

# EXHIBIT 1

ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

LC= N06° 02' 35"  
89.66'

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.

LIKE WA

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 AND DEED COVENANTS OR RESTRICTIONS.

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.

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

STATE OF  
COUNTY OF

I, THE UNDERSIGNED, OWNERS OF A PORTION OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 8R, BLOCK 3, ALLIANCE GATEWAY NORTH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPERATE INSTRUMENTS AS SHOWN HEREON.

EXECUTED THIS THE 21<sup>st</sup> DAY OF April, A.D. 2017.

ONCDR ELECTRIC DELIVERY COMPANY, LLC.

BY: JL Alvarez  
NAME: JILL L. ALVAREZ, P.E.  
TITLE: Attorney-In-Fact

10' RIGHT-OF-WAY  
DEDICATION  
0.564 ACRE

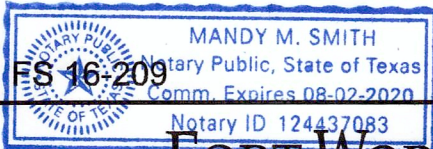
STATE OF  
COUNTY OF

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Jill L. Alvarez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS 21<sup>st</sup> DAY OF April, 2017.

MY COMMISSION EXPIRES: 08-02-2020

$\Delta = 12^\circ 38' 40''$   
 $R = 760.00'$   
 $L = 167.72'$   
 $LC = N06^\circ 10' 12''$   
 $167.38'$



Mandy M. Smith  
NOTARY PUBLIC, STATE OF

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

OWNER  
WINNER LLC  
2711 CENTERVILLE ROAD,  
SUITE 400  
WILMINGTON, DELAWARE 19808  
(871) 442-2534

$N00^\circ 04' 17''$   
 $20.00'$

$N36^\circ 10'$   
 $86.3'$

Plat Approval Date: 5/19/2017

By: Donald R. Boren  
Chairman

By: Dana Boren  
Secretary

SURVEYOR  
PELTON LAND SOLUTIONS  
9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177  
(817) 562.3350

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PARK VISTA BOULEVARD