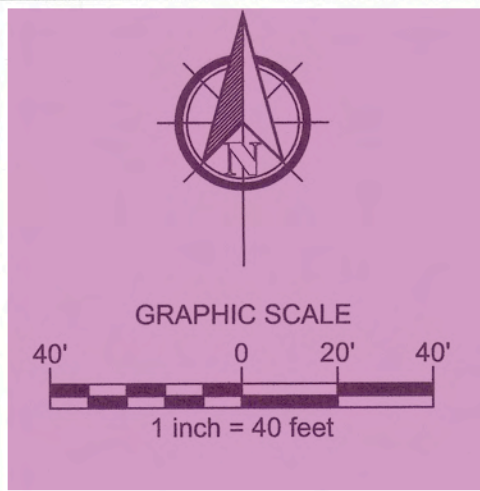
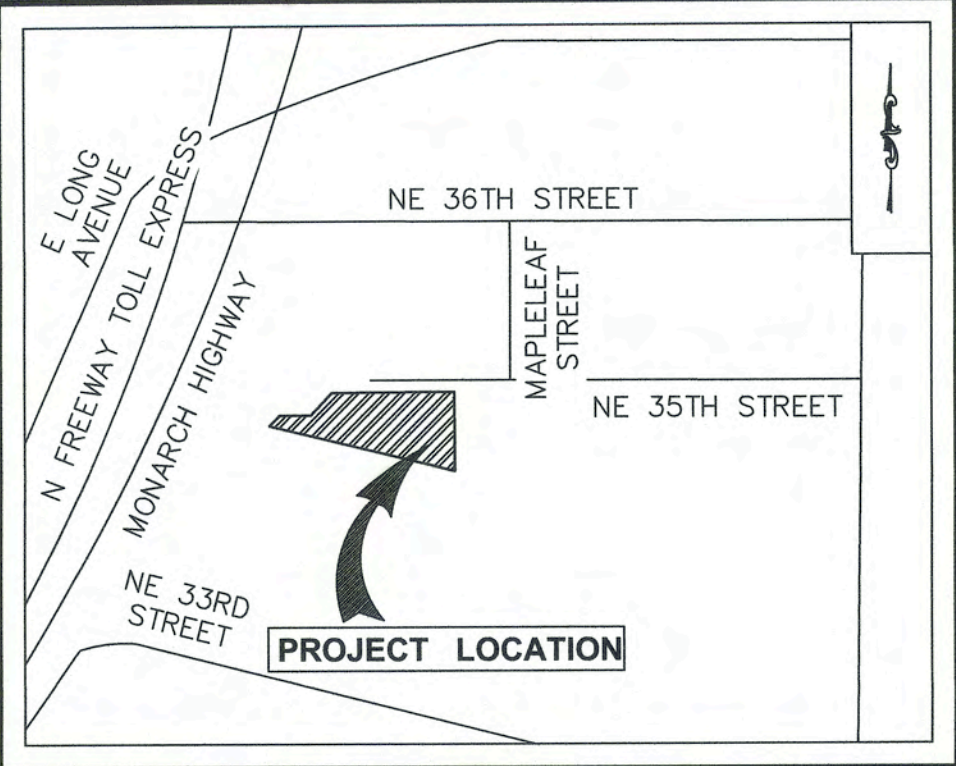




VICINITY MAP (NOT TO SCALE)

LEGEND

- BOUNDARY/LOT CORNER
- - - EASEMENT LINE
- - - PREVIOUS LOT LINES
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- P.O.B. POINT OF BEGINNING
- (C.M.) CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND WITH CAP
- IRS IRON ROD WITH PLASTIC ORANGE CAP
- STAMPED "URBAN STRATEGY" SET
- ESMT. EASEMENT
- CAB., SLD. CABINET, SLIDE
- SQ. FT. SQUARE FEET

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".

SIDEWALKS AND STREETLIGHTS

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 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, walks, 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 or 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)

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **CANTEX 242ONE, LLC**, does hereby adopt this replat, designating the herein described property as **LOT 1R, BLOCK 5, J.W. LANCASTER INDUSTRIAL SUBDIVISION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does 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.

CANTEX 242ONE, LLC

By: Romit Cheema i Date: 10/2/26 i
President

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 Romit Cheema, 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 8 day of October, 2026.

Chloe Begins
Notary public, in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, **Mark A. Nace**, 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 6th day of October, 2026.

Mark A. Nace
Registered Professional Land Surveyor
Texas Registration No. 5539
TBPELS FIRM NO. 10194610

STATE OF TEXAS §
COUNTY OF NUECES §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared **Mark A. Nace**, 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 6th day of October, 2026.

Anta Torres
Notary public, in and for the State of Texas

LOT A, BLOCK 3
J.W. LANCASTER
INDUSTRIAL SUBDIVISION
VOL. 388-97, PG 61
P.R.T.C.T.

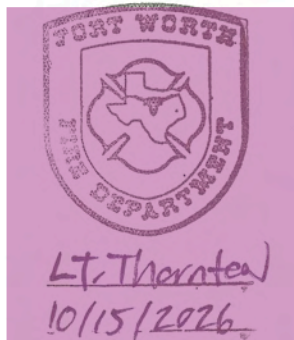
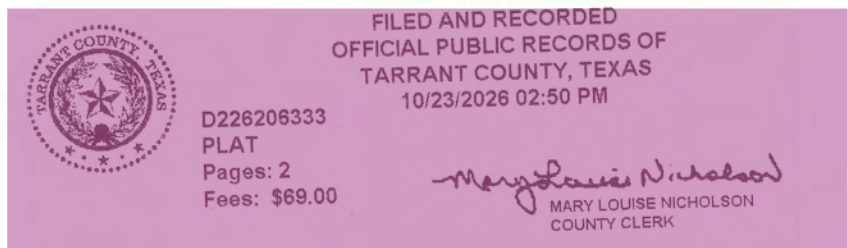
NE 35TH STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

VOL. 388-C, PG. 33
P.R.T.C.T.

LOT 1R, BLOCK 5 96,989 SQ. FT. 2.227 ACRES

ST. LOUIS SOUTHWESTERN RR CO. (25' RIGHT-OF-WAY) VOL. 388-20, PG. 5 D.R.T.C.T.

SYLVANIA INDUSTRIAL
SUBDIVISION
LOT 1-R, BLOCK 2
INST. NO. D218036179
O.P.R.T.C.T.



Line Table		
Line #	Bearing	Distance
L1	N 44°09'07" E	47.93'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS CANTEX 242ONE, LLC is the sole owner of a 96,989 square foot (2.227 acre) tract of land situated in Seburn Gilmore Survey, Abstract No. 590, City of Fort Worth, Tarrant County, Texas, same being all of that tract of land described to said CANTEX 242ONE, LLC, described in Special Warranty Deed recorded in Instrument No. D226024750, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.); and being a portion of Lot 1 and all of Lots 2-5, Block 5, J.W. Lancaster Industrial Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-C, Page 33, Plat Records, Tarrant County, Texas, (P.R.T.C.T.) and being a portion of Lot A, Block 5, J.W. Lancaster Industrial Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 2291, P.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 1983" found for the northeast corner of that tract of land described to Global Signal Acquisitions IV, LLC, by deed recorded in Instrument No. D209321492, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.); and being in the south Right-of-Way (R.O.W.) line of NE 35th Street, a variable width public R.O.W.;

THENCE North 89 degrees 37 minutes 49 seconds East, with the south R.O.W. line of said NE 35th Street, a distance of 400.96 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for the northwest corner of that tract of land described to DMA Enterprises, LLC, by deed recorded in Instrument No. D204074087, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.);

THENCE South 00 degrees 22 minutes 12 seconds East, with the west line of said DMA Enterprises, LLC tract, a distance of 256.50 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract, and being in the northeast R.O.W. line of St. Louis Southwestern RR Co., a variable width R.O.W.;

THENCE North 76 degrees 25 minutes 04 seconds West, with the northeast R.O.W. line of said St. Louis Southwestern RR Co., a distance of 623.93 feet to a 1/2 inch iron rod found for an inside ell corner of said St. Louis Southwestern RR Co.;

THENCE North 44 degrees 09 minutes 07 seconds East, with the east R.O.W. line of said St. Louis Southwestern RR Co., a distance of 47.93 feet to a 1/2 inch iron rod found for the southwest corner of said Global Signal Acquisitions IV, LLC tract;

THENCE North 89 degrees 37 minutes 48 seconds East, with the south line of said Global Signal Acquisitions IV, LLC tract, a distance of 101.44 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for the southeast corner of said Global Signal Acquisitions IV, LLC tract;

THENCE North 43 degrees 39 minutes 54 seconds East, with the east line of said Global Signal Acquisitions IV, LLC tract, a distance of 100.00 feet to the **POINT OF BEGINNING**, and containing 96,989 square feet or 2.227 acres of land.



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 : 10/22/26

By : Ch Chairman

By : SPJ Secretary

CITY CASE NUMBER: FS-26-102



502 N. Haskell Avenue, Dallas, Texas 75246
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

FINAL PLAT

LOT 1R, BLOCK 5 J.W. LANCASTER INDUSTRIAL SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 1,
AND ALL OF LOTS 2-5, BLOCK 5, J.W. LANCASTER INDUSTRIAL
SUBDIVISION

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

AS RECORDED IN VOLUME 388-C, PAGE 33
AND A PORTION OF LOT A, BLOCK 5,
J.W. LANCASTER INDUSTRIAL SUBDIVISION

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

AS RECORDED IN CABINET B, SLIDE 2291
PLAT RECORDS OF TARRANT COUNTY, TEXAS

SURVEYOR

MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
214-396-2339
MARKN@URBANSTRATEGY.US
TBPELS FIRM NO. 10194610

OWNER/DEVELOPER

CANTEX 242ONE, LLC
CONTACT: ROMIT CHEEMA
107 PITTSBURGH STREET
DALLAS, TX 75207