

GENERAL NOTES:

Flood Statement:

According to Map No. 48439C0185K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone AE, a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

Minimum Finished Floor:

Minimum finished floor elevations shown are based on Conditional Letter of Map Revision, prepared for Blue Maple Group, LLC by Dunaway, dated December 2015.

Basis of Bearing:

Basis for bearing are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

Property Corners

All property corners are 5/8" iron rod with cap stamped "KHA" set, unless noted otherwise.

FLOOD LEGEND

ZONE A	SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED
ZONE AE	SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED
ZONE X (SHADED)	AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
ZONE X	AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND

ADF = ALUMINUM DISK FOUND
CIRR = CAPPED IRON ROD RECOVERED
DRTCT = DEED RECORDS TARRANT COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
PRTCT = PLAT RECORDS TARRANT COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE

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 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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.

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.

Site Drainage Study:

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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.

NO.	BEARING	LENGTH
L1	N88°42'38"E	391.98'
L2	N42°27'09"E	88.58'
L3	N89°08'32"E	241.11'
L4	N44°08'32"E	10.95'
L5	S44°08'32"W	20.70'

NO.	BEARING	LENGTH
L6	S89°08'32"W	240.77'
L7	S42°27'09"W	60.80'
L8	S88°42'38"W	27.68'
L9	N88°42'38"E	563.82'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°21'17"	488.00'	20.06'	S50°03'57"E	20.05'

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(s) wishing to construct within the flood-plan. 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.

Floodplain/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.

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".

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.

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 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 Club house 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:

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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

SURVEYOR
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Paul Ward
paul.ward@kimley-horn.com
Phone: (817) 339-2278

OWNER (LOT 1 & LOT 2, BLOCK 1)
All Storage Sandshell, LLC
82 Armstrong Dr.
Mustang, OK 73064
Contact: Mark McDowell, Manager

OWNER (LOT 3, BLOCK 1)
Emerging Properties I, Ltd
1301 Municipal Way, Suite 250
Grapevine, TX 76051

**FINAL PLAT
LOTS 1 THRU 3, BLOCK 1
BASSWOOD ALL STORAGE
ADDITION**
part of the
MILLY GILBERT SURVEY,
Abstract No. 565
and the
HEIRS OF W.W. THOMPSON SURVEY,
Abstract No. 1498
City of Fort Worth, Tarrant County, Texas
9.9869 Acres
January 2018

Kimley»Horn

801 Cherry Street, Unit 11, # 950 Fort Worth, Texas 76102	FIRM # 10194040	Tel. No. (817) 335-6511 www.kimley-horn.com
Scale 1" = 40'	Drawn by FCN	Checked by JPW
Date 01/25/2018	Project No. 061290704	Sheet No. 1 OF 2

FS-17-275

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS All Storage Sandshell, LLC, and Emerging Properties I, Ltd., are the owners of a tract of land situated in the MILLY GILBERT SURVEY, Abstract No. 565 and the HEIRS OF W.W. THOMPSON SURVEY, Abstract No. 1498, City of Fort Worth, Tarrant County, Texas and being all of a called 6.3571 acre tract of land described in deed to All Storage Sandshell, LLC, as recorded in Instrument No. D217276606 of the Official Public Records of Tarrant County, Texas and a portion of a tract of land described in deed to Emerging Properties I, Ltd as recorded in Volume 11703, Page 853 of said Official Public Records and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with aluminum disk stamped "JPH LAND SURVEYING" found at the east corner of a corner clip at the intersection of the south right-of-way line of Basswood Boulevard and the east right-of-way line of Sandshell Boulevard;

THENCE North 89°08'32" East, along said south right-of-way line of Basswood Boulevard and the north line of said 6.3571 acre tract to and along the north line of said Emerging Properties I, Ltd. tract, a distance of 1156.85 feet to a point from which a mag nail with "JPH LAND SURVEYING" washer bears North 17°13'12", a distance of 0.30 feet at the northeast corner of said Emerging Properties I, Ltd. tract and at the northwest corner of Lot 2, Block 131 of Summerfield VB, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D208363893 of said Official Public Records and on said south right-of-way line of Basswood Boulevard;

THENCE departing said south right-of-way line Basswood Boulevard, along the east line of said Emerging Properties I, Ltd. tract and the west line of said Lot 2, Block 131, the following:

South 1°23'16" West, a distance of 256.34 feet to a 5/8" iron rod with cap stamped "BDD" found;

South 11°44'36" East, a distance of 112.33 feet to a 5/8" iron rod with cap stamped "BDD" found at the southeast corner of said Emerging Properties I, Ltd. tract and at a reentrant corner of said Lot 2, Block 131;

THENCE South 88°42'38" West, along the south line of said Emerging Properties I, Ltd. tract , to and along the south line of said 6.3571 acre tract, along a north line of said Lot 2, Block 131, to and along the north line of Lots 18 through Lot 23 of Block J of Fossil Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 6432 of the Plat Records of Tarrant County, Texas, to and along the north line of Lots 13 through Lot 7, Block 1 of Sandshell Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 9848 of said Plat Records of Tarrant County, Texas, a distance of 1188.85 feet to a 5/8" iron rod with aluminum disk stamped "JPH LAND SURVEYING" found at the southwest corner of said 6.3571 acre tract and the northwest corner of said Lot 7 and on said east right-of-way line of Sandshell Boulevard at the beginning of a non-tangent curve to the left;

THENCE along the west line of said 6.3571 acre tract and said east right-of-way line of Sandshell Boulevard the following:

In a northeasterly direction, with said curve to the left, having a central angle of 3°10'08", a radius of 854.06 feet, an arc length of 47.24 feet and a long chord bearing and distance of North 0°43'36" East, 47.23 feet to a 5/8" iron rod with aluminum disk stamped "JPH LAND SURVEYING" found;

North 0°51'28" West, a distance of 312.64 feet to a 5/8" iron rod with aluminum disk stamped "JPH LAND SURVEYING" found at the south corner of said corner clip at the intersection of the south right-of-way line of Basswood Boulevard and the east right-of-way line of Sandshell Boulevard;

THENCE North 50°32'43" East, along said corner clip, a distance of 24.94 feet to the POINT OF BEGINNING and containing 9.9868 acres or 435,027 square feet of land.

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT All Storage Sandshell, LLC and Emerging Properties I, Ltd, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as

LOTS 1 thru 3, BLOCK 1
BASSWOOD ALL STORAGE ADDITION

an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED THIS ____ day of _____, 2018.

LOTS 1 & 2, BLOCK 1

All Storage Sandshell, LLC

By: _____

Name: Mark McDowell

Title: Manager

LOT 3, BLOCK 1

Emerging Properties I, Ltd

By: _____

Name: _____

Title: _____

STATE OF TEXAS)(COUNTY OF _____)(

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Board Expires On: _____

STATE OF TEXAS)(COUNTY OF _____)(

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Board Expires On: _____

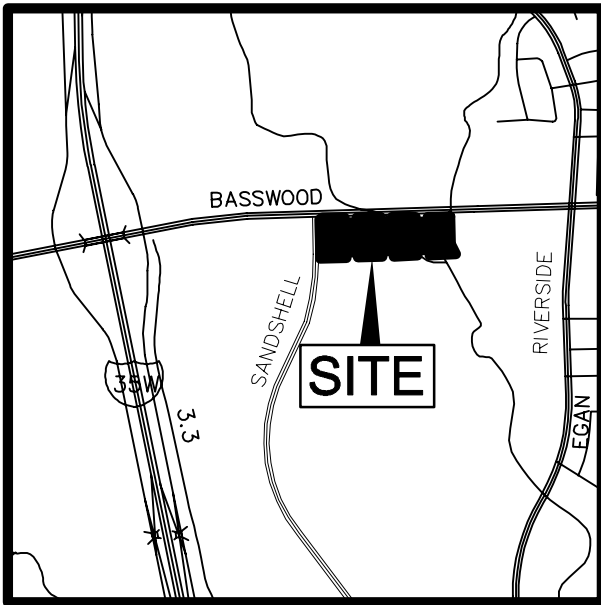
KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

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

James Paul Ward
RPLS No. 5606



LOCATION MAP
NOT TO SCALE

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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: _____

By: _____
Chairman

By: _____
Secretary

FINAL PLAT
LOT 1 THRU 3, BLOCK 1
BASSWOOD ALL STORAGE
ADDITION

part of the
MILLY GILBERT SURVEY,
Abstract No. 565

and the
HEIRS OF W.W. THOMPSON SURVEY,
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City of Fort Worth, Tarrant County, Texas
9.9868 Acres
January 2018

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	FCN	JPW	01/25/2018	061290704	2 OF 2

FS-17-275

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All Storage Sandshell, LLC
82 Armstrong Dr.
Mustang, OK 73064
Contact: Mark McDowell, Manager

OWNER (LOT 3, BLOCK 1)
Emerging Properties I, Ltd
1301 Municipal Way, Suite 250
Grapevine, TX 76051

DWG NAME: K:\FTW_SURVEY\041250704-BASSWOOD-ALL STORAGE\DWG\BASSWOOD-PLAT.DWG PLOTTED BY: NANCE FORREST 1/25/2018 10:12 AM LAST SAVED 1/24/2018 3:48 PM