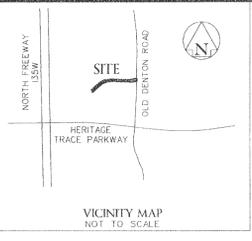


1:35:04 PM 9/18/2013 Copyright © 2013 Peloton Land Solutions, LLP



OWNERS CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF FORT WORTH IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D213218133, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE SOUTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT;

THENCE S 81°19'01"W, 137.78 FEET WITH THE SOUTH LINE OF SAID CITY OF FORT WORTH TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.86 FEET, THROUGH A CENTRAL ANGLE OF 15°24'53", HAVING A RADIUS OF 334.00 FEET, THE LONG CHORD WHICH BEARS S 89°01'28"W, 89.59 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 26.38 FEET, THROUGH A CENTRAL ANGLE OF 69°24'34", HAVING A RADIUS OF 299.00 FEET, THE LONG CHORD WHICH BEARS N 85°52'27"W, 26.37 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE N 88°28'49"E, 517.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 435.24 FEET, THROUGH A CENTRAL ANGLE OF 43°49'36", HAVING A RADIUS OF 569.00 FEET, THE LONG CHORD WHICH BEARS S 69°36'23"W, 424.71 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 47°41'35"W, 258.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 04°11'44"W, 14.53 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE EAST RIGHT-OF-WAY LINE OF MONTEIRA BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN INSTRUMENT NUMBER D213218130, SAID COUNTY RECORDS;

THENCE N 39°18'07"W, 82.11 FEET WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 85°48'16"E, 13.79 FEET DEPARTING SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE N 47°41'35"E, 254.86 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 482.66 FEET, THROUGH A CENTRAL ANGLE OF 43°49'36", HAVING A RADIUS OF 631.00 FEET, THE LONG CHORD WHICH BEARS N 69°36'23"E, 470.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 88°28'49"E, 504.40 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 81.90 FEET, THROUGH A CENTRAL ANGLE OF 16°10'50", HAVING A RADIUS OF 290.00 FEET, THE LONG CHORD WHICH BEARS N 83°25'46"E, 81.63 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 34.85 FEET, THROUGH A CENTRAL ANGLE OF 05°58'40", HAVING A RADIUS OF 334.00 FEET, THE LONG CHORD WHICH BEARS N 78°01'28"W, 34.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE N 81°19'01"E, 149.59 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE AFOREMENTIONED EAST LINE OF SAID ALL INVESTMENT, L.P. TRACT;

THENCE S 00°17'20"E, 80.87 FEET WITH SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 96,520 SQUARE FEET OR 2.216 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the City of Fort Worth does hereby adopt this plat, designating the herein described property as Amador Drive, Alliance Town Center North, on and along the City of Fort Worth, Tarrant County, Texas, and as hereby dedicate to the public use forever of any street, alleys, and roadway management areas shown thereon.

EXECUTED THIS 11th day of September, 2013

CITY OF FORT WORTH By: *Fernando Costa* Name: *Fernando Costa* Title: *Asst. City Manager*

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared *Fernando Costa* known to me to be the person whose name is subscribed the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations

GIVEN under my hand and seal of office, this 19th day of September, 2013.

*Evoña Daniels* Notary Public of Texas



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: 9/23/2013 By: *Charles R. Reed* Chairman By: *Dana Campbell* Secretary

WM. MCCOWEN SURVEY ABSTRACT NO. 999

LAND USE: RIGHT-OF-WAY 2.216 ACRES, TOTAL 2.216 ACRES. LEGEND: IRS - IRON ROD SET, IRF - IRON ROD FOUND. SURVIVAL TABLE with columns: NO., DELTA, RADIUS, LENGTH, BEARING, DISTANCE.

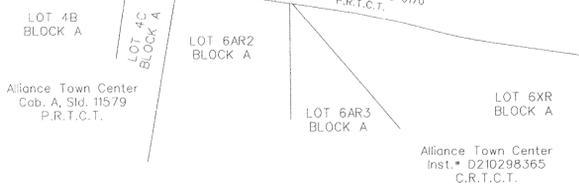
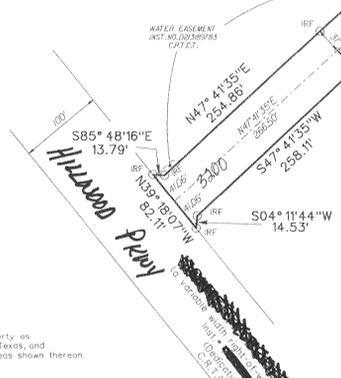
Hillwood Multifamily Land, LP INST. # D211298928 C.R.T.C.T.

Parkway North No. 1, LP Inst. # D213215803 C.R.T.C.T.

Parkway North No. 1, LP Inst. # D213215804 C.R.T.C.T.

ROW Dedication By Separate Instrument Inst. # D213218133 C.R.T.C.T.

Tract 4 ALL Investment, L.P. Vol. 14,315, Pg. 56 C.R.T.C.T.

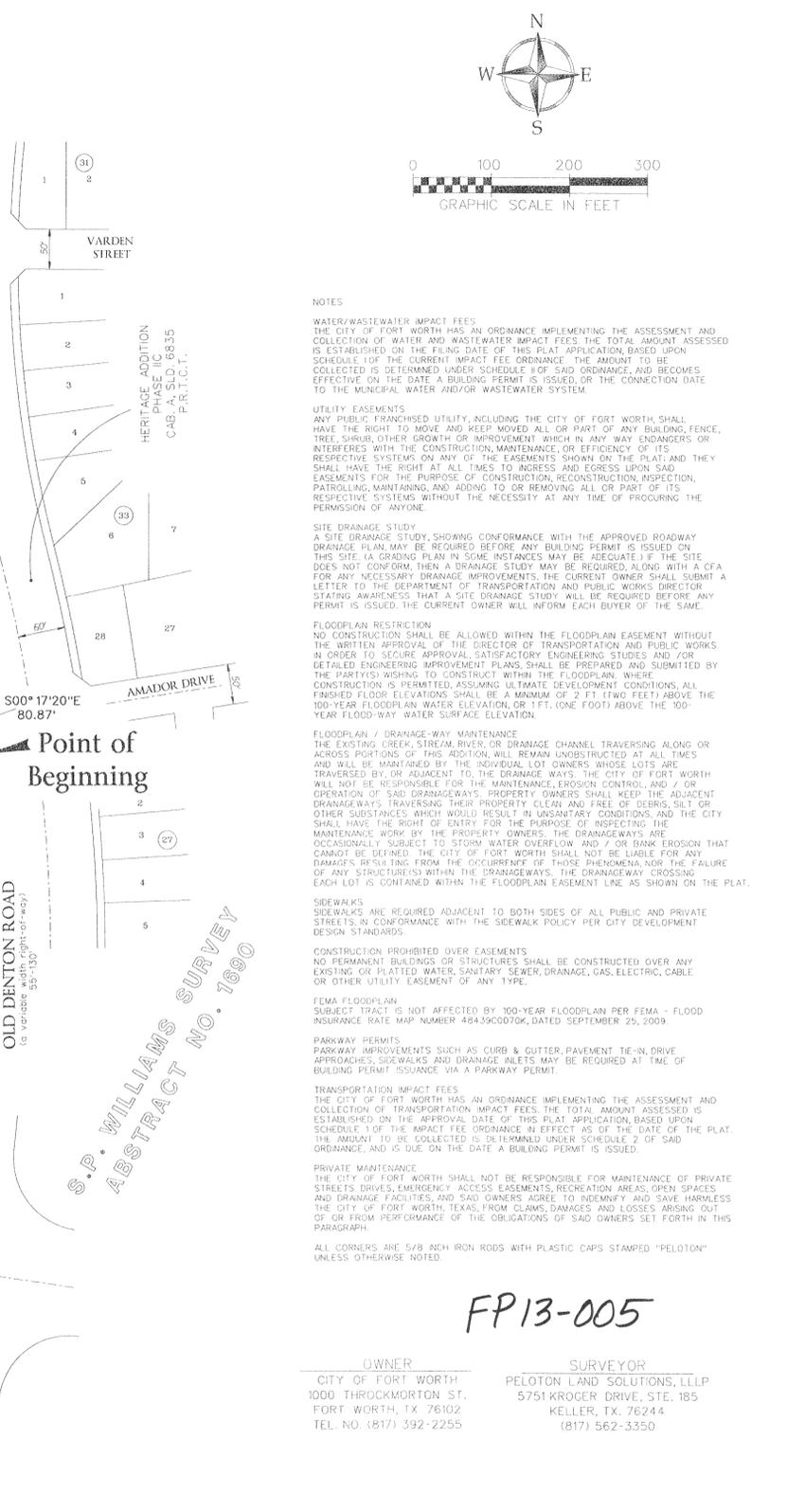


CERTIFICATION I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JANUARY, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

*Todd A. Bridges* TODD A. BRIDGES REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4940 DATED: 7-12-13



PP 012-022 FP 013-005



NOTES WATER/WASTEWATER IMPACT FEES THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES... UTILITY EASEMENTS ANY PUBLIC FRANCHISED 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...

SITE DRAINAGE STUDY A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE... FLOODPLAIN RESTRICTION NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS...

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...

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 IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0070K, DATED SEPTEMBER 25, 2009.

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...

PRIVATE MAINTENANCE THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EASEMENTS, ACCESS, 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.

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

OWNER: CITY OF FORT WORTH, 1000 THROCKMORTON ST., FORT WORTH, TX 76102, TEL. NO. (817) 392-2255. SURVEYOR: PELOTON LAND SOLUTIONS, L.L.P., 5751 KROGER DRIVE, STE. 185, KELLER, TX 76244, (817) 562-3350.

A FINAL PLAT OF AMADOR DRIVE RIGHT-OF-WAY ALLIANCE TOWN CENTER NORTH

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: JANUARY 2013

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D213250101 DATE 9-24-13 2.216 ACRES

PELOTON LAND SOLUTIONS SHEET 1 OF 1 SHEETS. Revisions table with columns: Job #, Drawn By, Checked By, Date. Includes contact information for Peloton Land Solutions.