

STATE OF TEXAS
COUNTY OF DENTON

KNOWN ALL MEN BY THESE PRESENTS ALLIANCE CENTER NORTH NO. 5 LTD. IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE G.W. SHAMBLIN SURVEY, ABSTRACT NUMBER 1191, THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596, AND THE P. MATTHEWS SURVEY, ABSTRACT NUMBER 865, CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER NORTH NO. 5, LTD. RECORDED IN INSTRUMENT NUMBER 2019-124236 AND ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER NORTH NO. 5, LTD. RECORDED IN INSTRUMENT NUMBER 2020-125897, 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 THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2020-10318, SAID COUNTY RECORDS, BEING THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT, BEARS S 81°16'53"E, 80.00 FEET:

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 405.88 FEET, THROUGH A CENTRAL ANGLE OF 20°57'03", HAVING A RADIUS OF 1110.00 FEET, THE LONG CHORD OF WHICH BEARS S 19°11'39"W, 403.62 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID CONCENTRIC CURVE TO THE RIGHT, AN ARC DISTANCE OF 209.54 FEET, THROUGH A CENTRAL ANGLE OF 15°00'25", HAVING A RADIUS OF 800.00 FEET, THE LONG CHORD OF WHICH BEARS S 37°10'24"W, 208.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 104.29 FEET, THROUGH A CENTRAL ANGLE OF 05°53'35", HAVING A RADIUS OF 1014.00 FEET, THE LONG CHORD OF WHICH BEARS S 41°43'48"W, 104.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE S 38°47'01"W, 65.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 135.55 FEET, THROUGH A CENTRAL ANGLE OF 97°04'44", HAVING A RADIUS OF 80.00 FEET, THE LONG CHORD OF WHICH BEARS S 87°19'23"W, 119.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE N 44°00'00"W, 5.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 158.46 FEET, THROUGH A CENTRAL ANGLE OF 07°51'39", HAVING A RADIUS OF 1155.00 FEET, THE LONG CHORD OF WHICH BEARS N 39°55'46"W, 158.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE N 35°59'56"W, 93.56 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 844.00 FEET, THROUGH A CENTRAL ANGLE OF 23°38'48", HAVING A RADIUS OF 2045.00 FEET, THE LONG CHORD OF WHICH BEARS N 47°49'20"W, 838.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE N 59°38'44"W, 530.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W, RECORDED IN TEXAS DEPARTMENT OF TRANSPORTATION DONATION DEED, INSTRUMENT NUMBER 2017-45970, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS:

THENCE N 30°21'16"E, 953.98 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND:

THENCE S 59°38'15"E, 13.33 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND:

THENCE N 30°21'45"E, 89.39 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND:

THENCE N 59°38'15"W, 13.33 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND:

THENCE N 30°21'45"E, 309.58 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE S 89°39'30"E, 701.72 FEET, DEPARTING SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

THENCE S 64°43'33"E, 76.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

THENCE N 89°51'08"E, 510.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE S 45°15'49"E, 28.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE S 00°22'46"E, 297.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 422.63 FEET, THROUGH A CENTRAL ANGLE OF 21°48'25", HAVING A RADIUS OF 1110.00 FEET, THE LONG CHORD OF WHICH BEARS S 10°31'42"W, 420.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE S 21°26'09"W, 216.46 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 318.31 FEET, THROUGH A CENTRAL ANGLE OF 15°19'33", HAVING A RADIUS OF 1190.00 FEET, THE LONG CHORD OF WHICH BEARS S 13°46'22"W, 317.36 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE S 06°06'36"W, 193.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 50.54 FEET, THROUGH A CENTRAL ANGLE OF 02°36'32", HAVING A RADIUS OF 1110.00 FEET, THE LONG CHORD OF WHICH BEARS S 07°24'52"W, 50.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,773,555 SQUARE FEET OR 63.672 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 1, BLOCK 2
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 1, BLOCK 2, 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 ____ DAY OF _____, A.D., 2020.

ALLIANCE CENTER NORTH NO. 5 LTD.
A TEXAS LIMITED PARTNERSHIP

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

BY: _____
L. RUSSELL LAUGHLIN
EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020
BY L. RUSSELL LAUGHLIN, EXECUTIVE VICE PRESIDENT OF AIL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF ALLIANCE CENTER NORTH NO. 5 LTD. A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 AUGUST, 2020, AND THAT ALL CORNERS ARE AS SHOWN.

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 11/4/2020

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 1 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 FAILURE 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 48121C0495G, 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 RODS WITH PLASTIC CAPS STAMPED "PELTON" 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.

FINAL ISWM REQUIRED RELATED TO SWM-2018-0553

A FINAL STORM WATER MANAGEMENT PLAN (SMWP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO 1.0 ACRE OR MORE OF LAND DISTURBANCE.

PRIVATE P.R.V.'S

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

A FINAL PLAT OF Lot 1, Block 2 Alliance Center North

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE G.W. SHAMBLIN SURVEY, ABSTRACT NUMBER 1191, THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596 AND THE P. MATTHEWS SURVEY, ABSTRACT NUMBER 865
DENTON COUNTY, TEXAS

Date of Preparation: August, 2020 63.672 Acres

ACF# 60392

OF 2 SHEETS

SHEET

2

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

Job #:	HWA20040	Revisions:
Drawn By:	W.Blades	
Checked By:	T.Bridges	
Date:	8.1.2020	