

FLOOD NOTE:  
ALL FINISH FLOORS TO BE  
2.00' ABOVE THE 100 YR  
WATER SURFACE ELEV. ON ALL LOTS

PLAT  
LOTS 1 AND 2, BLOCK 1  
ALL STORAGE KELLER-HASLET ADDITION

36.148 ACRES  
BEING A TRACT OF LAND SITUATED IN THE  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
OCT, 2013

J. J. ROBERTS SURVEY, ABSTRACT NO. 1305  
CASE No. FS-13-171

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

D214165377 8-01-14

LEGEND

|           |                         |
|-----------|-------------------------|
| INST. NO. | INSTRUMENT NUMBER       |
| VOL.      | VOLUME                  |
| PG.       | PAGE                    |
| DRYCT.    | TARRANT COUNTY TEXAS    |
| OPRTCT.   | OFFICIAL PUBLIC RECORDS |
| FR.       | TARRANT COUNTY TEXAS    |
| SIR.      | SET IRON ROD            |
| WYC.      | WITH YELLOW CAP STAMPED |
| XC.       | J.L. LANE RPLS NO. 2509 |
| NTS.      | NOT TO SCALE            |

LOT 1 OWNER  
KELLER HASLET ALL STORAGE  
C/O QUINE & ASSOCIATES INC  
ATTENTION: COY QUINE  
301 S SHERMAN SUITE 100  
PHONES: 972-681-4442  
E-MAIL: COY@QUINE.COM

LOT 2 OWNER  
KATY ROAD ALL STORAGE  
C/O QUINE & ASSOCIATES INC  
ATTENTION: COY QUINE  
301 S SHERMAN SUITE 100  
RICHARDSON TEXAS 75081  
PHONE: 972-669-8440  
E-MAIL: COY@QUINE.COM

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: 7/31/2014

By: *[Signature]* Chairman  
By: *[Signature]* Secretary

FLOODPLAIN EASEMENT

| NUM | BEARING       | DISTANCE |
|-----|---------------|----------|
| L1  | S 78°45'02" W | 76.17    |
| L2  | S 84°45'02" W | 76.17    |
| L3  | S 78°58'31" W | 57.65    |
| L4  | S 89°10'56" W | 91.55    |
| L5  | S 84°45'58" W | 63.74    |
| L6  | S 87°36'58" W | 73.30    |
| L7  | S 86°00'45" W | 37.98    |
| L8  | S 87°00'45" W | 48.89    |
| L9  | S 87°54'45" W | 48.89    |
| L10 | S 14°37'09" E | 36.35    |
| L11 | S 85°58'30" W | 67.00    |
| L12 | S 7°32'29" W  | 83.04    |
| L13 | S 38°09'43" W | 27.59    |
| L14 | S 86°03'20" E | 84.44    |
| L15 | S 10°00'00" W | 113.50   |
| L16 | S 19°18'29" W | 113.43   |
| L17 | S 72°42'33" W | 30.88    |
| L18 | N 76°14'23" W | 91.56    |
| L19 | S 62°28'02" W | 45.23    |
| L20 | N 87°32'47" W | 69.65    |
| L21 | S 70°07'50" W | 65.38    |
| L22 | S 82°21'47" W | 185.75   |
| L23 | S 82°21'47" W | 185.75   |
| L24 | S 70°31'45" W | 60.11    |
| L25 | S 80°27'54" W | 87.77    |
| L26 | S 74°10'50" W | 60.71    |
| L27 | S 58°46'17" W | 178.79   |
| L28 | S 52°44'34" W | 28.06    |
| L29 | S 52°44'34" W | 10.14    |
| L30 | S 62°24'54" W | 10.14    |

P.R.V's REQUIRED  
PRIVATE P.R.V'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

**FLOODPLAIN RESTRICTIONS**

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, satisfactory engineering studies and/or detailed engineering improvement plans, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, assuming ultimate development conditions, all finished floor elevations shall be a minimum of two (2) feet above the 100-year floodplain water elevation, or one (1) foot above the 100-year floodway water surface elevation.

**MAINTENANCE: FLOODPLAIN / DRAINAGE WAY**

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.

**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.

**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.

**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.

**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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 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.

**UTILITY EASEMENTS**

Any public franchised 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 site grading plan in some cases 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 Director 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.

**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 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.

Install Private Pressure Reducing Valves on each water service at the time of building construction. The valve has to be a City approved appurtenance.

Said described property is located within an area having a Zone Designation of "X" and AE by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 00800K, with a date of identification of September 25, 2009, for Community No.48439C, in Tarrant County, State of Texas, which is the Flood Insurance Rate Map for the community in which said premises is situated.

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 28 day of July, 2014.

*Lois Ellen Osteen*  
NOTARY PUBLIC in and for the State of Texas

**SURVEYOR'S STATEMENT**

This is to certify that 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 28 day of July, 2014.

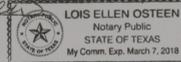
*J. L. Lane*  
J. L. LANE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509

STATE OF TEXAS  
COUNTY OF DALLAS

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 28 day of July, 2014.

*Lois Ellen Osteen*  
NOTARY PUBLIC in and for the State of Texas



**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, KELLER HASLETT ALL STORAGE, LTD., a Texas limited partnership and KATY ROAD ALL STORAGE, LTD., a Texas limited partnership are the owners of a tract of land situated in the J. J. Roberts Survey, Abstract No. 1305, Tarrant County, Texas and being a portion of that certain 24.086 acre tract of land conveyed to Keller Haslett All Storage, Ltd. by Special Warranty Deed recorded in Instrument No. D207061119 and part of that certain tract of land conveyed to Katy Road All Storage, Ltd. by Special Warranty Deed recorded in Instrument No. D203004461, both in Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" in the South ROW line of Keller-Haslett Road (a 60' ROW), South 89 degrees 41 minutes 00 seconds East, a distance of 231.91 feet from the East line of said Jose Chirino Survey and South 89 degrees 41 minutes 00 seconds East, a distance of 30.00 feet from the Northwest corner of said Keller Haslett All Storage Tract;

THENCE: South 89 degrees 41 minutes 00 seconds East, along the South ROW line of Keller-Haslett Road and the North line of said Keller Haslett All Storage tract, passing at a distance of 828.86 feet a 1/2 inch iron rod set with yellow cap stamped "JL Lane RPLS 2509" at the most Northerly-Northeast corner of said Keller Haslett All Storage Tract and the Northwest corner of said Katy Road All Storage Tract, continuing along the South ROW line of Keller-Haslett Road and the North line of said Katy Road All Storage Tract, a total distance of 1056.07 feet to a 5/8 inch iron rod found at the intersection of the South ROW line of Keller-Haslett Road with the West line of Texas and Pacific Railroad Company (a 100' ROW);

THENCE: South 24 degrees 30 minutes 00 seconds West, along the West line of said Texas and Pacific Railroad Company ROW and the East line of said Katy Road All Storage Tract at a distance of 1803.00 feet passing the Southeast corner of said Katy Road All Storage Tract and the West line of said Texas Pacific Railroad Company ROW and the East line of said Keller-Haslett All Storage Tract, a total distance of 2446.91 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner;

THENCE: South 89 degrees 02 minutes 57 seconds West, departing the West line of said Texas and Pacific Railroad Co. ROW and the East line of said Keller Haslett All Storage Tract, a distance of 220.93 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner;

THENCE: North 00 degrees 46 minutes 36 seconds West, a distance of 997.71 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for angle point;

THENCE: North 13 degrees 53 minutes 07 seconds West, a distance of 73.15 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for angle point;

THENCE: North 00 degrees 40 minutes 47 seconds West, a distance of 189.16 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for angle point;

THENCE: North 29 degrees 38 minutes 46 seconds East, a distance of 19.79 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for angle point;

THENCE: North 00 degrees 40 minutes 48 seconds West, a distance of 514.87 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner;

THENCE: South 89 degrees 41 minutes 00 seconds East, a distance of 208.29 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner;

THENCE: North 00 degrees 07 minutes 00 seconds East, a distance of 447.42 feet to the PLACE OF BEGINNING and containing 36.148 acres or 1,574,618 square feet of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, KELLER HASLETT ALL STORAGE, LTD., a Texas limited partnership and KATY ROAD ALL STORAGE, 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 ALL STORAGE KELLER-HASLETT 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.

KELLER HASLETT ALL STORAGE, LTD., a Texas limited partnership

By: Keller Haslett GP, Inc., a Texas corporation, its general partner

By: *Coy Quine* AS AGENT

KATY ROAD ALL STORAGE, LTD., a Texas limited partnership

By: Katy Road All Storage General Partner, Inc., a Texas corporation, its general partner

By: *Coy Quine* AS AGENT

PLAT  
LOTS 1 AND 2, BLOCK 1  
ALL STORAGE KELLER-HASLETT ADDITION

36.148 ACRES  
BEING A TRACT OF LAND SITUATED IN THE  
OPRTCT  
J. J. ROBERTS SURVEY, ABSTRACT NO. 1305

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
OCT, 2013

CASE No. FS-13-171

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

D214165377 8-01-14



LT. ABC  
7-31-14

BASIS OF BEARING IS THE EASTERLY DEED LINE OF KATY ROAD ALL STORAGE AND THE WESTERLY ROW LINE OF TEXAS AND PACIFIC RR PER DEED VOL. 16271 PG. 301 OPRTCT S 24°30'00" W

REVISED  
4-3-14  
6-18-14  
7-25-14