

LEGEND

P.O.B. = POINT OF BEGINNING
 PG. = PAGE
 VOL. = VOLUME
 INST. NO. = INSTRUMENT NUMBER
 C.M. = CONTROLLING MONUMENT
 ADF = ALUMINUM DISK FOUND
 XF = "X" IN CONCRETE FOUND
 IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH CAP FOUND
 IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
 MNS = MAG NAIL WITH "KHA" WASHER SET

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE

LINE TABLE		LINE TABLE		LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH			
L1	S43°51'29"E	127.78'	L19	N70°29'31"W	281.30'	L27	S00°36'20"E	2.80'
L2	N43°51'29"W	127.78'	L20	S89°30'21"W	42.34'	L28	N89°23'40"E	92.73'
L3	S89°22'55"W	40.00'	L21	N00°29'33"W	15.00'	L29	N00°36'20"W	20.32'
L4	S89°22'42"W	4.48'	L22	N88°30'22"E	44.59'	L30	N89°23'40"E	10.00'
L5	S00°36'18"E	74.00'	L23	S76°29'30"E	147.92'	L31	S00°36'20"E	20.32'
L6	S89°23'40"W	256.76'	L24	N13°33'28"E	2.50'	L32	N89°23'40"E	57.51'
L7	S89°23'40"W	145.21'	L25	S78°51'03"E	30.00'	L33	N00°36'20"W	2.50'
L8	S43°29'03"W	86.89'	L26	S13°33'24"W	2.82'	L34	N89°23'40"E	25.00'
L9	S89°23'40"W	30.13'	L27	S76°29'30"E	111.47'	L35	S00°36'20"E	2.50'
L10	N00°29'33"W	33.36'	L28	S31°14'43"E	15.89'	L36	N89°23'40"E	143.90'
L11	N89°23'40"E	28.11'	L29	S78°14'43"E	238.73'	L37	N00°36'20"W	23.31'
L12	N43°21'02"E	108.31'	L30	N89°23'40"E	5.85'	L38	N89°23'40"E	19.00'
L13	N89°23'40"E	145.21'	L31	S00°36'20"E	117.59'	L39	S00°36'20"E	23.31'
L14	N89°23'40"E	286.76'	L32	N89°21'51"E	2.82'	L40	N89°23'40"E	11.88'
L15	N00°36'18"W	118.00'	L33	S00°36'20"W	17.51'	L41	S77°19'24"E	33.88'
L16	N89°23'42"E	4.48'	L34	N89°23'40"E	15.82'	L42	S89°23'39"W	200.74'
L17	N77°19'24"W	32.13'	L35	S00°36'20"E	15.00'	L43	S89°21'51"W	339.58'
L18	S00°36'20"E	23.31'	L36	S89°23'40"W	18.30'	L44	N00°36'20"W	15.00'
L19	S89°23'40"W	18.00'	L37	S00°36'20"E	284.72'	L45	N89°21'51"E	41.12'
L20	N00°36'20"W	23.31'	L38	S45°39'20"E	12.89'	L46	N44°00'15"W	282.89'
L21	S89°23'40"W	14.86'	L39	S89°20'01"E	234.93'	L47	S89°23'39"W	449.11'
L22	N89°20'01"W	280.92'	L40	N89°23'40"E	86.45'	L48	N00°36'20"W	15.00'
L23	N40°36'20"W	21.56'	L41	N00°36'20"W	22.83'	L49	N89°21'51"E	465.57'
L24	S89°24'22"W	49.99'	L42	N89°23'40"E	10.00'	L50	N44°00'15"W	282.89'
L25	N00°36'20"W	15.00'	L43	S00°36'20"E	22.83'	L51	N89°21'51"E	277.83'
L26	N89°24'22"E	49.81'	L44	N89°23'40"E	360.92'	L52	N89°21'51"E	277.83'
L27	N78°14'43"W	239.42'	L45	N00°36'20"W	2.50'	L53	N89°23'39"E	213.49'
L28	N51°14'43"W	15.82'	L46	N89°23'40"E	15.00'			



LOT TABLE

LOT NO.	ACRES	SQ. FT.
LOT 1	7.0873	308,722
LOT 2	3.5521	154,731
LOT 3	9.3717	408,231
LOT 4	14.0661	612,722
LOT 5X	0.9323	40,613
LOT 6	8.5681	372,790
LOT 7	9.3336	406,566
ROW	1.9106	83,224
GROSS	54.812	2,347,898
NET	52.901	2,078,877

LAND USE TABLE

INDUSTRIAL LOTS	8
OPEN SPACE LOTS	1
RIGHT-OF-WAY	1

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°00'00"	70.00'	82.89'	S21°18'28"E	61.42'
C2	46°49'40"	70.00'	87.18'	S87°14'49"E	66.89'
C3	46°49'40"	120.00'	97.87'	N87°14'49"W	86.27'
C4	43°00'00"	120.00'	90.27'	N22°18'28"W	84.16'
C5	92°50'44"	30.00'	48.81'	S49°49'04"W	43.47'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C6	90°00'00"	88.00'	135.82'	S44°23'40"W	120.21'
C7	22°31'32"	436.00'	171.41'	N78°20'34"W	170.31'
C8	22°29'09"	120.00'	48.99'	N79°23'44"W	48.99'
C9	46°50'37"	120.00'	98.19'	S89°29'41"W	93.59'
C10	45°59'37"	96.00'	78.89'	S89°29'41"W	74.91'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
G11	29°04'08"	20.00'	10.19'	S74°51'37"W	10.04'
G12	18°54'52"	20.00'	8.90'	S42°08'54"E	8.88'
G13	46°59'37"	90.00'	48.00'	N89°29'16"E	48.82'
G14	46°59'37"	186.00'	128.00'	N89°29'16"E	121.72'
G15	22°29'09"	186.00'	81.04'	S79°23'49"E	80.89'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C16	22°31'48"	400.00'	157.29'	S78°20'25"E	156.28'
C17	90°00'00"	49.00'	76.97'	N44°23'40"E	66.30'
C18	43°15'12"	70.00'	82.84'	N22°13'53"W	61.80'
C19	46°12'10"	1083.31'	849.36'	N49°20'09"E	828.58'
C20	48°14'53"	1043.31'	878.99'	S48°53'18"W	852.83'

OWNER:
 FW I-35 LOGISTICS CENTER LLC
 2625 WHITMORE STREET, SUITE 101
 FORT WORTH, TEXAS 76107

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, # 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-8511
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

CASE NO. FP-19-138
 CASE NO. PP-19-031

D2200167160

FINAL PLAT
 R & S MILLER FAMILY ADDITION
 LOTS 1-4, 5X, 6, AND 7, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK A,
 NEWTON BUSINESS PARK ADDITION
 RECORDED IN INSTRUMENT NO.
 D218056543, AND BEING SITUATED IN
 THE WILLIAM McCOWEN SURVEY,
 ABSTRACT NO. 999
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102
 FIRM # 10194040
 Tel. No. (817) 335-6511
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JBH	MCB	9/22/2019	064464003	1 OF 2

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW AND HEREAFTER, know all men by these presents that R & S MILLER FAMILY LIMITED PARTNERSHIP, as to Lots 2 & 3, Block 1, shown hereon as FW I-35 LOGISTICS CENTER LLC, as to Lots 1, 4, 5X, 6 & 7, Block 1 and 1, Block A, right-of-way dedication, as shown hereon do hereby adopt this plat as R & S MILLER FAMILY ADDITION, LOTS 1-4, 5X, 6, AND 7, BLOCK 1, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 10th day of March, 2020.

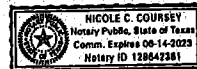
R & S MILLER FAMILY LIMITED PARTNERSHIP, a Texas limited partnership

By: R & S Miller Investments, L.L.C., a Texas limited liability company, its general partner

Signature of Richard Miller, Manager

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on March 18, 2020, by Richard Miller, Manager of R & S Miller Investments, L.L.C., a Texas limited liability company, on behalf of said limited liability company in its capacity as general partner of R & S MILLER FAMILY LIMITED PARTNERSHIP, a Texas limited partnership, on behalf of said limited partnership.



FW I-35 LOGISTICS CENTER LLC, a Delaware limited liability company

By: M2G I-35 Logistics Center GP LLC, a Texas limited liability company, its Managing Member

Signature of Susan S. Grupp, Manager

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on March 18, 2020, by Susan Grupp, Manager of M2G Ventures LLC, a Texas limited liability company, on behalf of said limited liability company as Manager of M2G I-35 Logistics Center GP LLC, a Texas limited liability company, on behalf of said limited liability company as Managing Member of FW I-35 LOGISTICS CENTER LLC, a Delaware limited liability company, on behalf of said limited liability company.



CONSENT AND SUBORDINATION OF LENDER

Simmons Bank, an Arkansas State Bank ("Lender"), as the owner and holder of that certain promissory note (as amended, the "Note") dated April 25, 2019, in the original principal amount of \$7,128,000.00, executed by R & S Miller Family Limited Partnership, a Texas limited partnership ("Borrower"), made payable to the order of Lender, and secured by, among other security, a Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents (as amended, the "Deed of Trust"), of even date with the Note, executed by Borrower in favor of J. Terry Smith, Trustee for the benefit of Lender, and recorded as by Instrument No. D219088027 in the Official Records of Tarrant County, Texas, said Deed of Trust covering Lot 2 and Lot 3, Block 1 (the "Property"), shown on this Final Plat of R & S Miller Family Addition, Lots 1-4, 5X, 6, and 7, Block 1 (this "Plat"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to it, the receipt and sufficiency of which is hereby acknowledged and confessed, Lender does hereby consent to the execution by Borrower of this Plat, and does hereby declare the liens and security interests to be held by it, including but not limited to the liens and security interests of the Deed of Trust, and covering the Property, to be second, subordinate and inferior to this Plat, provided however, that as to the Property, the Deed of Trust shall remain first and superior to any subsequent lien or claim of lien asserted in connection with a party's performance of obligations under this Plat.

Executed on this the 11th day of March, 2020.

SIMMONS BANK, an Arkansas state bank

Signature of Lori S. Barwick, President - FW Market

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Lori S. Barwick known to me (or proved to me on the oath of or through personal knowledge) to be the person and official whose name is subscribed to the foregoing instrument and acknowledged to me that she was the act of Simmons Bank, an Arkansas state bank, and that she executed the same as the act of such entity for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of March, 2020.

Signature of Dianne Kile, Notary Public, State of Texas



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, R & S MILLER FAMILY LIMITED PARTNERSHIP AND FW I-35 LOGISTICS CENTER LLC, are the owners of a 54.8117 acre tract of land situated in the William McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 2, Block A, Newton Business Park Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D219088027 of the Official Public Records of Tarrant County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to R & S Miller Family Limited Partnership recorded in Instrument No. D219088026 of said Official Public Records; said tract also being all of that tract of land described in Special Warranty Deed to FW I-35 Logistics Center LLC recorded in Instrument No. D219120119 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a mag nail with "KHA" washer set at the south end of a right-of-way corner clip at the intersection of the west right-of-way line of North Freeway (a variable width right-of-way, 400-foot wide at this point) and the south right-of-way line of Golden Triangle Boulevard (a variable width right-of-way);

THENCE South 14°23'37" West, along the said west line of North Freeway, a distance of 543.37 feet to an aluminum disc stamped "TXDOT" found for corner;

THENCE South 11°47'37" West, a distance of 550.95 feet to an aluminum disc stamped "TXDOT" found for corner at the beginning of a non-tangent curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a central angle of 1°53'15", a radius of 5904.58 feet, an arc length of 194.52 feet and a long chord bearing and distance of South 13°28'54" West, 194.61 feet to a 5/8-inch iron rod with "KHA" cap set for the northeast corner of Lot 1 in said Block A, Newton Business Park Addition; the right-of-way of North Freeway being 350.00 feet wide at this point;

THENCE South 89°37'47" West, departing the said west line of North Freeway and along the north line of said Lot 1, a distance of 821.89 feet to a 5/8-inch iron rod with "DUNAWAY" cap found for the northwest corner of said Lot 1;

THENCE South 0°23'19" East, along the west line of said Lot 1, a distance of 276.00 feet to a 5/8-inch iron rod with "DUNAWAY" cap found for the southwest corner of said Lot 1;

THENCE South 69°38'42" West, a distance of 827.61 feet to a 1/2-inch iron rod found for corner;

THENCE North 22°23'41" West, a distance of 107.70 feet to a 1/2-inch iron rod found for corner;

THENCE North 0°19'40" West, a distance of 228.52 feet to a 1/2-inch iron rod found for corner;

THENCE South 89°53'11" West, a distance of 31.85 feet to a 5/8-inch iron rod with "DUNAWAY" cap found for corner;

THENCE North 0°28'03" West, a distance of 190.14 feet to a 5/8-inch iron rod with "DUNAWAY" cap found for corner;

THENCE South 89°58'09" East, a distance of 595.03 feet to a 5/8-inch iron rod with "AW 4188" cap found for the southeast corner of Lot 1, Block 1, Properties 4BKE Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D213175127 of said Official Public Records;

THENCE North 0°28'59" West, along the east line of said Lot 1, Block 1, a distance of 326.19 feet to a 5/8-inch iron rod with "AW 4188" cap found for the northeast corner of said Lot 1, Block 1;

THENCE North 78°14'43" West, along the north line of said Lot 1, Block 1, a distance of 580.49 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 0°28'33" West, a distance of 574.73 feet to a 1/2-inch iron rod found at the intersection of the south right-of-way line of Golden Triangle Boulevard and the east right-of-way line of Harmon Road (an apparent public right-of-way, no dedication found);

THENCE North 89°23'40" East, along the said south line of Golden Triangle Boulevard, a distance of 500.59 feet to a 1/2-inch iron rod found for corner;

THENCE North 89°21'51" East, continuing along the said south line of Golden Triangle Boulevard, a distance of 1403.12 feet to a 5/8-inch iron rod found for corner at the west end of said corner clip;

THENCE South 37°43'15" East, along the southwest line of said corner clip; a distance of 48.05 feet to the POINT OF BEGINNING and containing 54.8117 acres or 2,387,599 square feet of land, more or less.

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 II 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 other vertical 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.

FLOOD PLAIN/DRAINAGE-WAY; MAINTENANCE

The existing creek, stream, river, or drainage channel, if any, 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, if any, 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, other than paving & curbing that do not unreasonably interfere with the applicable easement, shall be constructed over any existing or planned 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.

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.

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on February 25, 2019 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 Zone 4202, no scale and no projection.

According to Community Panel No. 480590085K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area (ZONE X UNSHADED). 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.

Direct access to the Interstate Highway - 35 frontage road is restricted to those locations that have been reviewed and approved by TXDOT.

The locations of the easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.

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 direct supervision on September 20, 2019 and that all corners are shown hereon.



Signature of Michael Cleo Billingsley, Registered Professional Land Surveyor No. 6558



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: March 20, 2020. By: Ronald R. Bann, Chairman; Mary Elliott, Secretary.

FINAL PLAT
R & S MILLER FAMILY ADDITION
LOTS 1-4, 5X, 6, AND 7, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK A,
NEWTON BUSINESS PARK ADDITION
RECORDED IN INSTRUMENT NO.
D218056543, AND BEING SITUATED IN
THE WILLIAM MCCOWEN SURVEY,
ABSTRACT NO. 999
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley Horn logo and contact information: 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102. Tel. No. (817) 335-6511 www.kimley-horn.com

OWNER: FW I-35 LOGISTICS CENTER LLC, 2625 WHITMORE STREET, SUITE 101 FORT WORTH, TEXAS 76107

SURVEYOR: KIMLEY HORN AND ASSOCIATES, INC., 801 CHERRY STREET, UNIT 11, # 1300 FORT WORTH, TEXAS 76102. PHONE: 817-335-6511 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

CASE NO. FP-19-138

CASE NO. PP-19-031

220067160