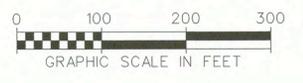


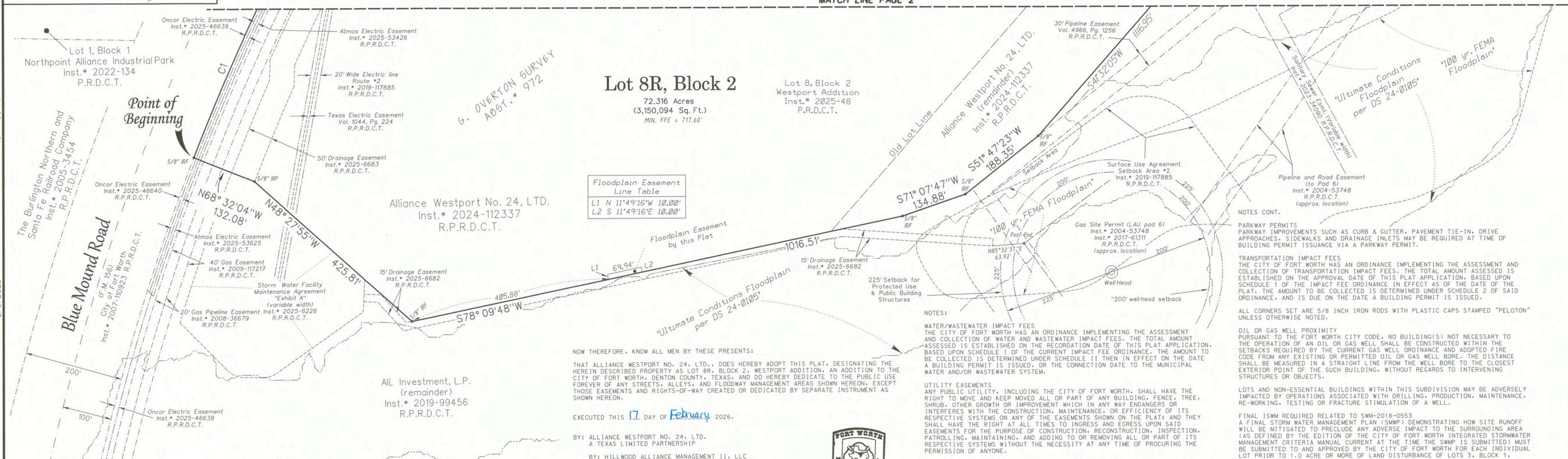
LAND USE	
INDUSTRIAL	72.316 ACRES
TOTAL	72.316 ACRES

LOT SUMMARY	
LOT 8R, BLOCK 2	72.316 Ac.
TOTAL	72.316 Ac. (3,150,094 Sq. Ft.)

C1 = Δ = 20° 04' 25"
 R = 4483.66'
 L = 1570.85'
 LC = N 31° 29' 33"E
 1562.83'



MATCH LINE PAGE 2



Lot 8R, Block 2
 72.316 Acres
 (3,150,094 Sq. Ft.)
 MIN. FFE = 717.60'

Floodplain Easement Line Table	
L1	N 11°49'16"W 10.00'
L2	S 11°49'16"E 10.00'

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT ALLIANCE WESTPORT NO. 24, LTD., DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 8R, 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 17 DAY OF February 2026.

BY: ALLIANCE WESTPORT NO. 24, LTD.
 A TEXAS LIMITED PARTNERSHIP
 BY: HILLWOOD ALLIANCE MANAGEMENT II, LLC
 A TEXAS LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER

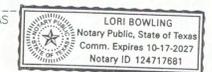
BY: *Eric Elrod*
 ERIC ELROD
 SENIOR VICE PRESIDENT

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 17 DAY OF February 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 JUNE, 2025 AND THAT ALL CORNERS ARE AS SHOWN.

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



OWNER / DEVELOPER: ALLIANCE WESTPORT NO. 24, LTD., 9800 HILLWOOD PARKWAY, SUITE 300, FORT WORTH, TEXAS 76177

SURVEYOR: WESTWOOD PROFESSIONAL SERVICES, INC., 9800 HILLWOOD PARKWAY, SUITE 250, FORT WORTH, TEXAS 76177 (817) 562.3350

LEGEND
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 NTS = NOT TO SCALE
 R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.
 P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS.
 SWFMA = STORM WATER FACILITY MAINTENANCE AGREEMENT

NOTES CONT.

PARKWAY PERMITS
 IMPROVEMENTS SUCH AS CURB & CUTTER, 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.

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.

FINAL ISWM REQUIRED RELATED TO SWM-2018-0553
 A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITOR OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO 1 ACRE OR MORE OF LAND DISTURBANCE OF LOTS 3, BLOCK 1, WESTPORT ADDITION.

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.

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.

ACCESS
 DIRECT ACCESS TO FM156 / BLUE MOUND ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.

REPLAT
 THE PURPOSE OF THIS REPLAT IS INCREASE THE SIZE OF LOT 8, BLOCK 2.

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 FLOODING 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.

FEMA FLOODPLAIN
 SUBJECT TRACT FALLS WITHIN ZONE "X", AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4812C490G, DATED APRIL 18, 2011.

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.

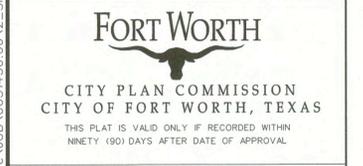
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NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

Lot 8R, Block 2 Westport Addition

BEING A REPLAT OF LOT 8, BLOCK 2, WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2025-48 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SITUATED IN THE L.A. BUTLER SURVEY, ABSTRACT NUMBER 64, THE A.W. ROBERTSON SURVEY, ABSTRACT NUMBER 1553 AND THE GREENBERRY OVERTON SURVEY, ABSTRACT NUMBER 972, DENTON COUNTY, TEXAS.



Plat Approval Date: 3/09/2026
 By: *[Signature]* Chairman
 By: *[Signature]* Secretary

Revisions:
02/24, Rev. to 6/25/25 -wb

Job #:
0051430

Drawn By:
W. Blades

Checked By:
T. Bridges

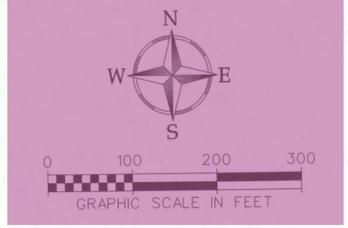
Date:
06.07.2025

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

SHEET 1 OF 2 SHEETS

Filed for Record in the Official Records Of: Denton County
 On: 3/6/2026 8:30:03 AM
 In the PLAT RECORDS
 WESTPORT ADDITION
 Doc Number: 2026-87
 Number of Pages: 2
 Amount: 100.00
 Order#: 20260306000066
 By: MF

FS-25-192



ACF# 60467

Lot 4, Block 1
Northpoint Alliance Industrial Park
Inst. # 2022-134
P.R.D.C.T.

Lot 2, Block 1
Northpoint Alliance Industrial Park
Inst. # 2021-249
P.R.D.C.T.

Lot 1, Block 1
Northpoint Alliance Industrial Park
Inst. # 2022-134
P.R.D.C.T.

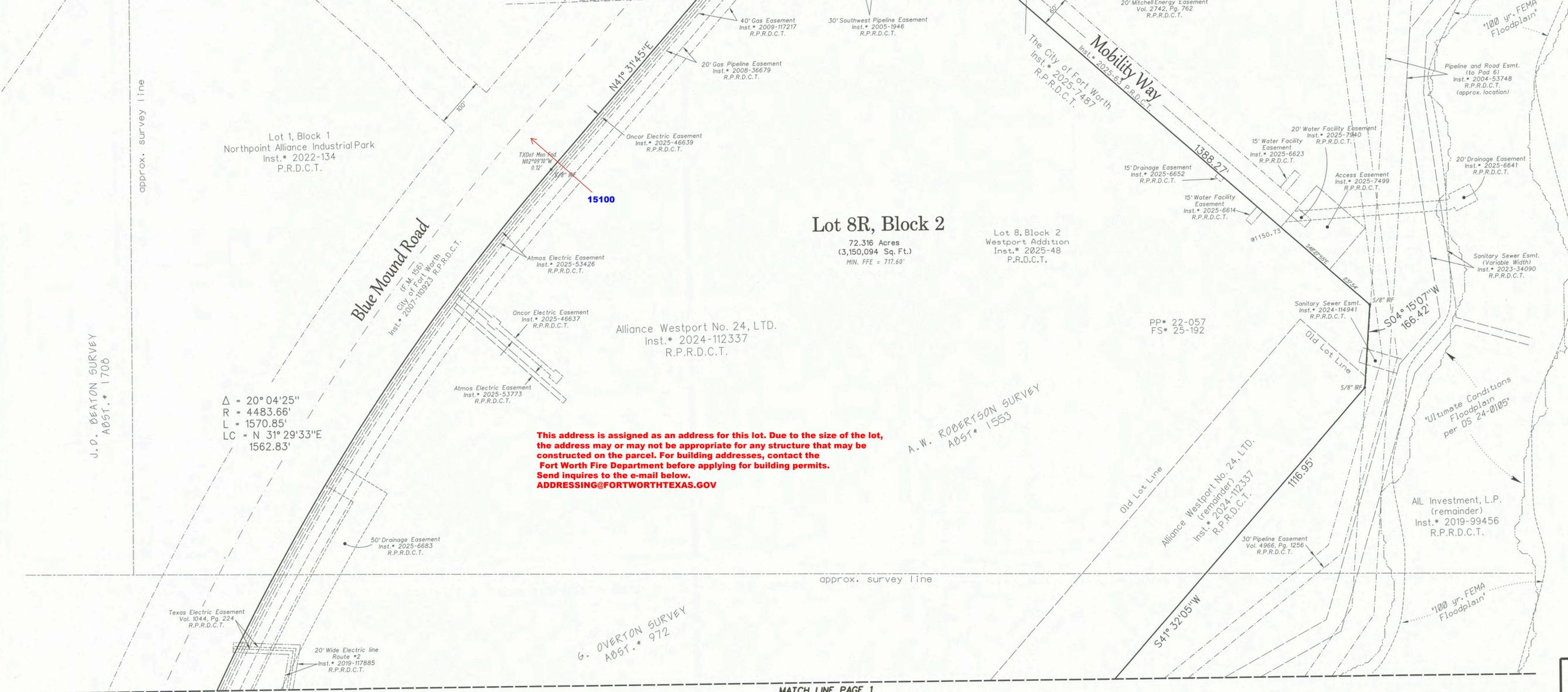
Lot 8R, Block 2
72.316 Acres
(3,150,094 Sq. Ft.)
MIN. FFE = 717.60'

Lot 8, Block 2
Westport Addition
Inst. # 2025-48
P.R.D.C.T.

Alliance Westport No. 24, LTD.
Inst. # 2024-112337
R.P.R.D.C.T.

AIL Investment, L.P.
(remainder)
Inst. # 2019-99456
R.P.R.D.C.T.

LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
NTS = NOT TO SCALE
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P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS.
SWFMA = STORM WATER FACILITY MAINTENANCE AGREEMENT



$\Delta = 20^\circ 04'25''$
 $R = 4483.66'$
 $L = 1570.85'$
 $LC = N 31^\circ 29'33''E$
 $1562.83'$

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 inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

J.D. BEATON SURVEY
ABST. # 1700

L.A. BUTLER SURVEY
ABST. # 64

A.W. ROBERTSON SURVEY
ABST. # 1553

G. OVERTON SURVEY
ABST. # 972

MATCH LINE PAGE 1

Job #:	Drawn By:	Checked By:	Date:
0051430	W.Blades	T.Bridges	06.07.25

A FINAL PLAT OF
Lot 8R, Block 2 Westport Addition
BEING A REPLAT OF LOT 8, BLOCK 2, WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2025-48 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SITUATED IN THE L.A. BUTLER SURVEY, ABSTRACT NUMBER 64, AND IN THE A.W. ROBERTSON SURVEY, ABSTRACT NUMBER 1553, DENTON COUNTY, TEXAS.

Westwood
Westwood Professional Services, Inc.
6800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76117 PH.# 817-562-3350

SHEET
2
OF 2 SHEETS

Filed for Record
in the Official Records Of:
Denton County
On: 3/6/2026 8:30:03 AM
in the PLAT Records
WESTPORT ADDITION
Doc Number: 2026-87
Number of Pages: 2
Amount: 100.00
Order#: 2026030600066
By: MF

PP# 22-057
FS# 25-192

Job No. 0051430