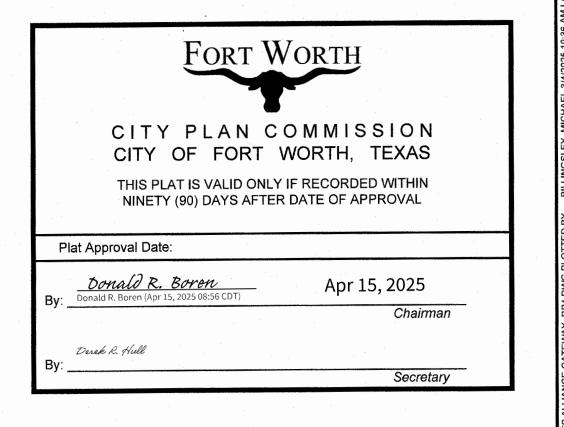


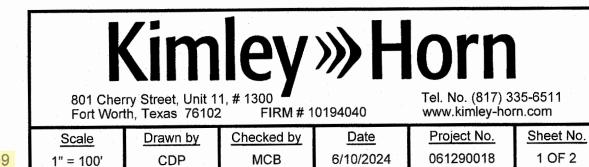
NOTES:

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- 2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- 3. According to Map No. 48439C0060K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.
- 4. The purpose of this replat is to create 2 lots from 1 lot.



FINAL PLAT LOT 4R-1R4 & 4R-1R5, BLOCK 3 ALLIANCE GATEWAY NORTH

BEING A REPLAT OF ALL OF LOT 4R-1R2, BLOCK 3,
ALLIANCE GATEWAY NORTH, AN ADDITION TO
THE CITY OF FORT WORTH
ACCORDING TO THE PLAT RECORDED
IN INSTRUMENT NO. D224010142
FRANCISCO CUELLA SURVEY, ABSTRACT NO. 267
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



OWNER'S CERTIFICATION

WHEREAS QTS Investment Properties Fort Worth, LLC is the owner of a 33.3198 acre tract of land situated in the Francisco Cuella Survey, Abstract No. 267, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 4R-1R2, Block 3, Alliance Gateway North, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D224010142 of the Official Public Records of Tarrant County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to QTS Investment Properties Fort Worth, LLC recorded in Instrument No. D216294215 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set for the most northerly northeast corner of said Lot 4R-1R2; said point being in the east line of Lot 1, Block 3, Alliance Gateway North Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D207181295 of said Official Public Records;

THENCE South 0°17'46" East, along the west line of said Lot 1, a distance of 164.79 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the southwest corner of said Lot 1;

THENCE North 89°42'14" East, along the south line of said Lot 1, a distance of 449.90 feet to a 5/8-inch iron rod with "PELOTON" cap found for corner; said point being the most northerly northwest corner of Lot 7R2, Block 3, Alliance Gateway North, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D217113414 of said Official Public Records; said point also being the northeast corner of said Lot 4R-1;

THENCE South 0°17'46" East, along the west line of said Lot 7R2, a distance of 773.05 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the southeast corner of said Lot 4R-1R2;

THENCE along the south line of said Lot 4R-1R2 the following ten (10) calls:

South 74°42'28" West, departing the said west line of Lot 7R2, a distance of 270.65 feet to a 5/8-inch iron rod with "KHA"

South 39°56'38" West, a distance of 125.10 feet to a5/8-inch iron rod with "KHA" cap set for corner;

South 74°42'28" West, a distance of 145.47 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 59°31'53" West, a distance of 99.80 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 74°42'28" West, a distance of 148.79 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 78°15'58" West, a distance of 188.72 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 74°42'28" West, a distance of 87.51 feet to a 5/8-inch iron rod with "KHA" cap set for corner; North 15°17'46" West, a distance of 93.09 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 74°37'42" West, a distance of 258.67 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 89°56'15" West, a distance of 356.75 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the southwest corner of said Lot 4R-1R2; said point being in the east right-of-way line of Park Vista Boulevard (a variable width right-of-way);

THENCE North 00°04'53" East, along the said east right-of-way line of Park Vista Boulevard, a distance of 233.79 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the beginning of a tangent curve to the left;

THENCE in a northerly direction, continuing along the said east right-of-way line of Park Vista Boulevard and with said tangent curve to the left, having a radius of 500.00 feet, a central angle of 37°15'23", and a chord bearing and distance of North 18°32'48" West, 319.43 feet and an arc distance of 325.12 feet to an aluminum disc stamped "JPH LAND SURVEYING" found for corner;

THENCE North 0°01'57" West, departing the said east line of Park Vista Boulevard, a distance of 1.56 feet to an aluminum disc stamped "JPH LAND SURVEYING" found for for corner;

THENCE along the north line of said Lot 4R-1R2, the following seven (7) calls:

South 89°54'47" East, a distance of 312.04 feet to a 5/8-inch iron rod found for corner;

North 0°04'53" East, a distance of 450.00 feet to a 5/8-inch iron rod found for corner

South 89°54'47" East, a distance of 617.05 feet to a point for corner;

South 0°04'03" West, a distance of 29.86 feet to a point for corner;

South 89°55'22" East, a distance of 218.71 feet to a 5/8-inch iron rod with "CARTER & BURGESS" cap found for corner;

North 0°04'03" East, a distance of 135.68 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the most northerly northwest corner of said Lot 4R-1R1;

North 89°41'37" East, along the north line of said Lot 4R-1R2, a distance of 109.12 feet to the **POINT OF BEGINNING** and containing 33.3198 acres or 1,451,412 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF COPPTAIN COUNTY OF FIRE JAHN

NOW AND THEREFORE, know all men by these presents that QTS INVESTMENT PROPERTIES FORT WORTH, LLC does hereby adopt this plat as LOT 4R-1R4 & LOT 4R-1R5, BLOCK 3, ALLIANCE GATEWAY NORTH, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown

Executed this the 12 day of March

QTS Investment Properties Fort Worth, LLC

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared I Diney Worknown 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of MArch., 2025.

My Commission expires: 4-33-

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 recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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.

SITE DRAINAGE STUDY

permit will be 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 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.

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building

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.

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.

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or 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 this subdivision, acting jointly and severally as a land owner association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify 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

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat 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

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 drainage-ways. 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 drainage-ways 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 drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

PARKWAY IMPROVEMENTS

Parkway improvements such as curb and gutter pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

PRIVATE MAINTENANCE

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

NOTES:

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
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- 4. The purpose of this replat is to create 2 lots from 1 lot.

CONTACT: MARK WESTHOFF

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on October 19, 2018 and that all corners are shown hereon,



Michael Cleo Billingsley Registered Professional Land Surveyor No. 6558

KIMLEY-HORN AND ASSOCIATES, INC. QTS INVESTMENT PROPERTIES FORT WORTH, LLC 12851 FOSTER STREET 801 CHERRY STREET, UNIT 11, SUITE 1300 **OVERLAND PARK, KANSAS 66213** FORT WORTH, TEXAS 76102 PHONE: 817-335-6511 PHONE: 913-312-2420

CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

REF. CASE NO. FS-24-159

FINAL PLAT LOT 4R-1R4 & 4R-1R5, BLOCK 3 **ALLIANCE GATEWAY NORTH**

Apr 17, 2025

BEING A REPLAT OF ALL OF LOT 4R-1R2, BLOCK 3 ALLIANCE GATEWAY NORTH, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D224010142 FRANCISCO CUELLA SURVEY, ABSTRACT NO. 267 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

Drawn by <u>Date</u> Project No. Sheet No CDP 6/10/2024 061290018

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