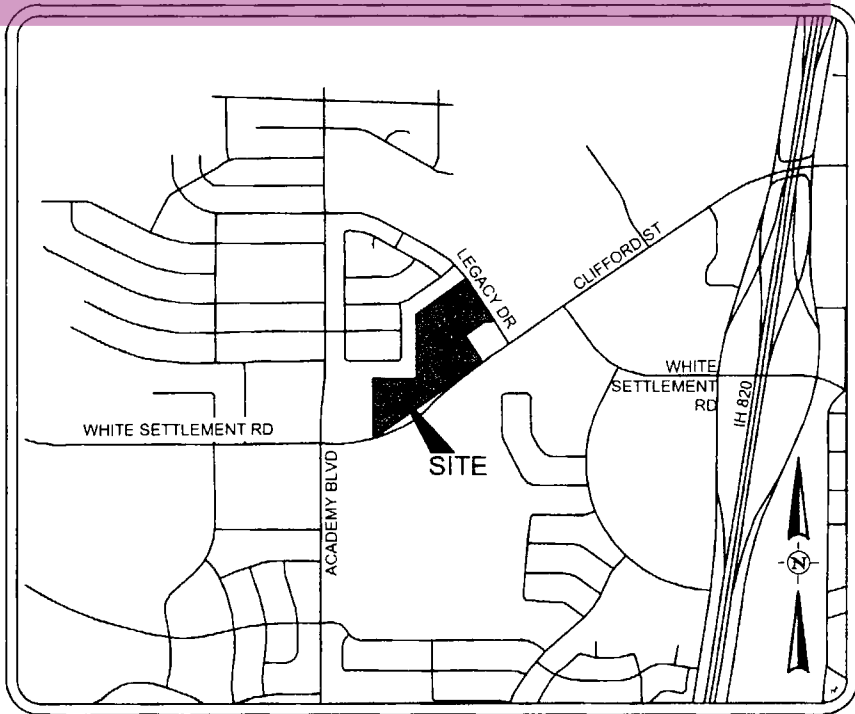
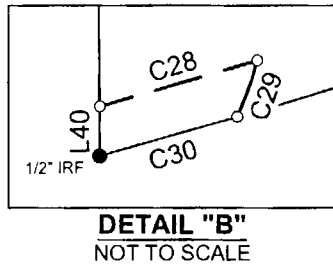
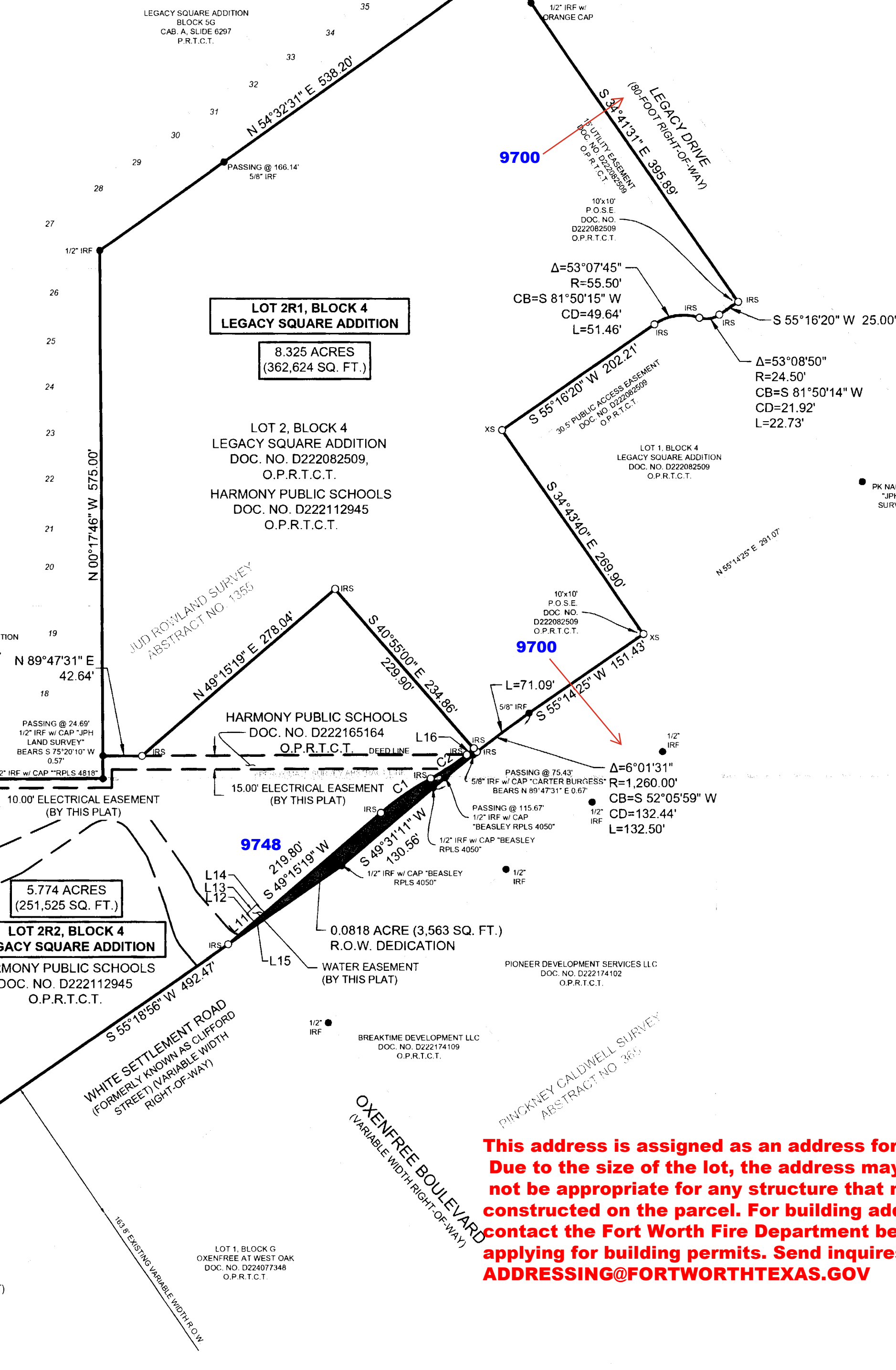
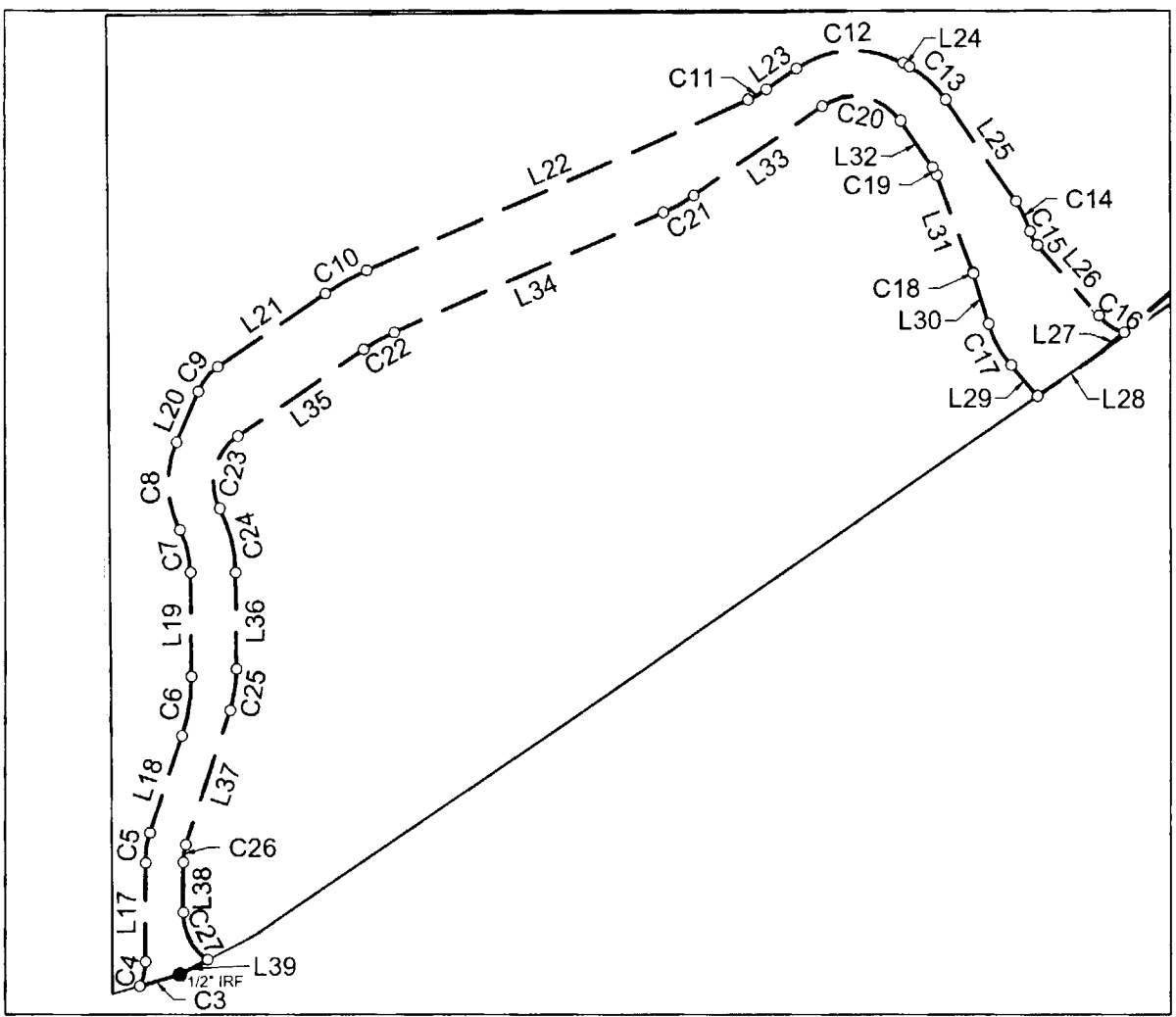




| LEGEND       |                                                  |
|--------------|--------------------------------------------------|
| IRF          | IRON ROD FOUND                                   |
| IRS          | 1/2" IRON ROD SET "W" CAP "HALF" SET             |
| ○            | FOUND MONUMENTS                                  |
| ○            | SET MONUMENTS                                    |
| ○            | POINT FOR CORNER                                 |
| DOC. NO.     | DOCUMENT NUMBER                                  |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS |
| VOL.         | VOLUME                                           |
| PG.          | PAGE                                             |
| CAB.         | CABINET                                          |
| P.O.B.       | POINT OF BEGINNING                               |
| P.R.T.C.T.   | PLAT RECORDS TARRANT COUNTY TEXAS                |
| R.O.W.       | RIGHT-OF-WAY                                     |
| - - - - -    | EASEMENT LINE                                    |
| - - - - -    | PROPERTY LINE                                    |



| LAND USE TABLE |             |        |                      |
|----------------|-------------|--------|----------------------|
| LOT/BLOCK      | SQUARE FEET | ACRES  | LOT TYPE             |
| 2R2/4          | 251,525     | 5.774  | INTENSIVE COMMERCIAL |
| 2R1/4          | 362,624     | 8.325  | INTENSIVE COMMERCIAL |
| R.O.W. DED.    | 3,563       | 0.0818 | R.O.W. DEDICATION    |
| TOTAL          | 617,712     | 14.181 |                      |



LEGAL DESCRIPTION:

WHEREAS, Harmony Public Schools, is the owner of all that certain tract of land situated in the Jud Rowland Survey, Abstract No. 1355, John W. Haynes Survey, Abstract No. 795, and Pinckney Caldwell Survey, Abstract No. 365, City of Fort Worth, Tarrant County, Texas, and being all of a called 0.2225-acre tract of land described to Harmony Public Schools as recorded in Document Number D222165164 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and all of a called 4.872-acre tract of land described as Tract 2 to Harmony Public Schools as recorded in Document Number D222112945, O.P.R.T.C.T., and all of Lot 2, Block 4, Legacy Square Addition, an addition to the City of Fort Worth as recorded in Document Number D222082509, O.P.R.T.C.T. and being more particularly described as follows:

**BEGINNING** at 1/2-inch iron rod found in the northwest right-of-way line of White Settlement Road (a variable width right-of-way), for the southwest corner of said 4.872-acre tract, common to the southeast corner of a tract of land described to Melissa Solis under Document Number D222054789, O.P.R.T.C.T.

**THENCE** North 00 degrees 21 minutes 14 seconds West, departing the northwest right-of-way line of said White Settlement Road, with the common line of the 4.872-acre tract and said Solis tract, passing at a distance of 143.70 feet a 1/2-inch iron rod found for the southeast corner of a tract of land described in Quit Claim Deed to Honey Properties, LLC, as recorded in Document Number D224180497, O.P.R.T.C.T., continuing along said line, passing at a distance of 237.93 feet a 1/2-inch iron rod found for the northeast corner of said Quit Claim Deed, and continuing for a total distance of 519.25 feet to a point for the common north corner of said 4.872-acre tract and the Solis tract, and being in the south line of Lot 12, Block 5G, Legacy Square Addition, as recorded in Cabinet A, Slide 6297, Plat Records of Tarrant County, Texas (P.R.T.C.T.), from which a 5/8-inch iron rod found bears, South 52 degrees 54 minutes 03 seconds East, a distance of 0.63 feet;

**THENCE** North 89 degrees 42 minutes 14 seconds East, with the common line of 4.872-acre tract and said Block 5G, Legacy Square Addition, a distance of 391.63 feet to a 1/2-inch iron rod with a cap stamped "RPLS 4818" found for the southeast corner of Lot 18, Block 5G, Legacy Square Addition, common to the southwest corner of said 0.2225-acre tract;

**THENCE** North 00 degrees 17 minutes 46 seconds West, with the common line of said 0.2225-acre tract and the east line of Lot 18, Block 5G, passing the common corner of said Lot 2, Block 4, Legacy Square Addition and said 0.2225-acre tract at a distance of 24.69 feet, from which a 1/2-inch iron rod with a cap stamped "JPH LAND SURVEYING" found bears South 75 degrees 20 minutes 10 seconds West, a distance of 0.57 feet, continuing along the east line of Block 5G, Legacy Square Addition and the west line of said Lot 2, Block 4, Legacy Square Addition for a total distance of 575.00 feet to a 1/2-inch iron rod found for the northwest corner of Lot 2, Block 4, Legacy Square Addition and the northeast corner of Lot 27 of said Block 5G, Legacy Square Addition;

**THENCE** North 54 degrees 32 minutes 31 seconds East, with the common line of said Block 5G and Lot 2, Block 4, Legacy Square Addition, passing at a distance of 168.14 feet a 5/8-inch iron rod found for the common corner of Lots 30 and 31, Block 5G, Legacy Square Addition, in all a total distance of 538.20 feet to a 1/2-inch iron rod with a cap stamped "HALFF ASSOCIATES" (hereinafter referred to as "HALFF MONUMENT") set in the southwesterly right-of-way line of Legacy Drive (an 80-foot wide right-of-way), for the northeast corner of Lot 2, Block 4, Legacy Square Addition and being the east corner of Lot 37, Block 5G, Legacy Square Addition;

**THENCE** Southeasterly, with said southwesterly right-of-way line of Legacy Drive, the northeast line of Lot 2, Block 4, Legacy Square Addition and a non-tangent curve to the right with a central angle of 03 degrees 10 minutes 34 seconds, a radius of 980.00 feet, a chord bearing of South 36 degrees 25 minutes 47 seconds East, a distance of 53.21 feet, and an arc length of 53.22 feet to a 1/2-inch iron rod found with an orange cap found;

**THENCE** South 34 degrees 41 minutes 31 seconds East, continuing with the southwesterly right-of-way line of Legacy Drive and the northeast line of Lot 2, Block 4, Legacy Square Addition, a distance of 395.89 feet to a HALFF MONUMENT set for the common corner of Lots 1 and 2, Block 4, Legacy Square Addition;

**THENCE** departing the southwesterly right-of-way line of Legacy Drive, with the common line of said Lots 1 and 2, Block 4, Legacy Square Addition the following courses:

South 55 degrees 16 minutes 20 seconds West, a distance of 25.00 feet to a HALFF MONUMENT set;

Southwesterly, with a curve to the right with a central angle of 53 degrees 08 minutes 50 seconds, a radius of 24.50 feet, a chord bearing of South 81 degrees 50 minutes 15 seconds West, a distance of 21.92 feet, and an arc length of 22.73 feet to a HALFF MONUMENT set;

Southwesterly, with a reverse curve to the left with a central angle of 53 degrees 07 minutes 45 seconds, a radius of 55.50 feet, a chord bearing of South 81 degrees 50 minutes 15 seconds West, a distance of 49.64 feet, and an arc length of 51.46 feet to a HALFF MONUMENT set;

South 55 degrees 16 minutes 20 seconds West, a distance of 202.21 feet to an "X" cut in concrete;

South 34 degrees 43 minutes 40 seconds East, a distance of 269.90 feet to an "X" cut in concrete set at the south corner of Lot 1, Block 4 and the most easterly southeast corner of said Lot 2, Block 4, said point lying in the northwest right-of-way line of White Settlement Road;

**THENCE** departing the south corner of said Lot 1, Block 4 and the most easterly southeast corner of Lot 2, Block 4, Legacy Square Addition with the northwesterly right-of-way line of White Settlement Road the following courses:

South 55 degrees 14 minutes 25 seconds West, with the easternmost south line of Lot 2, Block 4, Legacy Square Addition, a distance of 151.43 feet to a 5/8-inch iron rod found;

Southwesterly, with a curve to the left with a central angle of 06 degrees 01 minute 31 seconds, a radius of 1,260.00 feet, passing at an arc length of 75.43 feet a point for the common corner of Lot 2, Block 4, Legacy Square Addition and the 0.2225-acre tract, from which a 5/8-inch iron rod with a cap stamped "CARTER & BURGESS" found bears, North 89 degrees 47 minutes 31 seconds East, a distance of 0.67 feet, passing at an arc length of 115.67 feet, a 1/2-inch iron rod with a cap stamped "BEASLEY RPLS 4050" found for the common corner of the 0.2225-acre tract and the 4.872-acre tract, a chord bearing of South 52 degrees 05 minutes 59 seconds West, a distance of 132.44 feet, in all a total arc length of 132.50 feet to a 1/2-inch iron rod with a cap stamped "BEASLEY RPLS 4050" found;

South 49 degrees 31 minutes 11 seconds West, a distance of 130.56 feet to a 1/2-inch iron rod with a cap stamped "BEASLEY RPLS 4050" found for a corner of the 4.872-acre tract;

South 55 degrees 18 minutes 56 seconds West, a distance of 492.47 feet to a point for a corner of the 4.872-acre tract, from which a 1/2-inch iron rod with a cap stamped "BEASLEY RPLS 4050" found bears North 34 degrees 44 minutes 57 seconds West, a distance of 0.69 feet;

South 55 degrees 35 minutes 51 seconds West, a distance of 202.32 feet to a 1/2-inch iron rod with a cap stamped "BEASLEY RPLS 4050" found for a corner of the 4.872-acre tract;

South 62 degrees 42 minutes 03 seconds West, a distance of 46.47 feet to a 1/2-inch iron rod found for a corner of the 4.872-acre tract;

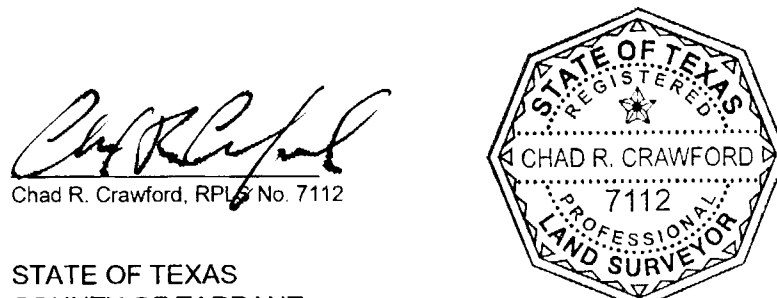
Southwesterly, with a curve to the right with a central angle of 01 degree 55 minutes 44 seconds, a radius of 1,100.00 feet, a chord bearing of South 73 degrees 41 minutes 18 seconds West, a distance of 37.03 feet, and an arc length of 37.03 feet to the **POINT OF BEGINNING**, containing 14.181 acres, (617,712 square feet).

GENERAL NOTES

1. Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.
2. This survey is issued without the benefit of a current Commitment for Title Insurance and could be subject to restrictions and/or additional easements not shown hereon.
3. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and subject to fines and/or withholding of utilities and building permits.
4. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2-inch iron rods set with a yellow cap stamped "HALFF".
5. Surveyed 4.872-acre tract of land described as Tract 2 to Harmony Public Schools as recorded in Document Number D222112945, O.P.R.T.C.T. shown hereon may be subject to Easement and Right-of-way, as recorded in Volume 2218, Page 226, O.P.R.T.C.T.
6. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 4843C0165K, Map Revised September 25, 2008 for Tarrant County, Texas the surveyed area appears to be within the zones as follows: (All zone limits referenced and/or shown hereon are determined by graphical scaling and plotting and do not represent a drainage study of flood plain limits.)
  - a. OTHER AREAS - Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
7. Field work was completed on: May 14, 2026.

SURVEYOR'S CERTIFICATE

I, Chad R. Crawford, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

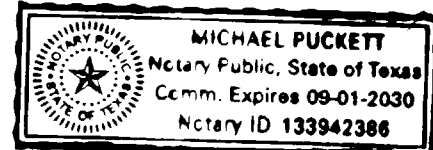


STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared **Chad R. Crawford**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28 day of September, 2026.

*Michael Puckett*  
Notary Public (Agent's Name)  
My Commission Expires 09-01-2030



OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT **Nihat Bayhan**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as **Lot 2R1 and Lot 2R2, Block 4, Legacy Square Addition**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Witness our hand, this the 5 day of October, 2026.

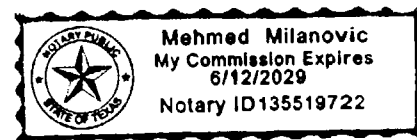
*Nihat Bayhan*  
Nihat Bayhan, Deputy Superintendent  
By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared **Nihat Bayhan**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5 day of October, 2026.

*Mehmed Milanovic*  
Notary Public (Agent's Name)  
My Commission Expires 6/12/2029



FINAL PLAT  
LOT 2R1 AND LOT 2R2, BLOCK 4  
**LEGACY SQUARE ADDITION**  
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A REPLAT OF LOT 2, BLOCK 4, LEGACY SQUARE ADDITION, DOCUMENT NUMBER D222082509, O.P.R.T.C.T.

AND  
4.872 ACRES OF LAND RECORDED IN DOCUMENT NUMBER D222112945, O.P.R.T.C.T., OUT OF THE JOHN W. HAYNES SURVEY, ABSTRACT No. 795 AND THE PINCKNEY CALDWELL SURVEY ABSTRACT No. 365

AND  
0.2225 ACRE OF LAND RECORDED IN DOCUMENT NUMBER D222165164, O.P.R.T.C.T., OUT OF THE JUD ROWLAND SURVEY, ABSTRACT No. 1355 AND THE PINCKNEY CALDWELL SURVEY, ABSTRACT No. 365,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**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:** 10/09/2026

By: *Caroline Crenshaw*  
Chairman

By: *Sina*  
Secretary

**FS-23-260**



2601 MEACHAM BLVD., SUITE 600  
FORT WORTH, TX 76137  
TEL: (817) 847-1422  
TBPELS SURVEYING FIRM #10029600