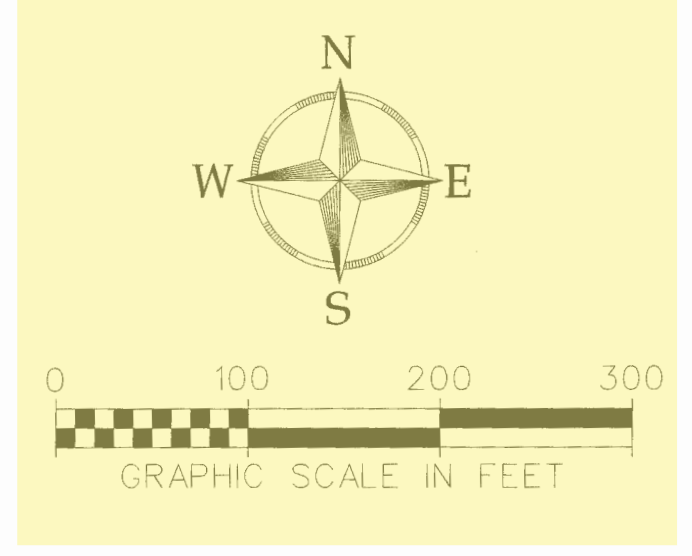
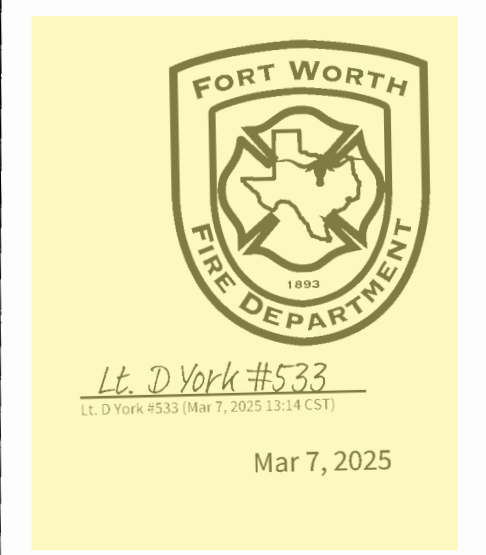
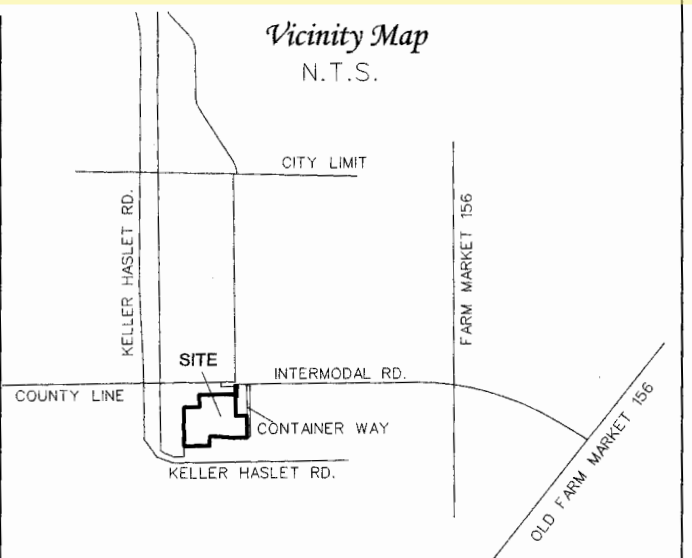


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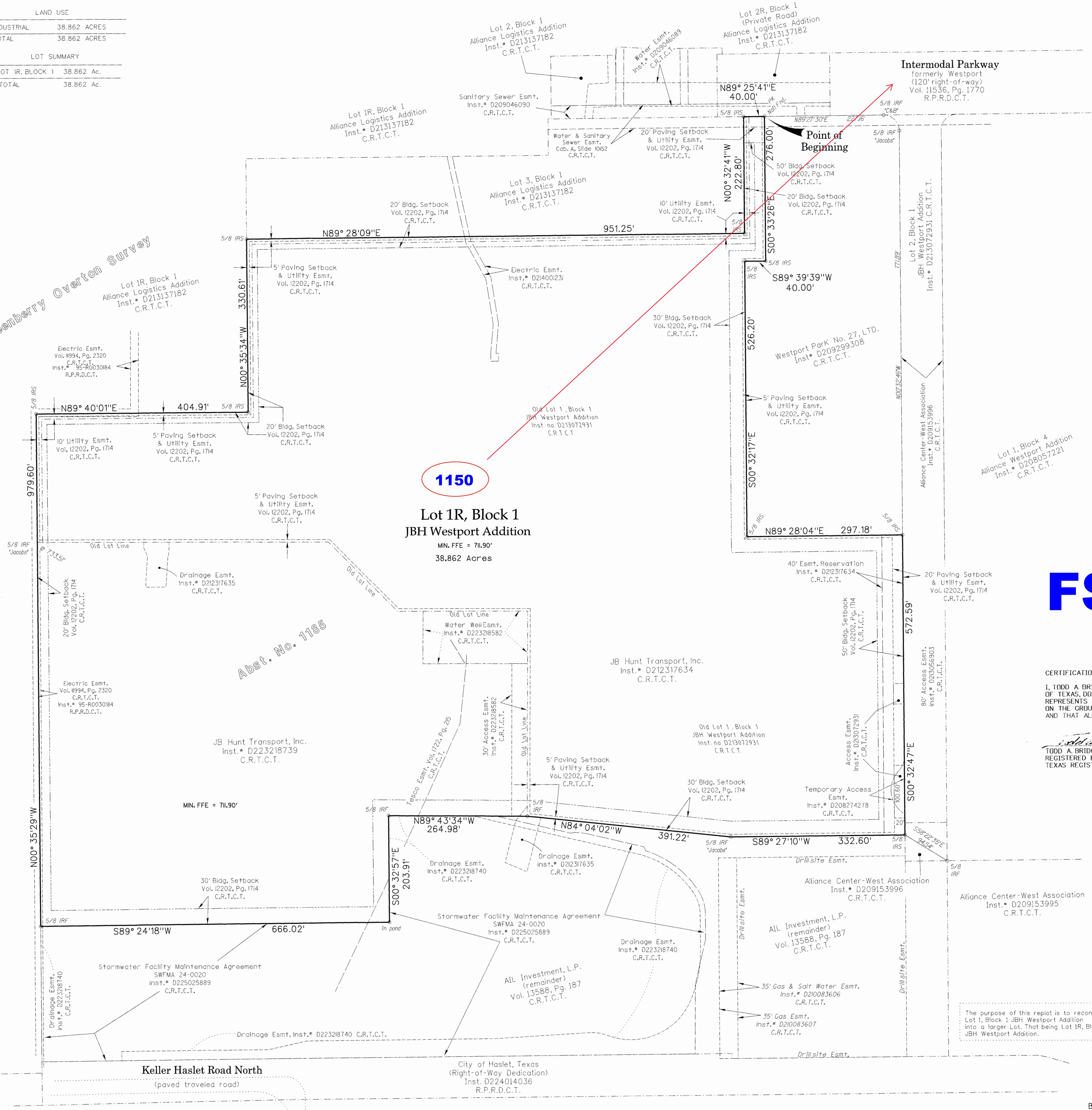
LAND USE	
INDUSTRIAL	38.862 ACRES
TOTAL	38.862 ACRES
LOT SUMMARY	
LOT 1R, BLOCK 1	38.862 Ac.
TOTAL	38.862 Ac.



**Legend**

IRS	IRON ROD SET
IRF	IRON ROD FOUND
ESMT.	EASEMENT
BLDG.	BUILDING

*Greenberry Overton Survey*



# FS-24-020

**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 FEBRUARY, 2025, AND THAT ALL CORNERS ARE AS SHOWN.

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



The purpose of this report is to reconfigure Lot 1, Block 1, JBH Westport Addition into a larger Lot that being Lot 1R, Block 1, JBH Westport Addition.

**OWNER**  
 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

**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: Mar 7, 2025  
 By: *Don Bunch* Chairman  
 By: *Clayton* Secretary

THIS DOCUMENT IS FILED IN COUNTY CLERK'S FILING NUMBER: \_\_\_\_\_, DATE: \_\_\_\_\_

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

**PELOTON LAND SOLUTIONS**  
 9800 HILLWOOD PARKWAY, SUITE 250  
 FORT WORTH, TEXAS 76177 PH#817-562-3350

Revisions:  
 Job #: JBH23001  
 Drawn By: W.Bridges  
 Checked By: T.Bridges  
 Date: 1.11.24

SHEET **1** OF 2 SHEETS



ACF# 60454

11:45:46 AM

2/27/2025

Default

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NOTES:

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES...

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...

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...

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS...

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...

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...

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...

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...

FEMA FLOODPLAIN
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...

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...

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...

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.

PRIVATE (PRV'S) REQUIRED
INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.

PRIVATE MAINTENANCE
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-OF-WAY LINE OF INTERMEDIAL 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 "PELTON" SET;
S 89°39'39"W, 40.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 00°32'17"E, 526.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 89°28'04"E, 297.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 2, BLOCK 1, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" 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 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 "PELTON" 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 OF 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 "JACOBBS" FOUND;

THENCE N 84°04'02"W, 391.22 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST 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;

THENCE N 89°43'34"W, 264.98 FEET; DEPARTING SAID COMMON LINE AND WITH THE SOUTH LINE OF 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 "PELTON" 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 OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D213137182, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

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 "PELTON" SET AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, JBH WESTPORT ADDITION, INSTRUMENT NUMBER D213072931, SAID COUNTY RECORDS;

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 "PELTON" SET;

THENCE N 00°35'34"W, 330.81 FEET, WITH SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" 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°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 "PELTON" 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 "PELTON" SET AT THE NORTHEAST CORNER OF LOT 3, BLOCK 1;

THENCE N 89°25'41"E, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,692,819 SQUARE FEET OR 38.862 ACRES OF LAND MORE OR LESS.

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 HERETO, 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 HEREON.

EXECUTED THIS THE 28 DAY OF February, A.D., 2025.

J.B. HUNT TRANSPORT, INC.
A GEORGIA CORPORATION

BY: Kyle Davis
KYLE DAVIS
SENIOR DIRECTOR REAL ESTATE

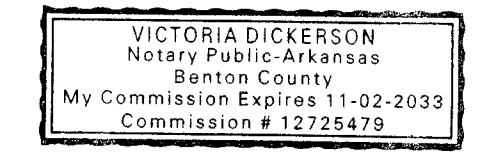
STATE OF TEXAS
COUNTY OF TARRANT

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.

Victoria Dickerson
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 11-2-2033



LE D York #533
LE D York #533 (Mar 7, 2025 13:34:01)
Mar 7, 2025

FS-24-020

OWNER
JB HUNT TRANSPORT, INC.
705 B.N. BLOOMINGTON
LOWELL, ARKANSAS
479-419-3142
SURVEYOR \ ENGINEER
PELTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562-3350

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

Table with 4 columns: Job #, Drawn By, Checked By, Date. Values: JBH23001, W.Blades, T.Bridges, 1.11.24

A Final Plat of Lot 1R, 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

PELTON LAND SOLUTIONS logo and contact information: 9800 HILLWOOD PARKWAY, SUITE 250 FORT WORTH, TEXAS 76177 PH.# 817-562-3350