

## **Notice of Public Hearing**

### **Denton County Department of Development Services**

The Director of the Development Services Department requested to hold a Public Hearing on Tuesday, September 29, 2026, at 9:00 AM. The location for the hearing will be the following:

**Denton County Commissioners Court**  
**Commissioners Courtroom**  
**1 Courthouse Drive, 3rd Floor, Denton, Texas 76208**

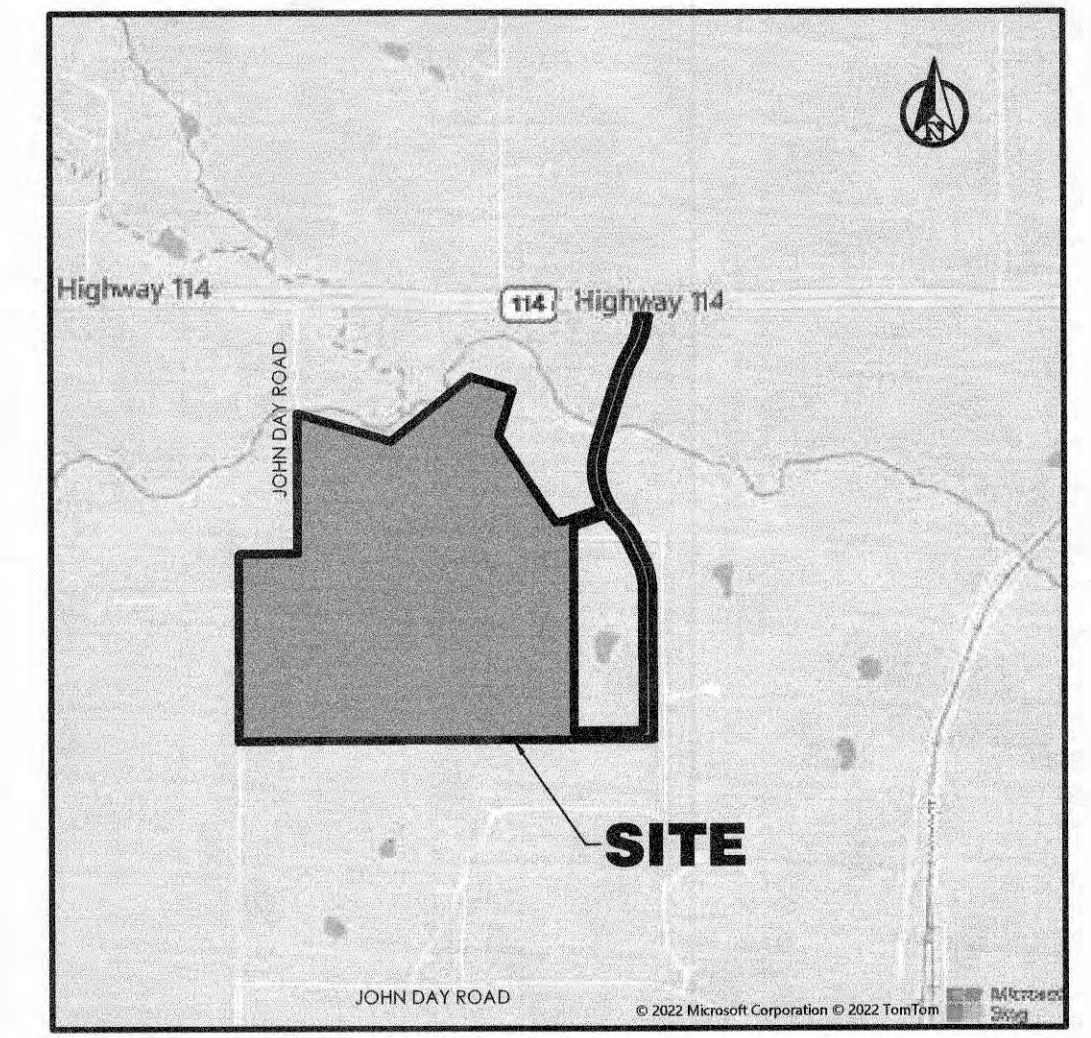
**SUBJECT: Public Hearing – Intermodal Logistics Center West - Replat**  
**(Lots 2R-4R, Block A and Lot 1XR, Block 1 – 251.935 Acres)**  
**Commissioner Precinct 4**

#### **REQUESTED ACTION/RECOMMENDATION**

9:00 A.M. Public Hearing on September 29, 2026 for the consideration of approval; approval with conditions; or disapproval of the Intermodal Logistics Center West Replat (Lots 2R-4R, Block A and Lot 1XR, Block 1 – 251.935 Acres) located in Commissioner Precinct 4.

#### **BACKGROUND**

The purpose of this replat is to combine Lots 4 & 5 into one lot (Lot 4R), to relocate Gear Drive, to realign Descent Drive, to realign the water facility easements, sewer facility easements and private drainage easements. The proposed replat has met Denton County Subdivision Rules and Regulations and is recommended for approval by Denton County Development Services. This replat will continue to conform to the original approval.



VICINITY MAP  
N.T.S.



GRAPHIC SCALE 1"=200'  
0 200 400 600

CURVE TABLE

| CURVE # | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---------|---------|------------|-------------|---------------|--------------|
| C1      | 760.00' | 174.06'    | 13°07'21"   | N77°19'43"E   | 173.68'      |
| C2      | 855.00' | 681.02'    | 45°38'14"   | N05°27'50"W   | 663.16'      |
| C3      | 855.00' | 231.97'    | 15°32'41"   | N25°07'37"E   | 231.26'      |
| C4      | 745.00' | 375.61'    | 28°53'14"   | N18°27'21"E   | 371.65'      |
| C5      | 855.00' | 439.15'    | 29°25'42"   | S18°11'07"W   | 434.33'      |
| C6      | 745.00' | 202.12'    | 15°32'41"   | S25°07'37"W   | 201.50'      |
| C7      | 745.00' | 799.95'    | 61°31'20"   | S13°24'23"E   | 762.07'      |
| C8      | 855.00' | 282.70'    | 18°56'40"   | S34°41'43"E   | 281.41'      |
| C9      | 855.00' | 373.06'    | 25°00'00"   | S12°43'23"E   | 370.11'      |
| C10     | 840.00' | 6.36'      | 0°26'02"    | N70°59'04"E   | 6.36'        |
| C11     | 855.00' | 135.08'    | 9°03'08"    | S39°38'29"E   | 134.94'      |
| C12     | 745.00' | 246.33'    | 18°56'40"   | S34°41'43"E   | 245.21'      |
| C13     | 745.00' | 325.07'    | 25°00'00"   | S12°43'23"E   | 322.50'      |
| C14     | 540.00' | 187.95'    | 19°56'31"   | N80°01'02"W   | 187.00'      |
| C15     | 460.00' | 160.10'    | 19°56'31"   | N80°01'02"W   | 159.30'      |
| C16     | 540.00' | 150.68'    | 15°59'14"   | N62°03'10"W   | 150.19'      |
| C17     | 460.00' | 128.35'    | 15°59'14"   | N62°03'10"W   | 127.94'      |
| C18     | 330.00' | 120.99'    | 21°00'26"   | N10°30'13"E   | 120.32'      |
| C19     | 270.00' | 84.64'     | 17°57'40"   | S08°58'50"W   | 84.29'       |
| C20     | 540.00' | 288.29'    | 30°35'19"   | N74°42'20"W   | 284.88'      |
| C21     | 460.00' | 288.55'    | 35°56'27"   | N72°01'47"W   | 283.84'      |
| C22     | 760.00' | 498.04'    | 37°32'49"   | S71°13'36"W   | 489.18'      |
| C23     | 840.00' | 550.47'    | 37°32'49"   | S71°13'36"W   | 540.67'      |
| C24     | 840.00' | 515.37'    | 35°09'10"   | S70°01'46"W   | 507.32'      |
| C25     | 760.00' | 466.29'    | 35°09'10"   | S70°01'46"W   | 459.01'      |
| C26     | 760.00' | 49.29'     | 3°42'58"    | S85°44'52"W   | 49.29'       |
| C27     | 840.00' | 240.50'    | 16°24'17"   | S79°24'13"W   | 239.68'      |

NOTE:  
SEE SHEETS 3 & 4 FOR  
EASEMENT DIMENSIONS

SAVE & EXCEPT  
LOT 6, BLOCK A  
OF  
LOTS 1-4, BLOCK A  
AND LOTS 1X & 2X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
2024-146, O.R.D.C.T.

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | N21°04'29"E | 12.94'   |
| L2     | N43°16'53"W | 13.66'   |
| L3     | N89°48'35"E | 130.17'  |
| L4     | S46°28'22"W | 14.55'   |
| L5     | S25°13'23"E | 193.07'  |
| L6     | N45°06'05"E | 14.15'   |
| L7     | S72°00'23"E | 15.93'   |
| L8     | S25°13'23"E | 193.07'  |

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L9     | S44°46'42"W | 14.14'   |
| L10    | N44°59'18"W | 14.14'   |
| L11    | S45°00'42"W | 14.14'   |
| L12    | N89°59'18"W | 32.30'   |
| L13    | N89°59'18"W | 32.30'   |
| L14    | N15°58'35"W | 16.21'   |
| L15    | S69°55'13"W | 12.85'   |
| L16    | S45°06'36"E | 14.11'   |

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L17    | N44°53'24"E | 14.17'   |
| L18    | S44°52'55"E | 14.06'   |

| LEGEND     |                                        |
|------------|----------------------------------------|
| R.O.W.     | RIGHT OF WAY                           |
| VOL.       | VOLUME                                 |
| PG.        | PAGE                                   |
| D.R.D.C.T. | DEED RECORDS, DENTON COUNTY, TEXAS     |
| O.R.D.C.T. | OFFICIAL RECORDS, DENTON COUNTY, TEXAS |
| R.F.       | REBAR FOUND                            |
| R.C.F.     | REBAR WITH CAP FOUND                   |

NOTE:  
SEE SHEETS 3 & 4 FOR  
EASEMENT DIMENSIONS

DEVELOPED BY:  
**DENTON COUNTY  
LAND & CATTLE, LP**  
3315 N. Oak Trafficway  
Kansas City, MO 64116

OWNED BY:  
**NP-OV FWLPW  
BUILDING 1, LP**  
3315 N. Oak Trafficway  
Kansas City, MO 64116

OWNED BY:  
**ALLIANCE WEST, LP**  
512 W. Hickory Street, Suite 100  
Denton, Texas, 76201



Case No. FS-26-005

FINAL PLAT  
LOTS 2R - 4R, BLOCK A AND LOT 1XR, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST

BEING A REPLAT OF  
LOTS 2 - 5, BLOCK A AND LOT 1X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
RECORDED IN  
2024-146, OFFICIAL RECORDS, DENTON COUNTY, TEXAS

BEING  
251.935 ACRES  
SITUATED IN THE  
J. GILBERT SURVEY, ABSTRACT No. 495  
J. BURNS SURVEY, ABSTRACT No. 76  
DENTON COUNTY, TEXAS  
4 NON-RESIDENTIAL LOTS  
AUGUST 2026

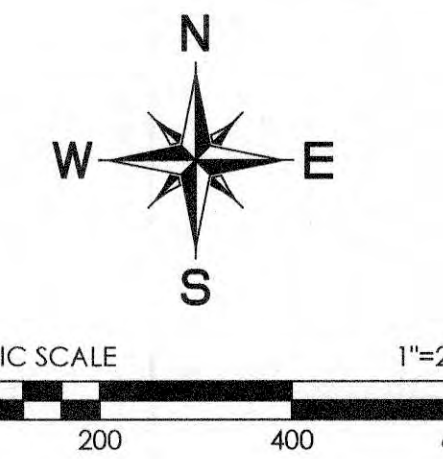
THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_



Eng. D. H. H. H.  
E. H. H. H.

SEE SHEET 1

SEE SHEET 1



| LEGEND     |                                        |
|------------|----------------------------------------|
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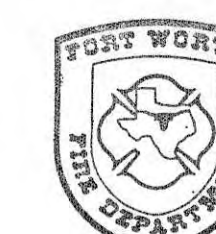
**NOTE:**  
SEE SHEETS 3 & 4 FOR  
EASEMENT DIMENSIONS

# FINAL PLAT LOTS 2R - 4R, BLOCK A AND LOT 1XR, BLOCK 1 INTERMODAL LOGISTICS CENTER WEST

BEING A REPLAT OF  
LOTS 2 - 5, BLOCK A AND LOT 1X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
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J. BURNS SURVEY, ABSTRACT No. 76  
DENTON COUNTY, TEXAS  
4 NON-RESIDENTIAL LOTS  
AUGUST 2026



Eng. D. Hood  
8/20/2026

PREPARED BY:



2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # P-2944 | TdSurv Firm # 10021700

CASE No. FS-26-005

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPED BY:  
**DENTON COUNTY  
LAND & CATTLE, LP**  
3315 N. Oak Trafficway  
Kansas City, MO 64116

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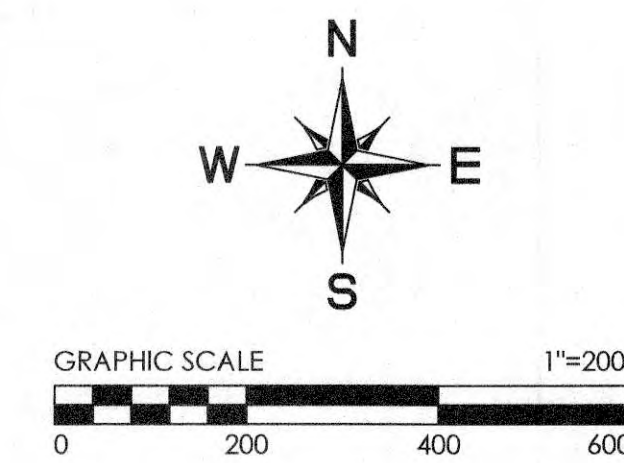
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|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | N21°04'29"E | 12.94'   |
| L2         | N43°16'53"W | 13.66'   |
| L3         | N89°48'35"E | 130.17'  |
| L4         | S46°28'22"W | 14.55'   |
| L5         | S25°13'23"E | 193.07'  |
| L6         | N45°06'05"E | 14.15'   |
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| L8         | S25°13'23"E | 193.07'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L9         | S44°46'42"W | 14.14'   |
| L10        | N44°59'18"W | 14.14'   |
| L11        | S45°00'42"W | 14.14'   |
| L12        | N89°59'18"W | 32.30'   |
| L13        | N89°59'18"W | 32.30'   |
| L14        | N15°58'35"W | 16.21'   |
| L15        | S69°55'13"W | 12.85'   |
| L16        | S45°06'36"E | 14.11'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L17        | N44°53'24"E | 14.17'   |
| L18        | S44°52'55"E | 14.06'   |

SHEET 2 of 5

EX-10900 - NorthPoint/COGA Alliance West Plats/Related West Plats



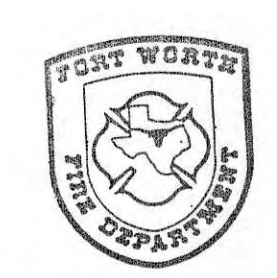
**TIES TO  
5' NO BUILD EASEMENTS**

| FROM POINT OF BEGINNING TO<br>CENTER OF 5' NO BUILD EASEMENT |               |          |
|--------------------------------------------------------------|---------------|----------|
| A                                                            | S 54°11'55" E | 546.84'  |
| B                                                            | S 43°38'02" E | 665.92'  |
| C                                                            | S 32°28'11" E | 1481.17' |
| D                                                            | S 65°30'18" E | 2199.94' |
| E                                                            | S 09°29'41" W | 1902.69' |
| F                                                            | S 04°08'05" W | 2432.11' |
| G                                                            | S 29°23'55" E | 1970.77' |
| H                                                            | S 17°33'34" E | 2536.75' |
| I                                                            | S 13°32'02" E | 2997.92' |
| J                                                            | S 15°17'18" E | 3036.72' |
| K                                                            | S 31°49'02" E | 3444.94' |
| L                                                            | S 56°16'17" E | 3583.15' |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L19        | S00°13'13"E | 52.00'   |
| L20        | S00°13'13"E | 52.00'   |
| L21        | N00°13'13"W | 20.00'   |
| L22        | N90°00'00"W | 28.50'   |
| L23        | N78°45'00"E | 12.35'   |
| L24        | N00°00'00"E | 13.34'   |
| L25        | N05°58'02"W | 2.61'    |
| L26        | N27°28'02"W | 19.30'   |
| L27        | S00°13'13"E | 12.50'   |
| L28        | S00°13'13"E | 18.00'   |
| L29        | S00°13'13"E | 18.00'   |
| L30        | S00°13'13"E | 11.50'   |
| L31        | S00°13'13"E | 12.50'   |
| L32        | S00°13'13"E | 11.50'   |
| L33        | S00°13'13"E | 13.50'   |
| L34        | S00°13'13"E | 12.92'   |
| L35        | N90°00'00"W | 11.50'   |
| L36        | S90°00'00"W | 11.50'   |
| L37        | N90°00'00"W | 11.50'   |
| L38        | N19°13'02"W | 47.50'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L39        | S00°13'13"E | 15.00'   |
| L40        | N00°00'00"E | 58.50'   |
| L41        | N00°13'13"W | 31.50'   |
| L42        | S00°00'00"E | 65.59'   |
| L43        | S45°00'00"W | 13.31'   |
| L44        | N90°00'00"W | 227.32'  |
| L45        | N59°29'02"W | 32.50'   |
| L46        | N00°00'00"E | 145.21'  |
| L47        | N65°16'04"E | 41.84'   |
| L48        | N90°00'00"E | 83.62'   |
| L49        | S00°00'00"E | 192.00'  |
| L50        | S22°07'41"W | 26.79'   |
| L51        | N90°00'00"W | 14.50'   |
| L52        | N90°00'00"E | 14.50'   |
| L53        | S65°16'04"E | 41.84'   |
| L54        | N90°00'00"E | 73.53'   |
| L55        | S27°28'02"E | 18.49'   |

**NOTE:  
SEE SHEETS 1 & 2 FOR  
ADDITIONAL INFORMATION**



*Eng. D. Wood*  
*Abstract*

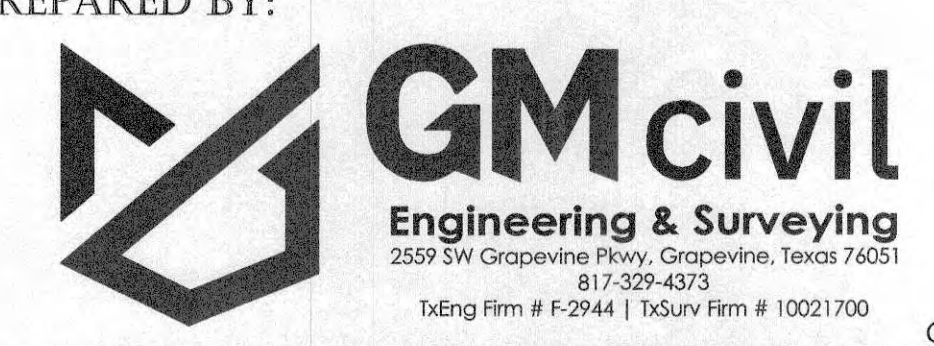
**FINAL PLAT  
LOTS 2R - 4R, BLOCK A AND LOT 1XR, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST**

BEING A REPLAT OF  
LOTS 2 - 5, BLOCK A AND LOT 1X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
RECORDED IN  
2024-146, OFFICIAL RECORDS, DENTON COUNTY, TEXAS

BEING  
251.935 ACRES  
SITUATED IN THE  
J. GILBERT SURVEY, ABSTRACT No. 495  
J. BURNS SURVEY, ABSTRACT No. 76  
DENTON COUNTY, TEXAS  
4 NON-RESIDENTIAL LOTS  
AUGUST 2026

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY:



CASE No. FS-26-005

DEVELOPED BY:  
**DENTON COUNTY  
LAND & CATTLE, LP**  
3315 N. Oak Trafficway  
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Kansas City, MO 64116

OWNED BY:  
**ALLIANCE WEST, LP**  
512 W. Hickory Street, Suite 100  
Denton, Texas, 76201

**NOTE:  
SEE SHEETS 1 & 2 FOR  
ADDITIONAL INFORMATION**

MINIMUM FINISHED FLOOR  
ELEVATION: 730.61'  
**LOT 2R, BLOCK A**  
3,184,973 SQUARE FEET  
73.117 ACRES

**LOT 1, BLOCK A  
OF  
LOTS 1-6, BLOCK A  
AND LOTS 1X & 2X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
2024-146, O.R.D.C.T.**  
10' WATER FACILITY EASEMENT  
(DEDICATED BY THIS PLAT)

**LOT 4R, BLOCK A**  
3,995,279 SQUARE FEET  
91.719 ACRES  
MINIMUM FINISHED FLOOR  
ELEVATION: 762.50'

**SAVE & EXCEPT**  
33.966 ACRES  
**LOT 6, BLOCK A  
OF  
LOTS 1-6, BLOCK A  
AND LOTS 1X & 2X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
2024-146, O.R.D.C.T.**

**LOT 2X, BLOCK 1  
OF  
LOTS 1-6, BLOCK A  
AND LOTS 1X & 2X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
2024-146, O.R.D.C.T.**

SEE SHEET 4

SEE SHEET 4

15306 HWY 114, LLC  
2020-215597  
O.R.D.C.T.

ALLIANCE WEST, LP  
2020-124950  
O.R.D.C.T.

ALLIANCE WEST, LP  
2020-124950  
O.R.D.C.T.

DENTON COUNTY, TEXAS  
RIGHT-OF-WAY DEDICATION  
2010-107112, O.R.D.C.T.

ELIZABETH CREEK AT  
ALPHA RANCH  
2020-275  
O.R.D.C.T.

CTMG1 AR II, LLC  
2012-131096  
O.R.D.C.T.

MM ALPHA 70, LLC  
2024-44429  
O.R.D.C.T.

(APPARENT PRESCRIPTIVE R.O.W.)  
**JOHN DAY ROAD**

(APPARENT PRESCRIPTIVE R.O.W.)  
**JOHN DAY ROAD**

**LOT 3R, BLOCK A**  
2,524,697 SQUARE FEET  
57.959 ACRES  
MINIMUM FINISHED FLOOR  
ELEVATION: 762.50'

80' PUBLIC ACCESS, UTILITY  
AND DRAINAGE EASEMENT  
(DEDICATED BY THIS PLAT)

60' PUBLIC ACCESS, UTILITY  
AND DRAINAGE EASEMENT  
(DEDICATED BY THIS PLAT)

CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELL

WATER AND SEWER  
FACILITY EASEMENT  
2024-146, O.R.D.C.T.

PRIVATE DRAINAGE EASEMENT  
(DEDICATED BY THIS PLAT)

SEWER FACILITY EASEMENT  
(DEDICATED BY THIS PLAT)

PRIVATE DRAINAGE EASEMENT  
(DEDICATED BY THIS PLAT)

CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELL

110' PUBLIC ACCESS, UTILITY  
AND DRAINAGE EASEMENT  
(DEDICATED BY THIS PLAT)

110' PUBLIC ACCESS, UTILITY  
AND DRAINAGE EASEMENT  
(DEDICATED BY THIS PLAT)

**POINT OF  
BEGINNING**

CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELL

CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELL

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5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELL

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FOR ABANDONED GAS WELL

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FOR ABANDONED GAS WELL

CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELL

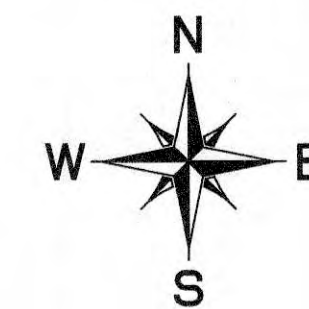
CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELL

| LEGEND     |                                        |
|------------|----------------------------------------|
| R.O.W.     | RIGHT OF WAY                           |
| VOL.       | VOLUME                                 |
| PG.        | PAGE                                   |
| D.R.D.C.T. | DEED RECORDS, DENTON COUNTY, TEXAS     |
| O.R.D.C.T. | OFFICIAL RECORDS, DENTON COUNTY, TEXAS |
| R.F.       | REBAR FOUND                            |
| R.C.F.     | REBAR WITH CAP FOUND                   |

SEE SHEET 3

CTMGT AR II, LLC  
2012-131096  
O.R.D.C.T.MINIMUM FINISHED FLOOR  
ELEVATION: 730.61'  
LOT 2R, BLOCK A  
3,184,973 SQUARE FEET  
73.117 ACRES

SEE SHEET 3

CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELL  
WATER AND SEWER  
FACILITY EASEMENT  
2024-146, O.R.D.C.T.LOT 1, BLOCK A  
OF  
LOTS 1-6, BLOCK A  
AND LOTS 1X & 2X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
2024-146, O.R.D.C.T.  
10' WATER FACILITY EASEMENT  
(DEDICATED BY THIS PLAT)GRAPHIC SCALE 1"=200'  
0 200 400 600(APPARENT PRESCRIPTIVE R.O.W.)  
**JOHN DAY ROAD**(APPARENT PRESCRIPTIVE R.O.W.)  
**JOHN DAY ROAD**CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELLLOT 3R, BLOCK A  
2,524,697 SQUARE FEET  
57.959 ACRES  
MINIMUM FINISHED FLOOR  
ELEVATION: 762.50'CITY OF FORT WORTH  
5' NO BUILD EASEMENT  
FOR ABANDONED GAS WELLMM ALPHA 70, LLC  
2024-46429  
O.R.D.C.T.JAMES E. EVERETT  
AND SPOUSE  
GENA D. EVERETT  
2016-40654  
O.R.D.C.T.DENTON COUNTY  
LAND & CATTLE, LP  
2020-156422  
O.R.D.C.T.DENTON COUNTY  
LAND & CATTLE, LP  
2020-156676  
O.R.D.C.T.(APPARENT PRESCRIPTIVE R.O.W.)  
**JOHN DAY ROAD**TRACT 1  
ONCOR ELECTRIC  
LIVING TRUST  
2025-104186  
O.R.D.C.T.BRENDA CUNE  
LIVING TRUST  
2012-48424  
O.R.D.C.T.TRACT 2  
ONCOR ELECTRIC  
LIVING TRUST  
2025-104186  
O.R.D.C.T.MARJORIE ANN PATE  
93-0016238  
D.R.D.C.T.DENTON COUNTY  
LAND & CATTLE, LP  
2020-156352  
O.R.D.C.T.(REMAINDER PORTION)  
THE M.T. COLE FAMILY  
PARTNERSHIP No. 2, LP  
2009-102750  
O.R.D.C.T.**DESCENT DRIVE**

LOT 1XR, BLOCK 1

LOT 4R, BLOCK A

3,995,279 SQUARE FEET  
91.719 ACRES  
MINIMUM FINISHED FLOOR  
ELEVATION: 762.50'**NOTE:**  
SEE SHEETS 1 & 2 FOR  
ADDITIONAL INFORMATIONThe purpose of this Replat is to combine Lots 4 & 5 into  
1 Lot (Lot 4R), to relocate Landing Gear Drive, to  
realign Descent Drive, to realign the water facility  
easements, sewer facility easements, and private  
drainage easements.**FLEETSIDE DRIVE****CONCOURSE PARKWAY**  
LOT 1XR, BLOCK 1**SAVE & EXCEPT**  
33.966 ACRES  
LOT 6, BLOCK A  
OF  
LOTS 1-6, BLOCK A  
AND LOTS 1X & 2X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
2024-146, O.R.D.C.T.LOT 2X, BLOCK 1  
OF  
LOTS 1-6, BLOCK A  
AND LOTS 1X & 2X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
2024-146, O.R.D.C.T.BNSF RAILWAY  
COMPANY  
2010-48943  
O.R.D.C.T.**TIES TO  
5' NO BUILD EASEMENTS**

| FROM POINT OF BEGINNING TO<br>CENTER OF 5' NO BUILD EASEMENT |               |               |
|--------------------------------------------------------------|---------------|---------------|
| A                                                            | B             | C             |
| S 54°11'55" E                                                | S 43°38'02" E | S 32°28'11" E |
| S 43°38'02" E                                                | S 32°28'11" E | S 09°29'41" W |
| S 32°28'11" E                                                | S 09°29'41" W | S 04°08'05" W |
| S 09°29'41" W                                                | S 04°08'05" W | S 29°23'55" E |
| S 04°08'05" W                                                | S 29°23'55" E | S 17°33'34" E |
| S 29°23'55" E                                                | S 17°33'34" E | S 13°32'02" E |
| S 17°33'34" E                                                | S 13°32'02" E | S 15°17'18" E |
| S 13°32'02" E                                                | S 15°17'18" E | S 31°49'02" E |
| S 15°17'18" E                                                | S 31°49'02" E | S 56°16'17" E |
| S 31°49'02" E                                                | S 56°16'17" E |               |

**LINE TABLE**

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L19    | S00°13'13"E | 52.00'   |
| L20    | S00°13'13"E | 52.00'   |
| L21    | N00°13'13"W | 20.00'   |
| L22    | N90°00'00"W | 28.50'   |
| L23    | N78°45'00"E | 12.35'   |
| L24    | N00°00'00"E | 13.34'   |
| L25    | N05°58'02"W | 2.61'    |
| L26    | N27°28'02"W | 19.30'   |
| L27    | S00°13'13"E | 12.50'   |
| L28    | S00°13'13"E | 18.00'   |
| L29    | S00°13'13"E | 18.00'   |
| L30    | S00°13'13"E | 11.50'   |
| L31    | S00°13'13"E | 12.50'   |
| L32    | S00°13'13"E | 11.50'   |
| L33    | S00°13'13"E | 13.50'   |
| L34    | S00°13'13"E | 12.92'   |
| L35    | N90°00'00"W | 11.50'   |
| L36    | S90°00'00"W | 11.50'   |
| L37    | N90°00'00"W | 11.50'   |
| L38    | N19°13'02"W | 47.50'   |

**LINE TABLE**

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L39    | S00°13'13"E | 15.00'   |
| L40    | N00°00'00"E | 58.50'   |
| L41    | N00°13'13"W | 31.50'   |
| L42    | S00°00'00"E | 65.59'   |
| L43    | S45°00'00"W | 13.31'   |
| L44    | N90°00'00"W | 227.32'  |
| L45    | N59°29'02"W | 32.50'   |
| L46    | N00°00'00"E | 145.21'  |
| L47    | N65°16'04"E | 41.84'   |
| L48    | N90°00'00"E | 83.62'   |
| L49    | S00°00'00"E | 192.00'  |
| L50    | S22°07'41"W | 26.79'   |
| L51    | N90°00'00"W | 14.50'   |
| L52    | N90°00'00"E | 14.50'   |
| L53    | S65°16'04"E | 41.84'   |
| L54    | N90°00'00"E | 73.53'   |
| L55    | S27°28'02"E | 18.49'   |

**NOTE:**  
SEE SHEETS 1 & 2 FOR  
ADDITIONAL INFORMATION**FINAL PLAT  
LOTS 2R - 4R, BLOCK A AND LOT 1XR, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST**BEING A REPLAT OF  
LOTS 2 - 5, BLOCK A AND LOT 1X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
RECORDED IN  
2024-146, OFFICIAL RECORDS, DENTON COUNTY, TEXASBEING  
251.935 ACRES  
SITUATED IN THE  
J. GILBERT SURVEY, ABSTRACT No. 495  
J. BURNS SURVEY, ABSTRACT No. 76  
DENTON COUNTY, TEXAS  
4 NON-RESIDENTIAL LOTS  
AUGUST 2026Eng. D. Wood  
2/10/2026**LEGEND**

|            |                                           |
|------------|-------------------------------------------|
| R.O.W.     | RIGHT OF WAY                              |
| VOL.       | VOLUME                                    |
| PG.        | PAGE                                      |
| D.R.D.C.T. | DEED RECORDS, DENTON<br>COUNTY, TEXAS     |
| O.R.D.C.T. | OFFICIAL RECORDS, DENTON<br>COUNTY, TEXAS |
| R.F.       | REBAR FOUND                               |
| R.C.F.     | REBAR WITH CAP FOUND                      |

DEVELOPED BY:  
**DENTON COUNTY  
LAND & CATTLE, LP**3313 N. Oak Trafficway  
Kansas City, MO 64116OWNED BY:  
**NP-OV FWLPW  
BUILDING 1, LP**3315 N. Oak Trafficway  
Kansas City, MO 64116OWNED BY:  
**ALLIANCE WEST, LP**512 W. Hickory Street, Suite 100  
Denton, Texas, 76201

PREPARED BY:

Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TsSurv Firm # 10021700

CASE No. FS-26-005

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

SHEET 4 of 5

E:\10000 - NorthPoint\COGO\ALLIANCE WEST\PLAT\REPLAT\UC WEST REPLAT EASMS.dwg

## OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DENTON:

WHEREAS, ALLIANCE WEST, LP, a Texas limited partnership and NP-OV FWLPW BUILDING 1, LP, a Delaware limited partnership, are the owners of a tract of land situated in the J. Gilbert Survey, Abstract No. 495 and the J. Burns Survey, Abstract No. 76, Denton County, Texas, being a portion of that tract of land as described in correction deed to Alliance West, LP, recorded in 2020-124950, Official Records, Denton County, Texas (ORDCT), being that tract of land as described in deed to NP-OV FWLPW BUILDING 1, LP, recorded in 2025-51558, ORDCT, being all of Lots 2-5, Block A, and Lot 1X, Block 1, of the final plat of Lots 1-6, Block A and Lots 1X & 2X, Block 1, Intermodal Logistics Center West, an addition to the County of Denton, Texas as recorded in 2024-146, ORDCT, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped GMCIVL set [hereafter referred to as a 1/2" rebar capped set] in the east line of John Day Road [variable width R.O.W., adjoining R.O.W., per 2024-146, ORDCT] at the northwest corner of said Lot 2, Block A of said Intermodal Logistics Center West, said point lying in the south line of a remainder portion of said Alliance West tract;

THENCE departing said John Day Road, along the north line of said Lot 2, Block A and the south line of said Alliance West remainder tract, as follows:

South 73 degrees 23 minutes 20 seconds East, a distance of 1,015.80 feet to a 1/2" rebar capped set;

North 51 degrees 08 minutes 08 seconds East, a distance of 1,067.78 feet to a 1/2" rebar capped set;

South 72 degrees 38 minutes 44 seconds East, a distance of 462.81 feet to a 1/2" rebar capped set of the northeast corner of said Lot 2, Block A and the northwest corner of Lot 1, Block A of said Intermodal Logistics Center West;

THENCE departing the south line of said Alliance West remainder tract, along the line common to said Lot 2, Block A and said Lot 1, Block A, as follows:

South 17 degrees 21 minutes 16 seconds West, a distance of 499.25 feet to a 1/2" rebar capped set;

South 33 degrees 10 minutes 33 seconds East, a distance of 1,077.19 feet to a 1/2" rebar capped set in the north line of Descent Drive [Lot 1X, Block 1, an 80' public access, utility and drainage easement per 2024-146, ORDCT] at the southeast corner of said Lot 2, Block A and the southwest corner of said Lot 1, Block A;

THENCE along the north line of said Descent Drive [Lot 1X, Block 1] and the south line of said Lot 1, Block A, as follows:

Northeasterly, along a non-tangent curve to the left, having a radius of 760.00 feet, a central angle of 13 degrees 07 minutes 21 seconds, an arc distance of 174.06 feet, and a chord that bears North 77 degrees 19 minutes 43 seconds East, 173.68 feet to a 1/2" rebar capped set at the end of said curve;

North 70 degrees 46 minutes 02 seconds East, tangent to said curve, a distance of 317.41 feet to a 1/2" rebar capped set;

North 21 degrees 04 minutes 29 seconds East, a distance of 12.94 feet to the most easterly southeast corner of said Lot 1, Block A;

THENCE along the west line of Concourse Parkway [Lot 1X, Block 1, a 110' public access easement per 2024-146, ORDCT] and the east line of said Lot 1, Block A, as follows:

Northwesterly, along a non-tangent curve to the right, having a radius of 855.00 feet, a central angle of 45 degrees 38 minutes 14 seconds, an arc distance of 681.02 feet, and a chord that bears North 05 degrees 27 minutes 50 seconds West, 663.16 feet to a 1/2" rebar capped set at the end of said curve;

North 17 degrees 21 minutes 16 seconds East, tangent to said curve, at a distance of 283.71 feet passing to a 1/2" rebar capped set at the northeast corner of said Lot 1, Block A and the southeast corner of a remainder portion of said Alliance West tract, continuing a total distance of 792.13 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the right, having a radius of 855.00 feet;

THENCE along the west line of Concourse Parkway [Lot 1X, Block 1, a 110' public access easement] and the east line of a remainder portion of said Alliance West tract, as follows:

Northeasterly, along said curve, having a central angle of 15 degrees 32 minutes 41 seconds, an arc distance of 231.97 feet, and a chord that bears North 25 degrees 07 minutes 37 seconds East, 231.26 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the left, having a radius of 745.00 feet;

Northeasterly, along said curve, having a central angle of 28 degrees 53 minutes 14 seconds, an arc distance of 375.61 feet, and a chord that bears North 18 degrees 27 minutes 21 seconds East, 371.65 feet to a 1/2" rebar capped set at the end of said curve;

North 43 degrees 16 minutes 53 seconds West, non-tangent to said curve, a distance of 13.66 feet to a 1/2" rebar capped set in the south line of Highway 114 [240' R.O.W., per 2019-11204 & 2010-4674, ORDCT] at the northwest corner of said Lot 1X, Block 1 and the northeast corner of a remainder portion of said Alliance West tract, from which a TXDOT aluminum disc found bears South 89 degrees 48 minutes 35 seconds West, 1,662.25 feet;

THENCE North 89 degrees 48 minutes 35 seconds East, along the south line of said Highway 114 and the north line of said Lot 1X, Block 1, a distance of 130.17 feet to a 1/2" rebar capped set at the northeast corner of said Lot 1X, Block 1 and the northwest corner of a remainder portion of said Alliance West tract;

THENCE departing the south line of said Highway 114, along the east line of said Concourse Parkway [Lot 1X, Block 1] and the west line of a remainder portion of said Alliance West tract, as follows:

South 46 degrees 28 minutes 22 seconds West, a distance of 14.55 feet to a 1/2" rebar capped set at the beginning of a non-tangent curve to the right, having a radius of 855.00 feet;

Southwesterly, along said curve, having a central angle of 29 degrees 25 minutes 42 seconds, an arc distance of 439.15 feet, and a chord that bears South 18 degrees 11 minutes 07 seconds West, 434.33 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the left, having a radius of 745.00 feet;

Southwesterly, along said curve, having a central angle of 15 degrees 32 minutes 41 seconds, an arc distance of 202.12 feet, and a chord that bears South 25 degrees 07 minutes 37 seconds West, 201.50 feet to a 1/2" rebar capped set at the end of said curve;

South 17 degrees 21 minutes 16 seconds West, tangent to said curve, at a distance of 486.79 feet passing the northwest corner of Lot 2X, Block 1 of said Intermodal Logistics Center West, continuing a total distance of 792.13 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the left, having a radius of 745.00 feet;

THENCE along the east line of said Concourse Parkway [Lot 1X, Block 1] and the west line of said Lot 2X, Block 1, as follows:

Southeasterly, along said curve, having a central angle of 61 degrees 31 minutes 20 seconds, an arc distance of 799.95 feet, and a chord that bears South 13 degrees 24 minutes 23 seconds East, 762.07 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the right, having a radius of 855.00 feet;

Southeasterly, along said curve, having a central angle of 18 degrees 56 minutes 40 seconds, an arc distance of 282.70 feet, and a chord that bears South 34 degrees 41 minutes 43 seconds East, 281.41 feet to a 1/2" rebar capped set at the end of said curve;

South 25 degrees 13 minutes 23 seconds East, tangent to said curve, a distance of 193.07 feet to a 1/2" rebar capped set at the beginning of a curve to the right, having a radius of 855.00 feet;

Southeasterly, along said curve, having a central angle of 25 degrees 00 minutes 00 seconds, an arc distance of 373.06 feet, and a chord that bears South 12 degrees 43 minutes 23 seconds East, 370.11 feet to a 1/2" rebar capped set at the end of said curve;

South 00 degrees 13 minutes 23 seconds East, tangent to said curve, a distance of 1,523.41 feet to a 1/2" rebar capped set at the southeast corner of said Lot 1X, Block 1 and the southwest corner of said Lot 2X, Block 1, said point lying in the north line of a tract of land as described in deed to Denton County Land & Cattle, LP, recorded in 2020-156352, ORDCT, from which a 5/8" rebar capped DUNAWAY found at the northeast corner of said Denton County Land & Cattle tract bears North 89 degrees 46 minutes 47 seconds East, 25.00 feet;

THENCE South 89 degrees 46 minutes 47 seconds West, along the south line of Fleetside Drive [Lot 1X, Block 1, a 90' public access, utility and drainage easement per 2024-146, ORDCT] and the north line of said Denton County Land & Cattle tract, at a distance of 1,966.16 feet passing a 5/8" rebar capped DUNAWAY found at the northwest corner of said Denton County Land & Cattle tract, continuing along the south line of said Fleetside Drive [Lot 1X, Block 1], the north line of a tract of land as described in deed to Marjorie Ann Pate, recorded in 93-R001 6238, ORDCT, the north line of a tract of land as described in deed to Oncor Electric Delivery Company LLC, recorded in 2025-104186, ORDCT, the north line of a tract of land as described in deed to Brenda Cline Living Trust, recorded in 2012-68426, ORDCT, and the north line of Tract 1, as described in deed to Oncor Electric Delivery Company LLC, recorded in 2025-104186, ORDCT, continuing a total distance of 4,327.21 feet to a 1/2" rebar capped set in the east line of said John Day Road [variable width R.O.W., adjoining R.O.W., per 2024-416, ORDCT], being the southwest corner of said Fleetside Drive [Lot 1X, Block 1], from which a 1" rebar found bears South 89 degrees 46 minutes 47 seconds West, 12.85 feet;

THENCE departing the north line of said Oncor Tract 1, along the east line of said John Day Road, as follows:

North 00 degrees 27 minutes 23 seconds East, at a distance of 100.01 feet passing a 1/2" rebar capped set at the most westerly northwest corner of said Fleetside Drive [Lot 1X, Block 1] and the most westerly southwest corner of said Lot 3, Block A of said Intermodal Logistics Center West, continuing a total distance of 545.26 feet to a 1/2" rebar capped set;

North 00 degrees 08 minutes 04 seconds East, along the west line of said Lot 3, Block A, a distance of 1,390.95 feet to a MAG NAIL set;

North 45 degrees 06 minutes 05 seconds East, along the west line of said Lot 3, Block A, a distance of 14.15 feet to a MAG NAIL set at the most northerly northwest corner of said Lot 3, Block A;

THENCE South 89 degrees 55 minutes 54 seconds East, along the south line of said John Day Road and the north line of said Lot 3, Block A, at a distance of 543.92 feet passing the most northerly northeast corner of said Lot 3, Block A and the northwest corner of said Descent Drive [Lot 1X, Block 1], continuing a total distance of 599.92 feet to a 1/2" rebar capped set at a corner of said John Day Road;

THENCE North 00 degrees 00 minutes 42 seconds East, along the east line of said John Day Road and the west line of said Lot 2, Block A, a distance of 1,457.43 feet to the POINT OF BEGINNING and containing 285.901 acres of land.

SAVE & EXCEPT FROM THE 285.901 ACRE TRACT DESCRIBED ABOVE, THAT CERTAIN 33.966 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING Lot 6, Block A of the final plat of Lots 1-6, Block A and Lots 1X & 2X, Block 1, Intermodal Logistics Center West, an addition to the County of Denton, Texas as recorded in 2024-146, Official Records, Denton County, Texas.

LEAVING A NET ACREAGE OF 251.935 ACRES OF LAND.

## DENTON COUNTY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, ALLIANCE WEST, LP, a Texas limited partnership and NP-OV FWLPW BUILDING 1, LP, a Delaware limited partnership, acting by and through the undersigned, their duly authorized agent, do hereby adopt this final plat of LOTS 2R-4R, BLOCK A AND LOT 1XR, BLOCK 1, INTERMODAL LOGISTICS CENTER WEST, an addition to Denton County, Texas, and do hereby dedicate to the publics use forever the easements shown hereon.

Witness our hand, this the 19 day of August, 2026.

Alliance West, LP,  
A Texas limited partnership

By: Alliance West GP, LLC  
Its General Partner  
By: Jennifer Alexander  
Jennifer Alexander, Manager

Witness our hand, this the 14 day of August, 2026.

NP-OV FWLPW BUILDING 1, LP, a Delaware limited partnership  
By: DCLL GP, LLC, its General Partner  
By: NPD Management, LLC, its Manager

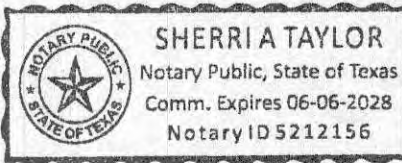
By: Nathaniel Hagedorn  
Nathaniel Hagedorn, Manager

STATE OF TEXAS: Tarrant  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jennifer Alexander, as manager of Alliance West GP, LLC, General Partner of ALLIANCE WEST, LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 14 day of August, 2026.

By: Sherria Taylor  
Notary Public, State of Texas

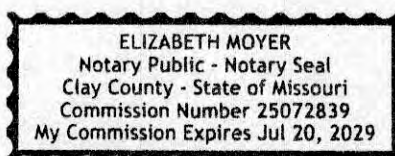


STATE OF MISSOURI:  
COUNTY OF PLatte  
Craig

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Nathaniel Hagedorn, as manager of NPD Management, LLC the manager of NP-OV FWLPW BUILDING 1, LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 14 day of August, 2026.

By: Elizabeth Moyer  
Notary Public, State of Missouri



## CITY OF FORT WORTH

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, ALLIANCE WEST, LP, a Texas limited partnership and NP-OV FWLPW BUILDING 1, LP, a Delaware limited partnership, acting by and through the undersigned, their duly authorized agent, do hereby adopt this final plat of LOTS 2R-4R, BLOCK A AND LOT 1XR, BLOCK 1, INTERMODAL LOGISTICS CENTER WEST, an addition to Denton County, Texas, and do hereby dedicate to the publics use forever the easements shown hereon.

Witness our hand, this the 19 day of August, 2026.

Alliance West, LP,  
A Texas limited partnership

By: Alliance West GP, LLC  
Its General Partner  
By: Jennifer Alexander  
Jennifer Alexander, Manager

Witness our hand, this the 14 day of August, 2026.

NP-OV FWLPW BUILDING 1, LP, a Delaware limited partnership  
By: DCLL GP, LLC, its General Partner  
By: NPD Management, LLC, its Manager

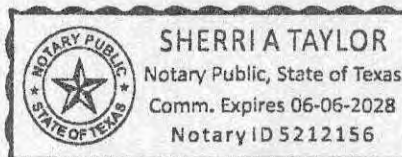
By: Nathaniel Hagedorn  
Nathaniel Hagedorn, Manager

STATE OF TEXAS: Tarrant  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jennifer Alexander, as manager of Alliance West GP, LLC, General Partner of ALLIANCE WEST, LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 14 day of August, 2026.

By: Sherria Taylor  
Notary Public, State of Texas

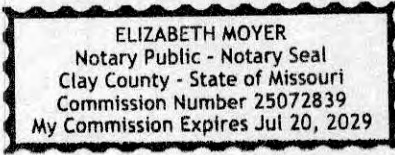


STATE OF MISSOURI:  
COUNTY OF PLatte  
Craig

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Nathaniel Hagedorn, as manager of NPD Management, LLC the manager of NP-OV FWLPW BUILDING 1, LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 14 day of August, 2026.

By: Elizabeth Moyer  
Notary Public, State of Missouri



## SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

By: Joel S. Barton  
Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
GMCivil  
2559 SW Grapevine Pkwy  
Grapevine, Texas 76051  
817-329-4373



## Denton County Standard Plat Notes

## Utilities:

Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.

All utility providers' names, addresses and phone numbers will serve letters.

## Easements:

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.

## General:

Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.

A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.

## Maintenance:

The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

## Drainage:

Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway 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.

## Floodplain:

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 show that no rise 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 two-foot above the 100-year flood.

## Private Streets:

Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

## CITY OF FORT WORTH STANDARD PLAT NOTES

## 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.

## SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with current Sidewalk Policy per City Development Design Standards, except private drives.

## 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.

## 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 on the connection date to the municipal water and/or wastewater system.

## 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.

## PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

## 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, will be prepared and submitted by the party(ies) 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.

## FLOOD PLAIN/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 floodplain easement line as shown on the plat.

## BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

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 building, without regards to intervening structures.

## P.R.V.'S REQUIRED

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

## NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
- According to the Federal Emergency Management Agency Flood Insurance Rate Maps No. 48121C0470G, map revised April 18, 2011 and No. 48121C0490G, map revised April 18, 2011, revised to reflect LOMR, effective: April 24, 2023 & LOMR effective: June 10, 2024, the property platted hereon appears to lie in ZONE X-NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain), ZONE AE (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood - Base Flood Elevations determined), and the FLOODWAY.
- All property corners are 1/2" rebars capped GMCIVL set, unless otherwise noted.
- The purpose of this Replat is to combine Lots 4 & 5 into 1 Lot [Lot 4R], to relocate Landing Gear Drive, to realign Descent Drive, to realign the water facility easements, sewer facility easements, and private drainage easements.
- Direct access to SH 114 is restricted to those locations that have been reviewed and approved by TXDOT.

## DENTON COUNTY

Reviewed and approved on \_\_\_\_\_, 2026

County Judge, Denton County, TX



**FORT WORTH**

**CITY PLAN COMMISSION**  
**CITY OF FORT WORTH, TEXAS**

THIS PLAT VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 8/20/2026

BY: Craig  
Chairman

BY: Elizabeth Moyer  
Secretary

**FINAL PLAT**  
**LOTS 2R - 4R, BLOCK A AND LOT 1XR, BLOCK 1**  
**INTERMODAL LOGISTICS CENTER WEST**

BEING A REPLAT OF  
LOTS 2 - 5, BLOCK A AND LOT 1X, BLOCK 1  
INTERMODAL LOGISTICS CENTER WEST  
RECORDED IN  
2024-146, OFFICIAL RECORDS, DENTON COUNTY, TEXAS

BEING  
251.935 ACRES  
SITUATED IN THE  
J. GILBERT SURVEY, ABSTRACT No. 495  
J. BURNS SURVEY, ABSTRACT No. 76  
DENTON COUNTY, TEXAS  
4 NON-RESIDENTIAL LOTS  
AUGUST 2026  
THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPED BY:

**DENTON COUNTY**  
**LAND & CATTLE, LP**

3315 N. Oak Trafficway  
Kansas City, MO 64116

OWNED BY:

**NP-OV FWLPW**  
**BUILDING 1, LP**

3315 N. Oak Trafficway  
Kansas City, MO 64116

OWNED BY:

**ALLIANCE WEST, LP**

512 W. Hickory Street, Suite 100  
Denton, Texas, 76201

PREPARED BY: