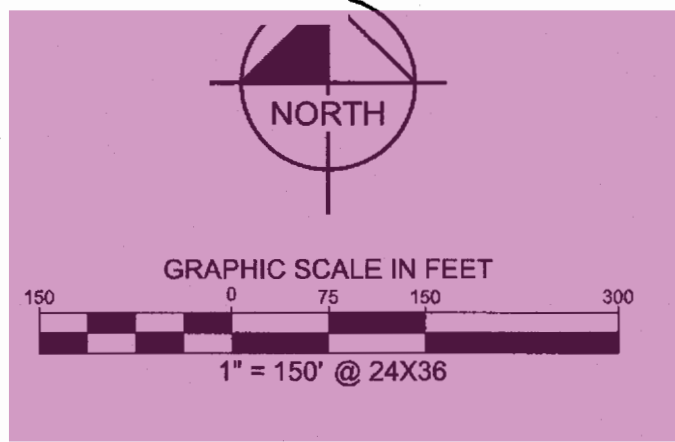
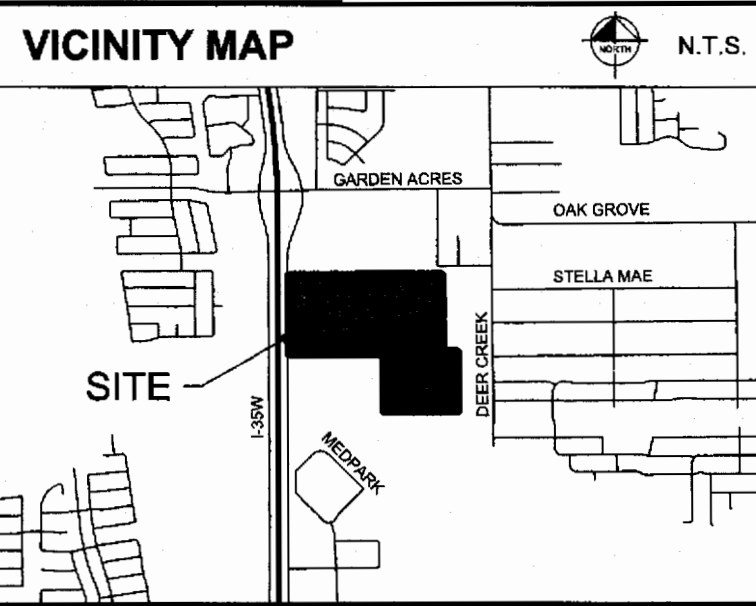




LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
XF = "X" CUT FOUND
IRSG = 5/8" IRON ROD SET WITH A
CAP STAMPED "KHA"
IPF = IRON PIPE FOUND

FS-26-044

CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.00'	15°00'00"	N82°12'52"E	26.11'
C2	140.00'	15°00'00"	N82°12'52"E	36.55'
C3	110.00'	15°00'00"	S82°12'52"W	28.72'
C4	130.00'	15°00'00"	S82°12'52"W	33.94'
C5	200.00'	12°16'55"	S83°57'07"E	42.79'
C6	240.00'	12°16'55"	N83°57'07"W	51.35'



LINE TYPE LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
DENIAL OF ACCESS LINE

LAND USE

3 COMMERCIAL LOTS
GROSS AREA = 88.7694
RIGHT-OF-WAY DEDICATION AREA = 0.0000
NET AREA = 88.7694

LOT TABLE

LOT NO.	ACRES	SQ. FT.
GROSS	88.7694	3,866,794
LOT 1	12.8418	559,390
LOT 2	25.5223	1,111,750
LOT 3	27.3575	1,191,691
LOT 4	23.0478	1,003,964

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S88°48'58"E	353.35'	L26	N89°42'52"E	1223.55'
L2	N86°14'53"E	172.01'	L27	S00°17'08"E	30.00'
L3	S89°03'52"E	108.23'	L28	S89°42'52"W	1223.55'
L4	S85°03'33"E	140.28'	L29	S74°42'52"W	57.27'
L5	N89°42'52"E	1378.97'	L30	S89°42'52"W	38.03'
L6	S00°17'08"E	15.00'	L31	S77°48'39"E	280.43'
L7	S89°42'52"W	13.50'	L32	N89°54'28"E	1243.63'
L8	S00°17'08"E	9.00'	L33	S00°13'14"E	40.00'
L9	S89°42'52"W	10.00'	L34	S89°54'26"W	1243.72'
L10	N00°17'08"W	9.00'	L35	N77°48'39"W	271.63'
L11	S89°42'52"W	590.00'	L36	N89°54'26"E	600.84'
L12	S00°17'08"E	9.00'	L37	N00°05'34"W	8.00'
L13	S89°42'52"W	10.00'	L38	N89°54'26"E	10.00'
L14	N00°17'08"W	9.00'	L39	S00°05'34"E	8.00'
L15	S89°42'52"W	551.52'	L40	N89°54'26"E	557.94'
L16	S00°17'08"E	16.50'	L41	N00°05'34"W	8.00'
L17	S89°43'16"W	15.00'	L42	N89°54'26"E	10.00'
L18	N00°17'08"W	16.50'	L43	S00°05'34"E	8.00'
L19	S89°42'52"W	23.48'	L44	S00°17'08"E	15.00'
L20	S00°17'08"E	9.00'	L45	S89°54'26"W	1180.78'
L21	S89°42'52"W	10.00'	L46	S00°05'34"E	12.14'
L22	N00°17'08"W	9.00'	L47	S89°54'26"W	10.00'
L23	S89°42'52"W	155.49'	L48	N00°05'34"W	12.14'
L24	N89°42'52"E	38.00'	L49	S89°54'26"W	189.40'
L25	N74°42'52"E	57.27'			

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 07/08/2026 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0430L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019 and Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0435K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". 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.
- The purpose of this plat is to create four lots.
- 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.
- 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.
- Direct access to [I-35] is restricted to those locations that have been reviewed and approved by TxDOT.
- This plat dedicates a public access easement to the eastern edge of Lot 4, Block 1, Huguley Industrial Addition as shown on this plat as "Point A". The property east of Point A currently has no public access or right of way connecting to the referenced public access easement. Upon any connection of public access or right of way to Point A extending east of Point A, the city agrees to dedicate as public right-of-way and take over maintenance responsibilities of the public access easement extending from Point A to Point B as shown on the plat.



OWNER
SOUTH FREEWAY-C, LP
1776 PEACHTREE STREET NW,
SUITE 100
ATLANTA, GEORGIA 30309

OWNER
SOUTH FREEWAY-D, LP
1776 PEACHTREE STREET NW,
SUITE 100
ATLANTA, GEORGIA 30309

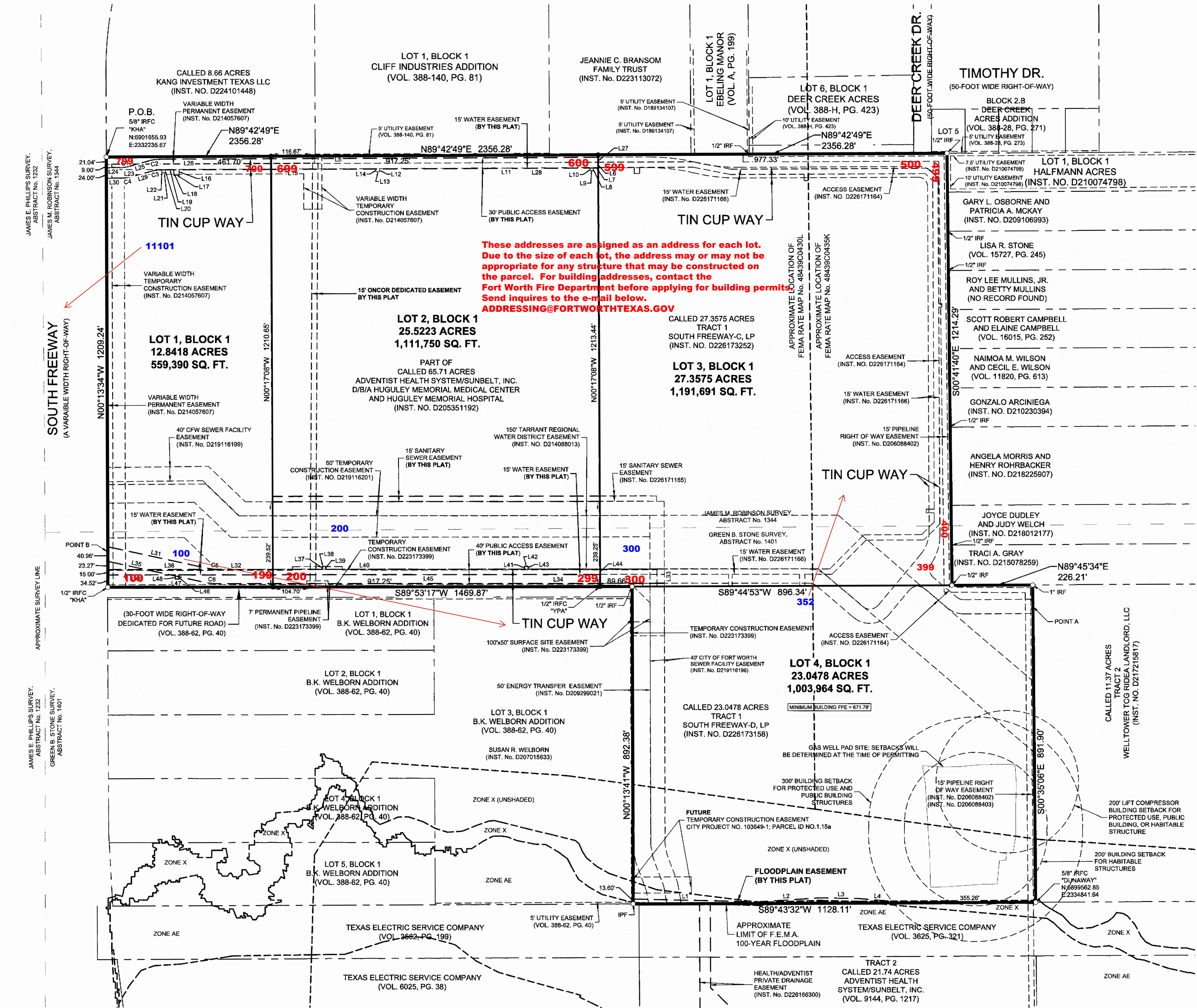
FINAL PLAT
LOTS 1-4, BLOCK 1,
HUGULEY INDUSTRIAL ADDITION
88.7694 ACRES
GREEN B. STONE SURVEY,
ABSTRACT NO. 1401 AND THE JAMES M.
ROBINSON SURVEY, ABSTRACT NO. 1344
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102	FIRM # 10115500	Tel. No. (817) 335-6511 www.kimley-horn.com
Scale 1" = 150'	Drawn by MKK	Checked by MCB
Date 09/23/2026	Project No. 061310021	Sheet No. 1 OF 2

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

OWNER
ADVENTIST HEALTH
SYSTEM/SUNBELT, INC. D/B/A
HUGULEY MEMORIAL MEDICAL
CENTER AND HUGULEY
MEMORIAL HOSPITAL
P.O. BOX 6337
FORT WORTH, TEXAS 76115



OWNER'S CERTIFICATION

WHEREAS ADVENTIST HEALTH SYSTEM/SUNBELT, INC. D/B/A HUGULEY MEMORIAL MEDICAL CENTER AND HUGULEY MEMORIAL HOSPITAL, SOUTH FREEWAY-C, LP, and SOUTH FREEWAY-D, LP are the owner of a 88.7694 acre (3,866,794 square foot) tract of land situated in the Green B. Stone Survey, Abstract No. 1401 and the James M. Robinson Survey, Abstract No. 1344, City of Fort Worth, Tarrant County, Texas; said tract being part of a called 85.71 acre tract of land described in Cash Warranty Deed to Adventist health Systems Sunbelt, Inc., d/b/a Huguley Memorial Medical Center, recorded in Instrument Number D205351192, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), all of a called 27.3575 acre tract of land described as Tract 1 in Special Warranty Deed to South Freeway-C, LP recorded in Instrument Number D226173252, O.P.R.T.C.T., and all of a called 23.0478 acre tract of land described as Tract 1 in Special Warranty Deed to South Freeway-D, LP recorded in Instrument Number D226173158, O.P.R.T.C.T.; said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "KHA" being in the east right-of-way line of Interstate Highway 35W - South Freeway (a variable width right-of-way), said iron rod being the northwest corner of said 65.71 acre tract and the southwest corner of a called 8.66 acre tract of land described in Special Warranty Deed with Vendor's Lien to Kang Investment Texas LLC, recorded in Instrument Number D224101448, O.P.R.T.C.T.;

THENCE North 89°42'49" East, departing said east right-of-way line of State Highway 35W, and along the north line of said 65.71 acre tract, a distance of 2,356.28 feet to a 1/2" iron rod found; said iron rod being the northeast corner of said 27.3575 acre tract and the northwest corner of Lot 1, Block 1, Halfman Acres, an addition to the City of Fort Worth according to the plat recorded in Instrument Number D210074786, O.P.R.T.C.T.;

THENCE South 00°41'40" East, along the east line of said 27.3575 acre tract, a distance of 1,214.29 feet to a 1/2" iron rod found being the southeast corner of said 27.3575 acre tract and the southwest corner of a tract of land described in Special Warranty Deed to Traci A. Gray, recorded in Instrument Number D215078259, O.P.R.T.C.T. said iron rod also being in the north line of said 23.0478 acre tract;

THENCE North 89°45'34" East, along the south line of said Traci A. Gray tract and the north line of said 23.0478 acre tract, a distance of 226.21 feet to a 1" iron rod found being the northeast corner of said 23.0478 acre tract; said iron rod also being the northwest corner of a called 11.37 acre tract of land described as Tract 2 in Special Warranty Deed to Welltower TOG Ricea Landlord, LLC, recorded in Instrument Number D217215817, O.P.R.T.C.T.;

THENCE South 00°35'08" East, departing said south line of Traci A. Gray tract, along the east line of said 23.0478 acre tract and west line of said 11.37 acre tract, a distance of 891.90 feet to a 5/8" iron rod found with a cap stamped "DUNAWAY"; said iron rod being the southeast corner of said 23.0478 acre tract and the southwest corner of said 11.37 acre tract; said point also being in the north line of a tract of land described in Deed to Texas Electric Service Company, recorded in Volume 3625, Page 321, D.R.T.C.T.;

THENCE South 89°43'32" West, along the south line of said 23.0478 acre tract and said north line of Texas Electric Service Company tract, a distance of 1,128.11 feet to an iron pipe found; said iron pipe being the southwest corner of said 23.0478 acre tract and the southeast corner of Lot 3, Block 1, B.K. Welborn Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-62, Page 40, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 00°13'41" West, along the west line of said 23.0478 acre tract and east line of said Lot 3, a distance of 892.38 feet to a 1/2" iron rod being the northwest corner of said 23.0478 acre tract and the northeast corner of a 30' right-of-way dedication recorded in Volume 388-62, Page 40, P.R.T.C.T.; said iron rod also being in the south line of said 27.3575 acre tract;

THENCE South 89°53'17" West, along said south line of 27.3575 acre tract and the north right-of-way line of said 30' right-of-way dedication, a distance of 1,469.87 feet to a 5/8" iron rod found with a cap stamped "KHA" being in said east right-of-way line of Interstate Highway 35W; said iron rod also being the southwest corner of said 65.71 acre tract and the northwest corner of said 30' right-of-way dedication;

THENCE North 00°13'34" West, along said east right-of-way line of Interstate Highway 35W and west line of said 65.71 acre tract, a distance of 1,209.24 feet to the **POINT OF BEGINNING** and containing 3,866,794 square feet or 88.7694 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Medical Center and Huguley Memorial Hospital, South Freeway-C, LP, and South Freeway-D, LP does hereby adopt this plat as **LOTS 1-4, BLOCK 1, HUGULEY INDUSTRIAL ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 24 day of SEPTEMBER, 2026.

BY: Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Medical Center and Huguley Memorial Hospital

[Signature]
Authorized Signature

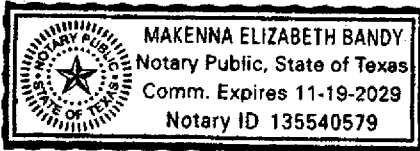
ERIN PARDE, CFO
Printed Name and Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared ERIN PARDE, CFO, 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 24 day of SEPTEMBER, 2026.

[Signature]
Notary Public, State of Texas



Executed this the 23rd day of September, 2026.

BY: South Freeway-C, LP

[Signature]
Authorized Signature

D. Tyler Baucom
Printed Name and Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darion Tyler Baucom, 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 23rd day of September, 2026.

[Signature]
Notary Public, State of Texas



Executed this the 23rd day of September, 2026.

BY: South Freeway-D, LP

[Signature]
Authorized Signature

D. Tyler Baucom
Printed Name and Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darion Tyler Baucom, 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 23rd day of September, 2026.

[Signature]
Notary Public, State of Texas



NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 07/08/2026 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
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- The purpose of this plat is to create four lots.
- 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.
- 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.
- Direct access to [I-35] is restricted to those locations that have been reviewed and approved by TXDOT.
- This plat dedicates a public access easement to the eastern edge of Lot 4, Block 1, Huguley Industrial Addition as shown on this plat as "Point A". The property east of Point A currently has no public access or right of way connecting to the referenced public access easement. Upon any connection of public access or right of way to Point A extending east of Point A, the city agrees to dedicate as public right-of-way and take over maintenance responsibilities of the public access easement extending from Point A to Point B as shown on the plat.

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 1 if 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.

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(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.

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, in conformance with the Sidewalk Policy per "City Development Design 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.



LT. Thornton
LT. Thornton (COT 1, 2025-11-19-21 CDT)

10/01/2026

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, 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 07/08/2026 and that all corners are shown hereon.



[Signature]
Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

OWNER

SOUTH FREEWAY-C, LP
1776 PEACHTREE STREET NW,
SUITE 100
ATLANTA, GEORGIA 30309

OWNER

SOUTH FREEWAY-D, LP
1776 PEACHTREE STREET NW,
SUITE 100
ATLANTA, GEORGIA 30309

SURVEYOR

KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

OWNER

ADVENTIST HEALTH
SYSTEM/SUNBELT, INC. D/B/A
HUGULEY MEMORIAL MEDICAL
CENTER AND HUGULEY
MEMORIAL HOSPITAL
P.O. BOX 6337
FORT WORTH, TEXAS 76115



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: 10/01/2026

By: Caroline Cranze
Caroline Cranze (COT 1, 2026-14-09-30 CDT) Chairman

By: [Signature]
Stephen Munnix (Cot 1, 2026-14-10-31 CDT) Secretary

FINAL PLAT
LOTS 1-4, BLOCK 1,
HUGULEY INDUSTRIAL ADDITION
88.7694 ACRES
GREEN B. STONE SURVEY,
ABSTRACT NO. 1401 AND THE JAMES M.
ROBINSON SURVEY, ABSTRACT NO. 1344
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10115500
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	MCB	09/23/2026	061310021	2 OF 2