

PROPERTY DESCRIPTION

BEING a 0.932 acre tract of land in the William Anderson Survey, Abstract Number 22, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lot 7, Block 3, Bell Industrial District, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 4179, Page 147, Plat Records, Tarrant County, Texas, and in deed to Anthony P. Leone, recorded in Volume 564, Page 48, Deed Records, Tarrant County, Texas and all of Lot 8, Block 3, of said Bell Industrial District, and in deed to Raider Portfolio, LLC, recorded in Instrument Number D224102320, Deed Records, Tarrant County, Texas. Said 0.932 acres being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east Right of Way line of Bell Drive, a 60 foot public Right of Way, for the northwest corner of Lot 8-A, Block 3 Bell Industrial District, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-134, Page 42, Plat Records, Tarrant County, Texas, also being the southwest corner of said Lot 8;

THENCE North 00°30'28" West, continuing along said east Right of Way line and a west line of said Lot 8, a distance of 112.25 Feet to a 1/2" iron rod found in the south Right of Way line of a T.E.S.C.O. Transmission easement, as described in a deed to Texas Electric Service Company, recorded in Volume 3791, Page 613, Deed Records, Tarrant County, Texas, for the most westerly northwest corner of said Lot 8;

THENCE North 80°26'19" East, departing said east Right of Way line and said west line, and continuing along said south Right of Way line, a distance of 299.77 Feet to a 1/2" iron rod found in the west Right of Way line of S. Raider Drive, a 50 foot public Right of Way;

THENCE South 00°27'39" East, departing said north line and said south Right of Way line and continuing along said west Right of Way line, pass a Mag Nail found for the common corner of said Lot 7, Block 3 and said Lot 8, Block 3, at a distance of 92.00 feet, in all a total distance of 162.00 Feet to a 1/2" iron rod found;

THENCE South 89°59'29" West, continuing along said west Right of Way line and continuing along the north line of said Lot 8A, Block 3 and the south line of said Lot 8, Block 3, a distance of 295.91 Feet to the POINT OF BEGINNING and containing a computed area of 0.932 Acres, (40,583 sq. ft.), more or less.

STATE OF TEXAS)
COUNTY OF TARRANT)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Anthony P. Leone, does hereby adopt this replat of LOT 7R-1, BLOCK 3, Bell Industrial District, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND THIS the 26 day of June, 2025.

Anthony P. Leone
Anthony P. Leone, Owner

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Anthony P. Leone, 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.

Thomas T. West, Jr.
Notary Public in Tarrant County, Texas

My commission expires: August 22, 2027

THOMAS T. WEST, JR.
My Notary ID # 134520883
Expires August 22, 2027

STATE OF TEXAS)
COUNTY OF TARRANT)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Raider Portfolio, LLC., does hereby adopt this replat of LOTS 8R-1 and 8R-2, BLOCK 3, Bell Industrial District, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND THIS the 23 day of JUNE, 2025.

Stephen D. Graham
Stephen D. Graham, Authorized Signatory

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Stephen Graham, 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.

Thomas T. West, Jr.
Notary Public in Tarrant County, Texas

My commission expires: August 22, 2027

THOMAS T. WEST, JR.
My Notary ID # 134520883
Expires August 22, 2027

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 4179, PAGE 149, PLAT RECORDS, TARRANT COUNTY, TEXAS.

2. NO PORTION OF THIS LOT IS WITHIN A 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 4649C0210 & EFFECTIVE DATE SEPTEMBER 25, 2009.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF TARRANT:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TBPLS FIRM REG. NO. 10138500

Date: June 23, 2025

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL

Plat Approval Date: **07/03/2025**

Dalton Harrell for Don Boren
Dalton Harrell for Don Boren (Lul 3, 2025 15:43 CDT)

Chairman

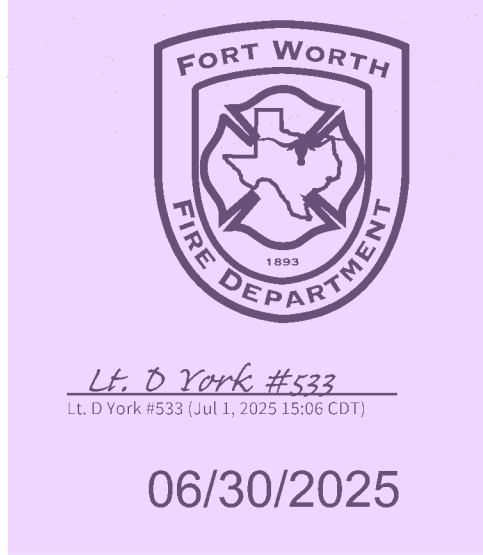
Secretary

OWNER:
ANTHONY P. LEONE
4903 Rio Vista Drive
Ganbury, TX, 76049
(817) 366-4272
auleone246@gmail.com

OWNER:
STEPHEN GRAHAM
ADDRESS: 9444 Highledge Drive
Dallas, Texas 75228
PHONE: (214) 695-9447
EMAIL: stephen@simpledevelopmentpartners.com

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
289 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
THIS FIRM REG. NO. 10138500

FS-25-097



FINAL PLAT
LOTS 7R-1, 8R-1 AND 8R-2, BLOCK 3,
BELL INDUSTRIAL DISTRICT
BEING A REPLAT OF
LOT 7 AND LOT 8, BLOCK 3,
BELL INDUSTRIAL DISTRICT
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 4179, PAGE 147
PLAT RECORDS, TARRANT COUNTY, TEXAS

WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
289 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 548-5706

PLAT CASE: FS-25-097