

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Vol.	Volume
Pg.	Page
Cab.	Cabinet
Slid.	Slide
Inst.	Instrument Number
TxDOT	Texas Department of Transportation
C.R.T.C.T.	County Records, Tarrant County, Texas

Lot Tabulation	
Lot 1X, Block 1	0.835 Acres
Total	0.835 Acres

OWNER'S CERTIFICATION:
 (STATE OF TEXAS)
 (TARRANT COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT ALL INVESTMENT, L.P., IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE T.T. WILLIS SURVEY, ABSTRACT NUMBER 1682 AND THE S.T. RHODES SURVEY, ABSTRACT NUMBER 1868, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALL INVESTMENT, L.P., RECORDED IN INSTRUMENT NUMBER 020501661, 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 CAP STAMPED "WESTWOOD", SET AT THE NORTHEAST CORNER OF SAID REMAINDER TRACT, BEING THE WEST RIGHT-OF-WAY LINE OF ALTA VISTA ROAD (A 60 FOOT RIGHT-OF-WAY), DESCRIBED BY DEDICATION DEED, RECORDED IN INSTRUMENT NUMBER 0190051743, SAID COUNTY RECORDS, AND BEING IN THE SOUTH LINE OF KELLER-HASLET ROAD (A PAVED AND TRAVELED ROADWAY, OPEN TO THE PUBLIC, NO RECORD FOUND);

THENCE S 00°22'32"E, 26.88 FEET, WITH THE EAST LINE OF SAID REMAINDER TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

THENCE OVER AND ACROSS SAID REMAINDER TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 89°44'19"W, 1416.97 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 118.81 FEET, THROUGH A CENTRAL ANGLE OF 17°54'44", HAVING A RADIUS OF 380.05 FEET, THE LONG CHORD WHICH BEARS N 82°26'41"W, 118.33 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET IN THE NORTH LINE OF SAID REMAINDER TRACT AND SAID SOUTH LINE OF KELLER-HASLET ROAD;

THENCE N 88°57'34"E, 787.30 FEET, WITH THE SOUTH LINE OF SAID KELLER-HASLET ROAD, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET;

THENCE N 89°43'58"E, 746.92 FEET, CONTINUING WITH WITH SAID SOUTH LINE, TO THE POINT OF BEGINNING AND CONTAINING 36,373 SQUARE FEET OR 0.835 ACRES OF LAND MORE OR LESS.

EXECUTED THIS THE ____ DAY OF _____, A.D., 202__.

ALL INVESTMENT L.P.,
 A TEXAS LIMITED PARTNERSHIP

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

BY: _____
 ERIC ELROD
 SENIOR VICE PRESIDENT

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED ERIC ELROD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 202__.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 2 (WHEN 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.

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.

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.

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.

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".

NOTES: (CONTINUED)

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.

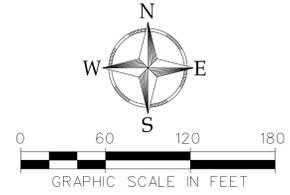
FEMA FLOODPLAIN
 SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0060K, DATED SEPTEMBER 25, 2009.

PARKWAY PERMITS
 PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TE-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 "PELOTON", UNLESS OTHERWISE NOTED.

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.



TO BE KNOWN AS:

LOT 1X, BLOCK 1
 BEACH - 170 NORTHEAST CORNER

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 HEREON SHOWN.

Z.D. DAVIS SURVEY
 ABSTRACT NUMBER 1868

Joseph P. Delany, Bishop of the
 Catholic Diocese of Fort Worth
 Inst. # D204380251
 C.R.T.C.T.

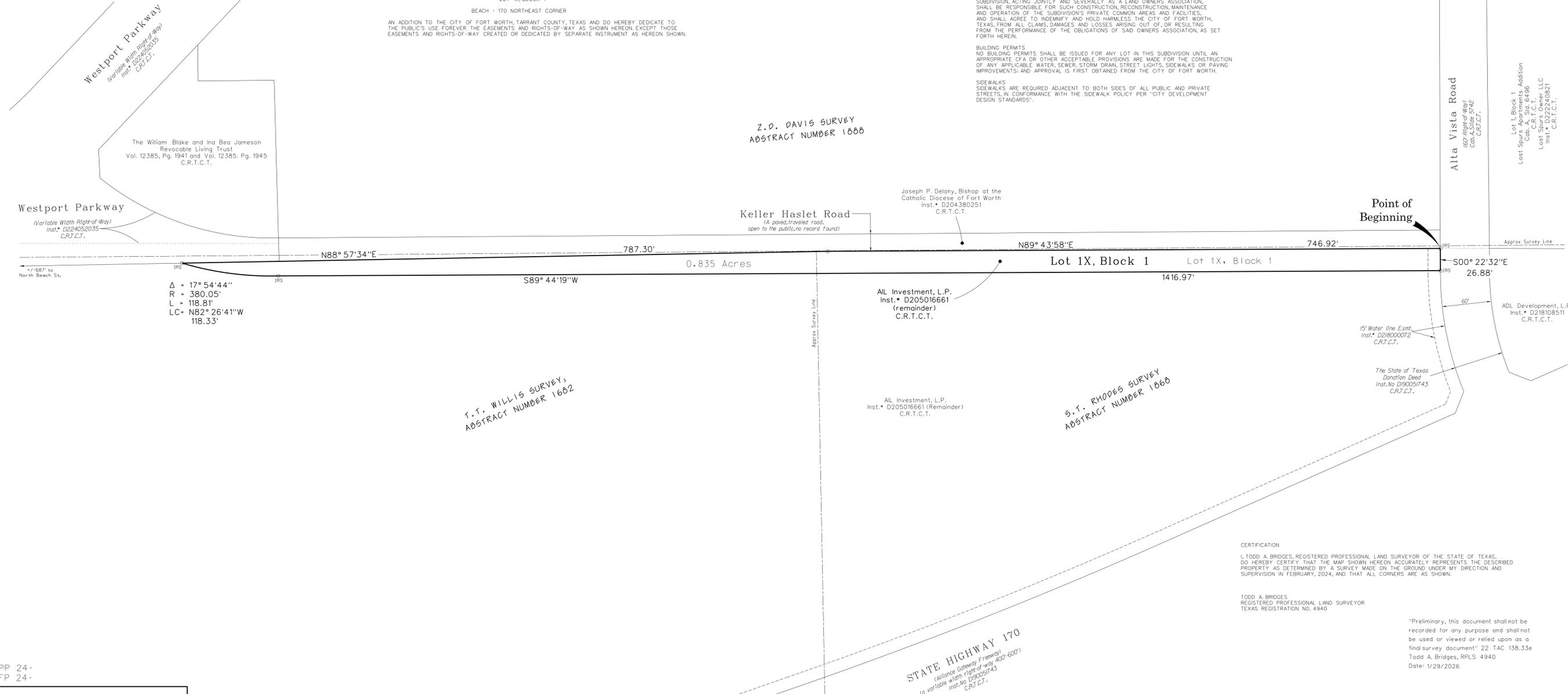
ALL Investment, L.P.
 Inst. # D205016661
 (remainder)
 C.R.T.C.T.

ALL Investment, L.P.
 Inst. # D205016661 (Remainder)
 C.R.T.C.T.

S. T. RHODES SURVEY
 ABSTRACT NUMBER 1868

T.T. WILLIS SURVEY,
 ABSTRACT NUMBER 1682

Δ = 17° 54' 44"
 R = 380.05'
 L = 118.81'
 LC = N82° 26' 41"W
 118.33'



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 FEBRUARY, 2024, 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 138.33e
 Todd A. Bridges, RPLS 4940
 Date: 1/29/2026

A Final Plat of Beach - 170 Northeast Corner

Lot 1X, Block 1
 Situated in the T.T. Willis Survey, Abstract Number 1682,
 the S.T. Rhodes Survey, Abstract Number 1868,
 and the Z.D. Davis Survey, Abstract Number 1888,
 City of Fort Worth, Tarrant County, Texas.

Date of Preparation: November 2024 0.835 Acres

PP 24-
 FP 24-

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: _____

By: _____ Chairman
 By: _____ Secretary

Owner	Developer
ALL Investment, L.P. 9800 Hillwood Parkway Suite 300 Fort Worth, Texas 76177 817-224-6060	Hillwood Alliance Services 9800 Hillwood Parkway Suite 300 Fort Worth, Texas 76177 817-224-6060

THIS DOCUMENT FILED IN INSTRUMENT NUMBER _____, DATE _____

Job #:	0046425.03
Drawn By:	TBR
Checked By:	TAB
Date:	11-08-2024

Westwood
 Westwood Professional Services, Inc.
 8800 HILLWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76177 PH# 817-562-3350

SHEET
1
 OF 1 SHEETS