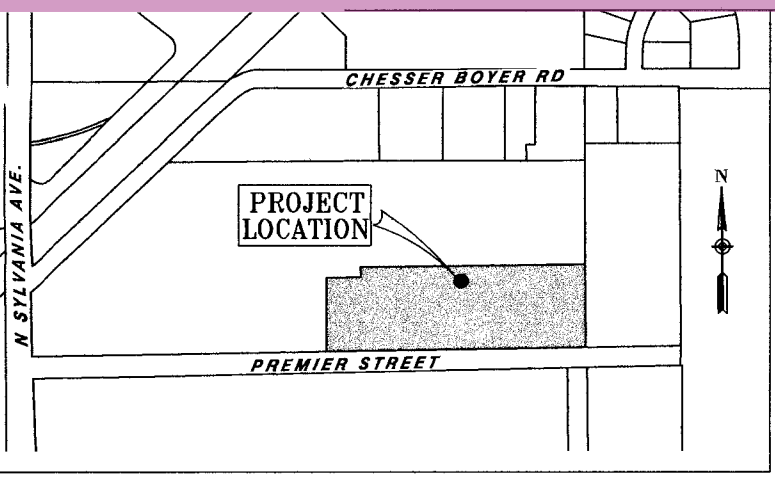




VICINITY MAP - NOT TO SCALE

FEMA FLOOD ZONE NOTE

Subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C01951, Map Revised March 21, 2019.

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The use of the "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warrant or guarantee, either expressed or implied.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat. The flood statement is provided for informational purposes only and does not constitute a representation or warranty that the subject property and/or any improvements located thereon are free from flooding or flood-related damage. Flood events of greater magnitude than those referenced herein may occur, and flood elevations may be increased or altered by natural conditions, man-made activities, or changes to upstream or downstream conditions. The inclusion of this flood statement shall not be construed to create any duty, guarantee, or liability on the part of the Surveyor.

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, BEALL PREMIER LLC, is the owner of a 4.845-acre tract of land situated in the J.C. McComas Survey, Abstract Number 1039, City of Fort Worth, Tarrant County, Texas, and being all of Lot 2R, Block 1, Texaco Industrial Park, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-207, Page 37, Plat Records, Tarrant County, Texas, same being a tract of land described in deed to Beall Premier, LLC, as recorded in Document Number D211151306, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. All distances are at ground):

BEGINNING at a found 5/8-inch iron rod for the southeast corner of said Lot 2R, same being on the west line of a tract of land described in deed to Total E&P USA Barnett, LLC., as recorded in D216266568, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and also being on the north right-of-way line of Premier Street (a 60-foot public right-of-way);

THENCE South 88°53'55" West, with the common line between said Lot 2R and said north right-of-way line, a distance of 798.75 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS), being the southwest corner of said Lot 2R, same being on the east line of a tract of land described in deed to Global Terminal Holdings, LLC., as recorded in D224023198 (O.P.R.T.C.T.);

THENCE with the common line between said Lot 2R and said Global Terminal Holdings tract, the following courses and distances:

North 0°46'33" West, a distance of 237.88 feet to a found 5/8-inch capped iron rod marked "UNIVERSAL ENSCO INC" for the westernmost northwest corner of said Lot 2R;

North 88°54'27" East, a distance of 100.00 feet to a found 5/8-inch capped iron rod marked "UNIVERSAL ENSCO INC" for an inner el corner of said Lot 2R;

North 0°27'30" West, a distance of 30.00 feet to a found 1/2-inch iron rod for the northmost northwest corner of said Lot 2R;

North 88°53'52" East, a distance of 699.18 feet to a found 5/8-inch capped iron rod marked "HUITT-ZOLLARS" for the northeast corner of said Lot 2R, being the southeast corner of said Global Terminal Holdings tract, same being on the west line of aforementioned Total E&P USA Barnett tract;

THENCE South 0°38'54" East, with the common line between said Lot 2R and said Total E&P USA Barnett tract, a distance of 267.88 feet to the **POINT OF BEGINNING** and containing 211,035 square feet or 4.845 acres of land, more or less.

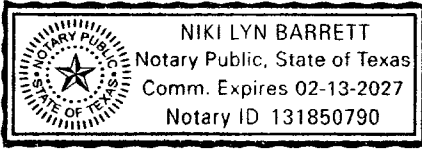
TO BE KNOWN AS:

LOT 2R1 AND LOT 2R2, BLOCK 1
TEXACO INDUSTRIAL PARK

An addition to The City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this 12th day of AUGUST, 2026

By: *Robert Beall*
Beall Premier, LLC.
Robert Beall - Owner



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, *Robert Beall*, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12th day of August, 2026

Niki Lyn Barrett
Notary Public in and for the State of Texas

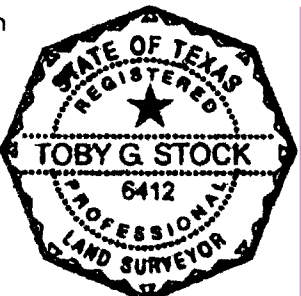
2-13-2027
My commission expires

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property set under my personal supervision.

Toby G. Stock

Toby G. Stock
State of Texas Registered Professional Land Surveyor No. 6412
Date: August 11, 2026



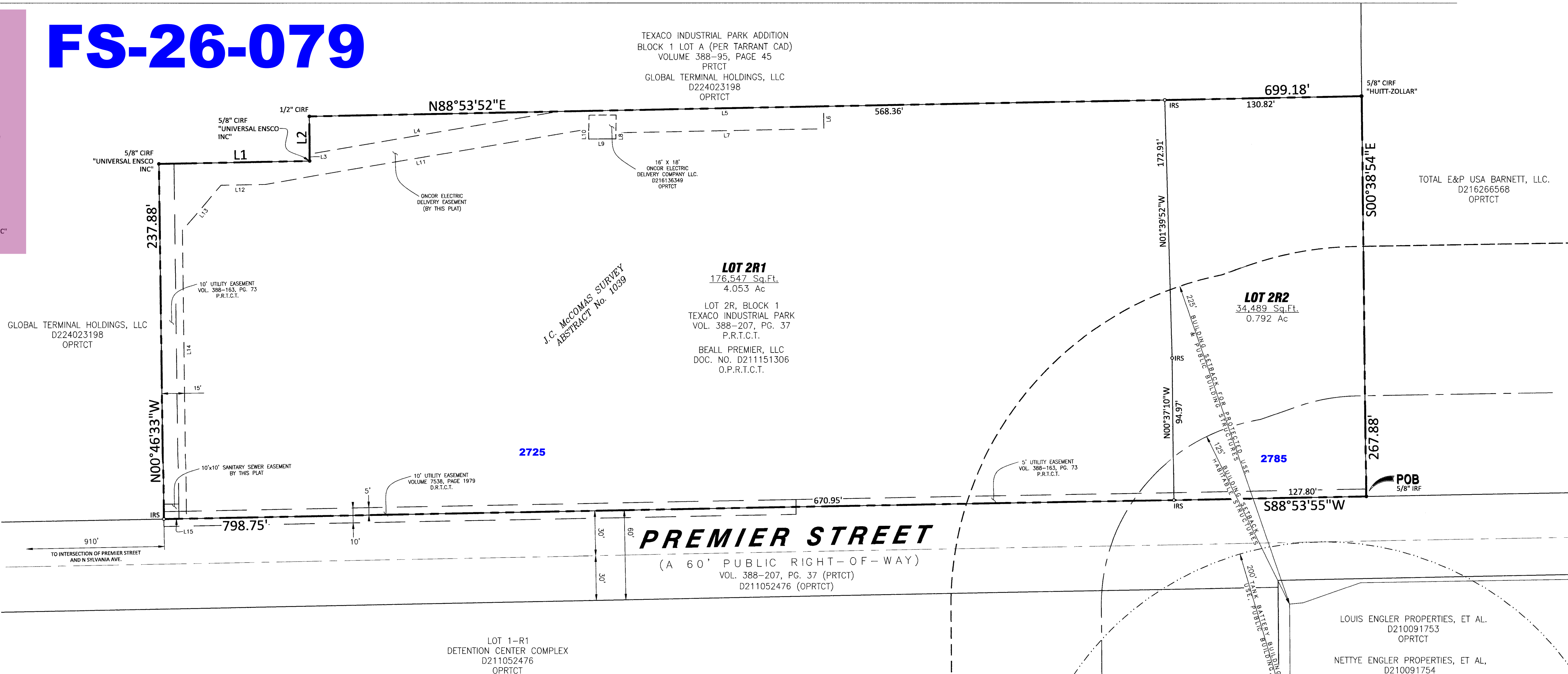
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

OWNER:

BEALL PREMIER, LLC.
ATTN: ROBERT BEALL
5712 COLLEVILLE BLVD STE 200
COLLEVILLE, TX 76034
817-399-1100

08/14/2026

FS-26-079



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

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.

Floodplain Restriction Note

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(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Parkway Permit Note

Parkway Improvements such as curb and gutter, pavement tie-in drvie approaches, sidewalks, and drainage inlets may be required at the building permit issuance via parkway permit.

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.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Public Open Space Easement

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 the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Sidewalks and Streetlight Note

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

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.

Transportation Impact Fee

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.

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 me 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.

Line Table		
Line #	Direction	Length
L1	N88°54'27"E	100.00
L2	N00°27'30"W	30.00
L3	N00°27'30"W	4.73
L4	N80°12'44"E	167.34
L5	N88°53'52"E	176.40
L6	S01°06'08"E	15.00
L7	S88°53'52"W	138.13
L8	S00°56'46"W	4.02

Line Table		
Line #	Direction	Length
L9	S89°34'21"W	18.00
L10	N00°56'46"E	6.75
L11	S80°12'44"W	218.08
L12	S88°54'27"W	29.43
L13	S40°03'22"W	39.65
L14	S00°46'33"E	193.02
L15	S88°53'55"W	15.00

The purpose of this Replat is to subdivide Lot 2R into two commercial lots. This Replat does not modify or alter any existing covenants and restrictions applicable to this property.

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: 08/17/2026	
By: <i>Caroline Cranz</i> Caroline Cranz (Aug 17, 2026 08:08:17 CDT)	Chairman
By: <i>Stacy</i> Stacy (Aug 17, 2026 08:20:34 CDT)	Secretary

LAND USE TABLE	
TOTAL GROSS ACRES	4.845 AC.
RIGHT-OF-WAY DEDICATION	N/A
NET ACRES	4.845 AC.
NUMBER OF COMMERCIAL LOTS	2
RESIDENTIAL ACRES	0
PRIVATE PARK ACRES	0
PUBLIC PARK ACRES	0

FINAL PLAT CASE NUMBER FS-26-079

FINAL PLAT

LOT 2R1 & 2R2, BLOCK 1

TEXACO INDUSTRIAL PARK

BEING A REVISION OF LOT 2R, BLOCK 1, TEXACO INDUSTRIAL PARK,

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACCORDING TO THE PLAT RECORDED IN VOLUME 388-207, PAGE 37

PLAT RECORDS, TARRANT COUNTY, TEXAS

2 COMMERCIAL LOTS

AUGUST 2026