

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0080K, dated September 25, 2009, this property is within Flood Zone X.

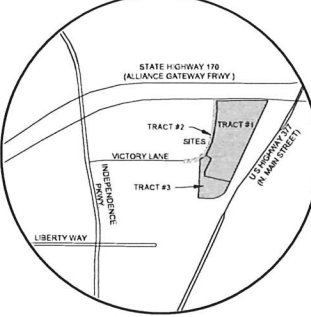
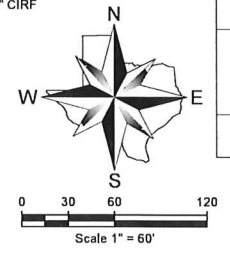
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

STATE HIGHWAY 170
(VARIABLE WIDTH RIGHT-OF-WAY)

PARKING TRACT 1

TYPE	NUMBER
REGULAR	1,474
DISABLED	33
OTHER	
TOTAL	1507



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N56°16'04"W	49.56'
L2	S56°16'04"E	49.56'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	11°07'45"	411.50'	79.93'	79.80'	N61°49'57"W
C2	34°52'41"	490.00'	298.28'	293.70'	N26°53'29"E
C3	10°00'00"	1,030.00'	179.77'	179.54'	N04°27'08"E
C4	10°00'00"	1,030.00'	179.77'	179.54'	S04°27'08"W
C5	80°21'03"	490.00'	687.17'	632.23'	S49°37'40"W
C6	54°58'22"	65.00'	62.36'	60.00'	N00°11'53"W
C7	80°21'05"	430.00'	603.03'	554.81'	N49°37'41"E
C8	10°00'00"	970.00'	169.30'	169.08'	N04°27'08"E
C9	18°10'30"	489.90'	155.40'	154.75'	N53°25'00"E
C10	11°07'45"	411.50'	79.93'	79.80'	S61°49'57"E

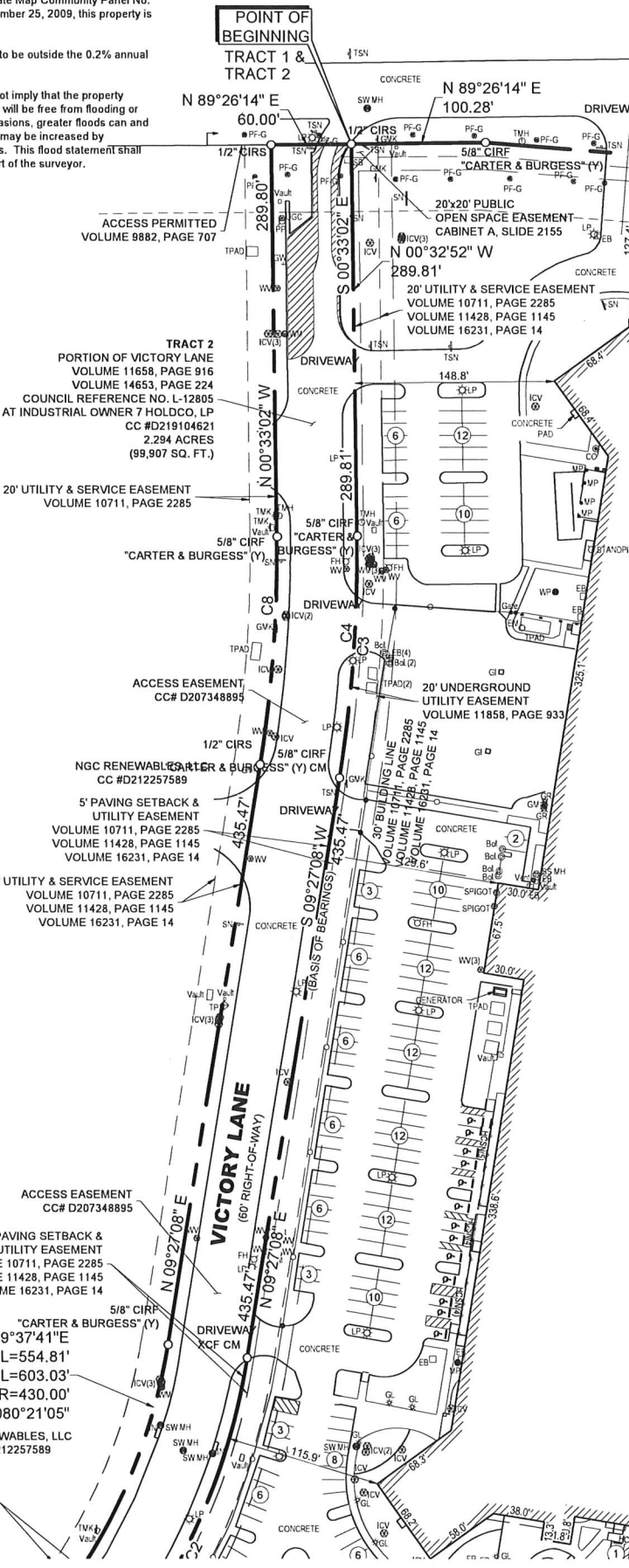
NOTES:

Based upon an on-the-ground survey, the driveway locations and/or access points shown hereon provide the Subject Property with direct physical access to State Highway 170 and Victory Lane, dedicated public street(s) or highway(s). The surveyor cannot certify that these access points are legally conforming or approved driveway locations per State and Local governmental agency regulations.

At the time of the survey, there were no visible encroachments, except as shown hereon.

Regarding Table A, Item 16, there was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

Regarding Table A, Item 17, proposed changes in street right-of-ways, if such information is made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.



TRACT 1
LOT 3R, BLOCK 1
ALLIANCE GATEWAY ADDITION
CABINET A, SLIDE 2155
29.727 ACRES
(1,294,893 SQ. FT.)

ONE STORY
TITL-WALL
5650 ALLIANCE GATEWAY FREEWAY
(382,450 SQ. FT.)

Ch B = N49°37'41"E
Ch L = 554.81'
L = 603.03'
R = 430.00'
Δ = 080°21'05"

NGC RENEWABLES, LLC
CC #D212257589

49°37'41"E

REVISION	DATE	DESCRIPTION
1	8/15/22	Address title objection letter

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
4800 SILENT VALLEY DRIVE, SUITE 215
DALLAS, TEXAS 75244
Professional Engineer Registration No. 8872
Professional Surveyor Registration No. 1000
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WILLIAM HUFF SURVEY ABSTRACT NO. 648
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
FORT SONG, LLC
1250 FREEMONT PARKWAY
COPPELL, TEXAS 75019

ALTANSIPS LAND TITLE SURVEY
TRACT 1 - 29.727 ACRES
TRACT 2 - 2.294 ACRES

Date: 07.28.22
Scale: 1" = 60'
File: 60203-ALTA
Project No.: 60203.00

SHEET
1
3

FLOOD NOTE

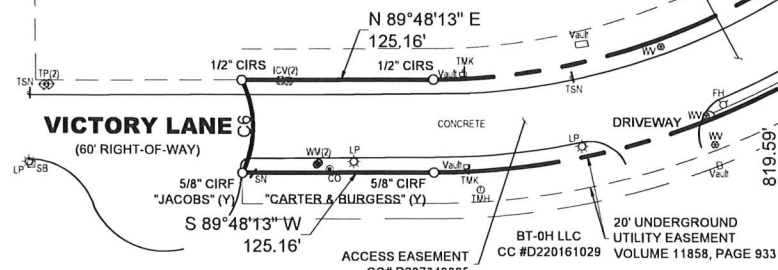
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Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

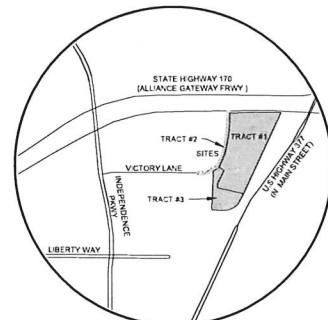
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TRACT 2
 PORTION OF VICTORY LANE
 VOLUME 11658, PAGE 916
 VOLUME 14653, PAGE 224
 COUNCIL REFERENCE NO. L-12805
 AT INDUSTRIAL OWNER 7 HOLDCO, LP
 CC #D219104621
 2.294 ACRES
 (99,907 SQ. FT.)

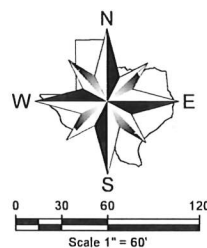
TRACT 3
 DRAINAGE EASEMENT
 ALLIANCE GATEWAY PH 1, ASSOC. VOLUME 14404, PAGE 115
 CC #D206240552



PARKING TRACT 1	
TYPE	NUMBER
REGULAR	1,474
DISABLED	33
OTHER	
TOTAL	1507



VICINITY MAP
NOT TO SCALE



LOT 2R, BLOCK A
 ALLIANCE GATEWAY ADDITION
 CABINET A, SLIDE 12598

NGC RENEWABLES, LLC
 CC #D212257589

20' UTILITY & SERVICE EASEMENT
 VOLUME 10711, PAGE 2285
 VOLUME 11428, PAGE 1145
 VOLUME 16231, PAGE 14

Ch B=N49°37'41"E
 Ch L=554.81'
 R=430.00'
 Δ=080°21'05"

TRACT 3
 STORM WATER DRAINAGE
 EASEMENT AGREEMENT
 (DRAINAGE EASEMENT AND A
 DETENTION POND EASEMENT)
 VOLUME 14404, PAGE 115

FOOTBRIDGE EASEMENT
 VOLUME 14404, PAGE 116
 CC #D214156903

ALLIANCE GATEWAY - PHASE I ASSOCIATION
 CC #D206240552

TRACT 3
 STORM WATER DRAINAGE
 EASEMENT AGREEMENT
 (DRAINAGE EASEMENT AND A
 DETENTION POND EASEMENT)
 VOLUME 14404, PAGE 115
 7.148 ACRES (311,387 SQ. FT.)

20' BUILDING LINE
 VOLUME 10711, PAGE 2285
 VOLUME 11428, PAGE 1145
 VOLUME 16231, PAGE 14

10' UTILITY SERVICE EASEMENT
 VOLUME 10711, PAGE 2285
 VOLUME 11428, PAGE 1145
 VOLUME 16231, PAGE 14

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ABBREVIATION LEGEND

- ABBR. DEFINITION
- AC AIR CONDITIONER
- BILLB BILLBOARD
- Bol. BOLLARD
- C COMMUNICATION
- CC# COUNTY CLERK'S FILE NO.
- CIRF IRON ROD FOUND WITH CAP
- CIRS IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
- CM CONTROLLING MONUMENT
- CO CLEANOUT
- DS DOWNSPOUT
- E ELECTRIC
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FH FIRE HYDRANT
- FOMK FIBER OPTIC MARKER
- FP FLAG POLE
- G GAS
- GI GRATE INLET
- GL GROUND LIGHT
- GM GAS METER
- GMK GAS MARKER
- GR GAS RISER
- GV GAS VALVE
- GW GUY WIRE
- HI BUILDING HEIGHT
- HC HANDICAPPED
- ICV IRRIGATION CONTROL VALVE
- IN INLET

ABBREVIATION LEGEND

- IRF IRON ROD FOUND
- LP LIGHT POLE
- MAG MAG NAIL SET WITH SHINER STAMPED
- "W.A.I. R.P.L.S. 5714"
- MB MAIL BOX
- MH MANHOLE
- MP METAL POST
- OHL OVERHEAD LINES
- PF PIN FLAG
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- PM PAINT MARK
- PP POWER POLE
- SB SIGNAL BOX
- SN SIGN
- SP SIGNAL POLE
- SS SANITARY SEWER
- SW STORM WATER
- TMK TELEPHONE MARKER
- TP TELEPHONE PEDESTAL
- TPAD TRANSFORMER PAD
- TSN TRAFFIC SIGN
- UGC UNDERGROUND CABLE MARKER
- W WATER
- WM WATER METER
- WP WOOD POST
- WW WATER VALVE
- XCF "X" CUT IN CONCRETE FOUND
- XCS "X" CUT IN CONCRETE SET

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No.	DATE	REVISION	APPROVAL
1	8/15/22	Address title abbreviation letter	LIL

Winkelmann & Associates, Inc.
 REGISTERED CIVIL ENGINEERS & SURVEYORS
 6729 WILHELMI PARKWAY, SUITE 270
 DALLAS, TEXAS 75230
 Texas Engineer Registration No. 081073 480-2898 Fax
 Texas Surveyor Registration No. 17017022
 COMPANY'S OFFICE: 2222 Westchester & Westmoreland, Dallas, TX

WILLIAM HUFF SURVEY, ABSTRACT NO. 648
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 FORT SONG, LLC
 1250 FREEPORT PARKWAY
 COPPELL, TEXAS 75019

ALTANSPS LAND TITLE SURVEY
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