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6/3/2026 PM 2:20:09

NORTH VERA TRAIL

PANT POINT, TX

SILVER CREEK

SITE

Vicinity Map
N.T.S.

LEGEND

IRF = Iron Rod Found
IRS = Iron Rod Set
RP = Radius Point
C.R.T.C.T. = County Records,
Tarrant County, Texas

Land Use

Lot 2 21.585 Acres Industrial
Lot 3 11.229 Acres Industrial
Total 32.814 Acres

OWNER'S DEDICATION:

STATE OF TEXAS))
COUNTY OF TARRANT))

KNOW ALL MEN BY THESE PRESENTS THAT SRPF D/HYDE RANCH PHASE 1, L.P., ARE THE SOLE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEGING A TRACT OF LAND SITUATED IN THE R. W. TANNHILL SURVEY, ABSTRACT NUMBER 1549, AND THE J. B. ODELL SURVEY, ABSTRACT NUMBER 1189, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO SRPF D/HYDE RANCH PHASE 1, L.P., RECORDED IN INSTRUMENT NUMBER D226096981, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID REMAINDER, BEING THE SOUTH END OF A CORNER CLIP, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF N. ACADEMY BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF SILVER CREEK PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING IN THE WEST LINE OF THE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT, RECORDED IN INSTRUMENT NUMBER D219081313, BOTH OF SAID COUNTY RECORDS;

THENCE WITH SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

S 00°24'22"W, 235.49 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF SAID CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT;

N 89°52'44"E, 18.97 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELTON", FOUND AT THE SOUTHEAST CORNER OF SAID CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT;

S 00°17'16"E, 30.84 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 120.09 FEET, THROUGH A CENTRAL ANGLE OF 29°19'36", HAVING A RADIUS OF 234.63 FEET, THE LONG CHORD WHICH BEARS S 14°48'52"E, 118.79 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELTON", FOUND;

THENCE S 00°04'54"W, AT 126.35 FEET, PASSING A 5/8 INCH IRON ROD, WITH CAP STAMPED "CORRONDONA", FOUND AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D21236293, AND THE NORTHWEST CORNER OF THAT TRACT OF LAND DEDICATED AS RIGHT-OF-WAY (ACADEMY BOULEVARD), BOTH OF SAID COUNTY RECORDS, IN ALL, A TOTAL DISTANCE OF 967.34 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELTON", SET FOR THE SOUTHEAST CORNER OF SAID REMAINDER;

THENCE N 89°55'06"W, 1094.00 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELTON", SET FOR THE SOUTHWEST CORNER OF SAID REMAINDER AND BEING IN THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED N. ACADEMY BOULEVARD;

THENCE WITH THE EAST AND SOUTH RIGHT-OF-WAY LINES OF N. ACADEMY BOULEVARD THE FOLLOWING COURSES AND DISTANCES:

N 00°04'54"E, 903.76 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 707.34 FEET, THROUGH A CENTRAL ANGLE OF 89°04'16", HAVING A RADIUS OF 455.00 FEET, THE LONG CHORD WHICH BEARS S 14°48'52"E, 638.23 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", FOUND;

N 89°09'10"E, 578.20 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", FOUND AT THE NORTH END OF THE AFOREMENTIONED CORNER CLIP AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID REMAINDER TRACT;

THENCE S 45°13'14"E, 27.97 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1,429,369 SQUARE FEET OR 32.814 ACRES OF LAND MORE OR LESS;

TO BE KNOWN AS:

LOTS 2 & 3, BLOCK 1
HYDE RANCH

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT.

EXECUTED THIS THE 4 DAY OF JUNE, 2026.

SRPF D/HYDE RANCH PHASE 1, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: SRPF D/HYDE RANCH HOLDINGS GP, L.L.C.
ITS GENERAL PARTNER

BY: [Signature]
NAME: JOHN ROSS

TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

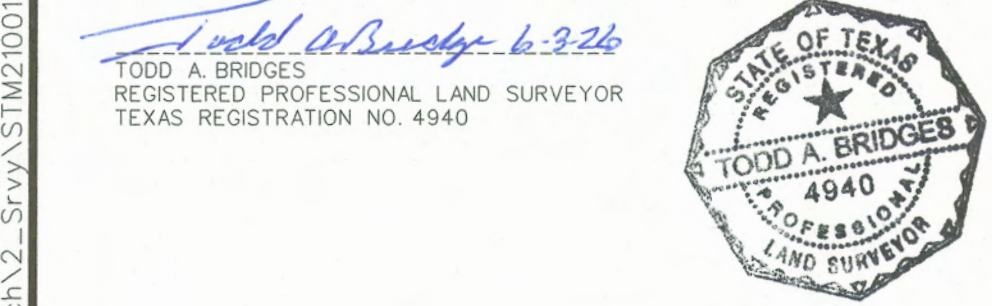
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 4, 2026,
BY: [Signature], OF SRPF D/HYDE RANCH HOLDINGS GP, L.L.C., A
DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF
SRPF D/HYDE RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF
SAID LIMITED PARTNERSHIP;

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 2-11-2027

JESSIE JACOBY
Notary ID #13292836
My Commission Expires
February 11, 2029

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN MAY, 2026 AND THAT ALL CORNERS ARE AS SHOWN.



FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

Plat Approval Date: 7/23/2026

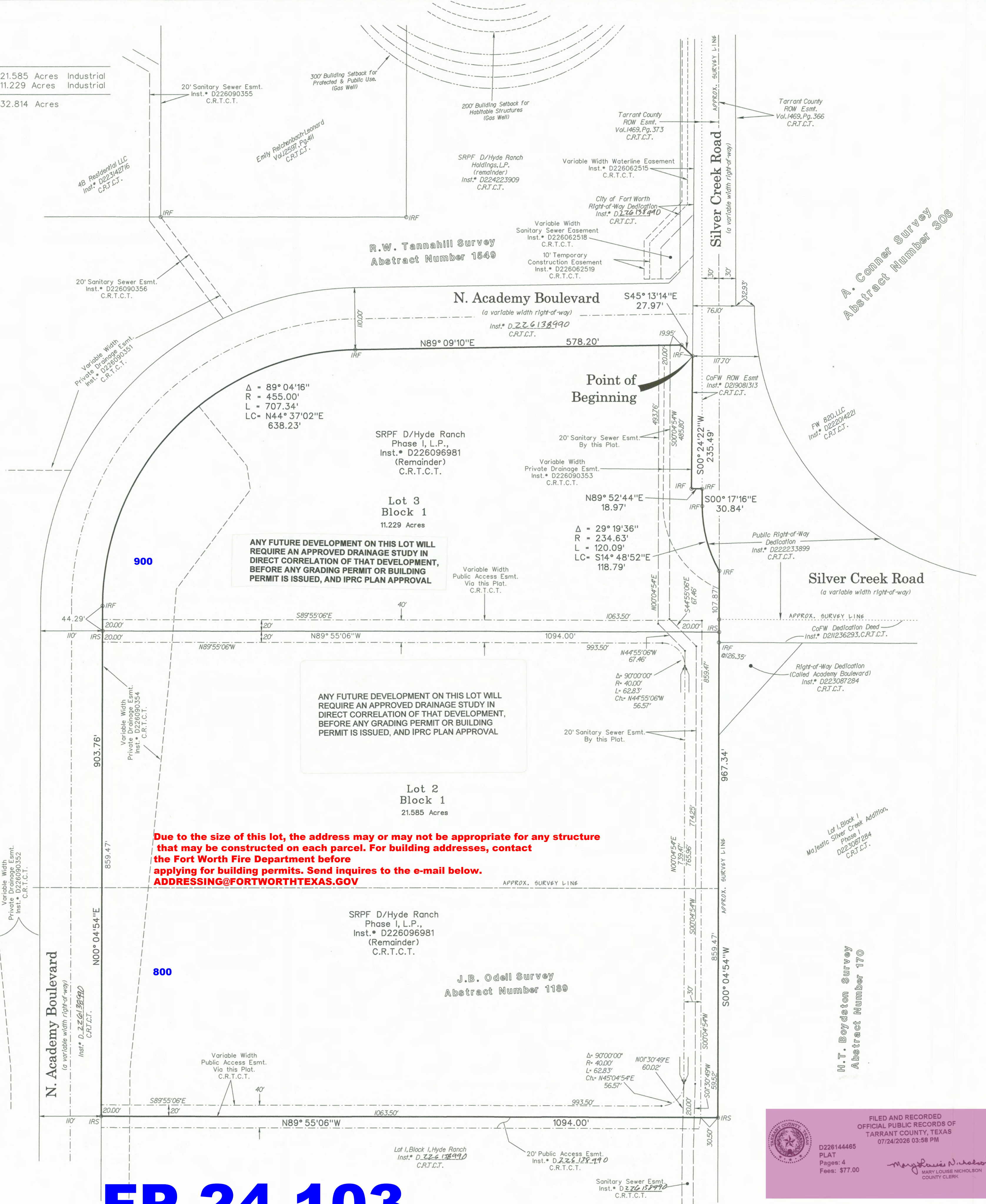
By: [Signature] Chairman
By: [Signature] Secretary

Surveyor

Peloton Land Solutions
9800 Hillwood Parkway, Suite 250
Fort Worth, Texas 76177
(817) 562-3350

Owner / Developer

SRPF D/Hyde Ranch Holdings, L.P.
2001 Ross Avenue
Suite 400
Dallas, Texas, 75201



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 RECDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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 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.

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