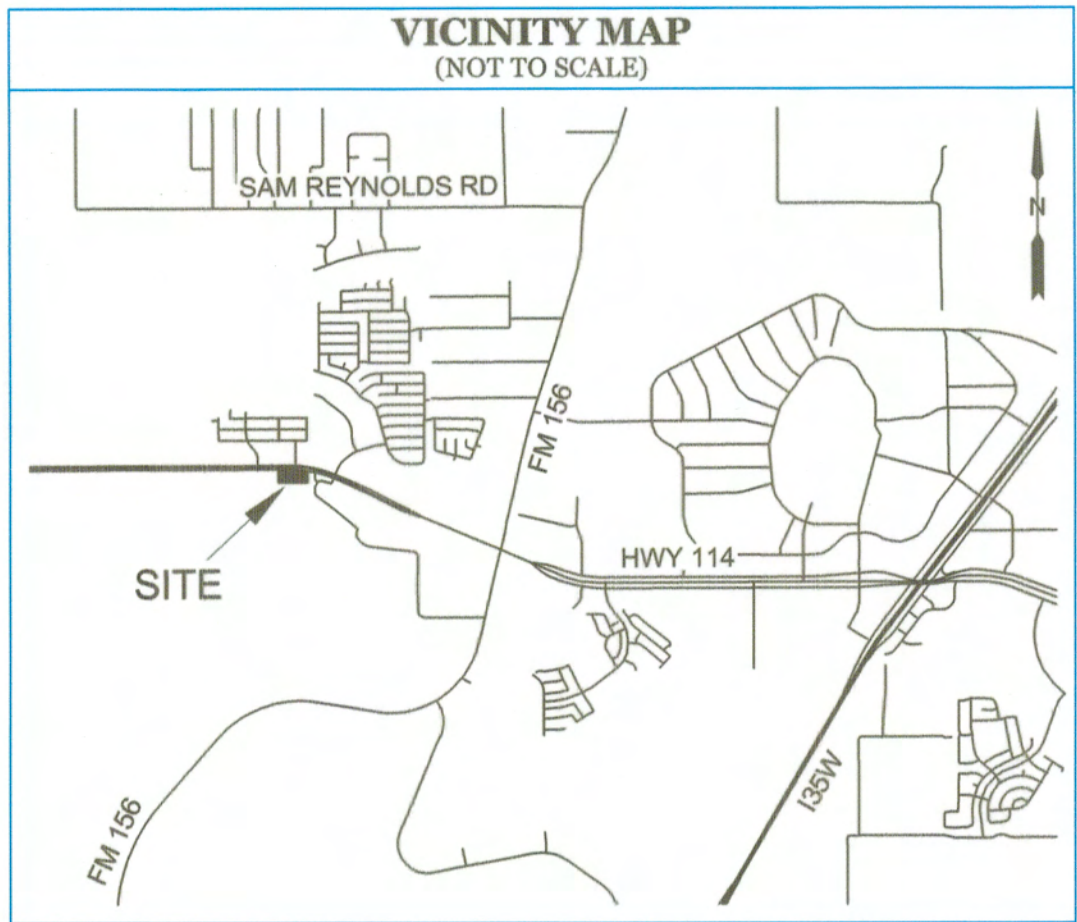
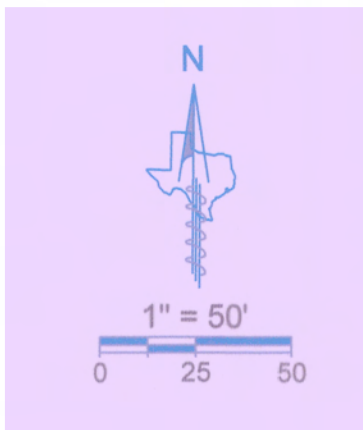




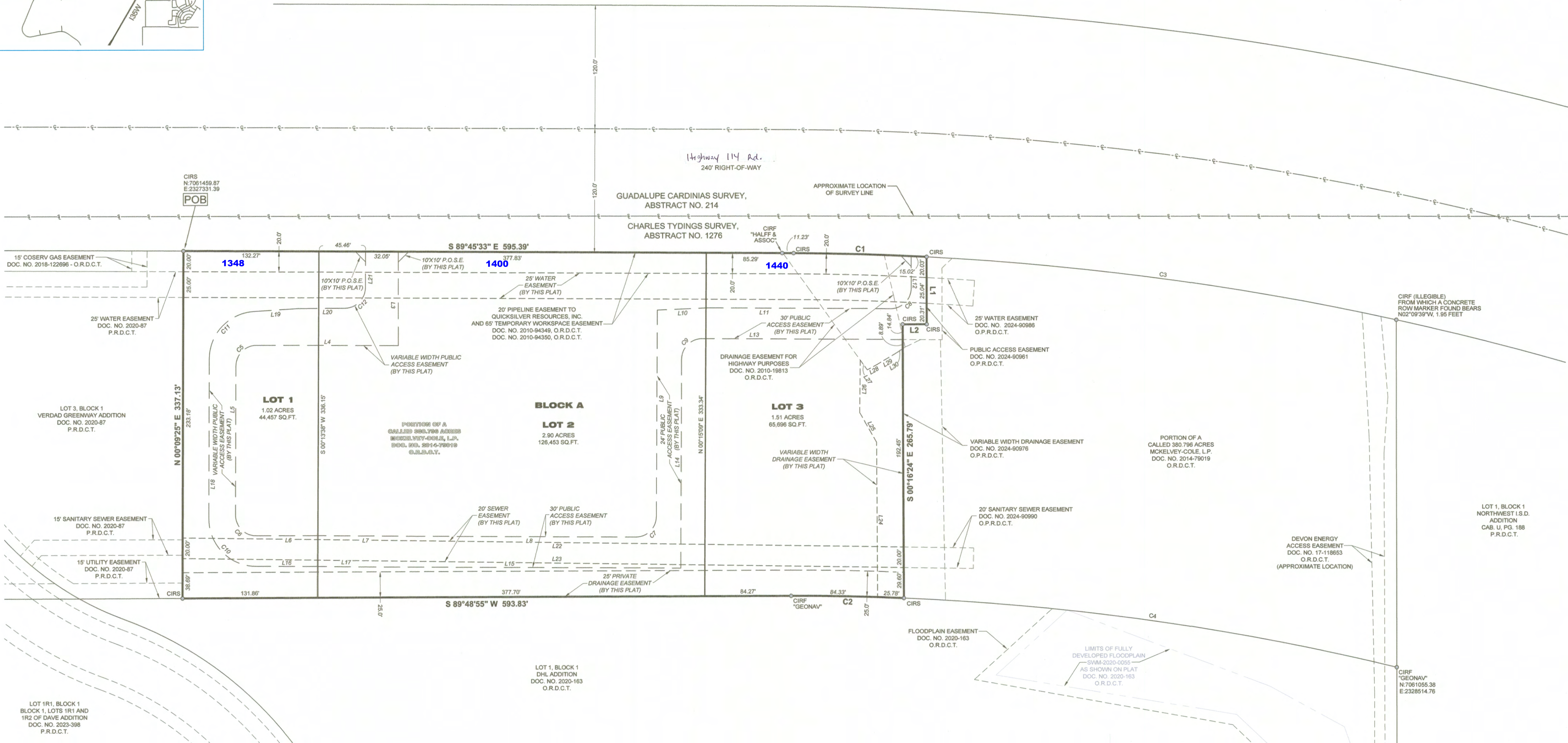
FP-24-193



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	2814.79'	129.53'	2°38'12"	S 88°26'27" E
C2	2482.79'	110.10'	2°32'27"	N 88°54'51" W
C3	2814.79'	462.47'	9°24'49"	S 82°24'58" E
C4	2482.79'	485.84'	11°12'42"	S 82°02'17" E
C5	20.00'	31.42'	90°01'07"	S 45°09'29" W
C6	20.00'	31.47'	90°08'59"	S 44°55'34" E
C7	20.00'	31.42'	90°00'00"	N 45°15'09" E
C8	20.00'	31.56'	90°24'54"	N 45°02'42" E
C9	20.00'	31.42'	90°00'00"	S 45°15'09" W
C10	46.00'	72.15'	89°51'45"	N 44°46'44" W
C11	46.00'	69.13'	86°06'26"	N 43°12'21" E
C12	20.00'	31.18'	89°20'04"	N 44°55'11" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°09'46" E	65.38'
L2	S 89°43'36" W	23.33'
L3	S 00°01'49" E	91.24'
L4	N 89°49'58" W	138.52'
L5	S 00°08'55" W	144.64'
L6	N 89°59'57" E	60.30'
L7	S 89°35'07" E	94.33'
L8	S 89°44'51" E	215.88'
L9	N 00°15'09" E	200.41'
L10	N 87°30'53" E	49.57'
L11	S 89°44'51" E	177.97'
L12	N 00°09'45" W	30.93'
L13	N 89°44'51" W	195.55'
L14	S 00°15'09" W	202.78'
L15	N 89°44'51" W	305.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N 89°42'37" W	60.44'
L17	N 89°26'52" W	48.46'
L18	N 00°09'08" E	155.37'
L19	N 86°15'34" E	42.95'
L20	N 89°35'13" E	46.58'
L21	N 00°15'09" E	34.98'
L22	S 89°14'47" E	703.56'
L23	N 89°14'47" W	703.71'
L24	N 00°21'27" W	150.33'
L25	N 29°55'11" W	33.06'
L26	N 00°31'40" E	51.05'
L27	S 36°04'01" E	11.77'
L28	N 60°54'32" E	10.36'
L29	N 59°20'17" E	22.21'
L30	N 56°43'11" E	7.74'

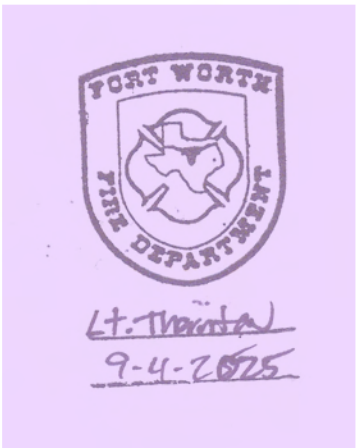


LEGEND	
PG.	= PAGE
VOL.	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
CIRF	= CAPPED IRON ROD FOUND STAMPED
P.O.S.E.	= PUBLIC OPEN SPACE EASEMENT
D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS

- GENERAL NOTES**
- The bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0490G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 - Existing land use is agricultural (vacant) and proposed land use is commercial. Surrounding area land use is commercial / business.
 - Direct access to the State Highway 114 frontage road is restricted to those locations that have been reviewed and approved by TXDOT.

LAND USE TABLE

LOTS 1, 2, & 3
AREA: 5.43 ACRES (236,607 SQ. FT.)
ROW DEDICATION: 0 SQ. FT.



**FINAL PLAT
GREENWAY ADDITION
LOTS 1-3, BLOCK A**

BEING 5.43 ACRES SITUATED IN THE
CHARLES TYDINGS SURVEY, ABSTRACT NO. 1276,
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Denton County
On: 9/5/2025 2:56:49 PM
In the PLAT Records
GREENWAY ADDITION FINAL PLA
Doc Number: 2025-370
Number of Pages: 2
Amount: 100.00
Order#: 20250905000529
By: KH

JOB NUMBER
2208.050
DATE
10/31/2024
REVISION
08/13/2025
DRAWN BY
BE/EN/MMF



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222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

ENGINEER
Claymore Engineering, Inc.
Contact: Clay Crispy, PE
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
McKelvey-Cole, LP
2808 Fairmount Street, Ste 100
Dallas, TX 75201

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

§
§

WHEREAS, MCKELVEY-COLE, L.P. is the owner of a 5.43 acre tract of land out of the CHARLES TYDINGS SURVEY, ABSTRACT NO. 1276, situated in the City of Fort Worth, Denton County, Texas, being a portion of a called 380.796 acre tract of land conveyed to McKelvey-Cole, L.P. by Special Warranty Deed of record in Document Number 2014-79019 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of State Highway 114 (240' right-of-way), being the Northeast corner of Lot 3, Block 1 of Verdad Greenway Addition, a subdivision of record in Document Number 2020-87 of the Plat Records of Denton County, Texas, for the Northwest corner hereof;

THENCE, along the South right-of-way line of State Highway 114, the following two (2) courses and distances:

- S89°45'33"E, a distance of 595.39 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 2814.79 feet, a chord bearing of S88°26'27"E, a chord length of 129.52 feet, a delta angle of 02°38'12", an arc length of 129.53 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northeast corner hereof;

THENCE, leaving the South right-of-way line of State Highway 114, over and across said 380.796 acre tract, the following three (3) courses and distances:

- S00°09'46"E, a distance of 65.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S89°43'36"W, a distance of 23.33 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°16'24"E, a distance of 265.79 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North line of Lot 1, Block 1 of DHL Addition, a subdivision of record in Document Number 2020-163 of said Plat Records;

THENCE, along the North line of said Lot 1, Block 1 of DHL Addition, the following two (2) courses and distances:

- Along a non-tangent curve to the left, having a radius of 2482.79 feet, a chord bearing of N88°54'51"W, a chord length of 110.10 feet, a delta angle of 02°32'27", an arc length of 110.10 feet to a 1/2" iron rod with plastic cap stamped "GEONAV" found at the end of said curve;
- S89°48'55"W, a distance of 593.83 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 3, Block 1 of Verdad Greenway Addition, for the Southwest corner hereof;

THENCE, N00°09'25"E, leaving the North line of said Lot 1, Block 1 of DHL Addition, along the West line of said Lot 3, Block 1 of Verdad Greenway Addition, a distance of 337.13 feet to the POINT OF BEGINNING and containing an area of 5.43 Acres, or (236,607 Square Feet) of land, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKELVEY-COLE, L.P. does hereby adopt this plat, designating herein described property as GREENWAY ADDITION, LOTS 1-3, BLOCK A, an addition to the City of Fort Worth, Denton County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

OWNER: MCKELVEY-COLE, L.P.
By: Greenway-McKelvey GP, LLC, its General Partner

BY: [Signature]
Signature of Authorized Agent

8.14.2025
Date

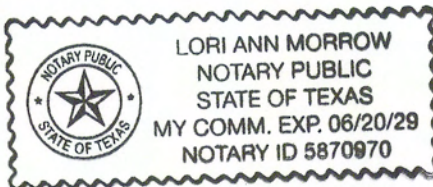
BY: Todd Petty, Vice President
Printed Name and Title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Todd Petty, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 14th day of August, 2025.

[Signature]
Notary Public in and for the State of TEXAS



My commission expires on 6.20.2029

SIDEWALKS

Sidewalks and street lights are required adjacent to both sides of all public and private streets and public access easements, 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.

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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

Covenants or Restrictions are un-altered. This Plat 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.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no buildings not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closes exterior point of the building, without regards to intervening structures or objects.

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, shall be prepared and submitted by the party(s) wishing to construct within the flood—plain. 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.

FLOODPLAIN / 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.

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 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.

BUILDING PERMITS

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 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.

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, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the department of transportation and public works director 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.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

§
§

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

[Signature]
Matthew Raabe, R.P.L.S. # 6402



08-13-25
Date

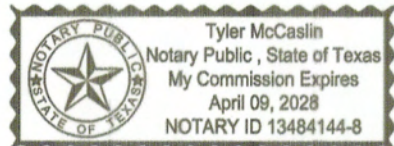
STATE OF TEXAS
COUNTY OF DENTON

§
§

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 considerations therein expressed and in the capacity therein stated.

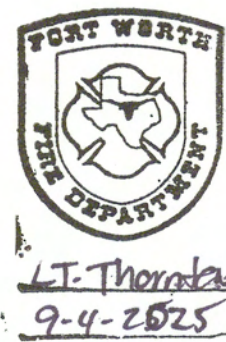
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 13th day of August, 2025.

[Signature]
Notary Public in and for the State of Texas



CASE NUMBER: FP-24-193

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date: 9/5/25
By: [Signature] Chairman
By: [Signature] Secretary



FINAL PLAT
GREENWAY ADDITION
LOTS 1-3, BLOCK A

BEING 5.43 ACRES SITUATED IN THE
CHARLES TYDINGS SURVEY, ABSTRACT NO. 1276,
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Denton County
On: 9/5/2025 2:56:49 PM
In the PLAT Records
GREENWAY ADDITION FINAL PLA
Doc Number: 2025-370
Number of Pages: 2
Amount: 100.00
Order#: 20250905000529
By: KH

JOB NUMBER
2208.050
DATE
10/31/2024
REVISION
08/13/2025
DRAWN BY
BE/EN/MMF



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TX Firm # 10194177

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(817) 281-0572

OWNER
McKelvey-Cole, LP
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Dallas, TX 75201

SURVEYOR
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Denton, TX 76201
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