

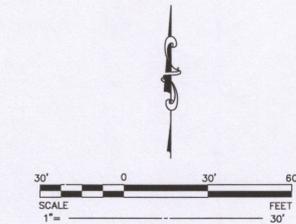


SURVEYOR
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE
 SUITE 400
 FT. WORTH, TEXAS 76107
 (817) 335-1121 (PHONE)
 (817) 335-7437 (FAX)

OWNER/DEVELOPER
 RENAISSANCE SQUARE, LLC.
 4501 PRAIRIE PARKWAY
 CEDAR FALLS, IA 50613-7986
 (319) 277-8000 (PHONE)
 (319) 277-8080 (FAX)

NOTES:
 1. The basis of bearings for this survey is the Texas State Plane Coordinate System, North Central Zone, 4202, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
 2. According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 310 of 495, Map Number 4843900310 K, Map Effective Date: September 25, 2009, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
 3. Driveway location must not interfere with intersection function. Driveways shall comply with the PD 720 Requirements that access from Moriah Way and Renaissance Square in lieu of Berry Street.

VICINITY MAP
 NOT TO SCALE



LAND USE TABLE	
Total Gross Acreage	1.916 Ac.
Right-of-Way Dedication	0.000 Ac.
Net Acreage	1.916 Ac.
Number of Retail Lots	2
Number of Non-Retail Lots	0
Non-Retail Acreage	0
Private Park Acreage	0
Public Park Acreage	0

CASE NUMBER - FS-15-026

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: 5/8/2015

By: *Michael P. Reed*

By: *Dana S. Iffland*

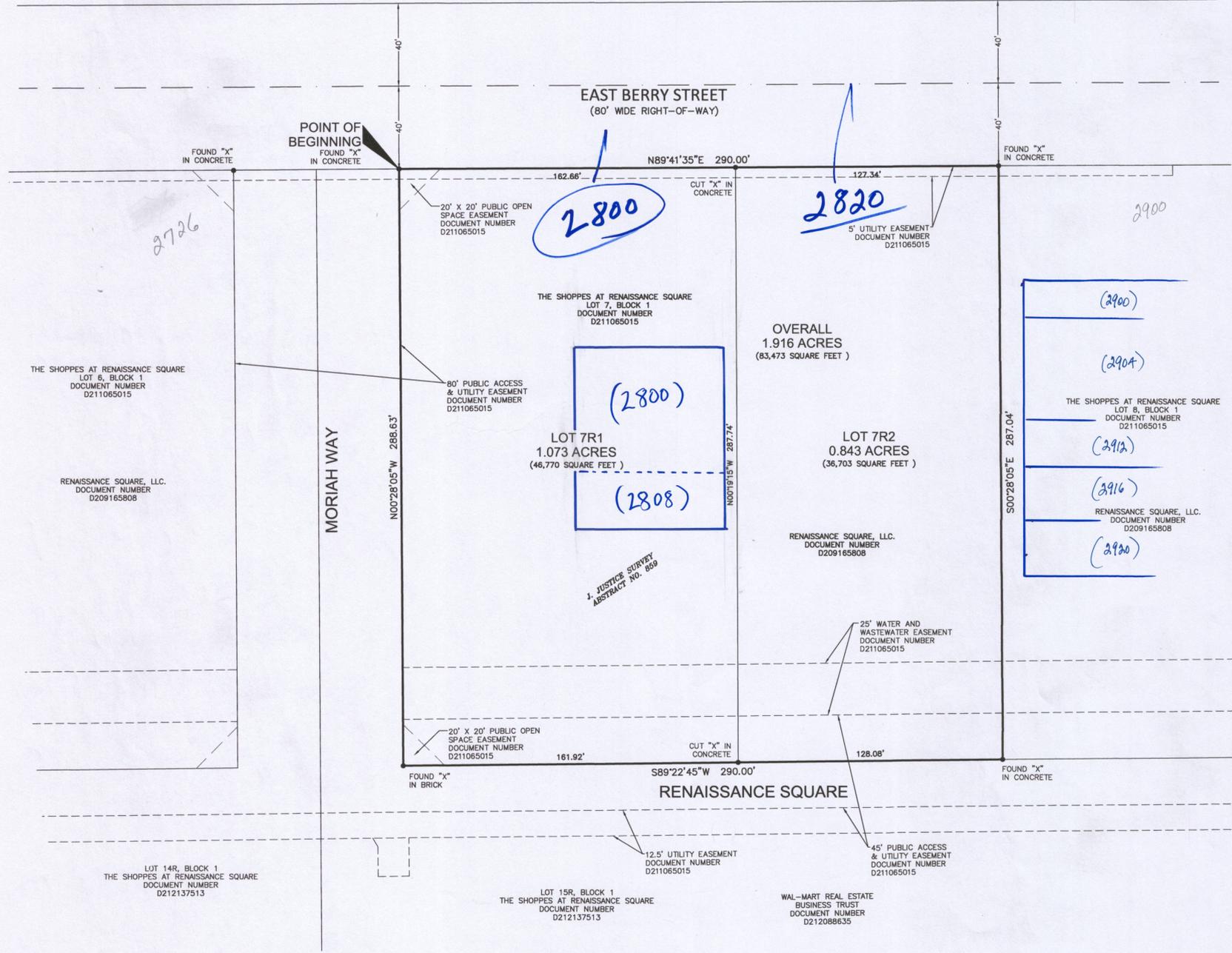


L.T. RSC
 5-7-2015



I, the undersigned, hereby certify that this plat is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of January, 2015.

Gregory S. Iffland 5 MAY 2015
 Date
 Gregory S. Iffland
 Registered Professional Land Surveyor
 Texas Registration No. 4351



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 parkway permit.

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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection 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.

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.

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.

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 of the same.

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.

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.

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-plat. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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 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 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.

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.

PUBLIC OPEN SPACE EASEMENT
 No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

FS15-026

A FINAL PLAT OF LOTS 7R1 & 7R2, BLOCK 1 THE SHoppes AT RENAISSANCE SQUARE

Situated in the J. Justice Survey, Abstract Number 859 City of Fort Worth, Tarrant County, Texas, being a Replat of Lot 7, Block 1, The Shoppes at Renaissance Square according to the plat recorded in Document Number D211065015, Plat Records of Tarrant County, Texas and being a portion of the tract of land described in the instrument to the Renaissance Square, LLC. recorded in Document Number D209165808, Deed Records of Tarrant County, Texas.

2 Lots - 1.916 Acres

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121 • Fax: 817.335.7437
 FIRM REGISTRATION 10098100

MARCH 19, 2015
 JOB NUMBER: B001736.001