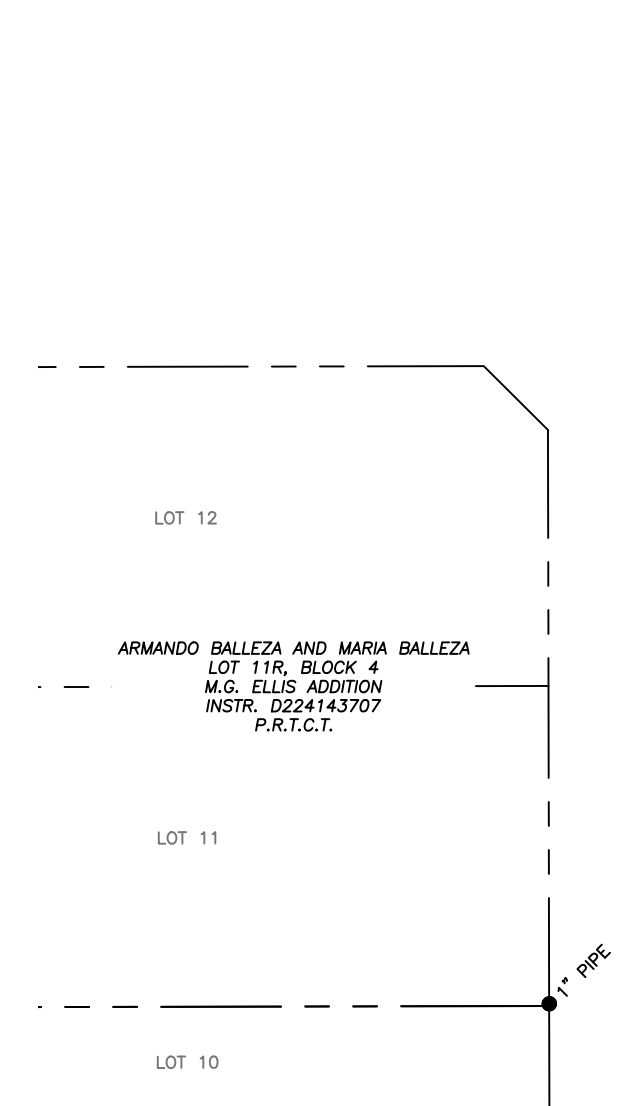
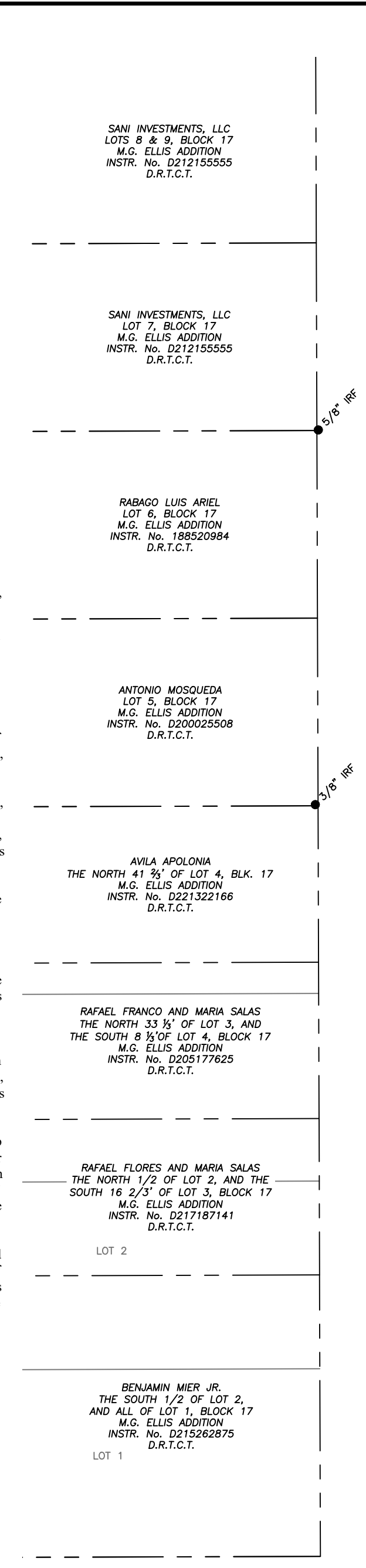


CITY OF FORT WORTH STANDARD PLAT NOTES:

- 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.
- Parkway Permit** - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- 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 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.
- Private Maintenance** - The City of Fort Worth shall not be responsible for maintenance of private streets, 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 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.
- 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".
- 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 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.
- 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 ground 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 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.

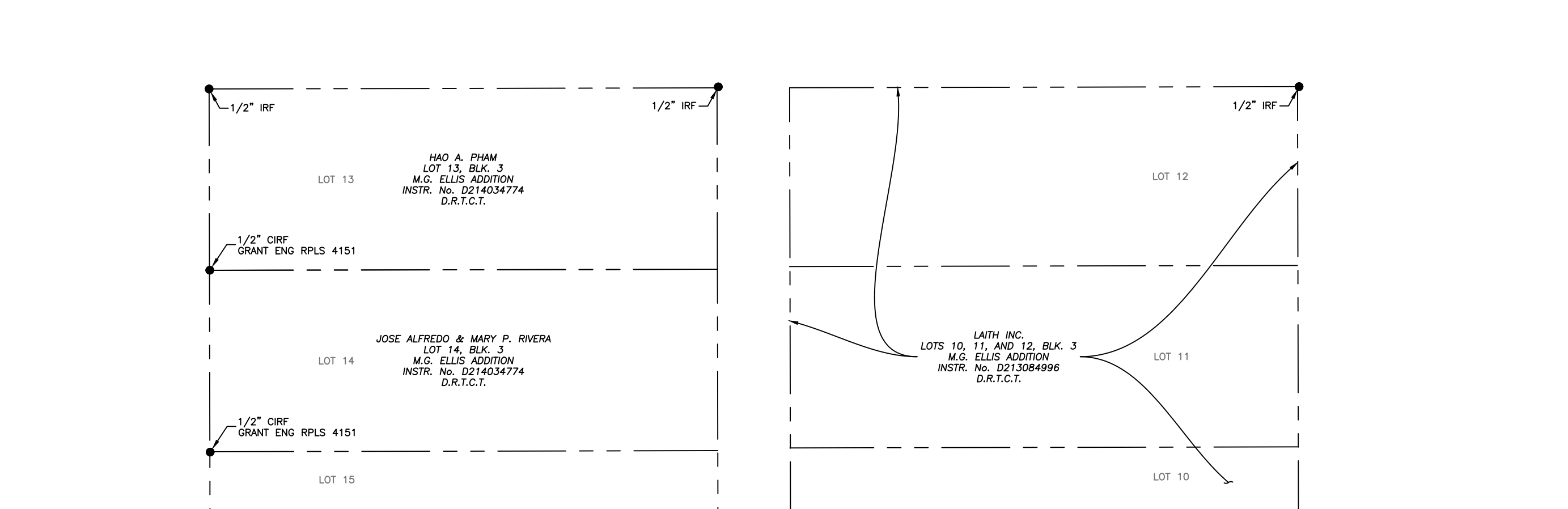
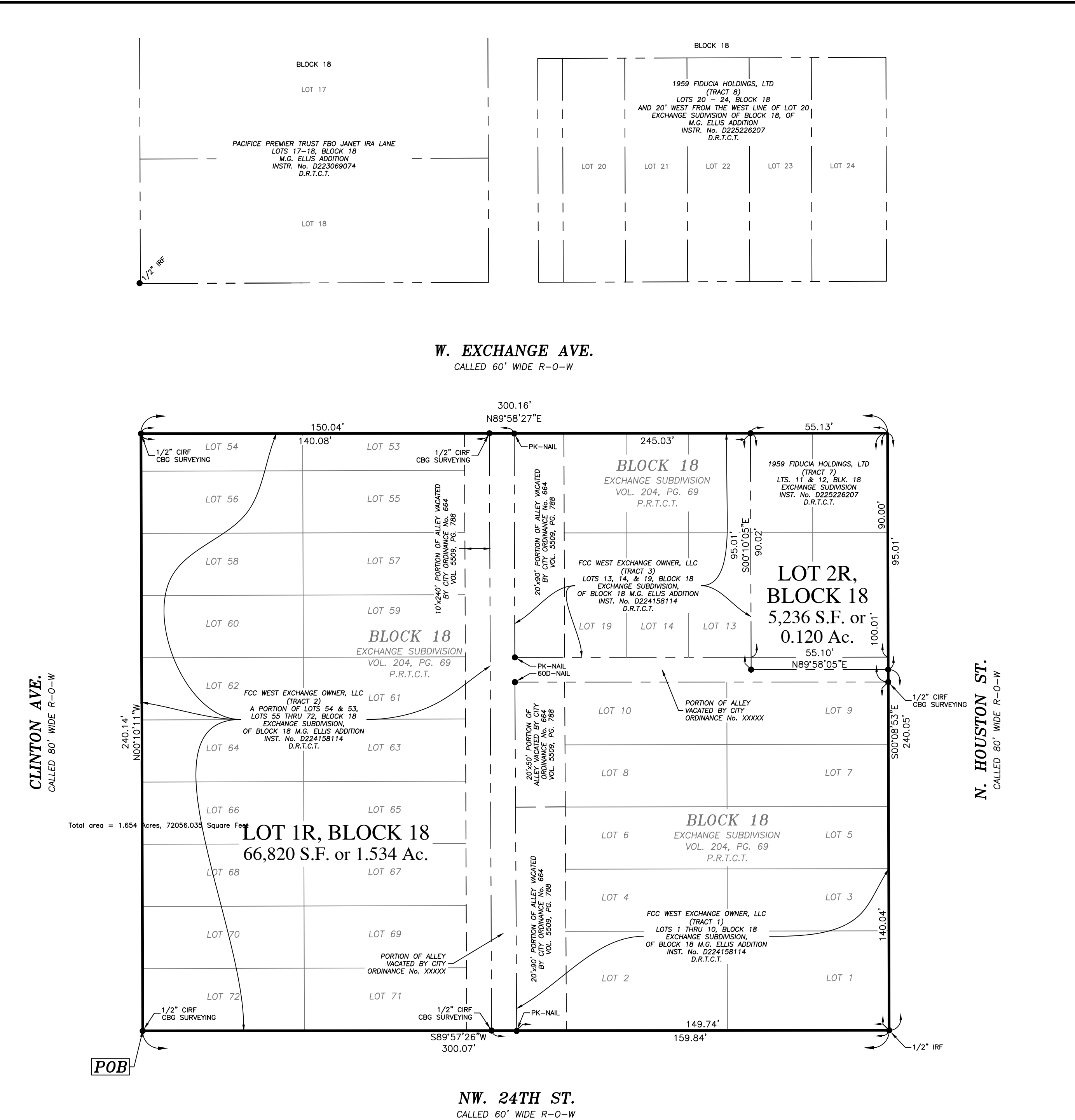
Development Yield	
Gross Site Area	1.654 Ac. / Total Number Lots 2
Total Residential Lots	0 / Acreage 0
Single Family Detached	0 / Single Family Detached 0
Two Family Lots	0 / Multifamily Lots 0
Total Dwelling Units	0
Total Non-Residential Lots	2 / Acreage 1.654 Ac.
Commercial Lots	2 / 1.654 Ac. Industrial Lots 0 / 0 Ac.
Open Space Lots	0 / 0 Right-of-Way 0 / 0 Ac.

teague nail & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.332.7756 fx
 www.tnpsc.com / TBPELS Registration No. 100116-00



SURVEYOR NOTES:

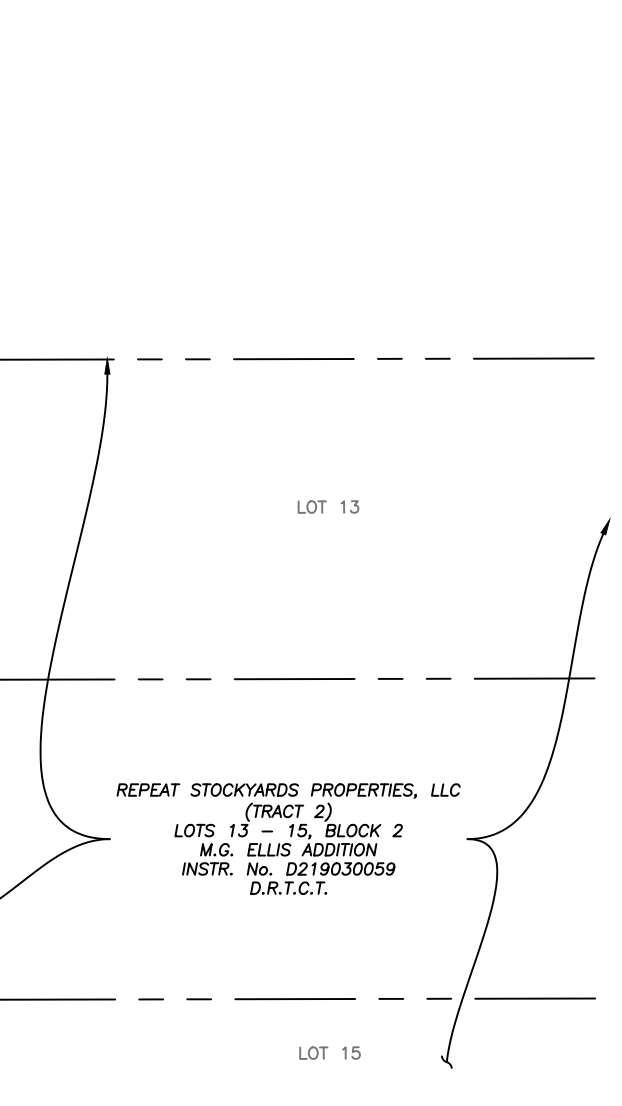
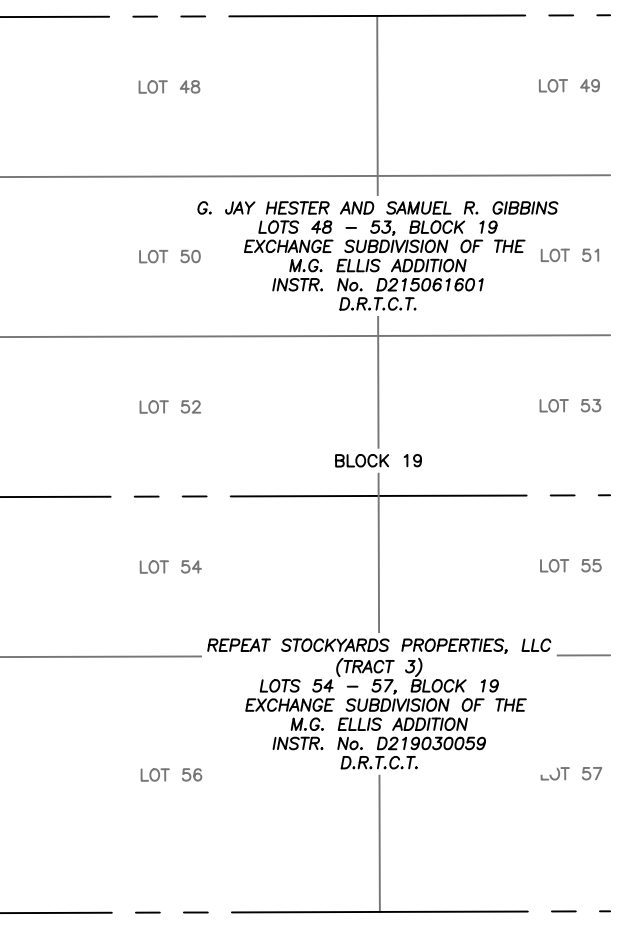
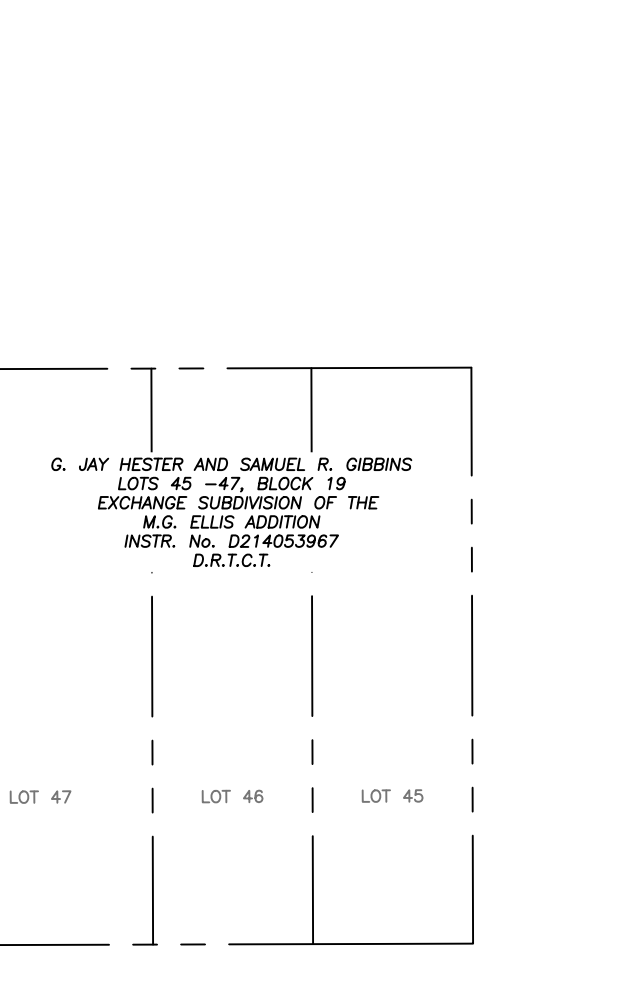
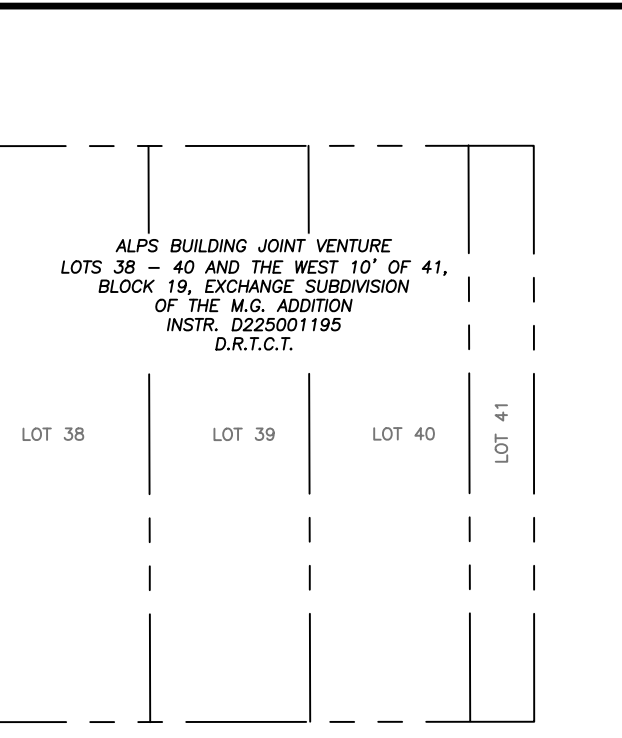
- The surveyor has made no investigation or independent search for easements or encumbrances.
- All perimeter property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP". (Unless otherwise noted).
- Building lines will be per the City of Fort Worth Zoning Ordinance or as shown hereon.
- All easements shown here are recorded with this plat unless otherwise shown or noted.
- No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual change flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual change floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48439C0190L, for the City of Fort Worth, Texas, as depicted from Community Map 48439C 0190L, Map Revised March 21, 2019.



BASIS OF BEARINGS:
 Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83/2011) 2010.00) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

SURVEYOR'S CERTIFICATION:
 I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

PRELIMINARY
 Date: April 14, 2026
 Theron W. Sims, R.P.L.S., No. 5887
 Surveyed on the ground June 9, 2025.



OWNER:
 FCC West Exchange Owner, LLC
 1601 Elm Street, Suite 4360
 Dallas, Texas 75201
 (817) 907-4749

SURVEYOR:
 Teague Nail and Perkins, Inc. (TNP)
 5237 N. Riverside Dr #100, Fort
 Worth, TX 76137
 (817-336-5773)
 Prepared by: T. Sims

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS FCC West Exchange Owner, LLC, a Delaware limited liability company, is the owner of 1.534 acres of land and 1959 Fiducia Holdings, LTD, a Texas limited partnership, is the owner of 0.120 acres of land, situated in Block 18, Exchange Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 69, Plat Records of Tarrant County, Texas (P.R.T.C.T.), of Block 18, M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 20, P.R.T.C.T.; and being all of Tract 1, Tract 2, and Tract 3, described in deed to FCC West Exchange Owner, LLC, as recorded in Instrument No. D224158114, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also being all of Tract 7, described in deed to 1959 Fiducia Holdings, LTD, as recorded in Instrument No. D225222027, D.R.T.C.T., also being all of a north-south alley and an east-west alley, as vacated by City of Fort Worth Ordinance No. XXXXX, and being particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "CBG SURVEYING" found at the southwest corner of said Tract 2, also being the intersection of the north line of said NW. 24th Street (a called 60' wide right-of-way) and the east line of Clinton Avenue (a called 80' right-of-way);

THENCE N 00°10'11" W, along the west line of said Tract 2, along the east line of said Clinton Avenue, a distance of 240.14 feet to a 1/2 inch iron rod with cap stamped "CBG SURVEYING" found at the northwest corner of said Tract 2, also being the intersection of the east line of said Clinton Avenue and the south line of W. Exchange Avenue (a called 60' right-of-way);

THENCE N 89°58'27" E, along the north line of said Tract 2, and along the south line of said W. Exchange Avenue, at a distance of 140.08 feet, passing a 1/2 inch iron rod with cap stamped "CBG SURVEYING" found at the northeast corner of said Tract 2, also being the northwest corner of said Ordinance No. XXXXX, continuing, along the most northerly line of said Ordinance No. XXXXX, at a distance of 150.04 feet, passing a PK nail found at the most northerly northeast corner of said Ordinance No. XXXXX, also being the northwest corner of said Tract 3, continuing, along the north line of said Tract 3, at a distance of 245.03 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same) at the northeast corner of said Tract 3, also being the northwest corner of said Tract 7, continuing, along the north line of said Tract 7, in all, a distance of 300.16 feet to a 5/8 inch iron rod set at the northeast corner of said Tract 7, also being the intersection of the south line of said W. Exchange Avenue and the west line of N. Houston Street (a called 80' right-of-way);

THENCE S 00°08'53" E, along the east line of said Tract 7, and along the west line of said N. Houston Street, at a distance of 90.00 feet, passing the southeast corner of said Tract 7, also being the most easterly northeast corner of said Ordinance No. XXXXX, continuing, along the most easterly line of said Ordinance No. XXXXX, at a distance of 95.01 feet, passing a 5/8 inch iron rod set at the southeast corner of said Lot 2R, also being the most easterly northeast corner of said Lot 1R, continuing along the most easterly line of said Ordinance No. XXXXX, at a distance of 100.01 feet, passing a 1/2 inch iron rod with cap stamped "CBG SURVEYING" found at the northeast corner of said Tract 1, also being the most easterly southeast corner of said Ordinance No. XXXXX, continuing, along the east line of said Tract 1, in all, a distance of 240.05 feet to a 1/2 inch iron rod found at the southeast corner of said Tract 1, also being at the intersection of the west line of said N. Houston Street and the north line of said NW. 24th Street;

THENCE S 89°57'26" W, along the south line of said Tract 1, and along the north line of said NW. 24th Street, at a distance of 149.74, passing a PK nail found at the southwest corner of said Tract 1, also being the most southerly southeast corner of said Ordinance No. XXXXX, continuing, along the most southerly line of said Ordinance No. XXXXX, at a distance of 159.84, passing a 1/2 inch iron rod with cap stamped "CBG SURVEYING" found at the most southerly southwest corner of said Ordinance No. XXXXX, also being the southeast corner of said Tract 2, continuing, along the south line of said Tract 2, in all, a distance of 300.07 feet to the **POINT OF BEGINNING** and containing 1.654 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT FCC West Exchange Owner, LLC, a Delaware limited liability company, and 1959 Fiducia Holdings, LTD, a Texas limited partnership, do hereby adopt this plat as:

Lots 1R & 2R, Block 18
EXCHANGE SUBDIVISION
OF BLOCK 18
M.G. ELLIS ADDITION

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

WITNESS my hand on this the ___ day of _____ 2026.

FCC West Exchange Owner, LLC, a Delaware limited liability company

By: _____
 Billy Newby

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned authority appeared _____, 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the ___ day of _____ 2026.

Notary Public in and for the State of Texas

My Commission expires _____

WITNESS my hand on this the ___ day of _____ 2026.

1959 Fiducia Holdings, LTD, a Texas limited partnership

By: _____
 Keith Kidwell

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned authority appeared _____, 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the ___ day of _____ 2026.

Notary Public in and for the State of Texas

My Commission expires _____

FINAL PLAT OF
LOTS 1R & 2R, BLOCK 18
EXCHANGE SUBDIVISION
OF BLOCK 18
M.G. ELLIS ADDITION

Being a replat of a part of Block 18, Exchange Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 69, Plat Records of Tarrant County, Texas (P.R.T.C.T.), of Block 18, M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 20, P.R.T.C.T., also being a portion of a north-south alley and an east-west alley vacated by City of Fort Worth Ordinance No. XXXXX, and containing 1.654 acres of land.

Date: April 14, 2026

This plat recorded in Document Number _____, Date: _____

FORT WORTH
 CITY PLANNING 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: _____ Chairman
 By: _____ Secretary