

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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 then in effect on the date of a 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.

Transportation Impact Fees
The City of Fort Worth has an ordinance implementing the assessments 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
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 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 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, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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 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 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 herein.

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.

Flood Plain/Drainage-Way: Maintenance
The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all time 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 drainage ways 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.

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

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.

Oil or Gas Well Proximity to Buildings
Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures.

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.

Oil or Gas Low and High Pressure Pipelines the Following information will be required:

- The type, pressure rating, and depth below existing grade of all existing or proposed Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.
- The type, pressure rating and depth below the design finished grade of all existing Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.

Residential Driveway Access Limitation
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-Sac, Loop or Collector Street to a residential lot less than fifty (50) feet in width at the building line shall be one of the following means:
a. Rear entry access shall be provided from an abutting side or rear alley.
b. A common shared driveway, centered over common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS RENAISSANCE SQUARE, LLC, is the sole owner of a 1.9748 acre tract of land located in the Alex Thompson Survey, Abstract No. 1499, City of Fort Worth, Tarrant County, Texas, said 1.9748 acre tract of land being the remainder of LOTS 7 through 20, BLOCK 3, BURCH - HILL ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 204-A, Page 144, Plat Records, Tarrant County, Texas, said 1.9748 acre tract of land also being all of those certain tracts of land described as "Tracts 3, 4, 7, 8, 12, 18, 20 and 21", conveyed to RENAISSANCE SQUARE, LLC, by deed as recorded in Tarrant County Clerk's Instrument No. D210211906, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 1.9748 acre tract of land also being all of those certain tracts of land conveyed to RENAISSANCE SQUARE, LLC, by deeds as recorded in Tarrant County Clerk's Instrument No. D212032120, D213014603 and D215239979, O.P.R.T.C.T., said 1.9748 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set), said iron rod set being at the intersection of the east right-of-way line of Binkley Street (being a 50 feet wide right-of-way at this point) and the south right-of-way line of Burton Avenue (being a variable width right-of-way at this point);

THENCE North 89°42'39" East, along the said south right-of-way line of Burton Avenue, a distance of 149.90 feet to an iron rod set at the intersection of the said south right-of-way line with the southwest right-of-way line of U.S. Highway No. 287 (being a variable width right-of-way also known as Martin Luther King Jr. Freeway);

THENCE along the said southwest right-of-way line of U.S. Highway No. 287 the following courses and distances:

South 00°17'38" East, a distance of 3.56 feet to a 5/8 inch iron rod found (Controlling Monument);

South 48°34'58" East, a distance of 122.24 feet to an iron rod set;

South 47°09'33" East, a distance of 80.62 feet to a Texas Department of Transportation aluminum monument found (Controlling Monument);

South 59°20'05" East, a distance of 29.16 feet to an iron rod set;

South 57°52'27" East, a distance of 88.83 feet to an iron rod set at the intersection of the said southwest right-of-way line with the west line of an existing 15 feet wide public Alley Way, as shown on the said plat of Burch - Hill Addition;

THENCE South 00°17'21" East, along the said west alley way line, a distance of 74.85 feet to an iron rod set at the intersection of the said west alley way with the north right-of-way line of East Berry Street (being a variable width right-of-way at this point);

THENCE along the said north right-of-way line of East Berry Street the following courses and distances:

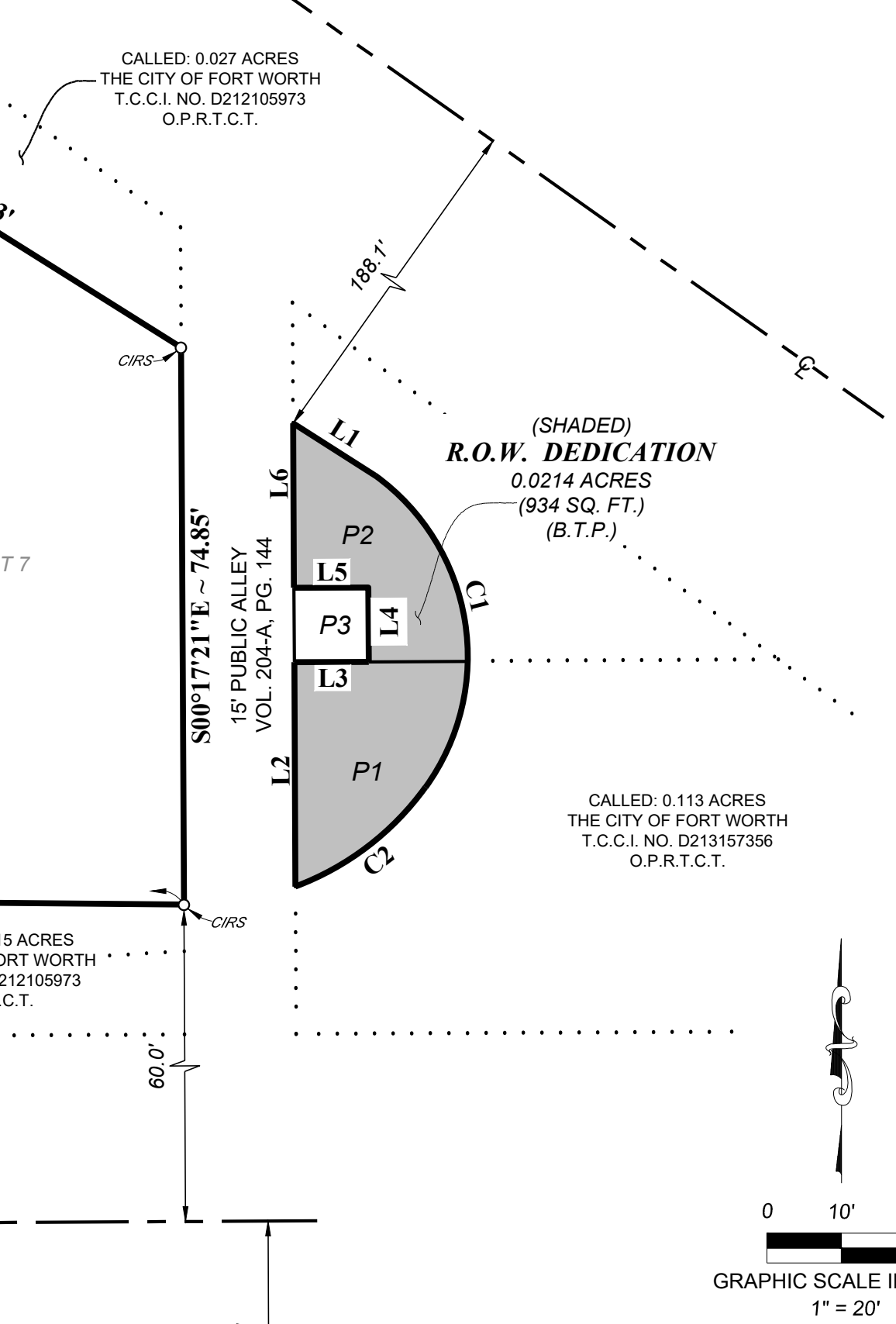
North 89°29'34" West, at a distance of 75.01 feet, passing a 1/2 inch iron rod with a cap stamped "WAI" found, and continuing along the said right-of-way line, in all a total distance of 148.98 feet to an iron rod set;

South 82°14'04" West, a distance of 150.61 feet to a 1/2 inch iron rod with a cap stamped "WAI" found;

South 89°42'39" West, a distance of 101.70 feet to an iron rod set at the intersection of the said north right-of-way line of East Berry Street with the aforesaid east right-of-way line of Binkley Street;

THENCE North 00°17'21" West, along the said east right-of-way line, a distance of 295.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 1.9748 acres (86,023 square feet) of land, more or less.



OWNER:
RENAISSANCE SQUARE, LLC
4501 PRAIRIE WILSON
CEDAR FALLS, IA 50613

ENGINEER:

GreenbergFarrow

1430 PEACHTREE STREET NW, STE. 200
ATLANTA, GA 30309
PH: 404-601-4000
ATTN: JOHN G. VECCHIO, P.E.

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
385 BYERS STREET, SUITE 100, DULLES, TEXAS 76039
(817) 686-8446 WWW.SPOONERSURVEYORS.COM
TBLPS FIRM NO. 10054900 SAA 16-053 - Rev. 11-18-16

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, RENAISSANCE SQUARE, LLC, acting by and through the undersigned, their duly authorized representative, do hereby adopt this plat designating the hereon described property as LOTS 1R and 2R, BLOCK 3, BURCH - HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND at _____ County, this the _____ day of _____, 2017.

RENAISSANCE SQUARE, LLC.

By: _____ Title _____
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Fort Worth.

Surveyed on the ground _____, 2017.

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, RPLS
JULY 27, 2017

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

Notary Public, State of Texas

*** GENERAL NOTES ***

- The bearings ands distances shown hereon are based on a local coordinate system based on NAD83(2011), Texas North Central Zone 4202, Scaled from Grid to Surface at N: 6,944,750.16 and E: 2,343,356.21 using a combined scale factor of 1.0001371782, derived from GPS RTK observations using the North Central Texas VRS Network (maintained by Western Data Systems).
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48459C0310K, map revised September 29, 2010, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This survey was prepared without the benefit of any Title Commitment prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- All property corners are monumented with a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
- Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuances via a parkway permit.

P1 OWNER:
RENAISSANCE SQUARE, LLC
"TRACT 9" - REM. OF LOT 6
T.C.C.I. NO. D210211906
O.P.R.T.C.T.

P2 OWNER:
RENAISSANCE SQUARE, LLC
"TRACT 10" - REM. OF LOT 5
T.C.C.I. NO. D210211906
O.P.R.T.C.T.

P3 OWNER:
FORT WORTH GAS CO.
VOL. 943, PG. 428,
D.R.T.C.T.

FORT WORTH
CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CASE NO. FS-16-162
REPLAT

BURCH - HILL ADDITION
LOTS 1R AND 2R, BLOCK 3

BEING A REPLAT OF THE REMAINDER OF LOTS 7 through 20, BLOCK 3, BURCH - HILL ADDITION, BEING AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 204-A, PAGE 144, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALL OF AN ALLEY WAY ABANDONMENT, ABANDONED BY CITY ORDINANCE NO. _____, AND BEING ALL OF A RIGHT-OF-WAY EASEMENT ABANDONMENT, ABANDONED IN CITY ORDINANCE NO. _____

2 LOTS ~ 1.9725 ACRES
JULY ~ 2017

SHEET 1 OF 1