VICINITY MAP
NOT TO SCALE

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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II 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 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(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD 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 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.

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".

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

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 48439C0070K, 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.

LAND USE

MULTI-FAMILY	14.258 ACRES
TOTAL	14.258 ACRES

LEGEND

IRS = IRON ROD SET
IRF = IRON ROD FOUND

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	75°19'16"	51.00'	32.86'	N 52°20'22"E	35.35'
C2	75°19'16"	51.00'	67.04'	N 52°20'22"E	62.32'
C3	90°00'00"	25.00'	39.27'	N 45°00'00"E	35.36'
C4	90°00'00"	25.00'	39.27'	S 45°00'00"E	35.36'
C5	109°35'43"	51.00'	97.55'	S 35°12'08"E	40.86'
C6	70°24'17"	51.00'	62.67'	S 54°47'51"W	58.80'
C7	90°00'00"	51.00'	80.11'	N 45°00'00"W	72.12'
C8	90°00'00"	25.00'	39.27'	N 45°00'00"W	35.36'
C9	90°00'00"	25.00'	39.27'	S 45°00'00"E	35.36'
C10	90°00'00"	51.00'	80.11'	S 45°00'00"W	72.12'
C11	90°00'00"	51.00'	80.11'	N 45°00'00"W	72.12'
C12	90°00'00"	25.00'	39.27'	N 45°00'00"W	35.36'
C13	90°00'00"	25.00'	39.27'	N 45°00'00"E	35.36'
C14	90°00'00"	25.00'	39.27'	S 45°00'00"E	35.36'
C15	90°00'00"	25.00'	39.27'	S 45°00'00"W	35.36'
C16	90°00'00"	25.00'	39.27'	N 45°00'00"W	35.36'
C17	90°00'00"	25.00'	39.27'	N 45°00'00"E	35.36'
C18	109°35'43"	25.00'	47.82'	S 35°12'08"E	40.86'
C19	70°24'17"	25.00'	30.72'	S 54°47'51'W	58.80'
C20	90°00'00"	25.00'	39.27'	N 45°00'00"W	35.36'

Line Table

L1	N89°59'52"E	70.81'
L2	S89°59'52"W	70.71'
L3	N00°00'00"E	48.99'
L4	N90°00'00"E	17.31'
L5	S44°53'22"W	14.12'
L6	S45°06'39"E	14.17'

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

RESIDENTIAL ZONING ORDINANCE
RESIDENTIAL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF ZONING ORDINANCE NO. 13896, CHAPTER 6, ARTICLE 5, "RESIDENTIAL DESIGN STANDARDS", WITH REGARDS TO: THE PROHIBITION OF REPETITIVE ADJACENT RESIDENTIAL BUILDING FACADES; EXTERIOR BUILDING FACADES MUST CONSIST OF A MINIMUM OF 50% MASONRY; AND LIMITATIONS TO ATTACHED GARAGES PROJECTING BEYOND THE MAIN BUILDING FACADE WHEN FACING THE STREET. BUILDING PERMITS ARE SUBJECT TO CONFORMANCE WITH THESE REGULATIONS.

OIL OR GAS WELL PROXIMITY
BUILDING(S), NOT ESSENTIAL OR NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL WITHIN THIS SUBDIVISION, SHALL NOT BE CONSTRUCTED WITHIN 200 FT. (OR OTHER DISTANCE GRANTED BY CITY COUNCIL VARIANCE) FROM ANY EXISTING OIL OR GAS WELL BORE HOLE. THE MEASURED DISTANCE SHALL BE IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF SUCH BUILDING(S), WITHOUT REGARDS TO INTERVENING STRUCTURES.

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.

TREE PRESERVATION ORDINANCE
PROJECT WILL COMPLY WITH CITY OF FORT WORTH TREE PRESERVATION ORDINANCE NO. 17228-10-2006 AS WELL AS ALL CITY OF FORT WORTH URBAN FORESTRY COMPLIANCE PROVISIONS.

COVENANTS OR RESTRICTIONS
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

PRIVATE (PRV'S) REQUIRED
PRIVATE PRV'S REQUIRED, WATER EXCEEDS 80 PSI

PRIVATE (PRS'S) REQUIRED
INSTALL ORIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.

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.

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 FEBRUARY, 2016 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A Bridges 2-1-16
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

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

APARTMENT SITE PLAN IS ATTACHED
APARTMENT NUMBERING PLAN IS ATTACHED
4 PAGES TOTAL

GRAPHIC SCALE IN FEET (0, 100, 200, 300)

ACF# 60283

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THOSE TRACTS OF LAND AS DESCRIBED IN DEED TO EAGLE INCOME PROPERTIES, L.P. RECORDED IN INSTRUMENT NUMBER D209265997, AND AIL INVESTMENT, L.P. RECORDED IN VOLUME 14315, PAGE 56 BOTH OF COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF FEATHER GRASS LANE (A 72 FOOT RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER D214102737, SAID COUNTY RECORDS;

THENCE N 89°46'51"E, AT 72.00 FEET WITH THE SOUTH LINE OF SAID FEATHER GRASS LANE TO ITS SOUTHEAST CORNER, BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK A, ALLIANCE TOWN CENTER AS RECORDED IN INSTRUMENT NUMBER D214106762, SAID COUNTY RECORDS;

THENCE S 00°13'09"E, 72.00 FEET DEPARTING SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF GENERAL WORTH DRIVE (A 72 FOOT RIGHT-OF-WAY) DEDICATED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D216009414, SAID COUNTY RECORDS;

THENCE N 89°46'56"E, 10.00 FEET WITH THE SOUTH LINE OF SAID GENERAL WORTH DRIVE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE POINT OF BEGINNING;

THENCE N 89°46'56"E, 590.54 FEET WITH SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 89°56'37"E, 565.31 FEET, CONTINUING WITH SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 89°24'08"E, 80.56 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH AS RECORDED IN INSTRUMENT NUMBER D21321811, SAID COUNTY RECORDS;

THENCE S 00°46'03"E, 19.01 FEET WITH SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 45°46'03"E, 28.28 FEET CONTINUING WITH SAID WEST LINE TO A 5/8 INCH IRON ROD SET IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH AS RECORDED IN INSTRUMENT NUMBER D213177970, SAID COUNTY RECORDS;

THENCE S 00°46'03"E, 373.90 FEET WITH SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89°13'47"W, 112.51 FEET DEPARTING SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 174.22 FEET, THROUGH A CENTRAL ANGLE OF 20°00'00", HAVING A RADIUS OF 499.11 FEET, THE LONG CHORD WHICH BEARS S 22°24'55"W, 173.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 32°12'14"W, 14.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 57°17'14"W, 102.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 126.71 FEET, THROUGH A CENTRAL ANGLE OF 32°10'03", HAVING A RADIUS OF 225.70 FEET, THE LONG CHORD WHICH BEARS N 73°22'16"W, 125.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 89°27'17"W, 878.26 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF FEATHER GRASS LANE (A 72 FOOT RIGHT-OF-WAY) DEDICATED TO THE CITY OF FORTH WORTH, RECORDED IN INSTRUMENT NUMBER D216009415, SAID COUNTY RECORDS;

THENCE N 00°13'09"W, 473.37 FEET WITH THE EAST LINE OF SAID FEATHER GRASS LANE TO THE POINT OF BEGINNING AND CONTAINING 621,087 SQUARE FEET OR 14.258 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 21, BLOCK A

ALLIANCE TOWN CENTER

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO 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 SHOWN HEREON.

EXECUTED THIS 2nd DAY OF February, 2016

ATC MF No. 4, L.P.

BY: [signature]

NAME: L. RUSSELL LAUGHLIN

TITLE: SR. VICE PRESIDENT

FP15-019

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED L. RUSSELL LAUGHLIN, 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 2nd DAY OF February, 2016.

Melissa Click
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 7-10-19

MELISSA CLICK
Notary Public, State of Texas
Comm. Expires 07-10-2019
Notary ID 13029102-1

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: 2/26/2016

By: Donald R Boren Chairman

By: Mary Elliott Secretary

FORT WORTH FIRE DEPARTMENT

LT. RSC
2.25.2016

PP 011-014
FP 015-019

SURVEYOR
PELOTON LAND SOLUTIONS
5751 KROGER DRIVE, SUITE 185
KELLER, TEXAS 76244
(817) 562.3350

OWNER
ATC MF No. 4, L.P.
13600 HERITAGE PARKWAY, SUITE 200
FORT WORTH, TEXAS 76177

A FINAL PLAT OF
LOT 21, BLOCK A
ALLIANCE TOWN CENTER

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

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D216038757, DATE 02/26/2016

DATE OF PREPARATION: January 2015

Revisions:	
Job #:	HWA14033
Drawn By:	W.Blades
Checked By:	T.Bridges
Date:	1.22.2015

A FINAL PLAT OF LOT 21, BLOCK A ALLIANCE TOWN CENTER
AN ADDITION THE THE CITY OF FORT WORTH, SITUATED IN THE WM. McCOWEN SURVEY, ABSTRACT NUMBER 999 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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

SHEET
1
OF 1 SHEETS

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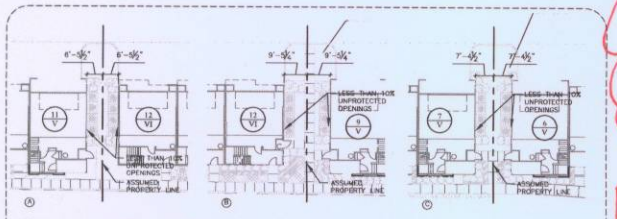
E612-018

OFFICE/LEASING ONLY

9100 GENERAL WORTH DR.

APARTMENTS 8A, 8B, 8C
9102 SAGEWOOD DRIVE



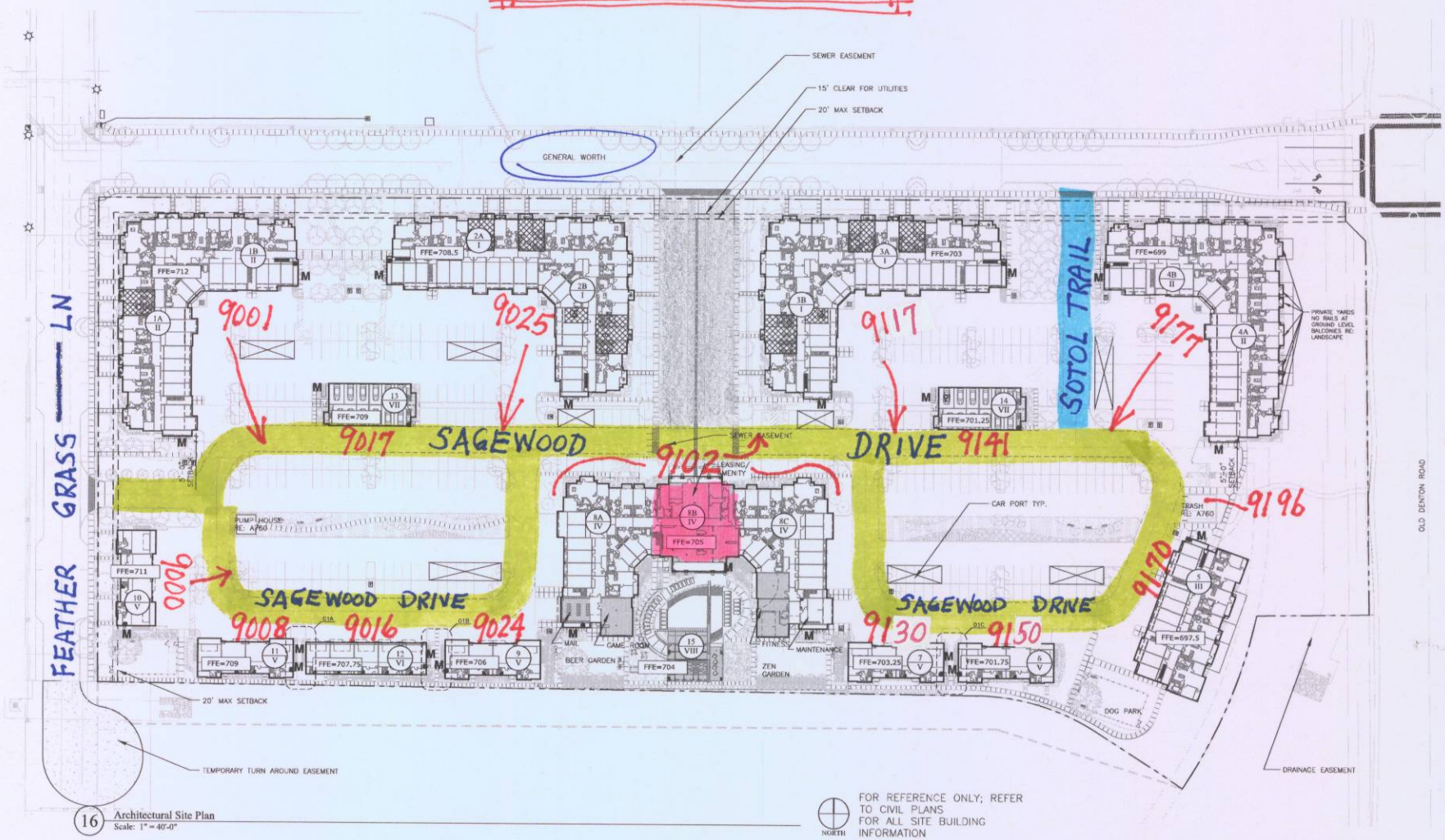
01 Assumed Property Lines
Scale: 1" = 20'-0"

04 Vicinity Map
Scale: N.T.S.

NOTES:
1. REFER TO OWNER'S CONSULTANTS CIVIL DRAWINGS PREPARED BY PELOTON LAND SOLUTIONS FOR GRADING, DIMENSIONAL CONTROL, UTILITIES, PAVING SPECIFICATIONS AND PARKING QUANTITIES AND LAYOUT DETAILS & ACCESSIBLE ROUTES.
2. REFER TO OWNERS GEOTECHNICAL CONSULTANT FOR SOIL PREP REQUIREMENTS OF SUBGRADE.
3. REFER TO OWNER'S CONSULTANTS LANDSCAPE ARCHITECT'S DRAWINGS PREPARED BY KIMLEY HORN FOR ALL INFORMATION RELATING TO POOL LAYOUT AND DETAILING, SIDEWALKS, FENCING, PLANTING AND SCRETHING AREAS.

- INDICATES BUILDING NUMBER
- INDICATES BUILDING TYPE
- INDICATES EXISTING PROPERTY LINES
- INDICATES SPRINKLER CLOSET LOCATION
- M INDICATES METER LOCATIONS; RE: MEP
- INDICATES TYPE "A" HANDICAP UNITS
- INDICATES LEASING/AMENITY AREAS
- INDICATES HANDICAP PARKING SPACES. VERIFY W/ CIVIL DRWGS FOR SURFACE PARKING
- FDC FIRE DEPARTMENT CONNECTION
- T TRANSFORMER LOCATIONS
- CARPORT LOCATIONS
- FIRE LANE RE. CIVIL
- DENOTES PATIO STREET ACCESS PROVIDE GATE IN THE RAILING RE: CIVIL/LANDSCAPE FOR DETAILS

05 Site Plan Notes



16 Architectural Site Plan
Scale: 1" = 40'-0"

FOR REFERENCE ONLY; REFER TO CIVIL PLANS FOR ALL SITE BUILDING INFORMATION

ARCHITECTURAL SITE PLAN

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-369-5687
Fax: 214-369-5565

01.22.2016

Sagewood
Fort Worth, Texas

Project Number: 2013051
Drawn By: GL
Issue For
Permit Set 01.22.2016

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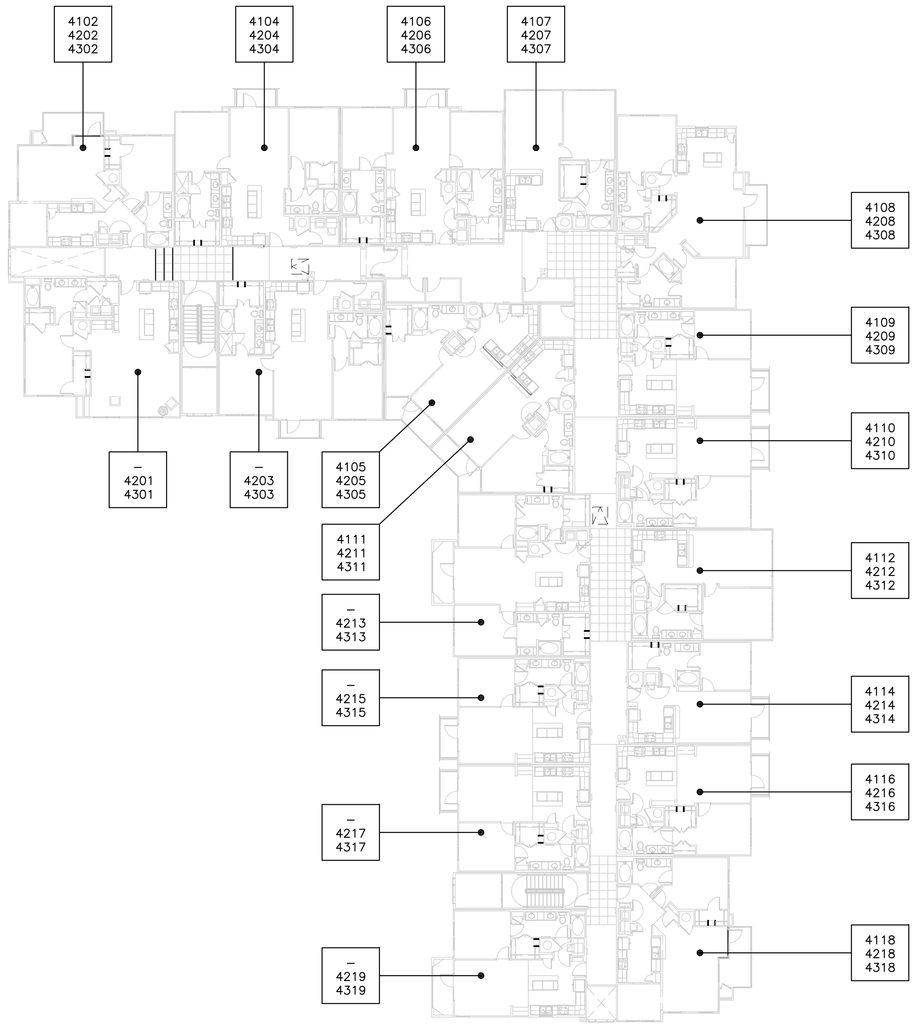
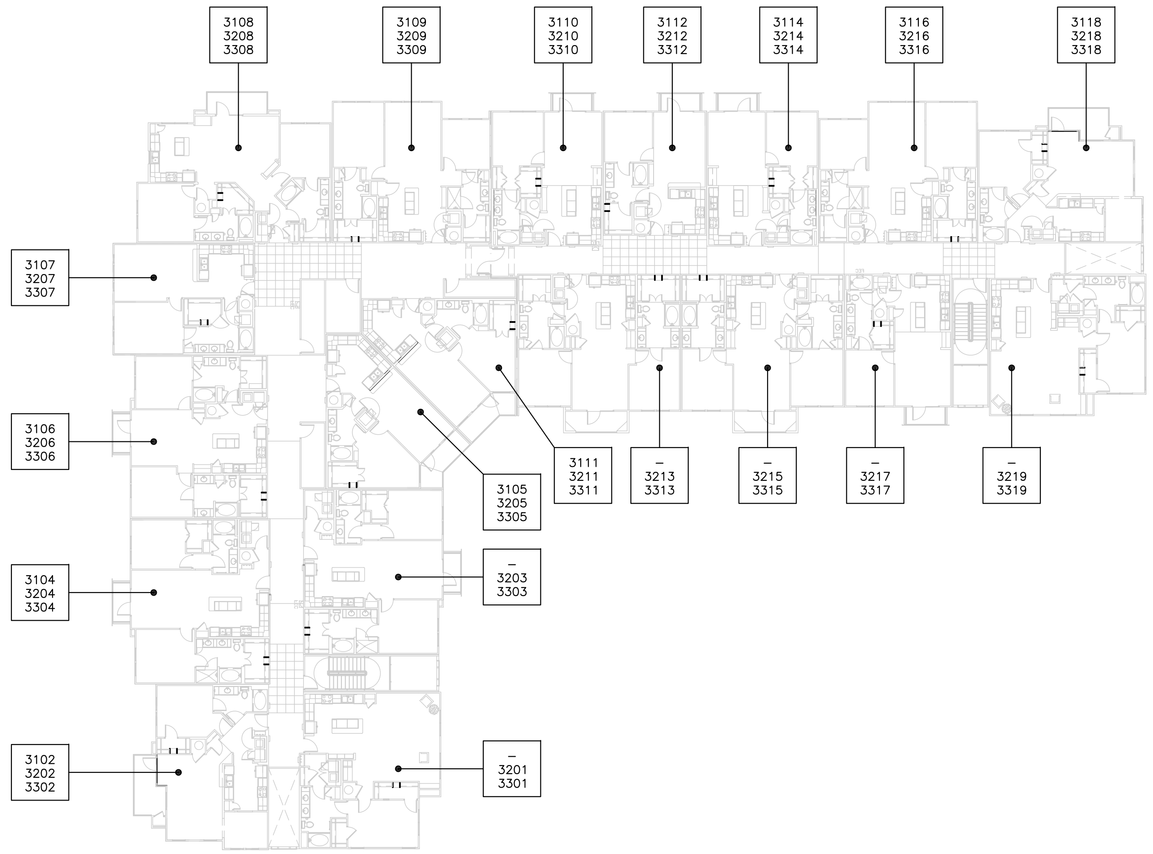
Revision Date

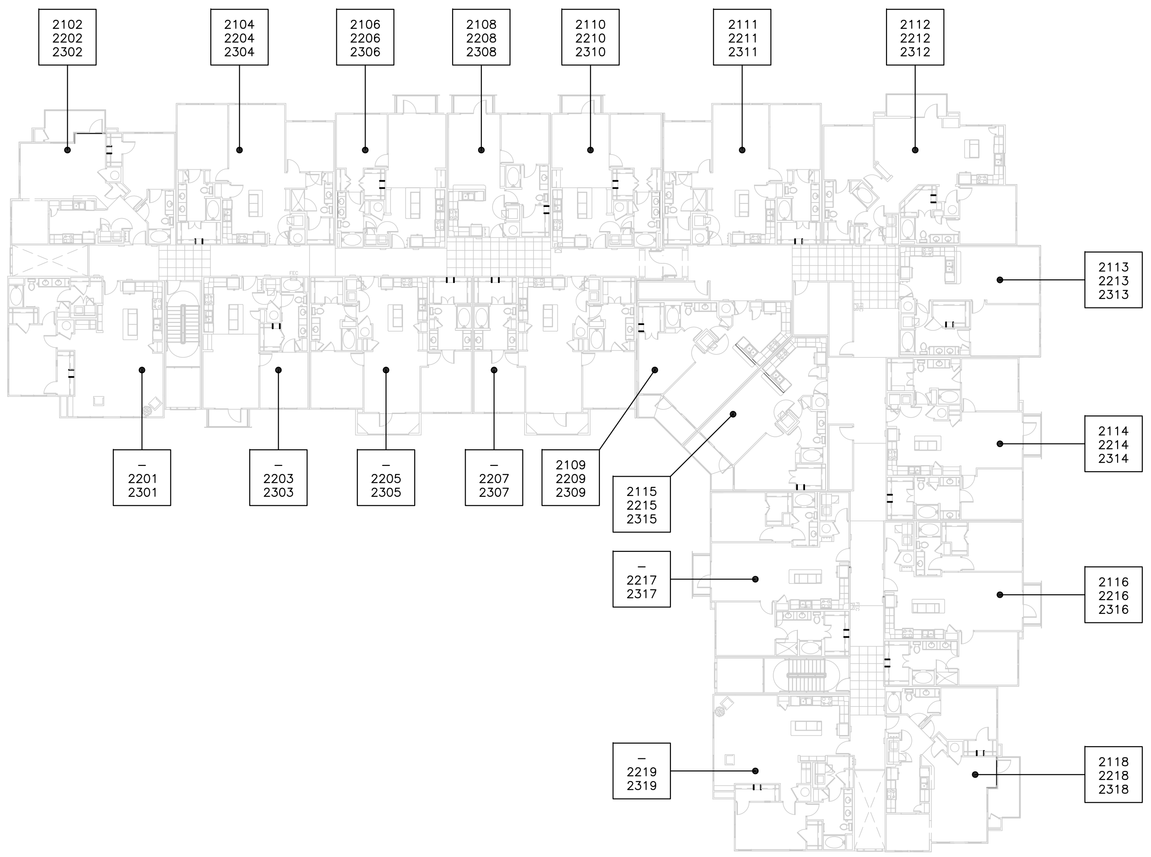
A101



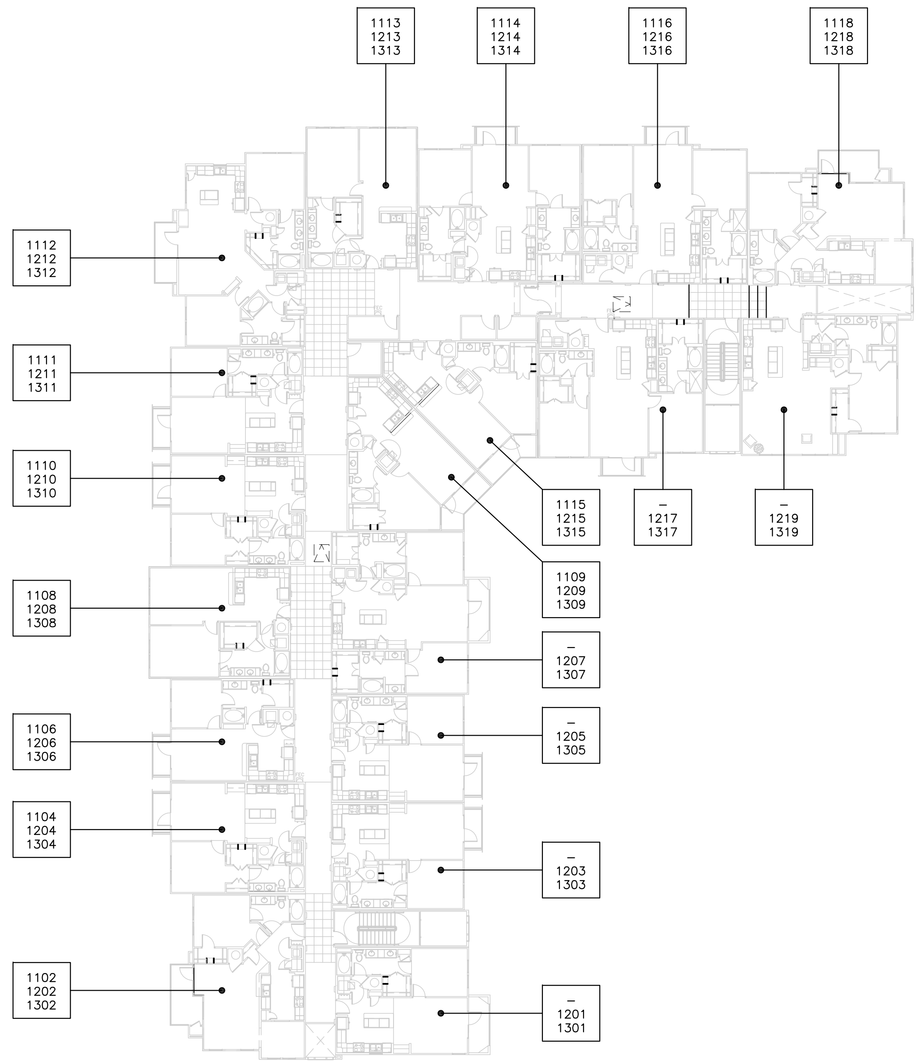
14 Address Plan - Building 4A and 4B
Scale: 1" = 20'-0"



17 Address Plan - Building 3A and 3B
Scale: 1" = 20'-0"



26 Address Plan - Building 2A and 2B
Scale: 1" = 20'-0"



29 Address Plan - Building 1A and 1B
Scale: 1" = 20'-0"

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REGISTERED ARCHITECT
STATE OF TEXAS
3379

02.04.2016

Sagewood
Fort Worth, Texas

Project Number: 2013051
Drawn By: EG
Issue For
Permit Set 01.22.2016

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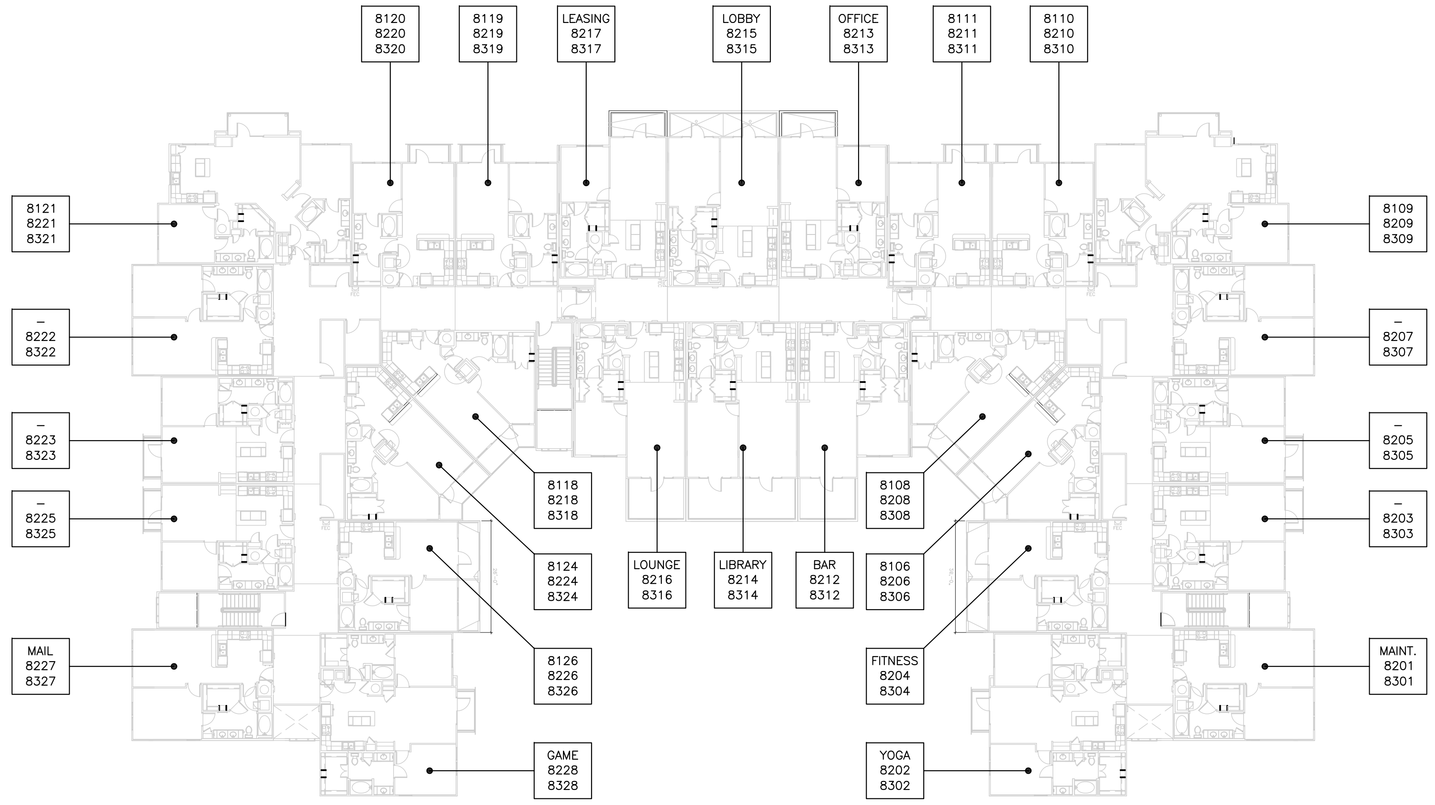
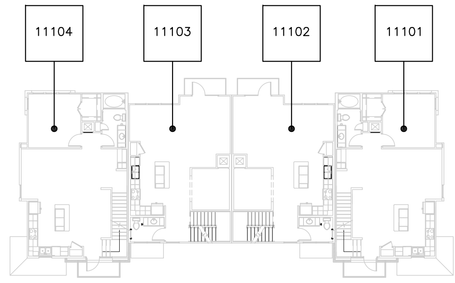
Revision Date

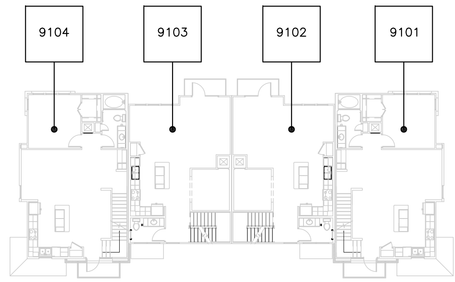
A102



14 Address Plan - Building 8A, 8B, and 8C
Scale: 1" = 20'-0"



05 Address Plan - Building 11
Scale: 1" = 20'-0"



11 Address Plan - Building 9
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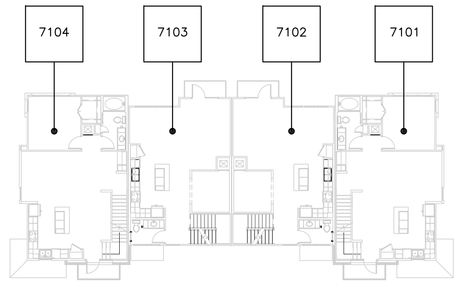
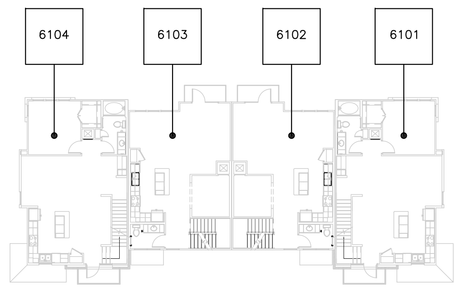
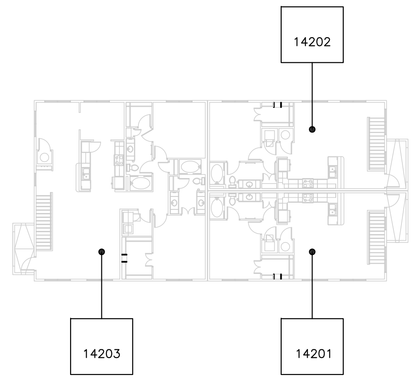


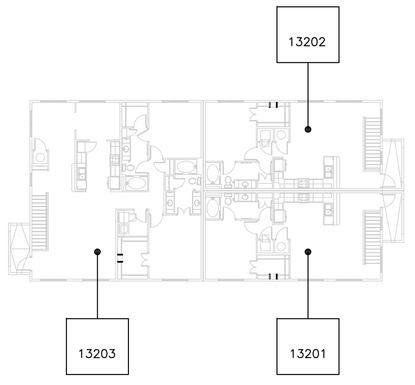
17 Address Plan - Building 7
Scale: 1" = 20'-0"



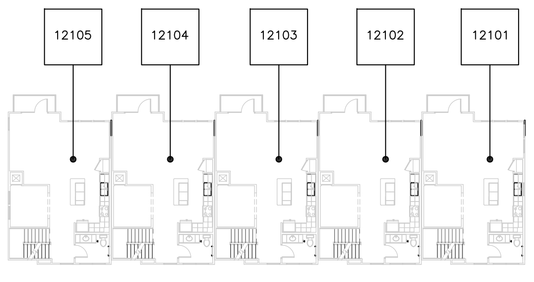
23 Address Plan - Building 6
Scale: 1" = 20'-0"



21 Address Plan - Building 14
Scale: 1" = 20'-0"



22 Address Plan - Building 13
Scale: 1" = 20'-0"



27 Address Plan - Building 12
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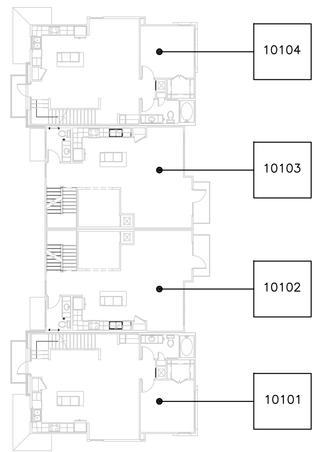
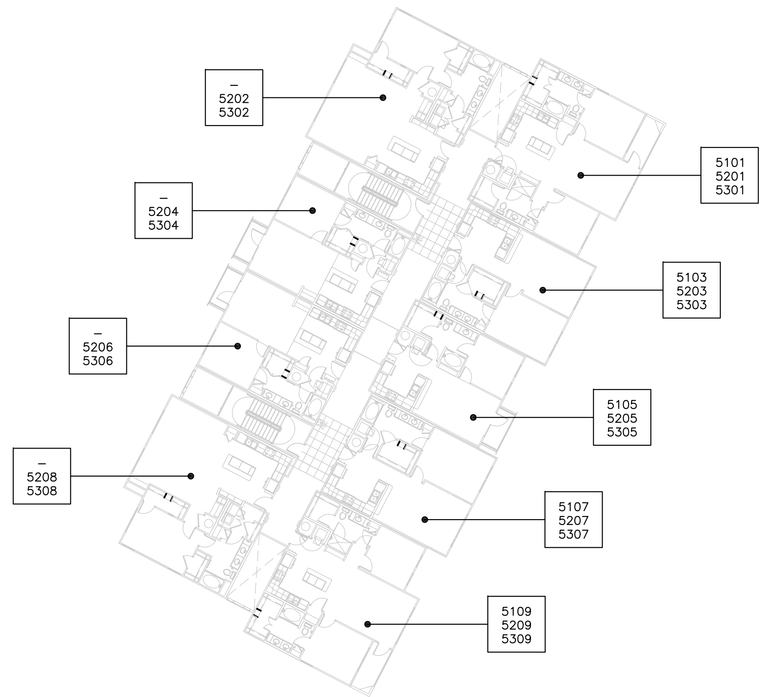


28 Address Plan - Building 10
Scale: 1" = 20'-0"



29 Address Plan - Building 5
Scale: 1" = 20'-0"

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Revision Date

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