



OWNER'S CERTIFICATION

WHEREAS GPFT HF ALLIANCE 2026, LP the owner of a 16.1328 acre (702,746 square foot) tract of land situated in the Jonathan Evans Survey, Abstract No. 396, the Jonathan Evans Survey, Abstract No. 470, the Rufus King Survey, Abstract No. 723, and the Rufus King Survey, Abstract No. 905, Denton County, Texas, and Tarrant County, Texas, said tract being all of a called 11,043 acre tract of land described in Special Warranty Deed with Vendor's Lien to Samuel R. Tolver, recorded in Document Number 2022-86899, of the Official Records of Denton County, Texas (O.R.D.C.T.) and all of a called 5.181 acre tract of land described in Correction Warranty Deed with Vendor's Lien to BIG STATE BTST LTD., recorded in Document Number 2022-170846, O.R.D.C.T.; said tract being more particularly described as follows:

BEGINNING at a found Aluminum Disk stamped "TXDOT" at the northeast corner of a called 1.3936 acre tract of land described in Judgment of Court in Absence of Objection to the State of Texas, recorded in Volume 2884, Page 696, of the Real Property Records of Denton County, Texas, (R.P.R.D.C.T.), at the southeast corner of a called 4.2095 acre tract of land described as "Part One" in Deed to the State of Texas, recorded in Volume 3215, Page 813, R.P.R.D.C.T., same being the easterly right of way line of Interstate Highway 35W (I-35W) (variable width right of way), at the northwest corner of said 11.043 acre tract, and at the southwest corner of a called 260.514 acre tract of land described as "Parcel No. 3" in Limited Warranty Deed to AIL Investment, L.P., recorded in Volume 4246, Page 457, R.P.R.D.C.T.;

THENCE North 89°58'15" East, departing said easterly right of way line of I-35W, with the north line of said 11.043 acre tract and the south line of said 260.514 acre tract, passing at a distance of 450.92 feet the northeast corner of said 11.043 acre tract and the northwest corner of said 5.181 acre tract, and continuing with the north line of said 5.181 acre tract a total distance of 625.53 feet to a point for corner at the northeast corner of said 5.181 acre tract and the west corner of a called 7.24 acre tract of land described in Warranty Deed with Vendor's Lien to TDA INVESTORS, LLC, recorded in Document Number 2022-110711, O.R.D.C.T.;

THENCE South 00°32'43" East, with the east line of said 5.181 acre tract and the west line of said 7.24 acre tract, a distance of 496.60 feet to a point for corner at the most northerly southeast corner of said 5.181 acre tract, the most northerly southwest corner of said 7.24 acre tract, and in the approximate centerline of Day Road (an apparent 60' right-of-way) (no deed of record found), from which a 1/2" iron rod found bears North 89°39'40" East, a distance of 30.00 feet;

THENCE South 89°27'17" West, continuing with said east line of the 5.181 acre tract, a distance of 30.00 feet to a point for corner in the west right-of-way line of said Day Road;

THENCE South 00°32'43" East, continuing with said east line of the 5.181 acre tract and with said west right-of-way line of Day Road, a distance of 132.32 feet to a point for corner at the most southerly southeast corner of said 5.181 acre tract and at the northeast corner of a tract of land described in Special Warranty Deed to U.S. LAND GUILD, LLC, recorded in Document Number 2022-9584, O.R.D.C.T.;

THENCE South 89°27'17" West, with the south line of said 5.181 acre tract and the north line of said US LAND GUILD, LLC tract, a distance of 513.01 feet to a point for corner at the southwest corner of said 5.181 acre tract, the northwest corner of said US LAND GUILD, LLC tract, and in the east line of said 11.043 acre tract;

THENCE South 29°45'13" West, with said east line of the 11.043 acre tract and the west line of said US LAND GUILD, LLC tract, a distance of 577.79 feet to a point for corner at the southeast corner of said 11.043 acre tract, the west corner of said US LAND GUILD, LLC tract, and at the northeast corner of a called 102.164 acre tract of land described in Warranty Deed to Mount Olivet Cemetery Association, recorded in Volume 1403, Page 164, R.P.R.D.C.T.;

THENCE South 89°26'30" West, with said south line of the 11.043 acre tract and the north line of said 102.164 acre tract, a distance of 423.08 feet to an aluminum disk found being the southeast corner of said 1.3936 acre tract, the southwest corner of said 11.043 acre tract, and the said easterly right-of-way line of I-35W;

THENCE with said easterly right of way line of I-35W, the east line of said 1.3936 acre tract, and the west line of said 11.043 acre tract, the following four (4) bearings and distances:

- North 30°35'19" East, a distance of 410.01 feet to a point for corner;
North 28°49'38" East, a distance of 146.38 feet to a point for corner;
North 28°29'51" East, a distance of 675.91 feet to a concrete monument found (disturbed);
North 16°55'39" East, a distance of 67.19 feet to the POINT OF BEGINNING and containing 702,746 square feet or 16.1328 acres of land.

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 04/01/2025 with an applied combined scale factor of 1.000150630.
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. 48121C0635G, for Denton County, Texas and incorporated areas, dated April 18, 2011, and Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0060K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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. 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.
6. Gas Well Pad Site: Setbacks will be determined at the time of permitting.
7. Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §
COUNTY OF TARRANT §

NOW AND THEREFORE, know all men by these presents that GPFT HF ALLIANCE 2026, LP does hereby adopt this plat as LOT 1, BLOCK 1, 135 EAGLE INDUSTRIAL, an addition to the City of Fort Worth, Tarrant County and Denton County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

WITNESS MY HAND, this 27th day of April, 2026.

GPFT HF ALLIANCE 2026, LP

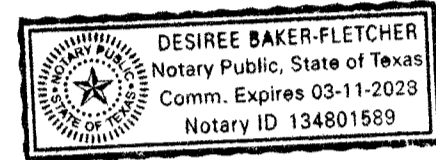
By: Michael Flowers Manager
Printed Name and Title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Flowers 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 27th day of April, 2026.

Desiree Baker-Fletcher
Notary Public, State of Texas



OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW AND THEREFORE, know all men by these presents that GPFT HF ALLIANCE 2026, LP does hereby adopt this plat as LOT 2, BLOCK 1, 135 EAGLE INDUSTRIAL, an addition to Denton County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

WITNESS MY HAND, this 27th day of April, 2026.

GPFT HF ALLIANCE 2026, LP

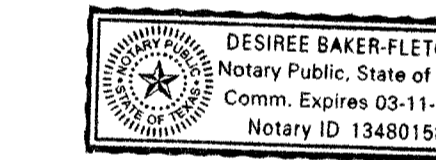
By: Michael Flowers Manager
Printed Name and Title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Flowers 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 27th day of April, 2026.

Desiree Baker-Fletcher
Notary Public, State of Texas



L.T. Thornton
L.T. Thornton (May 15, 2026 15:05:29 CDT)

05/15/2026

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.

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.

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.

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".

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.

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.

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 CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required but the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior points of the building, without regards to intervening structures or objects.

SIDEWALKS AND STREELIGHTS

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

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.

PRIVATE MAINTENANCE

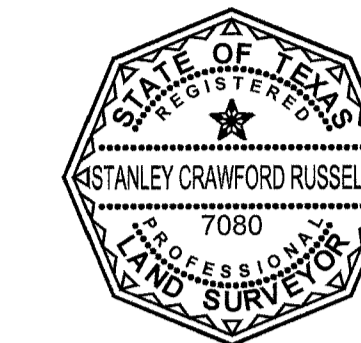
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of 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.

P.R.V.

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, 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 04/01/2026 and that all corners are shown hereon.



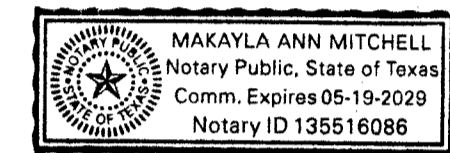
Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7080

STATE OF TEXAS §
COUNTY OF SMITH §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Stanley Crawford Russell, 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 27th day of April, 2026.

Makayla Mitchell
Notary Public, 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: 05/15/2026. By: Caroline Cranz, Chairman. By: Stephen Murray, Secretary.

FINAL PLAT
LOTS 1 - 2, BLOCK 1,
135 EAGLE INDUSTRIAL
16.1328 ACRES
RUFUS KING SURVEY, ABSTRACT No. 905, RUFUS KING SURVEY, ABSTRACT No. 723, JONATHAN EVANS SURVEY, ABSTRACT No. 470, & JONATHAN EVANS SURVEY, ABSTRACT No. 396
CITY OF FORT WORTH, DENTON COUNTY & TARRANT COUNTY, TEXAS

Kimley Horn logo and contact information: 110 N College Avenue, Suite 1800, Tyler, Texas 75702. Tel. No. (903) 617-5839. www.kimley-horn.com.

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
110 N COLLEGE AVENUE, SUITE 1800
TYLER, TEXAS 75702
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 903-200-8319
StanC.Russell@Kimley-Horn.com

OWNER
GPFT HF ALLIANCE 2026, LP
6719 ELLSWORTH AVENUE
DALLAS, TEXAS 75214
FIRM # 10194040

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, MKK, SCR, 10/14/2025, 060035300, 2 OF 2.

PLAT No. FS-25-263