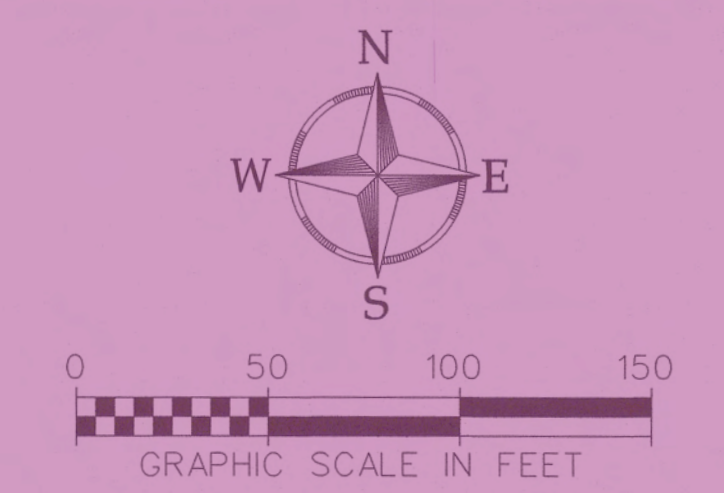


FP-25-059

J. Eads Survey
Abstract Number 410



LEGEND
 IRS - IRON ROD SET
 IRF - IRON ROD FOUND
 R.P.R.D.C.T. - REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS THAT ALL INVESTMENT, L.P. IS THE OWNER OF THE FOLLOWING PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE T. S. RAYBURN SURVEY, ABSTRACT NUMBER 1130, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT REMAINDER TRACT OF LAND DESCRIBED BY DEED TO ALL INVESTMENT, L.P. RECORDED IN VOLUME 4246, PAGE 457, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", FOUND AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE SOUTH RIGHT-OF-WAY LINE OF EAGLE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF NORTH FREEWAY (A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER-EAST PROPERTY OWNERS ASSOCIATION, INC., RECORDED IN VOLUME 4246, PAGE 599, SAID REAL PROPERTY RECORDS:

THENCE S 30°21'56"W, 75.30 FEET, WITH SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID ALLIANCE CENTER-EAST PROPERTY OWNERS ASSOCIATION TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", FOUND:

THENCE S 29°03'37"W, 99.99 FEET, CONTINUING WITH SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID REMAINDER TRACT, THE SOUTH CORNER OF SAID ALLIANCE CENTER-EAST PROPERTY OWNERS ASSOCIATION TRACT, AND THE POINT OF BEGINNING:

THENCE S 29°15'54"W, AT 32.30 FEET, PASSING A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "KHA", FOUND IN ALL, A TOTAL DISTANCE OF 37.30 FEET, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE AND WITH THE EAST LINE OF SAID REMAINDER TRACT:

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:

N 62°31'53"W, 432.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", FOUND:
 N 27°28'07"E, 61.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 22.80 FEET, THROUGH A CENTRAL ANGLE OF 19°21'21", HAVING A RADIUS OF 67.50 FEET, THE LONG CHORD WHICH BEARS N 17°47'26"E, 22.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", FOUND:

N 08°06'46"E, 171.39 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", FOUND IN THE NORTH LINE OF SAID REMAINDER TRACT, BEING THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SAID EAGLE PARKWAY, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS", FOUND IN SAID COMMON LINE BEARS N 81°07'30"W, 44.33 FEET:

THENCE S 81°25'44"E, 66.51 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE CONTINUING WITH SAID COMMON LINE AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 184.48 FEET, THROUGH A CENTRAL ANGLE OF 17°54'56", HAVING A RADIUS OF 590.00 FEET, THE LONG CHORD WHICH BEARS S 72°28'18"E, 183.73 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID REMAINDER TRACT, BEING THE NORTHWEST CORNER OF AFOREMENTIONED ALLIANCE CENTER-EAST PROPERTY OWNERS ASSOCIATION TRACT:

THENCE S 16°21'29"E, 362.18 FEET, DEPARTING SAID COMMON LINE, WITH THE EAST LINE OF SAID REMAINDER TRACT AND THE WEST LINE OF SAID ALLIANCE CENTER-EAST PROPERTY OWNERS ASSOCIATION TRACT TO THE POINT OF BEGINNING AND CONTAINING 100,524 SQUARE FEET OR 2.310 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 1, BLOCK 1
 Eagle & IH-35 Commercial

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

EXECUTED THIS 14 DAY OF April, A.D., 2026.

ALL INVESTMENT, L.P.
 A TEXAS LIMITED PARTNERSHIP

BY: AL GP, LLC
 A TEXAS LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER

BY: Eric Elrod
 NAME: Eric Elrod
 TITLE: So. Vice President

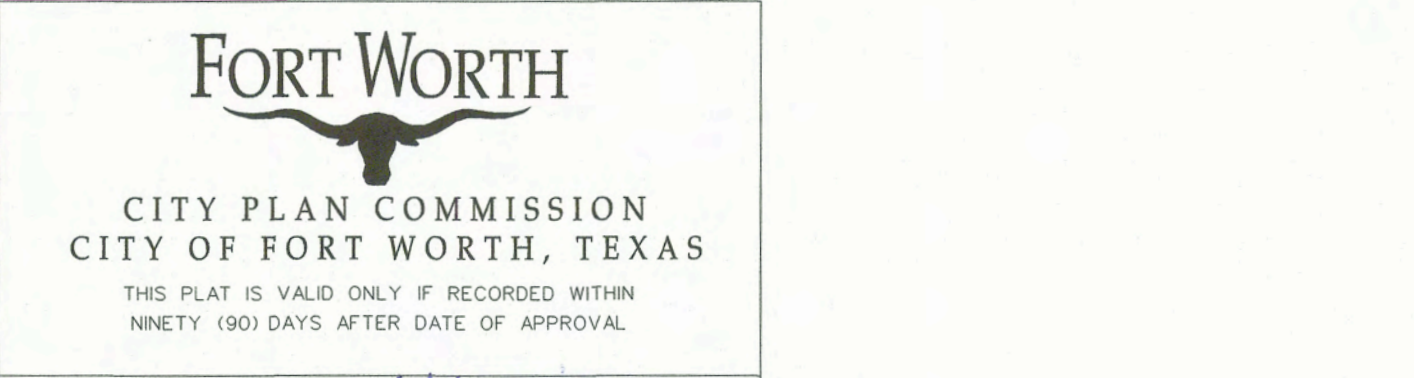
STATE OF TEXAS
 COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 14, 2026
Eric Elrod, So. Vice President of AL GP, LLC, A
 TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER
 OF ALL INVESTMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF
 OF SAID LIMITED PARTNERSHIP.

Lou Bowling
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES 10-17-2027

NOTARY PUBLIC, STATE OF TEXAS
 COMM. EXPIRES 10-17-2027
 NOTARY ID 124717881

FP 25-059
 PP 24-036
 2.310 ACRES

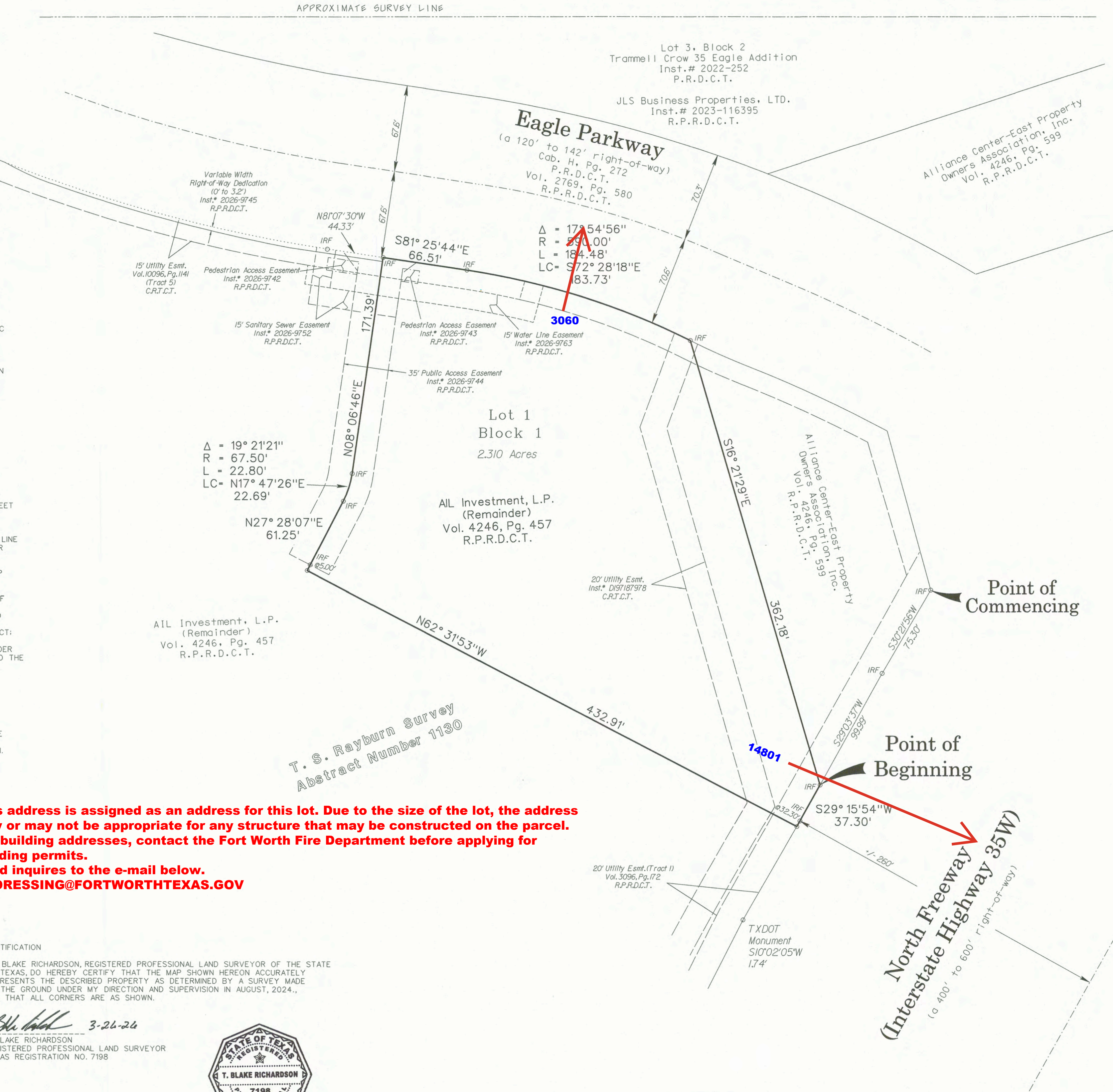


Plat Approval Date: 4/16/2026

By: Ch Chairman
 By: Eric Elrod Secretary

THIS DOCUMENT FILED IN INSTRUMENT NUMBER _____, DATE _____

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This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

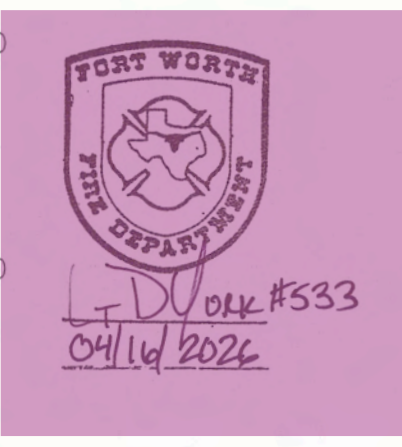
CERTIFICATION
 I, T. BLAKE RICHARDSON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2024, AND THAT ALL CORNERS ARE AS SHOWN.

T. Blake Richardson 3-24-24
 T. BLAKE RICHARDSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 7198



OWNER / DEVELOPER
 PELOTON LAND SOLUTIONS, INC.
 9800 HILLWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76177
 (817) 562-3350

OWNER / DEVELOPER
 ALL INVESTMENT, L.P.,
 9800 HILLWOOD PARKWAY, SUITE 300
 FORT WORTH, TEXAS 76177
 (817) 224-6000



Final Plat Eagle & IH-35 Commercial

Lot 1, Block 1
 Situated in the T. S. Rayburn Survey, Abstract Number 1130,
 City of Fort Worth, Denton County, Texas.

Date of Preparation: August 2024

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 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS
 ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF SUCH CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF 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 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 TRAVERSED 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 OVERTFLOW AND / OR BANK EROSION THAT CANNOT BE DEFERRED. 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-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 A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS
 NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

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
 SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48121C0495G, EFFECTIVE DATE, 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.

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 PLAT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11-FEET ABOVE THE TOP OF THE 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.

P.R.V.'S
 PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.
 ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

AC# 60464

Revisions:			
Job #:	R0046679	Drawn By:	D. Freeman
Checked By:	T. Bridges	Date:	08-15-24

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

SHEET 1 OF 1 SHEETS

Filed for Record in the Official Records Of: Denton County
 On: 4/17/2026 9:03:39 AM
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 FINAL PLAT EAGLE & IH-35 COM
 Doc Number: 2026-142
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 By: EV