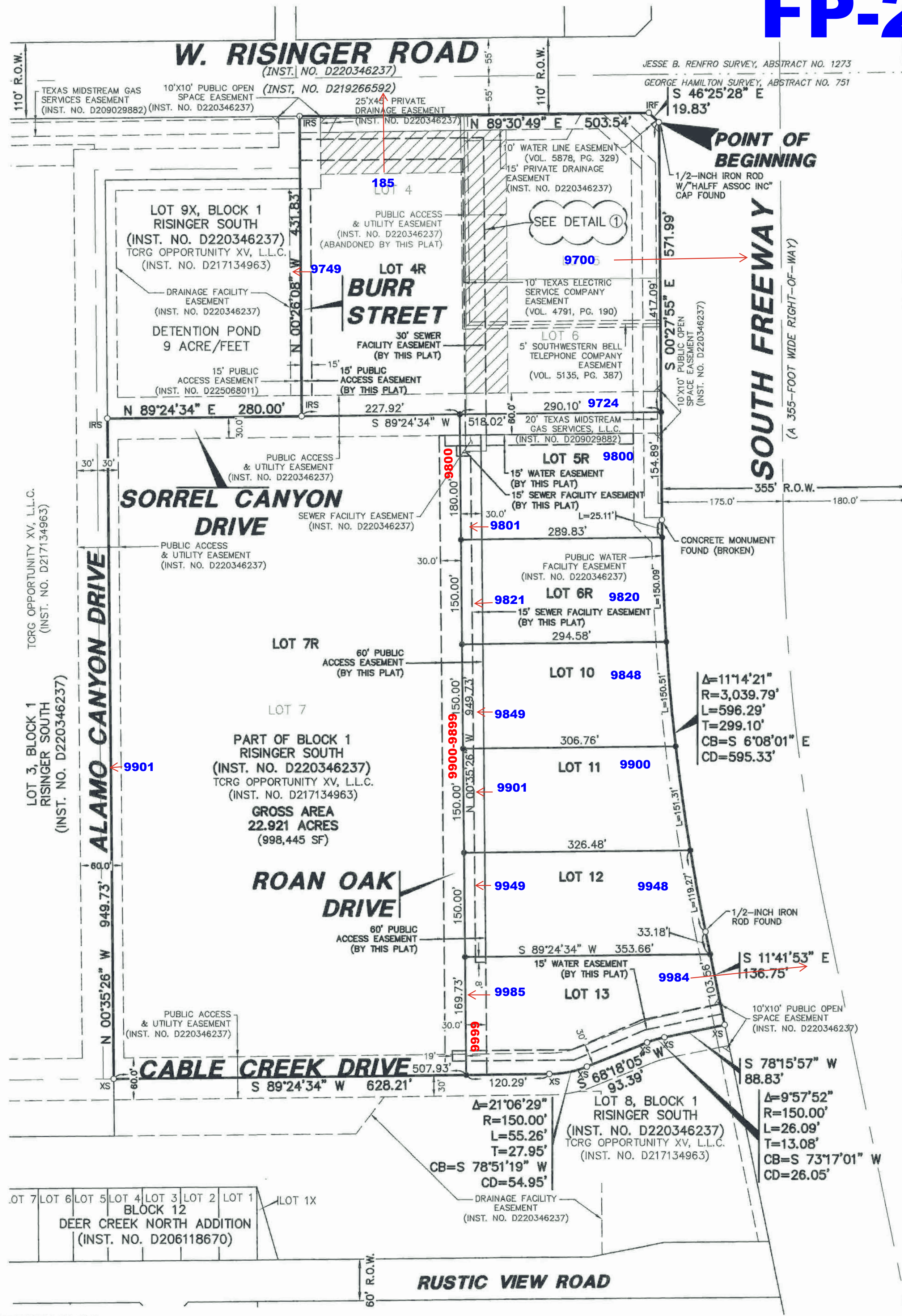


FP-24-105



STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S CERTIFICATION

WHEREAS, TORG Opportunity XV, L.L.C. is the owner of a 22.921 acre (998,445 square foot) tract of land situated in the George Hamilton Survey, Abstract No. 751, City of Fort Worth, Tarrant County, Texas; said tract being all of Lots 4-7, Block 1, Risinger South, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D220346237 of the Official Public Records of Tarrant County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to TORG Opportunity XV, L.L.C. recorded in Instrument No. D217134963 of said Official Public Records; said 22.921 acre (998,445 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with 'HALFF ASSOC INC' cap found at the south end of a right-of-way corner clip located at the intersection of the south right-of-way line of West Risinger Road (a variable width right-of-way) and the west right-of-way line of South Freeway (a 355-foot wide right-of-way) for the most easterly northeast corner of said Block 1;

THENCE, along said west line of South Freeway and the east line of said Block 1, the following three (3) calls:

South 00 degrees, 27 minutes, 55 seconds East, a distance of 571.99 feet to a Concrete Monument found (broken) at the beginning of a non-tangent curve to the left;

In a southerly direction along said curve, having a central angle of 11 degrees, 14 minutes, 21 seconds, a radius of 3,039.79 feet, a chord bearing and distance of South 06 degrees, 08 minutes, 01 seconds East, 595.33 feet, an arc distance of 598.29 feet to a 1/2-inch iron rod found at the end of said curve;

South 11 degrees, 41 minutes, 53 seconds East, a distance of 136.75 feet to a 'x' cut in concrete set for the southeast corner of said Block 1;

THENCE, along the south line of said Block 1, the following five (5) calls:

South 78 degrees, 15 minutes, 57 seconds West, departing said west line of South Freeway, a distance of 88.83 feet to a 'x' cut in concrete set for an angle point at the beginning of a tangent curve to the left;

In a westerly direction along said curve, having a central angle of 09 degrees, 57 minutes, 52 seconds, a radius of 150.00 feet, a chord bearing and distance of South 73 degrees, 17 minutes, 01 seconds West, 28.05 feet, an arc distance of 28.09 feet to a 'x' cut in concrete set at the end of said curve;

South 68 degrees, 18 minutes, 05 seconds West, a distance of 93.39 feet to a 'x' cut in concrete set for an angle point at the beginning of a tangent curve to the right;

In a westerly direction along said curve, having a central angle of 21 degrees, 06 minutes, 29 seconds, a radius of 150.00 feet, a chord bearing and distance of South 78 degrees, 08 minutes, 51 minutes, 19 seconds West, 54.95 feet, an arc distance of 55.26 feet to a 'x' cut in concrete set at the end of said curve;

South 89 degrees, 24 minutes, 34 seconds West, a distance of 628.21 feet to a 'x' cut in concrete set for the southwest corner of said Lot 7;

THENCE, North 00 degrees, 35 minutes, 26 seconds West, departing said south line of Block 1 and along the west line of said Lot 7, a distance of 949.73 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap set for the northwest corner of said Lot 7;

THENCE, North 89 degrees, 24 minutes, 34 seconds East, along the north line of said Lot 7, a distance of 280.00 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap set for the southwest corner of said Lot 4;

THENCE, North 00 degrees, 26 minutes, 08 seconds West, departing said north line of Lot 7 and along the west line of said Lot 4, a distance of 431.83 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap set in said south line of West Risinger Road and the north line of said Block 1 for the northwest corner of said Lot 4;

THENCE, North 89 degrees, 30 minutes, 49 seconds East, along said south line of West Risinger Road and the north line of said Block 1, a distance of 503.54 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap found at the north end of said right-of-way corner clip;

THENCE, South 46 degrees, 25 minutes, 28 seconds East, along said right-of-way corner clip, a distance of 19.83 feet to THE POINT OF BEGINNING;

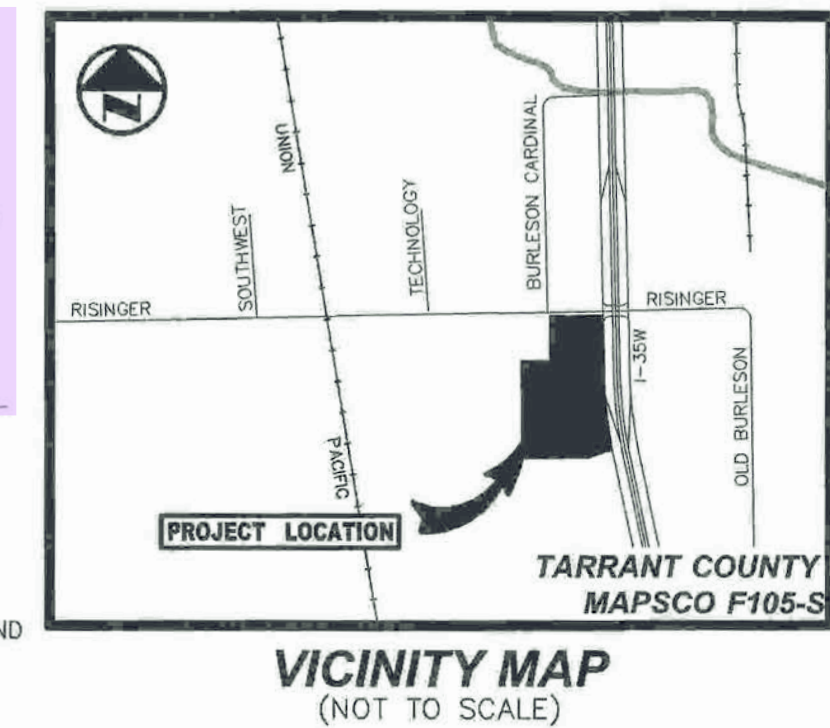
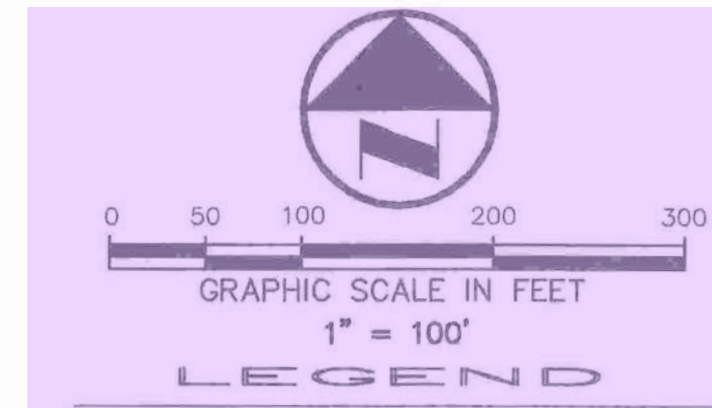
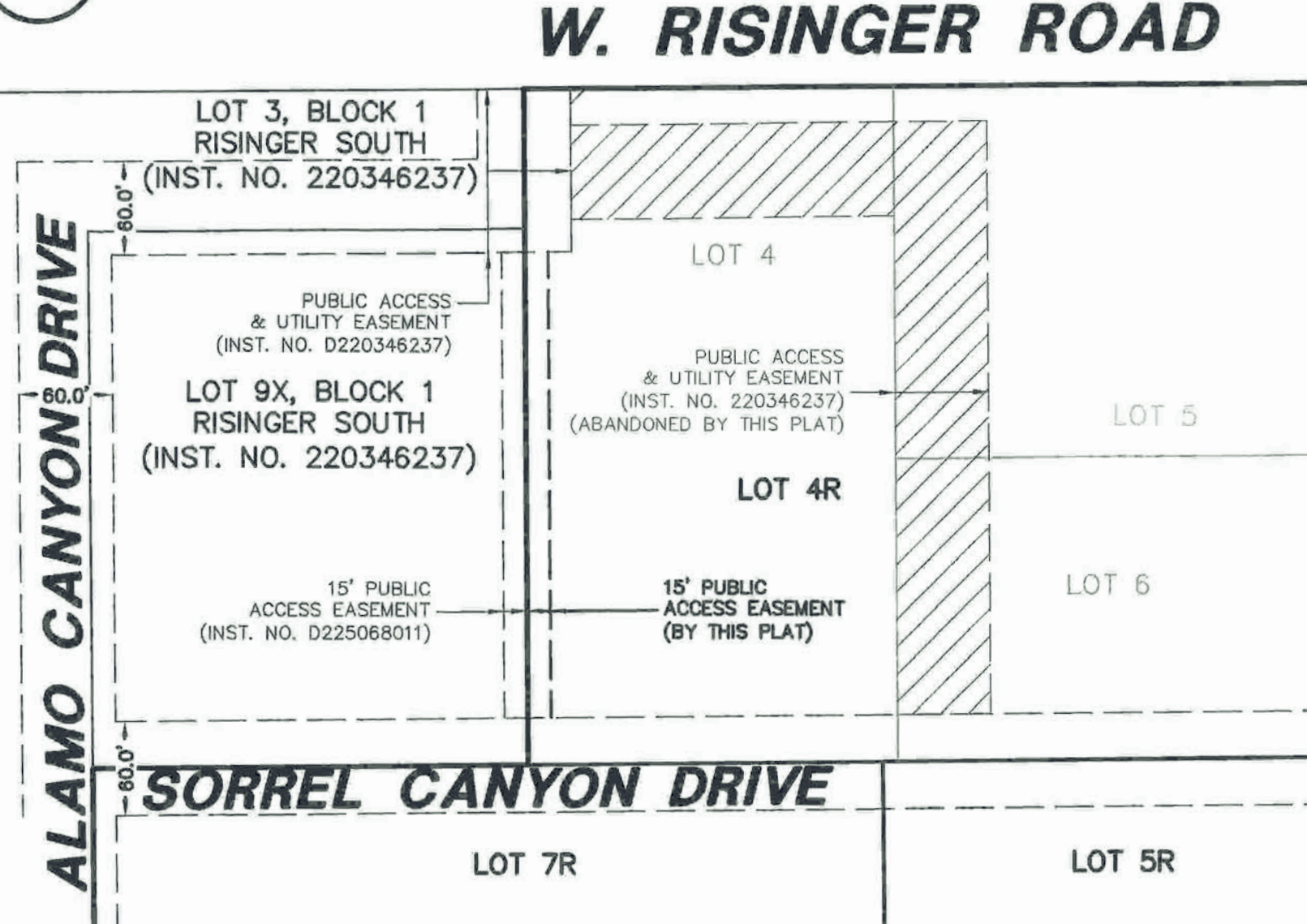
CONTAINING: 998,445 square feet or 22.921 acres of land, more or less.

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 May 15, 2023 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. 48430-0420 L, 48430-0420 L, Map Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones 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 0.2% annual chance floodplain.
- 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.
- TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any provable interchanges and/or driveway access to TXDOT facilities. TXDOT Permit required with final plat.
- The tract is subject to a review of the Rough Proportionality and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase. For improvements of Risinger Road.
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- Direct access to the IH-35 frontage road is restricted to those locations that have been reviewed and approved by TXDOT.
- Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. For improvements to Risinger Road.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

1 DETAIL

NOT TO SCALE



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

Utility Easements
Any public franchise 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 in effect as 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 flood 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 these 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.

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.

| LOT AREA TABLE AND USE | | | |
|------------------------|-------------|--------|------------|
| LOT | SQUARE FEET | ACRES | LAND USE |
| LOT 4R | 223,306 | 5.126 | COMMERCIAL |
| LOT 5R | 52,184 | 1.198 | COMMERCIAL |
| LOT 6R | 43,738 | 1.004 | COMMERCIAL |
| LOT 7R | 482,390 | 11.074 | INDUSTRIAL |
| LOT 10 | 45,007 | 1.033 | COMMERCIAL |
| LOT 11 | 47,398 | 1.088 | COMMERCIAL |
| LOT 12 | 50,927 | 1.169 | COMMERCIAL |
| LOT 13 | 53,496 | 1.228 | COMMERCIAL |
| NET ACRES | 998,445 | 22.921 | COMMERCIAL |

| MINIMUM FINISHED FLOOR TABLE | |
|------------------------------|--------|
| LOT 4R | 721.2' |
| LOT 5R | 725.5' |
| LOT 6R | 725.5' |
| LOT 7R | 725.5' |
| LOT 10 | 725.5' |
| LOT 11 | 725.5' |
| LOT 12 | 725.5' |
| LOT 13 | 725.5' |



SHEET 1 OF 2
FINAL PLAT
LOTS 4R-7R & 10-13, BLOCK 1, RISINGER SOUTH
BEING A 22.921 ACRE REPLAT OF ALL OF LOTS 4-7, BLOCK 1, RISINGER SOUTH AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. D220346237 O.P.R.T.C.T.

| Westwood | | 8900 HILLWOOD PARKWAY SUITE 250 FORT WORTH, TX 76177 817.562.3350 |
|-------------|------------|---|
| DRAWN BY | CHECKED BY | SCALE |
| GAL | DCP | 1"=100' |
| DATE | JUNE 2024 | JOB NUMBER |
| 3949-19.348 | | |

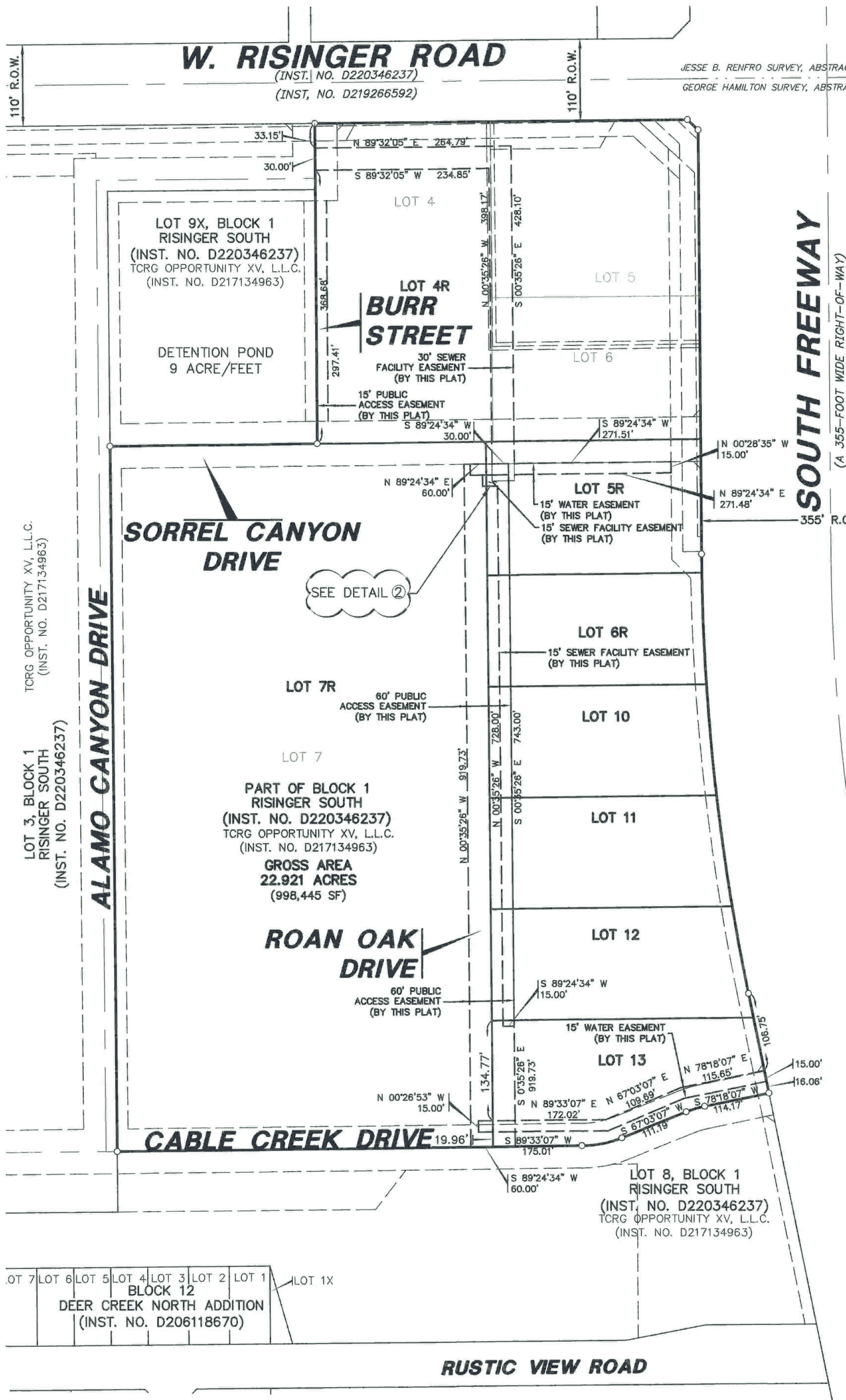
OWNER:
TORG OPPORTUNITY XV, LLC
5201 CAMP BOWIE BLVD.
817-377-3834
CONTACT: RYAN WOOD

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TX 76177
817-562-3350
CONTACT: DUSTIN C. PUSTEJOVSKY

LOTS 4R-7R, & 10-13, BLOCK 1
RISINGER SOUTH
REF. CASE NO. PP-20-001
REF. CASE NO. FP-20-042
REF. CASE NO. PP-22-092
CASE NO. FP-24-105

SOUTH FREEWAY
(A 355-FOOT WIDE RIGHT-OF-WAY)

TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301

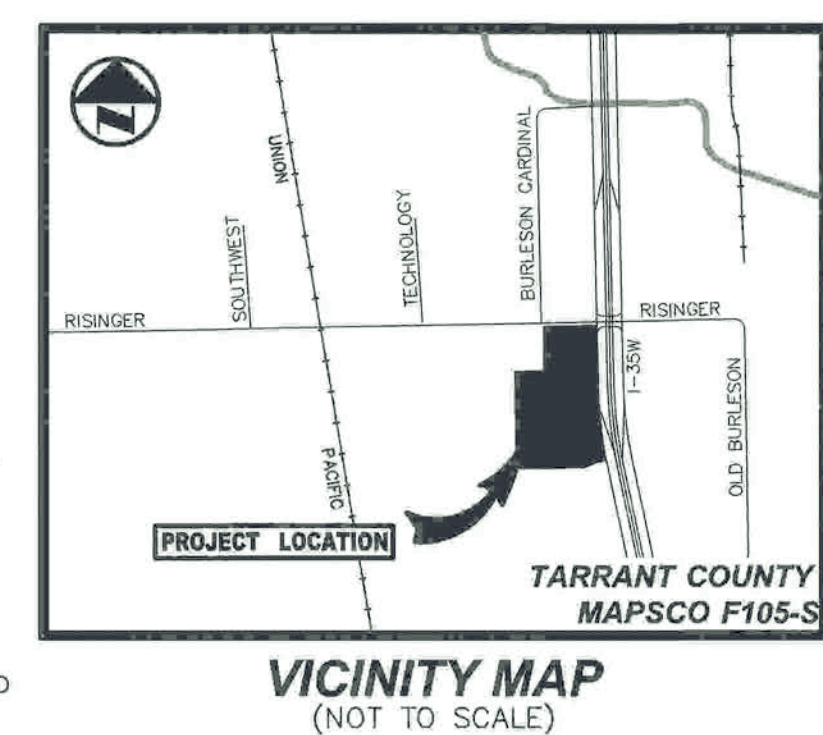
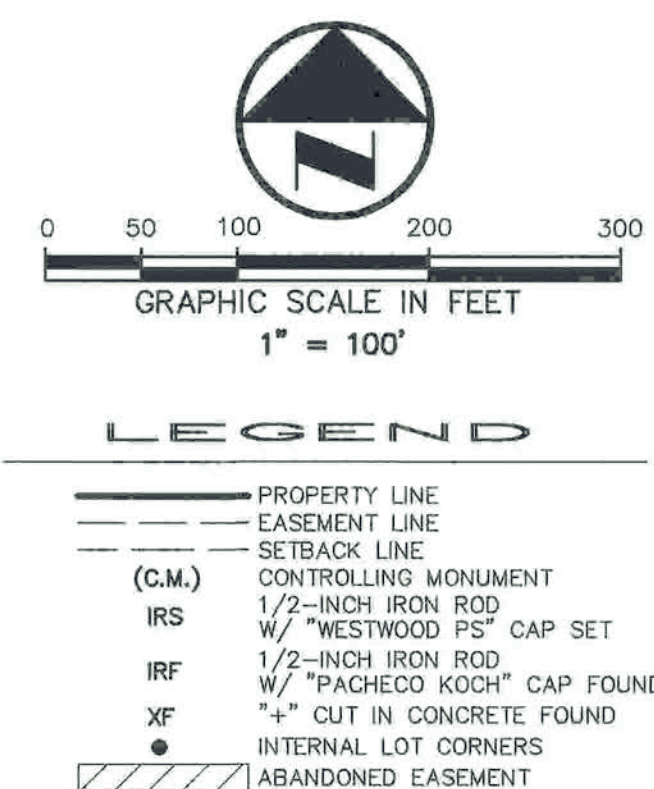


OWNER:
TCRG OPPORTUNITY XV, L.L.C.
5201 CAMP BOWIE BLVD.
817-377-3834
CONTACT: RYAN WOOD

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TX 76177
817-562-3350
CONTACT: DUSTIN C. PUSTEJOVSKY

LOTS 4R-7R, & 10-13, BLOCK 1
RISINGER SOUTH
REF. CASE NO. PP-20-001
REF. CASE NO. FP-20-042
REF. CASE NO. PP-22-092
CASE NO. FP-24-105

- 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 May 16, 2023 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. 48439C0430L, Community-Panel No. 480596 0430 L, Map Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones 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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OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, TCRG Opportunity XV, L.L.C. does hereby adopt this plat as LOTS 4R-7R & 10-13, BLOCK 1, RISINGER SOUTH, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 20 day of June, 2025.

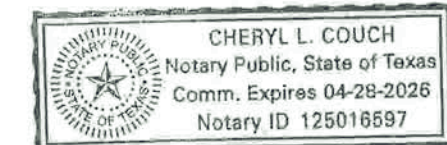
By: Robert L. Patton, Jr.
Title: President

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 Robert L. Patton, Jr., 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 20th day of June, 2025.

Cheryl L. Couch
Notary Public in and for the State of Texas
My Commission Expires: 04/28/2026



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Dustin C. Pustejovsky, 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 June 20, 2025 and that all corners are shown hereon.



Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690

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 Dustin C. Pustejovsky, 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 Dustin C. Pustejovsky 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 20th day of June, 2025.

Sandy Dunn
Notary Public in and for the State of Texas
My Commission Expires: 1/17/2026

