

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 2, 2025

Mr. Chris Baker, Manager
Kelli Court, LLC
1612 Summit Avenue, Suite 100
Fort Worth, Texas 76102

Re: Fort Worth Gear and Axle Site, located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Tarrant County, TX; Municipal Setting Designation (MSD) No. 528; Voluntary Cleanup Program (VCP) No. 3264; Customer No. CN606087617; Regulated Entity No. RN100856764

Dear Mr. Baker:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on February 18, 2025, and additional information supporting this MSD application on April 7, 2025, July 15, 2025, August 18, 2025, and August 21, 2025. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-3155 or via email at Jason.wright@tceq.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Wright".

Jason Wright, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 528

cc: Mr. Kyle Lindquist, Terracon Consultants, Inc. (via email)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



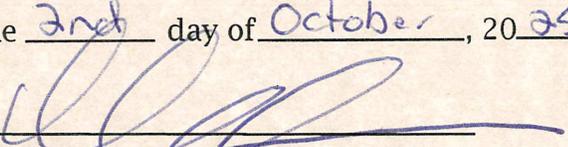
MUNICIPAL SETTING DESIGNATION CERTIFICATE

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

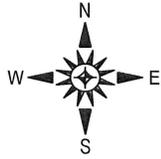
I, Merrie Smith, P.G., Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 528, in the City of Fort Worth, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B", provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the ordinance or restrictive covenant required by Texas Health and Safety Code §361.8065 remains in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this the 2nd day of October, 2025



Merrie Smith, P.G., Deputy Director
Remediation Division
Texas Commission on Environmental Quality



CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	82.11	163.89	28°42'26"	S22° 08' 38"E	81.26

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S37°50'16"E	12.90

GENERAL NOTES:

- BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (NAD 83).
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED MARCH 21, 2019 MAP NO. 48439C0190L, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- BUILDING LINES SHOWN IS AS PROVIDED FOR ON PLAT RECORDED IN VOLUME 388-42, PAGE 59-A, PLAT RECORDS, TARRANT COUNTY, TEXAS.
- THE TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOLUME 5169, PAGE 664, DEED RECORDS, TARRANT COUNTY, TEXAS, IS DESCRIBED AS FIVE FEET ON EITHER SIDE OF THE LINE AS CONSTRUCTED. HOWEVER, THERE IS NOT LINE CONSTRUCTED IN THIS LOCATION.
- ABBREVIATIONS:
TESCO = TEXAS ELECTRIC SERVICE COMPANY
DRCTCT = DEED RECORDS, TARRANT COUNTY, TEXAS

To: Gear & Axle Building & Leasing, LLC, a Texas limited liability company

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in March, 2022.



Roger W. Hart
04/01/2022

Drawing Updated 12/04/2023

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S. TEXAS REGISTRATION NO. 4484

Legal Description for Lot 3, Block 1-R, Diamond Heights Industrial Addition, an addition to the City Of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 1, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

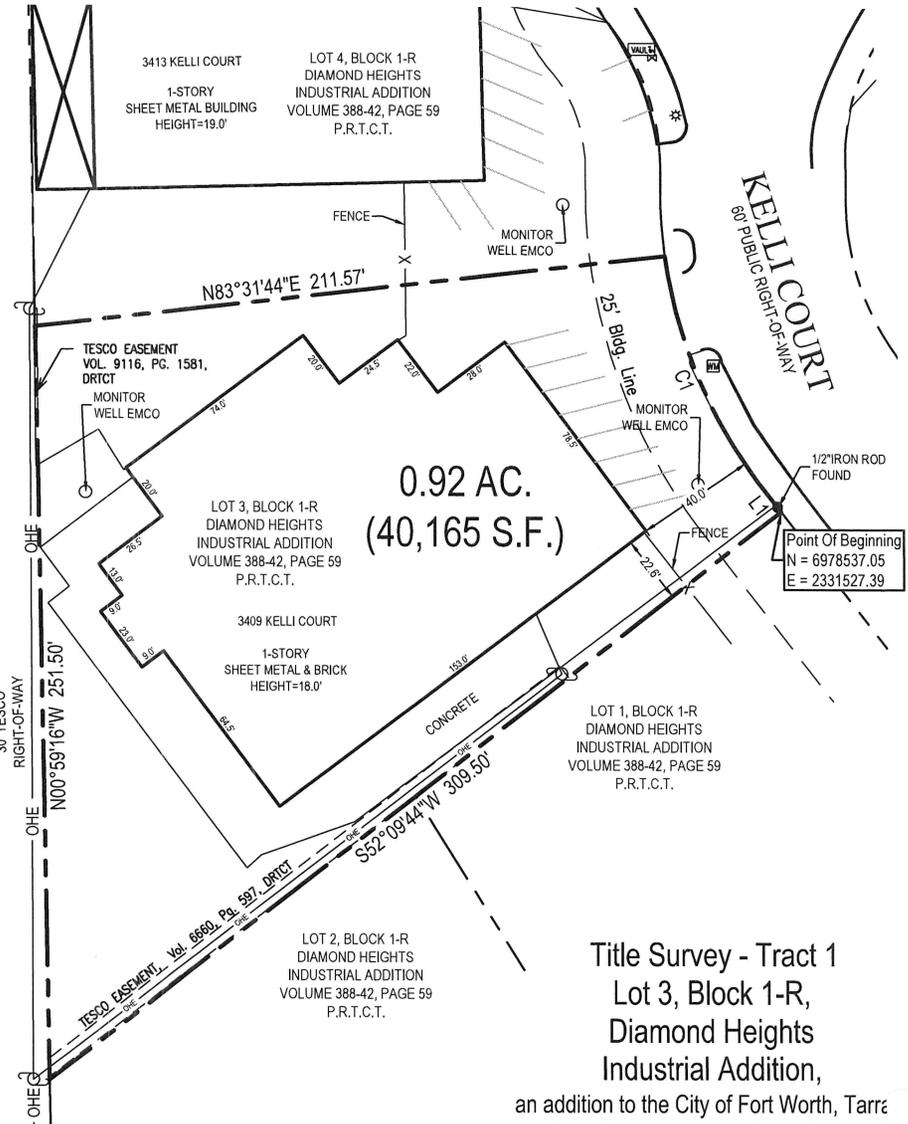
THENCE SOUTH 52°09'44" WEST, a distance of 309.50 to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 2, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 251.50 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 83°31'44" EAST, a distance of 211.57 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of said Lot 4 same being the beginning of a curve to the left (concave northeasterly) having a radius of 163.89 feet;

CONTINUING along the arc of said curve to the left an arc length of 82.11 feet, passing through a central angle of 28°42'26" (having a chord bearing of SOUTH 22°08'38" EAST, a chord distance of 81.26 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 37°50'16" EAST, passing a found 1/2 inch iron rod at a distance of 10.95 feet in all a distance of 12.90 feet returning to the **POINT OF BEGINNING** and enclosing 0.92 Acres (40,165 Square Feet) more or less.



Title Survey - Tract 1
Lot 3, Block 1-R,
Diamond Heights
Industrial Addition,
an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

USER: ZACHARY STEVENSON; PLOTTED ON: 12/6/2023 10:35 AM; FILE NAME: N:\BARRON\STARK SWIFT ENCLOSURE MISC SURVEYS\98 & PLANS\9973 - TITLE SURVEY\KELLI COURT FWOIT SURVEY\DRAWINGS\9973 3409 KELLI COURT - LOT 3, BLOCK 1-R, TITLE SURVEY.DWG

SHEET 1 OF 1

PROJECT# 999-9973



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

THENCE SOUTH 37°50'16" EAST, passing a found 1/2 inch iron rod at a distance of 10.95 feet in all a distance of 12.90 feet returning to the POINT OF BEGINNING and enclosing 0.92 Acres (40,165 Square Feet) more or less.

PAGE EXHIBIT "A" OF 8

Legal Description for Lot 3, Block 1-R, Diamond Heights Industrial Addition, an addition to the City Of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

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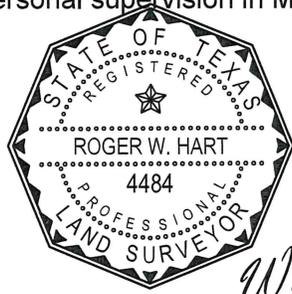
CONTINUING along the arc of said curve to the left an arc length of 82.11 feet, passing through a central angle of 28°42'26" (having a chord bearing of SOUTH 22°08'38" EAST, a chord distance of 81.26 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 37°50'16" EAST, passing a found 1/2 inch iron rod at a distance of 10.95 feet in all a distance of 12.90 feet returning to the **POINT OF BEGINNING** and enclosing 0.92 Acres (40,165 Square Feet) more or less.

LEGAL DESCRIPTION PREPARED BASED ON
SURVEY DATED APRIL 1, 2022

To: Gear & Axle Building & Leasing, LLC, a Texas limited liability company

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in March, 2022.



Roger W. Hart
12/04/2023

USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY ROGER W. HART, R.P.L.S.
TEXAS REGISTRATION NO. 4484

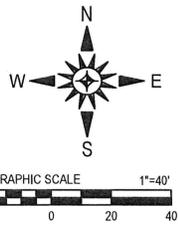
USER: ZACHARY STEVENSON
PLOTTED ON: 12/06/2023 10:36 AM
FILE NAME: N:\BARRON STARK SWIFT\ENGINEERING\MISC SURVEYS & PLANS\9973 - TITLE SURVEY\KELLI COURT - LOT 3 - BLOCK 1-R - TITLE SURVEY.DWG

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Meets & Bounds Description Of:
Lot 3, Block 1-R, Diamond Heights Industrial Addition,
an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat
recorded in Volume 388-178, Page 36, Plat Records, Tarrant County, Texas.

PROJECT No.	999-9973
DATE:	12/04/2023
SHEET	
MB1	



Legal Description for Lot 4, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 3, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

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THENCE NORTH 00°59'16" WEST, a distance of 134.60 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 5, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 89°00'44" EAST, a distance of 181.69 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of said Lot 5 same being the beginning of a curve to the left (concave northeasterly) having a radius of 59.86 feet;

THENCE with the west right-of-way line of Kelly Court (a 60' public right of way) the following calls:

CONTINUING along the arc of said curve to the left an arc length of 36.84 feet, passing through a central angle of 35°15'49" (having a chord bearing of SOUTH 18°00'59" EAST, a chord distance of 36.26 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark" same being the beginning of a reverse curve to the right (concave southwesterly) having a radius of 77.80 feet;

CONTINUING along the arc of said curve to the right an arc length of 54.62 feet, passing through a central angle of 40°13'22" (having a chord bearing of SOUTH 19°55'26" EAST, a chord distance of 53.50 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";

SOUTH 00°13'05" EAST, a distance of 13.50 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave easterly) having a radius of 205.35 feet;

CONTINUING along the arc of said curve to the left an arc length of 15.65 feet, passing through a central angle of 4°21'57" (having a chord bearing of SOUTH 05°03'17" EAST, a chord distance of 15.54 feet) returning to the POINT OF BEGINNING and enclosing 0.57 Acres (24,991 Square Feet) more or less.

GENERAL NOTES:

- BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (NAD 83).
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED MARCH 21, 2019 MAP NO. 48439C0190L, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE BUILDING LINES SHOWN HEREON IS AS SHOWN OR PROVIDED FOR ON PLAT RECORDED IN VOLUME 388-42, PAGE 59-A, PLAT RECORDS, TARRANT COUNTY, TEXAS.
- THE TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOLUME 5169, PAGE 664, DEED RECORDS, TARRANT COUNTY, TEXAS, PROVIDES THAT THE EASEMENT SHALL BE 5 FEET ON EITHER SIDE OF THE LINE AS CONSTRUCTED. HOWEVER THERE IS NO EVIDENCE OF SAID LINE.
- ABBREVIATIONS:
BL = BUILDING LINE
TESCO = TEXAS ELECTRIC SERVICE COMPANY

To: E. Glen Sanders aka Glen Sanders and Robert R. Heath

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in March, 2022.



Roger W. Hart
04/01/2022

Drawing Updated 12/04/2023
USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S. TEXAS REGISTRATION NO. 4484

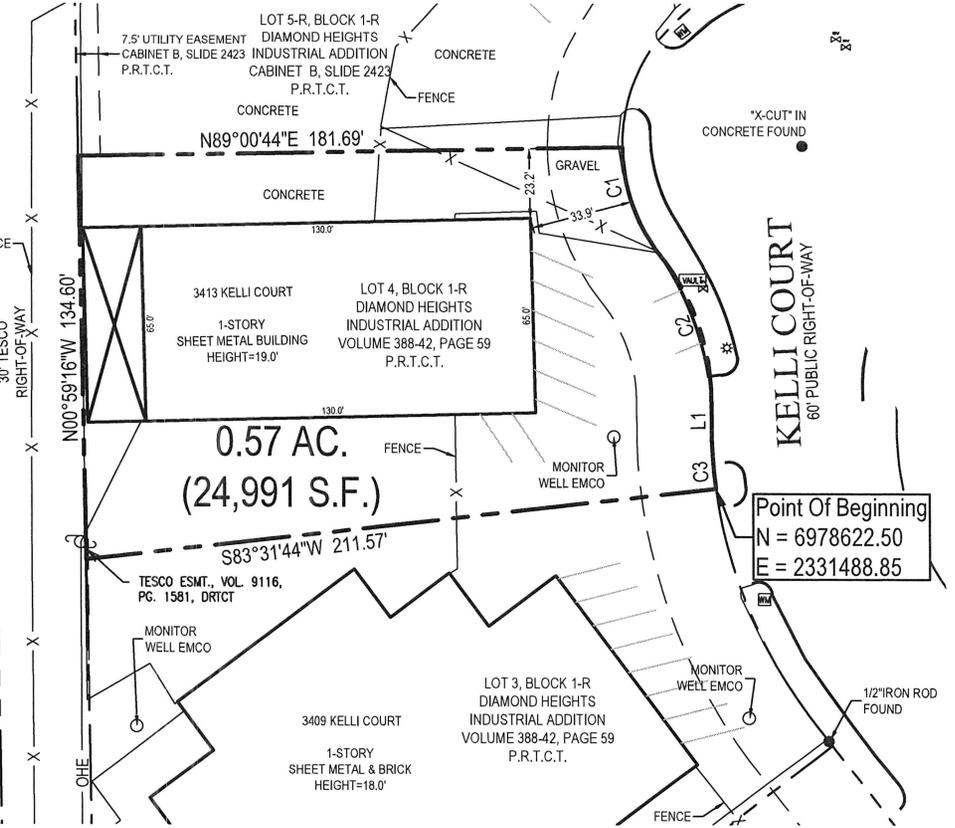
SHEET 1 OF 1

PROJECT# 999-9973



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

**Title Survey - Tract 3
Lot 4, Block 1-R,
Diamond Heights
Industrial Addition,**
an addition to the City of Fort Worth, Tarrant
County, Texas, according to the plat
recorded in Volume 388-42, Page 59-A, Plat
Records, Tarrant County, Texas.



LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S00°13'05"E	13.50

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	36.84	59.86	35°15'49"	S18° 00' 59"E	36.26
C2	54.62	77.80	40°13'22"	S19° 55' 26"E	53.50
C3	15.65	205.35	4°21'57"	S5° 03' 17"E	15.64

USER: ZACHARY STEVENSON
PLOTTED ON: 12/6/2023 10:24 AM
FILE NAME: N:\BARRON\STARK_SWIFT_ENC0599_MISC_SURVEYS\9 & PLANS\9973 - TITLE SURVEY KELLI COURT FWO7 SURVEY\DWG\999-9973-03-04-23-19- TITLE SURVEY.DWG

Legal Description for Lot 4, Block 1-R, Diamond Heights Industrial Addition, an addition to the City Of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

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THENCE SOUTH 83°31'44" WEST, a distance of 211.57 to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 3, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 134.60 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 5, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 89°00'44" EAST, a distance of 181.69 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of said Lot 5 same being the beginning of a curve to the left (concave northeasterly) having a radius of 59.86 feet;

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CONTINUING along the arc of said curve to the left an arc length of 36.84 feet, passing through a central angle of 35°15'49" (having a chord bearing of SOUTH 18°00'59" EAST, a chord distance of 36.26 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark" same being the beginning of a reverse curve to the right (concave southwesterly) having a radius of 77.80 feet;

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LEGAL DESCRIPTION PREPARED BASED ON
SURVEY DATED APRIL 1, 2022

To: E. Glen Sanders aka Glen Sanders and Robert R. Heath

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in March, 2022.



Roger W. Hart
04/01/2022

USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY ROGER W. HART, R.P.L.S.
TEXAS REGISTRATION NO. 4484

Meets & Bounds Description Of:

Lot 4, Block 1-R, Diamond Heights Industrial Addition,
an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat
recorded in Volume 388-178, Page 36, Plat Records, Tarrant County, Texas.

PROJECT No. 999-9973

DATE: 12/04/2023

SHEET

MB1



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

USER: ZACHARY STEVENSON
 PLOTTED ON: 12/06/2023 10:25 AM
 FILE NAME: N:\BARRON STARK\SWIFT\ENGINEERING\MISC SURVEYS & PLANS\9973 - TITLE SURVEY KELLI COURT FW07 SURVEY\DRAWING\999-9973 3409 KELLI COURT - LOT 4, BLOCK 1-R - TITLE SURVEY.DWG

GENERAL NOTES

- BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (NAD 83).
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED MARCH 21, 2019 MAP NO. 4843C0190L. THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE FOLLOWING ITEMS SHOWN ON THIS SURVEY ARE AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 2423, PLAT RECORDS, TARRANT COUNTY, TEXAS:
 TWENTY FIVE FOOT BUILDING LINE;
 SEVEN AND ONE HALF FOOT UTILITY EASEMENTS;
 FIFTEEN FOOT UTILITY EASEMENT
- THIS LOT IS SUBJECT TO WASTEWATER IMPACT FEES AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 2423, PLAT RECORDS, TARRANT COUNTY, TEXAS.
- ABBREVIATIONS:
 BL = BUILDING LINE
 SSE = SANITARY SEWER EASEMENT
 WLE = WATER LINE EASEMENT
 DRCT = DEED RECORDS, TARRANT COUNTY, TEXAS

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	93.19	60.00	88°59'16"	S44°12'35"W	84.10

Legal Description for Lot 5-R, Block 1-R, Diamond Heights Industrial Addition, an addition to the City Of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE SOUTH 89°00'44" WEST, a distance of 181.69 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 177.71 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of the deed to Fort Worth Transportation Authority as recorded under instrument number D216268818 Official Public Records, Tarrant County, Texas;

THENCE NORTH 69°35'01" EAST, a distance of 255.94 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 00°59'16" EAST, with the west line of Lot 6-A, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas a distance of 203.58 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of the said Lot 6-A same being the beginning of a curve to the left (concave southeasterly) having a radius of 60.00 feet.

CONTINUING along said arc to the left with the west right-of-way line of Kelly Court (a 60' public right of way) an arc length of 93.19 feet, passing through a central angle of 88°59'16" (having a chord bearing of SOUTH 44°12'35" WEST, a chord distance of 84.10 feet) returning to the **POINT OF BEGINNING** and enclosing 1.16 Acres (50,403 Square Feet) more or less.



To: E. Glen Sanders aka Glen Sanders and Robert R. Heath

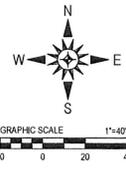
I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in March, 2022.



Roger W. Hart
04/01/2022

Drawing Updated 12/04/2023
 USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, P.E. L.S. TEXAS REGISTRATION NO. 4484

Title Survey - Tract 4
 Lot 5-R, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2423, Plat Records, Tarrant County, Texas and Save and Except that portion conveyed to Fort Worth Transportation Authority in Warranty Deed recorded in Document D216268818, Deed Records, Tarrant County, Texas.



SHEET 1 OF 1 PROJECT# 999-9973

Barron-Stark Engineers
 6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10958
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EXHIBIT "A"
 PAGE 5 OF 8

Legal Description for Lot 5-R, Block 1-R, Diamond Heights Industrial Addition, an addition to the City Of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

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THENCE NORTH 69°35'01" EAST, a distance of 255.94 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 00°59'16" EAST, with the west line of Lot 6-A, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas a distance of 203.58 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of the said Lot 6-A same being the beginning of a curve to the left (concave southeasterly) having a radius of 60.00 feet;

CONTINUING along said arc to the left with the west right-of-way line of Kelly Court (a 60' public right of way) an arc length of 93.19 feet, passing through a central angle of 88°59'16" (having a chord bearing of SOUTH 44°12'35" WEST, a chord distance of 84.10 feet) returning to the **POINT OF BEGINNING** and enclosing 1.16 Acres (50,403 Square Feet) more or less.

LEGAL DESCRIPTION PREPARED BASED ON
SURVEY DATED APRIL 1, 2022

To: E. Glen Sanders aka Glen Sanders and Robert R. Heath

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in March, 2022.



Roger W. Hart
12/04/2023

USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY ROGER W. HART, R.P.L.S.
TEXAS REGISTRATION NO. 4484

USER: ZACHARY STEVENSON
PLOTTED ON: 12/06/2023 10:32 AM
FILE NAME: N:\BARRON STARK SWIFT ENGINEERING\999-9973 - TITLE SURVEY\KELLI COURT - LOT 5-R, BLOCK 1-R - TITLE SURVEY.DWG

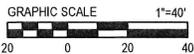
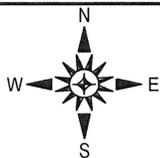
B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Meets & Bounds Description Of:

Lot 5-R, Block 1-R, Diamond Heights Industrial Addition,
an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat
recorded in Volume 388-178, Page 36, Plat Records, Tarrant County, Texas.

PROJECT No.	999-9973
DATE:	12/04/2023
SHEET	
MB1	

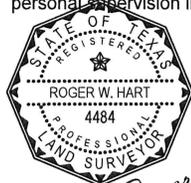


GENERAL NOTES:

- BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (NAD 83).
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED MARCH 21, 2019 MAP NO. 48439C0190L, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE BUILDING SETBACK LINE AND EASEMENT WITH THE NOTATION "PLAT" ARE AS SHOWN OR PROVIDED FOR ON PLAT RECORDED IN VOLUME 388-178, PAGE 36, PLAT RECORDS, TARRANT COUNTY, TEXAS.
- ABBREVIATIONS:
 UE = UTILITY EASEMENT
 BL = BUILDING LINE
 DRTCT = DEED RECORDS, TARRANT COUNTY, TEXAS

To: Gear & Axle Building & Leasing, LLC, a Texas limited liability company

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in March, 2022.



Roger W. Hart
04/01/2022

Drawing Updated 12/04/23

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S. TEXAS REGISTRATION NO. 4484

SHEET 1 OF 1

PROJECT# 999-9973



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 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

Legal Description for Lot 6-A, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-178, Page 36, Plat Records, Tarrant County, Texas..

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 6-A, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

THENCE North 00° 59' 16" West a distance of 206.42 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set for the northwest corner of Lot 6-A;

THENCE South 77° 01' 16" East a distance of 4.94 feet;

THENCE South 72° 58' 16" East a distance of 50.00 feet;

THENCE South 68° 46' 16" East a distance of 50.00 feet;

THENCE South 64° 52' 16" East a distance of 50.00 feet;

THENCE South 60° 42' 16" East a distance of 50.00 feet;

THENCE South 56° 21' 16" East a distance of 41.30 feet;

THENCE South 50° 10' 16" East a distance of 50.00 feet;

THENCE South 45° 49' 16" East a distance of 8.03 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set for the northeast corner of Lot 6-A;

THENCE South 53° 09' 00" West a distance of 268.54 feet to a 1/2" iron rod found with cap stamped "CBG SURVEYING" for the most southerly corner of Lot 6-A, said point lying in a curve, concave to the southwest, having a radius of 58,70 feet, and a long chord which bears North 26° 58' 03" West a distance of 106.27 feet;

THENCE Northerly along said curve a distance of 132.89 feet returning to the **POINT OF BEGINNING** and enclosing 0.97 Acres (42,443 Square Feet) more or less.

FORT WORTH TRANSPORTATION AUTHORITY
 INSTRUMENT# D211268818
 O.P.R.T.C.T.

15' UTILITY EASEMENT
 CABINET B, SLIDE 2423
 P.R.T.C.T.

KELLI COURT
 60' PUBLIC RIGHT-OF-WAY

"X-CUT" IN CONCRETE FOUND

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	132.89	58.70	129°42'24"	N26° 58' 03"W	106.27

LOT 6-A, BLOCK 1-R
 DIAMOND HEIGHTS
 INDUSTRIAL ADDITION
 VOLUME 388-178, PAGE 36
 P.R.T.C.T.

0.97 AC.
 (42,443 S.F.)

COTTON BELT RAILWAY
 (SPUR TRACK)
 RIGHT-OF-WAY VARIES

MONITOR
 WELL EMCO

CONCRETE

3412 KELLI COURT
 1-STORY
 SHEET METAL BUILDING
 HEIGHT=18.0'

FENCE

LOT 7, BLOCK 1-R
 DIAMOND HEIGHTS
 INDUSTRIAL ADDITION
 VOLUME 388-42, PAGE 59
 P.R.T.C.T.

1/2" CAPPED IRON
 ROD FOUND
 "CBG SURVEYING"

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S77°01'16"E	4.94
L2	S72°58'16"E	50.00
L3	S68°46'16"E	50.00
L4	S64°52'16"E	50.00
L5	S60°42'16"E	50.00
L6	S56°21'16"E	41.30
L7	S50°10'16"E	50.00
L8	S45°49'16"E	8.03

Title Survey - Tract 2
 Lot 6-A, Block 1-R,
 Diamond Heights
 Industrial Addition,
 an addition to the City of Fort Worth, Tarrant
 County, Texas, according to the plat
 recorded in Volume 388-178, Page 36, Plat
 Records, Tarrant County, Texas.

USER: ROGER HART
 PLOTTED ON: 10/26/2023 11:58 AM
 FILE NAME: N:\BARRON-STARK SURVEYS\ENGINEERING\999-9973\3408 KELLI COURT - LOT 6-A, BLOCK 1-R - TITLE SURVEY.DWG

Legal Description for Lot 6-A, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-178, Page 36, Plat Records, Tarrant County, Texas..

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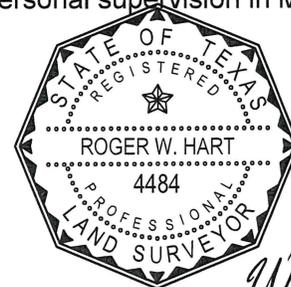
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To: Gear & Axle Building & Leasing, LLC, a Texas limited liability company

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in March, 2022.



Roger W. Hart
12/04/2023

LEGAL DESCRIPTION PREPARED BASED ON
SURVEY DATED APRIL 1, 2022

USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY ROGER W. HART, R.P.L.S.
TEXAS REGISTRATION NO. 4484

Meets & Bounds Description Of:

Lot 6-A, Block 1-R, Diamond Heights Industrial Addition,
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PROJECT No.	999-9973
DATE:	12/01/2023
SHEET	
MB1	



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Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

USER: ROGER HART
PLOTTED ON: 12/02/2023 11:58 AM
FILE NAME: N:\BARRON STARK SWIFT\ENGINEERING\MISC SURVEYS & PLANS\99973 - TITLE SURVEY KELLI COURT FW07 SURVEY\DRAWING\999-9973 - LOT 6-A, BLOCK 1-R - TITLE SURVEY.DWG

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Christopher E. Baker, as an authorized representative of Kelli Court, LLC, known to me to be the person whose name is subscribed below who being by me first duly sworn, upon their oath, stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

I affirmatively state that (place an X in all applicable blanks)

- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the proposed MSD property is included with the application.
- Notice has been provided in accordance with THSC 361.805.
- A copy of an ordinance or restrictive covenant and any required resolutions are provided in this application or will be provided before the executive director certifies this application.

Ch Baker

Signature

Christopher Baker

Printed Name

Mgr

Title

Date: 8/14/25

STATE OF TEXAS

COUNTY OF TARRANT

SUBSCRIBED AND SWORN before me on this the 14th day of AUGUST 2025, to which witness my hand and seal of office.

Amy Deatherage
Notary Public in and for the State of TEXAS

