

VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS 4900 Carey, LLC, is the sole owner of a 174,238 square foot or 3.999 acre tract of land situated in the J.W. Haynes Survey, Abstract No. 767, City of Fort Worth, Tarrant County, Texas, same being that tract of land described to said 4900 Carey, LLC, by Special Warranty Deed recorded in Instrument No. D223083178, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with cap stamped "Grant Eng RPLS 4151" for the northeast corner of Lot 5, Block 1, Lake Arlington Business Park, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D210281018, Real Property Records, Tarrant County, Texas, R.P.R.T.C.T., and being in the west Right-of-Way (R.O.W.) line of Carey Street, a variable width public R.O.W.;

THENCE South 89 degrees 56 minutes 59 seconds West, departing the west R.O.W. line of said Carey Street, with the north line of said Lot 5, a distance of 542.20 feet to a 1/2 inch iron rod found with cap stamped "Grant Eng RPLS 4151" at the northwest corner of said Lot 5, and being on the east line of Lot 1, Block 1, Lake Arlington Business Park, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 728, R.P.R.T.C.T.;

THENCE North 01 degrees 13 minutes 34 seconds West, with the east line of said Lot 1, a distance of 322.44 feet to a 5/8 inch iron rod with cap stamped "Brookes Baker Surveyors" found for the northeast corner of said Lot 1, and being on the south line of Lot 2R, Block 2, Southeast Service Center, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3343, R.P.R.T.C.T., from which a 5/8 inch iron rod found for witness bears North 10 degrees 43 minutes 51 seconds West, a distance of 0.41 feet;

THENCE North 89 degrees 56 minutes 59 seconds East, with the south line of said Lot 2R, a distance of 533.93 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" found for the southeast corner of said Lot 2R, and being in the west R.O.W. line of said Carey Street;

THENCE, with the west R.O.W. line of said Carey Street, the following bearings and distances:

South 01 degrees 07 minutes 56 seconds East, passing a 5/8 inch iron rod found for reference at a distance of 53.40, and continuing a total distance of 66.07 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" found;

North 88 degrees 52 minutes 04 seconds East, a distance of 8.35 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" found;

South 01 degrees 13 minutes 52 seconds East, a distance of 256.53 feet to the POINT OF BEGINNING, and containing 174,238 square foot or 3.999 acres of land, more or less.

EASEMENT ESTATE

Perpetual Non-Exclusive Easement for the installation, construction, operation, maintenance, replacement, repair, upgrade and removal of water, sewer, electric, gas, cable, phone, and any and all other facilities, as created and defined in the certain Reciprocal Easement Agreement for Utilities dated August 11, 2009, executed by and between Lawhon, Inc., a Texas corporation and Primary Realty Assets, L.P., a Texas limited partnership, filed of record August 20, 2009 and recorded under Clerk's file no. D209223147, Real Property Records, Tarrant County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DALLAS §

I, Daniel O'Neal, Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas board of professional engineers and land surveyors and the city of fort worth, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set with 1/2-inch iron rods with orange plastic cap stamped "Urban Strategy" under my direction and supervision.

Dated this the 3 day of June, 2026.

[Signature]
 Daniel O'Neal
 Registered Professional Land Surveyor
 Texas Registration No. 6570

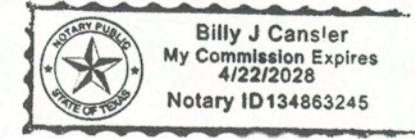


STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Daniel O'Neal, 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 and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the 3rd day of JUNE, 2026.

[Signature]
 Notary public, in and for the State of Texas



OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 4900 Carey, LLC, does hereby adopt this replat, designating the herein described property as Lot 1, Block 1, Zyaan I Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner: 4900 Carey, LLC
 a Texas limited liability company

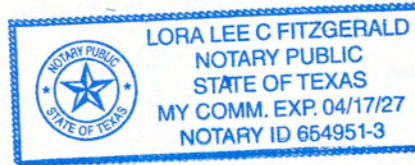
By: *[Signature]*
 Ronald Rhode
 date: 6-9-26

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared *[Signature]*, 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 and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 9 day of June, 2026.

[Signature]
 Notary public, in and for the State of Texas



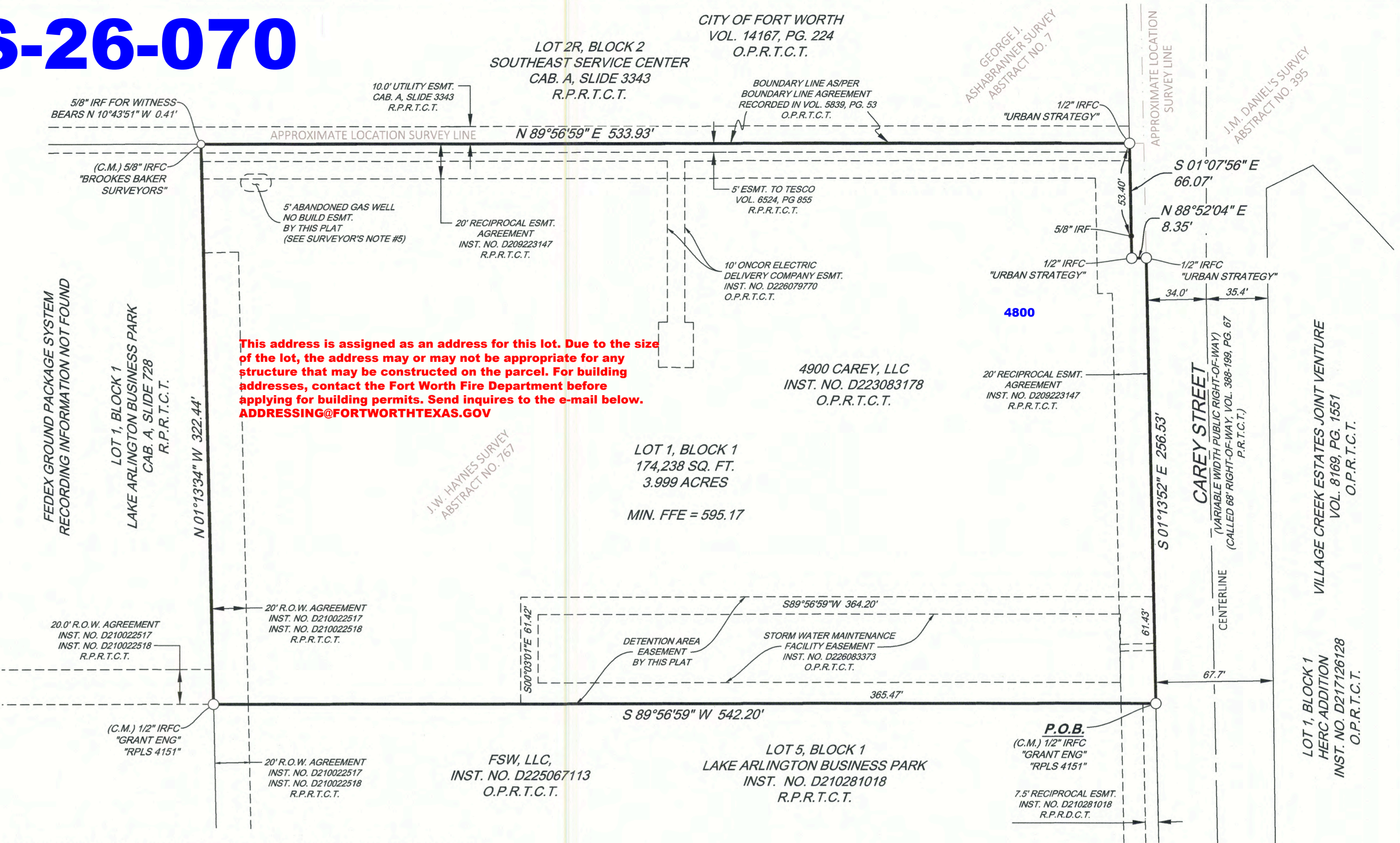
FS-26-070

ABBREVIATIONS

- P.O.B. POINT OF BEGINNING
- CAB. CABINET
- PG. PAGE
- VOL. VOLUME
- INST. INSTRUMENT NUMBER
- TESCO TEXAS ELECTRIC SERVICE COMPANY
- IRFC IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- ESMT EASEMENT
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- (C.M.) CONTROLLING MONUMENT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
- SQ. FT. SQUARE FEET
- MIN. FFE MINIMUM FINISHED FLOOR ELEVATION
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS

LEGEND

- ABSTRACT LINE
- STREET CENTERLINE
- - - EASEMENT
- BOUNDARY/LOT CORNER



This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

4900 CAREY, LLC
 INST. NO. D223083178
 O.P.R.T.C.T.

LOT 1, BLOCK 1
 174,238 SQ. FT.
 3.999 ACRES
 MIN. FFE = 595.17

FSW, LLC,
 INST. NO. D225067113
 O.P.R.T.C.T.

LOT 5, BLOCK 1
 LAKE ARLINGTON BUSINESS PARK
 INST. NO. D210281018
 R.P.R.T.C.T.

GENERAL 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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 then in effect on the date a building permit is issued, or on 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.

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".

FLOOD PLAIN 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, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood plain 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.

PARKWAY PERMIT
 Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

PRIVATE MAINTENANCE
 The City of Fort Worth shall not be responsible for maintenance of private street, 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 hold 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.

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.

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.

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.

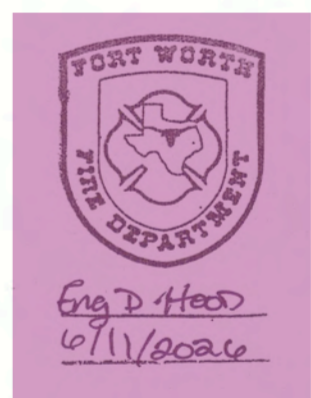
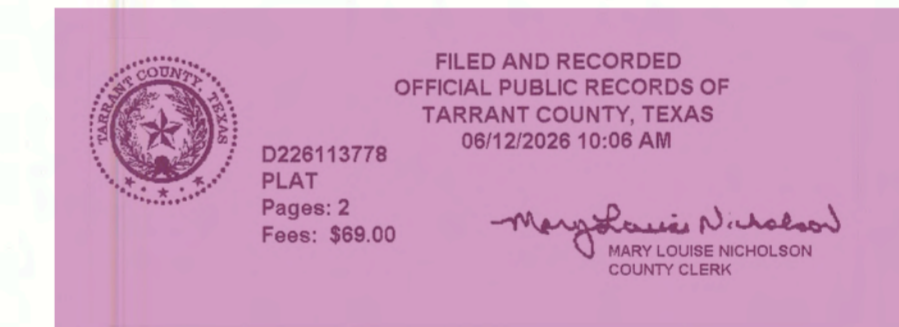
BUILDING PERMITS
 No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

PUBLIC OPEN SPACE RESTRICTION
 No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc. in the public open space easement as shown on plat.

P.O.S.E. REQUIREMENT
 At the intersection of an emergency of an access driveway or turnout section with a dedicated street or alley, a ten-foot by ten-foot triangular open space easement (P.O.S.E.) shall be provided on each side at the driveway or turnout at the time the driveway and/or alley is constructed. Ch. 31-104(c)

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

PRIVATE P.R.V. NOTE
 PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.



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: 6/11/2026

By: *[Signature]* Chairman
 By: *[Signature]* Secretary

LAND USE TABLE				
LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
1	3.999	3.999	0	MEDIUM INDUSTRIAL "J" DISTRICT

SURVEYOR'S NOTES

- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 48439C0330K, dated: 09/25/2009 for City of Fort Worth, Tarrant County, Texas, this property is located in non-shaded "Zone X", determined by scaling and graphical plotting. Surveyor makes no guaranty as to the accuracy of that map.
- Basis of bearings are based on the state plane coordinate system of 1983 (NAD83, 2011) TXNCR-4202, as derived by GNSS.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law, and subject to fines and/or withholding of utilities and building permits.
- Lot lines outside of the subject property boundary, shown hereon have not been surveyed, placement of lot lines were determined by graphical depiction based on recorded information, field data and tax maps.
- The 5-foot abandoned gas well no build easement is based solely upon records information and markings made by others, and the actual location of the abandoned gas well may vary from that shown. The undersigned surveyor assumes no responsibility for the accuracy of the well location or for any conditions associated with the abandoned gas well.

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM AN UNPLATTED TRACT OF LAND.

CIVIL
 URBAN STRATEGY
 4222 MAIN ST.
 DALLAS, TX 75226
 214-396-2339
 WWW.URBANSTRATEGY.US
 214-295-5775

SURVEYOR
 DANIEL O'NEAL, RPLS
 TEXAS LICENSE NO 6570
 URBAN STRATEGY
 4222 MAIN ST.
 DALLAS, TX 75226
 214-396-2339
 DANIELO@URBANSTRATEGY.US
 TBPLS FIRM NO. 10194610

OWNER/DEVELOPER
 4900 CAREY, LLC
 CONTACT:
 8350 N. CENTRAL EXPY
 SUITE 1900
 DALLAS, TX 75206

CITY CASE NUMBER: FS-25-299



FINAL PLAT

**LOT 1, BLOCK 1
 ZYAAN I ADDITION**

A 3.999 ACRE ADDITION TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 J. W. HAYNES SURVEY, ABSTRACT NO. 767
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS