

G. OVERTON SURVEY  
ABSTRACT NUMBER 972

LOT SUMMARY		LAND USE	
LOT 1, BLOCK 1	32.836 Ac.	4 INDUSTRIAL LOTS	68.247 ACRES
LOT 2, BLOCK 1	14.311 Ac.	2 OPEN SPACE	4.393 ACRES
LOT 3, BLOCK 1	7.010 Ac.		
LOT 4, BLOCK 1	14.090 Ac.		
LOT 5X, BLOCK 1	1.686 Ac.		
LOT 6X, BLOCK 1	2.707 Ac.		
<b>TOTAL</b>	<b>72.640 Ac.</b>	<b>TOTAL</b>	<b>72.640 ACRES</b>

**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 11 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 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 DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

**FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE:** THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN 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 FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE 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; 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.

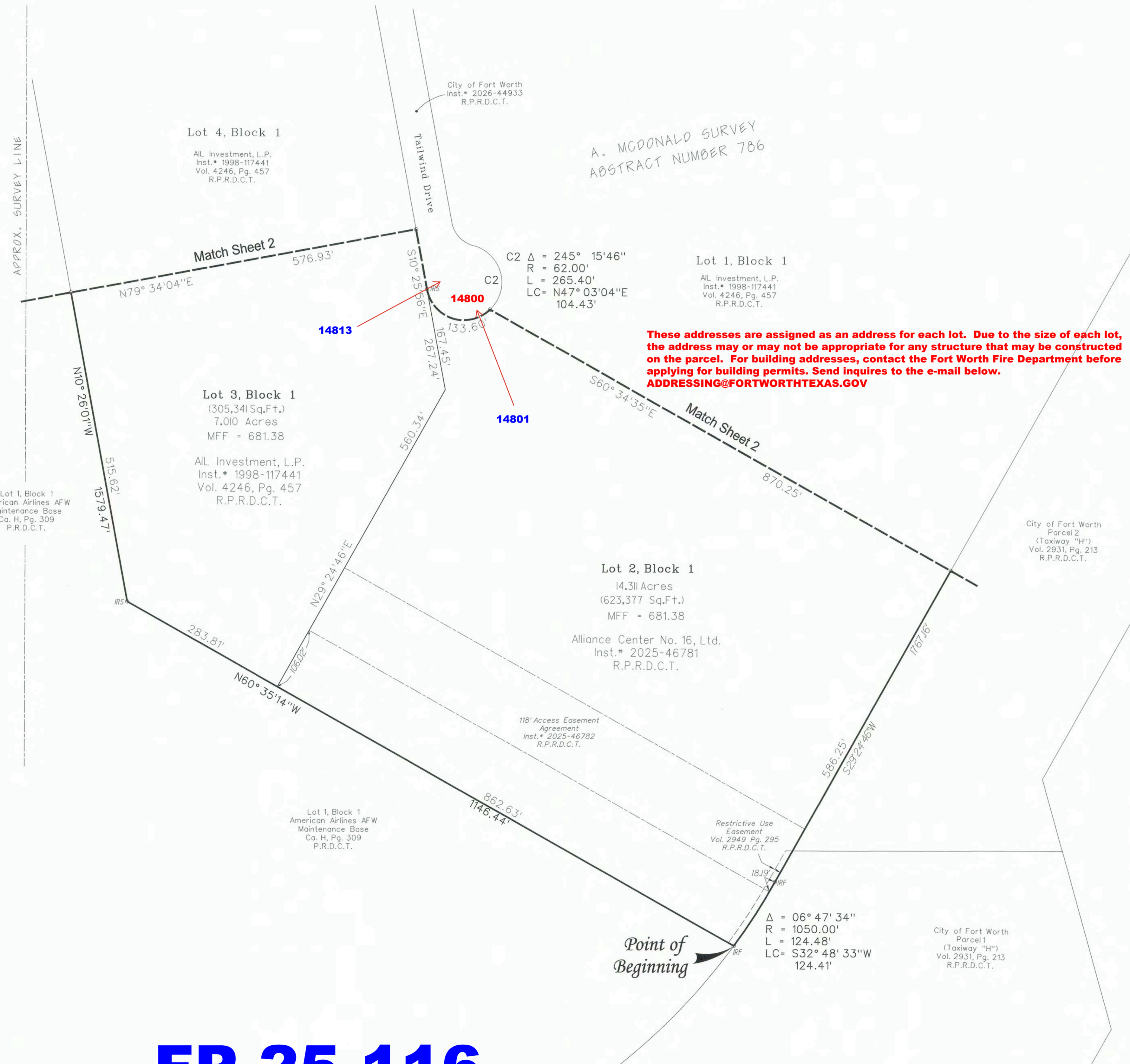
**FEMA FLOODPLAIN:** SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBERS 48439C0055K, REVISED SEPTEMBER 25, 2009 AND 48121C0630G, REVISED APRIL 18, 2011. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE MAPS.

**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.

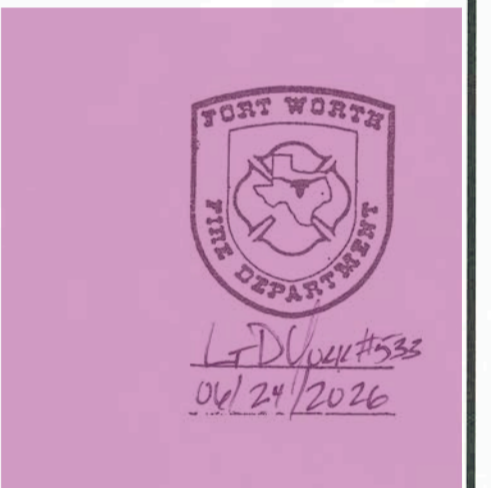
**PRIVATE MAINTENANCE:** THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

**PRIVATE (PRV'S) REQUIRED:** 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 "WESTWOOD" UNLESS OTHERWISE NOTED.



Point of Beginning  
 $\Delta = 06^\circ 47' 34''$   
 $R = 1050.00'$   
 $L = 124.48'$   
 $LC = S32^\circ 48' 33''W$   
 $124.41'$

**DENTON COUNTY NOTES:**  
 THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.  
 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.  
 BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODPLAIN 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.  
 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 SHOWING 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 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.



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FP 25-116  
FP 25-004

**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: 6/24/2026

By: [Signature] Chairman  
By: [Signature] Secretary

SURVEYOR/ENGINEER	
WESTWOOD PROFESSIONAL SERVICES 9800 HILLWOOD PKWY., STE. 250 FORT WORTH, TEXAS 76177 (817) 562-3350	
OWNER	
ALL INVESTMENT, L.P. 9800 HILLWOOD PKWY., STE. 300 FORT WORTH, TEXAS 76177	
OWNER	
ALLIANCE CENTER NO. 16, LTD. 9800 HILLWOOD PKWY., STE. 300 FORT WORTH, TEXAS 76177	
OWNER	
ALLIANCE CENTER-EAST ASSOCIATION 9800 HILLWOOD PKWY., STE. 300 FORT WORTH, TEXAS 76177	

**FP-25-116**

A FINAL PLAT OF  
**Lots 1-4, 5X & 6X, Block 1**  
**Alliance Center Phase 2**  
 AN ADDITION THE THE CITY OF FORT WORTH SITUATED IN THE  
 A. McDONALD SURVEY, ABSTRACT NUMBER 786 AND THE  
 G. OVERTON SURVEY, ABSTRACT NUMBER 972, DENTON COUNTY, TEXAS

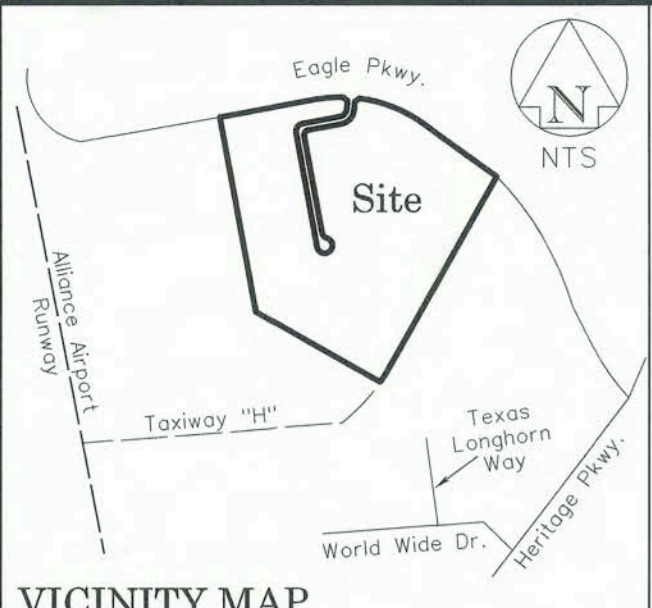
Filed for Record  
 in the Official Records of:  
 Denton County  
 On: 6/25/2026 10:29:54 AM  
 In the PLAT Records  
 FINAL PLAT LOT 1-4 ALLIANCE I  
 Doc Number: 2026-229  
 Number of Pages: 2  
 Amount: 100.00  
 Order#: 20260625000251  
 By: MK

AC# 60480

Revisions:	
Job #:	N: 0058422
Drawn By:	W. Blades
Checked By:	T. Bridges
Date:	07.08.25

**Westwood**  
Westwood Professional Services, Inc.  
8800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH: 817-562-3350

SHEET  
**1**  
OF 2 SHEETS



**VICINITY MAP**

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, THAT ALL INVESTMENT, L.P., ALLIANCE CENTER NO. 16, LTD., AND ALLIANCE CENTER-EAST ASSOCIATION ARE THE SOLE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE A MCDONALD SURVEY, ABSTRACT NUMBER 786, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALL INVESTMENT, L.P., RECORDED IN INSTRUMENT NUMBER 1998-117441, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER NO. 16, LTD., RECORDED IN INSTRUMENT NUMBER 2025-46781, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER-EAST ASSOCIATION, RECORDED IN INSTRUMENT NUMBER 2026-26130, ALL OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH RED CAP, FOUND AT THE SOUTHEAST CORNER OF SAID ALLIANCE CENTER NO. 16 TRACT, BEING THE MOST EASTERLY NORTHEAST CORNER OF LOT 1, BLOCK 1, AMERICAN AIRLINES MAINTENANCE BASE, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN CABINET H, PAGE 309, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH (KNOWN AS "TAXIWAY H"), RECORDED IN VOLUME 2931, PAGE 213, SAID REAL PROPERTY RECORDS;

THENCE N 60°35'14"W, WITH THE EAST LINE OF SAID LOT 1 AT 862.63 FEET PASSING THE SOUTHWEST CORNER OF SAID ALLIANCE CENTER NO. 16 TRACT, IN ALL A TOTAL DISTANCE OF 1146.44 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

THENCE N 10°26'01"W, 1576.47 FEET, CONTINUING WITH SAID EAST LINE, AND WITH THE WEST LINE OF SAID REMAINDER TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE NORTHWEST CORNER OF SAID REMAINDER TRACT, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF EAGLE PARKWAY (A 120' RIGHT-OF-WAY), RECORDED IN DEDICATION DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 2769, PAGE 580, SAID REAL PROPERTY RECORDS, AND BEING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE N 79°34'15"E, 780.23 FEET, WITH THE NORTH LINE OF SAID REMAINDER TRACT AND SAID SOUTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH YELLOW CAP, FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID COMMON LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 223.71 FEET, THROUGH A CENTRAL ANGLE OF 114°36', HAVING A RADIUS OF 1140.00 FEET, THE LONG CHORD WHICH BEARS N 85°11'33"E, 223.35 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2026-44923, SAID REAL PROPERTY RECORDS;

THENCE WITH THE WEST AND EAST LINE OF SAID CITY OF FORT WORTH TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 48°42'41"E, 45.17 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

S 04°05'02"W, 64.13 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.59 FEET, THROUGH A CENTRAL ANGLE OF 75°29'02", HAVING A RADIUS OF 68.00 FEET, THE LONG CHORD WHICH BEARS S 41°49'33"W, 83.25 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

S 79°34'04"W, 308.37 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 87.39 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 62.00 FEET, THE LONG CHORD WHICH BEARS S 34°34'04"E, 87.68 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

S 10°25'56"E, 930.28 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 265.40 FEET, THROUGH A CENTRAL ANGLE OF 245°15'48", HAVING A RADIUS OF 62.00 FEET, THE LONG CHORD WHICH BEARS N 47°03'04"E, 104.45 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 54.83 FEET, THROUGH A CENTRAL ANGLE OF 65°27'04", HAVING A RADIUS OF 48.00 FEET, THE LONG CHORD WHICH BEARS N 43°09'25"W, 51.90 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

N 10°25'56"W, 794.48 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 59.69 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 38.00 FEET, THE LONG CHORD WHICH BEARS N 34°34'04"E, 53.74 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

N 79°34'04"E, 272.37 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE SOUTHWEST CORNER OF SAID ALLIANCE CENTER-EAST ASSOCIATION TRACT, AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 168.63 FEET, THROUGH A CENTRAL ANGLE OF 75°29'02", HAVING A RADIUS OF 128.00 FEET, THE LONG CHORD WHICH BEARS N 41°49'33"E, 156.70 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

N 04°05'02"E, 64.13 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

N 54°52'39"E, 45.17 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE NORTHWEST CORNER OF SAID ALLIANCE CENTER-EAST ASSOCIATION TRACT, BEING THE NORTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT, BEING IN THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 565.04 FEET, THROUGH A CENTRAL ANGLE OF 28°23'55", HAVING A RADIUS OF 1140.00 FEET, THE LONG CHORD WHICH BEARS S 68°26'57"E, 559.28 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

S 54°15'00"E, 714.93 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET AT THE NORTHEAST CORNER OF SAID REMAINDER TRACT, BEING THE NORTHWEST CORNER OF SAID TAXIWAY H;

THENCE S 29°24'45"W, WITH THE EAST LINE OF SAID REMAINDER TRACT AND THE WEST LINE OF AFOREMENTIONED TAXIWAY H, AT 1180.91 FEET PASSING THE NORTHEAST CORNER OF SAID ALLIANCE CENTER NO. 16 TRACT, IN ALL A TOTAL DISTANCE OF 1767.16 FEET, TO 1/2 INCH IRON ROD WITH CAP STAMPED "HALF"; FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID COMMON LINE AND CURVE TO THE RIGHT, AN ARC DISTANCE OF 124.48 FEET, THROUGH A CENTRAL ANGLE OF 67°34", HAVING A RADIUS OF 1050.00 FEET, THE LONG CHORD WHICH BEARS S 32°48'33"W, 124.41 FEET, TO THE POINT OF BEGINNING AND CONTAINING 3,164,200 SQUARE FEET OR 72.640 ACRES OF LAND MORE OR LESS.

OWNERS DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ALL INVESTMENT, L.P., DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, **LOTS 1-4, 5X & 6X, BLOCK 1, ALLIANCE CENTER, PHASE 2**, 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.

ALL INVESTMENT, L.P.  
A TEXAS LIMITED PARTNERSHIP

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

EXECUTED THIS 19 DAY OF June, 2026.

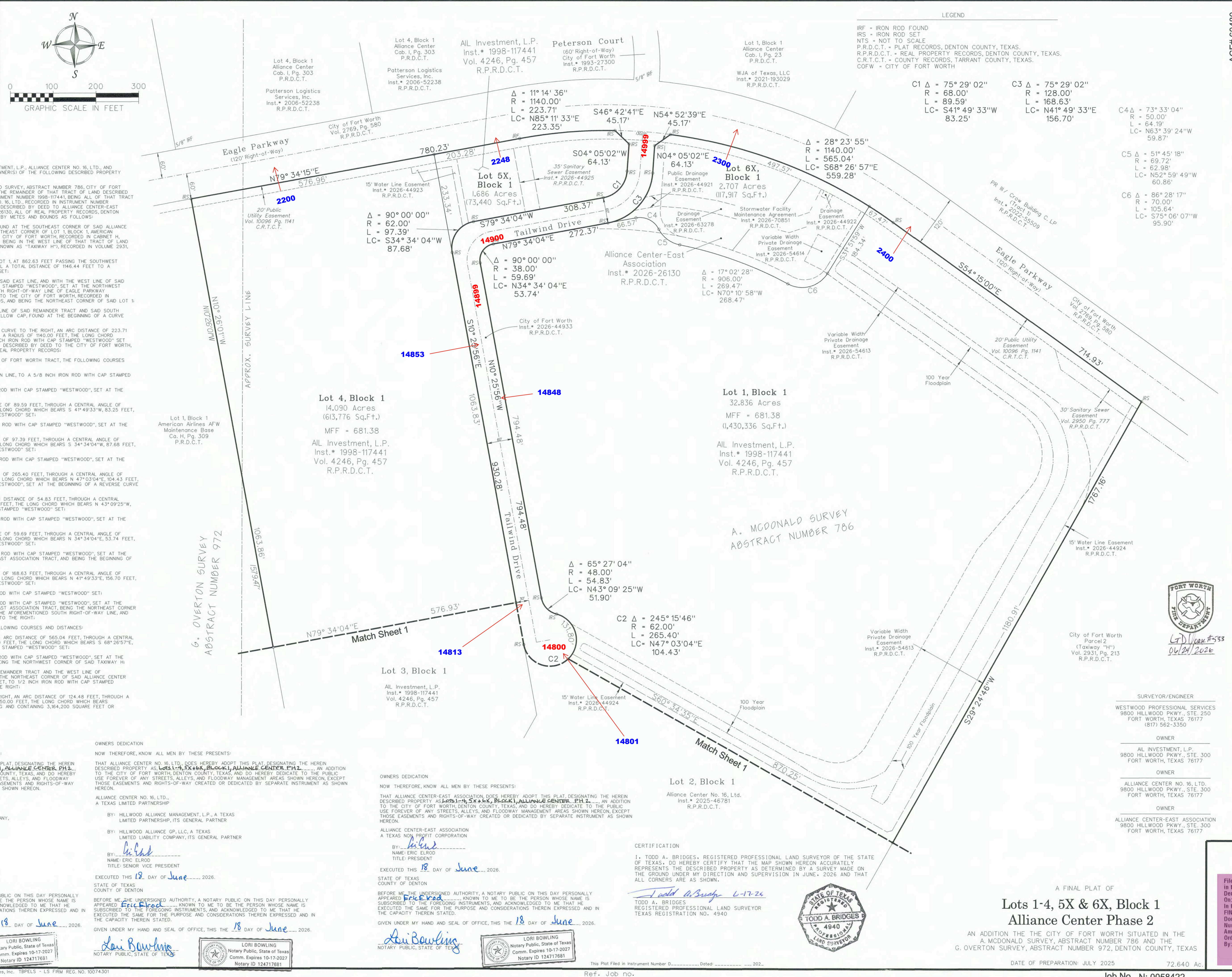
STATE OF TEXAS  
COUNTY OF DENTON

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 THE 19 DAY OF June, 2026.

*Lori Bowling*  
NOTARY PUBLIC, STATE OF TEXAS

LORI BOWLING  
Notary Public, State of Texas  
Comm. Expires 10-17-2027  
Notary ID 124717681



OWNERS DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ALLIANCE CENTER NO. 16, LTD., DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, **LOTS 1-4, 5X & 6X, BLOCK 1, ALLIANCE CENTER, PHASE 2**, 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.

ALLIANCE CENTER NO. 16, LTD.  
A TEXAS LIMITED PARTNERSHIP

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

EXECUTED THIS 19 DAY OF June, 2026.

STATE OF TEXAS  
COUNTY OF DENTON

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 THE 19 DAY OF June, 2026.

*Lori Bowling*  
NOTARY PUBLIC, STATE OF TEXAS

LORI BOWLING  
Notary Public, State of Texas  
Comm. Expires 10-17-2027  
Notary ID 124717681

OWNERS DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ALLIANCE CENTER-EAST ASSOCIATION, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, **LOTS 1-4, 5X & 6X, BLOCK 1, ALLIANCE CENTER, PHASE 2**, 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.

ALLIANCE CENTER-EAST ASSOCIATION  
A TEXAS NON-PROFIT CORPORATION

BY: *Lori Bowling*  
NAME: LORI BOWLING  
TITLE: PRESIDENT

EXECUTED THIS 18 DAY OF June, 2026.

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED *Lori Bowling*, 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 THE 18 DAY OF June, 2026.

*Lori Bowling*  
NOTARY PUBLIC, STATE OF TEXAS

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ALLIANCE CENTER-EAST ASSOCIATION  
A TEXAS NON-PROFIT CORPORATION

BY: *Lori Bowling*  
NAME: LORI BOWLING  
TITLE: PRESIDENT

EXECUTED THIS 18 DAY OF June, 2026.

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED *Lori Bowling*, 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 THE 18 DAY OF June, 2026.

*Lori Bowling*  
NOTARY PUBLIC, STATE OF TEXAS

LORI BOWLING  
Notary Public, State of Texas  
Comm. Expires 10-17-2027  
Notary ID 124717681

OWNERS DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ALLIANCE CENTER-EAST ASSOCIATION, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, **LOTS 1-4, 5X & 6X, BLOCK 1, ALLIANCE CENTER, PHASE 2**, 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.

ALLIANCE CENTER-EAST ASSOCIATION  
A TEXAS NON-PROFIT CORPORATION

BY: *Lori Bowling*  
NAME: LORI BOWLING  
TITLE: PRESIDENT

EXECUTED THIS 18 DAY OF June, 2026.

STATE OF TEXAS  
COUNTY OF DENTON

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ALLIANCE CENTER-EAST ASSOCIATION  
A TEXAS NON-PROFIT CORPORATION

BY: *Lori Bowling*  
NAME: LORI BOWLING  
TITLE: PRESIDENT

EXECUTED THIS 18 DAY OF June, 2026.

STATE OF TEXAS  
COUNTY OF DENTON

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF June, 2026.

*Lori Bowling*  
NOTARY PUBLIC, STATE OF TEXAS

LORI BOWLING  
Notary Public, State of Texas  
Comm. Expires 10-17-2027  
Notary ID 124717681

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 JUNE, 2026 AND THAT ALL CORNERS ARE AS SHOWN.

EXECUTED THIS 18 DAY OF June, 2026.

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED *Todd A. Bridges*, 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 THE 18 DAY OF June, 2026.

*Todd A. Bridges*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS  
REGISTERED  
TODD A. BRIDGES  
4940  
PROFESSIONAL LAND SURVEYOR

THIS PLAT FILED IN INSTRUMENT NUMBER D..... DATED..... 2026.  
Ref. Job no.

DATE OF PREPARATION: JULY 2025 72.640 AC  
Job No. N: 0058422

FILED FOR RECORD IN THE OFFICIAL RECORDS OF:  
Denton County  
On: 6/25/2026 10:29:54 AM  
In the PLAT RECORDS  
FINAL PLAT LOT 1 - 4 ALLIANCE I  
Doc Number: 2026 - 229  
Number of Pages: 2  
Amount: 100.00  
Order#: 20260625000251  
By: MK

WESTWOOD PROFESSIONAL SERVICES, INC.  
8900 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177  
(817) 562-3350

OWNER  
ALL INVESTMENT, L.P.  
8900 HILLWOOD PKWY., STE. 300  
FORT WORTH, TEXAS 76177

OWNER  
ALLIANCE CENTER NO. 16, LTD.  
8900 HILLWOOD PKWY., STE. 300  
FORT WORTH, TEXAS 76177

OWNER  
ALLIANCE CENTER-EAST ASSOCIATION  
8900 HILLWOOD PKWY., STE. 300  
FORT WORTH, TEXAS 76177

SURVEYOR/ENGINEER  
WESTWOOD PROFESSIONAL SERVICES  
8900 HILLWOOD PKWY., STE. 250  
FORT WORTH, TEXAS 76177  
(817) 562-3350

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8900 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177  
PH# 817-562-3350

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PROFESSIONAL LAND SURVEYOR

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TEXAS REGISTRATION NO. 4940

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REGISTERED  
TODD A. BRIDGES  
4940  
PROFESSIONAL LAND SURVEYOR

THIS PLAT FILED IN INSTRUMENT NUMBER D..... DATED..... 2026.  
Ref. Job no.

DATE OF PREPARATION: JULY 2025 72.640 AC  
Job No. N: 0058422

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*Todd A. Bridges*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS  
REGISTERED  
TODD A. BRIDGES  
4940  
PROFESSIONAL LAND SURVEYOR

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