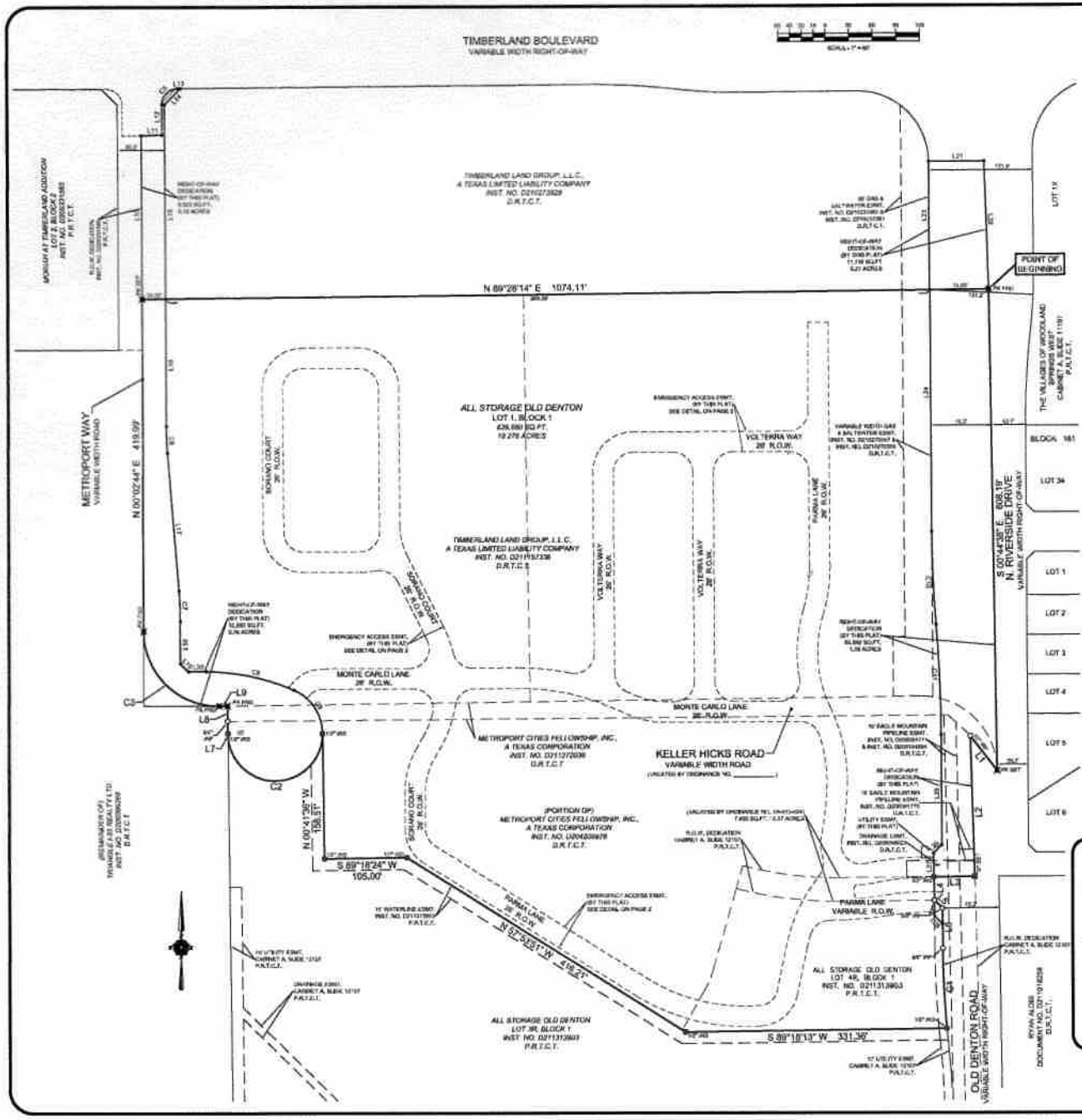


**CONSTRUCTION PROHIBITED OVER EASEMENTS**
Except for the right to place surfacing materials over said across the Easements herein granted and to use the same for parking, driveways, and walkways, no permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or any other utility easement of any type.

**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 current impact fee ordinance. 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 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 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 is due on the date a building permit is issued.

**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.

**URBAN FORESTRY**
Compliance with Tree Ordinance #18615-05-2009 will be required.

**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 or 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.

**BUILDING PERMITS**
No building permits shall be issued for any lot in this Subdivision until appropriate CFA or other acceptable problems are made for the construction or any applicable water, sewer, storm, drain, street lights, sidewalks, or parking improvements; and approval is first obtained from the City of Fort Worth.

**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 or 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 require before any permit is issued. The current owner will inform each buyer of the same.

**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 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.

**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 UNALTERED**
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.

| BOUNDARY CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD |
| C1 | 101.52' | 1155.00' | 05°02'42" | S02° 42' 42"E 101.52' |
| C2 | 188.49' | 60.00' | 179°99'51" | N89° 57' 16"W 120.00' |
| C3 | 146.86' | 54.72' | 86°43'31" | N45° 10' 29"W 134.83' |
| C4 | 31.24' | 20.00' | 89°30'34" | S44° 47' 14"W 28.16' |
| C5 | 31.24' | 20.00' | 89°30'34" | N44° 47' 14"E 28.16' |
| C6 | 33.88' | 480.00' | 4°31'24" | S2° 12' 59"E 33.84' |
| C7 | 36.68' | 480.00' | 4°31'24" | S2° 12' 59"E 36.67' |
| C8 | 114.79' | 275.00' | 23°54'58" | S77° 58' 12"E 113.99' |
| C9 | 99.20' | 90.00' | 88°04'56" | S32° 59' 42"E 89.43' |
| C10 | 117.77' | 1010.00' | 4°28'08" | N2° 24' 11"W 117.74' |
| C11 | 139.02' | 1763.00' | 4°28'08" | N2° 24' 11"W 139.03' |

| BOUNDARY LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 85.42' | N37°31'55"W |
| L2 | 178.14' | N41°31'15"E |
| L3 | 41.87' | S89°35'52"W |
| L4 | 26.88' | S00°30'01"E |
| L5 | 14.14' | S45°18'38"E |
| L6 | 50.31' | S00°22'55"E |
| L7 | 3.21' | N89°57'16"W |
| L8 | 20.00' | N00°30'01"W |
| L9 | 10.00' | S89°18'46"W |
| L10 | 386.34' | N0°02'44"E |
| L11 | 26.31' | N88°04'31"E |
| L12 | 38.79' | N0°01'37"E |
| L13 | 3.82' | N89°52'31"E |
| L14 | 28.41' | S44°47'37"W |
| L15 | 248.56' | S0°02'44"W |
| L16 | 100.58' | S0°02'44"W |
| L17 | 175.28' | S1°26'40"E |
| L18 | 33.60' | S0°02'44"W |
| L19 | 14.14' | S44°57'16"E |
| L20 | 32.81' | S89°57'16"E |
| L21 | 75.58' | N89°53'01"E |
| L22 | 161.62' | S1°26'26"E |
| L23 | 162.11' | N0°10'07"W |
| L24 | 305.32' | N0°10'07"W |
| L25 | 538.52' | N0°10'07"W |
| L26 | 15.04' | N44°46'08"E |
| L27 | 75.44' | N0°50'01"W |
| L28 | 13.88' | N45°14'21"W |


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OWNER
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FINAL PLAT
# ALL STORAGE OLD DENTON
## LOT 1, BLOCK 1

*BEING A REPLAT OF LOT 4R, BLOCK 1, ALL STORAGE OLD DENTON AS RECORDED IN INSTRUMENT NO. D211313603, P.R.T.C.T. AND 17.49 ACRES OUT OF THE WILLIAM MCCOWAN SURVEY, ABSTRACT NO. 999, AND PORTIONS OF KELLER HICKS RIGHT-OF-WAY VACATED BY ORDINANCE NO. _____, LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS*

**SHEET 1 OF 2**

**CASE NO. FS-011-181**

DATE: 12/10/2011 / JOB # 1131739-3 / SCALE= 1" = 60'