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DESCRIPTION
BEING A TRACT OF LAND SITUATED IN THE WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO GL ATC NO. 4, LTD. RECORDED IN INSTRUMENT NUMBER D215047624, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE WEST LINE OF SAID GL ATC NO. 4 TRACT, AT THE INTERSECTION OF EAST RIGHT-OF-WAY LINE OF NORTH FREEWAY (INTERSTATE 35W, A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN VOLUME 4186, PAGE 386, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND THE NORTH RIGHT-OF-WAY LINE OF WALKER WAY (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER D214189089, SAID COUNTY RECORDS, THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH THE COMMON WEST LINE OF SAID GL ATC NO. 4 TRACT AND SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 232.63 FEET, THROUGH A CENTRAL ANGLE OF 04°41'07", HAVING A RADIUS OF 2844.78 FEET, THE LONG CHORD WHICH BEARS N 02°53'33"W, 232.57 FEET, TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND;

N 00°32'59"W, 190.62 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 44°27'35"E, 14.14 FEET, DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID GL ATC NO. 4 TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE WITH THE NORTH AND EAST LINE OF SAID GL ATC NO. 4 TRACT THE FOLLOWING COURSES AND DISTANCES:

N 89°28'09"E, 257.15 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 60.06 FEET, THROUGH A CENTRAL ANGLE OF 90°33'29", HAVING A RADIUS OF 38.00 FEET, THE LONG CHORD WHICH BEARS S 45°15'23"W, 54.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 00°01'22"W, 200.77 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 07°29'34"W, 99.99 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 00°01'54"W, 19.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 135.09 FEET, THROUGH A CENTRAL ANGLE OF 90°00'07", HAVING A RADIUS OF 86.00 FEET, THE LONG CHORD WHICH BEARS S 44°34'09"W, 121.62 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF WALKER WAY;

THENCE S 89°34'06"W, 182.38 FEET WITH THE COMMON SOUTH LINE OF SAID GL ATC NO. 4 TRACT AND SAID NORTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE N 47°53'18"W, 14.79 FEET CONTINUING WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 129,612 SQUARE FEET OR 2.975 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 5, BLOCK 1
ALLIANCE TOWN CENTER NORTH

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 AS SHOWN HEREON.

EXECUTED THIS THE 23 DAY OF June, A.D., 2015

GL ATC NO. 4, 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: *[Signature]*
NAME: L. RUSSELL LAUGHLIN
TITLE: SR. VICE PRESIDENT

STATE OF TEXAS:
COUNTY OF TARRANT:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 23, 2015, 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 GL ATC NO. 4, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10.17.15

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

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: 7/2/2015

By: *[Signature]* Chairman

By: *[Signature]* Secretary

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, 2015, AND THAT ALL CORNERS ARE AS SHOWN.

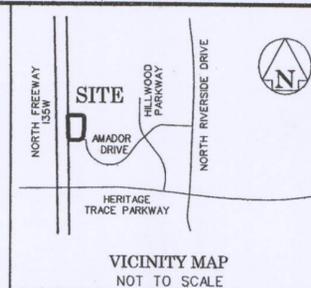
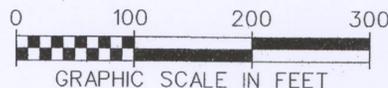
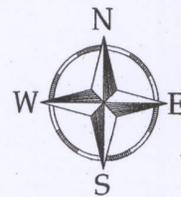
[Signature]
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940



LAND USE TABLE

BLOCK 1 LOT 5	COMMERCIAL	2.975 ACRES	1 LOT
TOTAL		2.975 ACRES	1 LOT

LEGEND
IRF - IRON ROD FOUND
IRS - IRON ROD SET



WM. MCCOWEN SURVEY
ABSTRACT NO. 999

Alliance Town Center North
Inst. # D213296120
C.R.T.C.T.

Lot 1, Block 1
Alliance Town Center North
Inst. # D213296120
C.R.T.C.T.

North Freeway
(I-35W)
STATE OF TEXAS
VOL. 4186, PAGE 386
C.R.T.C.T.

AIL Investment LP
Vol. 14315, Pg. 56
C.R.T.C.T.

20' Utility Easement
Vol. 13116, Pg. 282
C.R.T.C.T.

Δ - 90° 33' 29"
R - 38.00'
L - 60.06'
LC- S 45° 15' 23" E
54.00'

Δ - 04° 41' 07"
R - 2844.78'
L - 232.63'
LC- N 02° 53' 33" W
232.57'

GL ATC No. 4, LTD.
Inst. # D215047624
C.R.T.C.T.

Sanitary Sewer Easement
Inst. No. D214178369
C.R.T.C.T.

Public Access Easement
Inst. # D214178371
C.R.T.C.T.

Point of Beginning

S89° 34' 06" W
182.38'

Walker Way
INST. # D214189089
C.R.T.C.T.

Water Easement
Inst. No. D214153557
C.R.T.C.T.

AIL Investment LP
Vol. 14315, Pg. 56
C.R.T.C.T.

AIL Investment LP
Vol. 14315, Pg. 56
C.R.T.C.T.

Temporary Access
Easement
Inst. # D213098969
C.R.T.C.T.

Lot 3, Block 1
Alliance Town
Center North
Inst. # D214230354
C.R.T.C.T.



[Signature]
7-2-2015

OWNER
GL ATC No. 4, LTD.
13600 HERITAGE PARKWAY
FORT WORTH, TEXAS 76177
(817) 224-6000

DEVELOPER
AIL INVESTMENT, L.P.
13600 HERITAGE PARKWAY
FORT WORTH, TEXAS 76177
(817) 224-6000

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 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 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 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 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".

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.

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

FP15-033

A FINAL PLAT OF
LOT 5, BLOCK 1

ALLIANCE TOWN CENTER NORTH

Situated in the Wm. McCowen Survey, Abstract Number 999,
City of Fort Worth, Tarrant County, Texas.

FP 015-033
PP 013-040

DATE OF PREPARATION: FEBRUARY 2015

ACF #60286

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D215144483 DATE 07/02/2015

JOB #: HWA14030
DRAWN BY: D.FREEMON
CHECKED BY: T.BRIDGES
DATE: 02-06-15
REVISIONS:

A FINAL PLAT OF
LOT 5, BLOCK 1
ALLIANCE TOWN CENTER NORTH

Situated in the Wm. McCowen Survey, Abstract Number 999,
City of Fort Worth, Tarrant County, Texas.

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