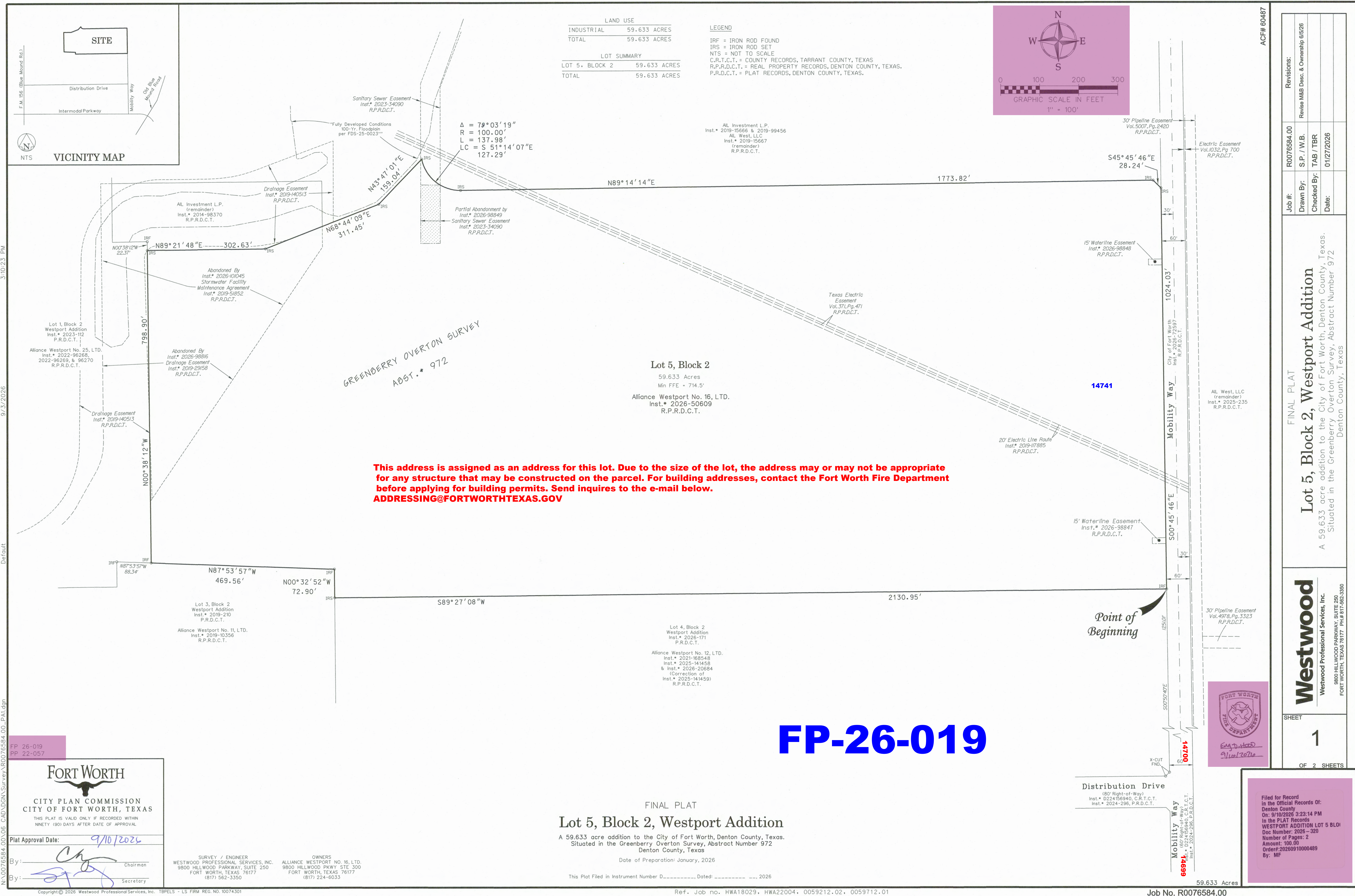
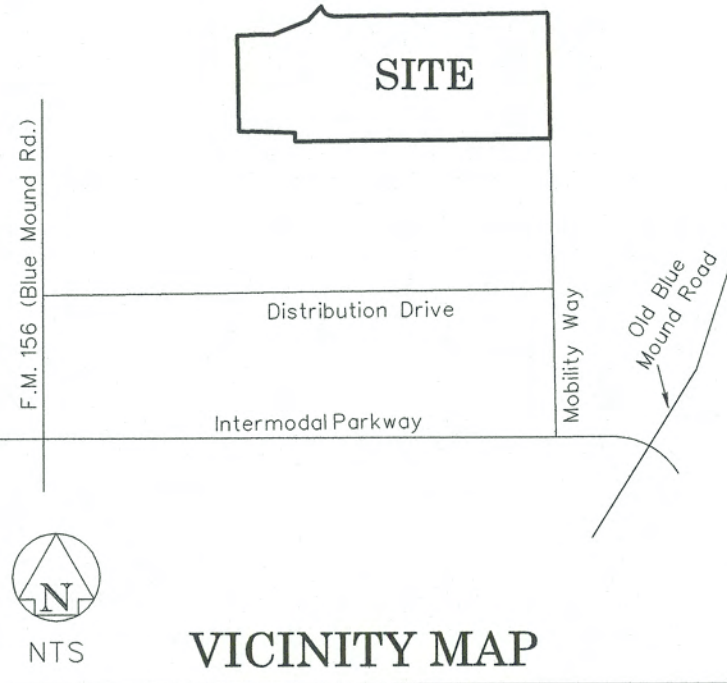




**OWNER'S CERTIFICATION**
STATE OF TEXAS
COUNTY OF DENTON

KNOWN ALL MEN BY THESE PRESENTS, THAT ALLIANCE WESTPORT NO. 16, LTD., IS THE SOLE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NUMBER 972, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING ALLOF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE WESTPORT NO. 16, LTD., RECORDED IN INSTRUMENT NUMBER 2026-50609, 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", FOUND AT THE SOUTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 16 TRACT, BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 2, WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, BY PLAT RECORDED IN INSTRUMENT NUMBER 2026-171, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF MOBILITY WAY, RECORDED IN DEDICATION DEED TO THE CITY OF FORT WORTH, TEXAS, RECORDED IN INSTRUMENT NUMBER 2026-72597, SAID REAL PROPERTY RECORDS, FROM WHICH AN "X" CUT, FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 4 AND BEING THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DISTRIBUTION DRIVE (AN 80 FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF MOBILITY WAY (A 60 FOOT RIGHT-OF-WAY) BOTH RECORDED IN INSTRUMENT NUMBER 2024-296, SAID PLAT RECORDS AND INSTRUMENT NUMBER D224156940, COUNTY RECORDS, TARRANT COUNTY, TEXAS, BEARS S 00°50'40"E, 1251.01 FEET:

THENCE WITH THE SOUTH LINE OF SAID ALLIANCE WESTPORT NO. 16 TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 89°27'08"W, 2130.95 FEET, TO THE NORTHWEST CORNER OF SAID LOT 4, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID ALLIANCE WESTPORT NO. 16 TRACT, AND BEING IN THE EAST LINE OF LOT 3, BLOCK 2, WESTPORT ADDITION, PLAT RECORDED IN INSTRUMENT NUMBER 2019-210, SAID PLAT RECORDS:

N 00°32'52"W, 72.90 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELOTON", FOUND AT THE NORTHEAST CORNER OF SAID LOT 3:

N 87°53'57"W, 469.56 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELOTON", FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID ALLIANCE WESTPORT NO. 16 TRACT, THE MOST EASTERLY SOUTHEAST CORNER OF LOT 1, BLOCK 2, WESTPORT ADDITION, BY PLAT RECORDED IN INSTRUMENT NUMBER 2023-112, SAID PLAT RECORDS, AND BEING IN THE NORTH LINE OF SAID LOT 3, FROM WHICH A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELOTON", FOUND IN SAID NORTH LINE AND THE EAST LINE OF SAID LOT 1 BEARS N 87°53'57"W, 88.34 FEET:

THENCE N 00°38'12"W, 798.90 FEET, WITH SAID EAST LINE AND THE WEST LINE OF SAID ALLIANCE WESTPORT NO. 16 TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET FOR THE NORTHWEST CORNER OF SAID ALLIANCE WESTPORT NO. 16 TRACT, FROM WHICH A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELOTON", FOUND IN SAID EAST LINE, BEARS N 00°38'12"W, 22.37 FEET:

THENCE WITH THE NORTH LINE OF SAID ALLIANCE WESTPORT NO. 16 TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 89°21'48"E, 302.63 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET:

N 68°44'09"E, 311.45 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET:

N 43°47'01"E, 159.04 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 137.98 FEET, THROUGH A CENTRAL ANGLE OF **79°03'19"**, HAVING A RADIUS OF 100.00 FEET, THE LONG CHORD WHICH BEARS S 51°14'07"E, 127.29 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET:

N 89°14'14"E, 1773.82 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 16 TRACT:

S 45°45'46"E, 28.24 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 16 TRACT, AND BEING IN THE WEST LINE OF THE AFOREMENTIONED CITY OF FORT WORTH TRACT, RECORDED AS MOBILITY WAY IN DEDICATION DEED, INSTRUMENT NUMBER 2026-72597, SAID REAL PROPERTY:

THENCE S 00°45'46"E, 1024.03 FEET, WITH THE EAST LINE OF SAID ALLIANCE WESTPORT NO. 16 TRACT AND THE WEST LINE OF SAID MOBILITY WAY, TO THE POINT OF BEGINNING AND CONTAINING 2,597,598 SQUARE FEET OR 59.633 ACRES OF LAND MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WILLIAM K. BURTON, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 5, 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 3 DAY OF September 2026.

ALLIANCE WESTPORT NO. 16, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: HILLWOOD ALLIANCE MANAGEMENT II, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

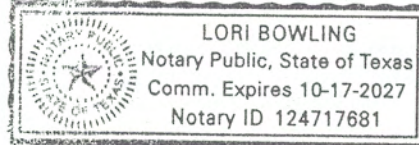
BY: William K. Burton
NAME: WILLIAM K. BURTON
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED WILLIAM K. BURTON, 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.

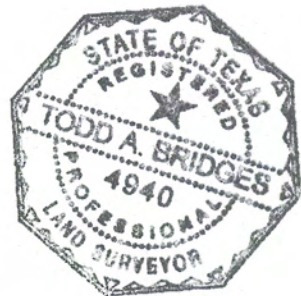
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF September 2026.

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 SEPTEMBER, 2026 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 9-3-26
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940



OWNERS
ALLIANCE WESTPORT NO. 16, LTD.
9800 HILLWOOD PKWY STE 300
FORT WORTH, TEXAS 76177
(817) 224-6033

SURVEY / ENGINEER
WESTWOOD PROFESSIONAL SERVICES, INC.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562-3350

NOTES CONT.:

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 RECORRATION 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.

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 GROWTH 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.

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.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE AREAS, AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION, CLUBHOUSE, EXERCISE, BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

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.

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".

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 4810C0630G, DATED 04/08/2011. 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 DILETS 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 TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE SUCH BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

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.

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.

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.

ACF# 60487

Revisions:			
Job #:	R0076584.00	Drawn By:	S.P. / W.B.
Checked By:	T. Bridges	Date:	01/27/2026

A Final Plat of
Lot 5, Block 2, Westport Addition
an Addition to the City of Fort Worth,
Situated in the Greenberry Overton Survey, Abstract Number 972
Denton County, Texas

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH# 817-562-3350

SHEET
2
OF 2 SHEETS

Filed for Record
in the Official Records Of:
Denton County
On: 9/10/2026 3:23:14 PM
In the PLAT Records
WESTPORT ADDITION LOT 5 BLOC
Doc Number: 2026 - 320
Number of Pages: 2
Amount: 100.00
Order#: 20260910000489
By: MF