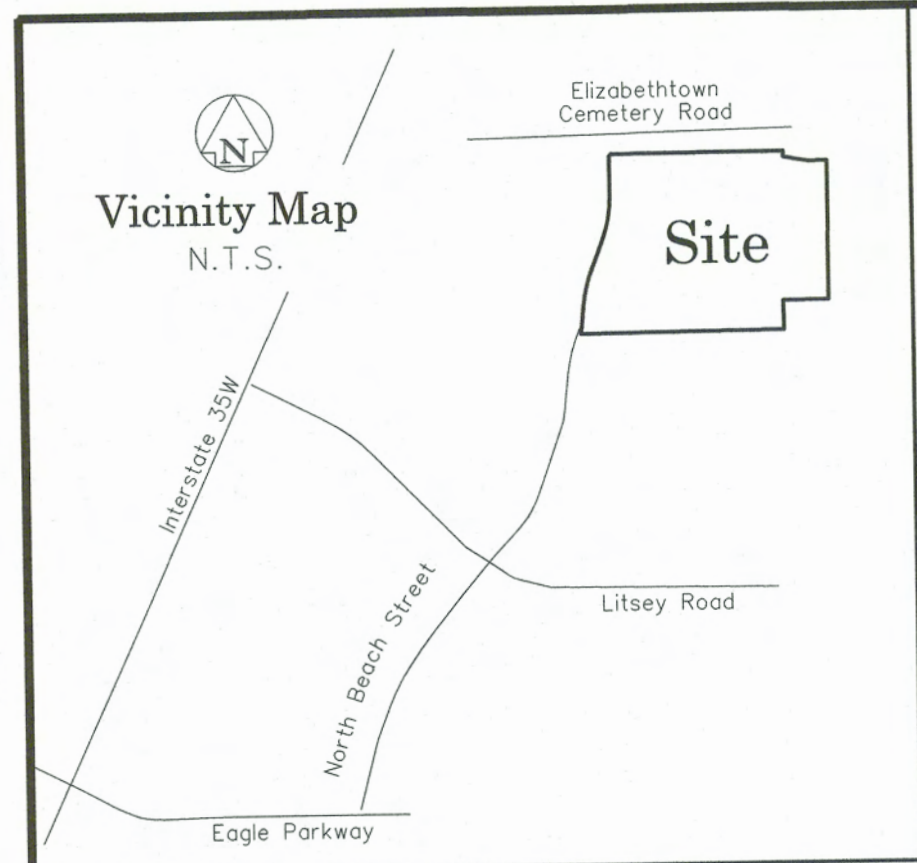


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LAND USE TABLE

LOT 1R BLOCK 3 INDUSTRIAL	5.635 ACRES
LOT 2R BLOCK 3 INDUSTRIAL	57.280 ACRES
TOTAL	62.915 ACRES

Line Table

L1 N44° 44'11"E 28.23'

Lot 1, Block 2
Alliance Center North
Inst. # 2021-13
R.P.R.D.C.T.

Alliance Center
North No. 5 LTD.
Inst. # 2019-124236
R.P.R.D.C.T.

$\Delta = 15^{\circ} 19' 33''$
 $R = 1110.00'$
 $L = 296.91'$
 $LC = N13^{\circ} 46' 22''E$
 $296.02'$

$\Delta = 02^{\circ} 36' 32''$
 $R = 1190.00'$
 $L = 54.18'$
 $LC = N07^{\circ} 24' 52''E$
 $54.18'$

$\Delta = 21^{\circ} 48' 55''$
 $R = 1190.00'$
 $L = 453.09'$
 $LC = N10^{\circ} 31' 42''E$
 $450.36'$

Point of Beginning

SURVEY / ENGINEER
WESTWOOD PROFESSIONAL SERVICES, INC.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562-3350

OWNER
ALLIANCE CENTER NORTH NO. 6, LTD.
9800 HILLWOOD PARKWAY, SUITE 300
FORT WORTH, TEXAS 76177
(817) 224-6000

OWNER
COSERV PROPERTY HOLDINGS, LLC
7701 STEMMONS FREEWAY
CORINTH, TEXAS 76210

Lot 3, Block 3
Alliance Center North
Inst. # 2019-369
R.P.R.D.C.T.

Alliance Center
North No. 7 LTD.
Inst. # 2019-110136
R.P.R.D.C.T.

FP-26-057
CORRECTION PLAT

Lot 2R, Block 3
57.280 Acres
Min. F.F. = 604.1

Alliance Center North No. 6, LTD.
Inst. # 2020-125895
R.P.R.D.C.T.

Lot 1R, Block 3
5.635 Acres

CoServ Property Holdings LLC
Inst. # 2024-128339
R.P.R.D.C.T.

Floodplain Easement Line Table

L1	S 82° 17'11"E	12.22'
L2	S 87° 10'48"E	11.01'
L3	S 79° 19'12"E	19.99'
L4	S 64° 12'29"E	6.67'
L5	S 71° 26'59"E	10.97'
L6	N 83° 55'23"E	38.96'
L7	N 11° 11'47"W	10.95'

Old Elizabethtown Trust
Inst. # 2002-025356
R.P.R.D.C.T.

Elizabethtown Cemetery Road
Unrecorded Gravel Road
(Variable width 16' to 26')
Open to the public

Well Head
Posted "Abandoned"

200' Wellhead Set Back
For Habitable Structures

300' Building Setback For
Protected Use And Public
Building Structures

Elizabethtown Cemetery Association
Inst. # 2009-59317
R.P.R.D.C.T.

Elizabethtown Cemetery Association
Vol. 2919, Pg. 289
R.P.R.D.C.T.

LEGEND
IRS = IRON ROD SET "PELTON"
IRF = IRON ROD FOUND

F. HUSTON SURVEY
ABSTRACT NUMBER 597

Chadwick Farms Addition
Cab. W, Page 454
R.P.R.D.C.T.

CORRECTION PLAT
A FINAL PLAT OF
Lot 1R & 2R, Block 3
Alliance Center North

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 3, ALLIANCE CENTER NORTH,
AN ADDITION TO THE CITY OF FORT WORTH, RECORDED I
INSTRUMENT NUMBER 2022-419, PLAT RECORDS, DENTON COUNTY,
TEXAS SITUATED IN THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596
DENTON COUNTY, TEXAS

Date of Preparation: March, 2026

62.915 Acres

Job No. 0060215

Chadwick Farms Addition
Cab. X, Page 362
R.P.R.D.C.T.

Variable Width
Gas Line Easement
Inst. # 208215317
C.R.T.C.T.

Variable Width
Gas Line Easement
Inst. # 2012-14679
R.P.R.D.C.T.

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STATE OF TEXAS
COUNTY OF DENTON

KNOWN ALL MEN BY THESE PRESENTS, THAT ALLIANCE CENTER NORTH NO. 6, LTD. AND COSERV PROPERTY HOLDINGS, LLC, ARE THE SOLE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING ALL OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER NORTH NO. 6, LTD., RECORDED IN INSTRUMENT NUMBER 2020-125895, AND ALL OF ALLIANCE CENTER NORTH NO. 6, LTD., RECORDED IN INSTRUMENT NUMBER 2020-125898 BOTH OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO COSERV PROPERTY HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 2024-128339, REAL PROPERTY RECORDS, DENTON 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 "PELTON" FOUND AT THE NORTHWEST CORNER OF LOT 3, BLOCK 3, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2019-369, BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER NORTH NO. 6 LTD., RECORDED IN INSTRUMENT NUMBER 2020-125898, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF NORTH BEACH STREET (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN INSTRUMENT NUMBER 2021-14, ALL OF SAID COUNTY RECORDS, AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 54.18 FEET, THROUGH A CENTRAL ANGLE OF 02°36'32", HAVING A RADIUS OF 1190.00 FEET, THE LONG CHORD WHICH BEARS N 07°24'52"E, 54.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" FOUND;

THENCE N 06°06'36"E, 193.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" FOUND, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 296.91 FEET, THROUGH A CENTRAL ANGLE OF 15°19'33", HAVING A RADIUS OF 1110.00 FEET, THE LONG CHORD WHICH BEARS N 13°46'22"E, 296.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" FOUND;

THENCE N 21°26'09"E, 216.46 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" FOUND, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 453.09 FEET, THROUGH A CENTRAL ANGLE OF 21°48'55", HAVING A RADIUS OF 1190.00 FEET, THE LONG CHORD WHICH BEARS N 10°31'42"E, 450.36 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 00°22'46"W, 296.71 FEET, TO A 5/8 INCH IRON ROD FOUND;

THENCE N 44°44'11"E, 28.23 FEET, TO A 5/8 INCH IRON ROD FOUND;

THENCE N 89°51'08"E, 1434.96 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" FOUND;

THENCE S 00°07'18"W, 47.09 FEET, TO A 5/8 INCH IRON ROD FOUND;

THENCE S 80°43'38"E, 212.12 FEET, TO A "MAGNAIL" FOUND;

THENCE N 89°20'38"E, 156.30 FEET, TO A IRON ROD FOUND 5/8 INCH IRON ROD WITH ORANGE CAP FOUND;

THENCE S 00°09'10"W, 1158.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF LOT 4, BLOCK 3, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2019-369, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°26'23"W, 377.89 FEET, WITH THE NORTH LINE OF SAID LOT 4 TO A 1.5 INCH ALUMINUM DISC FOUND;

THENCE S 00°33'37"E, 245.39 FEET, WITH SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 89°37'14"W, AT 114.03 FEET, PASSING THE NORTHEAST CORNER OF LOT 3, BLOCK 3, ALLIANCE CENTER NORTH, IN ALL 1699.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,740.612 SQUARE FEET OR 62.915 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOTS 1R AND 2R, BLOCK 3
ALLIANCE CENTER NORTH

AN ADDITION TO THE CITY OF FORT WORTH, DENTON 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.

STATE OF TEXAS
COUNTY OF DENTON

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 1R AND 2R, BLOCK 3, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, DENTON 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.

EXECUTED THIS THE 28 DAY OF August, A.D., 2026.

ALLIANCE CENTER NORTH NO. 6, LTD.
A TEXAS LIMITED PARTNERSHIP

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

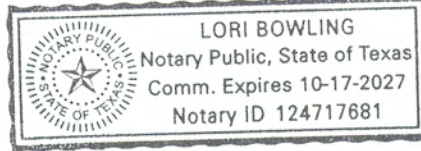
BY: Eric Elrod
ERIC ELROD
SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 28, 2026 BY ERIC ELROD, SENIOR VICE PRESIDENT OF HILLWOOD ALLIANCE MANAGEMENT II, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF ALLIANCE CENTER NORTH NO. 6 LTD, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

Lori Bowling
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10-17-2027



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 FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

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 APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL 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 DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP 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 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.

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 AFFECTED BY FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48121C04956, DATED APRIL 18, 2011.

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 SET ARE 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.

OIL OR GAS WELL PROXIMITY
PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE SUCH BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

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.

PRIVATE P.R.V.'S
PRIVATE P.R.V.'S WILL BE REQUIRED: WATER PRESSURE EXCEEDS 80 P.S.I.

INTERSTATE ACCESS
DIRECT ACCESS TO THE IH-35 FRONTAGE ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.

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.

"LOT 1, BLOCK 3 OF ALLIANCE CENTER NORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, DESIGNATED FOR SUBSTATION IS NOT SERVED BY A PUBLIC SEWER FACILITY AND NO PROVISIONS FOR THE INSTALLATIONS THERE OF HAVE BEEN MADE.
THE PROPERTY OWNER OF THIS LOT SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING THE PUBLIC SEWER FACILITIES TO SERVE THE SUBJECT LOT, AS PER THE WATER & WASTEWATER INSTALLATION POLICY OF THE CITY. OF THE THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR ALL OR ANY PORTION OF THE COST OF INSTALLING SAID FACILITY. IN THE EVENT THE OWNER OF SAID LOT DESIRES TO CHANGE THE USAGE OF THE PROPERTY, OR MAKES APPLICATION FOR BUILDING PERMIT THAT REQUIRES A PUBLIC WATER OR SEWER FACILITY, OR REQUIRES FIRE PROTECTION, THE CITY OF FORT WORTH WILL REQUIRE THE EXTENSION OF WATER AND SEWER SERVICE AT THE SOLE COST AND EXPENSE OF THE OWNER"

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
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.

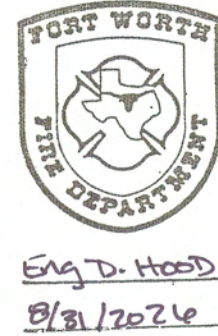
REPLAT
THE PURPOSE OF THIS REPLAT IS TO DECREASE THE SIZE OF LOT 2, BLOCK 3 AND INCREASE THE SIZE OF LOT 3 AS RECORDED IN INSTRUMENT NUMBER 2022-419, PLAT RECORDS, DENTON COUNTY, TEXAS. ADDITIONALLY, THE FLOOD STUDY LOWR NUMBER AND FLOODPLAIN EASEMENT HAVE BEEN REVISED.

ACF# 80496

Revisions:			
Job #:	060215.00	W.Brades	
Drawn By:		T.Brades	
Checked By:			
Date:		3-1-2026	

Westwood
Westwood Professional Services, Inc.
8800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76117 PH.# 817-562-3360

SHEET
2
OF 2 SHEETS



CORRECTION PLAT
A FINAL PLAT OF
Lot 1R & 2R, Block 3
Alliance Center North

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 3, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED I INSTRUMENT NUMBER 2022-419, PLAT RECORDS, DENTON COUNTY, TEXAS SITUATED IN THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596 DENTON COUNTY, TEXAS

Date of Preparation: March, 2026 62.915 Acres

Job No. 0060215

Filed for Record
in the Official Records Of:
Denton County
On: 9/1/2026 11:48:28 AM
In the PLAT Records
CORRECTION PLAT OF FINAL PLA
Doc Number: 2026-312
Number of Pages: 2
Amount: 100.00
Order#: 20260901000314
By: MK

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 ON MAY 5, 2026, AND THAT ALL CORNERS ARE AS SHOWN.

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

