

VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 89°36'50"E	55.44'
L2	S 00°00'00"W	25.00'
L3	S 89°36'50"E	18.00'
L4	N 89°36'50"W	18.11'
L5	S 05°13'12"W	13.67'
L6	S 84°46'48"E	10.00'
L7	S 00°00'00"W	25.00'
L8	N 27°37'21"W	23.63'
L9	N 90°00'00"W	25.00'
L10	S 58°37'06"E	17.14'

LEGEND

- Found Iron Rod (FIR)
- Set Iron Rod (SIR)
- ⊗ "X" Found In Concrete
- ⊗ "X" Set In Concrete

GENERAL NOTES

- 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 of any time of procuring the permission of anyone.
- 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".
- 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.
- Impact Fee Statement: 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 approval date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule I of said ordinance, and becomes effective on the date a building permit is issued, or the correction date to the municipal water and/or wastewater system.
- 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.
- 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 the 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.
- Land Owners and Subsequent Owners: 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.
- 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.
- Parkway Permit: 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.
- Private Maintenance Note: 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.
- 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.
- Pressure Reducing Valves: Each water service at the time of building construction. The valve has to be a City approved appurtenance.

STATE OF TEXAS COUNTY OF TARRANT OWNERS CERTIFICATION

WHEREAS, Renaissance Square LLC is the owner of a tract of land situated in the J. Justice Survey, Abstract No. 859 and the R. Ramey Survey, Abstract No. 1342, and being all of Lot 13, Block 1 of The Shoppes at Renaissance Square Addition, an addition to the City of Fort Worth as recorded in Instrument No. D211065015 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set being South 27 degrees 37 minutes 21 seconds East, 10.00 feet from the intersection of the south right-of-way line of East Berry Street (a variable width public right-of-way) and the westerly right-of-way line of Vaughn Boulevard (a variable width public right-of-way) said intersection being the most northeasterly corner of said Lot 13, Block 1;

THENCE South 27 degrees 37 minutes 21 seconds East, along said westerly right-of-way line, a distance of 278.63 feet to a "X" cut in concrete set for corner in the common line of Lot 13 and Lot 16, Block 1 of said The Shoppes at Renaissance Square Addition;

THENCE along the common line of Lot 13 and Lot 16, Block 1 of said The Shoppes at Renaissance Square Addition the following bearings and distances:

South 62 degree 29 minutes 17 seconds West, a distance of 22.26 feet to a "X" cut in concrete set for corner;

North 89 degrees 57 minutes 11 seconds West, a distance of 321.29 feet to a "X" cut in concrete set for corner at the common corner of Lot 13 and Lot 12, Block 1 of said The Shoppes at Renaissance Square Addition;

THENCE North 00 degrees 22 minutes 56 seconds East along the common line of Lot 13 and Lot 12, Block 1 of said The Shoppes at Renaissance Square Addition, a distance of 267.15 feet to a 5/8 inch iron rod set for corner in the south right-of-way line of said East Berry Street;

THENCE South 89 degrees 36 minutes 50 seconds East along said south right-of-way line, a distance of 195.44 feet to a 5/8 inch iron rod set being 10.00 feet from the said intersection of East Berry Street and Vaughn Boulevard;

THENCE South 58 degrees 37 minutes 06 seconds East, along a 10 foot by 10 foot Right-of-Way Dedication, as filed in Instrument No. D211065015, Deed Records of Tarrant County, Texas, a distance of 17.14 feet to the POINT OF BEGINNING, and containing 73,329 square feet or 1.6834 acres of land, more or less.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That RENAISSANCE SQUARE, LLC, is the owner of the above described parcel of land, and does hereby adopt the hereon map as correctly representing our plan of subdivision to be known as Lot 13R1 and Lot 13R2, Block 1, The Shoppes at Renaissance Square Addition, an addition to the City of Fort Worth, Texas, and do dedicate to the public use forever the streets and easements as shown thereon.

WITNESS UNDER MY HAND THIS 12th DAY OF March, 2013.

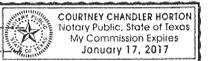
Alfred C. Branch
Authorized Signature President, Renaissance Square LLC
its Manager
Printed Name

STATE OF Texas
COUNTY OF Medford

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Alfred C. Branch, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March, 2013.

Courtney C. Horton
Notary Public for the State of Texas



STATE OF TEXAS COUNTY OF DALLAS SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Bernard Henderson do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City planning and zoning commission of the City of Fort Worth.

Bernard Henderson
Bernard Henderson
Registered Professional Land Surveyor No. 5116

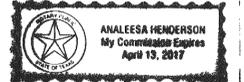


STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bernard Henderson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of March, 2013.

Analeesa Henderson
Notary Public for the state of Texas



FINAL PLAT
LOT 13R1 & LOT 13R2, BLOCK 1
THE SHOPPES AT RENAISSANCE SQUARE ADDITION
INST. NO. 211065015
P.R.T.C.T.

J. JUSTICE SURVEY ABS. NO. 859
&
R. RAMEY SURVEY ABS. NO. 1342
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

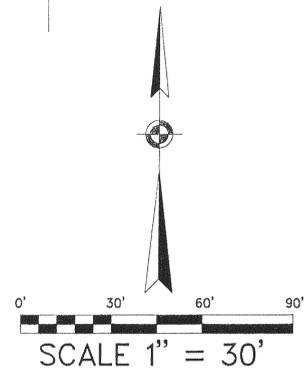
FS12-121

Date of Survey: 07/18/2012 Checked By: BH
Job Number: 1270016 Drawn By: CC

Benchmark Group of Texas, Inc.
899 East Arapaho Road, Richardson, Texas 75081
PHONE (972) 680-3037 FAX (972) 680-3052

LAND SURVEYORS

MITCHELL BOULEVARD (100' PUBLIC RIGHT-OF-WAY)



SCALE 1" = 30'

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

Plat Approval Date: 4/19/2013

Mark R. Reed Chairman
Lauren S. S. Secretary

FLOOD NOTE:
Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and by graphic plotting only, this property is located in Zones "X" on Flood Insurance Rate Map Number 48439 C0310 K, which bears an effective date of 09/25/2009 and is in a Special Flood Hazard Area.

PHASE NO. _____ SECTION _____ CASE NO. FS-012-121 DOCUMENT NO. 0213100574, DATE 04/22/2013

