

TBPLS Firm, Reg. No. 10177700  
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10/14/2014  
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OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT  
KNOW ALL MEN BY THESE PRESENTS THAT AIL INVESTMENT, L.P. IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:  
BEING A TRACT OF LAND SITUATED IN THE MCCOWEN SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF TRACT 4, DESCRIBED BY DEED TO AIL INVESTMENT, L.P. AS RECORDED IN VOLUME 14315, PAGE 56, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF HILLWOOD PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), BEING IN THE NORTH RIGHT-OF-WAY LINE OF HERITAGE TRACE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE N 81° 48' 29" W, 609.66 FEET WITH SAID NORTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE LEFT:

THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 181.96 FEET, THROUGH A CENTRAL ANGLE OF 06° 18' 24", HAVING A RADIUS OF 1653.09 FEET, THE LONG CHORD WHICH BEARS N 84° 57' 41" W, 181.87 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 70.15 FEET, THROUGH A CENTRAL ANGLE OF 02° 25' 53", HAVING A RADIUS OF 1653.09 FEET, THE LONG CHORD WHICH BEARS N 89° 19' 50" W, 70.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89° 27' 14" W, 119.42 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.34 FEET, THROUGH A CENTRAL ANGLE OF 38° 12' 26", HAVING A RADIUS OF 24.50 FEET, THE LONG CHORD WHICH BEARS N 19° 22' 14" W, 16.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 00° 16' 01" W, 248.73 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 47° 34' 27" E, 13.49 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 174.15 FEET, THROUGH A CENTRAL ANGLE OF 18° 14' 30", HAVING A RADIUS OF 547.00 FEET, THE LONG CHORD WHICH BEARS N 85° 49' 21" E, 173.42 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 13° 49' 49" E, 90.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 02° 26' 38" W, 197.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 54,226 SQUARE FEET OR 1.245 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:  
LOT 4, BLOCK 4  
ALLIANCE TOWN CENTER NORTH

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC'S 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 THE 15 DAY OF October, A.D., 2014

ATCN RETAIL NO. 1, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: HILLWOOD ALLIANCE MANAGEMENT, L.P.,  
A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

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

BY: L. RUSSELL LAUGHLIN  
NAME: L. RUSSELL LAUGHLIN  
TITLE: SR. VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF TARRANT:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 15, 2014,  
BY L. RUSSELL LAUGHLIN, SR. VICE PRESIDENT OF HILLWOOD ALLIANCE GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF HILLWOOD ALLIANCE MANAGEMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, IN ITS CAPACITY AS GENERAL PARTNER OF ATCN RETAIL NO. 1, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

LORI L. BOWLING  
Notary Public, State of Texas  
My Commission Expires  
October 17, 2015

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 10-17-15 ACF #60231

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 JANUARY, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

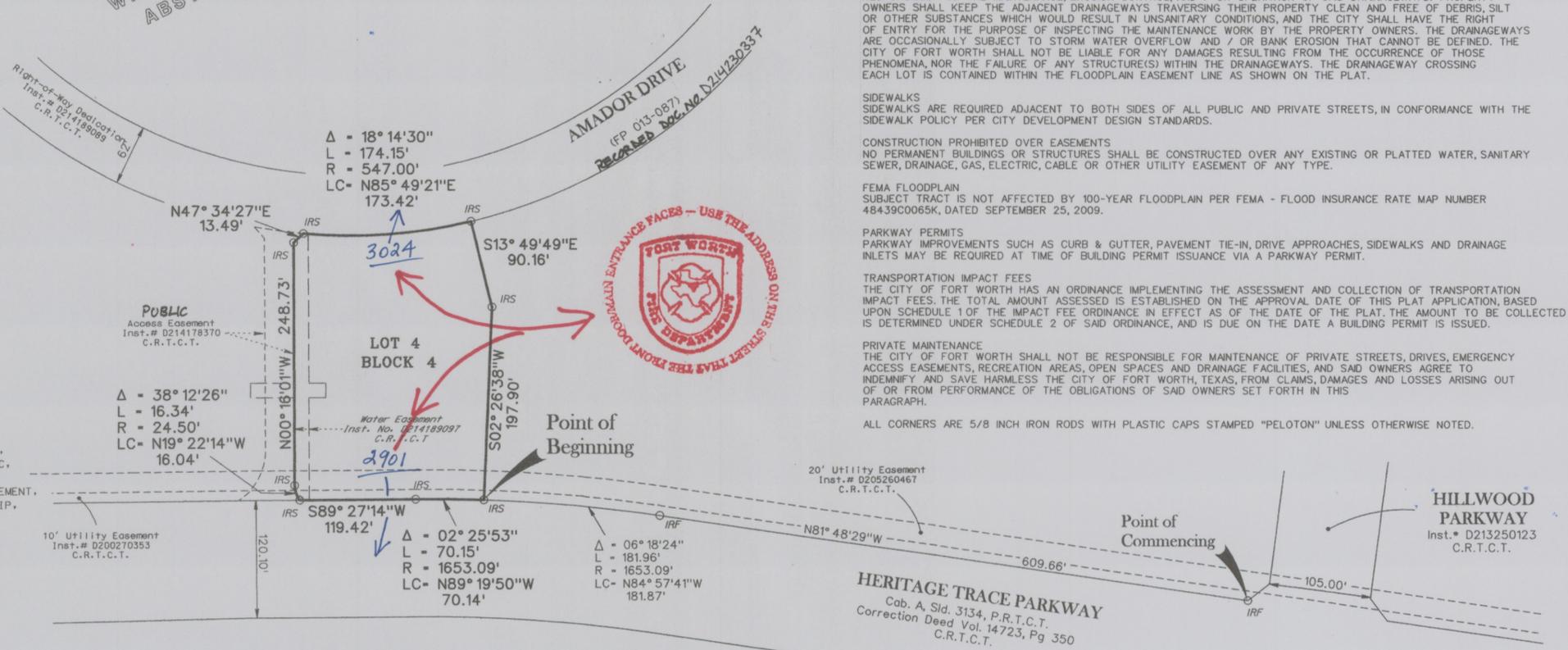
TODD A. BRIDGES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940  
DATED: 10-14-14



Capt. WES  
10-23-2014

(3001)  
WM. McCOWEN SURVEY  
ABSTRACT NO. 999

Tract 4  
(Remainder)  
AIL Investment, L.P.  
Vol. 14315, Pg. 56  
C.R.T.C.T.



LAND USE TABLE

BLOCK 4	LOT 4	COMMERCIAL	1.245 ACRES	1 LOT
TOTAL			1.245 ACRES	1 LOT

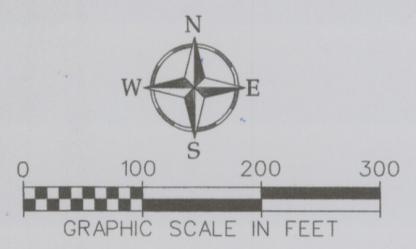
LEGEND  
IRF - IRON ROD FOUND  
IRS - IRON ROD SET

OWNER \ DEVELOPER  
AIL INVESTMENT, L.P.  
13600 HERITAGE PARKWAY  
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: 10/24/2014  
By: Charles R. Ruff Chairman  
By: Dana Bushnell Secretary

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D214233679 DATE 10/24/2014



NOTES  
WATER/WASTEWATER IMPACT FEES  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS  
ANY PUBLIC FRANCHISED 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 IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM WITH A DRAINAGE STUDY, THE CITY OF FORT WORTH MAY REQUIRE, ALONG WITH ANY NECESSARY DRAINAGE IMPROVEMENTS, THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOODPLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

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 DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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.

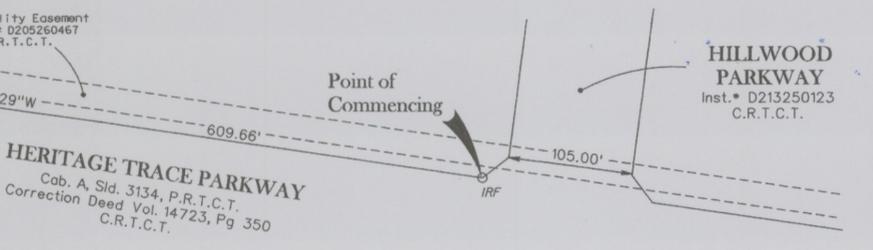
FEMA FLOODPLAIN  
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0065K, DATED SEPTEMBER 25, 2009.

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.

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.



A FINAL PLAT OF  
LOT 4, BLOCK 4  
FP14-004

ALLIANCE TOWN CENTER NORTH

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE WM. McCOWEN SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: DECEMBER 2013

PP 012-022  
FP 014-004

1.245 ACRES

HWATCN.017  
D.FREEMON  
T.BRIDGES  
12-17-13  
PAGE #

JOB #:  
DRAWN BY:  
CHECKED BY:  
DATE:  
REVISIONS:

PELTON  
LAND SOLUTIONS

5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350