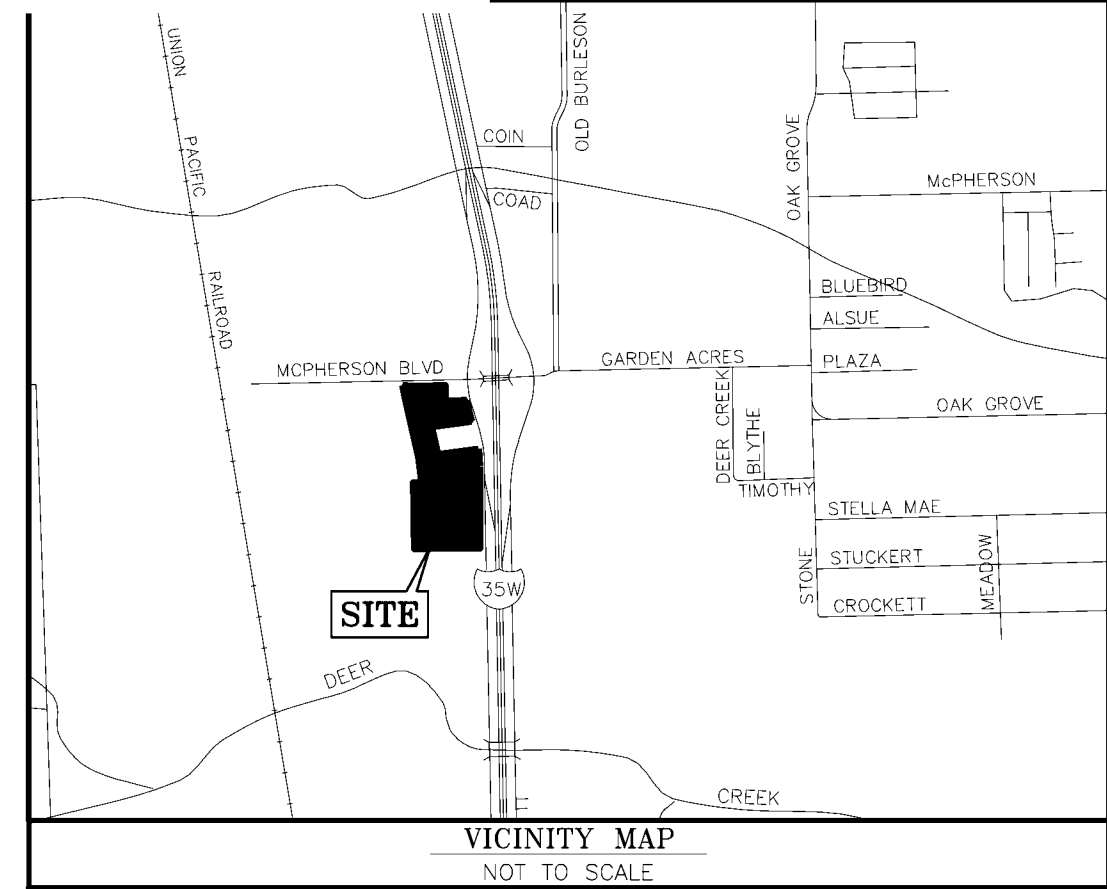




FS-26-127

DEVELOPMENT YIELD: Gross Site Area (Acreage): 22.559 Total Number Lots: 4
Residential Lots: Number 0 Total Number Dwelling Units: 0
Acreage: Single Family Detached 0 Single Family Attached 0 Two Family 0 Multifamily 0
Non-Residential Lots: 4 Zoning: 1' - Light Industrial
Acreage: Commercial Lots 22.559 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0.000

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANELS NUMBER 48439C0430L, MAP REVISED MARCH 21, 2019.

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

OWNER:
SOUTH TARRANT LP
3113 S UNIVERSITY DR, STE 600
FORT WORTH, TX 76109-5622

CONTACT: JAMES RYFFEL
EMAIL: ryffel@woodcrestcapital.com

OWNER:
SOUTH FREEWAY FORT WORTH OWNER LP
820 GESSNER RD, STE 1000
HOUSTON, TX 77024

CONTACT: CHAD PARRISH
EMAIL: chad.parrish@allindustrialco.com

OWNER:
SAADE BROTHERS DEV CORP
11500 W ROCKY CREEK RD
CROWLEY, TX 76036

CONTACT: FRANKSAADE
EMAIL: frank.h.saade@gmail.com

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
"E. (87°) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3008 SOUTH FREWAY
FORT WORTH, TEXAS 76110
EVAL: cam@brittain-crawford.com
WEB: www.brittain-crawford.com
FIRM CERTIFICATION # 1019000

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, SAADE BROTHER DEVELOPMENT CORPORATION, SOUTH TARRANT LP AND SOUTH FREEWAY FORT WORTH OWNER, LP, acting by and through the undersigned, their duly authorized agents, are the sole owners of 22.559 acres of land situated in the S & M G RR Co. SURVEY, Abstract No. 1483, the JAMES M. ROBINSON SURVEY, Abstract No. 1344, and the JAMES E. PHILLIPS SURVEY, Abstract No. 1232, Fort Worth, Tarrant County, Texas, according to the deeds recorded in County Clerk's File No's. D214256816, D222136085, D216204384, D201317483 and D222136084, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 22.559 acres of land situated in the S & M G RR Co. SURVEY, Abstract No. 1483, the JAMES M. ROBINSON SURVEY, Abstract No. 1344, and the JAMES E. PHILLIPS SURVEY, Abstract No. 1232, Fort Worth, Tarrant County, Texas, and being comprised of all of Lot 1R-1, Block 30, The Parks of Deer Creek, an addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D212143779, of the Official Public Records of Tarrant County, Texas, and all of Lot 1B, Block 1, Tarrant/I-35 Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 13029, of the Official Public Records of Tarrant County, Texas, and also being all of Lot 1, Block 1, McPherson Boulevard Development, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D22268699, of the Official Public Records of Tarrant County, Texas, said 22.559 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "GOODWIN & MARSHALL" found at the Northeast corner of said Lot 1B, Block 1, Tarrant/I-35 Addition, and the Southeast corner of Lot 1R-2, of aforesaid Block 30, The Parks of Deer Creek, and said POINT OF BEGINNING lying in the West right-of-way line of South Freeway (a variable width public right-of-way);

THENCE SOUTHEASTERLY 229.89 feet, along the East boundary line of said Lot 1B, Block 1, and the West right-of-way line of South Freeway, with a curve to the left, having a radius of 1,452.40 feet, a central angle of 09° 04' 08", and a chord bearing S 13° 12' 14" E 229.65 feet, to a Texas Department of Transportation monument found at the Southeast corner of said Lot 1B, Block 1, and said point being the Northeast corner of Lot 1A, of aforesaid Block 1, Tarrant/I-35 Addition;

THENCE S 82° 15' 20" W 425.76 feet, along the South boundary line of said Lot 1B and the North boundary line of Lot 1A, Block 1, to a fence post found at the Northwest corner of said Lot 1A, Block 1, Tarrant/I-35 Addition;

THENCE S 12° 43' 32" E 266.74 feet, along the West boundary line of said Lot 1A and the most Westerly East boundary line of said Lot 1B, and also the most Northerly East boundary line of aforesaid Lot 1, Block 1, McPherson Boulevard Addition, to a 1/2" iron rod marked "EAGLE" found;

THENCE S 12° 08' 24" E 29.93 feet, along the West boundary line of said Lot 1A and the East boundary line of said Lot 1, Block 1, to a 1/2" iron rod found at the Southwest corner of said Lot 1A;

THENCE N 82° 16' 38" E 430.94 feet, along the South boundary line of said Lot 1A and the North boundary line of said Lot 1, Block 1, to a 1/2" iron rod found at the most Easterly North boundary line of said Lot 1, Block 1, and said point also lying in the West right-of-way line of aforesaid South Freeway;

THENCE along the East boundary line of said Lot 1, Block 1, and the West right-of-way line of South Freeway, as follows:

- SOUTHEASTERLY 185.05 feet, along a curve to the right, having a radius of 1,414.40 feet, a central angle of 07° 29' 47", and a chord bearing S 03° 58' 25" E 184.92 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
- S 00° 16' 08" E 862.36 feet, to a 1/2" iron rod found at the Southeast corner of aforesaid Lot 1, Block 1, and the Northeast corner of the tract of land conveyed to Sharon R. Luck, by the deed recorded in County Clerk's File No. D21400801, of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 22' 18" W 695.36 feet, along the South boundary line of said Lot 1, Block 1, and the North boundary line of said Luck Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lot 1, Block 1, and the Northwest corner of said Luck Tract, and said point also being the centerline of the dead end for Sage Creek Drive;

THENCE N 00° 37' 52" W 699.89 feet, along the West boundary line of said Lot 1, Block 1, and the East boundary line of Block 1, The Parks of Deer Creek, an addition to the City of Fort Worth, Tarrant County, Texas, according to the corrected plat recorded in Cabinet A, Slide 8315, of the Official Public Records of Tarrant County, Texas, to a 1/2" iron rod marked "GOODWIN & MARSHALL" found at the Northeast corner of Lot 47, of said Block 1, The Parks of Deer Creek and the most Westerly Northwest corner of Lot 1, Block 1, and said point also lying in the South boundary line of Lot 29, Block 1, The Parks at Deer Creek, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 5510, of the Official Public Records of Tarrant County, Texas;

THENCE N 89° 22' 18" E 87.78 feet, along the most Southerly North boundary line of said Lot 1, Block 1, and the South boundary line of said Block 1, The Parks at Deer Creek, to a 1/2" iron rod marked "GOODWIN & MARSHALL" found at the Southeast corner of Lot 26, of said Block 1, The Parks at Deer Creek;

THENCE along the West boundary line of said Lot 1, Block 1, McPherson Boulevard Development, the West boundary line of aforesaid Lot 1B, Block 1, Tarrant/I-35 Addition and the West boundary line of aforesaid Lot 1R-1, Block 30, The Parks of Deer Creek, and also the East boundary line of said Block 1, The Parks at Deer Creek, as follows:

- N 07° 48' 08" W 269.26 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- N 12° 39' 21" W 606.94 feet, to a point lying at the Northwest corner of aforesaid Lot 1B, Block 1, and the Southwest corner of aforesaid Lot 1R-1, Block 30;
- N 12° 25' 11" W 168.36 feet, to a 1/2" iron rod found at the Northwest corner of aforesaid Lot 1R-1, Block 30, and the Northeast corner of Lot 12, of said Block 1, The Parks at Deer Creek, and said point also lying in the South right-of-way line of McPherson Boulevard (a 120 foot wide public right-of-way);

THENCE along the North boundary line of said Lot 1R-1, Block 30 and the South right-of-way line of McPherson Boulevard, as follows:

- SOUTHEASTERLY 154.71 feet, along a curve to the left, having a radius of 1,110.00 feet, a central angle of 07° 59' 09", and a chord bearing S 87° 22' 09" E 154.58 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
- N 88° 38' 23" E 297.94 feet, to a 5/8" iron rod found at the Northeast corner of aforesaid Lot 1R-1, and the Northwest corner of Lot 1R-2, of aforesaid Block 30, The Parks of Deer Creek;

THENCE S 00° 38' 02" E 159.79 feet, along the East boundary line of said Lot 1R-1 and the West boundary line of said Lot 1R-2, Block 30, to a 5/8" iron rod marked "5894" found at the Southeast corner of said Lot 1R-1 and the Southwest corner of Lot 1R-2, and said point also lying in the North boundary line of aforesaid Lot 1B, Block 1, Tarrant/I-35 Addition;

THENCE N 89° 21' 58" E 227.27 feet, along the North boundary line of said Lot 1B, Block 1, and the South boundary line of Lot 1R-2, Block 30, to the POINT OF BEGINNING containing 22.559 acres (982,690 square feet) of land.

FINAL PLAT
OF

LOTS 1R1, 1R2, 1R3 AND 1R4,
BLOCK 1

TARRANT/I-35 ADDITION

AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
AND BEING A REPLAT OF

LOT 1R-1, BLOCK 30
THE PARKS OF DEER CREEK

AND

LOT 1B, BLOCK 1

TARRANT/I-35 ADDITION

AND

LOT 1, BLOCK 1

McPHERSON BOULEVARD DEVELOPMENT

ADDITIONS TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

PREPARED: SEPTEMBER 2024

22.559 ACRES GROSS, 4 LOTS

THIS PLAT FILED IN INSTRUMENT # _____, DATE _____.

SHEET 1 OF 2

FS-26-127

SIN FIN #926

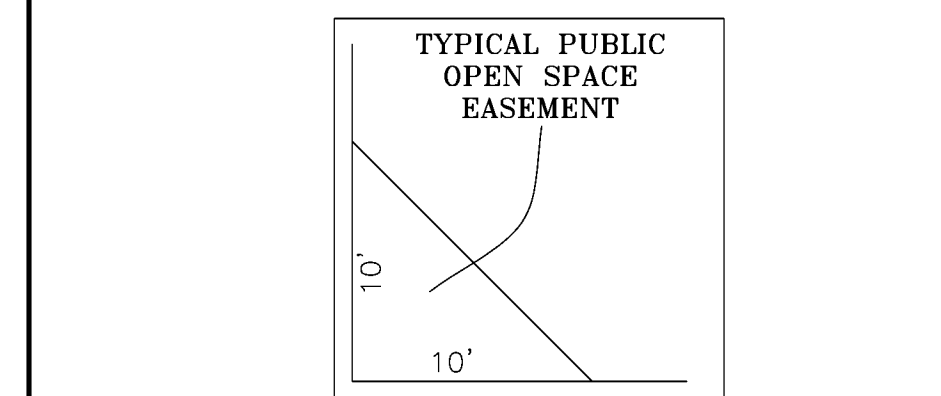
Private Maintenance Note
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages 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.

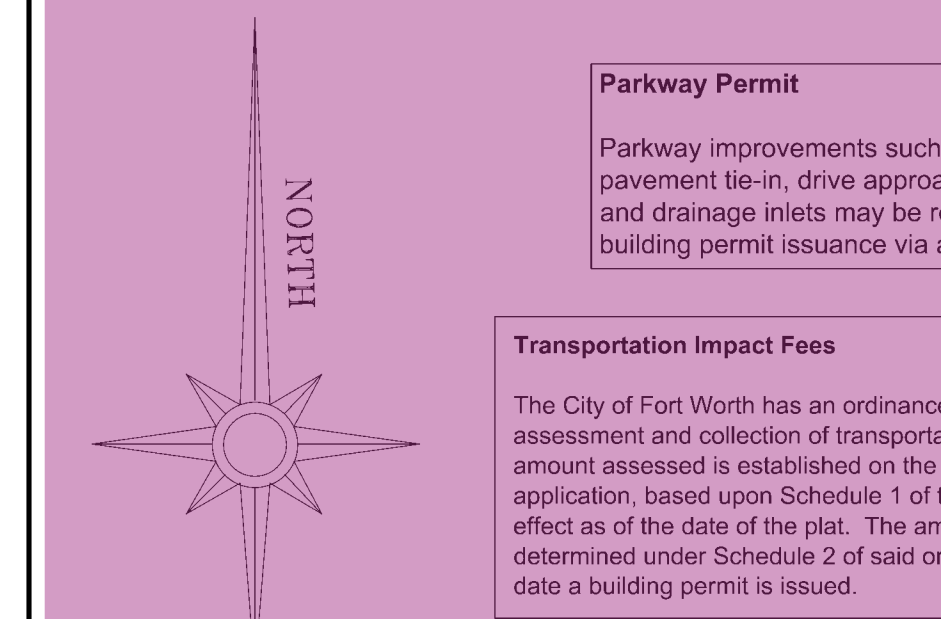
Water / Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. 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.

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.

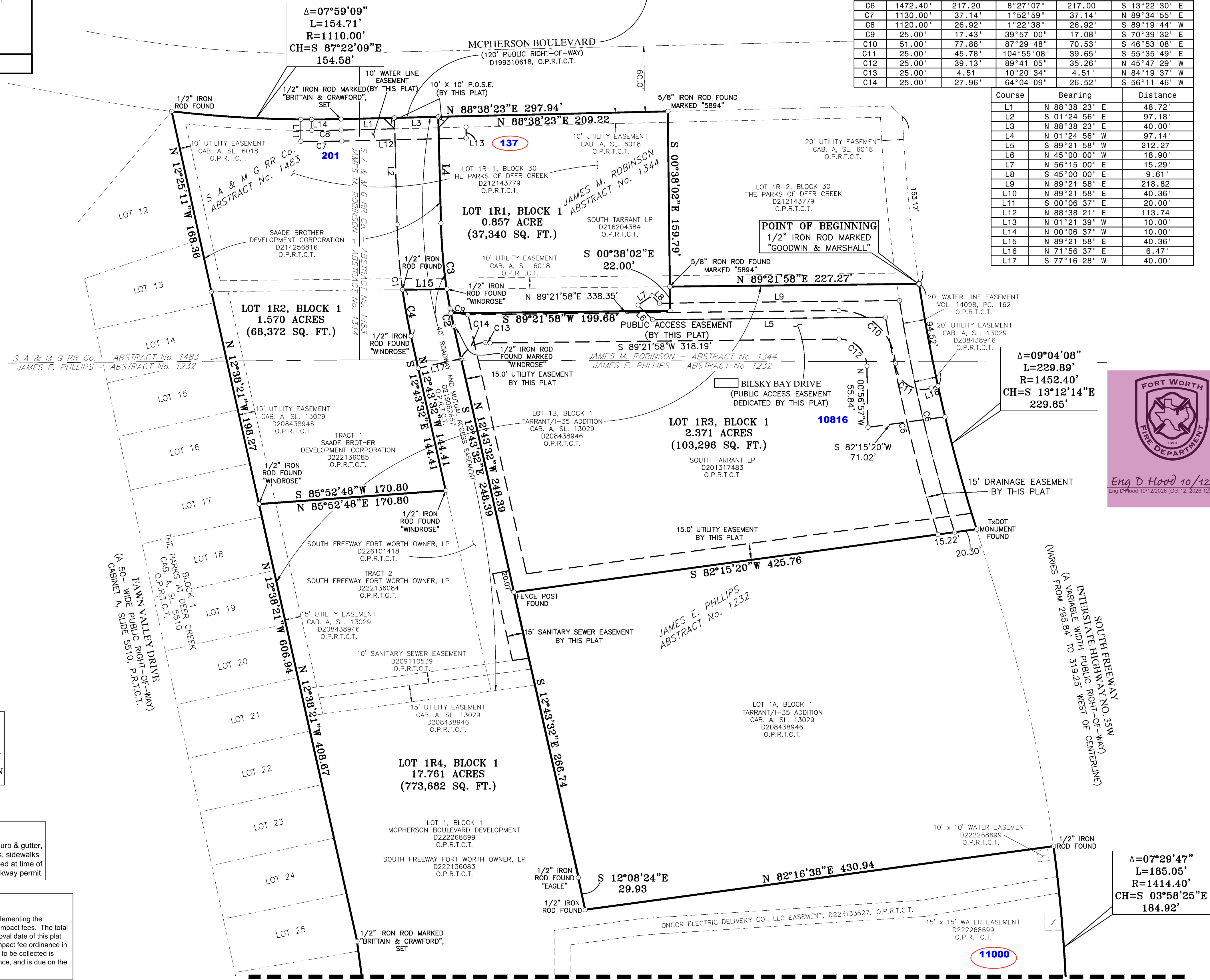
Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective 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.



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 THIS PLAT.



GRAPHIC SCALE - 1 INCH = 50 FEET

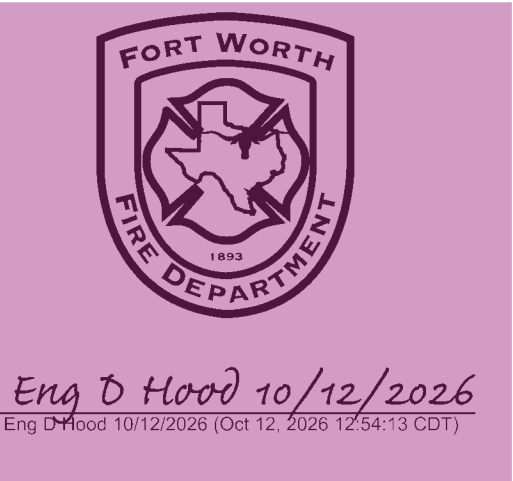


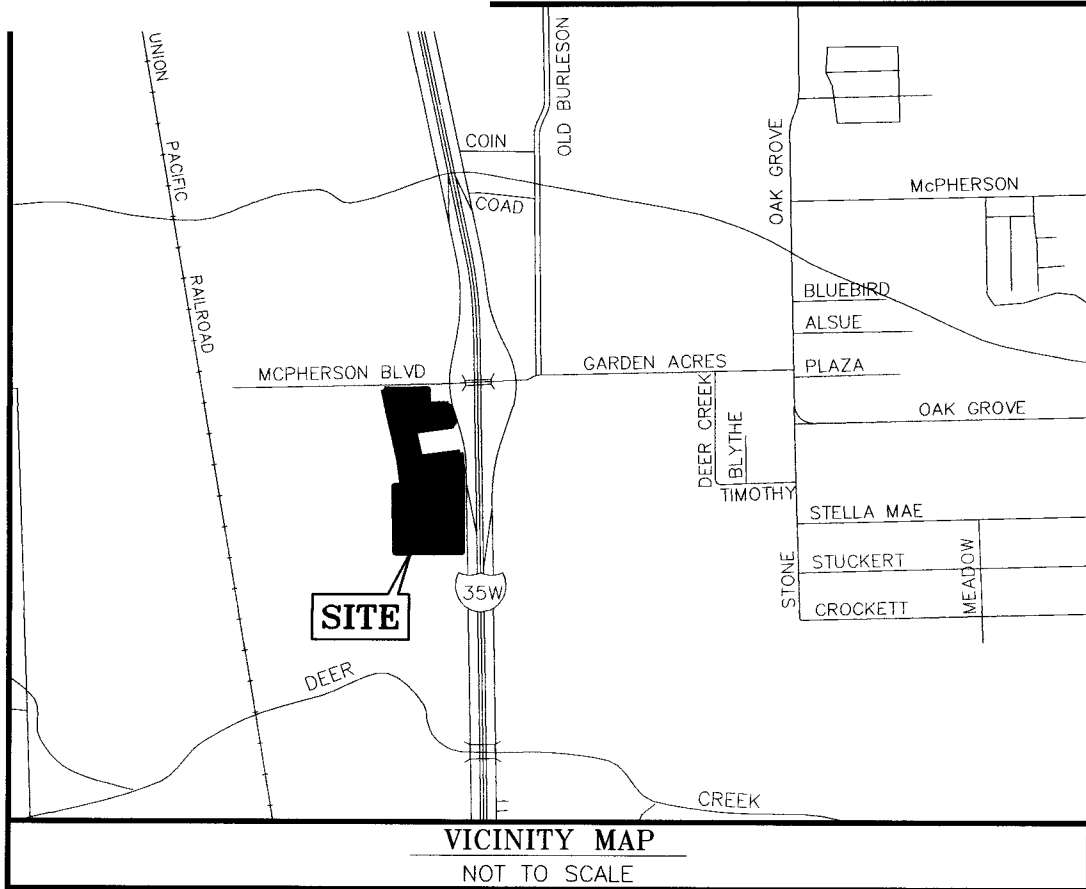
TXDOT FACILITY ACCESS
Direct access to South Freeway is restricted to those locations that have been reviewed and approved by TXDOT.

Sidewalks and Street Lights
Sidewalks and street lights are required for all public and private streets as per city of fort worth standards.

Covenants or Restrictions are Un-altered
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.

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.





MATCHLINE - SEE SHEET 1

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

ALRS CERTIFICATION # 1019000

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **SOUTH TARRANT LP, SOUTH FREEWAY FORT WORTH OWNER LP and SAADE BROTHERS DEV CORP.**, do hereby designate the foregoing property as **LOTS 1R1, 1R2, 1R3 AND 1R4, BLOCK 1, TARRANT/I-35 ADDITION**, to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the Public's use, the rights-of-way and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas, this the 24 day of July, 2026

SOUTH TARRANT LP
By: Woodcrest Holding, LLC General Partner

BY: James Ryffe
TITLE: Manager

SOUTH FREEWAY FORT WORTH OWNER, LP

BY: Chad Parrish
TITLE: Member

SAADE BROTHERS DEV CORP

BY: Frank Saade
TITLE: President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared James Ryffel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 29th day of July, 2028

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared Frank Seale known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 30th day of July, 2026


 DEBRA A. JACKSON
 Notary Public, State of Texas
 Comm. Expires 12-23-2028
 Notary ID 125150771

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared Chad Parns known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 5th day of August, 2026

 Megan Nichole Azinger
My Commission Expires
4/24/2029
Notary ID 133148351

Notary Public in and for the State of Texas

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision


CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792



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: 10/15/2026

By: Caroline Cranz
Caroline Cranz (Oct 15, 2025 08:59:20 CDT)

By: Stephen Murray (Oct 15, 2026 08:59:41 CDT)

FINAL PLAT
OF
LOTS 1R1, 1R2, 1R3 AND 1R4,
BLOCK 1
TARRANT/I-35 ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
AND BEING A REPLAT OF
LOT 1R-1, BLOCK 30
THE PARKS OF DEER CREEK
AND
LOT 1B, BLOCK 1
TARRANT/I-35 ADDITION
AND
LOT 11, BLOCK 1
McPHERSON BOULEVARD DEVELOPMENT
ADDITIONS TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

PREPARED: SEPTEMBER 2024
22.559 ACRES GROSS, 4 LOTS
THIS PLAT FILED IN INSTRUMENT # _____, DATE _____
SHEET 2 OF 2

FS- 26- 127

SIN FIN #92