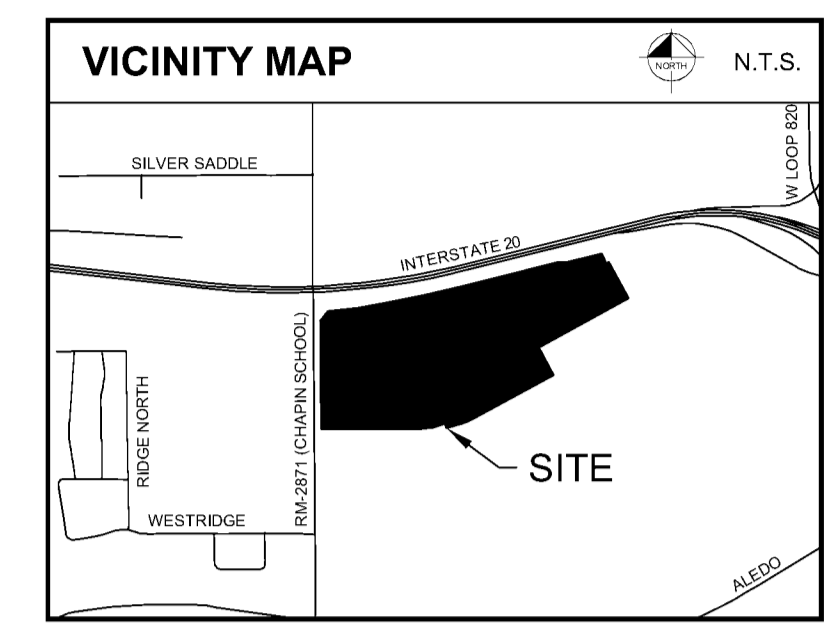
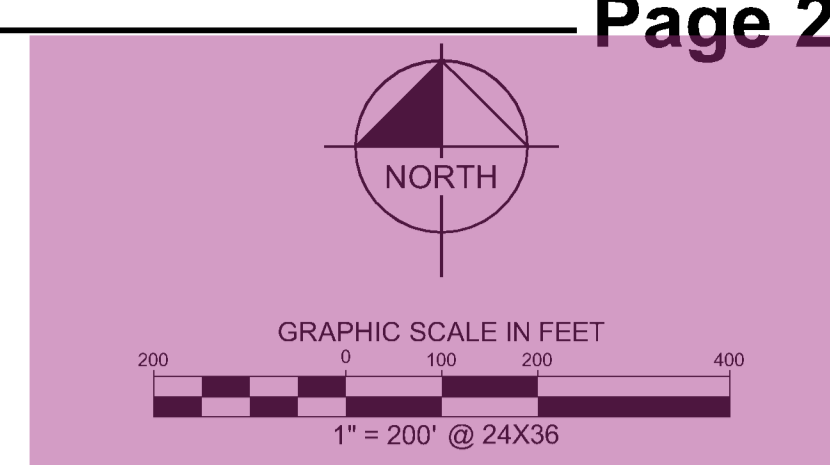
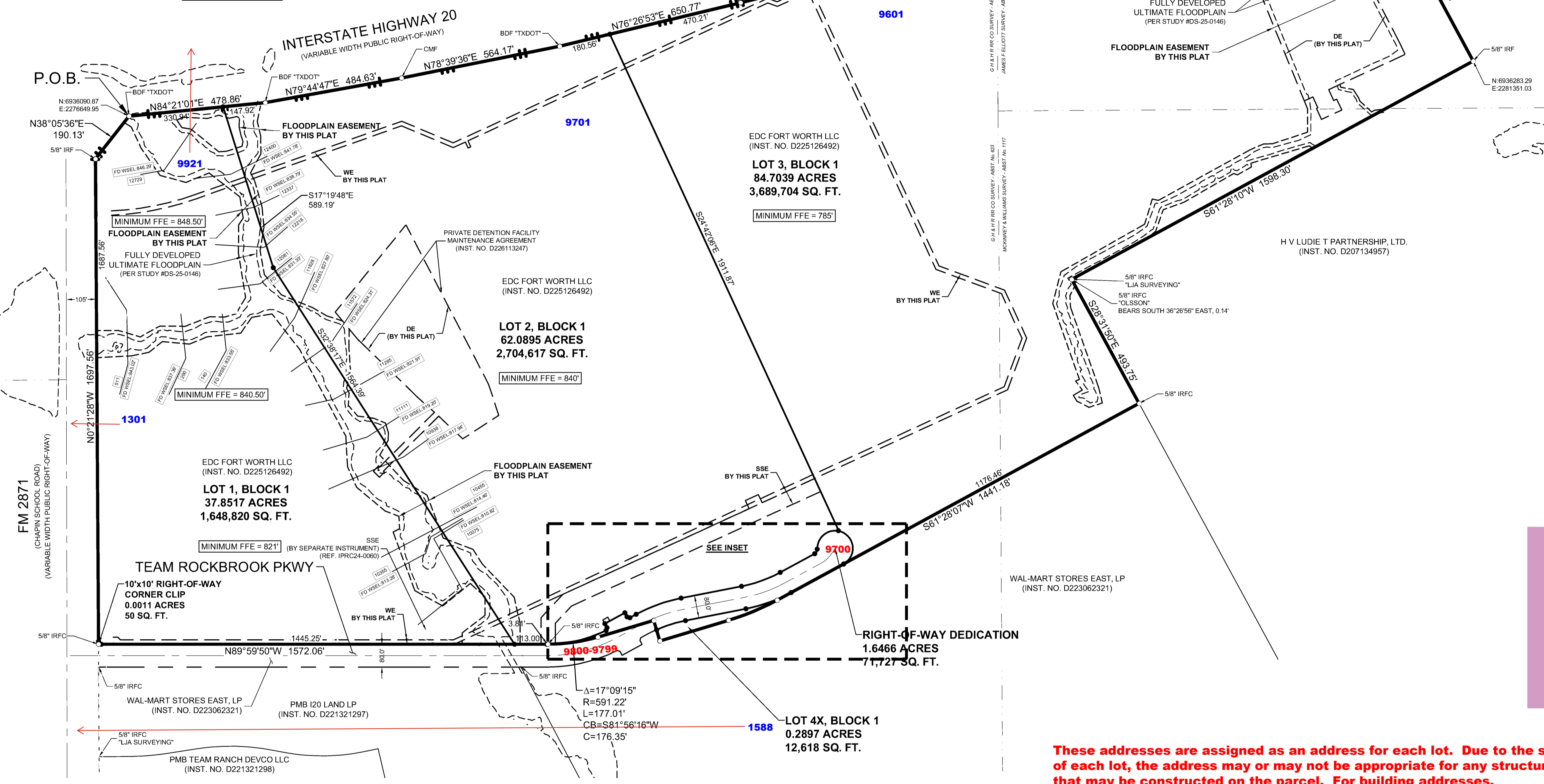


# FP-25-063

LOT TABLE		LINE TABLE		CURVE TABLE					
LOT NO.	ACRES	NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
GROSS		L1	S28°40'39"E	163.64'	C1	470.00'	26°11'46"	N76°54'17"E	213.02'
LOT 1, BLOCK 1	37.8517	L2	N61°32'42"E	39.88'	C2	550.00'	17°31'16"	N70°14'14"E	167.54'
LOT 2, BLOCK 1	62.0895	L3	N18°32'32"W	74.73'	C3	470.00'	17°31'46"	N70°14'00"E	143.23'
LOT 3, BLOCK 1	84.7039	L4	N17°56'33"E	9.94'	C4	17.00'	64°16'51"	N29°19'41"E	18.09'
LOT 4X, BLOCK 1	0.2897	L5	N28°32'37"W	15.85'	C5	62.50'	141°06'53"	S09°05'21"E	117.87'
RIGHT-OF-WAY CLIP	0.0011	L6	N61°28'36"E	80.00'	C6	550.00'	17°31'46"	S70°14'00"W	167.61'
RIGHT-OF-WAY DEDICATION	1.6466	L7	S28°32'37"E	15.86'	C7	470.00'	13°01'37"	S72°29'04"W	106.63'
		L8	S71°47'21"E	9.93'					
		L9	N61°28'36"E	25.09'					



**LINE TYPE LEGEND**

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
- · - · - · -	DENIAL OF ACCESS LINE

**LAND USE**

LOTS	
GROSS AREA	= 186.5825 AC
RIGHT-OF-WAY DEDICATION AREA	= 1.6477 AC
NET AREA	= 184.9348 AC

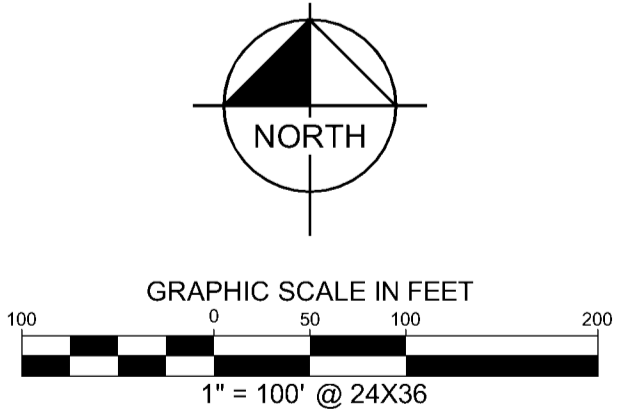
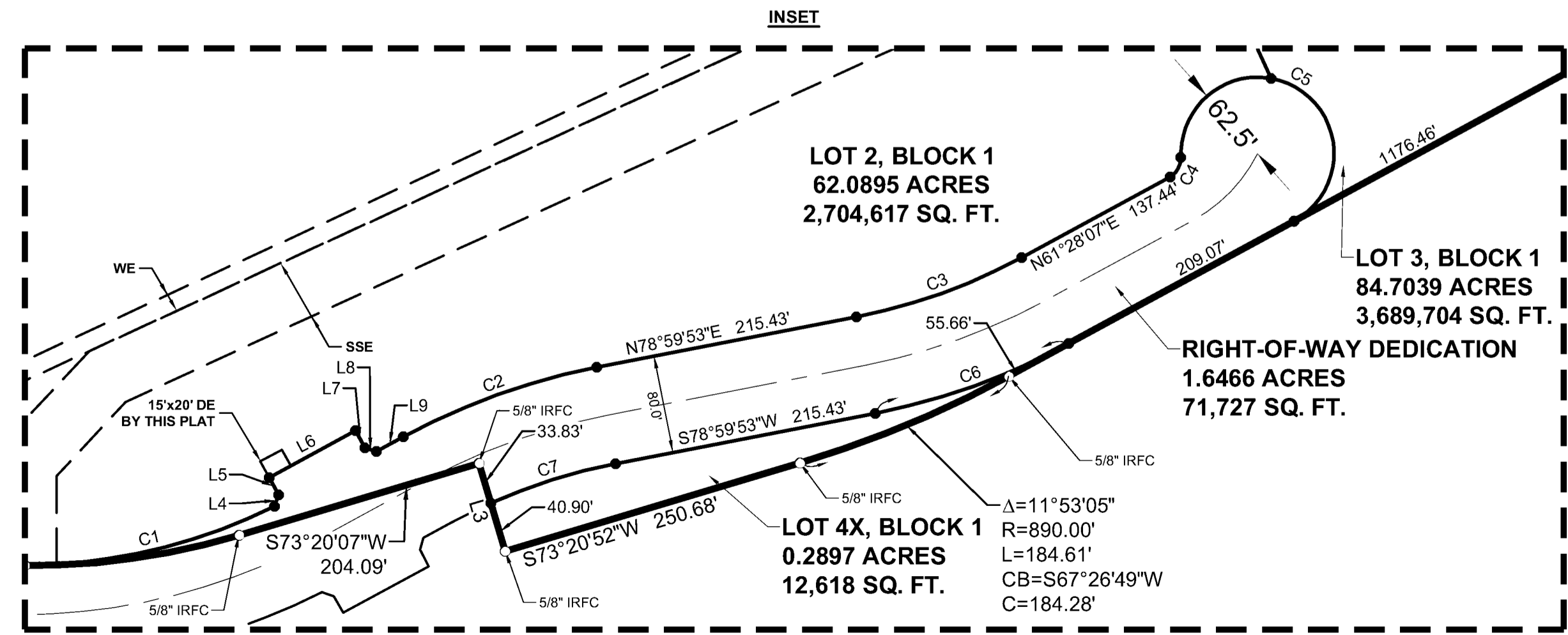
- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - IRF = IRON ROD FOUND
  - BDF = BRASS DISK FOUND
  - CMF = CONCRETE MONUMENT FOUND
  - XF = "X" CUT FOUND
  - IRSC = 5/8" IRON ROD SET WITH CAP STAMPED "KHA"
  - IRFC = 5/8" IRON ROD FOUND WITH CAP STAMPED "CORRODONNA & ASSOC. INC."
  - WE = WATER EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - DFE = DRAINAGE FACILITY EASEMENT

**NOTE**

- See page 2 of 3 for easement line and curve data.

**FORT WORTH FIRE DEPARTMENT**  
L.T. Thornton  
L.T. Thornton (Jul 7, 2026 09:09:40 CDT)  
07/07/2026

**These addresses are assigned as an address for each lot. Due to the size of each 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**



**SURVEYOR**  
KIMLEY-HORN AND ASSOC. INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
MICHAEL CLEO BILLINGSLEY, RPLS  
TEL. NO. 817-335-6511  
michael.billingsley@kimley-horn.com

**APPLICANT/DEVELOPER/OWNER**  
EDGED  
505 N WILDWOOD DRIVE  
IRVING, TEXAS 75061  
BRETT SEVERSON  
TEL. NO. 952-484-7954  
BRETT.SEVERSON@EDGED.US

REF CASE NO. : FP-25-063  
REF CASE NO. : PP-25-003

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	GRW	MCB	06/11/2026	060027500	1 OF 3



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS EDC FORT WORTH LLC is the owner of a 186.5825 acre (8,127,536 square foot) tract of land situated in the James F. Elliott Survey, Abstract No. 495, Galv H. & H. R. R. Co. Survey, Abstract No. 623, and McKinney & Williams Survey, Abstract No. 1117, City of Fort Worth, Tarrant County, Texas; said tract being all of the tract of land described in General Warranty Deed to EDC FORT WORTH LLC recorded in Instrument No. D225126492 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a brass disk stamped "TXDOT" found at the east end of a right-of-way corner clip at the intersection of the south right-of-way line of Interstate Highway No. 20 (a variable width right-of-way) and the east right-of-way line of Ranch to Market Road 2871 (a variable width right-of-way, also known as Chapin School Road);

THENCE along the said south right-of-way line of Interstate Highway No. 20, the following seven (7) calls:

North 84°21'01" East, a distance of 478.86 feet to a brass disk stamped "TXDOT" found for corner;

North 79°44'47" East, a distance of 484.63 feet to a concrete monument found for corner;

North 78°39'36" East, a distance of 564.17 feet to a brass disk stamped "TXDOT" found for corner;

North 76°26'53" East, a distance of 650.77 feet to a brass disk stamped "TXDOT" found for corner;

North 76°02'23" East, a distance of 1,516.02 feet to a 1/2" iron rod found for corner;

South 84°48'48" East, a distance of 105.56 feet to a brass disk stamped "TXDOT" found for corner;

North 76°05'00" East, a distance of 579.77 feet to a brass disk stamped "TXDOT" found for corner at the intersection of the said south right-of-way line of Interstate Highway No. 20 and the west right-of-way line of Ludie Team Ranch Road (80' right-of-way);

THENCE South 28°40'39" East, departing the said south right-of-way line of Interstate Highway No. 20 and along the said west right-of-way line of Ludie Team Ranch Road, a distance of 163.64 feet to a 5/8" iron rod found for the southwest terminus corner of said Ludie Team Ranch Road;

THENCE North 61°32'42" East, along the south right-of-way line of said Ludie Team Ranch Road, a distance of 39.88 feet to a 5/8" iron rod with cap stamped "OLSSON" found for corner;

THENCE South 28°17'18" East, departing the said south right-of-way line of Ludie Team Ranch Road, a distance of 653.51 feet to a 5/8" iron rod found for corner;

THENCE South 61°28'10" West, a distance of 1,598.30 feet to a 5/8" iron rod with cap stamped "LJA SURVEYING" found for corner, from which a 5/8" iron rod with cap stamped "OLSSON" found bears South 36°26'56" East, a distance of 0.14 feet;

THENCE South 28°31'50" East, a distance of 493.75 feet to a 5/8" iron rod with cap stamped "GORRONDONA & ASSOC. INC." found for corner;

THENCE South 61°28'07" West, a distance of 1,441.18 feet to a 5/8" iron rod with cap stamped "GORRONDONA & ASSOC. INC." found for the beginning of a non-tangent curve to the right with a radius of 890.00 feet, a central angle of 11°53'05", and a chord bearing and distance of South 67°26'49" West, 184.28 feet;

THENCE in a westerly direction, with said non-tangent curve to the right, an arc distance of 184.61 feet to a 5/8" iron rod with cap stamped "GORRONDONA & ASSOC. INC." found for corner;

THENCE South 73°20'52" West, a distance of 250.68 feet to a 5/8" iron rod with cap stamped "GORRONDONA & ASSOC. INC." found for corner;

THENCE North 16°32'32" West, a distance of 74.73 feet to a 5/8" iron rod with cap stamped "GORRONDONA & ASSOC. INC." found for corner;

THENCE South 73°20'07" West, a distance of 204.09 feet to a 5/8" iron rod with cap stamped "GORRONDONA & ASSOC. INC." found for the beginning of a non-tangent curve to the right with a radius of 591.22 feet, a central angle of 17°09'15", and a chord bearing and distance of South 81°56'16" West, 176.35 feet;

THENCE in a westerly direction, with said non-tangent curve to the right, an arc distance of 177.01 feet to a 5/8" iron rod with cap stamped "GORRONDONA & ASSOC. INC." found for corner;

THENCE North 89°59'50" West, a distance of 1,572.06 feet to a 5/8" iron rod with cap stamped "GORRONDONA & ASSOC. INC." found for corner in the said east right-of-way line of Ranch to Market Road 2871;

THENCE North 00°21'28" West, along the said east right-of-way line of Ranch to Market Road 2871, distance of 1,697.56 feet to a 5/8" iron rod found for the south end of said right-of-way corner clip;

THENCE North 38°05'36" East, along said corner clip, a distance of 190.13 feet to the POINT OF BEGINNING and containing 8,127,536 square feet or 186.5825 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that EDC FORT WORTH LLC does hereby adopt this plat as LOTS 1-3 & 4X, BLOCK 1, EDGED ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 29 day of June, 2026.

BY: EDC FORT WORTH LLC

Michael Green
Authorized Signature

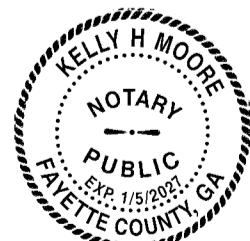
Michael Green, Secretary
Printed Name, Title

STATE OF Georgia
COUNTY OF FULTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Georgia, on this day personally appeared Michael Green, known to me to be the person and officer 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 OFFICE this the 29th day of June, 2026.

Kelly H. Moore
Notary Public, State of Georgia



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 the connection date to the municipal water and/or wastewater system.

FLOODPLAIN/FLOODWAY/DRAINAGEWAY 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 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.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement without 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(s) 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.

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.

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.

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.

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.

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".

PARKWAY PERMIT

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

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.

NOTES FOR LOT 1, BLOCK 1:

This plat identifies a potential preliminary need for a storm water storage facility known as a detention pond that may or may not be required. The approximate storage is 8.3 ac-ft. 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 or tracts shall be responsible to determine if the site development requires detention and provide for the final detention volume mitigation if required during the site development. If detention is required, the final detailed analysis detention volume and required easement may be more or less than indicated in the Drainage Study. If required, the detention pond design shall be in accordance with the City of Fort Worth Stormwater Criteria Manual current at the time the Drainage Study in support of Grading Permit is submitted.

A Drainage Study (DS) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the DS is submitted) must be submitted to and approved by the City of Fort Worth prior to 1.0 acre or more of land disturbance of Lot 1, Block 1, Edged Addition.

P.R.V.

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

NOTES

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on December 5, 2024 with an applied combined scale factor of 1.00012.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Texas North Central 4202, no scale and no projection.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0280K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. The purpose of this plat is to create four lots and dedicate right-of-way.
5. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
6. Direct access to Interstate Highway No. 20 Frontage Road and Chapin School Road is restricted to those locations that have been reviewed and approved by TXDOT.
7. The cross section and fully developed water elevations shown hereon are from the City of Fort Worth drainage study record DS-25-0146.

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, 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 supervision on January 14, 2025 and that all corners are shown hereon.



Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391



L.T. Thornton
L.T. Thornton (Jul 7, 2026 09:08:40 CDT)

07/07/2026

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: 07/07/2026. By: Carolina Craun, Chairman. By: Stephen Murray, Secretary.

FINAL PLAT
LOTS 1-3 & 4X, BLOCK 1,
EDGED ADDITION
186.5825 ACRES
JAMES F. ELLIOTT SURVEY,
ABSTRACT No. 495
GALV H. & H. R. R. Co. SURVEY,
ABSTRACT No. 623,
McKINNEY & WILLIAMS SURVEY,
ABSTRACT No. 1117,
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley Horn logo

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No, Sheet No. Values: N/A, GRW, JDW, 06/11/2026, 060027500, 3 OF 3

REF CASE NO.: FP-25-063
REF CASE NO.: PP-25-003

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
JOSHUA D. WARGO, RPLS
TEL. NO. 817-335-6511
josh.wargo@kimley-horn.com

APPLICANT/DEVELOPER/OWNER
EDGED
505 N WILDWOOD DRIVE
IRVING, TEXAS 75061
BRETT SEVERSON
TEL. NO. 952-484-7954
BRETT.SEVERSON@EDGED.US

This plat recorded in Document Number \_\_\_\_\_ Date \_\_\_\_\_