



**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/25/2009 Community Panel No. 48439C0065K subject lot is located in Zone 'X'.  
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

**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 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 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.

**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
No permanent structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

**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.

**PUBLIC OPEN SPACE EASEMENT**  
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

**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 confirm, 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.

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation area, 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.

**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".

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.

**COVENANTS OR RESTRICTIONS ARE UN-ALtered.**  
This Report does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**PRIVATE COMMON AREAS AND FACILITIES**  
The City of Fort Worth shall not be responsible for the construction, maintenance or operation of any lots containing private common areas and facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped 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 the subdivision, acting jointly and severally as 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 identify 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.

**OWNER**  
LNR CPI PRESIDIO RETAIL, LLC c/o Starwood CPC Operations, LLC  
4350 Von Karman Ave. Ste. 200  
Newport Beach, CA 92660  
CONTACT: Pat Galvin, Esq., General Counsel

**OWNER**  
PRESIDIO TOWNE CROSSING, L.P.  
16000 Dallas Parkway, Ste. 300  
Dallas, Texas 75248  
CONTACT: John P. Weber

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS LNR CPI Presidio Retail, LLC, a Texas limited liability company and PRESIDIO TOWNE CROSSING, L.P., a Texas limited partnership, are the sole owners of that certain 4.09 acre tract of land situated in the William McCowan Survey, Abstract No. 999, in the City of Fort Worth, Tarrant County, Texas, and being a portion of that certain tract of land to LNR CPI Presidio Retail, LLC, by deed recorded in Instrument No. D207454225, Official Public Records, Tarrant County, Texas, and being a portion of that certain tract of land to PRESIDIO TOWNE CROSSING, L.P., by deed recorded in Instrument No. D214072906, said Official Public Records, and being all of Lots 15 and 16, Block A, The Presidio, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D208248827, said Official Public Records, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the northwest corner of said Lot 15, same being the northeast corner of Lot 14, Block A, said The Presidio, same being a point in the south line of Lot 2, Block A, said The Presidio, same being in the center of Porter Creek Drive, a 31 foot Public Access Easement, as dedicated by said The Presidio;

THENCE East, along the common line of said Lot 15 and said Lot 2, and along said Porter Creek Drive, passing and 'X' cut found for the common north corner of said Lot 15 and said Lot 16, and continuing along the common line of said Lot 16, and said Lot 2, and continuing along said Porter Creek Drive, total distance of 529.15 feet to an 'X' cut found for the northeast corner of said Lot 16, same being the southeast corner of said Lot 2 same being in the west right-of-way line of Tehama Ridge Parkway (an 80' right-of-way, by Cabinet A, Slides 12788 and 12789);

THENCE South, along the common line of said Lot 16 and the west right-of-way line of said Tehama Ridge Parkway, a distance of 306.56 feet to a 1/2 inch iron rod found for the north end of a corner clip at the intersection of the west right-of-way line of said Tehama Ridge Parkway with the north right-of-way line of North Tarrant Parkway (a variable width right-of-way, by Instrument No. D2072911220);

THENCE South 38 deg. 42 min. 23 sec. West, along said corner clip, a distance of 36.35 feet to a 1/2 inch iron rod found from which a 1/2 inch iron rod found bears North 14 deg. 55 min. 08 sec East, 0.43 feet, said corner being south end of said corner clip;

THENCE North 89 deg. 27 min. 06 sec. East, along the common line of said Lot 16 and the north right-of-way line of said North Tarrant Parkway, passing a 5/8 inch iron rod found for the common south corner of said Lot 16, and aforesaid Lot 15, and continuing along the common line of said Lot 15, and the north right-of-way line of said North Tarrant Parkway, a total distance of 506.45 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 15, same being the southeast corner of aforesaid Lot 14;

THENCE North, along the common line of said Lot 15 and said Lot 14, a distance of 339.78 feet to the POINT OF BEGINNING, and containing 178,131 square feet or 4.09 acres of computed land, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

WHEREAS, LNR CPI PRESIDIO RETAIL, LLC and PRESIDIO TOWNE CROSSING, L.P., do hereby adopt this plat, designating the herein above described property as **THE PRESIDIO, LOTS 15R AND 16R, BLOCK A**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the easements and rights-of-way shown hereon to the public's use forever.

This approved subject to all platting ordinances, rules, and regulations of the City of Fort Worth, Texas.

WITNESS my hand this the 18 day of June, 2014.

By: LNR CPI PRESIDIO RETAIL, LLC, a Texas limited liability company  
Its: Member  
By: LNR CPI A&D Holdings, LLC, a Delaware limited liability company  
Its: Member  
By: LNR Commercial Property Investment Fund Limited Partnership, a Delaware Limited Partnership  
Its: Member  
By: LNR CPI Fund, LLC, a Delaware limited liability company  
Its: General Partner  
By: Ricard B. Kern  
Title: Vice President

**STATE OF CALIFORNIA**  
COUNTY OF LOS ANGELES

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ricard B. Kern, the Vice-President of LNR CPI Fund, GP, LLC, a Delaware limited liability company, General Partner of LNR Commercial Property Investment Fund Limited Partnership, a Delaware limited partnership, Member of LNR CPI A&D Holdings, LLC, a Delaware limited liability company, Member of LNR CPI PRESIDIO LAND, LLC, a Texas limited liability company, on behalf of said limited liability company, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of June, 2014.

*Sheena A. Bellinger*  
Name (Print) Sheena A. Bellinger  
My Commission Expires: July 1, 2017

**STATE OF TEXAS**  
COUNTY OF DALLAS

WITNESS my hand this the 19th day of June, 2014.

PRESIDIO TOWNE CROSSING, L.P., a Texas limited partnership  
By: Weber Presidio GP, Inc., a Texas corporation,  
Its Authorized  
*John P. Weber*  
Name: John P. Weber  
Title: President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John P. Weber, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of June, 2014.

*John P. Weber*  
Name (Print) John P. Weber  
My Commission Expires: 11/29/2017

**SURVEYOR'S CERTIFICATE**

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.

*Timothy R. Mankin*  
Timothy R. Mankin  
Registered Professional Land Surveyor, No. 6122  
Date: 06/16/2014

**STATE OF TEXAS**  
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of June, 2014.

*Timothy R. Mankin*  
Notary Public in and for Tarrant County, Texas  
My Commission Expires: 08/15/2016

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JESSICA BARNETT, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of June, 2014.

*Jessica Barnett*  
Notary Public in and for Tarrant County, Texas  
My Commission Expires: August 15, 2015

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 6/27/2014

By: *Charles R. Reed* Chairman  
By: *Daniel S. [unclear]* Secretary

**FS14-063**

**FINAL PLAT**  
OF  
**THE PRESIDIO**  
LOTS 15R AND 16R, BLOCK A  
BEING A REPLAT OF LOTS 15 AND 16,  
BLOCK A OF THE PRESIDIO  
4.09 ACRES OUT OF THE WILLIAM McCOWAN SURVEY, ABSTRACT NO. 999  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
DOCUMENT NO. D214135934, DATE 06/27/2014

JOB NO.: 13-0219FP	DATE: 07/22/2013	REV: 04/25/2014	06/13/2014		1		
SCALE: 1" = 30'	DRAWN BY: TK	CHECKED BY: TRM	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)			COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1
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						1	

CASE NO. 15-14-063  
CASE NAME: THE PRESIDIO