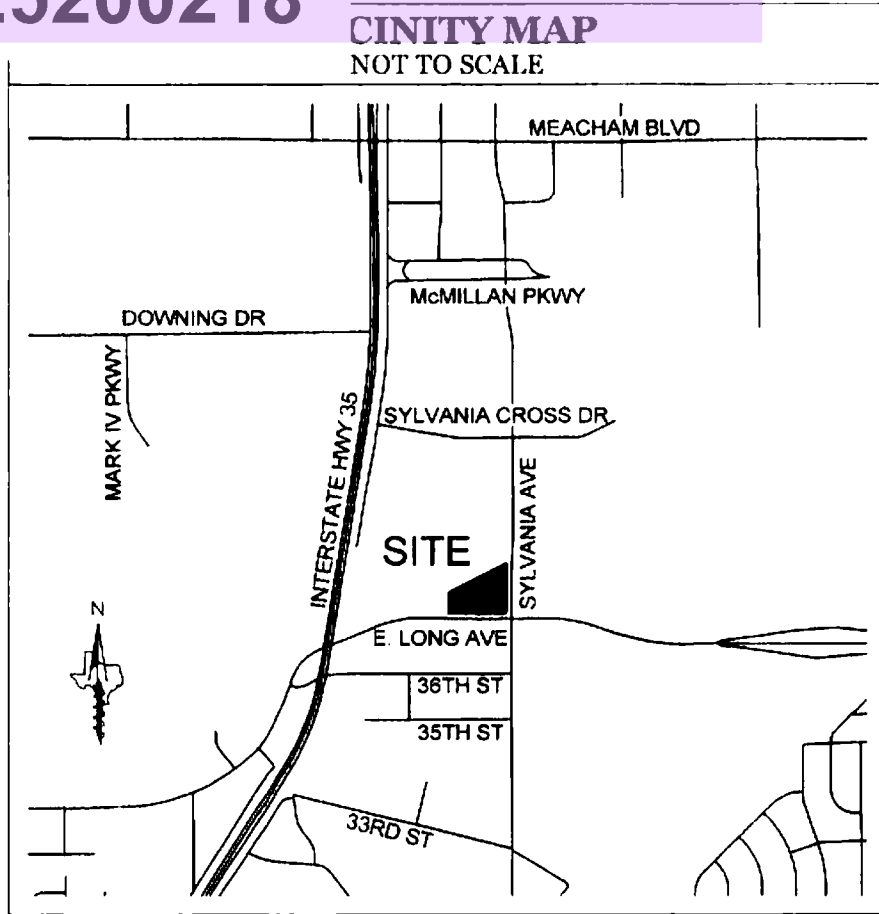




GENERAL PLAT NOTES

- 1) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 48439C0195L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 2) The bearings and grid coordinates 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).
- 3) 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.
- 4) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

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.

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 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 is due on the date a building permit is issued.

SIDEWALKS

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth standards.

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.

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, 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.

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, 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.

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.

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.

COVENANTS AND RESTRICTIONS ARE UN-ALTERED

This Replat 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.

FLOODPLAIN RESTRICTION

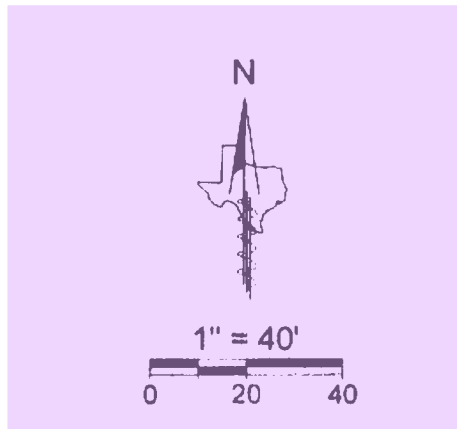
No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed."

FLOODPLAIN/FLOODWAY/DRAINAGEWAY MAINTENANCE

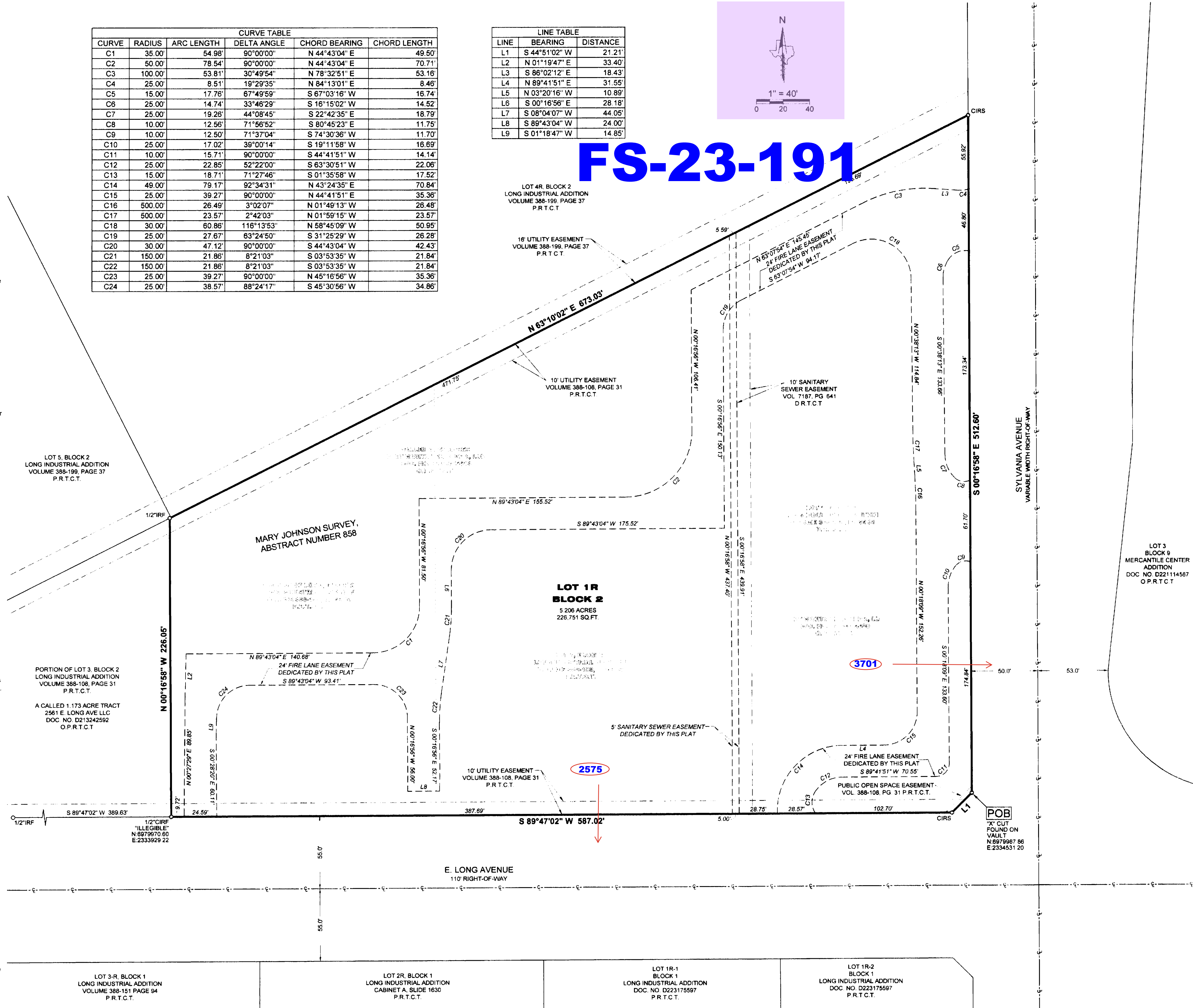
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to the drainage-ways. The City of Fort Worth will not be responsible 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 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.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	54.98'	90°00'00"	N 44°43'04" E	49.50'
C2	50.00'	78.54'	90°00'00"	N 44°43'04" E	70.71'
C3	100.00'	53.81'	30°49'54"	N 78°32'51" E	53.16'
C4	25.00'	8.51'	18°29'35"	N 84°13'01" E	8.46'
C5	15.00'	17.76'	67°49'59"	S 67°03'16" W	16.74'
C6	25.00'	14.74'	33°46'29"	S 16°15'02" W	14.52'
C7	25.00'	19.26'	44°08'45"	S 22°42'35" E	18.79'
C8	10.00'	12.56'	71°56'52"	S 80°45'23" E	11.75'
C9	10.00'	12.50'	71°37'04"	S 74°30'36" W	11.70'
C10	25.00'	17.02'	39°00'14"	S 19°11'58" W	16.69'
C11	10.00'	15.71'	90°00'00"	S 44°41'51" W	14.14'
C12	25.00'	22.85'	52°22'00"	S 63°30'51" W	22.06'
C13	15.00'	18.71'	71°27'46"	S 01°35'58" W	17.52'
C14	49.00'	79.17'	92°34'31"	N 43°24'35" E	70.84'
C15	25.00'	39.27'	90°00'00"	N 44°41'51" E	35.36'
C16	500.00'	26.49'	3°02'07"	N 01°49'13" W	26.48'
C17	500.00'	23.57'	2°42'03"	N 01°59'15" W	23.57'
C18	30.00'	60.86'	116°13'53"	N 58°45'09" W	50.95'
C19	25.00'	27.67'	63°24'50"	S 31°25'29" W	26.28'
C20	30.00'	47.12'	90°00'00"	S 44°43'04" W	42.43'
C21	150.00'	21.86'	8°21'03"	S 03°53'35" W	21.84'
C22	150.00'	21.86'	8°21'03"	S 03°53'35" W	21.84'
C23	25.00'	39.27'	90°00'00"	N 45°16'56" W	35.36'
C24	25.00'	38.57'	88°24'17"	S 45°30'56" W	34.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°51'02" W	21.21'
L2	N 01°19'47" E	33.40'
L3	S 86°02'12" E	18.43'
L4	N 89°41'51" E	31.55'
L5	N 03°20'16" W	10.89'
L6	S 00°16'56" E	28.18'
L7	S 08°04'07" W	44.05'
L8	S 89°43'04" W	24.00'
L9	S 01°18'47" W	14.85'



FS-23-191



LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
---	= CENTER LINE OF ROAD

LAND USE TABLE

LOT 1R
AREA 5.206 ACRES (226,751 SQ. FT.)
ROW DEDICATION 0 SQ. FT.
ZONING "CUP 60" CONDITIONAL USE PERMIT

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

ENGINEER
Homeyer Engineering
Contact: Steven R. Homeyer
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

OWNER
Fort Worth Texas BP 2, LLC
P.O. BOX 50620
Idaho Falls, ID 83405

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: 10/23/2025
By: *Tim Tidwell* Chairman
By: *[Signature]* Secretary



FINAL PLAT
LONG INDUSTRIAL ADDITION
BLOCK 2, LOT 1R
5.206 ACRES

BEING A REPLAT OF LOTS 1 AND 2 AND A PORTION OF LOT 3, BLOCK 2
LONG INDUSTRIAL ADDITION, AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
AS RECORDED IN VOLUME 388-108, PAGE 31, P.R.T.C.T.
MARY JOHNSON SURVEY, ABSTRACT NO. 858

DATE OF PREPARATION: MAY 28, 2025

THIS PLAT FILED IN DOCUMENT NUMBER _____, DATE _____, CITY CASE No: FS-23-191

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, FORT WORTH TEXAS BP 2, LLC is the owner of a 5.206 acre tract of land out of the Mary Johnson Survey, Abstract Number 858, situated in the City of Fort Worth, Tarrant County, Texas, being being all of Lots 1, 2 and a portion of Lot 3, Block 2 of Long Industrial Addition, a subdivision of record in Volume 388-108, Page 31 of the Plat Records of Tarrant County, Texas, said Lot 1 having been conveyed to Fort Worth Texas BP 2, LLC by Quitclaim Deed of record in Document Number D220014980 of the Official Public Records of Tarrant County, Texas, said Lot 2 and said portion of Lot 3 being all of a called 3.264 acre tract of land conveyed to Fort Worth Texas BP 2, LLC by General Warranty Deed of record in Document Number D222075618 of said Official Public Records and being more particularly described by metes and bounds, as follows:

BEGINNING, at a X-cut found on a vault at the North end of a cutback line at the intersection of the West right-of-way line of Sylvania Avenue (100' right-of-way) and North right-of-way line of E. Long Avenue (110' right-of-way), being the most Easterly Southeast corner of said Lot 1;

THENCE, S44°51'02"W, along said cutback line, a distance of 21.21 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of said cutback line, being the most Southerly Southeast corner of said Lot 1;

THENCE, S89°47'02"W, along the North right-of-way line of E. Long Avenue, being the common South lines of said Lots 1, 2 and 3 and said 3.264 acre tract, a distance of 587.02 feet to a 1/2" iron rod with yellow plastic cap (illegible) found at the Southeast corner of a called 1.173 acre tract of land conveyed to 2561 E. Long Ave LLC by Special Warranty Deed of record in Document Number D213242592 of said Official Public Records, being the Southwest corner of said 3.264 acre tract;

THENCE, N00°16'58"W, leaving the North right-of-way line of E. Long Avenue, along the East line of said 1.173 acre tract, being the common West line of said 3.264 acre tract, a distance of 226.05 feet to a 1/2" iron rod found in the Southeast line of Lot 5, Block 2 of Long Industrial Addition, a subdivision of record in Volume 388-199, Page 37 of said Plat Records, being in the North line of said Lot 3, also being the Northeast corner of said 1.173 acre tract, also being the Northwest corner of said 3.264 acre tract;

THENCE, N63°10'02"E, along the Southeast line of said Lot 5 and Lot 4R of said Block 2 of Long Industrial Addition of record in Volume 388-199, Page 37, being the common Northwest line of said Lots 3, 2 and 1, also being in part, the common Northwest line of said 3.264 acre tract, a distance of 673.03 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Sylvania Avenue, being the Southeast corner of said Lot 4R, also being the Northeast corner of said Lot 1;

THENCE, S00°16'58"E, along the West right-of-way line of Sylvania Avenue, being the common East line of said Lot 1, a distance of 512.60 feet to the POINT OF BEGINNING and containing an area of 5.206 acres or 226,751 square feet of land, more or less

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, FORT WORTH TEXAS BP 2, LLC does hereby adopt this plat, designating herein described property as LONG INDUSTRIAL ADDITION, BLOCK 2, LOT 1R, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: FORT WORTH TEXAS BP 2, LLC

By: *[Signature]*
Eric Isom - Chief Real Estate Officer

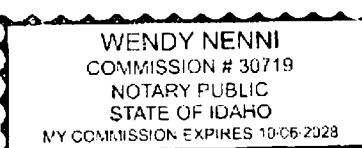
10-15-25
Date

STATE OF IDAHO
COUNTY OF BONNEVILLE

BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]*, 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 15 day of October, 2025

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

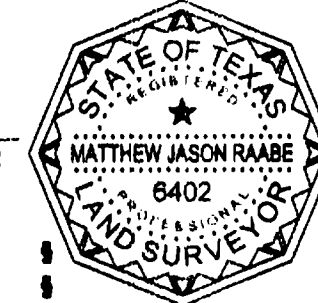


CERTIFICATE OF SURVEYOR

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-inch iron rods with green plastic caps stamped "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



05-30-25
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 30th day of May, 2025

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

