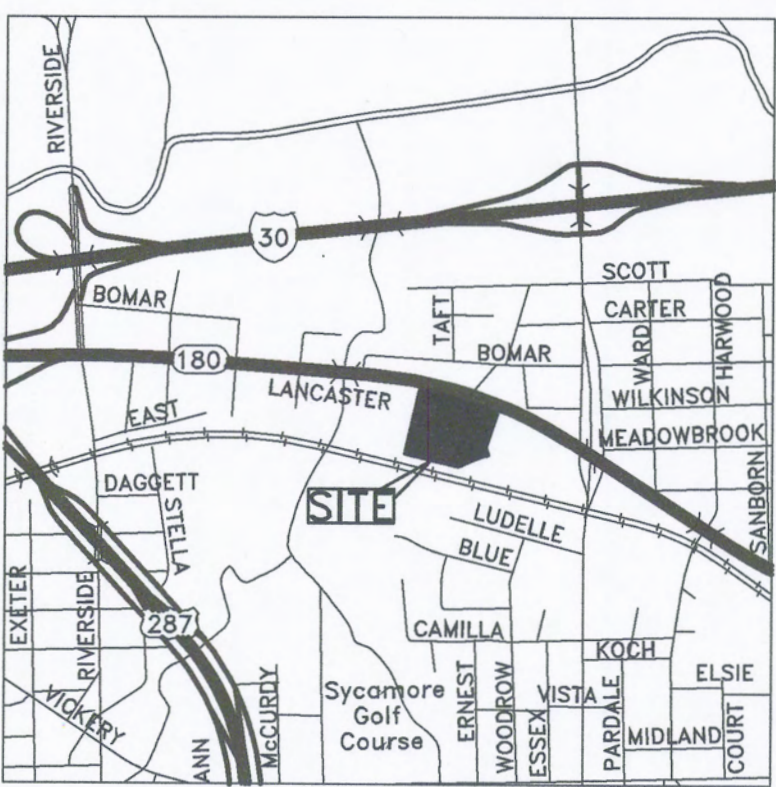
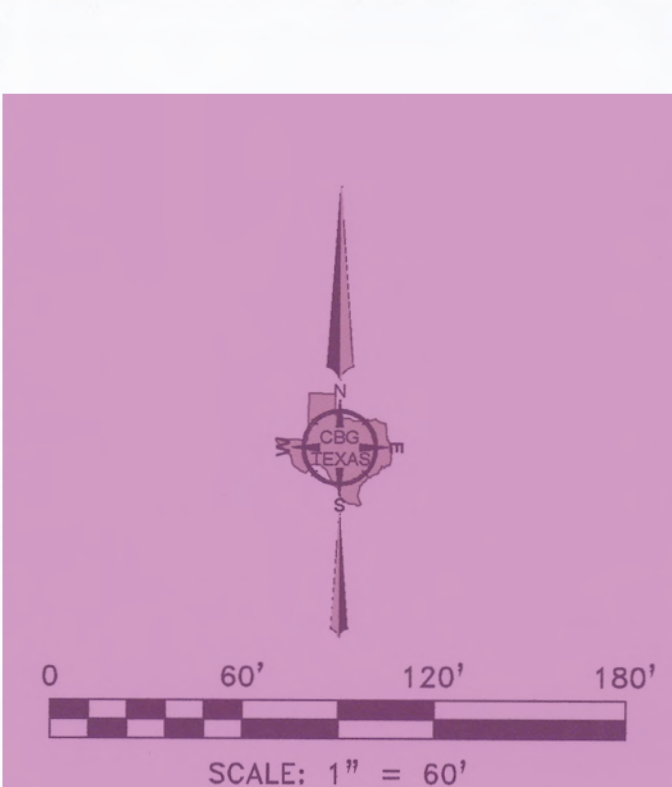




VICINITY MAP
(NOT TO SCALE)



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BriJay Automotive Properties, LLC, acting through its duly authorized agent, Brian Jackson, do hereby adopt this plat as **LOT 3R, BLOCK A, SHOTT'S SUBDIVISION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 7th day of July, 2026.

BriJay Automotive Properties, LLC (Owner)

By: Brian Jackson
Brian Jackson (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

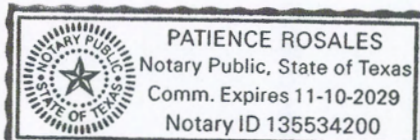
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Brian Jackson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of July, 2026.

Notary Public in and for the State of Texas

Land Use Table

LOT TYPE: "I" Light Industrial
TOTAL NUMBER: 1
NET SITE AREA: 8.350 Acres / 363,715 Sq. Ft.
GROSS SITE AREA: 8.350 Acres / 363,715 Sq. Ft.



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connolly, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

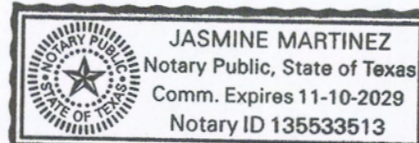
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of June, 2026.

Notary Public in and for the State of Texas



LEGEND

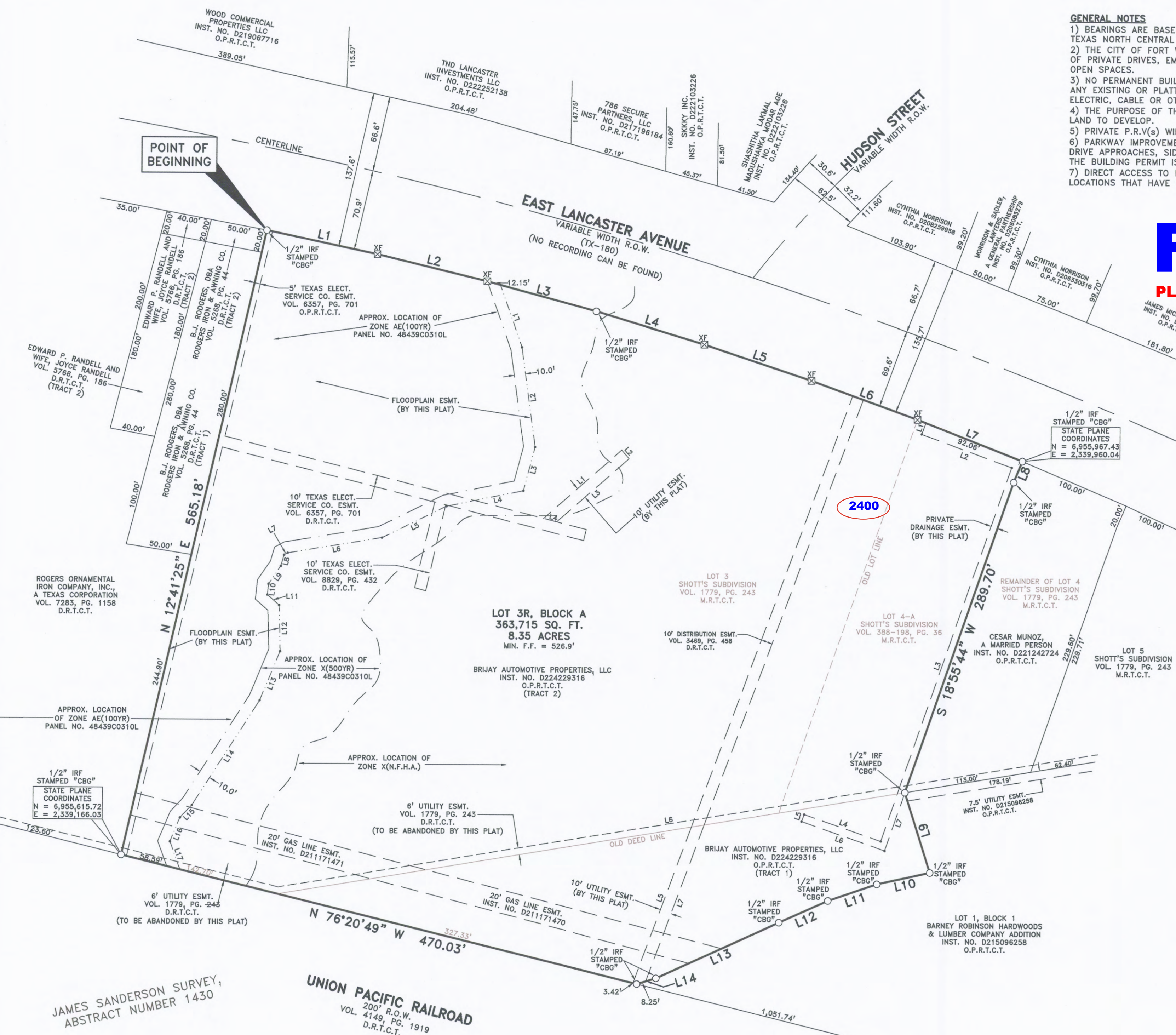
CM	CONTROL MONUMENT
IRF	1/2 INCH IRON ROD FOUND
PFC	POINT FOR CORNER
R.O.W.	RIGHT-OF-WAY
APPROX.	APPROXIMATE
SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS

GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) 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.
- 4) THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND TO DEVELOP.
- 5) PRIVATE P.R.V.(S) WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I
- 6) 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.
- 7) DIRECT ACCESS TO EAST LANCASTER AVENUE IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.

FS-25-272

PLEASE LEAVE ALL PREVIOUS ADDRESSES



OWNER: BRIJAY AUTOMOTIVE PROPERTIES, LLC
AGENT: BRIAN JACKSON
2400 EAST LANCASTER AVENUE
FORT WORTH, TEXAS
PHONE: 602-690-4661
EMAIL: bjackson@brijaygroup.com

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS BriJay Automotive Properties, LLC, is the owner of a 8.350 acre tract of land situated in the James Sanderson Survey, Abstract Number 1430, City of Fort Worth, Tarrant County, Texas, same being Lot 3, of Shott's Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1779, Page 243, Map Records, Tarrant County, Texas, and being Lot 4-A, of Shott's Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-198, Page 36, Map Records, Tarrant County, Texas, same being a tract of land conveyed to BriJay Automotive Properties, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number D224229316, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the Northeast corner of a tract (referred to as Tract 2) of land conveyed to B.J. Rodgers, dba Rodgers Iron & Awning Co., by deed recorded in Volume 5268, Page 44, Deed Records, Tarrant County, Texas, and lying on the Southwest right-of-way line of East Lancaster Avenue (variable width right-of-way);

THENCE along the Southwest right-of-way line of said East Lancaster Avenue, the following 8 courses and distances:

- South 78 degrees 02 minutes 16 seconds East, a distance of 100.00 feet to an "X" found in concrete for corner;
- South 76 degrees 29 minutes 16 seconds East, a distance of 100.00 feet to an "X" found in concrete for corner;
- South 74 degrees 56 minutes 16 seconds East, a distance of 100.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner;
- South 73 degrees 24 minutes 16 seconds East, a distance of 100.00 feet to an "X" found in concrete for corner;
- South 71 degrees 51 minutes 16 seconds East, a distance of 100.00 feet to an "X" found in concrete for corner;
- South 70 degrees 19 minutes 16 seconds East, a distance of 100.00 feet to an "X" found in concrete for corner;
- South 68 degrees 46 minutes 16 seconds East, a distance of 100.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the North corner of a tract of land conveyed to Cesar Munoz, a married person, by deed recorded in Instrument Number D221242724, Official Public Records, Tarrant County, Texas;

THENCE along the Northwest line of said Munoz tract, the following 2 courses and distances:

- South 22 degrees 00 minutes 44 seconds West, a distance of 20.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner;
- South 18 degrees 55 minutes 44 seconds West, a distance of 289.70 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the Southwest corner of said Munoz tract, and being the Northwest corner of Lot 1, Block 1, of Barney Robinson Hardwoods & Lumber Company Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D215096258, Map Records, Tarrant County, Texas;
- THENCE along the Westerly and Northerly lines of said Lot 1, Block 1, of Barney Robinson Hardwoods & Lumber Company Addition, the following 7 courses and distances:
 - South 17 degrees 47 minutes 31 seconds East, a distance of 73.97 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner;
 - South 77 degrees 34 minutes 43 seconds West, a distance of 48.04 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner;
 - South 70 degrees 59 minutes 12 seconds West, a distance of 45.70 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner;
 - South 65 degrees 46 minutes 29 seconds West, a distance of 47.37 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner;
 - South 65 degrees 14 minutes 31 seconds West, a distance of 119.08 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner;
 - South 73 degrees 11 minutes 41 seconds West, a distance of 17.70 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the West corner of said Lot 1, Block 1, of Barney Robinson Hardwoods & Lumber Company Addition, and lying on the Northeast right-of-way line of Union Pacific Railroad (200 foot right-of-way) by deed recorded in Volume 4149, Page 1919, Deed Records, Tarrant County, Texas;

THENCE North 76 degrees 20 minutes 49 seconds West, along the Northeast right-of-way line of said Union Pacific Railroad, a distance of 470.03 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the Southeast corner of a tract of land conveyed to Rogers Ornamental Iron Company, Inc., a Texas corporation, by deed recorded in Volume 7283, Page 1158, Deed Records, Tarrant County, Texas;

THENCE North 12 degrees 41 minutes 25 seconds East, along the Southeast line of said Rogers Ornamental Iron Company, Inc. tract, a distance of 565.18 feet to the POINT OF BEGINNING and containing 363,715 square feet or 8.35 acres of land.

FLOODPLAIN ESMT. LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°34'46" E	58.15'
L2	S 07°54'56" E	88.69'
L3	S 14°32'47" W	39.84'
L4	S 78°23'33" W	69.33'
L5	S 63°48'03" W	63.18'
L6	S 80°31'58" W	84.24'
L7	S 61°13'07" W	3.72'
L8	S 15°31'51" W	10.26'
L9	S 34°25'15" W	19.05'
L10	S 05°49'59" W	9.61'
L11	S 48°57'34" E	13.96'
L12	S 01°37'39" E	40.78'
L13	S 22°12'02" W	46.85'
L14	S 32°27'26" W	109.83'
L15	S 43°10'45" W	15.35'
L16	S 22°21'12" W	22.79'
L17	S 20°02'24" W	26.27'

10' UTILITY ESMT. LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°32'25" E	91.68'
L2	S 41°27'35" E	10.00'
L3	S 48°32'25" W	84.83'
L4	N 75°50'24" W	12.12'
L5	N 20°07'01" E	146.59'
L6	N 80°29'14" W	11.50'
L7	S 20°07'01" W	146.94'

DRAINAGE ESMT. LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°53'18" W	19.53'
L2	S 70°06'42" E	85.10'
L3	S 18°55'44" W	348.92'
L4	N 71°04'16" W	71.91'
L5	S 18°55'44" W	6.67'
L6	S 71°04'16" E	77.91'
L7	N 18°55'44" E	54.24'

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 and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

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".

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over an existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Unaltered:

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.

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 I 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 necessary drainage improvements and the current 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.

Flood Plain Note:

According to the F.I.R.M. Map Number No. 48439C0310L, dated March 21, 2019, this property does lie in Zone AE, and DOES not lie within the 100 year flood zone.

Floodplain Restriction:

No construction shall be allowed within the floodplain easement without the 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(ies) 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.



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: 7/16/2026

By: Chairman

By: Secretary

FINAL PLAT OF SHOTT'S SUBDIVISION

LOT 3R, BLOCK A
BEING A REPLAT OF LOT 3, OF SHOTT'S SUBDIVISION,
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, AS RECORDED IN
VOLUME 1779, PAGE 243, P.R.T.C.T.
AND BEING A REPLAT OF LOT 4-A, OF SHOTT'S SUBDIVISION,
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, AS RECORDED IN
VOLUME 388-198, PAGE 36, P.R.T.C.T.
SITUATED IN THE JAMES SANDERSON SURVEY,
ABSTRACT NO. 1430, CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
CASE NUMBER: FS-25-272

Document No. _____, Date _____



SCALE: 1"=60' / DATE: 06-30-2026 / JOB NO. 2310156-04 / DRAWN BY: CAJ