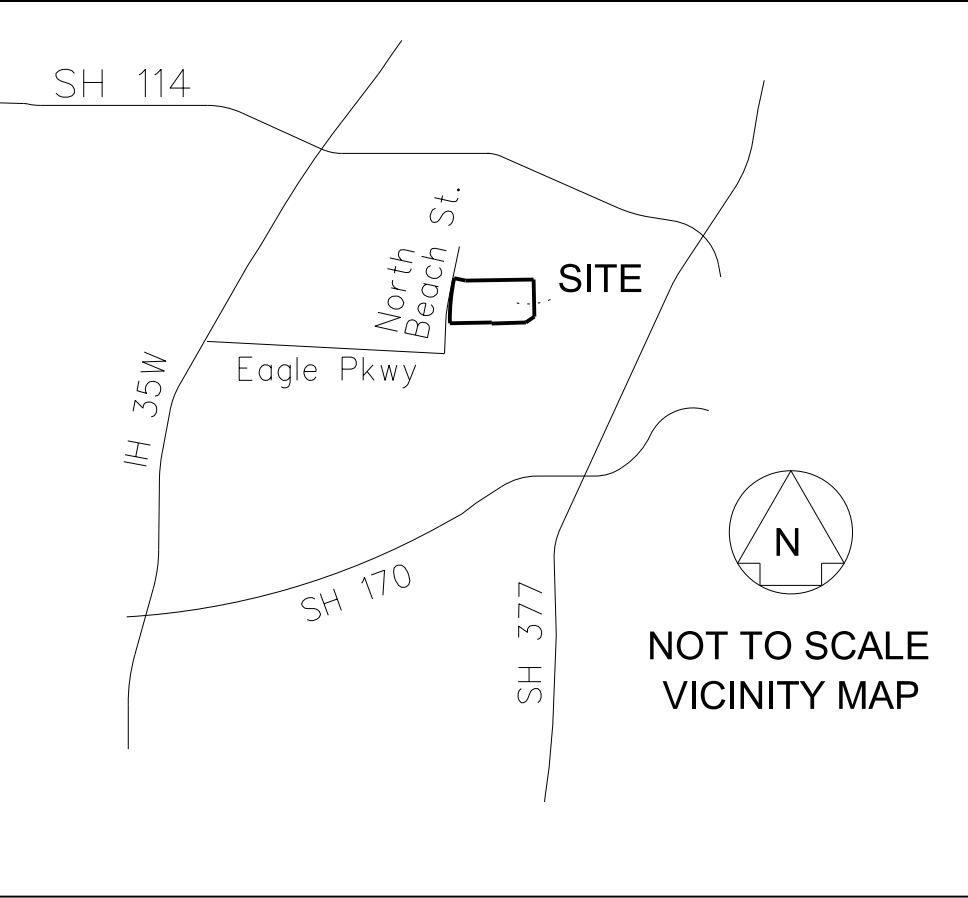


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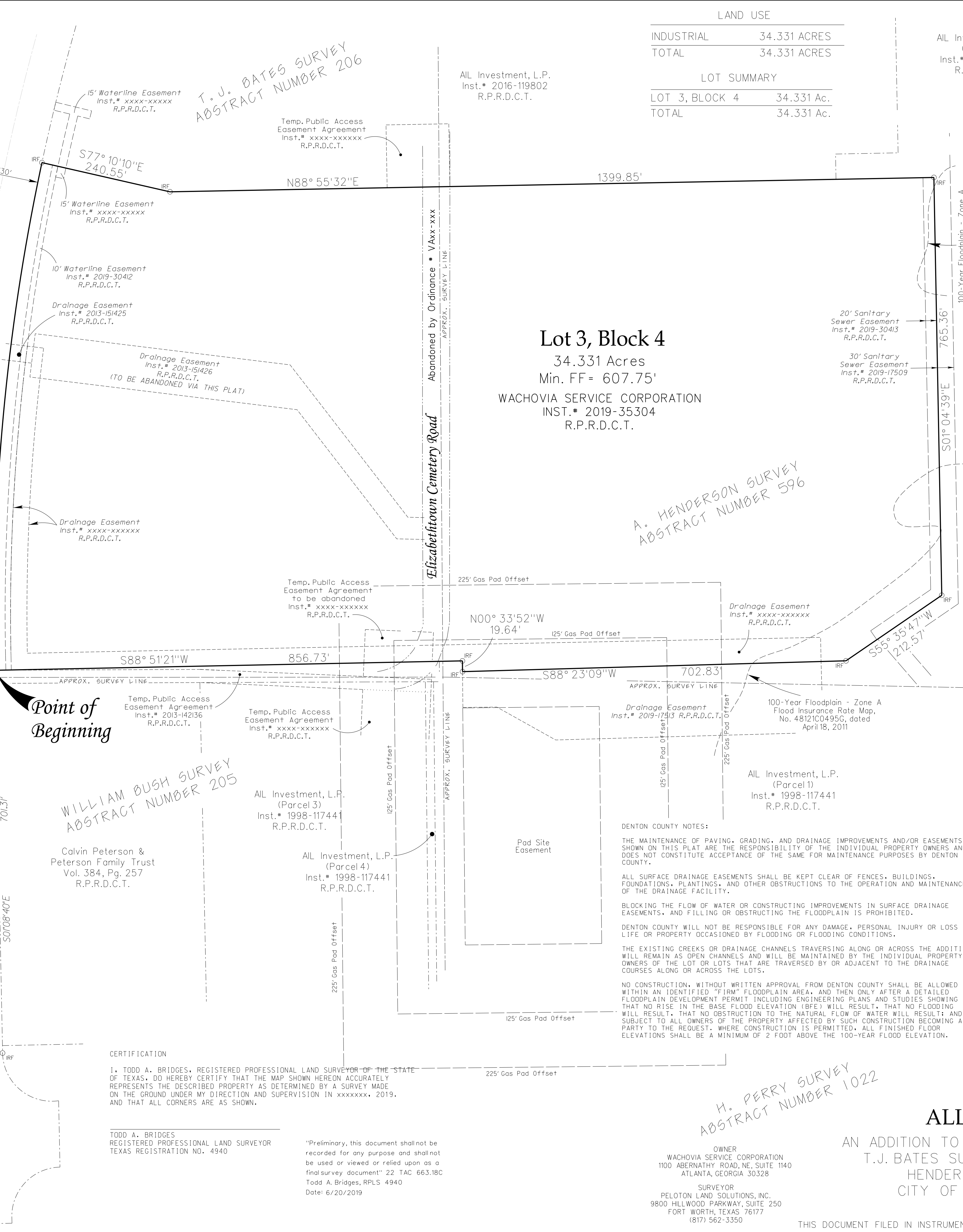
LEGEND
IRF - IRON ROD FOUND
IRS - IRON ROD SET

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON
KNOW ALL MEN BY THESE PRESENTS THAT WACHOVIA SERVICE CORPORATION IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:
BEING A TRACT OF LAND SITUATED IN THE T. J. BATES SURVEY, ABSTRACT NUMBER 206, AND THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO WACHOVIA SERVICE CORPORATION, RECORDED IN INSTRUMENT NUMBER 2019-35304, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE EAST RIGHT-OF-WAY LINE OF NORTH BEACH STREET (A 130 FOOT RIGHT-OF-WAY), RECORDED IN INSTRUMENT NUMBER 2016-57, SAID COUNTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF EAGLE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN INSTRUMENT NUMBER 2016-58, SAID COUNTY RECORDS, BEARS S 01°08'40"E, 701.31 FEET;
THENCE N 01°08'40"W, 26.16 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE WITH SAID EAST RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 909.79 FEET, THROUGH A CENTRAL ANGLE OF 13°14'49", HAVING A RADIUS OF 3935.00 FEET, THE LONG CHORD WHICH BEARS N 05°28'45"E, 907.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
THENCE S 77°10'10"E, 240.55 FEET, DEPARTING SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
THENCE N 88°55'32"E, 1399.85 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND;
THENCE S 01°04'39"E, 765.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
THENCE S 55°35'47"W, 212.57 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
THENCE S 88°23'09"W, 702.83 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
THENCE N 00°33'52"W, 19.64 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
THENCE S 88°51'21"W, 856.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,495,464 SQUARE FEET OR 34.331 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF DENTON
I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 3, BLOCK 4, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.
EXECUTED THIS THE ____ DAY OF _____, A.D., 2019.
WACHOVIA SERVICE CORPORATION
A DELAWARE CORPORATION
BY: _____
STATE OF TEXAS
COUNTY OF TARRANT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019 BY _____ OF WACHOVIA SERVICE CORPORATION, A DELAWARE CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
Plat Approval Date: _____
By: _____ Chairman
By: _____ Secretary

$\Delta = 13^\circ 14' 49''$
 $R = 3935.00'$
 $L = 909.79'$
 $LC = N05^\circ 28' 45'' E$
 $907.76'$

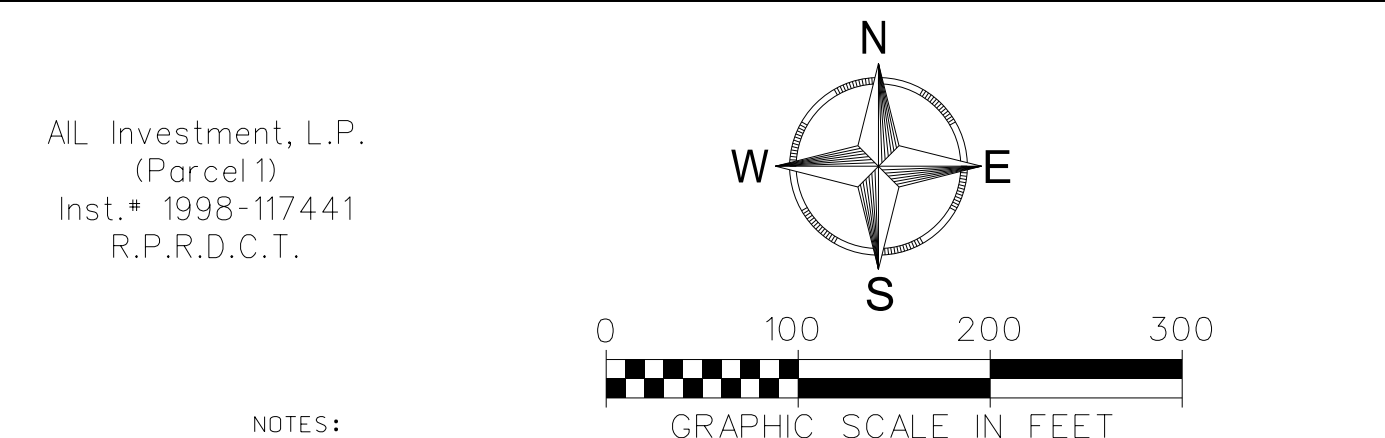


LAND USE

INDUSTRIAL	34.331 ACRES
TOTAL	34.331 ACRES

LOT SUMMARY

LOT 3, BLOCK 4	34.331 Ac.
TOTAL	34.331 Ac.



ALL Investment, L.P. (Parcel 1)
Inst. # 1998-117441
R.P.R.D.C.T.

NOTES:
WATER/WASTEWATER IMPACT FEES
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UTILITY EASEMENTS
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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 CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CPA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT AT A LATER 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.
FLOODPLAIN RESTRICTION
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SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
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FEMA FLOODPLAIN
SUBJECT TRACT FALLS WITHIN ZONE "A", NO BASE FLOOD ELEVATION DETERMINED, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4812C0495G, DATED APRIL 18, 2011.
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.
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LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING OR FRACTURE STIMULATION OF A WELL.
FINAL ISWM REQUIRED RELATED TO SWM-2018-0553
A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO 1.0 ACRE OR MORE OF LAND DISTURBANCE OF LOTS 3, BLOCK 1, WESTPORT ADDITION.
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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 xxxxxxx, 2019, AND THAT ALL CORNERS ARE AS SHOWN.
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 6/20/2019

WACHOVIA SERVICE CORPORATION
INST. # 2019-35304
R.P.R.D.C.T.

AIL Investment, L.P. (Parcel 1)
Inst. # 1998-117441
R.P.R.D.C.T.

AIL Investment, L.P. (Parcel 3)
Inst. # 1998-117441
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AIL Investment, L.P. (Parcel 1)
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WACHOVIA SERVICE CORPORATION
1100 ABERNATHY ROAD, NE, SUITE 1140
ATLANTA, GEORGIA 30328
SURVEYOR
PELTON LAND SOLUTIONS, INC.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562-3350

LOT 3, BLOCK 4
34.331 Acres
Min. FF = 607.75'
WACHOVIA SERVICE CORPORATION
INST. # 2019-35304
R.P.R.D.C.T.

WILLIAM BUSH SURVEY
ABSTRACT NUMBER 205

A. HENDERSON SURVEY
ABSTRACT NUMBER 596

H. PERRY SURVEY
ABSTRACT NUMBER 1022

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ACF# 60361

Job #: HWA19006
Drawn By: W.Blades
Checked By: T.Bridges
Date: 2.12.2019

PELTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH# 817-562-3350

LOT 3, BLOCK 4 - ALLIANCE CENTER NORTH
AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE T.J. BATES SURVEY, ABSTRACT NUMBER 206, AND THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

A FINAL PLAT OF
LOT 3, BLOCK 4
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CITY OF FORT WORTH, DENTON COUNTY, TEXAS
Date of Preparation: February 2019

THIS DOCUMENT FILED IN INSTRUMENT NUMBER _____, DATE _____, 34.331 Acres

OF SHEETS