

**Development Yield** Gross Site Area (Acreage): 1.195 Ac. Total Number of Lots: 1  
 Residential Lots: Number 0 Total Number of Dwelling Units: 0  
 Acreege: Single Family Detached 0 Single Family Attached 0 Two Family 0 Multifamily 0  
 Non-Residential Lots: 1  
 Acreege: Commercial Lot 1.192 Ac. Industrial Lots 0 Open Space Lots 0 Right of Way 100 Sq.Ft.

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS Vaquero Binkley Partners, LP, a Texas limited partnership, is the owner of Lots 1, 2 & 3, 4, 18, 19 & 20, and the Alley located between said Lots situated in Block 2, BURCH-HILL ADDITION, an addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 204-A, Page 144, Plat Records, Tarrant County, Texas, and as described in the deeds to said Vaquero Binkley Partners, LP, recorded under Instrument Numbers D219203841, D219124674, D219251561, D219253673, D219253697, and Ordinance No. \_\_\_\_\_, respectively, Official Public Records, Tarrant County, Texas; the subject tract is more particularly described as follows:

**BEGINNING** at a Mag nail with a metal washer stamped "JPH Land Surveying" set at the southeast corner of said Lot 1, Block 2;

**THENCE** SOUTH 89° 39' 44" WEST, with the south line of Block 2, a distance of 200.09 feet to a 1/2 inch rebar found at the southwest corner of said Lot 4, Block 2;

**THENCE** NORTH 00° 20' 16" WEST, with the west line of Lot 4, a distance of 140.11 feet to the northwest corner of Lot 4, from which a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of said Lot 17, Block 2;

**THENCE** NORTH 01° 03' 21" EAST, crossing a 15-foot wide alley located between Lots 17-20 & 1-4, Block 2 (dedicated to the public on the said plat of BURCH-HILL ADDITION), a distance of 15.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of said Lot 17, Block 2;

**THENCE** NORTH 89° 39' 44" EAST, with the north line of said 15-foot wide alley, a distance of 49.90 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of said Lot 18, Block 2;

**THENCE** NORTH 00° 20' 16" WEST, with the west line of Lot 18, Block 2, a distance of 140.23 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of Lot 18, from which a 5/8 rebar found at the northwest corner of Lot 17 of said addition bears NORTH 89° 39' 44" EAST, a distance of 49.90 feet;

**THENCE** NORTH 89° 39' 44" EAST, with the north line of Block 2, a distance of 149.82 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of said Lot 20, Block 2;

**THENCE** SOUTH 00° 20' 16" EAST, with the east line of Block 2, a distance of 295.34 feet returning to the **POINT OF BEGINNING** and enclosing 1.195 acres (±52,043 square feet).

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That, Vaquero Binkley Partners, LP, a Texas limited partnership, acting by and through W.A. Landreth, the undersigned, Manager of general partner, does hereby adopt this plat designating the herein above described property as Lot 1R, Block 2, BURCH-HILL ADDITION, an addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: Vaquero Binkley Partners, LP, a Texas limited partnership  
 By: Vaquero Ventures Management, LLC, a Texas limited liability company, as general partner of Vaquero Binkley Partners, LP, a Texas limited partnership

By: \_\_\_\_\_ Date \_\_\_\_\_  
 W.A. Landreth  
 Manager of general partner

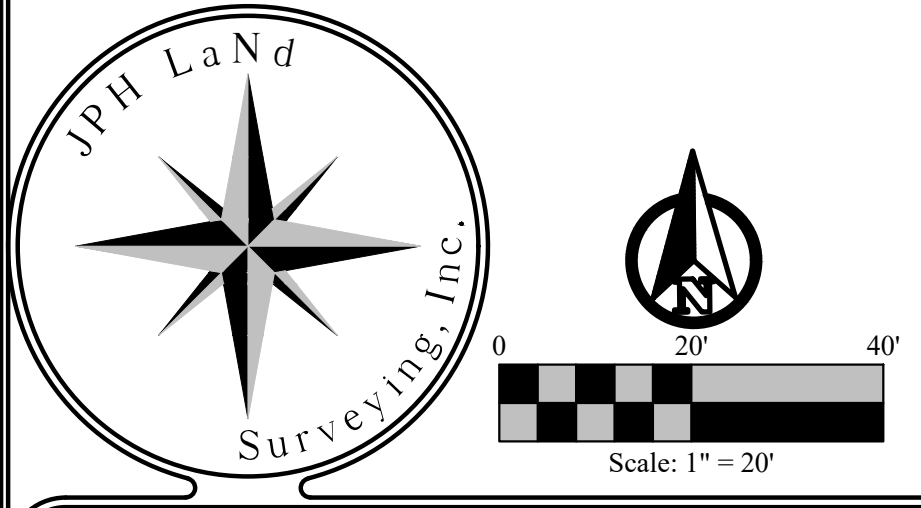
STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared **W.A. Landreth**, Manager of general partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed therein.

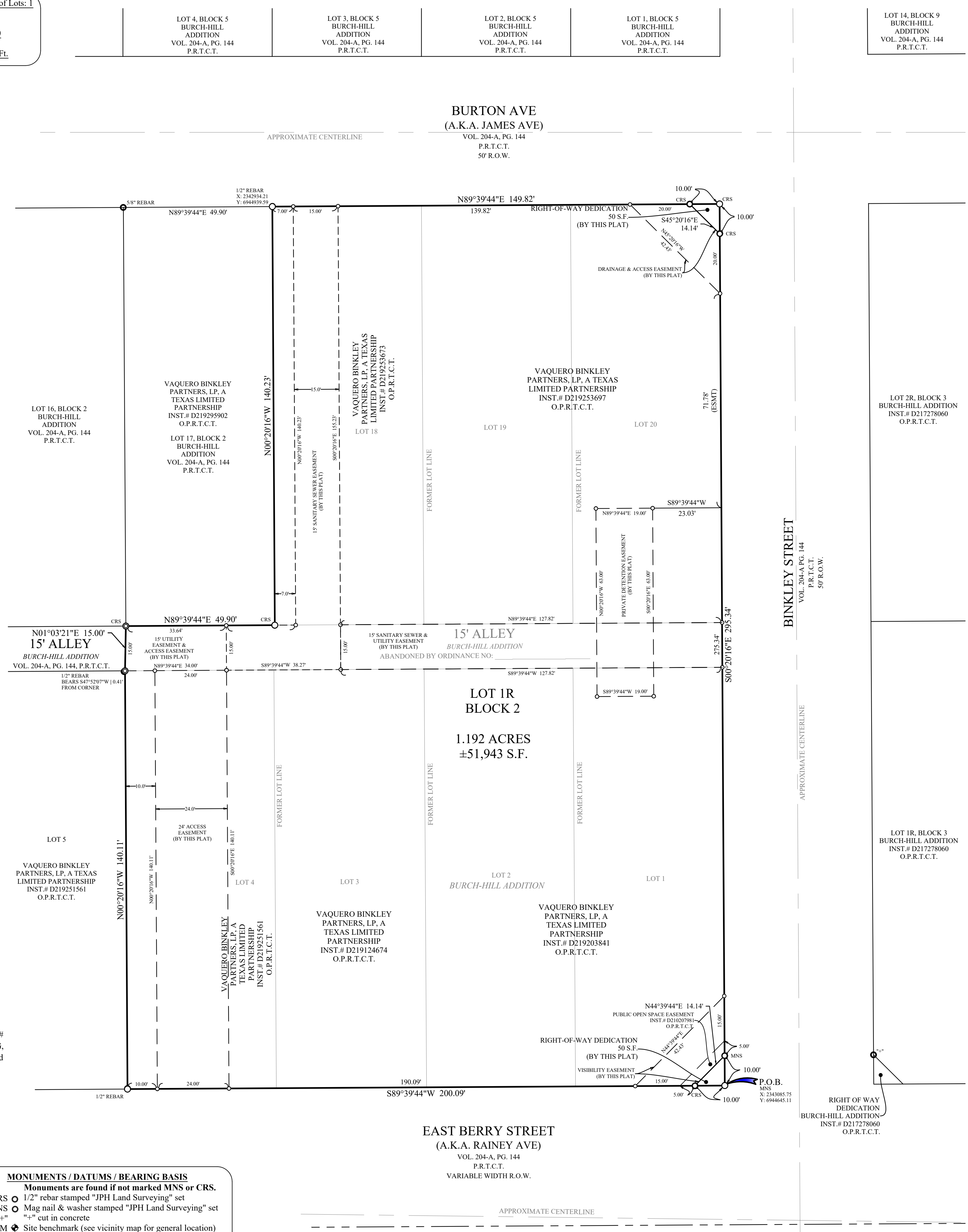
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

**SURVEYOR'S NOTES:**  
 1. This survey was performed in conjunction with Title Commitments GF# FT-44122-9001221900380-AG, FT-44122-9001221900772-AG, FT-44122-9001221902054-AG, and FT-44122-9001221800055-AG provided by Fidelity National Title Insurance Company and GF# 1003-270988-RTT provided by First American Title Insurance Company.  
 2. The fieldwork was completed on June 10, 2019 & July 29, 2019.



JPH Job/Drawing No. (see below)  
 2019.022.020 NWC E. Berry St. And Binkley St., Fort Worth, Tarrant Co., Tx - PLAT.dwg  
 © 2020 JPH Land Surveying, Inc. - All Rights Reserved  
 785 Lonesome Dove Trail, Hurst, Texas 76054  
 Telephone (817) 431-4971 www.jphlandsurveying.com  
 TBPELS Firm #10019500 #10194073 #10193867  
 DFW | Austin | Abilene



**MONUMENTS / DATUMS / BEARING BASIS**  
 Monuments are found if not marked MNS or CRS.  
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
 TBM ◆ Site benchmark (see vicinity map for general location)  
 ○ Vertex or common point (not a monument)  
 Coordinate values, if shown, are US.SyFl./TxCS,'83,NCZ

**LEGEND OF ABBREVIATIONS**  
 US.SyFl. United States Survey Feet  
 TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone  
 NAVD'88 North American Vertical Datum of 1988  
 P.R.T.C.T. Plat Records of Tarrant County, Texas  
 O.P.R.T.C.T. Official Public Records of Tarrant County, Texas  
 D.R.T.C.T. Deed Records of Tarrant County, Texas  
 VOL/Pg/INST# Volume/Page/Instrument Number  
 POB/POC Point of Beginning/Point of Commencing  
 ESMT/BL Easement/Building Line  
 A.K.A. Also known as

Drafter: ML  
 Revision: 2020-04-07 ML  
 Revision: 2020-05-08 ML  
 Revision: 2020-06-01 ML

**FLOOD ZONE CLASSIFICATION**  
 This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0310L, dated 2019/03/21, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

TRACT 1  
 CITY OF FORT WORTH  
 FOR STREET PURPOSES  
 VOL. 3862, PG. 380  
 D.R.T.C.T.

**OWNER:**  
 Vaquero Binkley Partners, LP  
 2900 Wingate Street, Suite 200  
 Fort Worth, Texas 76107  
 Phone: (512) 983-1793

**DEVELOPER:**  
 Vaquero Ventures Management, LLC  
 2900 Wingate Street, Suite 200  
 Fort Worth, Texas 76107  
 Phone: (512) 983-1793

**SURVEYOR:**  
 JPH Land Surveying, Inc.  
 785 Lonesome Dove Trail  
 Hurst, Texas 76054  
 Phone: (817) 431-4971

**STANDARD PLAT 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 at any time of procuring the permission of anyone.

**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 I 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 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 of the 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, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

**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.

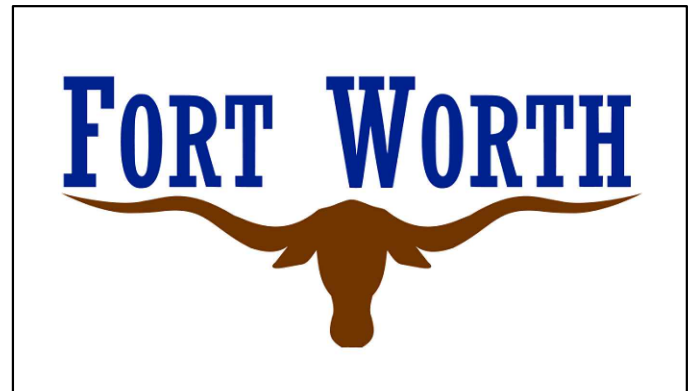
**Flood Plain/Drainage-Way: Maintenance**  
 The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. 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 drainageways 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".

**Parkway Permit**  
 Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**Private Common Areas and Facilities**  
 The City of Fort Worth shall not be held responsible for the construction,



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:**

By: \_\_\_\_\_ (Chairman)  
 By: \_\_\_\_\_ (Secretary)

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.

**Private Maintenance Note**  
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.

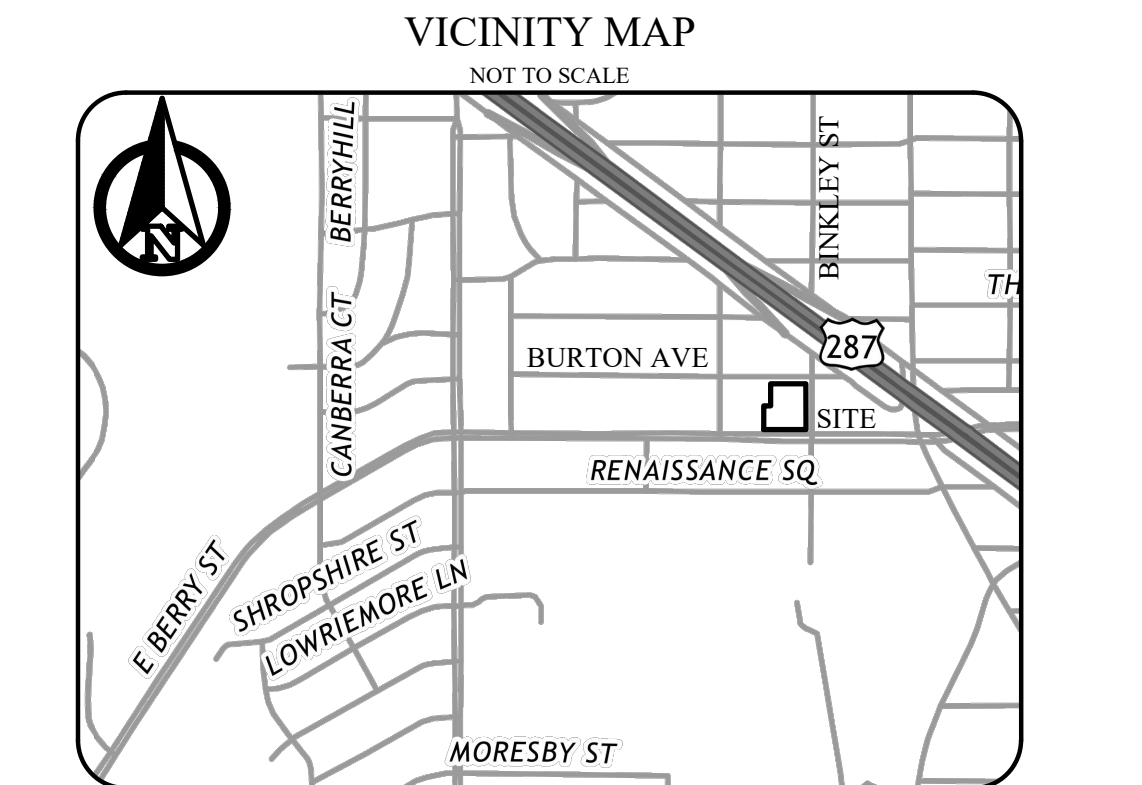
**Covenants or Restrictions are Un-altered**  
 This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**SURVEYOR'S CERTIFICATE**  
**KNOW ALL MEN BY THESE PRESENTS:**

That I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd  
 Registered Professional  
 Land Surveyor No. 5754  
 jewel@jphs.com  
 Date: TBD



**FINAL PLAT**  
**LOT 1R, BLOCK 2**  
**BURCH-HILL ADDITION**  
 1.195 ACRES  
 BEING A REPLAT OF  
 LOTS 1, 2, 3, 4, 18, 19 & 20, AND A PORTION OF A 15 FOOT ALLEY  
 (ABANDONED BY ORDINANCE NO. \_\_\_\_\_), BLOCK 2  
 BURCH-HILL ADDITION  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS  
 PREPARED IN DECEMBER 2019  
**Case No.**