OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS THAT AL INVESTMENT, L.P. ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

[redacted] 59.904 ACRES BEING MORE [redacted] BY METES AND BOUNDS AS FOLLOWS:

[redacted] at a 5/8 inch iron rod found [redacted] northwest corner of said [redacted] also being the [redacted] in Deed to Eagle Income Properties, LP as recorded in Document Number 2006-143323 [redacted] Records, also lying in the east right-of-way line [redacted]

THENCE S 30°22'14"W, along the said east right-of-way line a distance of 131.02 feet, to an angle point, also being the most northerly corner of that called 0.0724 Save & Except (Tract 3) as described in said Document Number 1998-117441;

THENCE S 16°33'05"E, continuing along said east right-of-way line a distance of 2.82 feet;

THENCE N 88°51'20"E, 112.77 feet, departing said east right-of-way to a 5/8 inch capped iron rod set and stamped PELOTON, the POINT OF BEGINNING of the herein described tract;

THENCE N 88°51'20"E, over and across said Tract 1 a distance of 1742.96 feet, to a 5/8 inch capped iron rod set and stamped PELOTON;

THENCE N 00°26'02"E, over and across said Tract 1 a distance of 30.46 feet, to a 5/8 inch capped iron rod set and stamped PELOTON;

THENCE N 88°51'20"E, over and across said Tract 1 a distance of 452.10 feet, to a 5/8 inch capped iron rod set and stamped PELOTON for the northeast corner hereof, and being the beginning of a non-tangent curve to the left having a central angle of 03°03'38", a radius of 4085.00 feet, a chord which bears S 04°20'59"W and a chord length of 217.12 feet;

THENCE along said non-tangent curve to the left an arc length of 217.14 feet to a 5/8 inch capped iron rod set and stamped PELOTON;

THENCE S 01°08'40"E, a distance of 532.22 feet, to a 5/8 inch capped rod set and stamped PELOTON, and being the beginning of a curve to the right having a central angle of 18°02'14", with a radius of 266.00 feet, a chord which bears S 04°10'50"W and a chord length of 55.59 feet;

Along said curve to the right an arc length of 55.48 feet, to a 5/8 inch capped iron rod set and stamped PELOTON, also being the beginning of a reverse curve to the left having a central angle of 10°55'17", a radius of 302.00 feet, a chord which bears S 04°20'59"W and a chord distance of 58.74 feet;

Along said reverse curve to the left an arc length of 58.84 feet, to a 5/8 inch capped iron rod set and stamped PELOTON for corner;

THENCE S 01°08'40" E, continuing along said property west line a distance of 91.47 feet, to a 5/8 inch capped iron rod set and stamped PELOTON also being the beginning of a curve to the right having a central angle of 90°00'00", a radius of 90.00 feet, a chord which bears S 43°51'20"W and a chord length of 127.28 feet;

Along said curve to the left an arc length of 141.37 feet, to a 5/8 inch capped iron rod set and stamped PELOTON for an angle point hereof;

THENCE S 88°51'20"W, a distance of 1535.26 feet, to a PK Nail set in asphalt for corner and lying in the most easterly line of that called 3.215 acre tract of land described as Save and Except Tract 1 as recorded in said Document Number 1998-117441;

THENCE N 00°45'24"W, a distance of 32.10 feet, to a railroad spike set for corner also being the most northeasterly corner of said Save and Except Tract 1;

THENCE along the north line of said Save and Except the following courses and distances:

S 89°09'38"W a distance of 34.03 feet, to a railroad spike set for corner;

S 44°14'35"W a distance of 38.04 feet to a 5/8 inch capped iron rod set and stamped PELOTON for corner;

S 89°11'35"W, a distance of 150.00 feet, to a 5/8 inch capped iron rod set and stamped PELOTON for corner, also being the beginning of a curve to the right with a central angle of 20°05'44", and a radius of 1240.00 feet, a chord that bears N 80°38'02"W, and a chord length of 433.04 feet;

Along said curve to the right an arc length of 435.27 feet, to a 5/8 inch capped iron rod set and stamped PELOTON for corner, also being the beginning of a compound curve to the right having a central angle of 16°48'35", a radius of 740.00 feet, a chord bearing of N 62°13'52"W, and a chord length of 215.88 feet;

Along said compound curve to the right an arc length of 216.46 feet, to a 5/8 inch capped iron rod set and stamped PELOTON for corner, also being the beginning of a reverse curve to the left with a central angle of 05°44'34", a radius of 610.00 feet, a chord bearing of N 57°08'50"W, and a chord length of 61.11 feet;

Along said reverse curve to the left an arc length of 61.14 feet, to a 5/8 inch capped iron rod set and stamped PELOTON for corner;

N 59°39'40"W a distance of 150.00 feet, to a 5/8 inch iron rod found for corner;

THENCE N 26°19'06"E, a distance of 529.35 feet, departing said north line to a 5/8 inch capped iron rod set and stamped PELOTON for corner;

THENCE N 33°48'10"E, a distance of 188.25 feet, the POINT OF BEGINNING and containing 59.904 acres of land more or less.

TO BE KNOWN AS:

LOT 1, BLOCK 1

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 AS SHOWN HEREON.

LEGEND

- CIRS = CAPPED IRON ROD SET "PELOTON"
- CIRF = CAPPED IRON ROD FOUND

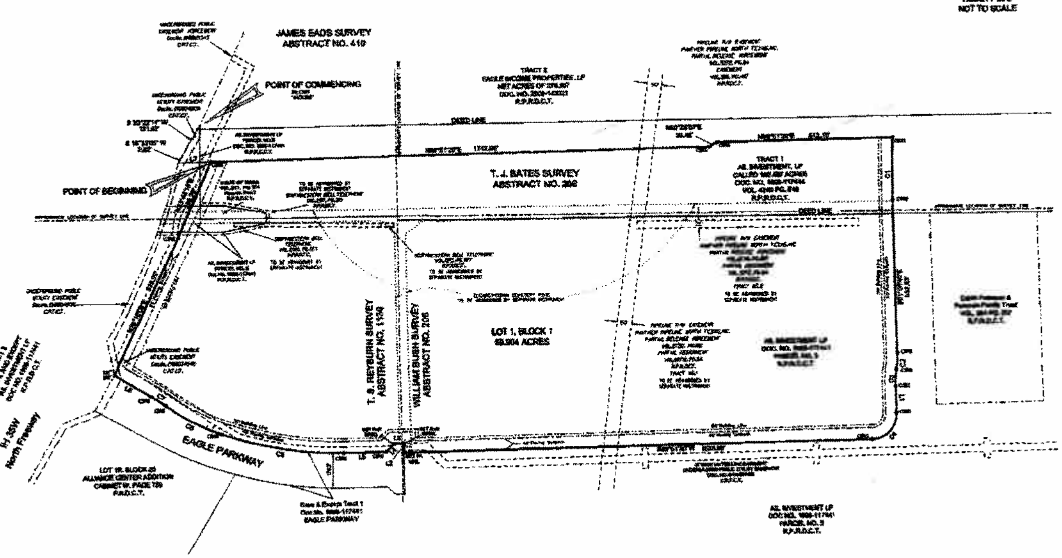
GRAPHIC SCALE IN FEET (0 – 200 – 400 – 600)

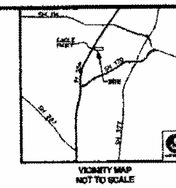
Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, All units are in feet.

LAND USE TABLE

BLOCK 1 LOT 1	INDUSTRIAL LOT	
TOTAL	1 LOT	59.904 ACRES

[redacted]





AL INVESTMENT L.P.,
A Texas Limited Partnership, Its General Partner

BY: HILLWOOD ALLIANCE MANAGEMENT, L.P.,
A Texas Limited Partnership, Its General Partner

BY: HILLWOOD ALLIANCE G.P.,
A Texas Limited Liability Company, As General Partner

BY: ____________________

L. Russell Laughlin
Sr. 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 L. RUSSELL LAUGHLIN, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF __________, 2013.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: ____________________

PRELIMINARY FOR REVIEW ONLY

SURVEYOR'S CERTIFICATION

To the best of my knowledge, information and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground __________, the lines and dimensions of said property being as indicated by the plat. The distance to the nearest intersecting street or roads, and to permanent monuments are as shown on said plat.

____
Adam Wallace
Registered Professional Land Surveyor
Texas Registration No. 5786

Date: ____________

My commission expires: ____________

NOTES:

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE [redacted] THE ASSESSMENT AND COLLECTION OF WATER AND [redacted] IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING [redacted] APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT [redacted]. THE AMOUNT TO BE COLLECTED IS DETERMINED [redacted] ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A [redacted] OF THE CONNECTION DATE TO THE MUNICIPAL WATER [redacted] SYSTEM.

[redacted]

NOTES (CONT.):

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.

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.

[redacted] SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE [redacted] ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND [redacted], AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE [redacted], TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF [redacted] OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS [redacted]

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

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.

CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

NO [redacted]

OWNER / DEVELOPER
AL INVESTMENT, L.P.
13600 HERITAGE PARKWAY
FORT WORTH, TEXAS 76177
PH: (817) 224-6000
FAX: (817) 224-6060

A FINAL PLAT OF
LOT 1, BLOCK 1
ALLIANCE CENTER NORTH

AN ADDITION TO THE CITY OF FORT WORTH, [redacted] IN THE JAMES EADS SURVEY, ABSTRACT [redacted], T. J. BATES SURVEY, ABSTRACT NUMBER 206, T. S. [redacted], [redacted] 1130 AND THE WILLIAM BUSH SURVEY, ABSTRACT NUMBER 205 CITY OF FORT WORTH, DENTON COUNTY, TEXAS

DATE OF PREPARATION: MAY 2013

59.904 ACRES

FP 013-057
FP 013-____

THIS DOCUMENT FILED IN INSTRUMENT NUMBER ______________, DATE ________

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

PELOTON
LAND SOLUTIONS

JOB #:	HWA13003 EAGLE
DRAWN BY:	AMW
CHECKED BY:	
DATE:	5-28-13
REVISIONS:	

SHEET __ OF __ SHEETS