

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 II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR 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 CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED.

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 THIS PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, PATROLLING, AND REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT 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.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTAINED 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 TRaversED BY THEIR PROPERTY CLEAN AND FREE OF DEBRIS, BUT 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.

SIDEWALKS SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLY PER "CITY DEVELOPMENT DESIGN STANDARDS".

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 UNLESS 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.

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.

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., IS THE OWNER OF A 8.603 ACRE TRACT OF LAND SITUATED IN THE J. W. HAYNES SURVEY, ABSTRACT NUMBER 781, THE A. CASTELLO SURVEY, ABSTRACT NUMBER 272, AND THE J. H. DUNCAN SURVEY, ABSTRACT NUMBER 398, ALL OF TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT CALLED 8.604 ACRE TRACT, BEING IN DEED TO 17,887 MCCART AND RISINGER, L.P., AS RECORDED IN INSTRUMENT NUMBER D219274203, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 8.604 ACRE TRACT, SAID IRON BEING THE MOST NORTHERLY NORTHEAST CORNER OF FOX RUN ADDITION, PHASE 1, SECTION 1, AS RECORDED IN CABINET A, SLIDE 3873, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RISINGER ROAD (A 120 FOOT RIGHT-OF-WAY);

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: S 83°08'19"E, A DISTANCE OF 22.55 FEET (PREVIOUSLY RECORDED AS S 83°07'23"E, 22.50 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BRITTAIN AND CRAWFORD" FOUND;

S 06°10'50"W, A DISTANCE OF 15.00 FEET (PREVIOUSLY RECORDED AS S 06°13'10"W, 15.00 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BRITTAIN AND CRAWFORD" FOUND;

S 83°49'10"E, A DISTANCE OF 64.00 FEET (PREVIOUSLY RECORDED AS S 83°46'50"E, 64.00 FEET) TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 19°57'12"W, 0.19 FEET;

N 06°10'50"E, A DISTANCE OF 15.00 FEET (PREVIOUSLY RECORDED AS N 06°13'10"E, 15.00 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BRITTAIN AND CRAWFORD" FOUND;

S 83°47'15"E, A DISTANCE OF 688.03 FEET (PREVIOUSLY RECORDED AS S 83°44'55"E, 688.03 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ARC" FOUND BEARS S 22°54'00"W 0.29' FEET;

S 16°32'06"W, A DISTANCE OF 334.49 FEET (PREVIOUSLY RECORDED S 16°30'34"W, 334.52 FEET DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF THE EAST PROPERTY LINE OF SAID CALL 8.604 ACRE TRACT AND THE WEST LINE OF SAID CALLED 15.341 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND;

THENCE S 42°52'08"W, A DISTANCE OF 482.82 FEET (PREVIOUSLY RECORDED AS S 42°51'37"W, 482.83 FEET) CONTINUING ALONG SAID COMMON LINE TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID CALLED 15.341 ACRE TRACT, THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE N.E. CORNER OF THAT CERTAIN TRACT (TRACT 1) DESCRIBED IN DEED TO COHX, AS RECORDED IN INSTRUMENT NUMBER D200444285, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTHERLY LINE OF SAID CALLED TRACT 1 AND WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 331.90 FEET, THROUGH A CENTRAL ANGLE OF 53°44'55", HAVING A RADIUS OF 353.80 FEET AND A LONG CHORD OF WHICH BEARS N 63°12'53"W, 319.86 FEET (PREVIOUSLY RECORDED AS N 63°14'21"W, 320.09 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BRITTAIN AND CRAWFORD" FOUND IN THE EASTERLY LINE OF THE AFOREMENTIONED FOX RUN ADDITION.

THENCE N 01°02'35"W, A DISTANCE OF 509.13 FEET (PREVIOUSLY RECORDED AS N 01°00'55"W, 509.45 FEET) ALONG THE COMMON LINE OF THE WESTERLY PROPERTY LINE OF SAID CALLED 8.604 ACRE TRACT AND THE EASTERLY LINE OF SAID FOX RUN ADDITION TO A 1/2 INCH IRON ROD FOUND;

THENCE N 26°03'31"W, A DISTANCE OF 117.30 FEET (PREVIOUSLY RECORDED AS N 26°01'52"W, 117.30 FEET) CONTINUING ALONG SAID COMMON LINE AND RETURNING TO THE POINT OF BEGINNING AND CONTAINING 374,744 SQUARE FEET OR 8.603 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL PERSON BY THIS PRESENT: THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., DOES HEREBY ADOPT THIS PLAT LENNAR AT RISINGER COURT, LOTS 1, BLOCK A, BEING 8.603 ACRES OF LAND SITUATED IN THE J. W. HAYNES SURVEY, ABSTRACT NUMBER 781, THE A. CASTELLO SURVEY, ABSTRACT NUMBER 272 AND THE J. H. DUNCAN SURVEY, ABSTRACT NUMBER 398, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

EXECUTED AT FORT WORTH, TEXAS, THIS 4th DAY OF November, 2021.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. NAME: Jennifer Eiler TITLE: Authorized Agent

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF November, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LAURA LYNN SALGADO Notary ID #23169119 My Commission Expires January 18, 2025

FINAL PLAT OF LENNAR AT RISINGER COURT LOT 1, BLOCK A

BEING 8.603 ACRES SITUATED IN THE J. W. HAYNES SURVEY, ABSTRACT NUMBER 781, THE A. CASTELLO SURVEY, ABSTRACT NUMBER 272 AND THE J. H. DUNCAN SURVEY, ABSTRACT NUMBER 398 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS 1 MULTIFAMILY LOT

FS-20-204 THIS PLAT IS RECORDED IN DOCUMENT NUMBER DATE:

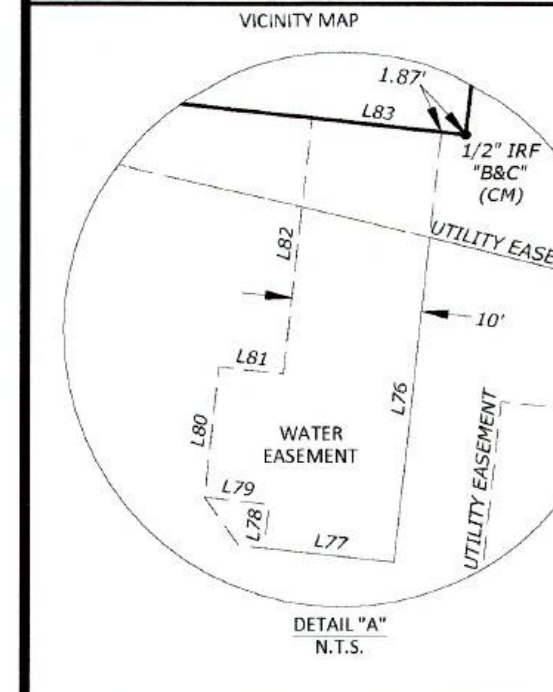
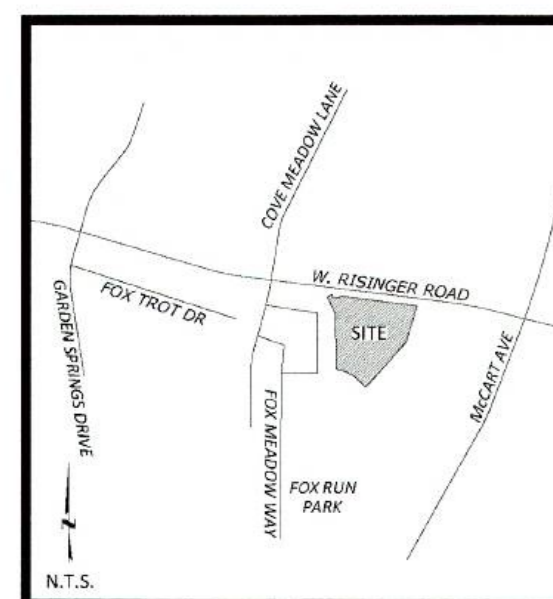
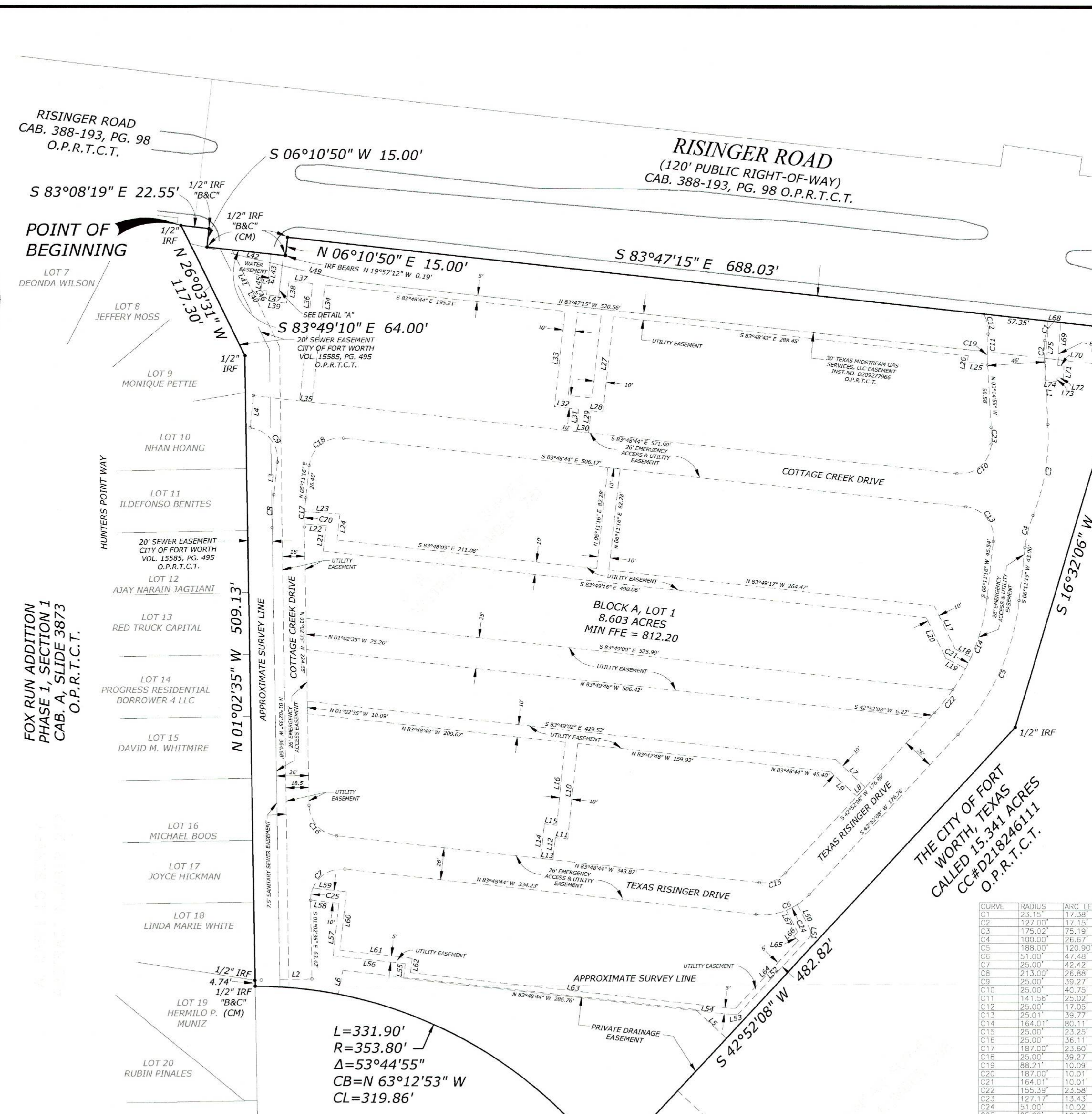


Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey points L1 through L63 with their respective bearings and distances.



COHIX LLC CALLED TRACT 1 CC#D208444286 O.P.R.T.C.T. L=331.90' R=353.80' Δ=53°44'55" CB=N 63°12'53" W CL=319.86'

Professional seals and signatures for the Surveyor (Camden D. Pierce) and Engineer (Pape-Dawson Engineers, Inc.). Includes the City of Fort Worth Fire Department seal.

City of Fort Worth Commission section. Includes the City logo, a table of curve data (Curve, Radius, Arc Length, Chord Length, Chord Bearing, Delta Angle), and the signature of the Chairman (Don Boren) and Secretary (Mary Elliott).

Pape-Dawson Engineers and Pierce-Murray Land Solutions logos and contact information.

Legend and Land Use Table. Legend defines symbols for P.R.T.C.T., IRIS, BL, UE, DE, OPE, MIN. FFE, and AC. Land Use Table shows Residential Lots (1), Non-Residential Lots (0.00 AC), Residential Acreage (0.00 AC), Non-Residential Acreage (0.00 AC), Right of Way Dedication (0.00 AC), and Park Acreage (0.00 AC).

Developer, Engineer, and Surveyor information. Developer: Lennar Homes of Texas Land and Construction Ltd. Engineer: Pape-Dawson Engineers, Inc. Surveyor: Pierce-Murray Land Solutions, LLC.