

OWNER'S CERTIFICATE  
STATE OF TEXAS ))  
COUNTY OF DENTON ))

KNOWN ALL MEN BY THESE PRESENTS, THAT ALLIANCE WESTPORT NO. 12, LTD. ARE THE SOLE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:  
BEING A TRACT OF LAND SITUATED IN THE G. OVERTON SURVEY, ABSTRACT NUMBER 972, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING ALL OF THREE TRACTS OF LAND DESCRIBED BY DEED TO ALLIANCE WESTPORT NO. 12, LTD., RECORDED IN INSTRUMENT NUMBER 2021-168548, 2025-141458, AND 2026-20684, ALL OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET AT THE SOUTHWEST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2021-168548), BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, BY PLAT RECORDED IN INSTRUMENT NUMBER 2019-210, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF DISTRIBUTION DRIVE, (80 FOOT RIGHT-OF-WAY), AN ADDITION TO SAID CITY OF FORT WORTH, BY PLAT RECORDED IN INSTRUMENT NUMBER 2024-296, BOTH OF PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°32'52"W, AT 1147.00 FEET, PASSING THE NORTHWEST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2021-168548), IN ALL, A TOTAL DISTANCE OF 1261.00 FEET, WITH THE EAST LINE OF SAID LOT 3, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET AT THE NORTHWEST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2026-20684), FROM WHICH A 5/8 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, BEARS N 00°32'52" W, 72.90 FEET;

THENCE N 89°27'08"E, 2130.95 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET AT THE NORTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2025-141458);

THENCE S 00°50'40"E, AT 26.25 FEET, PASSING THE SOUTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2025-141458), AND THE NORTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2026-20684), AT 1223.32 FEET, PASSING A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELTON", FOUND AT THE NORTHWEST TERMINUS OF MOBILITY WAY (60 FOOT RIGHT-OF-WAY), RECORDED IN SAID INSTRUMENT NUMBER 2024-296, SAID PLAT RECORDS, IN ALL, A TOTAL DISTANCE OF 1251.00 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELTON", FOUND AT THE NORTH END OF A CORNER CLIP IN THE WEST RIGHT-OF-WAY LINE OF SAID MOBILITY WAY AND SAID NORTH RIGHT-OF-WAY LINE OF DISTRIBUTION DRIVE, AND BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2026-20684);

THENCE S 44°18'14"W, 14.11 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELTON", FOUND AT THE SOUTH END OF SAID CORNER CLIP, AND BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2026-20684);

THENCE S 89°27'08"W, AT 738.48 FEET, PASSING THE SOUTHWEST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2026-20684), AND THE SOUTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 12 TRACT (2021-168548), IN ALL, A TOTAL DISTANCE OF 2127.48 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING AND CONTAINING 2,691,189 SQUARE FEET OR 61,781 ACRES OF LAND MORE OR LESS.

OWNERS DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT ERIC ELROD, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 4, BLOCK 2, WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS 29 DAY OF April, 2026.

ALLIANCE WESTPORT NO. 12, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: HILLWOOD ALLIANCE MANAGEMENT II, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

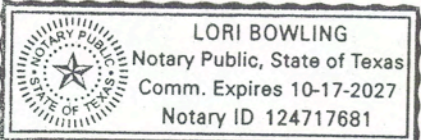
BY: *Eric Elrod*  
NAME: ERIC ELROD  
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED ERIC ELROD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF April, 2026.

*Lori Bowling*  
NOTARY PUBLIC, STATE OF TEXAS



SURVEYOR'S 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 APRIL, 2026 AND THAT ALL CORNERS ARE AS SHOWN.

*Todd A. Bridges*  
TODD A. BRIDGES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940



OWNER  
ALLIANCE WESTPORT NO. 12, LTD.  
9800 HILLWOOD PARKWAY  
SUITE 300  
FORT WORTH, TX, 76177

SURVEYOR \ ENGINEER  
WESTWOOD PROFESSIONAL SERVICES  
9800 HILLWOOD PKWY, SUITE 250  
FORT WORTH, TEXAS 76177  
817-562-3350

Plat Approval Date: 5/7/2026  
By: *Chy* Chairman  
By: *sq* Secretary

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

DENTON COUNTY NOTES:  
THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.  
ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.  
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODPLAIN IS PROHIBITED.  
DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

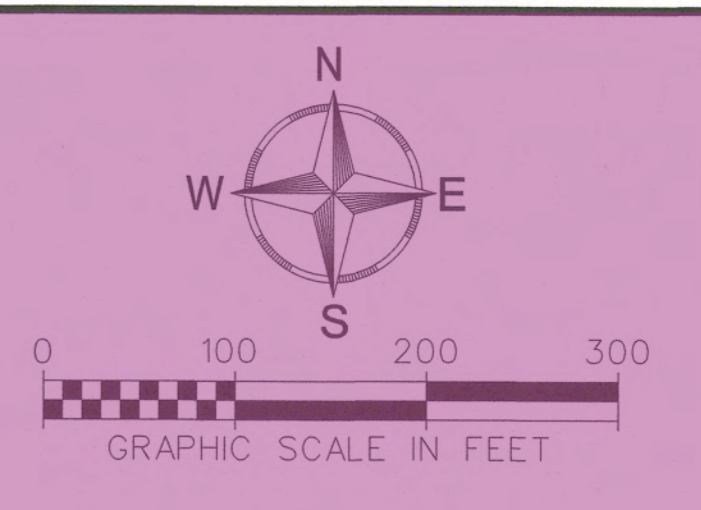
DENTON COUNTY NOTES CONT.:  
THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRaversED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.  
NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOWING THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

LEGEND  
IRF = IRON ROD FOUND  
IRS = IRON ROD SET  
NTS = NOT TO SCALE  
INST.# = INSTRUMENT NUMBER  
ESMT. = EASEMENT  
C.R.T.C.T. = COUNTY RECORDS, TARRANT COUNTY, TEXAS  
R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.  
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS.

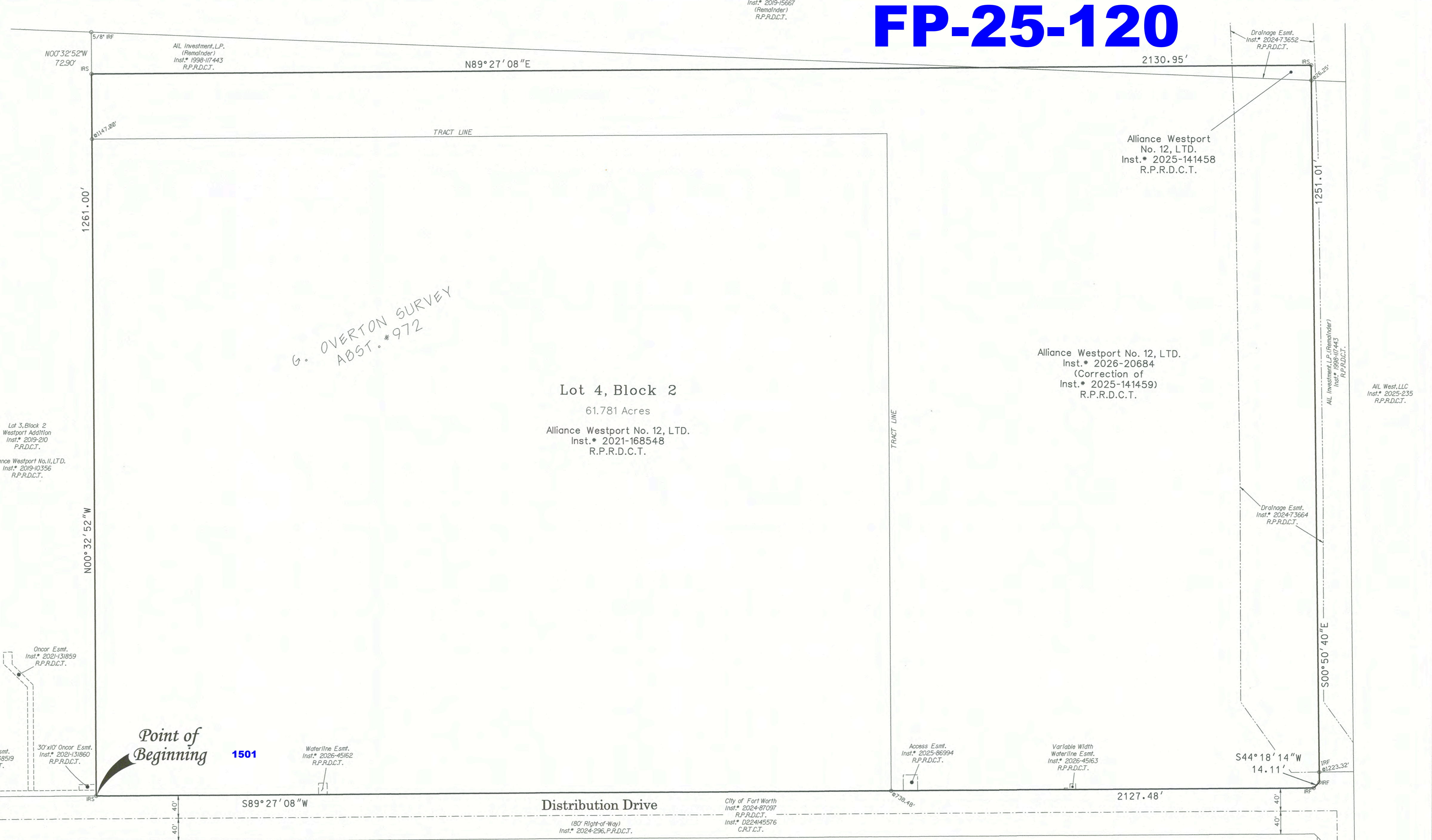
LAND USE	
INDUSTRIAL	61.781 ACRES
TOTAL	61.781 ACRES

LOT SUMMARY	
LOT 4, BLOCK 2	61.781 ACRES
TOTAL	61.781 ACRES



# FP-25-120



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9800 HILLWOOD PARKWAY  
SUITE 300  
FORT WORTH, TX, 76177

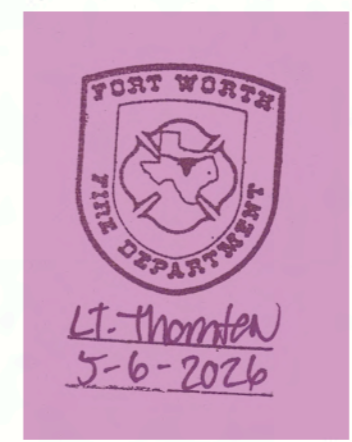
SURVEYOR \ ENGINEER  
WESTWOOD PROFESSIONAL SERVICES  
9800 HILLWOOD PKWY, SUITE 250  
FORT WORTH, TEXAS 76177  
817-562-3350

NOTES CONT.:  
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.  
FEMA FLOODPLAIN  
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 4812008300, DATED 04/18/2011. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.  
PARKWAY PERMITS  
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.  
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.  
OIL OR GAS WELL PROXIMITY  
PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY 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.  
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".

NOTES CONT.:  
LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING OR FRACTURE STIMULATION OF A WELL.  
PRIVATE (PRV'S) REQUIRED  
INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.  
PRIVATE MAINTENANCE  
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY 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.  
ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.  
P.R.V.  
PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.

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A FINAL PLAT OF  
**Lot 4, Block 2, Westport Addition**  
An addition to the City of Fort Worth, situated in the G. Overton Survey, Abstract Number 972, Denton County, Texas.  
Prepared: June 2025  
61.781 Acres

ACF# 60478

Revisions:	
Job #:	0059712.01
Drawn By:	Wmb
Checked By:	TAB / TBR
Date:	04/27/2026

A FINAL PLAT OF  
**Lot 4, Block 2, Westport Addition**  
An addition to the City of Fort Worth, situated in the G. Overton Survey, Abstract Number 972, Denton County, Texas.

SHEET  
**1**  
OF 1 SHEETS

Filed for Record in the Official Records Of: Denton County  
On: 5/11/2026 9:07:20 AM  
IN THE PLAT RECORDS  
WESTPORT ADDITION  
Doc Number: 2026 - 171  
Number of Pages: 1  
Amount: \$0.00  
Order#: 2026051000146  
By: KH