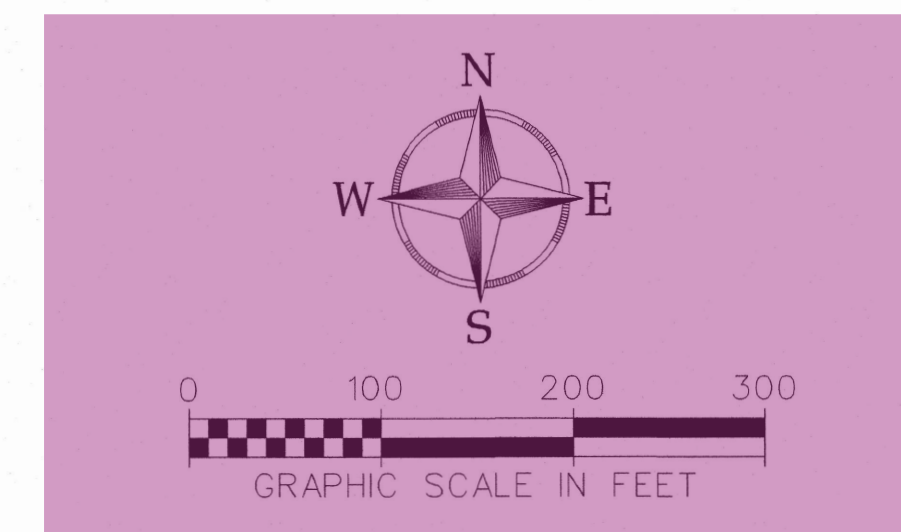
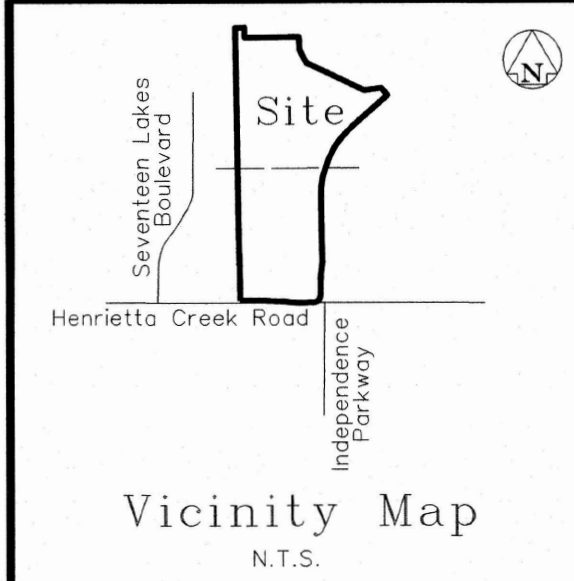


# FP-25-009

Match Sheet 2



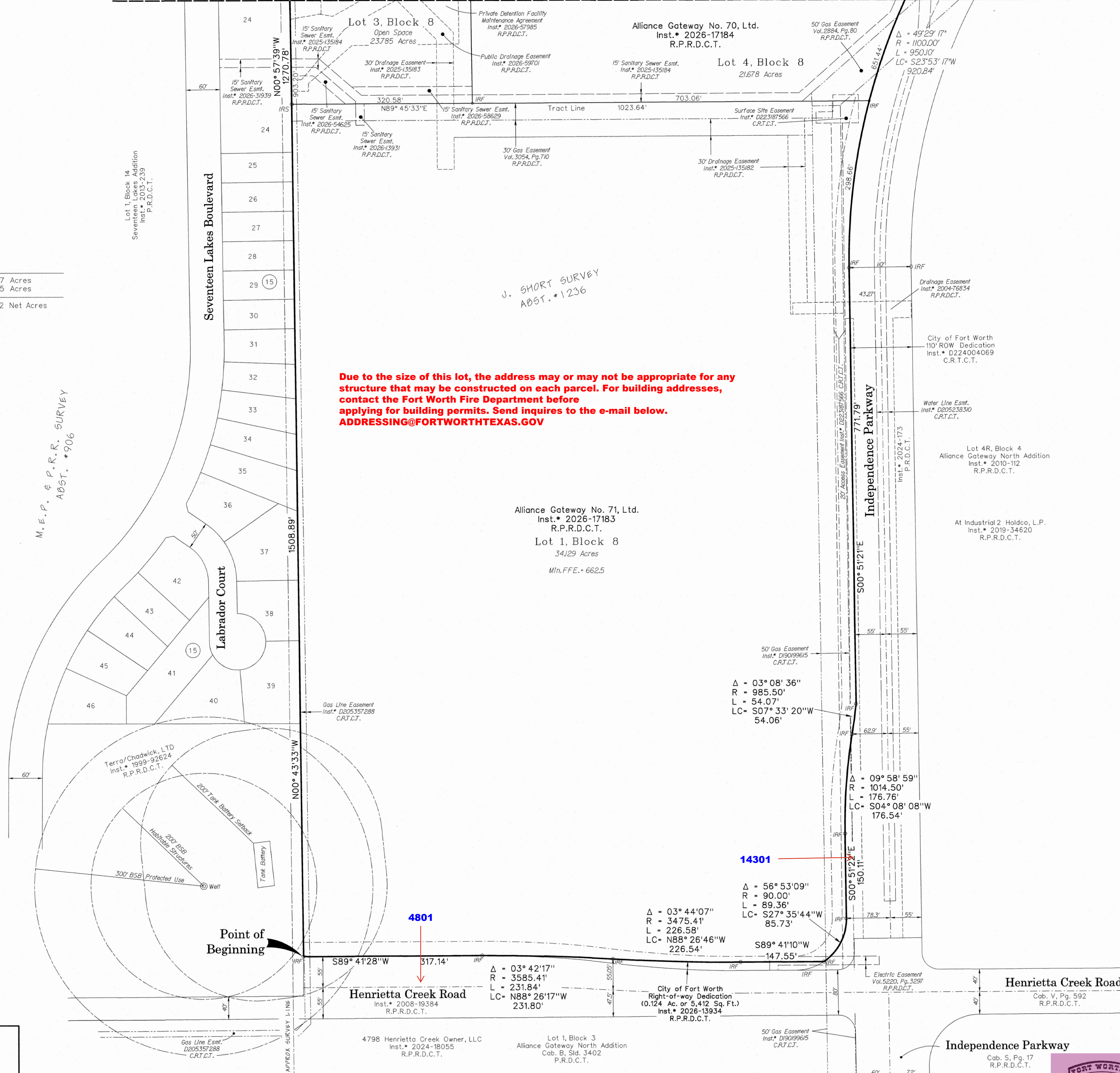
**Legend**

- IRF Iron Rod Found
- IRS Iron Rod Set
- C.R.T.C.T. County Records, Tarrant County, Texas
- R.P.R.D.C.T. RealProperty Records Denton County, Texas

**Land Use Table**

Industrial	2 Lots	55.807 Acres
Open Space	1 Lot	23.785 Acres
<b>Total</b>	<b>3 Lots</b>	<b>79.592 Net Acres</b>

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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. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 WHEN 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(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.

**FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE:**  
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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 OCCURENCE 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-PLAN 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 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.

**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 PLATED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

**FEMA FLOODPLAIN:**  
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 4812100635G, DATED APRIL 18, 2011.

**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 "PELTON" UNLESS OTHERWISE NOTED.**

**OIL OR GAS WELL PROXIMITY:**  
PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE SUCH BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

**LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING OR FRACTURE STIMULATION OF A WELL.**

**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.

**PUBLIC OPEN SPACE RESTRICTION:**  
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT 0-11 FEET ABOVE THE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY RE-PLATED.

**Surveyor**  
Westwood Professional Services, Inc.  
9800 Hillwood Parkway  
Suite 250  
Fort Worth, Texas 76177  
817-562-3350

**Developer**  
AIL Investment  
9800 Hillwood Parkway  
Suite 300  
Fort Worth, Texas 76177  
817-224-6000

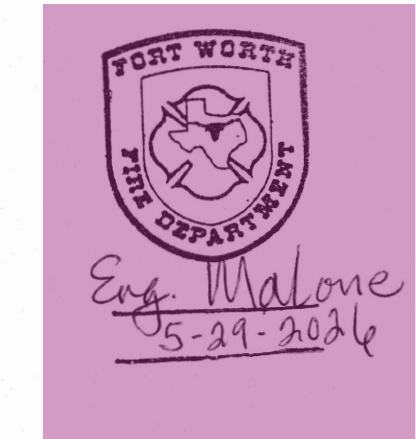
**Owners**  
Alliance Gateway No. 70, Ltd.,  
Alliance Gateway No. 71, Ltd.,  
Alliance Gateway- Phase III Association, Inc.  
9800 Hillwood Parkway  
Suite 300  
Fort Worth, Texas 76177  
817-224-6000

**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: 5/29/2026

By: Chairman

By: Secretary



## A Final Plat of Gateway North Addition

Lots 1, 3 & 4, Block 8  
Sited in the J. Short Survey, Abstract Number 1236,  
and the P. L. Cardwell Survey, Abstract Number 320,  
City of Fort Worth, Denton County, Texas.

Date of Preparation: August 2024

79.592 Acres

ACF# 60465

**Revisions:**

Job #:	R0057082
Drawn By:	D. Freeman
Checked By:	T. Bridges
Date:	05-23-24

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

SHEET  
**1**  
OF 2 SHEETS

Filed for Record  
in the Official Records Of:  
Denton County  
On: 6/12/2026 10:38:13 AM  
In the PLAT Records  
FINAL PLAT GATEWAY NORTH AT  
Doc Number: 2026-204  
Number of Pages: 2  
Amount: 100.00  
Order#: 20260601000313  
By: EL

11:23:38 AM 5/26/2026 Sheet 2 N:\0057082\_00\_06\_CAD\GN\SURVEY\0057082\_PAL.dwg

STATE OF TEXAS  
COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS THAT ALLIANCE GATEWAY NO. 70, LTD., ALLIANCE GATEWAY NO. 71, LTD., AND ALLIANCE GATEWAY - PHASE III ASSOCIATION, INC., ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE P.L. CARDWELL SURVEY, ABSTRACT NUMBER 1236, AND THE J. SHORT SURVEY, ABSTRACT NUMBER 1236, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE GATEWAY NO. 70, LTD., RECORDED IN INSTRUMENT NUMBER 2026-17184, ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE GATEWAY NO. 71, LTD., RECORDED IN INSTRUMENT NUMBER 2026-17183, AND ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE GATEWAY - PHASE III ASSOCIATION, INC. RECORDED IN INSTRUMENT NUMBER 2023-133149 AND ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE GATEWAY - PHASE III ASSOCIATION, INC. RECORDED IN INSTRUMENT NUMBER 2026-17185, ALL OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS", SET AT THE SOUTHWEST CORNER OF SAID ALLIANCE GATEWAY NO. 71, LTD., BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TERRA CHADWICK, LTD., RECORDED IN INSTRUMENT NUMBER 1999-92624, SAID REAL PROPERTY RECORDS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF HENRIETTA CREEK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER 2008-19384, SAID REAL PROPERTY RECORDS;

THENCE N 00°43'33"W, 1508.89 FEET, WITH THE WEST LINE OF SAID ALLIANCE GATEWAY - PHASE III ASSOCIATION TRACT AND THE EAST LINE OF SAID SEVENTEEN LAKES ADDITION, TO A 5/8 INCH IRON ROD WITH YELLOW CAP, FOUND AT THE NORTHWEST CORNER OF SAID ALLIANCE GATEWAY - PHASE III TRACT (INST. # 2026-17185), BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE GATEWAY - PHASE III ASSOCIATION, INC., RECORDED IN INSTRUMENT NUMBER 2023-133149, SAID REAL PROPERTY RECORDS;

THENCE N 00°57'39"W, 1270.78 FEET, WITH THE WEST LINE OF SAID ALLIANCE GATEWAY - PHASE III ASSOCIATION TRACT AND THE EAST LINE OF SAID SEVENTEEN LAKES ADDITION, TO A 5/8 INCH IRON ROD WITH YELLOW CAP, FOUND AT THE NORTHWEST CORNER OF SAID ALLIANCE GATEWAY - PHASE III TRACT (INST. # 2026-17185), BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE GATEWAY - PHASE III ASSOCIATION, INC., RECORDED IN INSTRUMENT NUMBER 2023-133149, SAID REAL PROPERTY RECORDS;

THENCE N 00°50'26"W, 461.55 FEET, WITH THE WEST LINE OF SAID ALLIANCE GATEWAY - PHASE III ASSOCIATION TRACT (2023-133149) AND SAID EAST LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON", FOUND AT THE NORTHWEST CORNER OF SAID ALLIANCE GATEWAY - PHASE III ASSOCIATION TRACT, BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO MCMASTER-CARR SUPPLY COMPANY, RECORDED IN INSTRUMENT NUMBER 2023-94960, SAID REAL PROPERTY RECORDS;

THENCE WITH THE NORTH LINE OF SAID ALLIANCE GATEWAY PHASE III ASSOCIATION TRACT AND THE SOUTH LINE OF SAID MCMASTER-CARR SUPPLY COMPANY TRACT, THE FOLLOWING BEARINGS AND DISTANCES:  
N 89°08'01"E, 112.78 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
S 00°53'20"E, 119.42 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
N 89°06'50"E, 643.52 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
S 00°53'12"E, 143.55 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
S 26°41'50"E, 186.48 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
S 64°49'10"E, 770.30 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
N 81°49'11"E, 203.68 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
S 41°21'52"E, 114.81 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
FOUND AT THE NORTHEAST CORNER OF SAID ALLIANCE GATEWAY PHASE III ASSOCIATION TRACT, BEING THE SOUTHWEST CORNER OF SAID MCMASTER-CARR SUPPLY COMPANY TRACT, AND BEING IN THE WEST LINE OF INDEPENDENCE PARKWAY (A 100 FOOT RIGHT-OF-WAY) IN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER 2024-173, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 48°37'55"W, WITH THE EAST LINE OF SAID ALLIANCE GATEWAY PHASE III ASSOCIATION TRACT, AND SAID WEST LINE, AT 122.48 FEET THE SOUTHEAST CORNER OF SAID ALLIANCE GATEWAY PHASE III ASSOCIATION TRACT, BEING THE NORTH EAST CORNER OF ALLIANCE GATEWAY - PHASE III (INST. # 2026-17185), CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID ASSOCIATION TRACT IN ALL, A TOTAL DISTANCE OF 572.85 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID COMMON LINE AND WITH SAID CURVE TO THE LEFT, AT AN ARC DISTANCE OF 651.44 FEET, THE SOUTH EAST CORNER OF SAID ALLIANCE GATEWAY NO. 70, LTD. TRACT AND THE NORTHEAST CORNER OF SAID ALLIANCE GATEWAY NO. 71 TRACT, CONTINUING WITH THE EAST LINE OF SAID ALLIANCE GATEWAY NO. 71 TRACT AND SAID WEST RIGHT-OF-WAY LINE, IN ALL AN ARC DISTANCE OF 950.10 FEET, THROUGH A CENTRAL ANGLE OF 49°29'17", HAVING A RADIUS OF 1000.00 FEET, THE LONG CHORD WHICH BEARS S 23°53'17"W, 920.84 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
THENCE WITH SAID COMMON LINE THE FOLLOWING COURSES AND DISTANCES:

S 00°51'21"E, 771.79 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;  
WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 54.07 FEET, THROUGH A CENTRAL ANGLE OF 03°08'36", HAVING A RADIUS OF 985.50 FEET, THE LONG CHORD WHICH BEARS S 07°33'20"W, 54.06 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 176.76 FEET, THROUGH A CENTRAL ANGLE OF 09°58'59", HAVING A RADIUS OF 1014.50 FEET, THE LONG CHORD WHICH BEARS S 04°08'08"W, 176.54 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON";  
S 00°51'22"E, 150.11 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.36 FEET, THROUGH A CENTRAL ANGLE OF 56°53'09", HAVING A RADIUS OF 90.00 FEET, THE LONG CHORD WHICH BEARS S 27°35'44"W, 85.73 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON", FOUND AT THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEING A SOUTHWEST CORNER OF SAID ALLIANCE GATEWAY NO. 71, TRACT AND BEING IN THE NORTH LINE OF THAT DEDICATION DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2026-139934, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE WITH THE SOUTH LINE OF SAID ALLIANCE GATEWAY NO. 71 TRACT AND THE NORTH RIGHT-OF-WAY LINE OF HENRIETTA CREEK ROAD THE FOLLOWING COURSES AND DISTANCES:  
S 89°41'10"W, 147.55 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 226.58 FEET, THROUGH A CENTRAL ANGLE OF 03°44'07", HAVING A RADIUS OF 5475.41 FEET, THE LONG CHORD WHICH BEARS N 88°26'46"W, 226.54 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS", SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 231.84 FEET, THROUGH A CENTRAL ANGLE OF 03°42'17", HAVING A RADIUS OF 3585.41 FEET, THE LONG CHORD WHICH BEARS N 88°26'17"W, 231.80 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS", FOUND; THENCE S 89°41'28"W, 317.14 FEET, CONTINUING WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 3,467,024 SQUARE FEET OR 79.592 ACRES OF LAND MORE OR LESS.

THAT ALLIANCE GATEWAY NO. 70, LTD., ALLIANCE GATEWAY NO. 71, LTD., AND ALLIANCE GATEWAY - PHASE III ASSOCIATION, INC., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS:

LOTS 1, 3 & 4, BLOCK 8  
GATEWAY NORTH ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS 26 DAY OF May, 2026.  
ALLIANCE GATEWAY NO. 70, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: HILLWOOD ALLIANCE MANAGEMENT II, LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: Eric Elrod  
NAME: ERIC ELROD  
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF May, 2026.

Lori Bowling  
Notary Public, State of Texas  
Comm. Expires 10-17-2027  
Notary ID 124717681

EXECUTED THIS 26 DAY OF May, 2026.  
ALLIANCE GATEWAY NO. 71, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: HILLWOOD ALLIANCE MANAGEMENT II, LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: Eric Elrod  
NAME: ERIC ELROD  
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF May, 2026.

Lori Bowling  
Notary Public, State of Texas  
Comm. Expires 10-17-2027  
Notary ID 124717681

EXECUTED THIS 26 DAY OF May, 2026.  
ALLIANCE GATEWAY - PHASE III ASSOCIATION, INC.  
A TEXAS NONPROFIT CORPORATION  
BY: Eric Elrod  
NAME: ERIC ELROD  
TITLE: PRESIDENT

BY: Eric Elrod  
NAME: ERIC ELROD  
TITLE: PRESIDENT

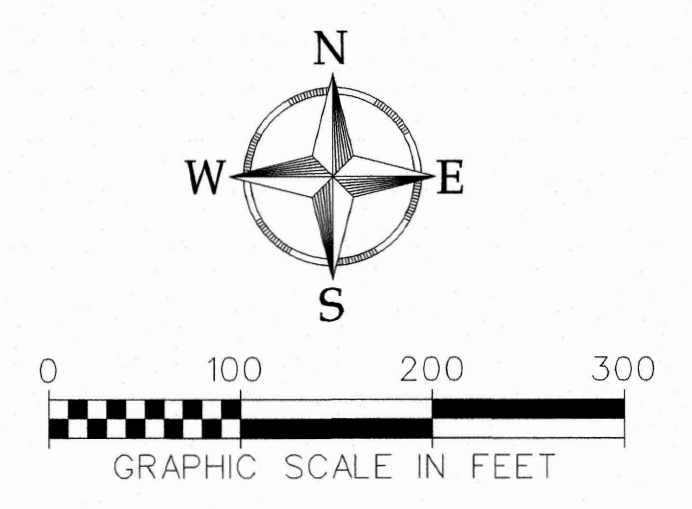
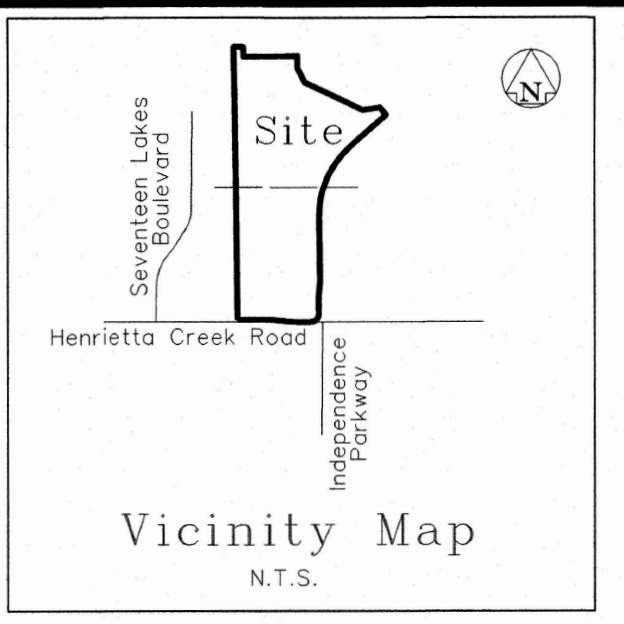
STATE OF TEXAS  
COUNTY OF TARRANT

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

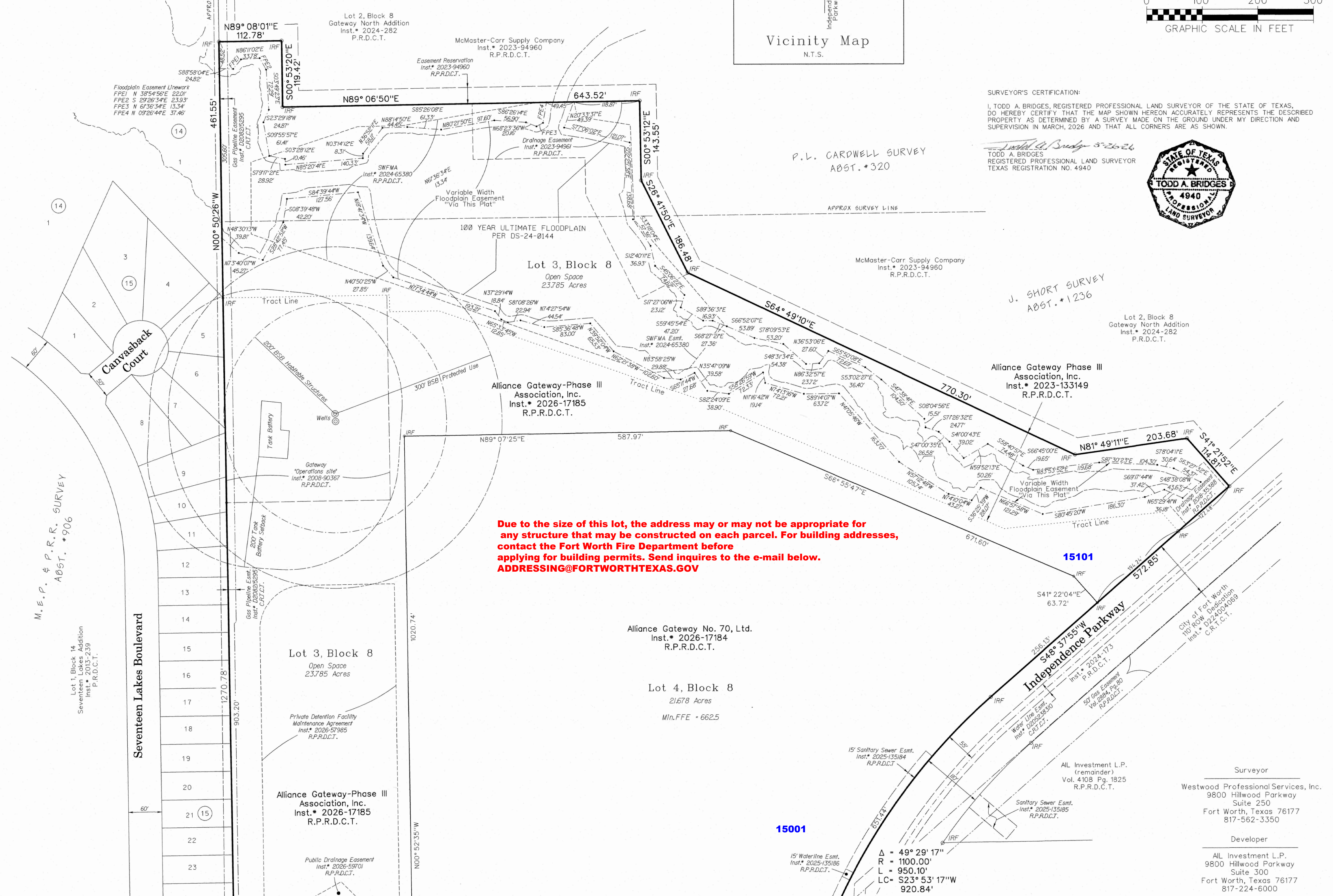
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF May, 2026.

Lori Bowling  
Notary Public, State of Texas  
Comm. Expires 10-17-2027  
Notary ID 124717681

Legend  
IRF Iron Rod Found  
IRS Iron Rod Set  
C.R.T.C.T. County Records, Tarrant County, Texas  
R.P.R.D.C.T. Real Property Records Denton County, Texas



SURVEYOR'S CERTIFICATION:  
I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN MARCH, 2026 AND THAT ALL CORNERS ARE AS SHOWN.



Revisions: R0057082  
Job #: R0057082  
Drawn By: D. Freeman  
Checked By: T. Bridges  
Date: 06-23-24  
Westwood Professional Services, Inc.  
8900 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH# 817-562-3350  
SHEET 2 OF 2 SHEETS  
Filed for Record in the Official Records Of: Denton County On: 6/1/2026 10:38:13 AM In the PLAT RECORDS FINAL PLAT GATEWAY NORTH AT Doc Number: 2026-204 Number of Pages: 2 Amount: 100.00 Order#: 20260601000313 By: EL  
A Final Plat of Lots 1, 3 & 4, Block 8 Gateway North Addition Situated in the J. Short Survey, Abstract Number 1236, and the P. L. Cardwell Survey, Abstract Number 320, City of Fort Worth, Denton County, Texas. Date of Preparation: August 2024 79.592 Acres Job No. R0057082