Page 4 of 5 3/10/2025 D225039812 LAND USE Vicinity Map 38.862 ACRES INDUSTRIAL N.T.S. 38.862 ACRES LOT SUMMARY Intermodal Parkway formerly Westport (120' right-of-way) Vol. 11536, Pg. 1770 R.P.R.D.C.T. LOT 1R, BLOCK 1 38.862 Ac. TOTAL 38.862 Ac. 40.00, Sanitary Sewer Esmt. Inst.# D209046090 C.R.T.C.T. INTERMODAL RD. GRAPHIC SCALE IN FEET 5/8 IRF 4 Water & Sanitary Sewer Esmt. Cab. A, Slide 10152 C.R.T.C.T. & Utility Esmt. KELLER HASLET RD. "Jacobs" Vol. 12202, Pg. 1714 C.R.T.C.T. Legend Lot 3, Block 1 20' Bldg. Setback IRS IRON ROD SET 10' Utility Esmt. Vol. 12202, Pg. 1714 C.R.T.C.T. Vol. 12202, Pg. 1714 20' Bldg. Setback Vol. 12202, Pg. 1714 C.R.T.C.T. IRF IRON ROD FOUND C.R.T.C.T. 951.25 N89° 28'09"E ESMT. EASEMENT BLDG. BUILDING Paving Setback > Electric Esmt. & Utility Esmt. `S89° 39'39''W Inst.# D2|400|23| C.R.T.C.T. Vol. 12202, Pg. 1714 C.R.T.C.T. 40.00' Mar 7, 2025 30' Bldg. Setback Vol. 12202, Pg. 1714 C.R.T.C.T. Electric Esmt.
Vol. 11994, Pg. 2320
C.R.T.C.T.
Inst. # 95-R0030184 R.P.R.D.C.T. 5' Paving Setback 404.91' 5/8 IRS & Utility Esmt. √-N89° 40'01''E---Let 1, Block 1 BK Westport Addition Vol. 12202, Pg. 1714 C.R.T.C.T. Inst. no. D213072931 20' Bldg. Setback C.R.T.C.T. Vol. 12202, Pg. 1714 C.R.T.C.T. 5' Paving Setback 10' Utility Esmt. Vol, 12202, Pg. 1714 C.R.T.C.T. & Utility Esmt. Vol. 12202, Pg. 1714 C.R.T.C.T. 1150 5' Paving Setback & Utility Esmt. Vol. 12202, Pg. 1714 C.R.T.C.T. Lot 1R, Block 1 JBH Westport Addition N89° 28'04''E 297.18' 5/8 IRF MIN. FFE = 711.90' "Jacobs" 38.862 Acres 40' Esmt. Reservation Inst. # D2I23I7634 FS-24-020 > 20' Paving Setback ∖ Drainage Esmt. C.R.T.C.T. & Utility Esmt. Vol. 12202, Pg. 1714 Inst.# D2I23I7635 C.R.T.C.T. C.R.T.C.T. Old Lot Line Water WellEsmt. ---;Inst.# D223218582 ⟨ C.R.T.C.T. JB Hunt Transport, Inc. Inst.# D212317634 C.R.T.C.T. CERTIFICATION Electric Esmt. I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE Vol. 11994, Pg. 2320 OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE Inst.# 95-R0030184 ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN FEBRUARY, 2025 R.P.R.D.C.T. AND THAT ALL CORNERS ARE AS SHOWN. Old Lot 1 , Block 1 JBH Westport Addition 1 del d Bud 12 2725 JB Hunt Transport, Inc. Inst. no. D213072931 Inst.# D223218739 C.R.T.C.T. C.R.T.C.T. TODD A. BRIDGES REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4940 5' Paving Setback & Utility Esmt. Vol. 12202, Pg. 1714 30' Bldg. Setback C.R.T.C.T. Vol. 12202, Pg. 1714 Temporary Access 1 C.R.T.C.T. MIN. FFE = 711.90' Inst.# D208274278 C.R.T.C.T. N89° 43'34''W / 264.98' Drainage Esmt. Drillsite Esmt. Drainage Esmt. / Inst.# D2I23I7635 Inst.# D223218740 C.R.T.C.T. C.R.T.C.T. 30' Bldg. Setback Vol. 12202, Pg. 1714 Alliance Center-West Association OWNER Inst.# D209153996 C.R.T.C.T. Alliance Center-West Association C.R.T.C.T. JB HUNT TRANSPORT, INC. Inst.* D209153995 C.R.T.C.T. 705 B.N. BLOOMINGTON LOWELL, ARKANSAS Stormwater Facility Maintenance Agreement 479-419-3142 SWFMA 24-0020 666.02' In pond S89° 24'18''W Inst.# D225025889 SURVEYOR \ ENGINEER C.R.T.C.T. Drainage Esmt. Inst.# D223218740 PELOTON LAND SOLUTIONS 9800 HILLWOOD PARKWAY, SUITE 250 FORT WORTH, TEXAS 76177 (817) 562.3350 C.R.T.C.T. Stormwater Facility Maintenance Agreement SWFMA 24-0020 Inst.# D225025889 → 35′ Gas & Salt Water Esmt. C.R.T.C.T. Inst.# D2I0083606 C.R.T.C.T. The purpose of this replat is to reconfigure FORT WORTH 35' Gas Esmt. Lot 1, Block 1 JBH Westport Addition Inst.# D210083607 into a larger Lot. That being Lot 1R, Block 1 C.R.T.C.T. JBH Westport Addition. Drainage Esmt. Inst.# D223218740 C.R.T.C.T. Drillsite Esmt. CITY PLAN COMMISSION A Final Plat of City of Haslet, Texas Keller Haslet Road North CITY OF FORT WORTH, TEXAS Lot 1R, Block 1 (Right-of-Way Dedication) THIS PLAT IS VALID ONLY IF RECORDED WITHIN Inst. D224014036 (paved traveled road) SHEET NINETY (90) DAYS AFTER DATE OF APPROVAL R.P.R.D.C.T. JBH Westport Addition Being a Replat of Lot 1, Block 1, JBH Westport Addition, recorded in Plat Approval Date: Instrument Number D213072931, County Records, Tarrant County, Texas Situated In the Greenberry Overton Survey, Abstract Number 1185, City of Fort Worth, Tarrant County, Texas Don Boren Mar 7, 2025 of 2 SHEETS , DATE:__ THIS DOCUMENT IS FILED IN COUNTY CLERK'S FILING NUMBER: Date of preparation 1.11.24 38.862 Acres Secretary Peloton Job No. JBH23001 Ref. Job No. HWA23009, JBH12001, JBH23001 Copyright⊚ 2025 Peloton Land Solutions, Inc. TBPELS - LS FIRM REG. NO. 10177700

Plat of
Block 1

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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

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 DWNER 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 UNDBSTRUCTED 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 DWNERS 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.

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CEA 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

SIDEWALKS

DESIGN STANDARDS".

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT

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.

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT, COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C0055K, MAP REVISED SEPTEMBER, 25 2009.

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.

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 DRDINANCE AND ADDPTED FIRE CODE FROM ANY EXISTING OR PERMITTED DIL 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.

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.

PRIVATE (PRV'S) REQUIRED

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

TBPELS - LS FIRM REG. NO. 10177700

INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME

OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES. 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. OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT

KNOWN ALL MEN BY THESE PRESENTS, THAT JB HUNT TRANSPORT, INC, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NUMBER 1185, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, JBH WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D213072931, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO JB HUNT TRANSPORT, INC., RECORDED IN INSTRUMENT NUMBER D223218739, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BEING IN THE SOUTH LINE OF LOT 2R, BLOCK 1, ALLIANCE LOGISTICS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D213137182, ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO WESTPORT PARK NO. 27, LTD., RECORDED IN INSTRUMENT NUMBER D209299308, COUNTY RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND AT THE NORTH END OF A CURB RETURN IN THE SOUTH RIGHT-DF-WAY LINE OF INTERMODAL PARKWAY (A 120 FOOT RIGHT-OF-WAY). FORMERLY KNOWN AS WESTPORT PARKWAY, RECORDED IN VOLUME 11536, PAGE 1770, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1, JBH WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D213079931, BOTH OF SAID COUNTY RECORDS, SAID IRON ROD BEARS N 89° 27'30"E, 227.16 FEET;

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 2R, BLOCK 1, WITH THE WEST LINE OF WESTPORT PARK NO. 27, LTD TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 00°33'26"E, 276.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET; S 89°39'39"W, 40.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET; S 00°32'17"E, 526.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET; N 89°28'04"E, 297.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF LOT 2. BLOCK 1. JBH WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D213072931, COUNTY RECORDS, TARRANT COUNTY,

THENCE S 00° 32'47"E, 572.59 FEET WITH THE WEST LINE OF SAID LOT 2, BLOCK 1, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER-WEST ASSOCIATION, RECORDED IN INSTRUMENT NUMBER D209153996, ALSO BEING IN THE NORTH LINE OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN VOLUME 13588, PAGE 187, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 89° 27'10"W, 332.60 FEET, WITH THE SOUTH LINE DF SAID LOT 1, BLOCK 1, AND THE NORTH LINE OF SAID AIL INVESTMENT REMAINDER TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS"

THENCE N 89° 43'34"W, 264.98 FEET; DEPARTING SAID COMMON LINE AND WITH THE SOUTH LINE OF

THENCE N 84°04'02"W, 391.22 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD FOUND AT THE SDUTHEAST CORNER OF LOT 1, BLOCK 1 JBH WESTPORT ADDITION, INSTRUMENT NUMBER D213072931, ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO JB HUNT TRANSPORT, INC., RECORDED IN INSTRUMENT NUMBER D223218739, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

SAID JB HUNT TRANSPORT TRACT, AND THE NORTH LINE OF SAID REMAINDER TO A 5/8 INCH IRON ROD FOUND; THENCE S 00° 32'57"E, 203.91 FEET, CONTINUING WITH SAID COMMON LINE TO A POINT IN POND; THENCE S 89° 24'18"W, 666.02 FEET, CONTINUING WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF SAID JB HUNT TRANSPORT TRACT. ALSO BEING IN THE EAST LINE OF LOT 1R, BLOCK 1, ALLIANCE LOGISTICS ADDITION, AN ADDITION TO THE CITY

THENCE N 00°35'29"W.WITH THE EAST LINE OF LOT 1R.AT 733.51 FEET.PASSING THE NORTHWEST CORNER OF SAID JB HUNT TRANSPORT TRACT, IN ALL 979.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, JBH WESTPORT ADDITION,

THENCE N 89° 40'01"E, 404.91 FEET, CONTINUING WITH SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

INSTRUMENT NUMBER D213072931, SAID COUNTY RECORDS;

FEET OR 38.862 ACRES OF LAND MORE OR LESS.

OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D213137182, COUNTY RECORDS, TARRANT COUNTY,

THENCE N 00° 35'34"W, 330.61 FEET, WITH SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF SAID JBH WESTPORT ADDITION, ALSO BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, ALLIANCE LOGISTICS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D213137182, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 89°25'41"E, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,692,819 SQUARE

THENCE N 89°28'09"E, 951.25 FEET, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1, JBH WESTPORT ADDITION AND THE SOUTH LINE OF SAID LOT 3, BLOCK 1, ALLIANCE LOGISTICS ADDITION TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 00° 32'41"W, 222.80 FEET; WITH THE NORTH LINE OF SAID LOT 1, BEING THE EAST LINE OF SAID LOT 3, BLOCK 1 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE NORTHEAST

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 1R, BLOCK 1, JBH WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETD, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN

EXECUTED THIS THE 28 DAY OF February , A.D., 2025. J.B. HUNT TRANSPORT, INC.

SENIOR DIRECTOR REAL ESTATE

STATE OF FEXAS Arhansa COUNTY OF FARRANT DEALOR

A GEORGIA CORPORATION

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED KYLE DAVIS. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS 28 DAY OF February, 2025.

NOTARY PUBLIC, STATE OF TEXAS ACHARSAS MY COMMISSION EXPIRES: 11-2-2033

VICTORIA DICKERSON Notary Public-Arkansas Benton County My Commission Expires 11-02-2033 Commission # 12725479



Mar 7, 2025

FS-24-020

JB HUNT TRANSPORT, INC 705 B.N. BLOOMINGTON LOWELL, ARKANSAS 479-419-3142

SURVEYOR \ ENGINEER PELOTON LAND SOLUTIONS 9800 HILLWOOD PARKWAY, SUITE 250 FORT WORTH, TEXAS 76177 (817) 562.3350

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A Final Plat of Lot 1R, Block 1

JBH Westport Addition Being a Replat of Lot 1, Block 1, JBH Westport Addition, recorded in Instrument Number D213072931, County Records, Tarrant County, Texas

Situated In the Greenberry Overton Survey, Abstract Number 1185,

City of Fort Worth, Tarrant County, Texas

Date of preparation 1.11.24 38.862 Acres

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of 2 SHEETS