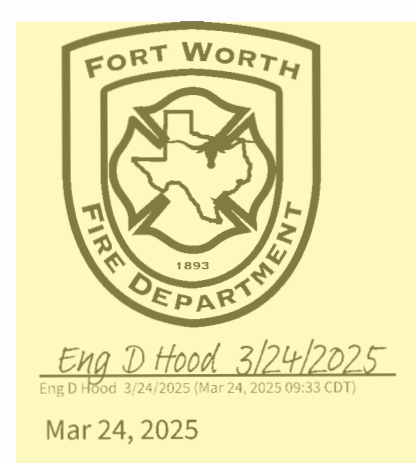
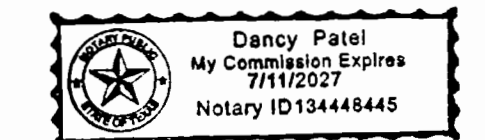


OWNER'S CERTIFICATE



OWNER'S DEDICATION
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:
 WHEREAS, AIRPORT SOUTH HOTELS II, LP, does hereby adopt this plat, designating the herein above described property as **CENTREPORT ADDITION, LOTS 6R1-1, AND 6R2-1, BLOCK 113**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the easements and rights-of-way shown hereon to the public's use forever.
 This approved subject to all platting ordinances, rules, and regulations of the City of Fort Worth, Texas.
 WITNESS my hand this the 2nd day of March, 2025.
 AIRPORT SOUTH HOTELS II, LP
 a Texas limited partnership
 By: Metropolitan Hospitality Management, LLC
 its General Partner
 By: *Dhaval M. Patel*
 Dhaval M. Patel, Manager

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 Dhaval M. Patel, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of March, 2025.
Dhaval M. Patel
 Notary Public, State of Texas



STATE OF TEXAS
 COUNTY OF TARRANT
 WHEREAS Airport South Hotels II, LP is the sole owner of that certain tract of land situated in the V. Hutton Survey, Abstract No. 681, City of Fort Worth, Tarrant County, Texas, and being all of that certain tract of land described in Special Warranty Deed to Airport South Hotels II, LP, recorded in Instrument Number D21805476, Official Public Records, Tarrant County, Texas, and being all of Lots 6R1 and 6R2, Block 113, Centreport Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D220024758, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with red cap stamped "Graham" (previously found, destroyed) replaced by an 'X' cut set in sidewalk for the most westerly southwest corner of said Lot 6R2, same being the north end of a corner clip at the intersection of the north right-of-way line of FAA Boulevard (a variable width public right-of-way, per Instrument Numbers D21518864 and D219134583), with the east right-of-way line of State Highway 360 (a variable width public right-of-way):

THENCE along the common line of said Lot 6R2, Lot 6R1, and the east right-of-way line of said State Highway 360 as follows:

North 09 deg. 37 min. 22 sec. East, a distance of 154.54 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the right having a radius of 1880.05 feet, a delta angle of 11 deg. 54 min. 42 sec., and a chord bearing and distance of North 19 deg. 53 min. 42 sec. East, 390.16 feet;

In a northeasterly direction, and along said curve to the right, an arc distance of 390.86 feet to an 'X' cut found in a concrete drive for the north corner of said Lot 6R1, same being the most westerly corner of Lot 5, said Block 113, of said Centreport Addition;

THENCE along the common line of said Lot 6R1, and said Lot 5 as follows:

South 64 deg. 09 min. 20 sec. East, a distance of 383.34 feet to a MAG Nail found in concrete drive for the northeast corner of said Lot 6R1, same being an internal corner of said Lot 5;

South 25 deg. 50 min. 40 sec. West, a distance of 73.92 feet to an 'X' cut found in said concrete drive for the beginning of a curve to the left having a radius of 500.00 feet, a delta angle of 41 deg. 03 min. 20 sec., and a chord bearing and distance of South 05 deg. 19 min. 00 sec. West, 350.66 feet;

In a southwesterly direction, and along said curve to the left, passing the common east corner of said Lot 6R1 and Lot 6R2, a total arc distance of 358.28 feet to an 'X' cut found in said concrete drive for the end of said curve;

South 15 deg. 12 min. 43 sec. East, a distance of 27.69 feet to an 'X' cut found in said concrete drive for the southeast corner of said Lot 6R2, same being the most southerly southwest corner of said Lot 5, same being in the north right-of-way line of aforesaid FAA Boulevard, same being the beginning of a non-tangent curve to the right having a radius of 915.00 feet, a delta angle of 15 deg. 25 min. 51 sec., and a chord bearing and distance of South 82 deg. 30 min. 10 sec. West, 267.16 feet;

THENCE along the common line of said Lot 6R2, and the north right-of-way line of said FAA Boulevard as follows:

In a southwesterly direction, and along said non-tangent curve to the right, an arc distance of 267.97 feet to a 1/2 inch iron rod set for the beginning of a compound curve to the right having a radius of 133.00 feet, a delta angle of 26 deg. 51 min. 19 sec., and a chord bearing and distance of North 76 deg. 21 min. 10 sec. West, 61.77 feet;

In a northwesterly direction, and along said compound curve to the right, an arc distance of 62.34 feet to a 1/2 inch iron rod set for the end of said curve;

North 62 deg. 55 min. 28 sec. West, a distance of 71.95 feet to a 1/2 inch iron rod set;

North 36 deg. 18 min. 43 sec. West, a distance of 96.56 feet to the POINT OF BEGINNING and containing 223,207 square feet or 5.124 acres of computed land, more or less.

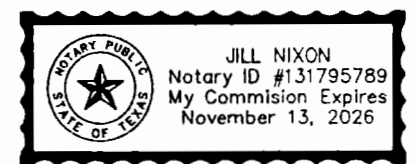
SURVEYOR'S CERTIFICATE
 I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.

Timothy R. Mankin
 Timothy R. Mankin
 Registered Professional Land Surveyor, No. 6122



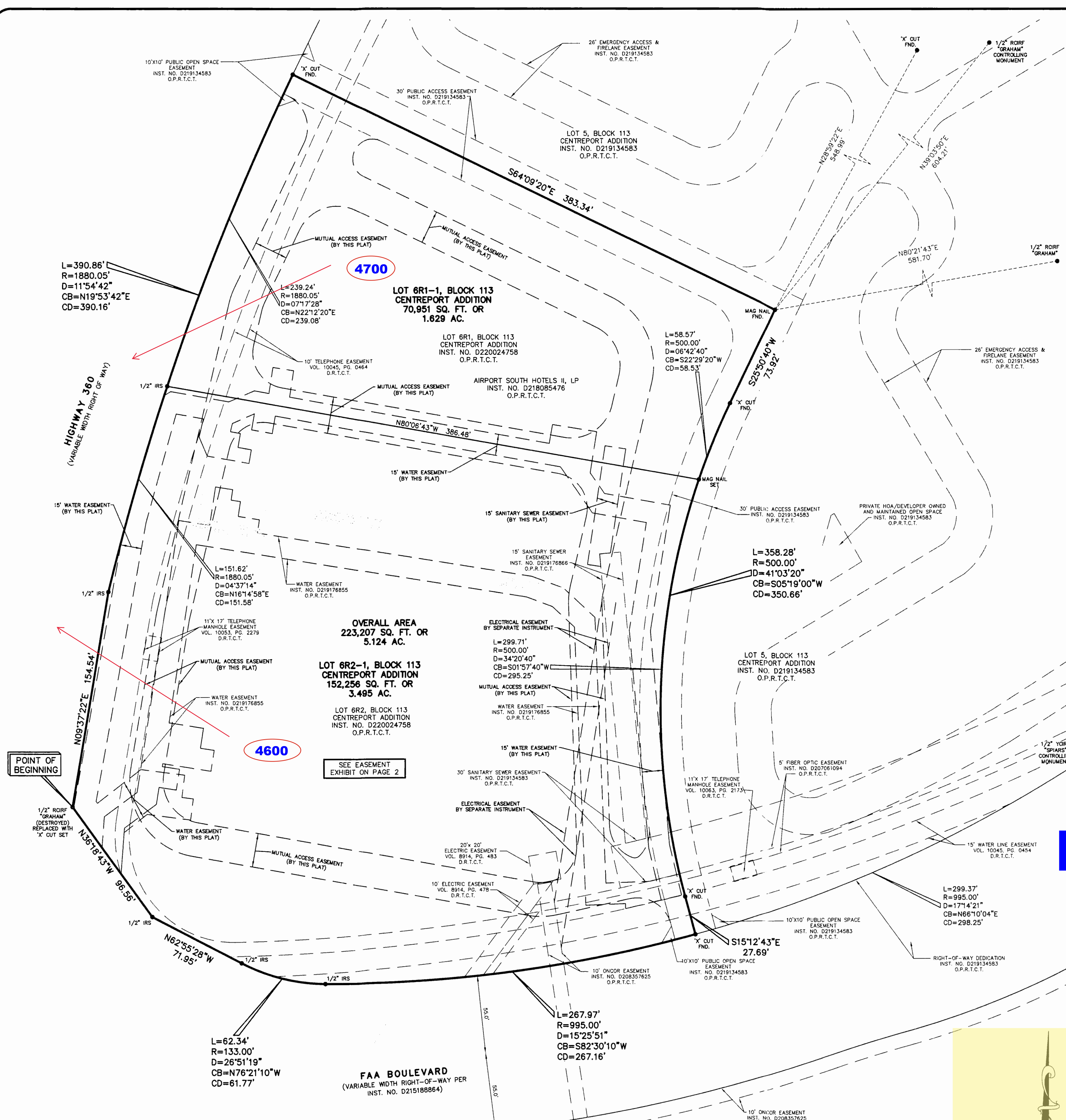
STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of March, 2025.

Notary Public, State of Texas
 My Commission Expires: November 13, 2026



FS-24-098

- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. RCIRF - Iron Rod Found with red plastic cap
 4. YORIF - Iron Rod Found with yellow plastic cap
 5. Basis of Bearing - Based on subject plat
 6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 7. A Final Stormwater Management Plan (SWMP) shall be required and acceptance of this plan is required by the City of Fort Worth prior to any land disturbance activity related to development of Block 113, Lots 6R1-1 and 6R2-1 of Centreport Addition.
 8. Private P.R.V.s will be required; water pressure exceeds 80 P.S.I.
 9. D.R.T.C.T. - Deed Records, Tarrant County, Texas
 10. O.P.R.T.C.T. - Official Public Records, Tarrant County, Texas
 11. INST. NO. - Instrument Number
 12. 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.



D225051693 / 03/27/2025 08:33 AM Page: 1 of 4 Fee: \$77.00 Submitter: Tamara Fisher
 Electronically Recorded by Tarrant County Clerk in Official Public Records

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 03/21/2019 Community Panel No. 48439C0230L subject lot is located in Zone "X".
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

LAND USE TABLE:

BLOCK 113, LOT 6R1-1	1.629 ACRES
BLOCK 113, LOT 6R2-1	3.495 ACRES
TOTAL	5.124 ACRES

LOT USE TYPE: COMMERCIAL
 NO RIGHT-OF-WAY DEDICATION BY THIS PLAT

THE PURPOSE OF THIS REPLAT IS TO MOVE LOT LINE AND ABANDONED/DEDICATE EASEMENTS.

MARY LOUISE NICHOLSON
 COUNTY CLERK
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.

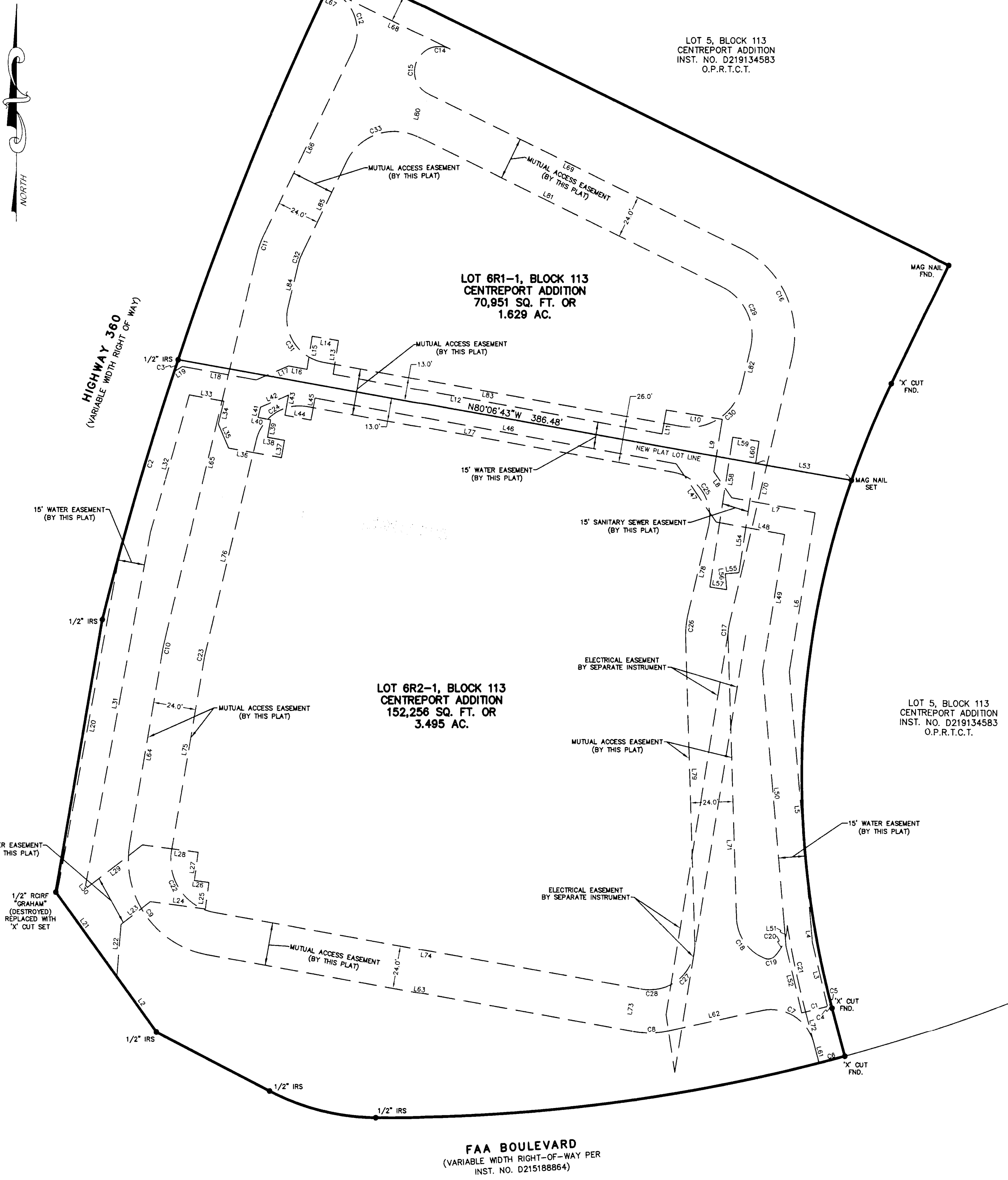
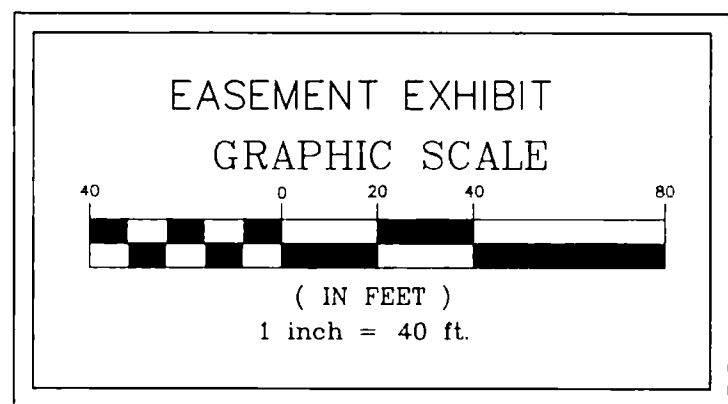
ENGINEER: Cumulus Design
 2080 North Highway 360
 Suite 240
 Grand Prairie, Texas 75050
 214-235-0367
 Contact: Paul Cragun

OWNER: Airport South Hotels II, LP
 1200 W. Walnut Hill Lane
 Suite 2525
 Irving, Texas 75038
 Tele: 972-600-8162
 Contact: DK Patel

CITY OF FORT WORTH CASE NUMBER:
 FS-24-098

JOB NO.:	19-0705	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET		
DATE:	3/20/2024				
FIELD DATE:	3/20/2024	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	1		
SCALE:	1" = 40'			COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
FIELD:	J.W.				Texas Surveyors Professional Society
DRAWN:	J.M.				
CHECKED:	T.R.M.	2			
tman@peisersurveying.com F.R. No. 100999-00 Member Since 1977					

DOCUMENT NO. _____, DATE _____



LINE	BEARING	DISTANCE
L2	N 35°18'43" W	37.92'
L3	S 13°35'17" E	36.87'
L4	S 05°04'57" E	12.45'
L5	S 05°04'57" E	139.45'
L6	S 09°10'03" W	89.96'
L7	S 79°57'41" E	47.81'
L8	S 34°57'41" E	17.77'
L9	S 09°05'38" W	29.64'
L10	S 80°54'22" E	32.05'
L11	S 10°02'19" W	13.54'
L12	S 79°57'41" E	188.89'
L13	S 08°54'43" W	19.00'
L14	S 81°05'17" E	15.00'
L15	S 08°54'43" W	18.71'
L16	S 79°57'41" E	10.63'
L17	N 66°35'53" E	19.93'
L18	S 79°57'41" E	42.42'
L19	N 57°53'39" E	5.44'
L20	N 10°20'53" E	194.31'
L21	S 36°18'43" E	57.41'
L22	N 04°20'53" E	29.37'
L23	N 52°20'53" E	20.89'
L24	S 82°39'07" E	31.42'
L25	S 07°20'53" W	15.00'
L26	S 82°39'07" E	8.28'
L27	S 07°20'53" W	16.00'
L28	S 82°39'07" E	31.74'
L29	N 52°20'53" E	39.27'
L30	N 37°39'07" W	1.59'
L31	N 10°20'53" E	200.67'
L32	N 15°44'58" E	79.86'
L33	S 79°57'41" E	19.65'
L34	N 13°25'56" E	13.14'
L35	S 23°24'07" E	14.65'
L36	N 80°06'43" W	30.36'
L37	S 09°53'17" W	9.85'
L38	S 80°06'43" E	9.69'
L39	S 09°53'17" W	9.93'
L40	N 79°37'44" W	7.20'
L41	N 13°25'56" E	5.92'
L42	N 66°35'53" E	17.20'
L43	N 10°02'19" E	11.44'
L44	S 79°57'41" E	15.00'
L45	N 10°02'19" E	12.50'
L46	S 79°57'41" E	207.36'
L47	S 34°57'41" E	39.80'
L48	S 79°57'41" E	39.25'
L49	S 09°10'03" W	77.06'
L50	S 05°04'57" E	141.32'
L51	S 05°04'57" E	13.57'
L52	S 13°35'17" E	38.03'
L53	N 80°06'43" W	54.95'
L54	S 08°35'01" W	61.98'
L55	S 84°55'03" W	7.72'
L56	S 05°04'57" E	8.90'
L57	N 81°24'59" W	9.60'
L58	N 08°35'01" E	84.95'
L59	S 81°24'59" E	15.00'
L60	S 08°35'01" W	12.49'
L61	S 15°12'43" E	12.00'
L62	S 77°41'53" W	53.22'
L63	N 80°06'44" W	244.36'
L64	N 09°35'21" E	109.67'
L65	N 13°25'56" E	223.87'
L66	N 25°51'41" E	114.54'
L67	S 64°09'20" E	3.19'
L68	S 64°09'20" E	74.01'
L69	N 64°07'00" W	196.59'
L70	N 13°12'32" E	152.82'
L71	N 01°53'48" W	156.93'
L72	S 15°12'43" E	15.58'
L73	N 09°53'16" E	24.00'
L74	S 80°06'44" E	244.36'
L75	S 09°36'21" W	109.67'
L76	S 13°25'56" W	123.01'
L77	N 80°06'43" W	210.24'
L78	N 13°12'32" E	50.05'
L79	N 01°53'48" W	170.49'
L80	S 14°02'48" W	24.52'
L81	S 64°07'00" E	191.56'
L82	S 13°12'32" W	21.92'
L83	N 80°06'43" W	205.23'
L84	N 13°25'56" E	24.72'
L85	N 25°51'41" E	57.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1454.00'	15.00'	15.00'	N 78°13'14" E	0°35'28"
C2	1880.05'	105.55'	105.54'	N 16°44'15" W	3°13'00"
C3	1880.05'	7.02'	7.02'	S 18°27'10" W	0°12'50"
C4	500.00'	1.55'	1.55'	S 15°07'21" E	0°10'39"
C5	1454.00'	2.26'	2.26'	N 75°52'50" E	0°05'20"
C6	995.00'	15.00'	15.00'	N 75°13'09" E	0°51'50"
C7	25.00'	37.65'	34.19'	N 59°08'41" W	86°16'50"
C8	54.00'	20.90'	20.77'	N 89°48'05" E	22°10'22"
C9	54.00'	84.56'	76.18'	S 35°15'12" E	89°43'05"
C10	54.00'	3.61'	3.61'	S 11°31'08" W	3°49'36"
C11	54.00'	11.71'	11.69'	S 19°38'49" W	12°25'45"
C12	25.00'	39.31'	35.38'	N 19°11'02" W	90°05'26"
C13	1880.05'	15.00'	15.00'	S 25°37'21" W	0°27'26"
C14	14.01'	11.60'	11.27'	N 87°53'55" W	47°27'23"
C15	14.01'	32.41'	25.65'	S 02°05'21" W	132°34'08"
C16	54.00'	72.88'	67.47'	N 25°27'14" W	77°19'32"
C17	30.00'	7.91'	7.89'	S 05°39'22" W	15°08'19"
C18	25.00'	29.37'	27.71'	S 35°50'23" E	67°19'06"
C19	5.00'	5.78'	5.46'	N 77°24'03" E	66°11'59"
C20	25.00'	19.24'	18.77'	N 22°15'25" E	44°05'17"
C21	515.00'	51.42'	51.40'	S 12°21'04" E	5°43'13"
C22	30.00'	46.98'	42.32'	S 35°15'12" E	89°43'05"
C23	30.00'	2.00'	2.00'	S 11°31'08" W	3°49'36"
C24	25.00'	37.72'	34.25'	S 36°39'36" W	86°27'20"
C25	25.00'	40.72'	36.36'	N 33°27'06" W	93°19'15"
C26	54.00'	14.24'	14.20'	S 05°39'22" W	15°08'19"
C27	25.01'	34.23'	31.62'	N 37°19'03" E	78°24'32"
C28	30.00'	11.61'	11.54'	N 88°48'05" E	22°10'22"
C29	30.00'	40.49'	37.48'	N 25°27'14" W	77°19'32"
C30	30.00'	45.39'	41.18'	N 56°32'54" E	86°40'45"
C31	25.00'	40.82'	36.43'	S 33°00'24" E	93°32'40"
C32	30.00'	6.51'	6.50'	S 19°38'49" W	12°25'45"
C33	30.00'	47.14'	42.43'	S 70°52'20" W	90°01'19"

CITY OF FORT WORTH STANDARD PLAT NOTES

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".

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.

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.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, 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.

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 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.

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 and 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.

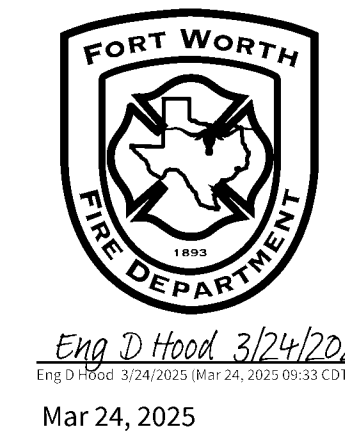
The land owners and subsequent owners of the lots and parcels in the subdivision, acting jointly and severally as land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to identify 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.

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.

BUILDING CONSTRUCTION DISTANCE LIMITATIONS TO AN OIL OR GAS BORE/PADSITE
Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore or pad site, the distance shall be measured in a straight line from well bore or pad site to the closest exterior point of the building, without regards to intervening structures or objects.

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.

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 confirm, 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.



Eng. D. Hood 3/24/2025
 License No. 324705 (Rev. 21.005) 03/03/2021
 Mar 24, 2025

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:
 By: Don Eisen Mar 24, 2025
 Chairman
 By: D. Louden Secretary

FINAL PLAT
LOTS 6R1-1 AND 6R2-1, BLOCK 113
CENTREPORT ADDITION

BEING A REPLAT OF LOTS 6R1 & 6R2, BLOCK 113, CENTREPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN D220024758, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING SITUATED IN THE V. HUTTON SURVEY, ABSTRACT NO. 681 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

CITY OF FORT WORTH CASE NUMBER:
 FS-24-098

DOCUMENT NO. _____, DATE _____

ENGINEER: Cumulus Design
 2080 North Highway 360
 Suite 240
 Grand Prairie, Texas 75050
 214-235-0367
 Contact: Paul Cragun

OWNER: Airport South Hotels II, LP
 1200 W. Walnut Hill Lane
 Suite 2525
 Irving, Texas 75038
 Tel: 972-600-8162
 Contact: DK Patel

JOB NO.: 19-0709	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE: 3/20/2024					2
FIELD DATE: 3/20/2024					OF
SCALE: 1" = 40'					
FIELD: J.W.					
DRAWN: J.M.N.					
CHECKED: L.R.M.	l.mankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977		2