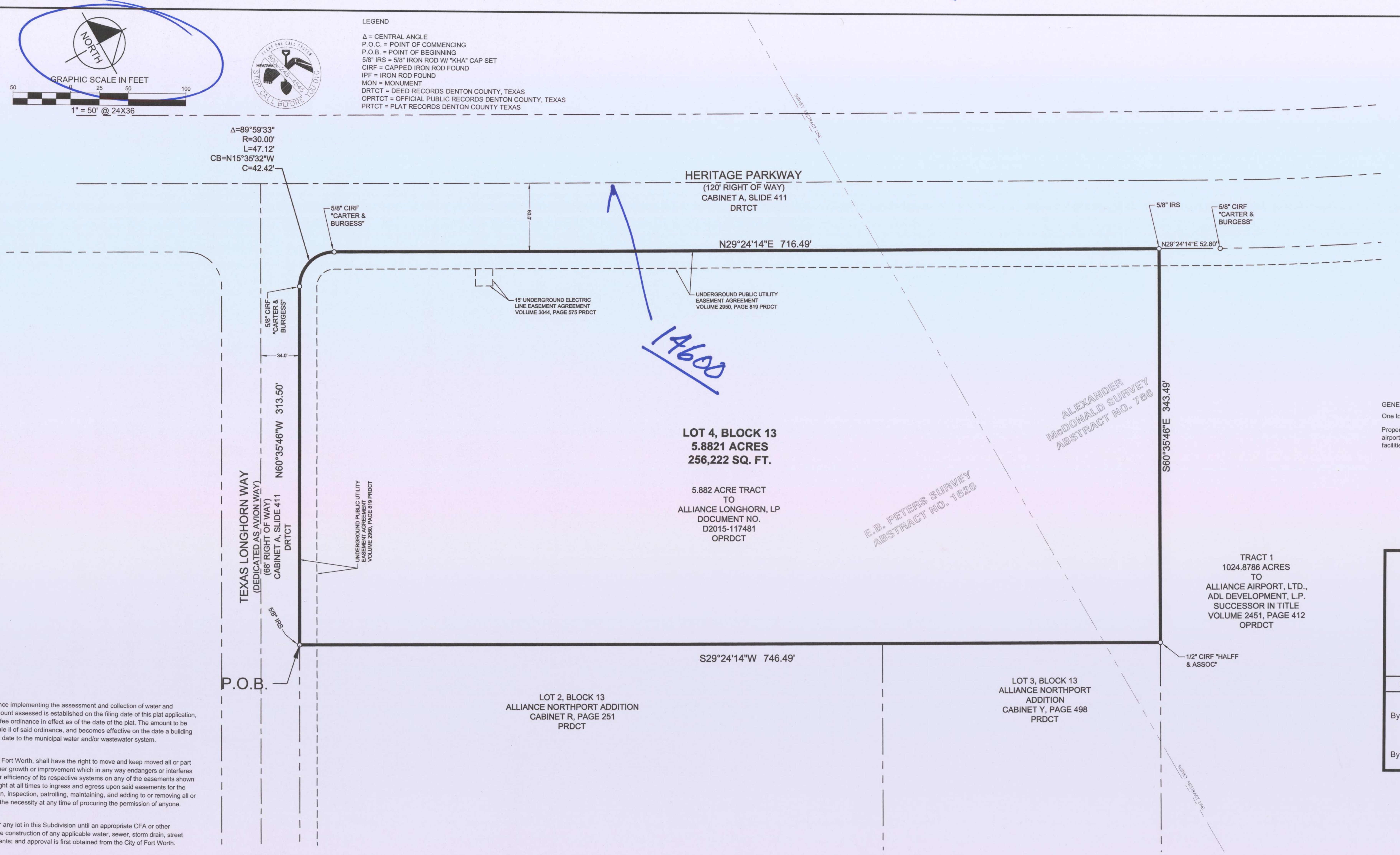
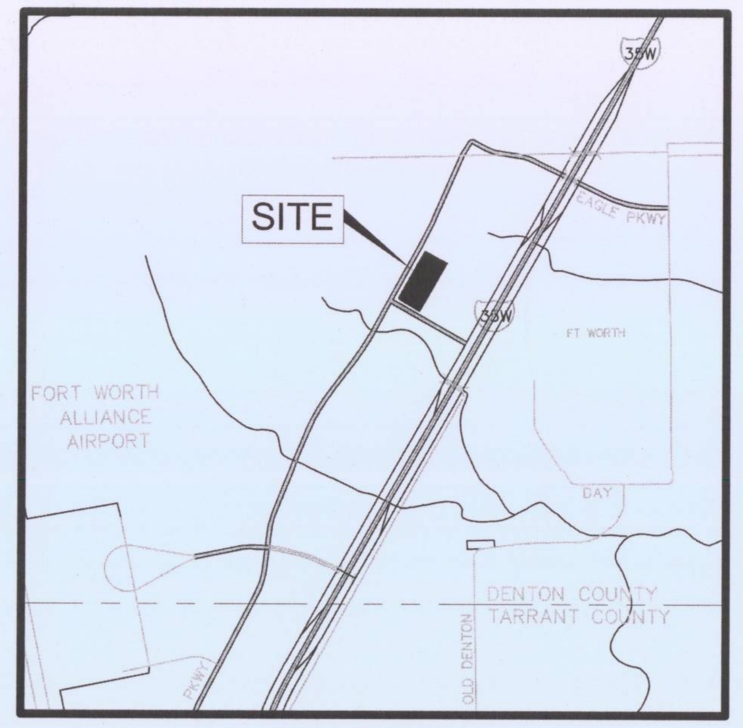
4212-513

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
5/8" IRS = 5/8" IRON ROD W/ "KHA" CAP SET
CIRF = CAPPED IRON ROD FOUND
IPF = IRON ROD FOUND
MON = MONUMENT
DRTCT = DEED RECORDS DENTON COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
PRTCT = PLAT RECORDS DENTON COUNTY TEXAS





LOCATION MAP
SCALE 1"=2000'

GENERAL NOTES:

One lot containing 5.8221 acres

Property is currently Zoned PD 989, "PD/K" Planned Development for all uses in "K" Heavy Industrial plus airport, aviation field, aircraft operating area, heliport, and landing area; and to exclue junkyards,recycling facilities, sexually oriented businesses, and tattoo parlors; site plan waived.

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: 1/8/2016

By: [signature] Chairman

By: [signature] Secretary

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 on 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.

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.

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.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements

No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

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 not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped 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.

Parkway Permit

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

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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 the paragraph.

P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

Flood statement

According to Map No. 48121C0635G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS Alliance Longhorn, L.P. are the owners of a part of the E.B. PETERS SURVEY, Abstract No. 1626 and a part of the ALEXANDER McDONALD SURVEY, Abstract No. 786 situated in the City of Fort Worth, Denton County, Texas; embracing all of the 5.8821 acre tract described in the deed to Alliance Longhorn, L.P., as recorded in Document NO. D2015-117481 of the Official Public Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8" iron rod set marked "KHA" for the northwest corner of Lot 2 in Block 13 of ALLIANCE NORTHPORT ADDITION, an addition to the City of Fort Worth, Denton County, Texas according to the plat thereof recorded in Cabinet R, Page 251 of the Plat Records of Denton County, Texas and being in the northeasterly right-of-way line of Texas Longhorn Way (having a 68 foot right-of-way) as dedicated in Cabinet A, Slide 411 of the Deed Records of Tarrant County, Texas;

THENCE North 60°35'46" West, along said northeasterly right-of-way line of Texas Longhorn Way, a distance of 313.50 feet to a capped iron rod found marked "CATER & BURGESS" for the southerly corner of the intersection of said northeasterly right-of-way line of Texas Longhorn Way and the southeasterly right-of-way line of Heritage Parkway (having a 120 foot right-of-way) as dedicated in Cabinet A, Slide 411 of the Deed Records of Tarrant County, Texas;

at the beginning of a tangent curve to the right;

THENCE in a northwesterly direction, with said curve to the right, having a central angle of 89°59'33", a radius of 30.00 feet, an arc length of 47.12 feet and a long chord bearing and distance of North 15°35'32" West, 42.42 feet to capped iron rod found marked "CARTER & BURGESS" for the northerly corner of said northeasterly right-of-way line of Texas Longhorn Way and said southeasterly right-of-way line of Heritage Parkway;

THENCE North 29°24'14" East, along said southeasterly right-of-way line of Heritage Parkway, a distance of 716.49 feet to a capped 5/8" iron rod set marked "KHA" for the north corner of tract being described;

THENCE South 60°35'46" East, along the northeasterly line of said tract being described, a distance of 343.49 feet to a ½" iron rod found for the north corner of Lot 3 in Block 13 of ALLIANCE NORTHPORT, an addition to the City of Fort Worth, Denton County, Texas according to the plat thereof recorded in Cabinet Y, Page 498 of the Plat Records of Denton County, Texas;

THENCE South 29°24'14" West, along the northwesterly line of said Lot 3, to and along the northwesterly line of said Lot 2, a distance of 746.49 feet to the **POINT OF BEGINNING** and containing 5.8821 acres or 256,222 square feet of land.

Basis for bearing is plat call along the northwest line of said Lot 2.

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT Alliance Longhorn, L.P., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as

LOT 4, BLOCK 13, ALLIANCE NORTHPORT ADDITION

an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon to the public's use unless otherwise noted and do hereby adopt this Final Plat.

EXECUTED THIS 30th day of December, 2015.

Alliance Longhorn, L.P.

By: [signature]
Name: Thomas H. Kuhlman
Title: Vice President

STATE OF TEXAS)
COUNTY OF Dallas)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas Kuhlman Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 30th day of December, 2015.

Jenny Kvapil
Notary Public, State of Texas
Expires: 06/09/2019

[signature]
Notary Public in and for the State of Texas
06/09/19
My Board Expires On:

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

[signature] 12-29-2015
James Paul Ward
RPLS No. 5606

STATE OF TEXAS
JAMES PAUL WARD
5606
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared James Paul Ward, 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 the 29th day of December, 2015.

[signature]
Notary Public of Texas

VICKY BREWER
Notary Public, State of Texas
Comm. Expires 05-16-2018
Notary ID 12982196-9

FINAL PLAT
LOT 4, BLOCK 13
ALLIANCE NORTHPORT ADDITION
5.8821 ACR3ES
E.B. PETERS SURVEY, Abstract No. 1626 and ALEXANDER McDONALD SURVEY, Abstract No. 786
City of Fort Worth, Denton, County, Texas.

FS-15-213

FORT WORTH FIRE DEPARTMENT
LI. RSC
1.7.2016

FS15-213

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Paul Ward
817-339-2278

OWNER/APPLICANT:
Alliance Longhorn, L.P.
2000 McKinney Avenue,
Suite 1000
Dallas, TX 75201-1954

THIS PLAT FILE IN Denton Co 2016-10, DATE 1-08-16 ~~2015~~

Kimley»Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JPW	JPW	11/16/2015	063319072	1 OF 1

DWG NAME: K:\FTW_SURVEY\063319072-GALDERMA ALTA TOPO PLAT\DWG\063319072 FINAL PLAT.DWG PLOTTED BY WARD, PAUL 12/28/2015 4:14 PM LAST SAVED 11/16/2015 10:35 AM