

FS-25-036

LAND USE TABLE

Lot 4, Block 1	Commercial	8.412 Acres
Lot 5, Block 1	Commercial	4.508 Acres
Right-of-way Dedication		0.108 Acres
Total		12.920 Acres

LEGEND

IRF Iron Rod Found
Esmt. Easement
C.R.T.C.T. County Records, Tarrant County, Texas

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	11° 40' 41"	831.00'	169.37'	N 00° 06' 30" W	169.08'
C2	19° 07' 18"	995.00'	332.07'	N 15° 17' 30" E	330.53'

ACF# 60474

Revisions:

Job #:	0057442	Drawn By:	W.Blades
		Checked By:	T.Bridges
		Date:	1-21-25

Westwood

Westwood Professional Services, Inc.
8800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-562-3350

SHEET

1

OF 2 SHEETS

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8/27/2025 4:19:57 PM SHEET

4:10:58 PM

8/27/2025

SHEET 1

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DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT L.P., RECORDED IN VOLUME 13588, PAGE 188, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND SOUTHWEST CORNER OF SAID REMAINDER TRACT AND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, GTB BUSINESS PARK, RECORDED IN INSTRUMENT NUMBER D216206649, SAID COUNTY RECORDS, BEING IN THE EAST RIGHT-OF-WAY LINE OF PARK VISTA BOULEVARD, RECORDED IN DEDICATION DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D216164879, SAID COUNTY RECORDS, BEING THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH THE WEST LINE OF SAID REMAINDER AND SAID EAST RIGHT-OF-WAY LINE, AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 169.37 FEET, THROUGH A CENTRAL ANGLE OF 1°40'41", HAVING A RADIUS OF 831.00 FEET, THE LONG CHORD OF WHICH BEARS N 00°06'30"W, 169.08 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID COMMON LINE AND SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 332.07 FEET, THROUGH A CENTRAL ANGLE OF 19°07'18", HAVING A RADIUS OF 995.00 FEET, THE LONG CHORD OF WHICH BEARS N 15°17'30"E, 330.53 FEET, TO A "X" CUT FOUND;

THENCE N 22°17'54"E, 98.49 FEET, CONTINUING WITH SAID COMMON LINE, TO A 5/8 INCH IRON ROD, FOUND, THE NORTHWEST CORNER OF SAID AIL TRACT:

THENCE N 89°37'03"E, 309.76 FEET, WITH THE NORTH LINE OF SAID REMAINDER TRACT, TO A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO KELLER TX STORAGE WEST, LLC, RECORDED IN INSTRUMENT NUMBER D225104930 AND THE SOUTHWEST CORNER OF LOT 6, BLOCK 4, PINE TREE MOBILE HOME ESTATES, RECORDED IN VOLUME 388-153, PAGE 70, BOTH OF SAID COUNTY RECORDS:

THENCE N 89°52'09"E, 729.73 FEET, WITH THE NORTH LINE OF SAID REMAINDER TRACT, TO A 1/2 INCH IRON ROD FOUND AT SOUTHEAST CORNER OF SAID PINE TREE HOME ESTATES, BEING IN THE WEST LINE OF PINE TREE MOBILE HOME ESTATES, NO. 2, RECORDED IN VOLUME 388-157, PAGE 8, COUNTY RECORDS, TARRANT COUNTY, TEXAS:

THENCE S 00°34'53"E, 18.00 FEET, CONTINUING WITH THE NORTH LINE OF SAID REMAINDER AND THE WEST LINE OF SAID PINE TREE MOBILE HOMES ESTATES, NO. 2, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS S 00°34'53"E, 0.53 FEET;

THENCE S 89° 52'22"E, 602.53 FEET, CONTINUING WITH SAID NORTH LINE, AND THE SOUTH LINE OF BLOCK 8, SAID PINE TREE MOBILE HOME ESTATES, NO. 2, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET IN THE NORTH RIGHT OF WAY LINE OF GOLDEN TRIANGLE BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY, (120 FEET TO 140 FEET), RECORDED IN INSTRUMENT NUMBER D210153959, SAID COUNTY RECORDS:

THENCE S 61°56'11" W, 955.34 FEET, WITH THE SOUTH LINE OF SAID REMAINDER AND THE NORTH OF GOLDEN TRIANGLE BOULEVARD, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET IN THE EASTERLY SOUTHWEST CORNER OF SAID REMAINDER TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D216164879, COUNTY RECORDS, TARRANT COUNTY, TEXAS:

THENCE DEPARTING SAID COMMON LINE, WITH THE WEST AND SOUTH LINE OF SAID REMAINDER TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

- N 56°40'42"W, 58.66 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;
- N 45°33'19"W, 96.87 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BARTONCHAPA", FOUND;
- S 61°57'53"W, 71.46 FEET, TO A 1/2 INCH IRON ROD FOUND;
- N 28°02'19"W, 106.64 FEET, TO A MAG NAIL FOUND;
- N 81°20'17"W, 54.98 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BARTONCHAPA", FOUND;
- S 61°05'42"W, 330.73 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;
- N 28°18'01"W, 55.08 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;

THENCE S 61°57'41"W, 364.85 FEET, WITH SAID COMMON LINE, TO THE POINT OF BEGINNING AND CONTAINING 562,817 SQUARE FEET OR 12.920 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOTS 4 AND 5, BLOCK 1

GTB BUSINESS PARK

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT SHOWN HEREON.

AIL INVESTMENT, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: HILLWOOD OPERATING, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER

BY: HILLWOOD DEVELOPMENT CORPORATION
A TEXAS CORPORATION
ITS GENERAL PARTNER

BY: 
ERIC ELROD
SR. VICE PRESIDENT

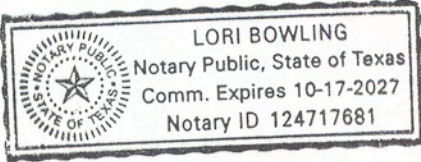
STATE OF TEXAS
COUNTY OF TARRANT

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 29 DAY
OF August, 2025.


NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10-17-27



NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.

THE APPROXIMATE 100 YEAR FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 48439C0070K, REVISED SEPTEMBER 25, 2009. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.

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 RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAN EASEMENT LINE AS SHOWN ON THE PLAT.

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.

NOTES CONT.

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.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

PRIVATE (PRV'S) REQUIRED
PRIVATE P.R.V'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."



LT:Thomita
9-9-2025

PP-14-012
FS-25-036

A FINAL PLAT OF
LOTS 4 & 5, BLOCK 1

GTB BUSINESS PARK

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70,, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: JANUARY, 2025

12.920 Acres

ACF# 60474

Job #:	Drawn By:	Checked By:	Date:
0057442	W.Blades	T.Bridges	1-21-25

Revisions:

Westwood

Westwood Professional Services, Inc.

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FORT WORTH, TEXAS 76177 PH# 817-862-3960

SHEET

2

OF 2 SHEETS