

**ETJ FLOODPLAIN RESTRICTION NOTE:**

In the ETJ, no construction shall be allowed within the floodplain easement. Without the written approval of the Proper Authority. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Proper Authority, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be minimum of two (2) feet above the 100-year flood plain.

**FLOOD PLAIN/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 and Parker County 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 clear and free of debris, silt or other substances which would result in unsanitary conditions, and the City and/or Parker County shall have the right of entry for 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 and Parker County 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.

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

**OIL AND GAS WELL**

Pursuant to the Fort Worth City Code, no building(s) not necessary to operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and the adopted Fire Code (or distance granted by Council variance) from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building without regards to intervening structures or objects.

**NOTICE:** Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

**WATER NOTE:** 1.25 RATE APPLICABLE, COUNCIL APPROVAL REQUIRED.

**UTILITY EASEMENTS**

Any public utility, including the City of Fort Worth, shall have the right to move and/or alter 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.

**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.

**PRIVATE MAINTENANCE NOTE:**

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation area, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

**PRIVATE COMMON AREAS AND FACILITIES MAINTENANCE:**

The City of Fort Worth and Parker County shall 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/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 owner's 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, and Parker County, Texas from all claims, damages and losses arising out of, or Resulting from the performance of the obligations of said owner's association, as set forth here-in.

Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

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 and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private sewer note:  
Sewer to be served by private individual disposal system

STATE OF TEXAS } 201904814 PLAT Total Pages: 1  
COUNTY OF PARKER }

WHEREAS, ALL STORAGE WALSH RANCH, LLC (Doc # 201626877), acting by and through its duly authorized agent, being the sole owner of 5.0 Acres situated in and being a portion of the H T & B RR COMPANY SURVEY, ABSTRACT No. 647 and the I & G N RR COMPANY SURVEY, ABSTRACT No. 1995, Parker County, Texas and being a portion of all that certain 23.551 acre lot, tract or parcel of land described by deed to The J. Marvin Williams Investment Trust No. One, recorded in Volume 2507, Page 290, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the south right of line of Interstate Highway 20 Freeway, said iron being called by deed to be South, 1283.33 feet; East, 4011.22 feet and S 66°25'00" E, 813.07 feet from the northwest corner of said H T & P RR Company Survey;

THENCE S 66°25'00" E, with the south right of way line of said Interstate Highway 20 Freeway, 441.56 feet to an iron rod found;  
THENCE S 29°16'36" W, 623.61 feet to an iron rod found in the south line of said 23.551 acre tract;  
THENCE N 58°50'30" W, with the south line of said 23.551 acre tract, 285.98 feet to an iron rod found;  
THENCE N 14°12'36" E, 590.72 feet to the POINT OF BEGINNING and containing 5.0 acres (217,800 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALL STORAGE WALSH RANCH, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, WR ALL STORAGE ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, Being 5.0 Acres situated in and being a portion of the H T & B RR COMPANY SURVEY, ABSTRACT No. 647 and the I & G N RR COMPANY SURVEY, ABSTRACT No. 1995, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Mustang, Canadian  
Texas this 26th day of February, 2019, Parker County,  
Oklahoma

Agent

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Mark McDowell known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of February, 2019

Notary Public in and for the State of Texas Oklahoma

My Commission Expires On:



STATE OF TEXAS }  
COUNTY OF PARKER }

I, Mark McDowell, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas.



3-1-19  
Capt. Carley

**CITY PLAN COMMISSION**  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PER ETJ INTERLOCAL AGREEMENT (BOOK 2285, PAGE 235) REAL RECORDS, PARKER COUNTY, TEXAS THE PARKER COUNTY COMMISSIONERS COURT SIGNATURES ARE NOT REQUIRED

Plat Approval Date: 3/1/2019

By: Samuel R. Brown  
Chairman

By: Dana R. Haddock  
Secretary

**FILED AND RECORDED**

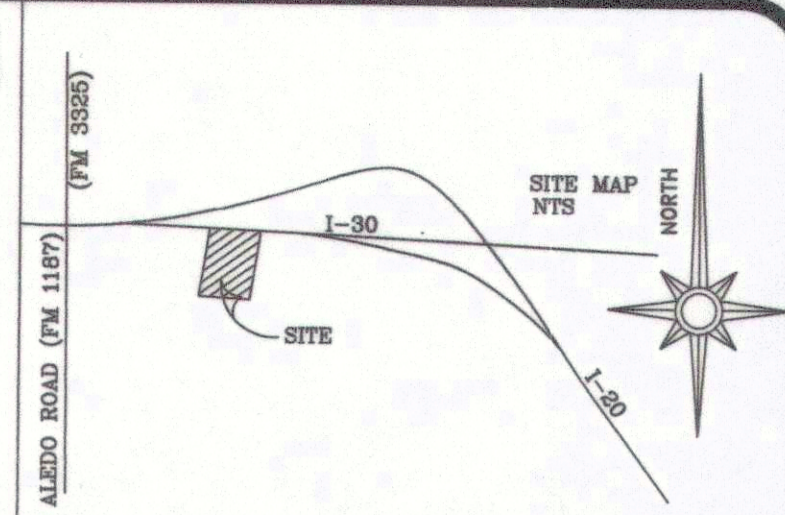
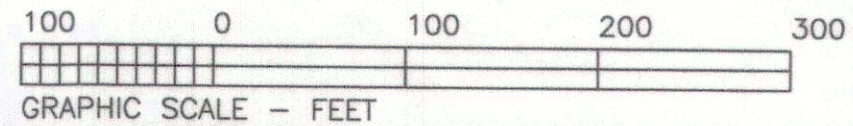
OFFICIAL PUBLIC RECORDS

Lila Deakle

201904814  
03/01/2019 04:43 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

CASE NUMBER FS-17-032  
Cabinet/Instrument#

E Slide 245



WATER TO BE PROVIDED BY CCN No. 12311,  
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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system



THE STATE OF TEXAS }  
COUNTY OF PARKER }

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
JANUARY, 2019

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared DAVID HARLAN known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of February, 2019

Notary Public in and for the State of Texas

My Commission Expires On: 9-28-21



ACCT. NO. 18990  
SCH. AL  
CITY MILLE  
MAP NAL

**FINAL PLAT**  
LOT 1, BLOCK 1  
WR ALL STORAGE ADDITION  
AN ADDITION TO PARKER COUNTY, TEXAS  
Being 5.0 Acres situated in and being a portion of the H T & B RR Company Survey, Abstract No. 647 and the I & G N RR Company Survey Abstract No. 1995 Parker County, Texas

20649.004.005.00

SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500

**FIRE LANE TABLE**

F1	S 23°36'00"W 6.00'
F2	N 23°36'00"E 4.33'
C1	L=39.27' R=25.0°
	S 21°25'00"E 35.36'
C2	L=88.95' R=49.0°
	S 28°06'12"E 63.40'
C3	L=84.99' R=49.0°
	S 63°53'48"W 74.73'
C4	L=88.95' R=49.0°
	N 28°06'12"W 63.40'
C5	L=33.74' R=49.0°
	N 33°56'00"E 33.07'
C6	L=82.49' R=100.0°
	N 38°37'12"E 51.38'
C7	L=43.38' R=25.0°
	N 63°53'48"E 38.13'

**DRAINAGE EASEMENT**

D1	N 66°25'00"W 20.03'
D2	N 28°54'01"E 191.26'
D3	S 73°12'12"E 66.70'
D4	S 29°16'36"W 20.48'
D5	N 73°12'12"W 46.62'
D6	S 29°54'01"W 173.35'

F. HOWARD WALSH, JR.  
VOLUME 193, PAGE 335

IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0450 E. EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83