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Vicinity Map
N.T.S.

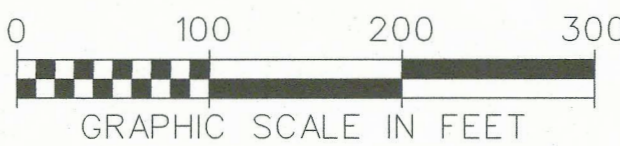
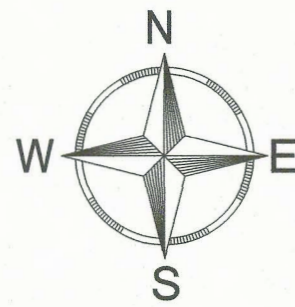
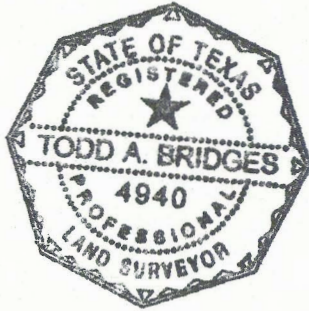
Land Use

Industrial	32.023 Acres
Right-of-Way	9.828 Acres
Total	41.851 Acres

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.

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940



LEGEND

- IRF = Iron Rod Found
- IRS = Iron Rod Set
- CoFW = City of Fort Worth
- C.R.T.C.T. = County Records, Tarrant County, Texas

OWNER'S DEDICATION:

STATE OF TEXAS))
COUNTY OF TARRANT))

KNOW ALL MEN BY THESE PRESENTS THAT SRPF D/HYDE RANCH HOLDINGS, L.P., SRPF D/HYDE RANCH PHASE 1, L.P., AND ONCOR ELECTRIC DELIVERY COMPANY, LLC, 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, THE J.B. ODELL SURVEY, ABSTRACT NUMBER 1189, AND THE S.M. JAMISON SURVEY, ABSTRACT NUMBER 877, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO SRPF D/HYDE RANCH HOLDINGS, L.P., RECORDED IN INSTRUMENT NUMBER D224223909, A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO SRPF D/HYDE RANCH PHASE 1, L.P., RECORDED IN INSTRUMENT NUMBER D226096981, A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY (TESCO), RECORDED IN VOLUME 4541, PAGE 834, AND A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN VOLUME 8935, PAGE 1574, ALL OF THE COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND AT THE SOUTHEAST CORNER OF SAID HYDE RANCH PHASE 1 TRACT, THE NORTHEAST CORNER OF SAID TESCO TRACT, THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, MAJESTIC SILVER CREEK ADDITION, PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, BY PLAT RECORDED IN INSTRUMENT NUMBER D225087284, AND THE NORTHWEST CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO FW 820, LLC, RECORDED IN INSTRUMENT NUMBER D222014220, ALL OF SAID COUNTY RECORDS:

THENCE N 87°58'44"W, 1121.59 FEET, WITH THE NORTH LINE OF SAID TESCO TRACT, TO A 5/8 INCH IRON ROD, WITH "WESTWOOD" CAP, FOUND AT THE SOUTHWEST CORNER OF SAID HYDE RANCH PHASE 1 TRACT AND THE SOUTHEAST CORNER OF SAID HYDE RANCH HOLDINGS REMAINDER;

THENCE S 10°41'15"W, 121.37 FEET, TO A 1/2 INCH IRON ROD, FOUND IN THE SOUTH LINE OF SAID TEXAS UTILITIES ELECTRIC COMPANY TRACT, THE NORTHEAST TERMINUS OF N. ACADEMY BOULEVARD, AND THE NORTHWEST CORNER OF LOT 1, BLOCK 14, FALCON RIDGE, AN ADDITION TO SAID CITY OF FORT WORTH, BY PLAT RECORDED IN CABINET A, SLIDE 10786, SAID COUNTY RECORDS:

THENCE N 87°59'29"W, 120.09 FEET, WITH SAID SOUTH LINE, TO A 5/8 INCH IRON ROD, WITH "PROLINE" CAP, FOUND AT THE NORTHWEST TERMINUS OF SAID N. ACADEMY BOULEVARD AND THE NORTHEAST CORNER OF LOT 1, BLOCK 13, SAID FALCON RIDGE, PLAT RECORDED IN CABINET A, SLIDE 10295, SAID COUNTY RECORDS:

THENCE N 13°40'56"W, 714.4 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET IN THE NORTH LINE OF SAID TEXAS UTILITIES ELECTRIC COMPANY TRACT AND THE SOUTH LINE OF SAID TESCO TRACT:

THENCE N 11°02'35"E, AT 50.67 FEET, PASSING THE NORTH LINE OF SAID TESCO TRACT AND THE SOUTH LINE OF SAID HYDE RANCH HOLDINGS REMAINDER, IN ALL, A TOTAL DISTANCE OF 157.92 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE OVER AND ACROSS SAID HYDE RANCH HOLDINGS REMAINDER, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 83.81 FEET, THROUGH A CENTRAL ANGLE OF 10°33'14", HAVING A RADIUS OF 455.00 FEET, THE LONG CHORD WHICH BEARS N 05°45'58"E, 83.69 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET:

N 00°29'22"E, 580.26 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 16.97 FEET, THROUGH A CENTRAL ANGLE OF 00°24'28", HAVING A RADIUS OF 2385.00 FEET, THE LONG CHORD WHICH BEARS N 00°17'08"E, 16.97 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET:

N 00°04'54"E, 1366.16 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 878.34 FEET, THROUGH A CENTRAL ANGLE OF 89°04'18", HAVING A RADIUS OF 965.00 FEET, THE LONG CHORD WHICH BEARS N 44°37'02"E, 792.53 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET:

N 89°09'10"E, 557.32 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET:

N 44°37'18"E, 28.51 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET:

N 00°05'26"E, 900.87 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET:

N 44°55'31"W, 14.14 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET IN THE NORTH LINE OF SAID HYDE RANCH HOLDINGS REMAINDER AND THE SOUTH RIGHT-OF-WAY LINE OF VERNAL TRAIL NORTH, A 60 FOOT RIGHT-OF-WAY RECORDED IN VOLUME 4975, PAGE 239, SAID COUNTY RECORDS:

THENCE S 89°56'28"E, 35.00 FEET, WITH SAID COMMON LINE, TO THE NORTHEAST CORNER OF SAID HYDE RANCH HOLDINGS REMAINDER, THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SILVER CREEK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF THE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT RECORDED IN INSTRUMENT NUMBER D219081313, SAID COUNTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD FOUND, WITH "LTRA" CAP, BEARS S 00°06'10"W, 0.61 FEET:

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

S 00°05'26"W, 605.52 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT AND SAID COMMON LINE, AN ARC DISTANCE OF 27.33 FEET, THROUGH A CENTRAL ANGLE OF 00°18'56", HAVING A RADIUS OF 4964.00 FEET, THE LONG CHORD WHICH BEARS S 00°14'54"W, 27.33 FEET, TO A 5/8 INCH IRON ROD, WITH "LTRA" CAP, FOUND:

S 00°24'22"W, 427.68 FEET, TO A 5/8 INCH IRON ROD, WITH "WESTWOOD" CAP, FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF THE AFOREMENTIONED HYDE RANCH PHASE 1 TRACT, FROM WHICH A 5/8 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY EASEMENT, BEARS S 00°24'22"W, 235.49 FEET:

THENCE WITH THE EAST LINE OF SAID HYDE RANCH HOLDINGS REMAINDER AND THE NORTH AND WEST LINES OF SAID HYDE RANCH PHASE 1 TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 45°13'14"W, 27.97 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD, WITH "WESTWOOD" CAP, FOUND:

S 89°09'10"W, 578.20 FEET, TO A 5/8 INCH IRON ROD, WITH "WESTWOOD" CAP, FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 707.34 FEET, THROUGH A CENTRAL ANGLE OF 89°04'18", HAVING A RADIUS OF 455.00 FEET, THE LONG CHORD WHICH BEARS S 44°37'02"W, 638.23 FEET, TO A 5/8 INCH IRON ROD, WITH "WESTWOOD" CAP, FOUND:

S 00°04'54"W, 903.76 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET:

THENCE S 89°55'06"E, 1094.00 FEET, TO A 5/8 INCH IRON ROD, WITH "PELOTON" CAP, SET IN THE EAST LINE OF SAID HYDE RANCH PHASE 1 TRACT AND THE WEST LINE OF AFOREMENTIONED LOT 1, BLOCK 1, MAJESTIC SILVER CREEK ADDITION:

THENCE S 00°04'54"W, 1290.07 FEET, WITH SAID COMMON LINE, TO THE POINT OF BEGINNING AND CONTAINING 1,823,021 SQUARE FEET OR 41.851 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 1, BLOCK 1, HYDE RANCH
AND
N. ACADEMY BOULEVARD

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 HOLDINGS, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: SRPF D/HYDE RANCH HOLDINGS, GP, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

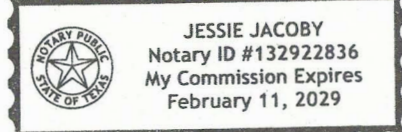
BY: John Rogers
NAME: JOHN ROGERS

TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 4, 2026
BY John Rogers OF SRPF D/HYDE RANCH HOLDINGS, GP, L.L.C., A
DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF SRPF
D/HYDE RANCH HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF
OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2-11-2029



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.
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

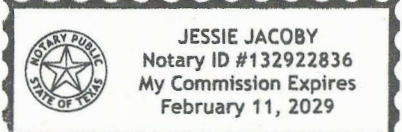
BY: John Rogers
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TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

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BY John Rogers OF SRPF D/HYDE RANCH HOLDINGS, GP, L.L.C., A
DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF SRPF
D/HYDE RANCH PHASE 1, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF
OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2-11-2029



EXECUTED THIS THE 16 DAY OF JUNE, 2026.

ONCOR ELECTRIC DELIVERY COMPANY, LLC
A TEXAS LIMITED LIABILITY COMPANY

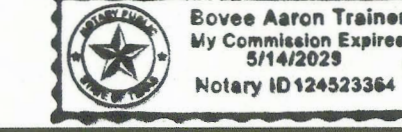
BY: Josh Ellis
NAME: JOSEPH ELLIS

TITLE: Design Supervisor

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 17, 2026
BY Josh Ellis OF ONCOR ELECTRIC DELIVERY COMPANY, LLC, A
TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY
COMPANY.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2-11-2029



Match Sheet 1

R.W. Tannhill Survey
Abstract Number 1549

SRPF D/Hyde Ranch
Holdings, LP
(Remainder)
Inst. # D224223909
C.R.T.C.T.

N. Academy Boulevard

799-800

J.B. Odell Survey
Abstract Number 1189

SRPF D/Hyde Ranch
Phase 1, L.P.
Inst. # D226096981
C.R.T.C.T.

Lot 1
Block 1
32.023 Acres

SRPF D/Hyde Ranch
Phase 1, L.P.,
Inst. # D226096981
C.R.T.C.T.

This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

720

Δ - 10° 33' 14"
R - 455.00'
L - 83.81'
LC - N05° 45' 58"E
83.69'

N11° 02' 35"E
157.92'

N13° 40' 56"E
71.44'

N87° 59' 29"W
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