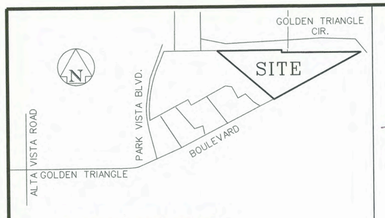
FS-25-309

ACF# 60486



VICINITY MAP
N.T.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 OCTOBER, 2024, AND THAT ALL CORNERS ARE AS SHOWN.

Todd A Bridges 9-28-26

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

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

STATE OF TEXAS
COUNTY OF TARRANT

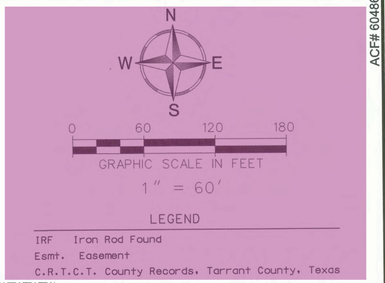
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY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

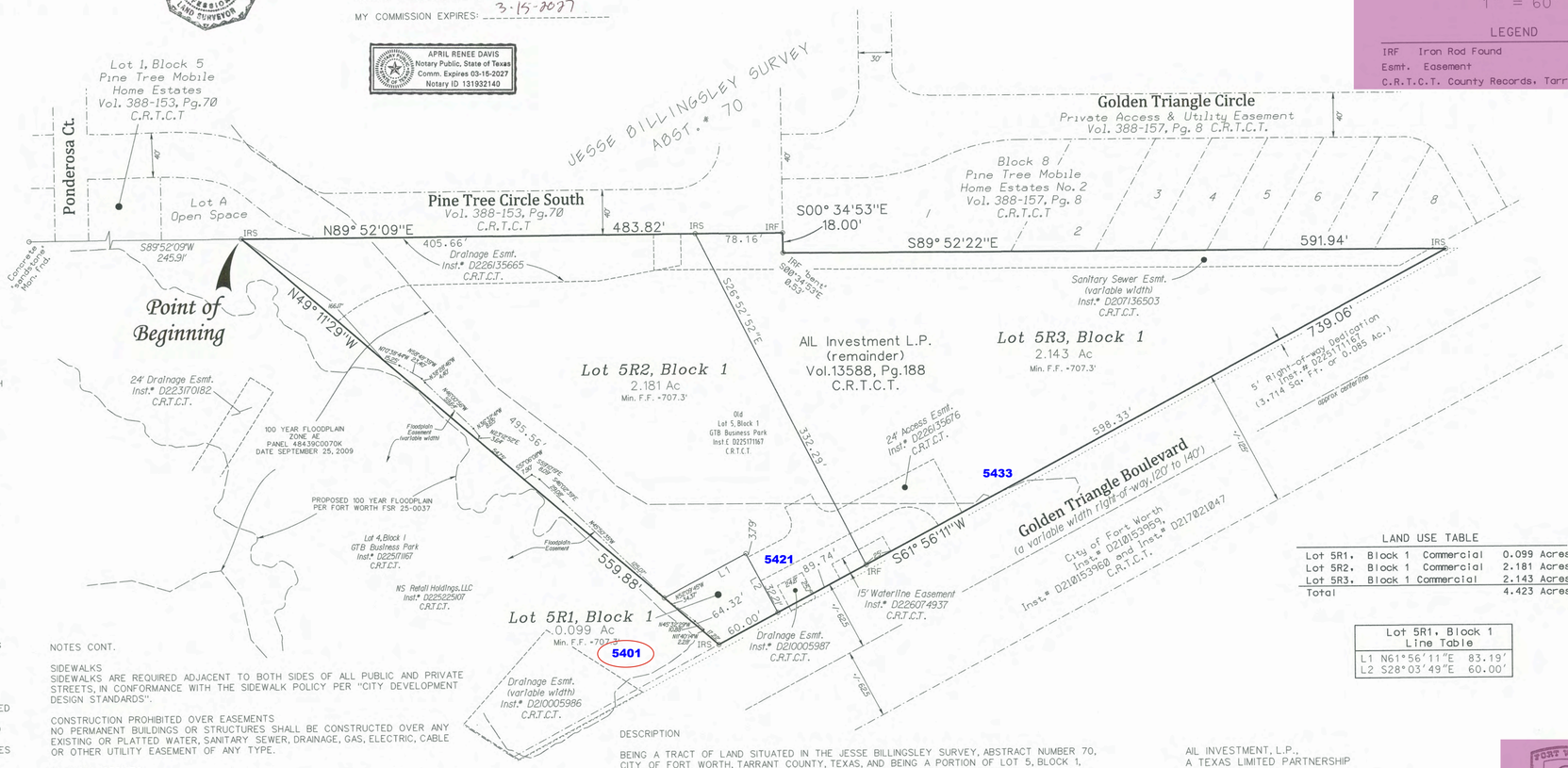
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF September, 2026.

April Renee Davis
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 3-15-2027

APRIL RENEE DAVIS
Notary Public, State of Texas
Comm. Expires 03-15-2027
Notary ID 131932140





LAND USE TABLE		
Lot 5R1,	Block 1 Commercial	0.099 Acres
Lot 5R2,	Block 1 Commercial	2.181 Acres
Lot 5R3,	Block 1 Commercial	2.143 Acres
Total		4.423 Acres

Lot 5R1, Block 1 Line Table	
L1	N61°56'11"E 83.19'
L2	S28°03'49"E 60.00'

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 I 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.

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-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.

NOTES CONT.

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.

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 "PELOTON" 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.

LOT 5R1, BLOCK 1
LOT 5R1, BLOCK 1 OF GTB BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH, DESIGNATED FOR A CELL TOWER, IS NOT SERVED BY A PUBLIC WATER/SEWER FACILITY AND NO PROVISIONS FOR THE INSTALLATION THERE OF HAVE BEEN MADE. THE PROPERTY OWNER OF THIS LOT SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING THE PUBLIC WATER/ SEWER FACILITIES TO SERVE THE SUBJECT LOT, AS PER THE WATER AND WASTEWATER INSTALLATION POLICY OF THE CITY. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR ALL OR ANY PORTION OF THE COST OF INSTALLING SAID FACILITY. IN THE EVENT THE OWNER OF SAID LOT DESIRES TO CHANGE THE USAGE OF THE PROPERTY, OR MAKES APPLICATION FOR BUILDING PERMIT THAT REQUIRES A PUBLIC WATER OR SEWER FACILITY, OR REQUIRES FIRE PROTECTION, THE CITY OF FORT WORTH WILL REQUIRE THE EXTENSION OF WATER AND SEWER SERVICE AT THE SOLE COST OF THE OWNER.

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 LOT 5, BLOCK 1, GTB BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D225171167, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT RECORDED IN VOLUME 13588, PAGE 188, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1, GTB BUSINESS PARK, RECORDED IN INSTRUMENT NUMBER D225171167, AND BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 1, SAID GTB BUSINESS PARK, BEING IN THE SOUTH LINE OF PINE TREE MOBILE HOME ESTATES, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 388-153, PAGE 70, COUNTY RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A CONCRETE "SANDSTONE" MONUMENT FOUND IN SAID SOUTH LINE, BEARS S 89° 52'09"W, 245.91 FEET:

THENCE N 89° 52'09"E, 483.82 FEET, CONTINUING WITH SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID LOT 5, TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF LOT 1, BLOCK 8, PINE TREE MOBILE HOMES ESTATES NO. 2, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 388-157, PAGE 8, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 00° 34'53"E, 18.00 FEET, WITH SAID WEST LINE, TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8, FROM WHICH A "BENT" 1/2 INCH IRON ROD FOUND, BEARS S 00° 34'53"E, 0.53 FEET:

THENCE S 89° 52'22"E, 591.94 FEET, WITH THE SOUTH LINE OF SAID PINE TREE MOBILE HOME ESTATES NO. 2, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET, IN THE NEW NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 61° 56'11"W, 739.06 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD"SET;

THENCE N 49° 11'29"W, 559.88 FEET, DEPARTING SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 192,659 SQUARE FEET OR 4.423 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS

LOTS 5R1, 5R2 AND 5R3, 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: AIL GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: Eric Elrod
ERIC ELROD
SR. VICE PRESIDENT

FORT WORTH FIRE DEPARTMENT
LT. Thornton
9-29-2026

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 28 DAY OF September, 2026.

Lori Bowling
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10-17-27

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

FS-25-309

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: 9/29/26

By: _____ Chairman

By: _____ Secretary

OWNER
AIL INVESTMENT, L.P.
9800 HILLWOOD PARKWAY, SUITE 300
FORT WORTH, TX. 76177

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

THIS DOCUMENT FILED IN INSTRUMENT NUMBER _____, DATE _____

A FINAL PLAT OF
LOTS 5R1, 5R2 & 5R3, BLOCK 1
GTB BUSINESS PARK

BEING A REPLAT OF LOT 5, BLOCK 1, GTB BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D225171167, SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70, , CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: NOVEMBER, 2025

4.423 Acres

Ref. Job No. HWA14035. 0057442.

Job No. 0070426

Revisions:			
Job #:	0070426		
Drawn By:	W.Blades		
Checked By:	T.Bridges		
Date:	11.26.2025		

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
09/30/2026 09:51 AM
D226190345
PLAT
Pages: 3
Fees: $73.00
MARY LOUISE NICHOLSON
COUNTY CLERK

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817.562.3350

SHEET
1 OF 1 SHEETS

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