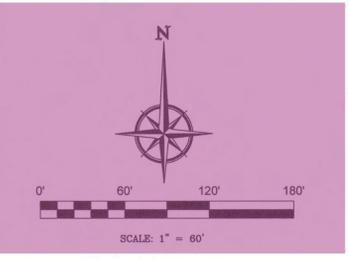
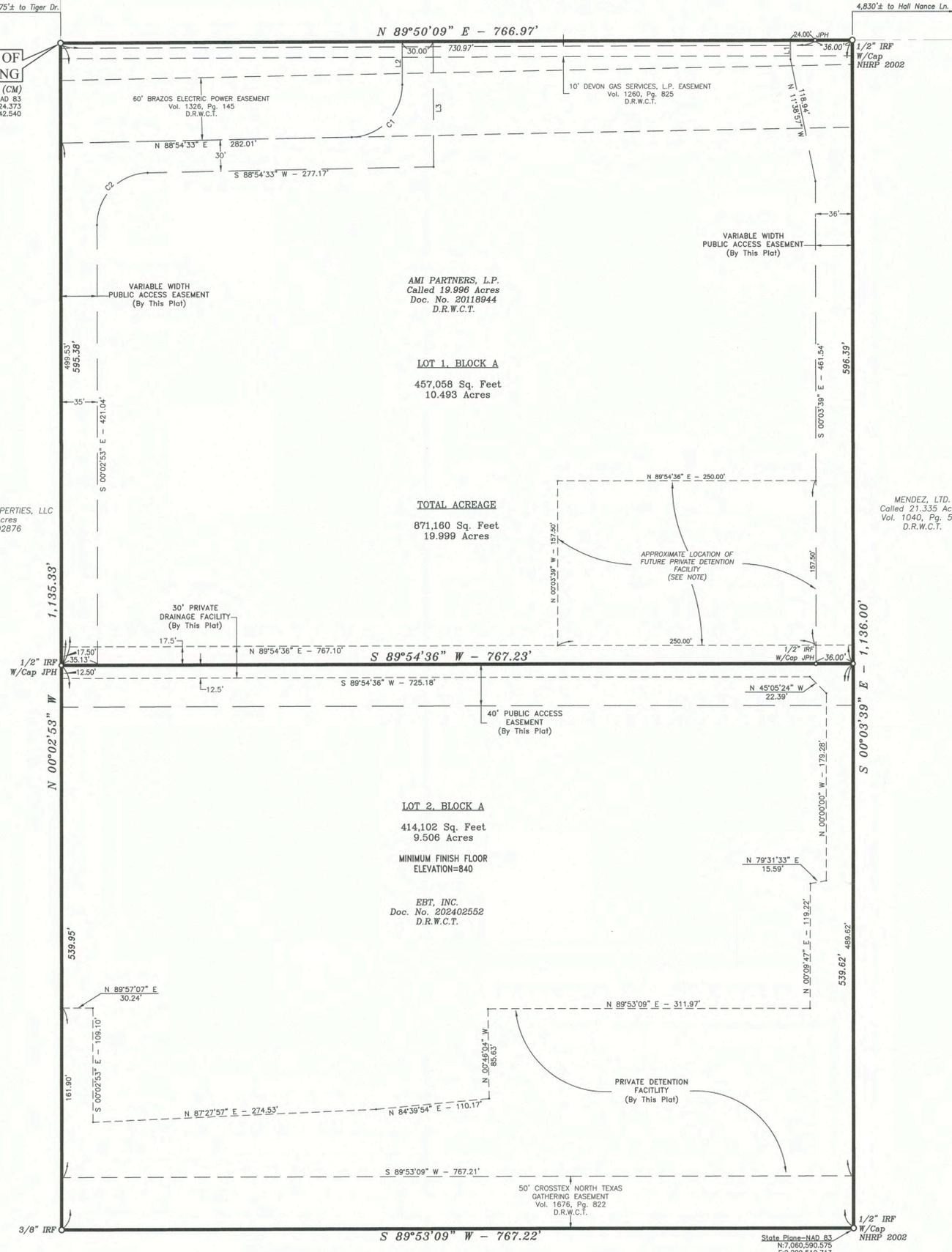


PARCEL No. 17
 Vol. 848, Pg. 662
 D.R.W.C.T.

E. STATE HIGHWAY No. 114
 (Variable Width Right-of-way)



POINT OF BEGINNING
 TxDOT ARM (CM)
 State Plane-NAD 83
 N7,081,724.373
 E2,298,742.540



FS-25-049

WISE COUNTY PLAT

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic and were derived from GPS observations and referenced to the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
 GPS Coordinates are rectified to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48497C05000 (effective date December 18, 2011) published by the Federal Emergency Management Administration for Wise County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

SUBDIVISION NOTES:

Selling off a portion of this addition by metes and bounds description without a replat being approved by the City of Haslet is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

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".

Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

Water is to be served by private well water.

Sewer to be served by a private individual disposal system.

The owner of Lot 1, Block A at the time of its development shall ensure that on-site detention is provided so as to not increase stormwater runoff as compared to existing conditions and in accordance with the City of Fort Worth stormwater criteria manual. An approximate location for this future detention pond is shown on this plat. The owner of Lot 1, Block A may reference the engineering plans for Lot 2, Block A for the capacity of the downstream storm system.

PARKWAY PERMIT NOTE:

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 NOTE:

A note shall be placed on the final plat stating: "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."

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.

DETENTION POND NOTES:

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 118,000 cubic feet. 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.

2. 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 A, EBT Bearings Addition.

FLOOD PLAIN/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 drainageways 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 these 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 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.

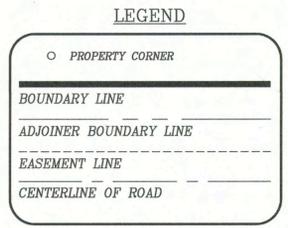
WATER / WASTEWATER IMPACT FEES:

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 the effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

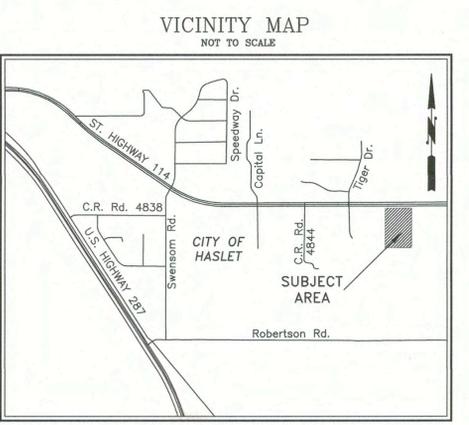
UTILITY EASEMENT NOTE:

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.

WATER SERVICE PROVIDER: Aqua Texas Inc CCN13201



- ABBREVIATIONS**
- Vol. = Volume
 - Pg. = Page
 - Inst. No. = Instrument Number
 - D.R.W.C.T. = Deed Records, Wise County, Texas
 - P.R.W.C.T. = Official Public Records, Wise County, Texas
 - IRF = Iron Rod Found
 - CIRS = 1/2" Iron Rod Set with red plastic cap, stamped "RPLS 4701"
 - JPH = 1/2" Iron Rod Found with yellow plastic cap, stamped "JPH"
 - TxDOT = Texas Department of Transportation
 - R.O.W = Right-of-way
 - CM = Controlling Monument



EASEMENT CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|--------|------------|---------------|--------------|
| C1 | 89°04'24" | 50.00' | 77.73' | N 44°22'21" E | 70.14' |
| C2 | 88°57'26" | 50.00' | 77.63' | S 44°25'50" W | 70.06' |

EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°56'21" W | 36.00' |
| L2 | N 00°09'51" W | 41.29' |
| L3 | S 00°09'51" E | 120.01' |

OWNER - LOT 1

AMI PARTNERS, L.P.
 Contact: Ronald Lewandowski
 10501 Alta Vista Road
 Fort Worth, Texas 76244
 972-562-4409

OWNER - LOT 2

EBT, INC.
 Contact: Alan Thomas
 2682 Sylvania Creek Drive
 Fort Worth, Texas 76137
 877-855-1215
 althomas@ebtbearings.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
 Contact: Lawrence H. Ringley
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 LHR@Ringley.com

Final Plat of
EBT BEARINGS ADDITION
Lots 1 & 2, Block A
A 19.999 Acre Addition to Wise County, Texas
 Situated in the
Smith County School Land Survey, Abstract No. 743
 Case No. FS 25-049

| Drawn by | Date | Scale | Job | Title | Sheet |
|-----------|------------|----------|----------|-----------------|--------|
| Mark Paul | 02/13/2025 | 1" = 60' | 2024-054 | 2024-054-PP.DWG | 1 of 2 |



DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AMI PARTNERS, L.P., and EBT, INC., acting herein by and through their duly-authorized officers, does hereby adopt this plat designating the herein above-described property as EBT BEARINGS ADDITION, LOTS 1 AND 2, BLOCK A, an addition to Wise County, Texas, and do hereby dedicate, to the public use forever the rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Wise County, Texas.

WITNESS MY HAND THIS 2ND DAY OF February, 2026.

Ronald Lewandowski
 Ronald Lewandowski
 President
 AMI Partners, L.P.

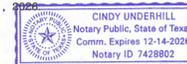
STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared RONALD LEWANDOWSKI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the 2ND day of February, 2026.

Cindy Underhill
 Notary Public, State of Texas



WITNESS MY HAND THIS 2ND DAY OF February, 2026.

Alan Thomas
 Alan Thomas
 President
 EBT, Inc.

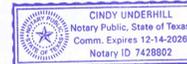
STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared ALAN THOMAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the 2ND day of February, 2026.

Cindy Underhill
 Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF WISE §

WHEREAS, AMI PARTNERS, L.P. and EBT, INC. are the owners of that certain tracts of land situated in the Smith County School Land Survey, in Wise County, Texas, and being part of that certain called 19.996 acre tract of land described in a deed to AMI Partners, L.P., recorded in Document No. 202118944, Deed Records, Wise County, Texas (D.R.W.C.T.) and being all of that certain called 10.00 acres of land described in a deed to EBT, Inc., recorded in Document No. 202402552, D.R.W.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a Texas Department of Transportation monument found on the south right-of-way line of State Highway 114 (variable width right-of-way) for the northwest corner of the above described AMI Partners tract, being the northeast corner of that certain tract of land described in a deed to 6650 E. Hwy 114 Properties, LLC, recorded in document number 202102876, D.R.W.C.T.;

THENCE: North 89 deg. 50 min. 09 sec. East, along the common line of said AMI Partners tract and said State Highway 114, a distance of 766.97 feet to a to a 1/2 inch iron rod topped with a yellow plastic cap, stamped "NHRP 2002", found for the northerly northeast corner of the above described EBT tract and same being the northwest corner of that certain called 21.335 acre tract described in a deed to Mendez, Ltd., recorded in Volume 1040, Page 536, D.R.W.C.T.;

THENCE: South 00 deg. 03 min. 39 sec. East, departing from said highway, along the common line of said EBT tract and Mendez tract, a distance of 1,136.00 feet to a 1/2 inch iron rod topped with a yellow plastic cap, stamped "NHRP 2002", found for the southeast corner of said EBT tract and the southwest corner of said Mendez tract and said point being on the north line of that certain called 62.43 acre tract of land described in a deed to Roberta Ann Remillard, recorded in Volume 246, Page 431, D.R.W.C.T.;

THENCE: South 89 deg. 53 min. 09 sec. West, along the common line of said EBT tract and Remillard tract, a distance of 767.22 feet to a 3/8 inch iron rod found for the southerly southwest corner of said EBT tract and same being the southeast corner of the above described 6650 E. Hwy 114 Properties, LLC tract;

THENCE: North 00 deg. 02 min. 53 sec. West, along the common line of said EBT tract and said 6650 E. Hwy 114 Properties, LLC tract, at a distance of 539.95 feet, passing a 1/2 inch iron rod, topped with an orange plastic cap, stamped "JPH", found for the westerly northwest corner of said EBT tract and continuing along the common line of said AMI Partners tract and said 6650 E. Hwy 114 Properties, LLC tract for a total distance of 1,135.33 feet to a to the POINT OF BEGINNING and containing 871,160 square feet or 19.999 acres of land.

SURVEYOR CERTIFICATE

I, Lawrence H. Ringley, Registered Public Surveyor, hereby certify that I have prepared this plat from an on-the-ground survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Wise County, Texas.

DATED this the 15th day of January, 2026.

L. H. Ringley
 Lawrence H. Ringley
 State of Texas, No. 4701

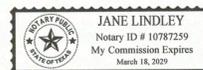


STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared LAWRENCE H. RINGLEY, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this 15th day of JANUARY, 2026.

Jane Lindley
 Notary Public for and in the State of 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: 2/19/2026

By: Chy Chairman

By: Stacy Secretary



Eng. D. Wood
2/19/2026



L. D. Hall 536
02/12/2026
155

Final Plat of
 EBT BEARINGS ADDITION
 Lots 1 & 2, Block A
 A 19.999 Acre Addition to Wise County, Texas
 Situated in the
 Smith County School Land Survey, Abstract No. 743
 Case No. FS 25-049

OWNER - LOT 1
 AMI PARTNERS, L.P.
 Contact: Ronald Lewandowski
 10501 Alta Vista Road
 Fort Worth, Texas 76244
 972-562-4409

OWNER - LOT 2
 EBT, INC.
 Contact: Alan Thomas
 2882 Sylvania Creek Drive
 Fort Worth, Texas 76137
 877-855-1215
 althomas@ebtbearings.com

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 Contact: Lawrence H. Ringley
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 LHR@Ringley.com

| Drawn by | Date | Scale | Job | Title | Sheet |
|------------|------------|--------|----------|-----------------|--------|
| Mark Shack | 02/13/2025 | N.T.S. | 2024-054 | 2024-054-PP.DWG | 2 of 2 |