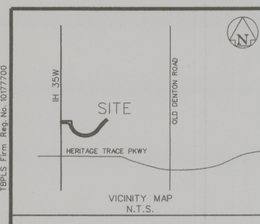
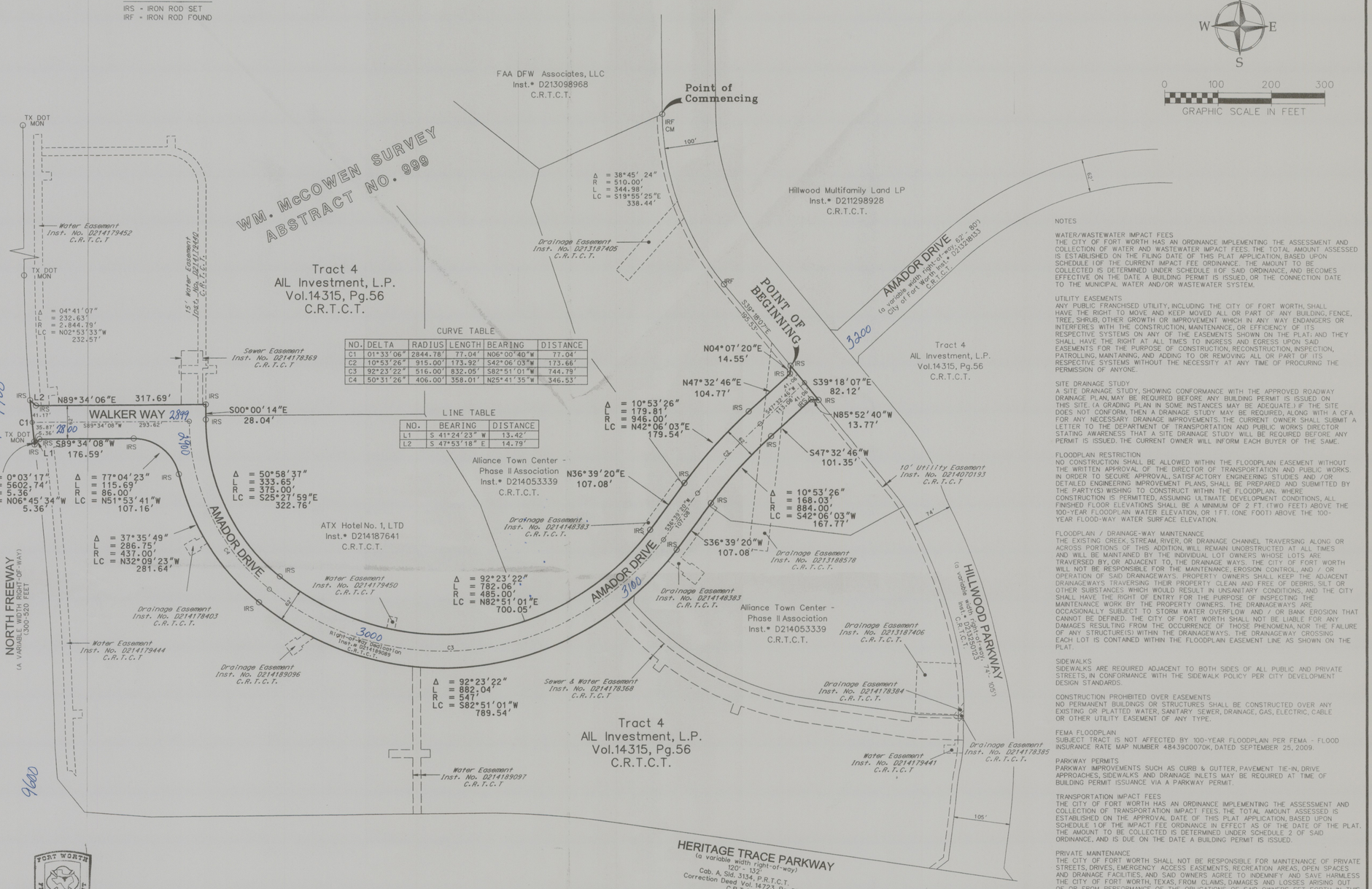


VICINITY MAP
N.T.S.

LAND USE	
RIGHT-OF-WAY	2.699 ACRES
TOTAL	2.699 ACRES

LEGEND

IRS - IRON ROD SET
IRF - IRON ROD FOUND



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	01°33'06"	2844.78'	77.04'	N06°00'40"W	77.04'
C2	10°53'26"	915.00'	173.92'	S42°06'03"W	173.66'
C3	92°23'22"	516.00'	832.05'	S82°51'01"W	744.79'
C4	50°31'26"	406.00'	358.01'	N25°41'35"W	346.53'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 41°24'23" W	13.42'
L2	S 47°53'18" E	14.79'

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AIL INVESTMENT, L.P. 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 A PORTION OF THAT TRACT OF LAND (TRACT 4) DESCRIBED BY DEED TO AIL INVESTMENT, L.P. AS RECORDED IN VOLUME 14315, PAGE 56, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO FAA DFW ASSOCIATES, LLC, A NORTHEAST CORNER OF THE REMAINDER OF SAID TRACT 4, BEING IN THE COMMON EAST LINE OF SAID TRACT 4 AND THE WEST RIGHT-OF-WAY LINE OF HILLWOOD PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER D213250123, SAID COUNTY RECORDS, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT AND SAID COMMON LINE, AN ARC DISTANCE OF 344.98 FEET, THROUGH A CENTRAL ANGLE OF 38° 45'24", HAVING A RADIUS OF 510.00 FEET, THE LONG CHORD WHICH BEARS S 19°55'25"E, 338.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 39° 18'07"E, 195.53 FEET CONTINUING WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE POINT OF BEGINNING;

THENCE S 39° 18'07"E, 82.12 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 85°52'40"W, 13.77 FEET, LEAVING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 47°32'46"W, 101.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 168.03 FEET, THROUGH A CENTRAL ANGLE OF 10°53'26", HAVING A RADIUS OF 884.00 FEET, THE LONG CHORD WHICH BEARS S 42°06'03"W, 167.77 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 36°39'20"W, 107.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 882.04 FEET, THROUGH A CENTRAL ANGLE OF 92°23'22", HAVING A RADIUS OF 547.00 FEET, THE LONG CHORD WHICH BEARS S 82°51'01"W, 789.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 286.75 FEET, THROUGH A CENTRAL ANGLE OF 37°35'49", HAVING A RADIUS OF 437.00 FEET, THE LONG CHORD WHICH BEARS N 32°09'23"W, 281.64 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 115.69 FEET, THROUGH A CENTRAL ANGLE OF 77°04'23", HAVING A RADIUS OF 86.00 FEET, THE LONG CHORD WHICH BEARS N 51°53'41"W, 107.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89°34'08"W, 176.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 41°24'23"W, 13.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SIAD NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 5.36 FEET, THROUGH A CENTRAL ANGLE OF 00°03'17", HAVING A RADIUS OF 5602.74 FEET, THE LONG CHORD WHICH BEARS N 06°45'34"W, 5.36 FEET, TO A TEXAS DEPARTMENT OF TRANSPORTATION (TX DOT) CONCRETE MONUMENT FOUND, THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 77.04 FEET, THROUGH A CENTRAL ANGLE OF 01°33'06", HAVING A RADIUS OF 2,844.78 FEET, THE LONG CHORD WHICH BEARS N06°00'40"W, 77.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 47°53'18"E, 14.79 FEET LEAVING SAID EAST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 89°34'06"E, 317.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 00°00'14"E, 28.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE WITH SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 333.64 FEET, THROUGH A CENTRAL ANGLE OF 50°58'37", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS S 25°27'59"E, 322.75 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 782.06 FEET, THROUGH A CENTRAL ANGLE OF 92°23'22", HAVING A RADIUS OF 485.00 FEET, THE LONG CHORD WHICH BEARS N 82°51'01"E, 700.05 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 36°39'20"E, 107.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 179.81 FEET, THROUGH A CENTRAL ANGLE OF 10°53'26", HAVING A RADIUS OF 946.00 FEET, THE LONG CHORD WHICH BEARS N 42°06'03"E, 179.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 47°32'46"E, 104.77 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 04°07'20"E, 14.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 117,670 SQUARE FEET OR 2.701 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

EXECUTED THIS 16 day of October, 2014

CITY OF FORT WORTH
By: RANCE E. HARWOOD for
Name: FERNANDO COSTA
Title: Asst. City Manager

APPROVED AS TO FORM AND LEGALITY:
Melinda Ramos
ASSISTANT CITY ATTORNEY

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 consideration

GIVEN under my hand and seal of office, this the 16 day of October, 2014.

Evonia Daniels
Notary Public of Texas

EVONIA DANIELS
Notary Public, State of Texas
My Commission Expires
July 10, 2017

FORT WORTH FIRE DEPARTMENT
Capt. WES
10-21-2014

CERTIFICATION

I, TODD 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 OCTOBER, 2014 AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

Todd Bridges
TODD BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

DATED: 10-9-14

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

OWNER
CITY OF FORT WORTH
1000 THROCKMORTON ST.
FORT WORTH, TX 76102
TEL. NO. (817) 392-2255

SURVEYOR
PELOTON LAND SOLUTIONS, LLLP
5751 KROGER DRIVE, STE. 185
KELLER, TX. 76244
(817) 562-3350

A FINAL PLAT OF
AMADOR DRIVE AND WALKER 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.

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D214230337, DATE 10-21-14

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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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; 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 IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOODPLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

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 DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF 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 DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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 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.

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.

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

FP13-087

PP 013-040
FP 013-087

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: 10/21/2014
By: Charles R. Romo — Chairman
By: Dana Burghdoff — Secretary

Revisions:	
Job #:	HWATCN
Drawn By:	A. JOHNSON
Checked By:	T. BRIDGES
Date:	11/13/13

A FINAL PLAT OF
AMADOR DRIVE AND WALKER 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.

PELOTON LAND SOLUTIONS
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET 1 OF 1 SHEETS

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10/9/2014 4:17:22 PM
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$MODELNAME$