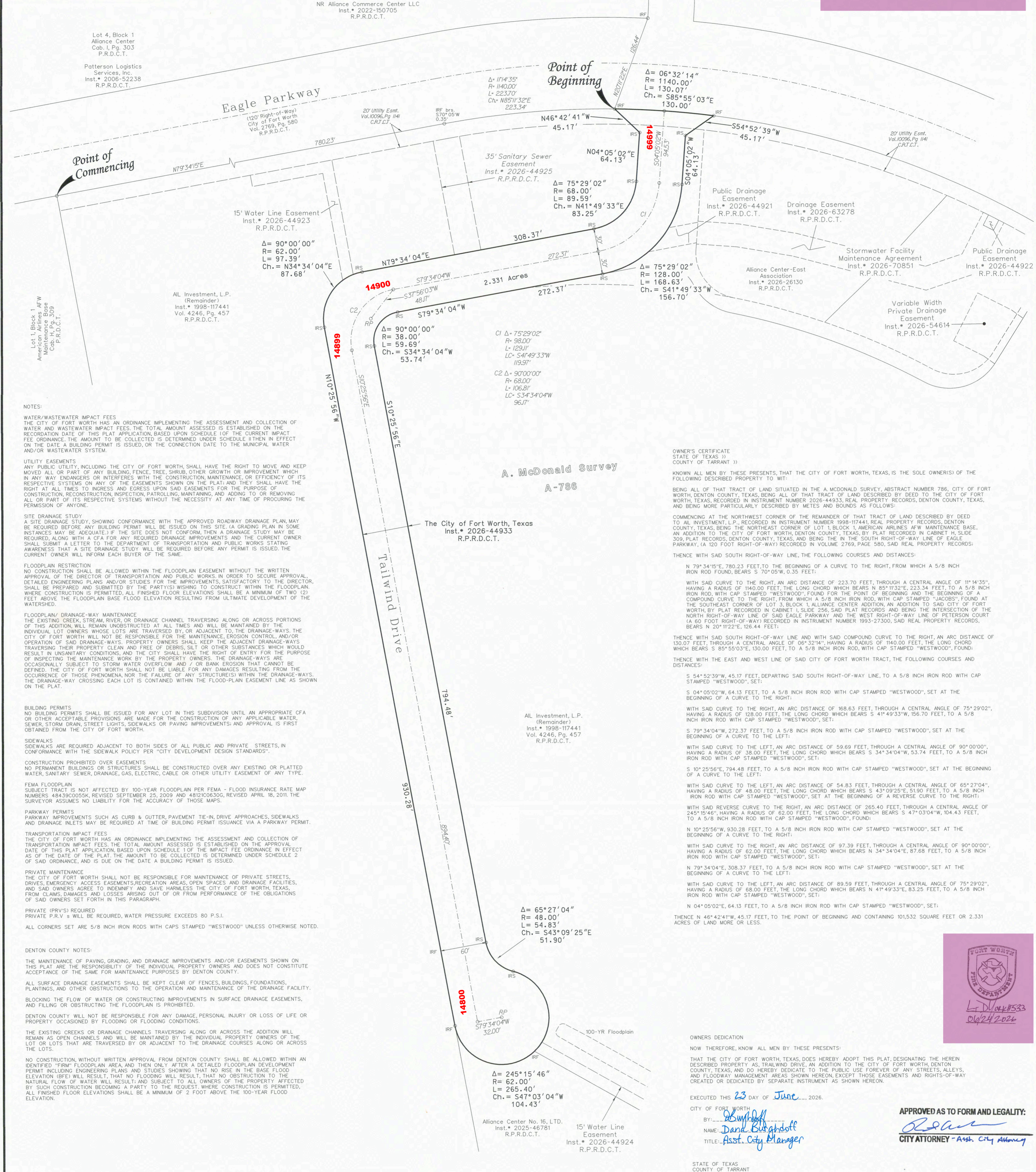
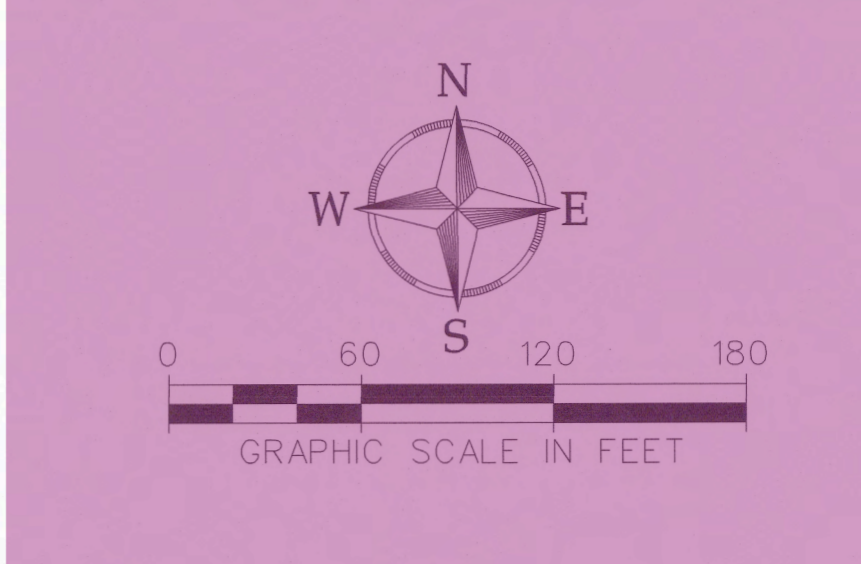


LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
NTS = NOT TO SCALE
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS.
R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.
COFW = CITY OF FORT WORTH

LAND USE
PUBLIC RIGHT-OF-WAY 2.331 ACRES
TOTAL 2.331 ACRES



NOTES:
WATER/WASTEWATER IMPACT FEES
UTILITY EASEMENTS
SITE DRAINAGE STUDY
FLOODPLAIN RESTRICTION
FLOODPLAIN, DRAINAGE-WAY MAINTENANCE
BUILDING PERMITS
SIDEWALKS
CONSTRUCTION PROHIBITED OVER EASEMENTS
FEMA FLOODPLAIN
PARKWAY PERMITS
TRANSPORTATION IMPACT FEES
PRIVATE MAINTENANCE
PRIVATE (PRV'S) REQUIRED
DENTON COUNTY NOTES

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT
KNOWN ALL MEN BY THESE PRESENTS, THAT THE CITY OF FORT WORTH, TEXAS, IS THE SOLE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:
BEING ALL OF THAT TRACT OF LAND SITUATED IN THE A MCDONALD SURVEY, ABSTRACT NUMBER 786, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH, TEXAS, RECORDED IN INSTRUMENT NUMBER 2026-44923, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN INSTRUMENT NUMBER 1998-117441, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, AMERICAN AIRLINES AFW MAINTENANCE BASE, AN ADDITION TO THE CITY OF FORT WORTH DENTON COUNTY, TEXAS, BY PLAT RECORDED IN CABINET H, SLIDE 309, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING THE IN THE SOUTH RIGHT-OF-WAY LINE OF EAGLE PARKWAY, (A 120 FOOT RIGHT-OF-WAY) RECORDED IN VOLUME 2769, PAGE 580, SAID REAL PROPERTY RECORDS;
THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:
N 79°34'15"E, 780.23 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A 5/8 INCH IRON ROD FOUND, BEARS S 70°05'W, 0.35 FEET;
WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 223.70 FEET, THROUGH A CENTRAL ANGLE OF 11°14'35", HAVING A RADIUS OF 1140.00 FEET, THE LONG CHORD WHICH BEARS N 85°11'32"E, 223.34 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", FOUND FOR THE POINT OF BEGINNING AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, FROM WHICH A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", FOUND AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, ALLIANCE CENTER ADDITION, AN ADDITION TO SAID CITY OF FORT WORTH, BY PLAT RECORDED IN CABINET L, SLIDE 256, SAID PLAT RECORDS AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID EAGLE PARKWAY AND THE WEST RIGHT-OF-WAY LINE OF PETERSON COURT (A 60 FOOT RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER 1993-27300, SAID REAL PROPERTY RECORDS, BEARS N 20°11'22"E, 126.44 FEET;
THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 130.07 FEET, THROUGH A CENTRAL ANGLE OF 06°32'14", HAVING A RADIUS OF 1140.00 FEET, THE LONG CHORD WHICH BEARS S 85°55'03"E, 130.00 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", FOUND;
THENCE WITH THE EAST AND WEST LINE OF SAID CITY OF FORT WORTH TRACT, THE FOLLOWING COURSES AND DISTANCES:
S 54°52'39"W, 45.17 FEET, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET;
S 04°05'02"E, 64.13 FEET, 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 168.63 FEET, THROUGH A CENTRAL ANGLE OF 75°29'02", HAVING A RADIUS OF 128.00 FEET, THE LONG CHORD WHICH BEARS S 41°49'33"W, 156.70 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET;
S 79°34'04"W, 272.37 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET AT THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 59.69 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 59.69 FEET, THE LONG CHORD WHICH BEARS S 34°34'04"E, 53.74 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET;
S 10°25'56"E, 794.48 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET AT THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 54.83 FEET, THROUGH A CENTRAL ANGLE OF 65°27'04", HAVING A RADIUS OF 48.00 FEET, THE LONG CHORD WHICH BEARS S 43°09'25"E, 51.90 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET;
WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 265.40 FEET, THROUGH A CENTRAL ANGLE OF 245°15'46", HAVING A RADIUS OF 62.00 FEET, THE LONG CHORD WHICH BEARS S 47°03'04"W, 104.43 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", FOUND;
N 10°25'56"E, 930.28 FEET, 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 97.39 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 62.00 FEET, THE LONG CHORD WHICH BEARS N 34°34'04"E, 87.68 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET;
N 79°34'04"E, 308.37 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET AT THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 89.59 FEET, THROUGH A CENTRAL ANGLE OF 75°29'02", HAVING A RADIUS OF 68.00 FEET, THE LONG CHORD WHICH BEARS N 41°49'33"E, 83.25 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET;
N 04°05'02"E, 64.13 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", SET;
THENCE N 46°42'41"W, 45.17 FEET, TO THE POINT OF BEGINNING AND CONTAINING 101,532 SQUARE FEET OR 2.331 ACRES OF LAND MORE OR LESS.

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT THE CITY OF FORT WORTH, TEXAS, DOES HEREBY DEDICATE TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN HEREON EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.
EXECUTED THIS 23 DAY OF June, 2026.
CITY OF FORT WORTH
BY: [Signature]
NAME: Dana Burgsdoff
TITLE: Asst. City Manager
APPROVED AS TO FORM AND LEGALITY:
[CITY ATTORNEY SIGNATURE]
CITY ATTORNEY - Asst. City Attorney
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED Dana Burgsdoff, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE IS THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF June, 2026.
[NOTARY SIGNATURE]
NOTARY PUBLIC, STATE OF TEXAS
JESSICA FEWVER
My Commission Expires 10/13/2025
Notary ID 13553933

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS
SURVEYOR'S 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 JUNE, 2026 AND THAT ALL CORNERS ARE AS SHOWN.
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

Final Plat Alliance Center Phase 2 Tailwind Drive
A 60 FOOT PUBLIC RIGHT-OF-WAY, SITUATED IN THE A MCDONALD SURVEY, ABSTRACT NUMBER 786, CITY OF FORT WORTH, DENTON COUNTY, TEXAS.
Date of Preparation: JULY 2025
2.331 ACRES
ACF# 60479

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

Filed for Record
In the County of Tarrant, Texas
On 06/22/2026 10:29:54 AM
FINNA PLAT ALLIANCE CENTER PHASE 2
Number of Pages: 1
Order #: 20260629000251
By: MK

Table with 2 columns: Job #, Revisions.
Job #: 0058422.00
Revisions: 4.21.26 add record Eas, ownership updates, etc -wb