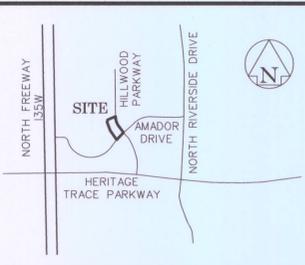


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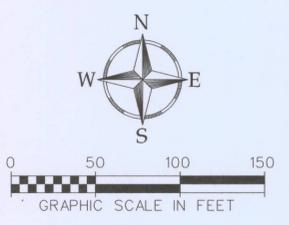
VICINITY MAP
NOT TO SCALE

LAND USE TABLE

BLOCK 1 LOT 2	COMMERCIAL	3.472 ACRES	1 LOT
BLOCK 1 LOT 3X	OPEN SPACE	0.302 ACRES	1 LOT
TOTAL		3.774 ACRES	2 LOTS

LEGEND
IRF - IRON ROD FOUND

WM. MCCOWEN SURVEY
ABSTRACT NO. 999



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 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, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR 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, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL 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 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 PURPOSES 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 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 CURRENT 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 ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

S.W.M.P.
A FINAL STORMWATER MANAGEMENT PLAN SHALL BE REQUIRED AND ACCEPTANCE OF THIS PLAN IS REQUIRED BY THE CITY OF FORT WORTH PRIOR TO ANY LAND DISTURBANCE ACTIVITY RELATED TO THE DEVELOPMENT OF LOTS 2 AND 3X, BLOCK 1 OF ALLIANCE TOWN CENTER NORTH.

FP15-131

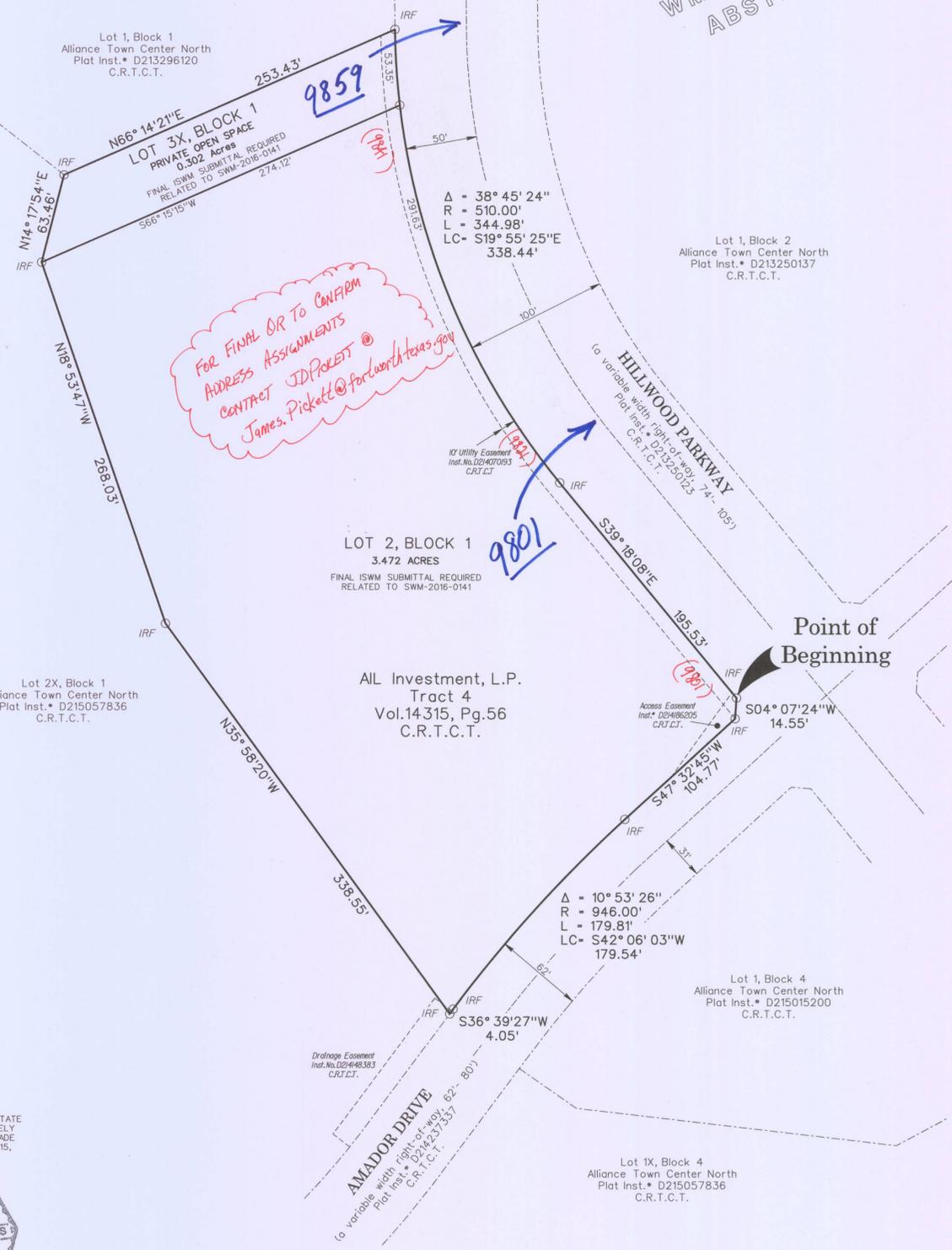
FP 015-131
PP 013-040

A FINAL PLAT OF
LOT 2 & 3X, BLOCK 1

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 2015



FOR FINAL OR TO CONFIRM
ADDRESS ASSIGNMENTS
CONTACT JD PICKETT @
James.Pickett@fortworthtexas.gov

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 PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE WM. MCCOWEN SURVEY, NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P. (TRACT 4) AS RECORDED IN VOLUME 14315, PAGE 56, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF AMADOR DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D214230337, SAID COUNTY RECORDS, BEING IN THE WEST RIGHT-OF-WAY LINE OF HILLWOOD PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER D213250123, SAID COUNTY RECORDS;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID AMADOR DRIVE THE FOLLOWING COURSES AND DISTANCES:

S 04°07'24"W, 14.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
S 47°32'45"W, 104.77 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 179.81 FEET, THROUGH A CENTRAL ANGLE OF 10°53'26", HAVING A RADIUS OF 946.00 FEET, THE LONG CHORD WHICH BEARS S 42°06'03"W, 179.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
S 36°39'27"W, 4.05 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF LOT 2X, BLOCK 1, ALLIANCE TOWN CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D215057836, SAID COUNTY RECORDS;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST LINE OF SAID LOT 2X, BLOCK 1 THE FOLLOWING BEARINGS AND DISTANCES:

N 35°58'20"W, 338.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
N 18°53'47"W, 268.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
N 14°17'54"E, 63.46 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ALLIANCE TOWN CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D213296120, SAID COUNTY RECORDS;

THENCE N 66°14'21"E, 253.43 FEET, WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 1 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID HILLWOOD PARKWAY, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID RIGHT-OF-WAY LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 344.98 FEET, THROUGH A CENTRAL ANGLE OF 38°45'24", HAVING A RADIUS OF 510.00 FEET, THE LONG CHORD WHICH BEARS S 19°55'25"E, 338.44 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 39°18'08"E, 195.53 FEET, WITH SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 164,396 SQUARE FEET OR 3.774 ACRES OF LAND MORE OR LESS, TO BE KNOWN AS:

LOT 2 & 3X, 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 15 DAY OF August, A.D., 2016

AIL INVESTMENT, L.P.
A TEXAS LIMITED PARTNERSHIP

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

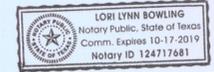
BY: Russell Laughlin
NAME: RUSSELL LAUGHLIN
TITLE: SR. VICE PRESIDENT

STATE OF TEXAS:
COUNTY OF TARRANT:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 15, 2016, BY L. RUSSELL LAUGHLIN, SR. VICE PRESIDENT OF AIL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF AIL INVESTMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

Lori Lynn Bowling
NOTARY PUBLIC, STATE OF TEXAS

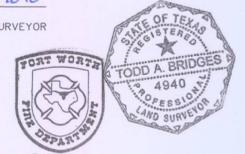
MY COMMISSION EXPIRES: 10-17-19



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 DECEMBER, 2015, AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 8-10-16
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940



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

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D216198070 DATE 08/26/2016

ACF * 60297

Revisions:	
Job #:	HWA15034
Drawn By:	D. Freeman
Checked By:	T. Bridges
Date:	12-22-15

A FINAL PLAT OF
LOT 2 & 3X, BLOCK 1
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.

