

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT WHEREAS Wingman Metro, LLC, is the sole owner of a portion of Block D, of Samuels Addition, an unrecorded subdivision to the City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to Wingman Metro, LLC, recorded in Instrument No. D224091975, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the Northwest line of Locust Street, a 40 foot right-of-way, at the South corner of a tract of land described in deed to First Nest Properties, LLC, recorded in Instrument No. D222261773, Official Public Records, Tarrant County, Texas, same being the East corner of said Wingman Metro, LLC tract, and being South 73 deg. 28 min. 03 sec. West, a distance of 195.00 feet from the East corner of said Block D;

THENCE South 73 deg. 28 min. 03 sec. West, along said Northwest line, a distance of 47.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the East corner of a tract of land described in deed to Domingo Zavala, recorded in Instrument No. D220281634, Official Public Records, Tarrant County, Texas, and being the South corner of said Wingman Metro, LLC tract;

THENCE North 16 deg. 31 min. 57 sec. West, a distance of 190.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the Southeast line of a tract of land described in deed to Ysidros Urrrea Campos, recorded in Instrument No. D208470201, Official Public Records, Tarrant County, Texas, and being the common Block line of Block E and said Block D, at the North corner of a tract of land described in deed to George Neithercutt and Steven Moguee, recorded in Volume 11655, Page 362, Deed Records, Tarrant County, Texas, same being the West corner of said Wingman Metro, LLC tract;

THENCE North 73 deg. 28 min. 03 sec. East, along said Southeast line and said common Block line, a distance of 47.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the West corner of said First Nest Properties, LLC tract, and being the North corner of said Wingman Metro, LLC tract;

THENCE South 16 deg. 31 min. 57 sec. East, a distance of 190.00 feet to the PLACE OF BEGINNING and containing 9,025 square feet or 0.207 of an acre of land.

STATE OF TEXAS COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Wingman Metro, LLC, does hereby adopt this plat designating the herein-described property as LOT 1, BLOCK D, SAMUELS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Rockwall, Texas, This 12 day of August, 2024

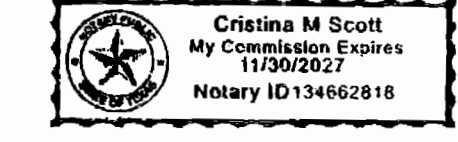
Name: Kashif Riaz Title: Owner (Wingman Metro, LLC Manager)

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Kashif Riaz, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, This 12 day of August, 2024

Notary Public in and for the State of Texas My commission expires: [Signature]



PLAT NO

- 1. 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 of the municipal water and/or wastewater system.
2. 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.
3. 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.
4. 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.
5. No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
6. Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
7. Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
8. No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0190L, dated 03/21/2019, Zone X.
9. 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 2 of said ordinance, and is due on the date a building permit is issued.
10. 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 area, 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.
11. 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.
12. Private P.R.V.'s will be required, Water pressure exceeds 80 P.S.I.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or property placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this 9 day of August, 2024

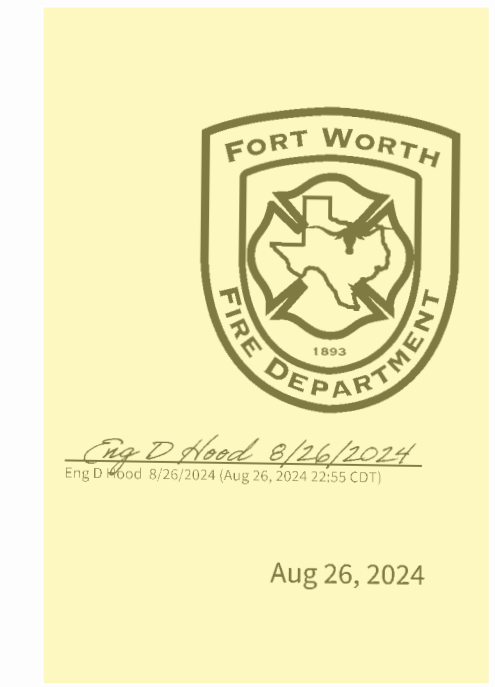
[Signature] Barry S. Rhodes Registered Professional Land Surveyor R.P.L.S. No. 3691



STATE OF TEXAS COUNTY OF ROCKWALL BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of August, 2024

[Signature] Notary Public in and for the State of Texas My commission expires: [Signature]



FS-24-145

PROPERTY ADDRESS: 1101 LOCUST STREET, FORT WORTH, TX 76102 OWNER: WINGMAN METRO, LLC ADDRESS: 4905 MULHOLLAND DRIVE, PLANO, TX 75074 PHONE: 972-983-8157



PROFESSIONAL LAND SURVEYORS OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75082 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691 FIRM NO. 10194366 WEBSITE: WWW.BURNSURVEY.COM PHONE: (214) 326-1090 PREPARATION DATE: 06/06/2024 DRAWN BY: TD

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS. Plat Approval Date: Donald E. Boren, August 23, 2024. Darok Hull.

SURVEYOR'S NOTES 1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED. 2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). 3. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM A PORTION OF BLOCK D. 4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0190L DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

LEGEND Table with columns for symbols and descriptions: P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS; D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS; O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; C.M. CONTROLLING MONUMENT; VOL. VOLUME; PG. PAGE; INST. NO. INSTRUMENT NUMBER; IRF IRON ROD FOUND; IRS IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"