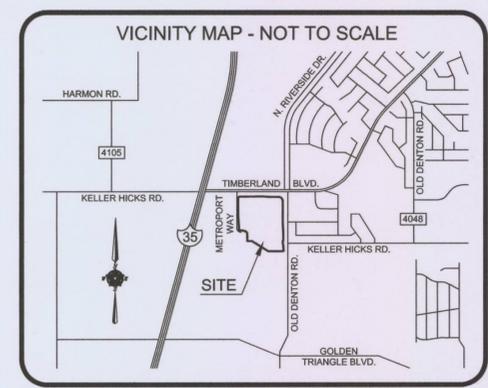
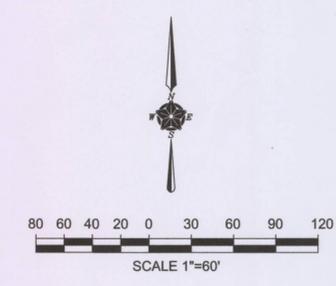
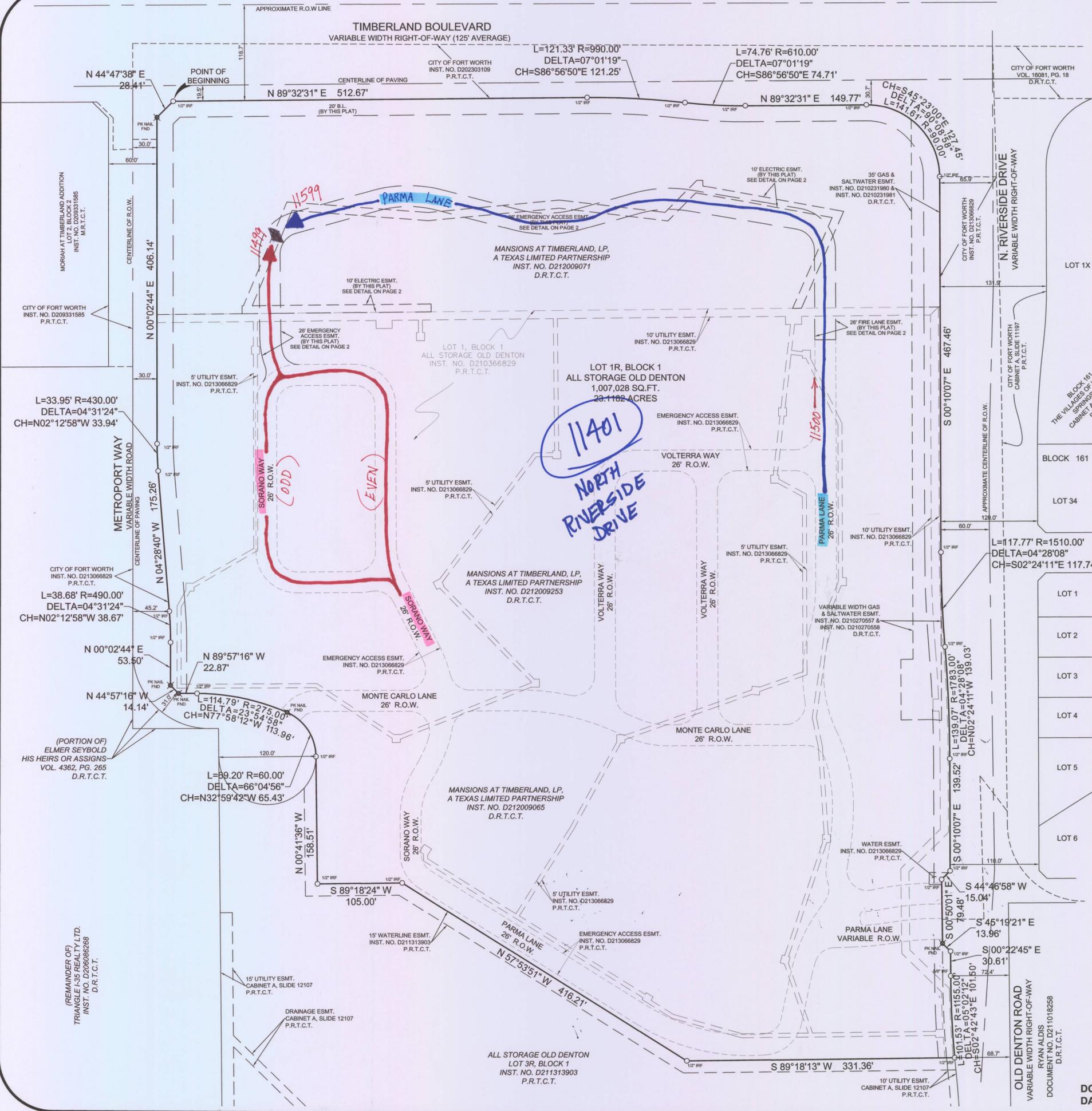


1-051-2182



LEGEND

D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ.FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
I.R.F. IRON ROD FOUND
1/2" I.R.F. 1/2" IRON ROD FOUND WITH WITH "TXHS" YELLOW CAP

GENERAL NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF ALL STORAGE OLD DENTON AS RECORDED IN CABINET A, SLIDE 12107, P.R.T.C.T.

2) ACCORDING TO THE F.I.R.M. NO. 48439C0060 K, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.

3) NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



FS15-170

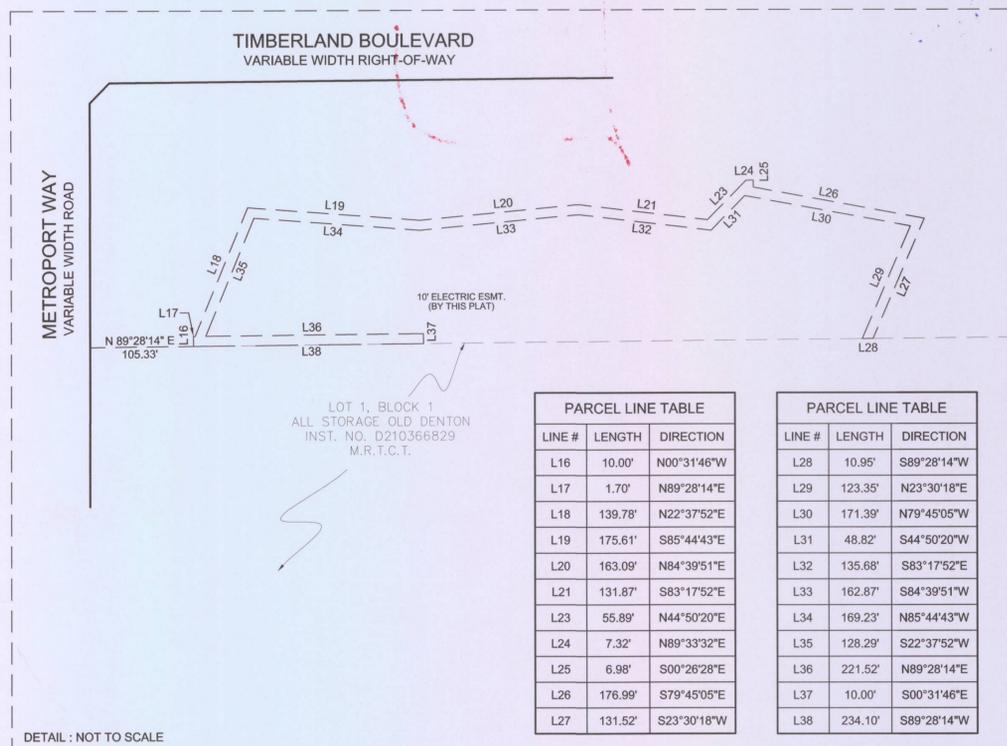
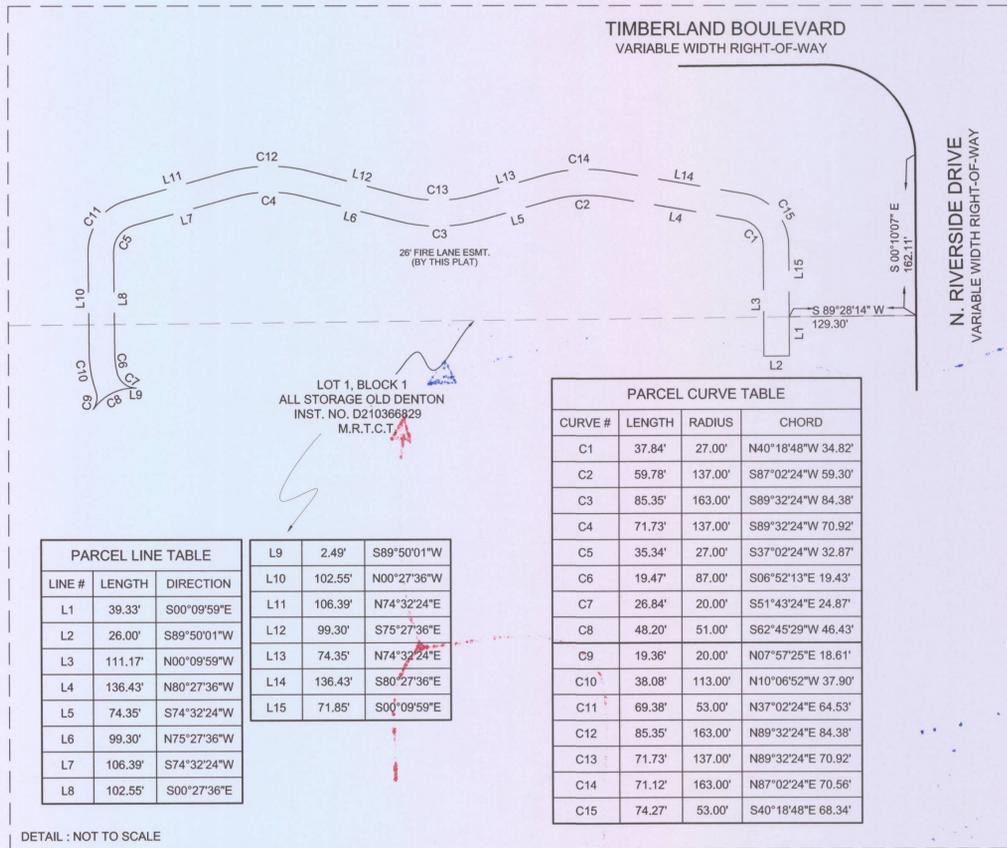
ENGINEER
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550 BAILEY AVENUE, SUITE 400
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OWNER
MANSIONS AT TIMBERLAND, LP
115 WEST ROAD
ELLINGTON, CONNECTICUT
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FINAL PLAT
ALL STORAGE OLD DENTON
LOT 1R, BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1, ALL STORAGE OLD DENTON AS RECORDED IN INSTRUMENT NO. DD213066829, M.R.T.C.T. AND 5.7578 ACRES OUT OF THE WILLIAM MCCOWAN SURVEY, ABSTRACT NO. 999 LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DOCUMENT NO. D216016004 **SHEET 1 OF 2**
DATE: 1/26/2016 **CASE NO. FS-15-170**

DATE: 12/04/2015 / JOB # 1101672-3 / SCALE= 1" = 60' DRAWN BY: MC



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Mansions at Timberland, LP, a Texas limited partnership are the owners of two tracts of land situated in the William McCowan Survey, Abstract No. 999 in the City of Fort Worth, Tarrant County, Texas, being all of Lot 1, Block 1 of All Storage Old Denton, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map recorded in Instrument No. D213066829, Plat Records, Tarrant County, Texas, same being conveyed to Mansions at Timberland, LP, a Texas limited partnership by Deeds recorded in Instrument Nos. D212009253 and D212009065, Deed Records, Tarrant County, Texas, and being a tract of land conveyed to Mansions at Timberland Retail, LP, a Texas limited partnership by Deed recorded in Instrument No. D212009071, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with "TXHS" yellow cap found for corner in the South line of Timberland Boulevard (a variable width right-of-way);

Thence along the South line of said Timberland Boulevard as follows:

North 89 degrees 32 minutes 31 seconds East, a distance of 512.67 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being in a curve to the right having a radius of 990.00 feet, a delta of 07 degrees 01 minutes 19 seconds and a chord bearing South 86 degrees 56 minutes 50 seconds East, a distance of 121.25 feet;

In an Easterly direction along said curve to the right, an arc distance of 121.33 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being in a reverse curve to the left having a radius of 610.00 feet, a delta of 07 degrees 01 minutes 19 seconds and a chord bearing South 86 degrees 56 minutes 50 seconds East, a distance of 74.71 feet;

In an Easterly direction along said curve to the left, an arc distance of 74.76 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

North 89 degrees 32 minutes 31 seconds East, a distance of 149.77 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being in a curve to the right having a radius of 90.00 feet, a delta of 90 degree 08 minutes 58 seconds and a chord bearing South 45 degrees 23 minutes 00 seconds East, a distance of 127.45 feet;

In a Southeasterly direction along said curve to the right, an arc distance of 141.61 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being in the West line of N. Riverside Drive (a variable width right-of-way);

Thence along the West line of said N. Riverside Drive as follows:

South 00 degrees 10 minutes 07 seconds East, a distance of 467.46 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being in a curve to the left having a radius of 1510.00 feet, a delta of 04 degrees 28 minutes 08 seconds and a chord bearing South 02 degrees 24 minutes 11 seconds East, a distance of 117.74 feet;

In a Southerly direction along said curve to the left, an arc distance of 117.77 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being in a reverse curve to the right having a radius of 1783.00 feet, a delta of 04 degrees 28 minutes 08 seconds and a chord bearing South 02 degrees 24 minutes 11 seconds a distance of 139.03 feet;

In a Southerly direction along said curve to the right, an arc distance of 139.07 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

South 00 degrees 10 minutes 07 seconds East, a distance of 139.52 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

South 44 degrees 46 minutes 58 seconds West, a distance of 15.04 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

South 00 degrees 50 minutes 01 seconds East, a distance of 79.48 feet to a PK nail found for corner;

South 45 degrees 19 minutes 21 seconds East, a distance of 13.96 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

South 00 degrees 22 minutes 45 seconds East, a distance of 30.61 feet to a 5/8 inch iron rod found for corner, said point being in a curve to the left having a radius of 1155.00 feet, a delta of 05 degrees 02 minutes 12 seconds and a chord bearing South 02 degrees 42 minutes 43 seconds East, a distance of 101.50 feet;

In Southerly direction along said curve to the left, an arc distance of 101.53 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being the most Eastern Northeast corner of Lot 3R, Block 1 of All Storage Old Denton, an Addition to the City of Fort Worth, Tarrant County, according to the map recorded Instrument No. D211313903, Plat Records, Tarrant County, Texas;

Thence traversing along the North line of said Lot 3R, Block 1 as follows:

South 89 degrees 18 minutes 13 seconds West, a distance of 331.36 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

North 57 degrees 53 minutes 51 seconds West, a distance of 416.21 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

South 89 degrees 18 minutes 24 seconds West, a distance of 105.00 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

North 00 degrees 41 minutes 36 seconds West, a distance of 158.51 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being the most Northern Northeast corner of said Lot 3R, Block 1, being in a curve to the left having a radius of 60.00 feet, a delta of 23 degrees 54 minutes 58 seconds and a chord bearing North 32 degrees 59 minutes 42 seconds West, a distance of 65.43 feet and being in the East line of Metroport Way (a variable width right-of-way);

Thence traversing along the right-of-way line of said Metroport Way as follows:

In a Northerly direction along said curve to the left, an arc distance of 69.20 feet to a PK nail found for corner, said point being in a compound curve to the left having a radius of 275.00 feet, a delta of 23 degrees 54 minutes 58 seconds and a chord bearing North 77 degrees 58 minutes 12 seconds West, a distance of 113.96 feet;

In a Westerly direction along said curve to the left, an arc distance of 114.79 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

North 89 degrees 57 minutes 16 seconds West, a distance of 22.87 feet to a PK nail found for corner;

North 44 degrees 57 minutes 16 seconds West, a distance of 14.14 feet to a PK nail found for corner;

North 00 degrees 02 minutes 44 seconds East, a distance of 53.50 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being in a curve to the left having a radius of 490.00 feet, a delta of 04 degrees 31 minutes 24 seconds and a chord bearing North 02 degrees 12 minutes 58 seconds West, a distance of 38.67 feet;

In a Northerly direction along said curve to the left, an arc distance of 38.68 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

North 04 degrees 28 minutes 40 seconds West, a distance of 175.26 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner, said point being in a curve to the right having a radius of 430.00 feet, a delta of 04 degrees 31 minutes 24 seconds and a chord bearing North 02 degrees 12 minutes 58 seconds West, a distance of 33.94 feet;

In a Northerly direction along said curve to the right, an arc distance of 33.95 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner;

North 00 degrees 02 minutes 44 seconds East, a distance of 406.14 feet to a PK nail found for corner;

Thence North 44 degrees 47 minutes 38 seconds East, a distance of 28.41 feet to the Point of Beginning and containing 1,007,028 square feet or 23.1182 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mansions at Timberland, LP, a Texas limited partnership, does hereby adopt this plat, designating the herein above described property as **ALL STORAGE OLD DENTON, LOT 1R, BLOCK 1**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS, my hand this 8 day of December, 2015.

Mansions at Timberland, LP

By: Mansions at Timberland GP, LLC, its General Partner

By: Gardner L. Chapman
Gardner L. Chapman, Mayor

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gardner L. Chapman, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8 day of December, 2015.



Notary Public in and for Denton County, Texas

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat is true and correct and was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation.

Dated this the 4th day of December, 2015.

By: Gary E. Johnson
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 6299

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gary E. Johnson, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of December, 2015.

By: Davey Earl Davis
Davey Earl Davis
Notary Public in and for the State of Texas

CONSTRUCTION PROHIBITED OVER EASEMENTS
Except for the right to place surfacing materials over and 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 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 appropriate CFA or other acceptable provisions are made for the construction or any applicable water, sewer, storm, drain, street lights, sidewalks, or paving 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 (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.

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 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.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS ONLY VALID IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 1/22/2016

By: Arnold R. Boren CHAIRMAN

By: Davey Earl Davis SECRETARY

ENGINEER
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550 BAILEY AVENUE, SUITE 400
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F- (817)335-7437

OWNER
MANSIONS AT TIMBERLAND, LP
115 WEST ROAD
ELLINGTOWN, CONNECTICUT
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SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



(SHEET 2 OF 2)
CASE NO. FS-15-170

FINAL PLAT
ALL STORAGE OLD DENTON
LOT 1R, BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1, ALL STORAGE OLD DENTON
AS RECORDED IN INSTRUMENT NO. DD213066829, M.R.T.C.T.
AND 5.7578 ACRES OUT OF THE
WILLIAM MCCOWAN SURVEY, ABSTRACT NO. 999
LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DATE: 12/04/2015 / JOB # 1101672-3 / SCALE= 1" = 60' DRAWN BY: MC

- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF ALL STORAGE OLD DENTON AS RECORDED IN CABINET A, SLIDE 12107, P.R.T.C.T.
 - ACCORDING TO THE F.I.R.M. NO. 48439C0060 K, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.
- LEGEND**
- | | |
|---|--|
| D.R.T.C.T.
P.R.T.C.T.
INST. NO.
VOL., PG.
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|---|--|

DOCUMENT NO. D216016004
DATE: 1/26/2016