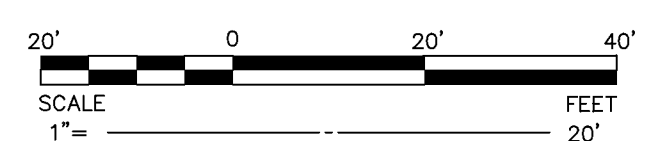


STATE OF TEXAS
PARCEL 24
INTERSTATE HIGHWAY 30
VOLUME 10397, PAGE 1642
O.P.R.T.C.T.

STATE OF TEXAS
PARCEL 25
VOLUME 10890, PAGE 10681
O.P.R.T.C.T.

STATE OF TEXAS
PARCEL 27
VOLUME 10516, PAGE 1085
O.P.R.T.C.T.

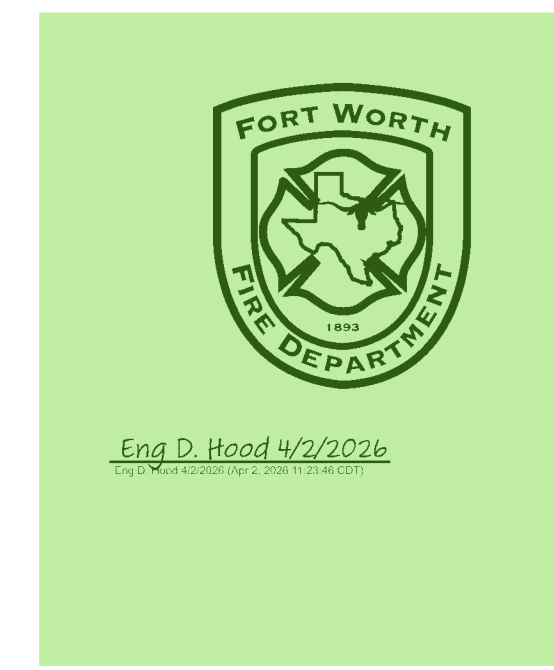


GENERAL NOTES:

- The basis of bearings for this survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the Trimble GPS Reference Network.
- According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 65 of 495, Map Numbers 48439C0305 L, Map Revised Date: March 21, 2019, the subject property is located in Zone "X" (unshaded) defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
- All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." set unless otherwise noted hereon.

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

LAND USE TABLE	
Total Gross Acreage	1.046 Ac.
Right-of-Way Dedication	0.062 Ac.
Net Acreage	0.984 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	0
Non-Residential Acreage	0.984 Ac.
Private Park Acreage	0
Public Park Acreage	0



BURNETT REALTY
COMPANY, LTD
C.C.D. NO. D215002785
D.R.T.C.T.

FS-25-237

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: 04/02/2026

By: *Caroline Crang* Chairman

By: *Stephen Murray* Secretary

FS-25-237

- 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 are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per 'City Development Design Standards'.
- 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.
- 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.
- 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.
- PARKWAY PERMIT**
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.
- PRIVATE MAINTENANCE**
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.

FORT WORTH
TRANSPORTATION AUTHORITY
VOLUME 13366, PAGE 32
O.P.R.T.C.T.

TEXAS UTILITIES ELECTRIC CO.
DOCUMENT NUMBER
11362-2399
O.P.R.T.C.T.

SPRINGHILL SUITES BY MARRIOTT
FORT WORTH DOWNTOWN
LOT 1, BLOCK 1
0.984 ACRE
42,859 SQUARE FEET
FTW VICKERY LODGING
ASSOCIATES, LLC
C.C.D. NO. D226010702
D.R.T.C.T.

101

HEIRS OF J. CHILDRESS SURVEY
ABSTRACT NO. 250

OWNER/DEVELOPER

FTW VICKERY LODGING
ASSOCIATES, LLC
4601 FREY STREET, SUITE 400
MADISON, WISCONSIN 53705
(608) 833-4100 (PHONE)
CONTACT: SAM DETTMAN
EMAIL: sdettmann@raymondteam.com

ENGINEER

DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: CHRIS BIGGERS
EMAIL: cbiggers@dunaway.com

SURVEYOR

DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: STEPHEN GLOSUP
EMAIL: srg@dunaway.com

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of June, 2024.

Stephen R. Glosup
Stephen R. Glosup, RPLS
Registered Professional Land Surveyor
srg@dunaway.com
Texas Registration No. 5570

March 23, 2026
Date



Final Plat
of

SPRINGHILL SUITES BY MARRIOTT FORT WORTH DOWNTOWN LOT 1, BLOCK 1

Situated in the Heirs of J. Childress Survey, Abstract No. 250, City of Fort Worth, Tarrant County, Texas.

1 Lot 0.984 Acre

This plat was prepared in September, 2025

THIS PLAT RECORDED IN DOCUMENT NUMBER D226060698 DATE: 04-02-2026



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

LOT 1, BLOCK 1
DAGGETT'S SECOND ADDITION
VOLUME 11281, PAGE 0574
P.R.T.C.T.

LOT 1R, BLOCK 3
DAGGETT'S SECOND ADDITION
DOCUMENT NUMBER
218020808
P.R.T.C.T.

LOT 5R, BLOCK 3
DAGGETT'S SECOND ADDITION
DOCUMENT NUMBER
218020808
P.R.T.C.T.

PORTION OF LOTS 1 & 2,
BLOCK 4
DAGGETT'S SECOND ADDITION
DOCUMENT NUMBER
203383007
D.R.T.C.T.

DEDICATION OF PLAT

STATE OF TEXAS)

COUNTY OF TARRANT)

WHEREAS, FTW VICKERY LODGING ASSOCIATES, LLC, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the Heirs of J. Childress Survey, Abstract No. 250, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land described by deed to FTW Vickery Lodging Associates, LLC., recorded in County Clerk's Document Number D226010702, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with yellow cap stamped "TOPOGRAPHIC" found for the intersection of the south right-of-way line of Industrial Avenue (a variable width right-of-way) and the east right-of-way line of Main Street (a variable width right-of-way), being the northwest corner of said FTW Vickery Lodging Associates, LLC., tract;

THENCE South 87°52'01" East, with the south right-of-way line of said Industrial Avenue and the north line of said FTW Vickery Lodging Associates, LLC., tract, a distance of 230.00 feet to a railroad spike found for the northeast corner of said FTW Vickery Lodging Associates, LLC., tract;

THENCE South 02°07'59" West, departing the south right-of-way line of said Industrial Avenue, the north line of said FTW Vickery Lodging Associates, LLC., tract, and with the east line of said FTW Vickery Lodging Associates, LLC., tract, a distance of 198.15 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." set in the north right-of-way line of E. Vickery Boulevard (a variable width right-of-way), for the southeast corner of said FTW Vickery Lodging Associates, LLC., tract;

THENCE North 87°52'01" West, departing the east line of said FTW Vickery Lodging Associates, LLC., tract, with the north right-of-way line of said E. Vickery Boulevard and the south line of said FTW Vickery Lodging Associates, LLC., tract, a distance of 230.00 feet to a "MAG" nail found for the intersection of the north right-of-way line of said E. Vickery Boulevard and the east right-of-way line of said Main Street, being the southwest corner of said FTW Vickery Lodging Associates, LLC., tract;

THENCE North 02°07'59" East, departing the north right-of-way line of said E. Vickery Boulevard, the south line of said FTW Vickery Lodging Associates, LLC., tract, with the east right-of-way line of said Main Street and the west line of said FTW Vickery Lodging Associates, LLC., tract, a distance of 198.15 feet to the POINT OF BEGINNING and containing a calculated area of 45,574 square feet or 1.046 acres of land.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

Eng D. Hood 4/2/2026
Eng D. Hood 4/2/2026 (Apr 2, 2026 11:23:46 CDT)

DEDICATION OF PLAT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT FTW VICKERY LODGING ASSOCIATES, LLC, BEING THE OWNERS OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS;

SPRINGHILL SUITES BY MARRIOTT
FORT WORTH DOWNTOWN
LOT 1, BLOCK 1

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF WISCONSIN ~

COUNTY OF DANE ~

EXECUTED this 28TH day of JANUARY, 2026.



FTW VICKERY LODGING ASSOCIATES, LLC

By: C. J. Raymond

Eng D. Hood 4/2/2026
Eng D. Hood 4/2/2026 (Apr 2, 2026 11:23:46 CDT)

Printed Name: C. J. Raymond

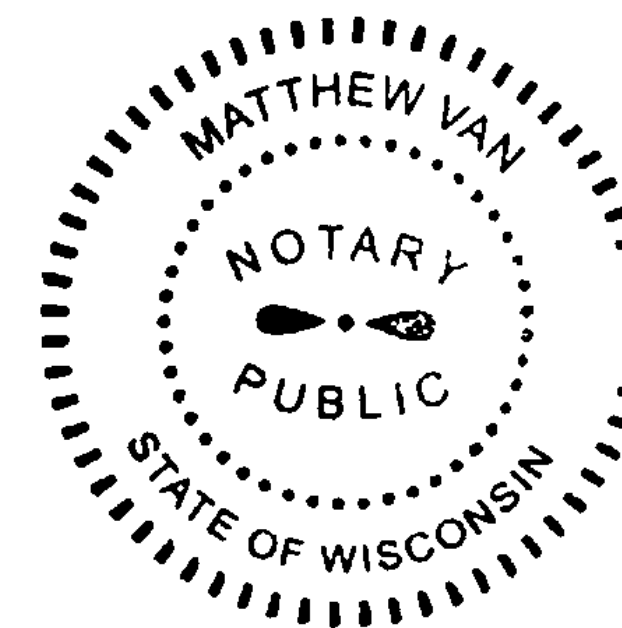
Title: President and Chief Executive Officer

Before Me, the undersigned authority, on this day personally appeared C. J. Raymond, President and Chief Executive Officer, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said FTW LODGING ASSOCIATES, LLC, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 28th day of January, 2026.

Matthew Van
Notary Public in and for the State of Texas

My commission expires May 2, 2028



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLOTTED BY: Steve Glosup ON: Tuesday, January 20, 2026 AT: 1:38 PM FILEPATH: P:\010400\010496\002\Survey\Drawings\8010496.002>Main Vickery Plat.dwg