W | 51.99 |
| E48 | N00°33'34"W | 19.28 |

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| E49 | S89°26'26"W | 20.17 |
| E50 | S43°08'30"W | 15.00 |
| E51 | S12°40'07"W | 33.56 |
| E52 | N44°26'51"E | 15.03 |
| E53 | S68°03'09"E | 30.76 |
| E54 | S45°33'09"E | 3.70 |
| E55 | S00°24'51"E | 24.69 |
| E56 | S00°21'02"E | 31.71 |
| E57 | S74°26'51"W | 25.98 |
| E58 | N45°33'09"W | 64.05 |
| E59 | N15°33'09"W | 21.89 |
| E60 | N44°26'51"E | 96.72 |
| E61 | N01°26'51"W | 25.87 |
| E62 | N44°26'51"E | 16.03 |
| E63 | N87°28'07"E | 69.33 |
| E64 | S45°33'09"E | 167.44 |
| E65 | S19°26'51"W | 8.28 |
| E66 | S44°26'51"W | 75.50 |
| E67 | S44°10'50"W | 37.71 |
| E68 | S00°33'09"E | 22.90 |
| E69 | S45°35'48"E | 51.86 |
| E70 | S44°25'32"W | 14.14 |
| E71 | S00°34'28"E | 37.29 |

| LEGEND | |
|--------------|--|
| R.O.W. | RIGHT OF WAY |
| SQ. FT. | SQUARE FEET |
| AC. | ACRES |
| VOL. | VOLUME |
| PG. | PAGE |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| MIN. FF | MINIMUM FINISHED FLOOR ELEVATION |
| R.C.F. | REBAR WITH CAP FOUND |
| U.E. | UTILITY EASEMENT |

Joel S. Barton

 12/19/2022

OWNED/DEVELOPED BY:
NTP35, LP
 P.O. BOX 628
 FORT WORTH, TEXAS 76101
 817-236-6100

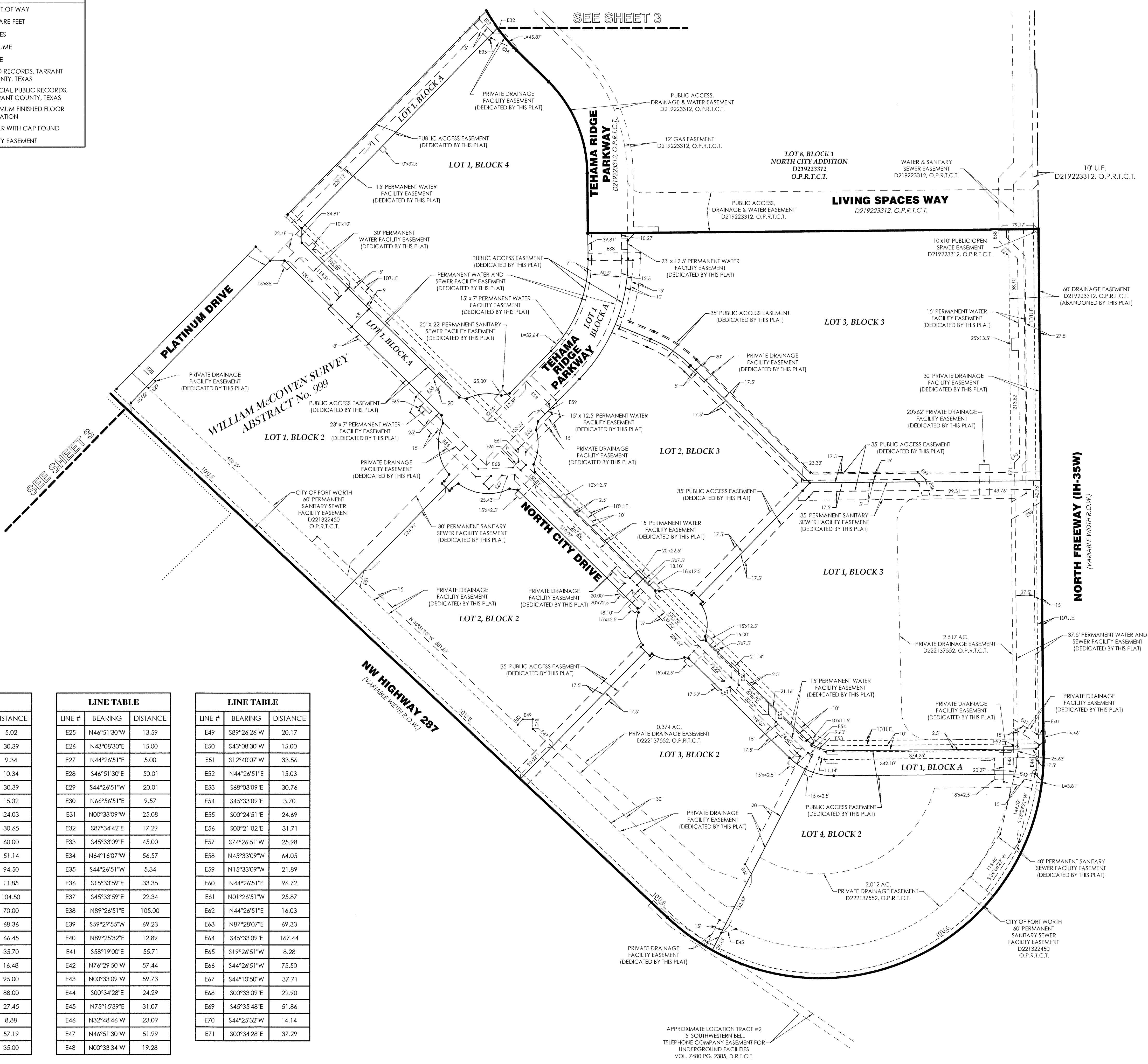
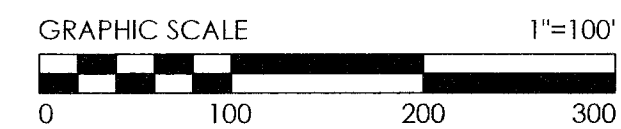
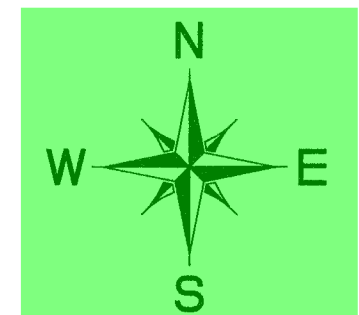
PREPARED BY:

GMcivil
 Engineering & Surveying
 2559 SW Grapevine Pkwy., Grapevine, Texas 76051
 817-329-4373
 TxEng Firm # F-2944 | TxSurv Firm # 10021700



FINAL PLAT
LOTS 1-5, BLOCK 1, LOTS 1-4, BLOCK 2
LOTS 1-3, BLOCK 3, LOT 1, BLOCK 4
LOTS 1-3, BLOCK 5, LOT 1, BLOCK A
NORTH CITY ADDITION - EAST
 BEING A REPLAT OF
 LOT 9, BLOCK 1
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 OCTOBER 2022

| LEGEND | |
|--------------|--|
| R.O.W. | RIGHT OF WAY |
| SQ. FT. | SQUARE FEET |
| AC. | ACRES |
| VOL. | VOLUME |
| PG. | PAGE |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| MIN. FF | MINIMUM FINISHED FLOOR ELEVATION |
| R.C.F. | REBAR WITH CAP FOUND |
| U.E. | UTILITY EASEMENT |



| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| E1 | S89°26'51"W | 5.02 |
| E2 | N09°41'09"W | 30.39 |
| E3 | N89°26'51"E | 9.34 |
| E4 | N89°26'51"E | 10.34 |
| E5 | S08°34'51"W | 30.39 |
| E6 | S89°26'51"W | 15.02 |
| E7 | S63°29'10"W | 24.03 |
| E8 | S29°37'52"W | 30.65 |
| E9 | N26°30'50"W | 60.00 |
| E10 | N63°29'10"E | 51.14 |
| E11 | N09°41'09"W | 94.50 |
| E12 | N00°33'09"W | 11.85 |
| E13 | N89°26'51"E | 104.50 |
| E14 | N89°26'51"E | 70.00 |
| E15 | N89°37'52"E | 68.36 |
| E16 | N44°32'50"E | 66.45 |
| E17 | N89°26'51"E | 35.70 |
| E18 | S89°37'52"W | 16.48 |
| E19 | S44°26'51"W | 95.00 |
| E20 | S44°26'51"W | 88.00 |
| E21 | N44°26'51"E | 27.45 |
| E22 | S44°26'51"W | 8.88 |
| E23 | S89°26'51"W | 57.19 |
| E24 | N43°08'30"E | 35.00 |

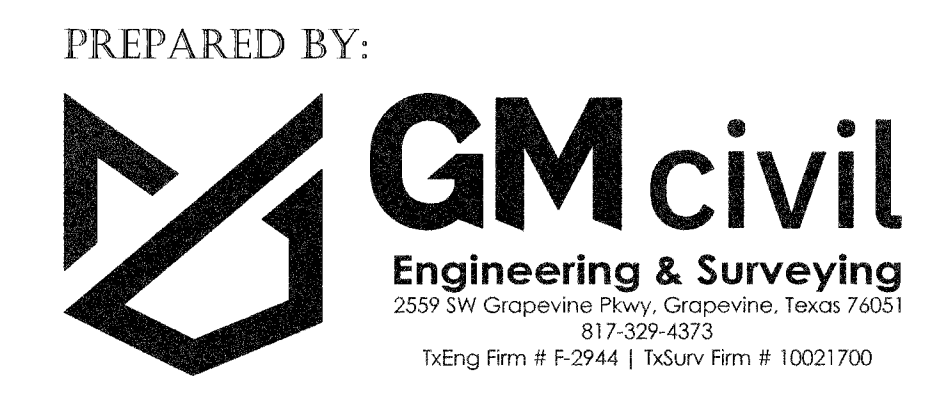
| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| E25 | N46°51'30"W | 13.59 |
| E26 | N43°08'30"E | 15.00 |
| E27 | N44°26'51"E | 5.00 |
| E28 | S46°51'30"E | 50.01 |
| E29 | S44°26'51"W | 20.01 |
| E30 | N66°56'51"E | 9.57 |
| E31 | N00°33'09"W | 25.08 |
| E32 | S87°34'42"E | 17.29 |
| E33 | S45°33'09"E | 45.00 |
| E34 | N64°16'07"W | 56.57 |
| E35 | S44°26'51"W | 5.34 |
| E36 | S15°33'59"E | 33.35 |
| E37 | S45°33'59"E | 22.34 |
| E38 | N89°26'51"E | 105.00 |
| E39 | S59°29'55"W | 69.23 |
| E40 | N89°25'32"E | 12.89 |
| E41 | S58°19'00"E | 55.71 |
| E42 | N76°29'50"W | 57.44 |
| E43 | N00°33'09"W | 59.73 |
| E44 | S00°34'28"E | 24.29 |
| E45 | N75°15'39"E | 31.07 |
| E46 | N32°48'46"W | 23.09 |
| E47 | N46°51'30"W | 51.99 |
| E48 | N00°33'34"W | 19.28 |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| E49 | S89°26'51"W | 20.17 |
| E50 | S43°08'30"W | 15.00 |
| E51 | S12°40'07"W | 33.56 |
| E52 | N44°26'51"E | 15.03 |
| E53 | S68°03'09"E | 30.76 |
| E54 | S45°33'09"E | 3.70 |
| E55 | S00°24'51"E | 24.69 |
| E56 | S00°21'02"E | 31.71 |
| E57 | S74°26'51"W | 25.98 |
| E58 | N45°33'09"W | 64.05 |
| E59 | N15°33'09"W | 21.89 |
| E60 | N44°26'51"E | 96.72 |
| E61 | N01°26'51"W | 25.87 |
| E62 | N44°26'51"E | 16.03 |
| E63 | N87°28'07"E | 69.33 |
| E64 | S45°33'09"E | 167.44 |
| E65 | S19°26'51"W | 8.28 |
| E66 | S44°26'51"W | 75.50 |
| E67 | S44°10'50"W | 37.71 |
| E68 | S00°33'09"E | 22.90 |
| E69 | S45°35'48"E | 51.86 |
| E70 | S44°25'32"W | 14.14 |
| E71 | S00°34'28"E | 37.29 |



OWNED/DEVELOPED BY:
NTP35, LP
 P.O. BOX 628
 FORT WORTH, TEXAS 76101
 817-236-6100

PREPARED BY:
Joel S. Barton
 12/19/2022



FINAL PLAT
 LOTS 1-5, BLOCK 1, LOTS 1-4, BLOCK 2
 LOTS 1-3, BLOCK 3, LOT 1, BLOCK 4
 LOTS 1-3, BLOCK 5, LOT 1, BLOCK A
 NORTH CITY ADDITION - EAST
 BEING A REPLAT OF
 LOT 9, BLOCK 1
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 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AS ACCORDED IN DOCUMENT No. D219223312, O.P.R.T.C.T.
 16 NON-RESIDENTIAL LOTS
 1 PUBLIC ACCESS EASEMENT LOT
 OCTOBER 2022

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS NTP35, LP, a Texas limited partnership is the owner of a tract of land situated in the William McCowen Survey, Abstract No. 999, Tarrant County, Texas, being all of Lot 9, Block 1 of the final plat of North City Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D219223312, Official Public Records, Tarrant County, Texas (OPRCT), being a portion of Tract 2 as described in deed to NTP35, LP, recorded in D216282322, OPRCT, and being more particularly described as follows:

BEGINNING at 5/8" rebar capped DUNAWAY found at the intersection of the northeasterly right-of-way line of NW Highway 287 (variable width R.O.W.) and the south right-of-way line of North Tarrant Parkway (variable width R.O.W., per D207377959 & D219223312, OPRCT), being the most westerly corner of said NTP35 Tract 2:

THENCE along the south right-of-way line of said North Tarrant Parkway and the north line of said NTP35 Tract 2, as follows:

North 37 degrees 31 minutes 13 seconds East, a distance of 101.86 feet (R.O.W. 101.68 feet, deed 101.82 feet) to a 5/8" rebar capped DUNAWAY found;

North 60 degrees 15 minutes 59 seconds East, a distance of 344.84 feet (R.O.W. & deed 344.82 feet) to a 5/8" rebar capped DUNAWAY found;

North 84 degrees 27 minutes 05 seconds East, a distance of 150.44 feet (R.O.W. & deed 150.74 feet) to a 5/8" rebar capped DUNAWAY found;

North 79 degrees 04 minutes 11 seconds East, a distance of 89.50 feet (R.O.W. & deed 89.43 feet) to a 5/8" rebar capped DUNAWAY found;

North 89 degrees 26 minutes 53 seconds East, a distance of 1301.34 feet to a 1/2" rebar capped GmCivil set (hereafter referred to as 1/2" rebar capped set);

South 82 degrees 49 minutes 22 seconds East, a distance of 89.23 feet to a 1/2" rebar capped set;

North 89 degrees 26 minutes 53 seconds East, a distance of 182.02 feet to a 1/2" rebar capped set;

South 45 degrees 33 minutes 08 seconds East, a distance of 14.14 feet to a 1/2" rebar capped set in the west line of Tehama Ridge Parkway (variable width public access, drainage & water easement per D219223312, OPRCT), said point also lying in the west line of Lot 1R, Block 1 of the final plat of Lots 1R-4R, 7R & 10-12, Block 1, North City Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D220239084, OPRCT;

THENCE departing the south line of said North Tarrant Parkway, along the west line of said Tehama Ridge Parkway, said Lot 2R, Block 1, and the west line of Lots 5, 6 & 8, Block 1 of the final plat of North City Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D219223312, OPRCT, as follows:

South 00 degrees 33 minutes 09 seconds East, a distance of 881.39 feet to a 5/8" rebar capped SPOONER 5922 found at the beginning of a tangent curve to the left, having a radius of 340.00 feet;

Southeasterly, along said curve, having a central angle of 45 degrees 00 minutes 00 seconds, an arc distance of 267.04 feet, and a chord that bears South 23 degrees 03 minutes 09 seconds East, 260.22 feet to a 5/8" rebar capped SPOONER 5922 found at the end of said curve;

South 45 degrees 33 minutes 09 seconds East, tangent to said curve, a distance of 89.85 feet to a 5/8" rebar capped SPOONER 5922 found at the beginning of a tangent curve to the right, having a radius of 260.00 feet;

Southeasterly, along said curve, having a central angle of 45 degrees 00 minutes 00 seconds, an arc distance of 204.20 feet, and a chord that bears South 23 degrees 03 minutes 09 seconds East, 199.00 feet to a 5/8" rebar capped SPOONER 5922 found at the end of said curve;

South 00 degrees 33 minutes 09 seconds East, tangent to said curve, a distance of 120.00 feet to a 5/8" rebar capped SPOONER 5922 found at the southwest corner of said Lot 8, Block 1 of said North City Addition;

THENCE North 89 degrees 26 minutes 51 seconds East, departing said Tehama Ridge Parkway, along the south line of Living Spaces Way (80' public access, drainage & water easement per D219223312, OPRCT) and the south line of said Lot 8, Block 1, at a distance of 129.99 feet passing the northwest corner of said Lot 9, Block 1 of said North City Addition, continuing a total distance of 905.13 feet to a 5/8" rebar capped SPOONER 5922 found in the west right-of-way line of North Freeway (H-35W, variable width R.O.W., adjoining R.O.W., per Deed recorded in D205080406, OPRCT) at the southeast corner of said Lot 8, Block 1 and the northeast corner of said Lot 9, Block 1;

THENCE along the west right-of-way line of said North Freeway and the east line of said Lot 9, Block 1, as follows:

South 00 degrees 34 minutes 28 seconds East, a distance of 1046.21 feet to a 1/2" rebar capped set;

South 00 degrees 13 minutes 03 seconds East, a distance of 5.59 feet to a point at the southeast corner of said Lot 9, Block 1;

THENCE Southwesterly, along the transition line of the west line of said North Freeway to the northeasterly line of aforementioned NW Highway 287, the southerly line of said NTP35 Tract 2, and along a non-tangent curve to the right, having a radius of 448.34 feet (TXDOT 448.34 feet, deed 448.48 feet), a central angle of 133 degrees 16 minutes 53 seconds, an arc distance of 1042.93 feet, and a chord that bears South 66 degrees 36 minutes 36 seconds West, 823.19 feet to a TXDOT monument with brass disc found at the end of said curve;

THENCE along the northeasterly right-of-way line of said NW Highway 287 (adjoining R.O.W., per D205080406 & D207377959, OPRCT) and the southwesterly line of said NTP35 Tract 2, as follows:

North 46 degrees 51 minutes 30 seconds West, non-tangent to said curve, a distance of 2955.91 feet (deed 2955.76 feet) to a 5/8" rebar capped DUNAWAY found, from which a TXDOT monument with a brass disc found bears North 46 degrees 51 minutes 30 seconds West, 5.84 feet (deed 5.77 feet);

North 42 degrees 00 minutes 19 seconds East, a distance of 5.69 feet (deed 5.71 feet) to a 5/8" rebar capped found;

North 46 degrees 53 minutes 17 seconds West, a distance of 161.19 feet (R.O.W. 161.19 feet, deed 161.21 feet) to a 1/2" rebar capped HALFF found;

North 36 degrees 06 minutes 49 seconds West, a distance of 550.06 feet (R.O.W. 550.17 feet, deed 550.22 feet) to the POINT OF BEGINNING and containing 4,750,826 square feet or 109,064 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT NTP35, LP, a Texas limited partnership, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 1-5, BLOCK 1, LOTS 1-4, BLOCK 2, LOTS 1-3, BLOCK 3, LOT 1, BLOCK 4, LOTS 1-3, BLOCK 5, LOT 1, BLOCK A, NORTH CITY ADDITION - EAST, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness our hand, this the 14th day of December, 2022.

NTP35, LP, a Texas limited partnership

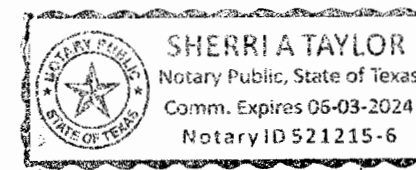
By: Steve McKeever, Manager

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 14th day of December, 2022.

Notary Public, State of Texas

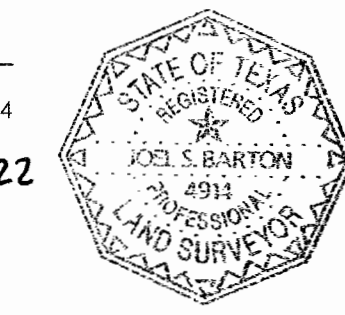


SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Joel S. Barton
Registered Professional Land Surveyor No. 4914
GmCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373

12/19/2022



NOTES:

- 1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0065L, map revised March 21, 2019 a portion of the property platted hereon appears to lie in ZONE X NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain), ZONE X SHADED (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 subject to inundation by the 1% annual chance flood - Base Flood Elevations determined), and the FLOODWAY.
3. Compliance with Ordinance # 18615-05-2009 regarding Urban Forestry is required.
4. All property corners are 1/2" rebars capped GmCivil, unless otherwise noted.
5. Mandatory owners association shall be responsible for the maintenance of Lot 1, Block A.

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.

Table with 2 columns: Category and Value. Includes Development Yield, Gross Site Area (109.064), Total Number of Lots (17), Total Non-Residential Lots (17), Private Roads (1/ACREAGE 7.521), and Right of Way (0.168 ACREAGE).

Fort Worth City Plan Commission logo and text: CITY PLAN COMMISSION, CITY OF FORT WORTH, TEXAS. This plat valid only if recorded within ninety (90) days after date of approval. Plat approved date: December 20, 2022. Signatures of Donald R. Boren (Chairman) and D. Stuart Campbell (Secretary).



PREPARED BY:



OWNED/DEVELOPED BY:
NTP35, LP
P.O. BOX 628
FORT WORTH, TEXAS 76101
817-236-6100

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.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with current Sidewalk Policy per City Development Design Standards, except private drives.

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.

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 on 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 on Schedule 1 of the impact fee ordinance in effect as of the date of this 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, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

PUBLIC OPEN SPACE EASEMENT

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

PARKWAY PERMIT

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

RETENTION AREA

This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots provide the final detention volume mitigation during site development. The preliminary detention storage volume estimates is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Storm Water Criteria Manual current at the time of the Final Storm Water Management Plan is submitted.

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 (2) feet above the floodplain 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.

PRESSURE REDUCING VALVES (P.R.V.)

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

FINAL PLAT
LOTS 1-5, BLOCK 1, LOTS 1-4, BLOCK 2
LOTS 1-3, BLOCK 3, LOT 1, BLOCK 4
LOTS 1-3, BLOCK 5, LOT 1, BLOCK A
NORTH CITY ADDITION - EAST

BEING A REPLAT OF
LOT 9, BLOCK 1
NORTH CITY ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN DOCUMENT No. D219223312, O.P.R.T.C.T.
16 NON-RESIDENTIAL LOTS
1 PUBLIC ACCESS EASEMENT LOT
OCTOBER 2022