



LAND USE	
INDUSTRIAL	6.830 ACRES
TOTAL	6.830 ACRES

LOT SUMMARY

LOT 1, BLOCK 2	1.871 Ac.
LOT 2, BLOCK 2	4.959 Ac.
TOTAL	6.830 Ac.

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN DECEMBER, 2025. AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 12-1825
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940



"LOT 3, BLOCK 2 OF ALLIANCE WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, IS NOT SERVED BY A PUBLIC WATER OR SEWER FACILITY AND NO PROVISION FOR THE INSTALLATION THEREOF HAVE BEEN MADE. THE PROPERTY OWNER OF THIS LOT SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING THE PUBLIC WATER AND SEWER FACILITIES TO SERVE THE SUBJECT LOT, AS PER THE WATER & WASTEWATER INSTALLATION POLICY OF THE CITY OF FORT WORTH, AND THE CITY OF FORT WORTH SHALL BE RESPONSIBLE FOR ALL OR ANY PORTION OF THE COST OF INSTALLING SAID FACILITY. IN THE EVENT THE OWNER OF SAID LOT DESIRES TO CHANGE THE USAGE OF THE PROPERTY OR MAKE AN APPLICATION FOR BUILDING PERMIT THAT REQUIRES A PUBLIC WATER OR SEWER FACILITY, OR REQUIRES FIRE PROTECTION, THE CITY OF FORT WORTH WILL REQUIRE THE EXTENSION OF WATER AND SEWER SERVICE AT THE SOLE COST AND EXPENSE OF THE OWNER."

*TODD A. BRIDGES
Inst. # 2022-175461
R.P.R.D.C.T.*

"LOT 2, BLOCK 2 OF ALLIANCE WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, IS NOT SERVED BY A PUBLIC WATER OR SEWER FACILITY AND NO PROVISION FOR THE INSTALLATION THEREOF HAVE BEEN MADE. THE PROPERTY OWNER OF THIS LOT SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING THE PUBLIC WATER AND SEWER FACILITIES TO SERVE THE SUBJECT LOT, AS PER THE WATER & WASTEWATER INSTALLATION POLICY OF THE CITY OF FORT WORTH, AND THE CITY OF FORT WORTH SHALL BE RESPONSIBLE FOR ALL OR ANY PORTION OF THE COST OF INSTALLING SAID FACILITY. IN THE EVENT THE OWNER OF SAID LOT DESIRES TO CHANGE THE USAGE OF THE PROPERTY, OR MAKES APPLICATION FOR BUILDING PERMIT THAT REQUIRES A PUBLIC WATER OR SEWER FACILITY, OR REQUIRES FIRE PROTECTION, THE CITY OF FORT WORTH WILL REQUIRE THE EXTENSION OF SEWER SERVICE AT THE SOLE COST AND EXPENSE OF THE OWNER."

*AIL Investment, L.P.
(remainder)
Vol. 4246, Pg. 485
R.P.R.D.C.T.*

14701

N89° 27'23"E 399.97' Gas Wellpad site

540.19' Gas Equipment

*5' Water Line Easement
Inst. # 2029-2933
R.P.R.D.C.T.*

*"Setbacks will be determined
at the time of permitting"*

*A851. * 972*

*Lot 2, Block 2
4.959 Acres*

540.19' Gas Wellpad site

*540.19' Blue Mound Road
(200' Right-of-Way)*

*Inst. # 200-30940 R.P.R.D.C.T.
Inst. # 0220076725 C.R.C.T.*

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