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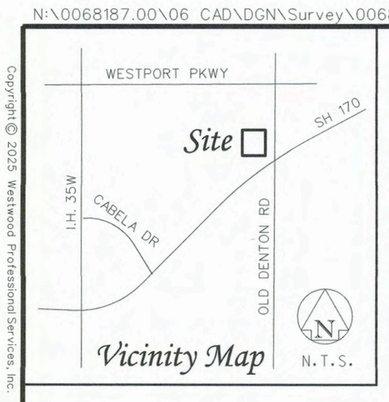


NOTES:

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

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 1OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1THEN 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.

NOTES:

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-PLAIN 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".

NOTES:

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

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 48439C0060K, , DATED SEPTEMBER 25, 2009.

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.

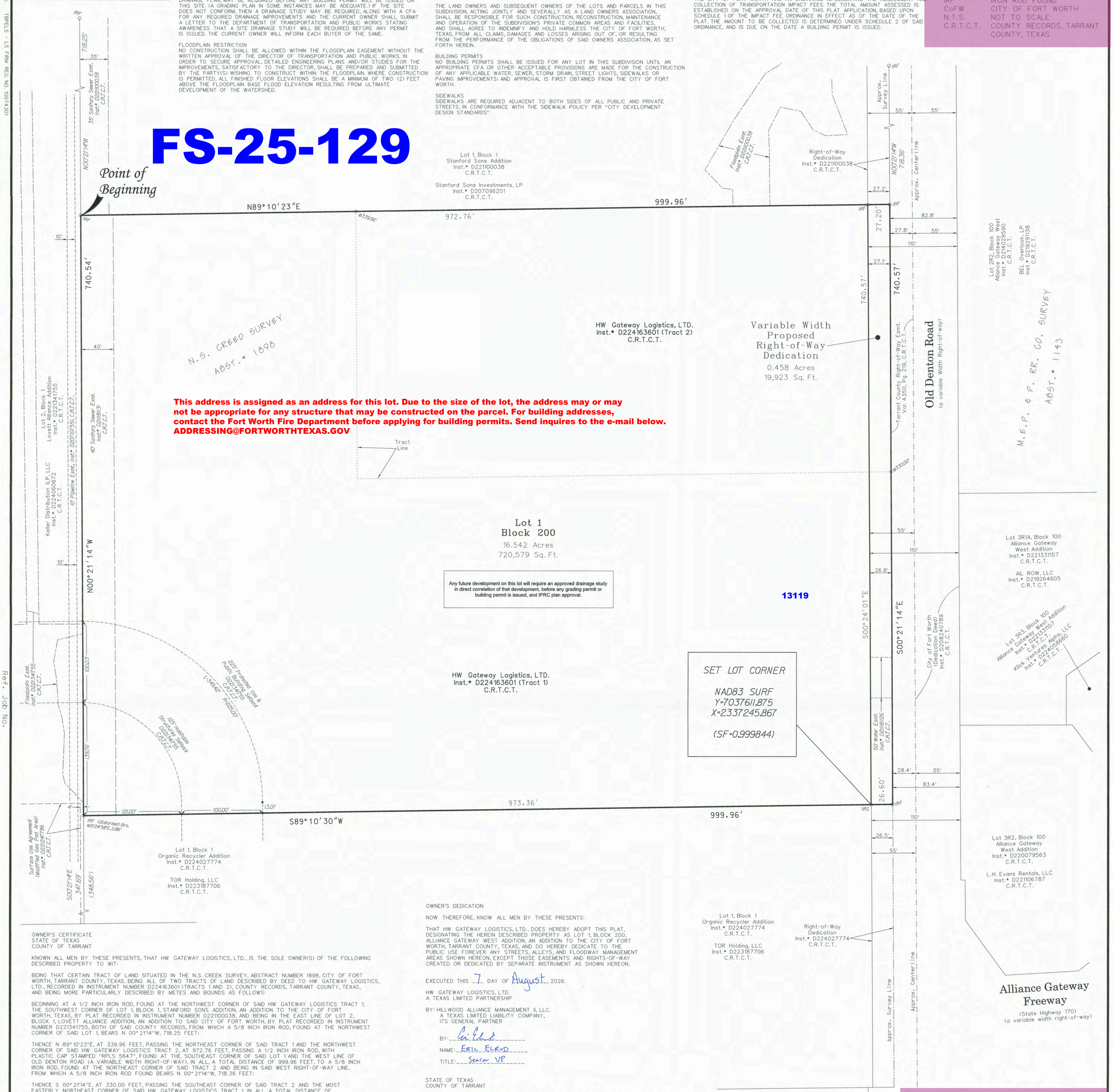
TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE 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.

N
W E
S
0 60 120 180
GRAPHIC SCALE IN FEET

LEGEND

IRF	IRON ROD FOUND
CoFW	CITY OF FORT WORTH
N.T.S.	NOT TO SCALE
C.R.T.C.T.	COUNTY RECORDS, TARRANT COUNTY, TEXAS

FS-25-129



This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires to the e-mail below.
ADDRESSING@FORTWORTHTEXAS.GOV

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

KNOWN ALL MEN BY THESE PRESENTS, THAT HW GATEWAY LOGISTICS, LTD., IS THE SOLE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE N.S. CREEK SURVEY, ABSTRACT NUMBER 1898, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF TWO TRACTS OF LAND DESCRIBED BY DEED TO HW GATEWAY LOGISTICS, LTD., RECORDED IN INSTRUMENT NUMBER D224163601 (TRACTS 1 AND 2), COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID HW GATEWAY LOGISTICS TRACT 1, THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, STANFORD SONS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, BY PLAT RECORDED IN INSTRUMENT NUMBER D221100038, AND BEING IN THE EAST LINE OF LOT 2, BLOCK 1, LOVETT ALLIANCE ADDITION, AN ADDITION TO SAID CITY OF FORT WORTH, BY PLAT RECORDED IN INSTRUMENT NUMBER D221341755, BOTH OF SAID COUNTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BEARS N 00° 21'14"W, 718.25 FEET;

THENCE N 89° 10'23"E, AT 339.96 FEET, PASSING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF SAID HW GATEWAY LOGISTICS TRACT 2, AT 972.76 FEET, PASSING A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "RPLS 5647", FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF OLD DENTON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), IN ALL, A TOTAL DISTANCE OF 999.96 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF SAID TRACT 2 AND BEING IN SAID WEST RIGHT-OF-WAY LINE, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 00° 21'14"W, 718.36 FEET;

THENCE S 00° 21'14"E, AT 330.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID TRACT 2 AND THE MOST EASTERLY NORTHEAST CORNER OF SAID HW GATEWAY LOGISTICS TRACT 1, IN ALL, A TOTAL DISTANCE OF 740.57 FEET, WITH SAID WEST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 1;

THENCE S 89° 10'30"W, AT 26.60 FEET, PASSING A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "WESTWOOD", SET IN SAID WEST RIGHT-OF-WAY LINE, IN ALL, A TOTAL DISTANCE OF 999.96 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 1, THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ORGANIC RECYCLER ADDITION, AN ADDITION TO SAID CITY OF FORT WORTH, BY PLAT RECORDED IN INSTRUMENT NUMBER D224027774, SAID COUNTY RECORDS, AND BEING IN THE AFOREMENTIONED EAST LINE OF LOT 2, BLOCK 1, LOVETT ALLIANCE ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND (DISTURBED) BEARS N 15° 24'58"E, 0.86 FEET AND A 5/8 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1 (ORGANIC RECYCLER ADDITION) AND THE SOUTHEAST CORNER OF SAID LOT 2, BEARS S 00° 21'14"E, 347.69 FEET;

THENCE N 00° 21'14"W, 740.54 FEET, WITH SAID EAST LINE, TO THE POINT OF BEGINNING AND CONTAINING 740,502 SQUARE FEET OR 17.000 ACRES OF LAND, MORE OR LESS.

TO BE KNOWN AS: LOT 1, BLOCK 200
ALLIANCE GATEWAY WEST ADDITION

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HW GATEWAY LOGISTICS, LTD., DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 200, ALLIANCE GATEWAY WEST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER 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 7 DAY OF August, 2026.

HW GATEWAY LOGISTICS, 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 VP

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED Eric Elrod, SVP, 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 7 DAY OF August, 2026.

Lori Bowling
NOTARY PUBLIC, STATE OF TEXAS

LORI BOWLING
Notary Public, State of Texas
Comm. Expires 10-17-2027
Notary ID 124717681

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/21/2026 10:13 AM
D226163830
PLAT
Pages: 2
Fees: $69.00
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

LOT TABULATION

BLOCK 200	1 LOT
TOTAL	1 LOT

LAND USE TABLE

HEAVY INDUSTRIAL	16.542 ACRES
PUBLIC RIGHT-OF-WAY	0.458 ACRES
TOTAL	17.000 ACRES

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

Plat Approval Date: 8/20/2026
By: _____ Chairman
By: _____ Secretary

FS# 25-129

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 JULY, 2026 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 7-31-26
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT
Eng D. Hood
8/20/2026

THIS DOCUMENT FILED IN INSTRUMENT NUMBER _____, DATE _____

OWNER
HW GATEWAY LOGISTICS, LTD.
9800 HILLWOOD PARKWAY, SUITE 300
FORT WORTH, TEXAS 76177
(817) 224-6000

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES, INC.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562.3350
TODD BRIDGES
COMMUNICATIONS@WESTWOODPS.COM

A Final Plat of
Lot 1, Block 200
Alliance Gateway West Addition
Being 17.000 Acres of Land Total,
Right-of-Way Dedication 0.458 Acres,
situated in the N.S. Creek Survey,
Abstract Number 1898,
City of Fort Worth, Tarrant County, Texas
DATE OR PREPARATION: APRIL 2025
CASE NO. FS-25-129

ACF# 60476

Job No.

Ref. Job No.

SHEET 1 OF 1 SHEETS

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

A Final Plat of
Lot 1, Block 200, Alliance Gateway West Addition
Being 17.000 Acres of land situated in the N.S. Creek Survey,
Abstract Number 1898, City of Fort Worth, Tarrant County, Texas

Job #:	0052708.00	Revisions:
Drawn By:	TBR	
Checked By:	TAB	
Date:	04/22/2025	