

OWNER'S CERTIFICATE

WHEREAS, Coca-Cola Southwest Beverages, LLC is the sole owner of a 55.22-acre tract of land situated in the W.B. Dewees Survey, Abstract No. 396 and the David Odum Survey, Abstract No. 1184, City of Fort Worth, Tarrant County, Texas and being all of Tracts 1, 2 and 3 as described in Special Warranty Deed to Coca-Cola Southwest Beverages, LLC as recorded in Document No. D217074616 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being all of Lot 1 and a portion of Lot 2, Block 3 as shown on Final Plat of Fossil Creek Addition, Phase 1, Section 1, an addition to the City of Fort Worth, Texas as recorded in Plat Volume 388-140, Pages 40-42 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being all of Lot 2-A, Block 3, Phase 1, Section 1 of Fossil Creek Addition, an addition to the City of Fort Worth, Texas as recorded in Plat Cabinet A, Slide 834, P.R.T.C.T., and all of Lot 3, Block 3R as shown on the Corrected Plat of Lot 1, Block 4 & Lot 3, Block 3 of Fossil Creek Addition, an addition to the City of Fort Worth, Texas as recorded in Plat Cabinet A, Slide 1916, P.R.T.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at southwest corner of said Lot 1, Block 3 of Fossil Creek Addition, Phase 1, Section 1, said point being on the easterly right-of-way line of Sandshell Drive (a 60-foot right-of-way) as shown on said plat from which a 1/2-inch iron rod found for reference bears North 3 degrees 39 minutes 12 seconds at a distance of 0.17 feet, said point also being the beginning of a non-tangent curve to the right having a central angle of 5 degrees 26 minutes 02 seconds, a radius of 2,014.79 feet and being subtended by a 191.01-foot chord which bears North 3 degrees 19 minutes 32 seconds West;

THENCE continuing along the easterly right-of-way line of said Sandshell Drive and the west line of said Lot 1, Block 3 the following courses:

Along said curve to the right, an arc distance of 191.08 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the end of said curve;

North 0 degrees 36 minutes 31 seconds West a distance of 606.27 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a curve to the right having a central angle of 89 degrees 24 minutes 32 seconds, a radius of 90.00 feet and being subtended by a 126.62-foot chord which bears North 44 degrees 05 minutes 44 seconds East;

Continuing along said curve to the right, an arc distance of 140.44 feet to the end of said curve from which a 5/8-inch iron rod with yellow plastic cap stamped "Carter & Burgess" bears South 84 degrees 13 minutes 27 seconds East at a distance of 0.22 feet, said point being on the southerly right-of-way line of Fossil Creek Boulevard (a variable width right-of-way) and northerly line of said Lot 1, Block 3 as shown on said plat;

THENCE continuing along the southerly right-of-way line of said Fossil Creek Boulevard and northerly line of said Lot 1, Block 3 and said Lot 2-A, Block 3, Phase 1, Section 1, the following courses:

North 89 degrees 25 minutes 39 seconds East a distance of 487.35 feet to point from which a 3/4-inch iron rod found for reference bears North 53 degrees 21 minutes 03 seconds East at a distance of 1.10 feet, said point being the beginning of a non-tangent curve to the right having a central angle of 2 degrees 06 minutes 01 second, a radius of 8,175.12 feet and being subtended by a 299.66-foot chord which bears South 89 degrees 28 minutes 06 seconds East;

Continuing along said curve to the right, an arc distance of 299.67 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the point of reverse curvature of a curve to the left having a central angle of 2 degrees 06 minutes 01 second, a radius of 8,201.48 feet and being subtended by a 300.63-foot chord which bears South 89 degrees 28 minutes 06 seconds East;

Continuing along said curve to the left, an arc distance of 300.64 feet to the point of tangency of said curve from which a 5/8-inch iron rod found for reference bears North 13 degrees 32 minutes 58 seconds East at a distance of 0.28 feet;

North 89 degrees 28 minutes 54 seconds East passing the northeast corner of said Lot 1, Block 3 and the northwest corner of said Lot 2-A, Block 3 at a distance of 858.13 feet from which a 1/2-inch iron rod with yellow plastic cap stamped "A.H. HALFF ASSOC." found for reference bears North 65 degrees 16 minutes 39 seconds East at a distance of 0.36 feet, and continuing along the southerly line of said Lot 2A, in all a total distance of 1,472.22 feet to a point from which a 1/2-inch iron rod with yellow plastic cap stamped "A.H. HALFF ASSOC." found for reference bears North 98 degrees 15 minutes 31 seconds East at a distance of 0.29 feet, said point being the beginning of a curve to the right having a central angle of 90 degrees 03 minutes 19 seconds, a radius of 90.00 feet and being subtended by a 127.34-foot chord which bears South 45 degrees 29 minutes 27 seconds East;

Continuing along said curve to the right, an arc distance of 141.46 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" at the point of tangency of said curve and westerly right-of-way line of North Riverside Drive (a 120-foot right-of-way) as shown on said plat recorded in Plat Volume 388-140, Pages 40-42, P.R.T.C.T.;

THENCE continuing along the westerly right-of-way line of said North Riverside Drive and easterly lines of said Lot 2-A, Block 3, and Lot 2, Block 3, Phase 1, Section 1, the following courses:

South 0 degrees 27 minutes 48 seconds East passing the southeast corner of said Lot 2-A, Block 3 at a distance of 243.76 feet and continuing along the easterly line of said Lot 2, Block 3 in all a total distance of 539.86 feet to a 1/2-inch iron rod with yellow plastic cap stamped "A.H. HALFF ASSOC." (controlling monument) found at the southeast corner of said Lot 2, Block 3, said point also being on the westerly right-of-way line of North Riverside Drive (a 120-foot right-of-way) as shown on plat recorded in Plat Volume 388-145, Pages 37-38, P.R.T.C.T. and the northeast corner of said Lot 3, Block 3R of Fossil Creek Addition;

THENCE South 0 degrees 27 minutes 48 seconds East along the westerly right-of-way line of said North Riverside Drive and easterly line of said Lot 3, Block 3R, a distance of 246.70 to a point for the southeast corner of said lot, and being the northeast corner of Lot 1, Block 4R of Fossil Creek Addition recorded in said Plat Cabinet A, Slide 1916 from which a 1/2-inch iron rod found for reference bears North 39 degrees 27 minutes 41 seconds East at a distance of 0.12 feet;

THENCE South 89 degrees 28 minutes 54 seconds West along the common line between said Lot 3, Block 3R and Lot 1, Block 4R, passing the southwest corner of said Lot 3 and southeast corner of said Lot 1, Block 3 at a distance of 761.02 feet and continuing along the southerly line of said Lot 1, Block 3 in all a total distance of 2,727.62 feet to the POINT OF BEGINNING and containing 2,405,488 square feet or 55.22 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That COCA-COLA SOUTHWEST BEVERAGES, LLC, acting herein by and through his/her/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LOTS 1R & 2R, BLOCK 3R, FOSSIL CREEK ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate, to the public use forever, the streets, rights-of-ways, and easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

WITNESS, my hand, this the 26 day of May, 2026.

By: COCA-COLA SOUTHWEST BEVERAGES, LLC, a Delaware limited liability company

By: REYES GARCIA MOTA

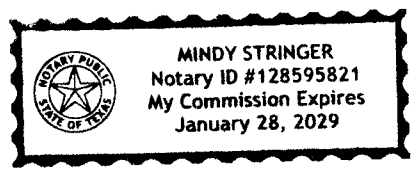
STATE OF Texas COUNTY OF Dallas

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Reyes Garcia Mota, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 26 day of May, 2026.

Notary Public in and for the State of Texas, Dallas

My Commission Expires On: 1/28/2029



Mandy Stringer

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Mitchell S. Pillar do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Fort Worth, Texas.

Mitchell S. Pillar, Registered Professional Land Surveyor Texas Registration No. 5491 Firm Registration No. 10025600

Date: 5/24/2026

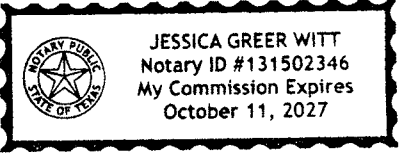
STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mitchell S. Pillar, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 26 day of May, 2026.

Notary Public in and for the State of Texas, Jessica Witt

My Commission Expires On: 10/11/27



L.J. Thornton

06/24/2026

STANDARD NOTES:

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.

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.

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.

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.

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".

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.

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.

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.

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.

Oil or Gas Low and High Pressure Pipelines

The following information will be required:

- 1. The type, pressure rating, and depth below existing grade of all existing or proposed Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.
2. The type, pressure rating, and depth below the design finish grade of all existing Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.

FINAL PLAT LOTS 1R & 2R, BLOCK 3R FOSSIL CREEK ADDITION

BEING A REPLAT of ALL of LOT 1 and a PORTION of LOT 2, BLOCK 3, FOSSIL CREEK ADDITION, PHASE 1, SECTION 1, FORT WORTH, TEXAS as recorded in VOLUME 388-140, PAGES 40-42, PRTCT and ALL of LOT 2-A, BLOCK 3, PHASE 1, SECTION 1, FOSSIL CREEK ADDITION, FORT WORTH, TEXAS as recorded in PLAT CABINET A, SLIDE 834, PRTCT and ALL of LOT 3, BLOCK 3R, FOSSIL CREEK ADDITION, FORT WORTH, TEXAS as recorded in PLAT CABINET A, SLIDE 1916, PRTCT situated in W.B. DEWEES SURVEY, Abstract No. 396, TARRANT COUNTY, TEXAS and the DAVID ODUM SURVEY, Abstract No. 1184, TARRANT COUNTY, TEXAS.

APRIL 2026

PLAT CASE NO.: FS-25-232

Fort Worth City Plan Commission stamp: 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: 06/24/2026. By: Chairman. By: Secretary.



5430 Lyndon B. Johnson Freeway, Suite 1500 Dallas, Texas 75240 214.871.3311 www.huitt-zollars.com CONTACT: PILLAR@HUITT-ZOLLARS.COM

OWNER: COCA-COLA SOUTHWEST BEVERAGES, LLC 14185 DALLAS PARKWAY, SUITE 600 DALLAS, TX 75254

HZ PROJECT NO.: R317926.01

SHEET 2 OF 2

This plat recorded in Document Number Date

NGOMEZ 05/26/2026 8:49AM \\HZIPR\DAL\DISKS\SURVEY\R317926.01 - FOSSIL CREEK SURVEY\05:11 SURVEY\10 CADD & BIM\10:15 MAPPING\DWG\PL - PLATTING\R317926.01_FC-PLT_FINAL.DWG