

LEGEND

- VOL VOLUME
PG PAGE
DOC DOCUMENT
INST INSTRUMENT
NO NUMBER
FIR FOUND IRON ROD
SIR SET IRON ROD
WS 100 YEAR WATER SURFACE
PC POINT OF CURVATURE
XXX WS ULTIMATE DEVELOPED WATER SURFACE ELEV.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, BEAR CREEK PLAZA, LTD., is the owner of a tract of land situated in the William McCowan Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract of land conveyed to Bear Creek Plaza, Ltd. by Special Warranty Deed recorded in Instrument No. D206315496, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the West ROW line of Old Denton Road (a variable ROW), being in the North line of said Bear Creek Plaza tract and the South line of Lot 2, Block 1, All Storage Old Denton, recorded in Cabinet A, Slide 11820, Plat Records, Tarrant County, Texas, North 68 degrees 16 minutes 58 seconds West, a distance of 26.24 feet from a 1/2 inch iron rod found at the most Northerly Southeast corner of said Lot 2, Block 1, said set iron rod also being at the beginning of a curve to the right, having a central angle of 02 degrees 43 minutes 24 seconds, a radius of 990.00 feet and a chord bearing South 14 degrees 08 minutes 36 seconds West, a distance of 47.05 feet;

THENCE: Southwesterly, along the West ROW line of Old Denton Road, the East line of said Bear Creek Plaza tract and along said curve to the right, an arc distance of 47.05 feet to a 1/2 inch iron rod found at the end of said curve;

THENCE: South 15 degrees 30 minutes 18 seconds West, along the West ROW line of Old Denton Road and the East line of said Bear Creek Plaza tract, a distance of 260.63 feet to a 1/2 inch iron rod set at the beginning of a curve to the left, having a central angle of 15 degrees 20 minutes 32 seconds, a radius of 1110.00 feet and a chord bearing South 07 degrees 50 minutes 00 seconds West, a distance of 296.34 feet;

THENCE: Southwesterly, along the West ROW line of Old Denton Road, the East line of said Bear Creek Plaza tract and along said curve to the right, an arc distance of 297.23 feet to a 1/2 inch iron rod set at the South end of said cutoff, said iron rod being at the intersection of the West ROW line of Old Denton Road with the North ROW line of Golden Triangle Boulevard (a variable ROW);

THENCE: South 36 degrees 41 minutes 58 seconds West, along said cutoff, a distance of 42.67 feet to a 1/2 inch iron rod set at the South end of said cutoff, said iron rod being at the beginning of a curve to the right, having a central angle of 21 degrees 36 minutes 58 seconds, a radius of 512.91 feet and a chord bearing North 67 degrees 52 minutes 00 seconds West, a distance of 192.36 feet;

THENCE: Northwesterly, along the North ROW line of Golden Triangle Boulevard, the South line of said Bear Creek Plaza tract and said curve to the right, an arc distance of 193.51 feet to a 1/2 inch iron rod set at the end of said curve;

THENCE: North 57 degrees 08 minutes 00 seconds West, along the North ROW line of Golden Triangle Boulevard and the South line of said Bear Creek Plaza tract, a distance of 236.65 feet to a 1/2 inch iron rod set at the beginning of a curve to the left, having a central angle of 24 degrees 49 minutes 04 seconds, a radius of 776.20 feet and a chord bearing North 69 degrees 46 minutes 04 seconds West, a distance of 333.59 feet;

THENCE: Northwesterly, along the North ROW line of Golden Triangle Boulevard, the South line of said Bear Creek Plaza tract and said curve to the left, an arc distance of 336.21 feet to a 1/2 inch iron rod set at the Southwest corner of said Bear Creek Plaza tract and the most Southeast corner of said Lot 2, Block 1, All Storage Old Denton;

THENCE: along the common line of said Bear Creek Plaza tract and said Lot 2, Block 1, All Storage Old Denton, the following bearings and distances:

North 00 degrees 16 minutes 53 seconds West, a distance of 616.65 feet to a 1/2 inch iron rod found for corner at the Northwest corner of said Bear Creek Plaza tract;

South 86 degrees 57 minutes 36 seconds East, a distance of 76.12 feet to a 1/2 inch iron rod found for angle point;

South 68 degrees 16 minutes 58 seconds East, a distance of 822.41 feet to the PLACE OF BEGINNING and containing 496,660 square feet or 11.402 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BEAR CREEK PLAZA, LTD., a Texas limited partnership, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as OLD DENTON STORAGE ADDITION, LOTS 1 AND 2, BLOCK 1 an Addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon. The easements shown thereon are hereby reserved for the purposes indicated.

BEAR CREEK PLAZA, LTD., a Texas limited partnership

By: Bear Creek Plaza Associates, Ltd., a Texas limited partnership

By: COY QUINE, a duly authorized agent

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared COY QUINE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN under my Hand and Seal of Office, this 28th day of July, 2014.



Notary Public in and for the State of Texas

FINAL PLAT FS12-071
LOTS 1 & 2, BLOCK 1
OLD DENTON STORAGE

11.402 ACRES
BEING A TRACT OF LAND SITUATED IN THE
OPRTCT
WILLIAM McCOWAN SURVEY ABSTRACT No.999
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
JUNE, 2012

CASE No. FS-012-071

FLOOD DATA PROVIDED BY:

O'BRIEN ENGINEERING, INC.
14900 LANDMARK BLVD, SUITE 530, DALLAS, TEXAS 75254

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DR. SUITE B
MESQUITE, TEXAS 75150
PH 972-681-4442

EMAIL JLTLKH@EARTHLINK.NET

REVISED
March 6, 2014
4-2-14
MAY 13, 2014
JUNE 11, 2014
JULY 3, 2014
JULY 15, 2014
JULY 17, 2014
JULY 21, 2014

Recorded in Document No. D21459805 Date 07/25/2014

FILE No. RP-891

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, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere 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.

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 necessary drainage improvements. 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.

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.

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 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.

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.

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 lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape, and open space areas; water and wastewater distribution, collection, and treatment facilities; and clubhouse, recreation buildings and outdoor 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.

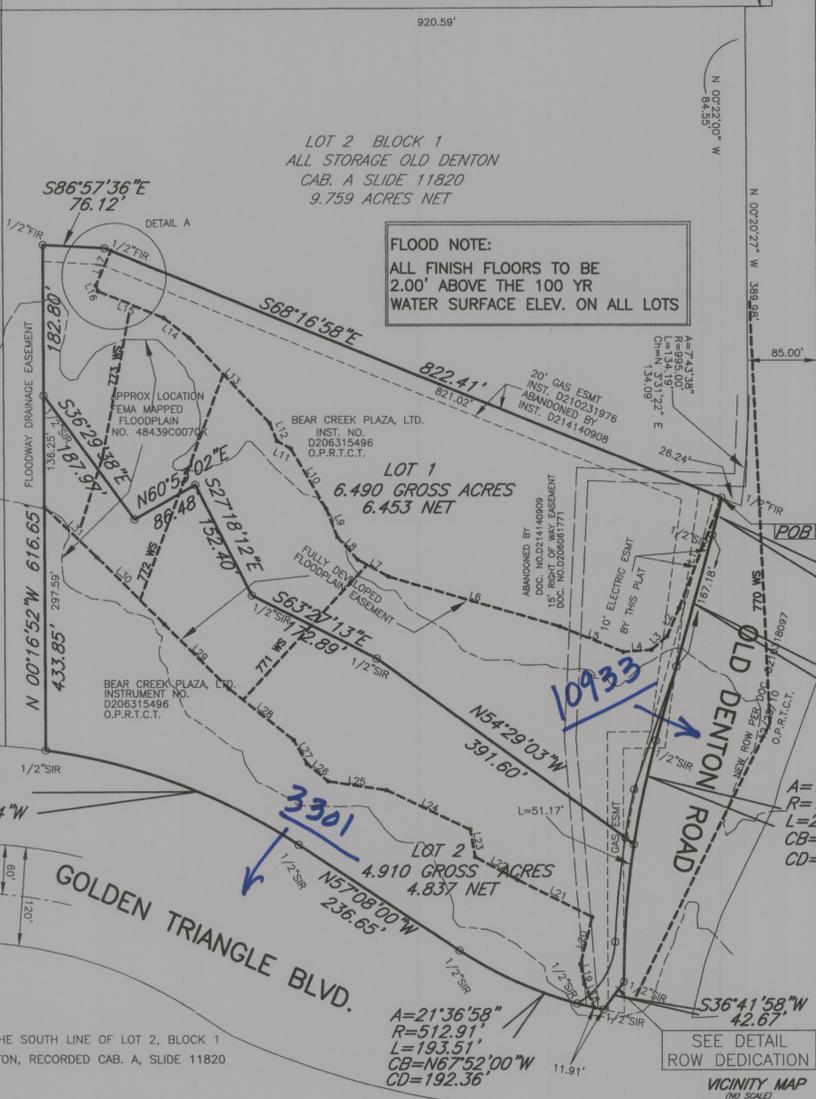
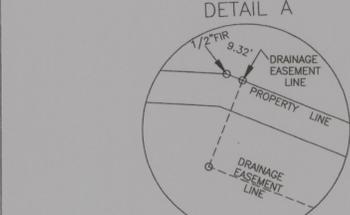
CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or plotted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.

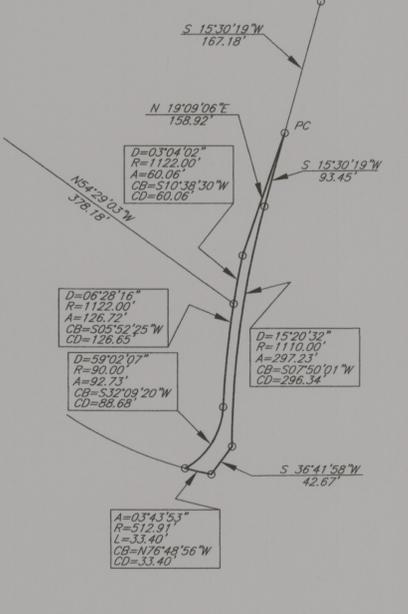
NOTE: Monuments were set for all corners.

FLOOD NOTE:

FLOOD NOTE: Said described property is located within an area having a Zone Designation 'X' & 'AE' by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48439C0070K, with a date of identification of September 25, 2009, for Community No. 480596, in Tarrant County, State of Texas, which is the Flood Insurance Rate Map for the community in which said premises is situated.



DETAIL RIGHT OF WAY DEDICATION



FLOODPLAIN EASEMENT TABLE

Table with 3 columns: NUM, BEARING, DISTANCE. It lists 13 easement points with their respective bearings and distances.

SEE DETAIL ROW DEDICATION VICINITY MAP (NO SCALE)



BASIS OF BEARING IS THE SOUTH LINE OF LOT 2, BLOCK 1 ALL STORAGE OLD DENTON, RECORDED CAB. A, SLIDE 11820 OPRTCT

SURVEYOR'S STATEMENT

This is to certify that I, J. L. LANE, a Registered Professional Land Surveyor, of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

GIVEN under my hand and seal of office this 22 day of July, 2014.

STATE OF TEXAS
COUNTY OF DALLAS
J. L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509

BEFORE ME, the undersigned authority, on this day personally appeared J. L. LANE, 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 therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 22 day of July, 2014.

LOIS ELLEN OSTEN
Notary Public
STATE OF TEXAS
My Comm. Exp. March 7, 2018

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: 7/23/2014. By: [Signature] Secretary