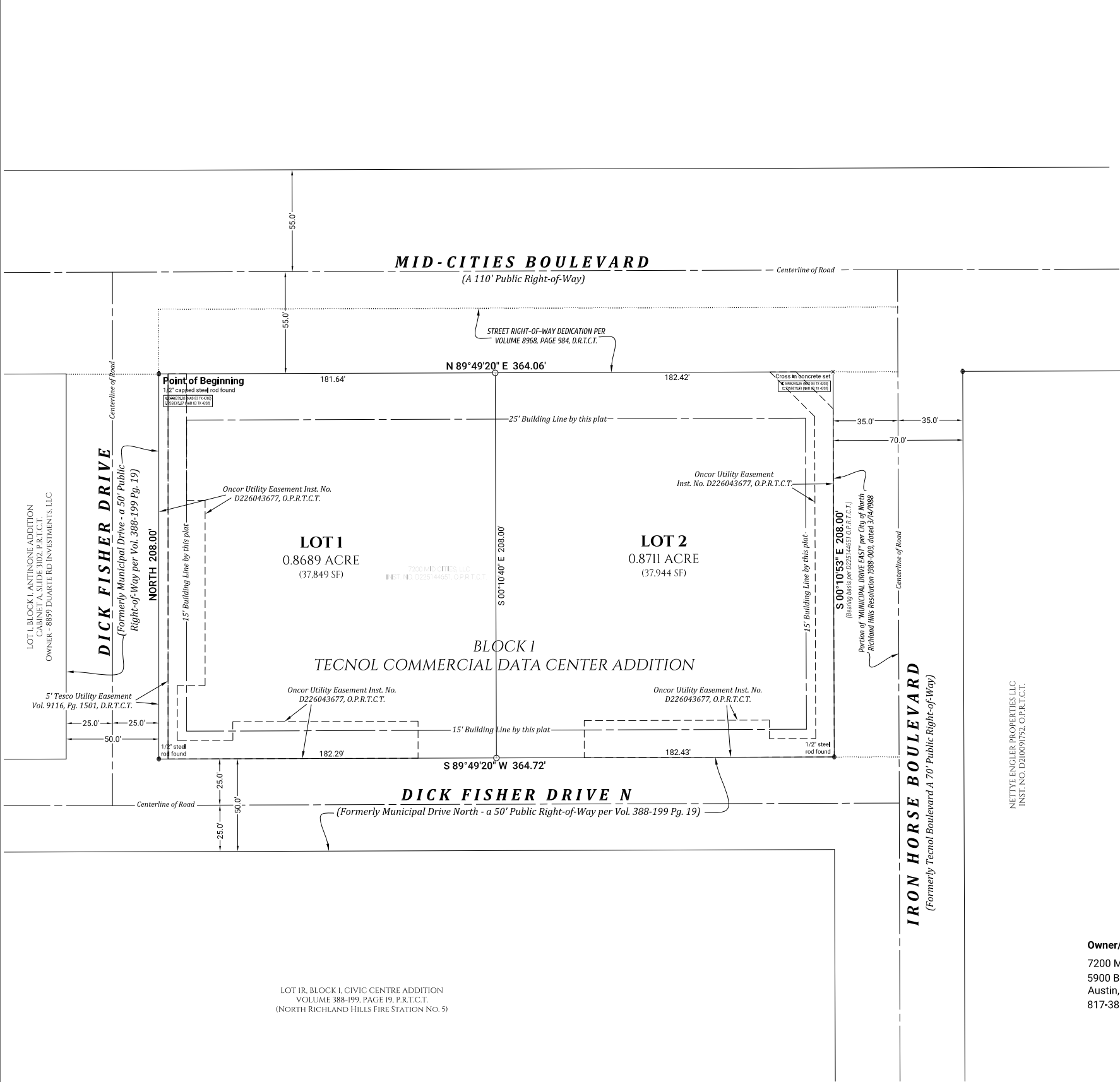




NOTES PER CITY OF NORTH RICHLAND HILLS:

- 1) Selling any portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- 2) No above ground franchise utility appurtenances are followed in the fronts of the properties.
- 3) The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes valves, posts, above ground cables, wires, or combinations thereof, together with the right of ingress to operate and maintain the public utilities.
- 4) Driveway access to Mid-Cities Boulevard is not permitted for the property.
- 5) The intended uses of Lot 1 and Lot 2, Block 1, is a commercial data center.
- 6) No protected trees exist on this property as defined by Chapter 114, Article II of the City Code.

NETTIE ENGLER PROPERTIES LLC
INST. NO. D21009752, O.P.R.T.C.T.

CERTIFICATE OF APPROVAL

This certifies that this plat conforms to all requirements of the Subdivision Regulations of the City of North Richland Hills, and is authorized to be filed of record.

Planning Director, City of North Richland Hills

Date

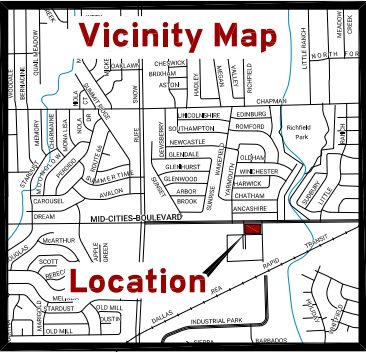
Owner/Developer:
7200 Mid Cities LLC
5900 Balcones Dr., Ste 100
Austin, TX 78731
817-381-6499

I, Jason B. Rawlings, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Jason B. Rawlings, Texas RPLS No. 5665



FINAL PLAT
**TECNOL COMMERCIAL
DATA CENTER ADDITION**
LOT 1 AND LOT 2, BLOCK 1
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS
Consisting of two lots and being 1.7400 acres out of the
JOHN C. YATES SURVEY, ABSTRACT NO. 1753
TARRANT COUNTY, TEXAS
JULY 2026



STATE OF TEXAS

COUNTY OF TARRANT

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS 7200 Mid Cities, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land out of the John Yates Survey, Abstract No. 1753 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract of land described in the deed to 7200 Mid Cities LLC recorded as Instrument No. D225144651 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch capped steel rod found for the northwest corner of said Mid Cities tract, said rod being the intersection of the easterly right-of-way line of Dick Fisher Drive and the southerly right-of-way line of Mid Cities Boulevard;

Thence North 89 degrees 49 minutes 20 seconds East with the northerly boundary line of said Mid Cities tract and said southerly right-of-way line a distance of 364.72 feet to a cross in concrete set for the northeast corner of said Mid Cities tract, said cross being the intersection of said southerly right-of-way line and the westerly right-of-way line of Iron Horse Boulevard;

Thence South 00 degrees 10 minutes 53 seconds East with the easterly boundary line of said Mid Cities tract and said westerly right-of-way line a distance of 208.00 feet to a 1/2 inch steel rod found for the southeast corner of said Mid Cities tract, said rod being the intersection of said westerly right-of-way line and the northerly right-of-way line of Dick Fisher Drive N;

Thence South 89 degrees 49 minutes 20 seconds West with the southerly boundary line of said Mid Cities tract and said northerly right-of-way line a distance of 364.72 feet to a 1/2 inch steel rod found for the southwest corner of said Mid Cities tract, said rod being the intersection of said northerly right-of-way line and said easterly right-of-way line;

Thence NORTH with the westerly boundary line of said Mid Cities tract and said easterly right-of-way line a distance of 208.00 feet to the point of beginning and containing 1.7400 acre of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT 7200 Mid Cities, LLC, Owner, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **LOT 1 and LOT 2, BLOCK 1, TECNOL COMMERCIAL DATA CENTER ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

7200 Mid Cities LLC, Owner

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS:

COUNTY OF _____:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__

Notary Public State of Texas
Printed Name