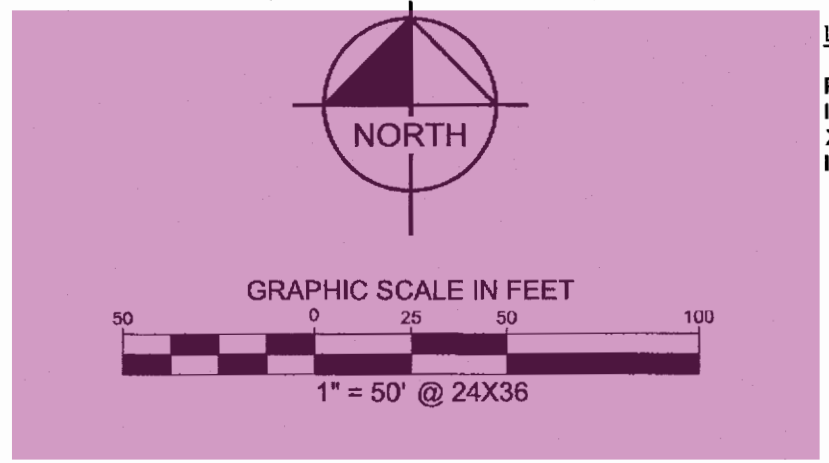
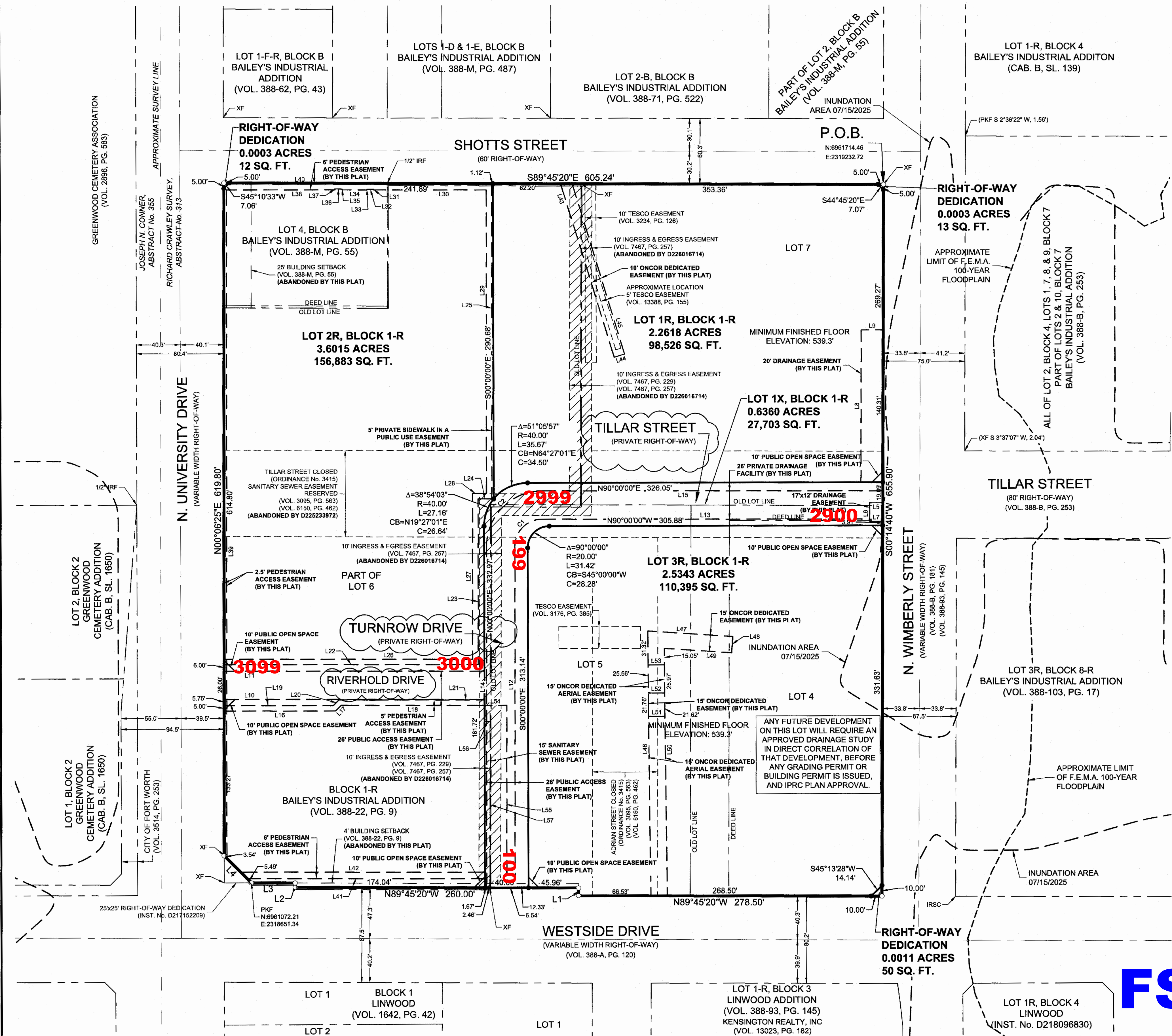
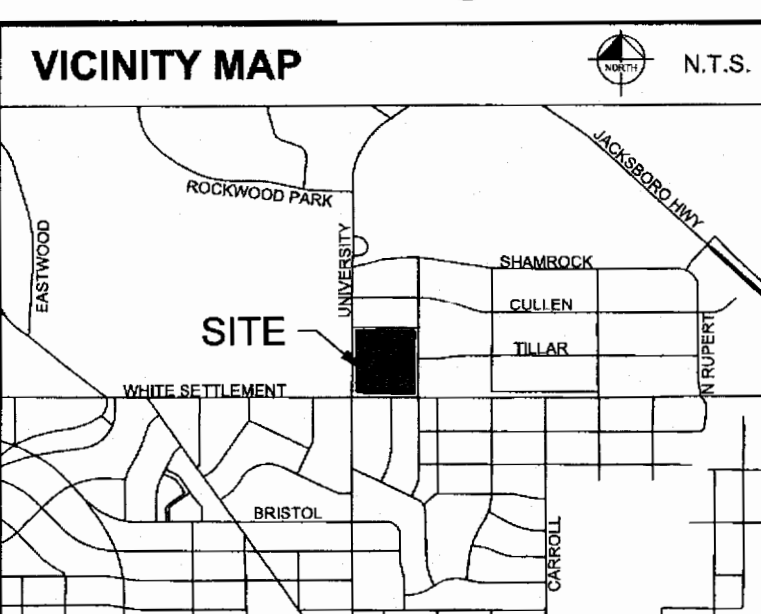




LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
XF = "X" CUT FOUND
IRSC = 5/8" IRON ROD SET WITH A
CAP STAMPED "KHA"



LINE TYPE LEGEND

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

LAND USE

4 COMMERCIAL LOTS
GROSS AREA = 9.0354 ACRES (393,582 SQ. FT.)
RIGHT-OF-WAY DEDICATION AREA = 0 ACRES (0 SQ. FT.)
NET AREA = 9.0354 ACRES (393,582 SQ. FT.)

- NOTES**
- 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 11/15/2024 with an applied combined scale factor of 1.00012.
 - The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Texas North Central 4202, no scale and no projection.
 - All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0190L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". 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.
 - The purpose of this plat is to create four lots.
 - 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.

This Correction Plat was created for the purpose of including the private street names as seen on the exhibit on Sheet No. 1

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°14'40"E	7.10'	L30	N89°53'35"W	103.27'
L2	N00°14'40"E	4.00'	L31	N00°06'25"E	0.63'
L3	N89°45'20"W	40.20'	L32	N89°53'35"W	6.33'
L4	N44°49'20"W	35.40'	L33	S00°06'25"W	0.63'
L5	N89°53'35"W	12.02'	L34	N89°53'35"W	22.30'
L6	S00°06'25"W	17.00'	L35	N30°14'10"W	0.99'
L7	S89°53'35"E	11.98'	L36	N89°53'35"W	6.33'
L8	N00°14'40"E	140.40'	L37	S00°06'25"W	0.85'
L9	S89°45'20"E	20.16'	L38	N89°53'35"W	99.53'
L10	S89°53'35"E	238.88'	L39	S00°06'25"W	615.95'
L11	N89°53'35"W	238.88'	L40	S89°53'35"E	148.36'
L12	N00°06'25"E	314.60'	L41	N89°53'35"W	218.09'
L13	S89°53'35"E	312.60'	L42	S89°53'35"E	224.07'
L14	N00°06'25"E	314.54'	L43	S16°54'32"E	167.55'
L15	S89°53'35"E	312.66'	L44	N73°05'28"E	10.00'
L16	S89°53'35"E	102.44'	L45	N16°54'32"W	164.46'
L17	N45°06'25"E	7.42'	L46	N00°38'15"W	170.95'
L18	S89°53'35"E	131.23'	L47	S86°11'31"E	77.98'
L19	S89°53'35"E	100.37'	L48	S03°48'29"W	15.00'
L20	N45°06'25"E	7.42'	L49	N86°11'31"W	61.87'
L21	S89°53'35"E	133.29'	L50	S00°38'15"E	171.14'
L22	S89°53'35"E	233.16'	L51	S89°50'06"E	15.00'
L23	N00°06'25"E	152.68'	L52	S89°18'02"E	15.00'
L24	N90°00'00"E	12.61'	L53	N89°07'03"E	15.00'
L25	N00°06'25"E	290.48'	L54	S89°53'35"E	20.43'
L26	S89°53'35"E	228.16'	L55	S00°06'25"W	168.15'
L27	N00°06'25"E	152.67'	L56	S89°53'35"E	5.43'
L28	N80°00'00"E	12.61'	L57	S00°06'25"W	153.11'
L29	N00°06'25"E	279.73'			

CURVE TABLE

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	90°00'00"	N45°06'25"E	35.36'	39.27'
C2	51.00'	90°00'00"	N45°06'25"E	72.12'	80.11'

CORRECTION PLAT

CASE #FS-25-088M

FINAL PLAT

LOTS 1R, 2R, 3R, & 1X BLOCK 1-R, BAILEY'S INDUSTRIAL ADDITION
BEING A REPLAT OF ALL OF LOTS 4, 5, & 7, BLOCK 1-R, & A PORTION OF LOT 6, BLOCK 1-R, BAILEY'S INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-22, PAGE 9, PRCTCT AND ALL OF LOT 4, BLOCK B, BAILEY'S INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-M, PAGE 55, PRCTCT

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" = 50'	MMK	MCB	08/31/2026	061337000	1 OF 2

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

OWNER
WSV 1 Investors, LLC
201 Main Street, Suite 3100
Fort Worth, TEXAS 76102

OWNER
FW Westside RE Investors, LLC
201 Main Street, Suite 3100
Fort Worth, TEXAS 76102

OWNER
Autobahn Realty Partners, LP
201 Main Street, Suite 3100
Fort Worth, TEXAS 76102

THIS PLAT RECORDED IN DOCUMENT NUMBER _____, DATE _____

OWNER'S CERTIFICATION

WHEREAS FW Westside RE Investors, LLC, Autobahn Realty Partners, LP, and WSV 1 Investors, LLC are the owners of a 9.0354 acre (393,582 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract being all of Lots 4, 5, and 7, Block 1-R, a portion of Lot 6, Block 1-R, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-22, Page 9, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and all of Lot 4, Block B, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-M, Page 55, P.R.T.C.T.; said tract being all of a tract of land described in Warranty Deed with Vendor's Lien to Autobahn Realty Partners recorded in Volume 7970, Page 243, Deed Records, Tarrant County, Texas (D.R.T.C.T.), all of a tract of land described in Special Warranty Deed to Autobahn Realty Partners recorded in Volume 8083, Page 2051, D.R.T.C.T., part of a tract of land described in Special Warranty Deed with Vendor's Lien to FW Westside RE Investors, LLC recorded in Instrument Number D220280502, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), all of a tract of land described in Special Warranty Deed with Vendor's Lien to FW Westside RE Investors, LLC recorded in Instrument Number D220280506, O.P.R.T.C.T., and all of a tract of land described in General Warranty Deed to WSV 1 Investors, LLC recorded in Instrument Number D226131420, O.P.R.T.C.T.; said tract being more particularly described as follows:

BEGINNING at an "X" cut found at the intersection of the south right-of-way line of Shotts Street (a 60' right-of-way) and the west right-of-way line of N. Wimberly Street (a variable width right-of-way), said "X" cut being the northeast corner of said Lot 7;

THENCE South 00°14'40" West, along the said west right-of-way line of N. Wimberly Street, a distance of 655.90 feet to a 5/8" iron rod set with a cap stamped "KHA" at the intersection of the said west right-of-way line of N. Wimberly Street and the north right-of-way line of Westside Drive (a variable width right-of-way), said point being the southeast corner of said Lot 4, Block 1-R;

THENCE along the said north right-of-way line of Westside Drive the following five (5) calls:

- 1) North 89°45'20" West, a distance of 278.50 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 2) North 00°14'40" East, a distance of 7.10 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 3) North 89°45'20" West, a distance of 260.00 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 4) North 00°14'40" East, a distance of 4.00 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 5) North 89°45'20" West, a distance of 40.20 feet to a PK nail found, said nail being the east end of a right-of-way corner clip;

THENCE North 44°49'20" West, along said corner clip, a distance of 35.40 feet to an "X" cut found in the east right-of-way line of N. University Drive (a variable width right-of-way), said "X" cut being the north end of said corner clip;

THENCE North 00°08'25" East, along the said east right-of-way line of N. University Drive, a distance of 619.80 feet to a 5/8" iron rod set with a cap stamped "KHA" at the intersection of the said east right-of-way line of N. University Drive and the said south right-of-way line of Shotts Street, said point being the northwest corner of said Lot 4, Block B;

THENCE South 89°45'20" East, along the said south right-of-way line of Shotts Street, a distance of 605.24 feet to the **POINT OF BEGINNING** and containing 393,582 square feet or 9.0354 acres of land, more or less.

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 11/15/2024 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. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0190L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". 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.
5. The purpose of this plat is to create four lots.
6. 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.



LT. Thornton
LT. Thornton (Oct 8, 2026 14:10:17 CDT)

10/08/2026

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.

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.

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.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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 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.

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

COVENANTS OR 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.

PUBLIC OPEN SPACE EASEMENT

No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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.

DRAINAGE STUDY

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 3R, Block 1-R Bailey's Industrial Addition.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that FW Westside RE Investors, LLC, Autobahn Realty Partners LP, & WSV 1 Investors, LLC do hereby adopt this plat as **LOTS 1R, 2R, 3R, & 1X, BLOCK 1-R, BAILEY'S INDUSTRIAL 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 4th day of September, 2026. Executed this the 4th day of September, 2026.

BY: FW Westside RE Investors, LLC

Thomas R. Heag
Authorized Signature

Thomas R. Heag, Vice President
Printed Name and Title

BY: Autobahn Realty Partners LP

Thomas R. Heag
Authorized Signature

Thomas R. Heag, Vice President of FGP
Printed Name and Title

Executed this the 4th day of September, 2026.

BY: WSV 1 Investors, LLC

Thomas R. Heag
Authorized Signature

Thomas R. Heag, Vice President
Printed Name and Title

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 Thomas Heag, 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 4th day of September, 2026.

Hannah Renee Rendon
Notary Public, State of Texas



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 Thomas Heag, 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 4th day of September, 2026.

Hannah Renee Rendon
Notary Public, State of Texas



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 Thomas Heag, 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 4th day of September, 2026.

Hannah Renee Rendon
Notary Public, State of Texas



SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, 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 11/15/2024 and that all corners are shown hereon.



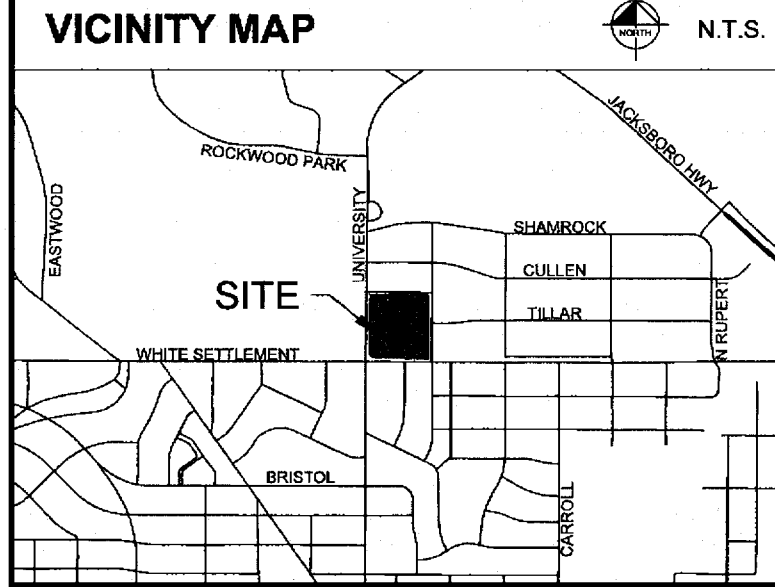
Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

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

OWNER
WSV 1 Investors, LLC
801 CHERRY STREET, UNIT 11, SUITE 1300
Fort Worth, TEXAS 76102

OWNER
FW Westside RE Investors, LLC
201 Main Street, Suite 3100
Fort Worth, TEXAS 76102

OWNER
Autobahn Realty Partners, LP
201 Main Street, Suite 3100
Fort Worth, TEXAS 76102



This Correction Plat was created for the purpose of including the private street names as seen on the exhibit on Sheet No. 1

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: <u>Caroline Cranz</u> Caroline Cranz (Oct 9, 2026 08:01:21 CDT)	Chairman
By: <u>Stephen Murray</u> Stephen Murray (Oct 9, 2026 08:05:21 CDT)	Secretary

CORRECTION PLAT
CASE #FS-25-088M

FINAL PLAT
LOTS 1R, 2R, 3R, & 1X BLOCK 1-R,
BAILEY'S INDUSTRIAL ADDITION
BEING A REPLAT OF ALL OF LOTS 4, 5, & 7, BLOCK 1-R,
& A PORTION OF LOT 6, BLOCK 1-R, BAILEY'S
INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS, AS
RECORDED IN VOLUME 388-22, PAGE 9, PRCT AND
ALL OF LOT 4, BLOCK B, BAILEY'S INDUSTRIAL
ADDITION, AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN
VOLUME 388-M, PAGE 55, PRCT

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.
N/A	MKK	MCB	08/31/2026	061337000	2 OF 2