

- NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 2. ACCORDING TO MAP NO. 48438CO160 K, DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE", DEFINED AS AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE ESTABLISHED. 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 AND 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.
 3. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED ON THE SURVEY.
 4. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

LEGEND:

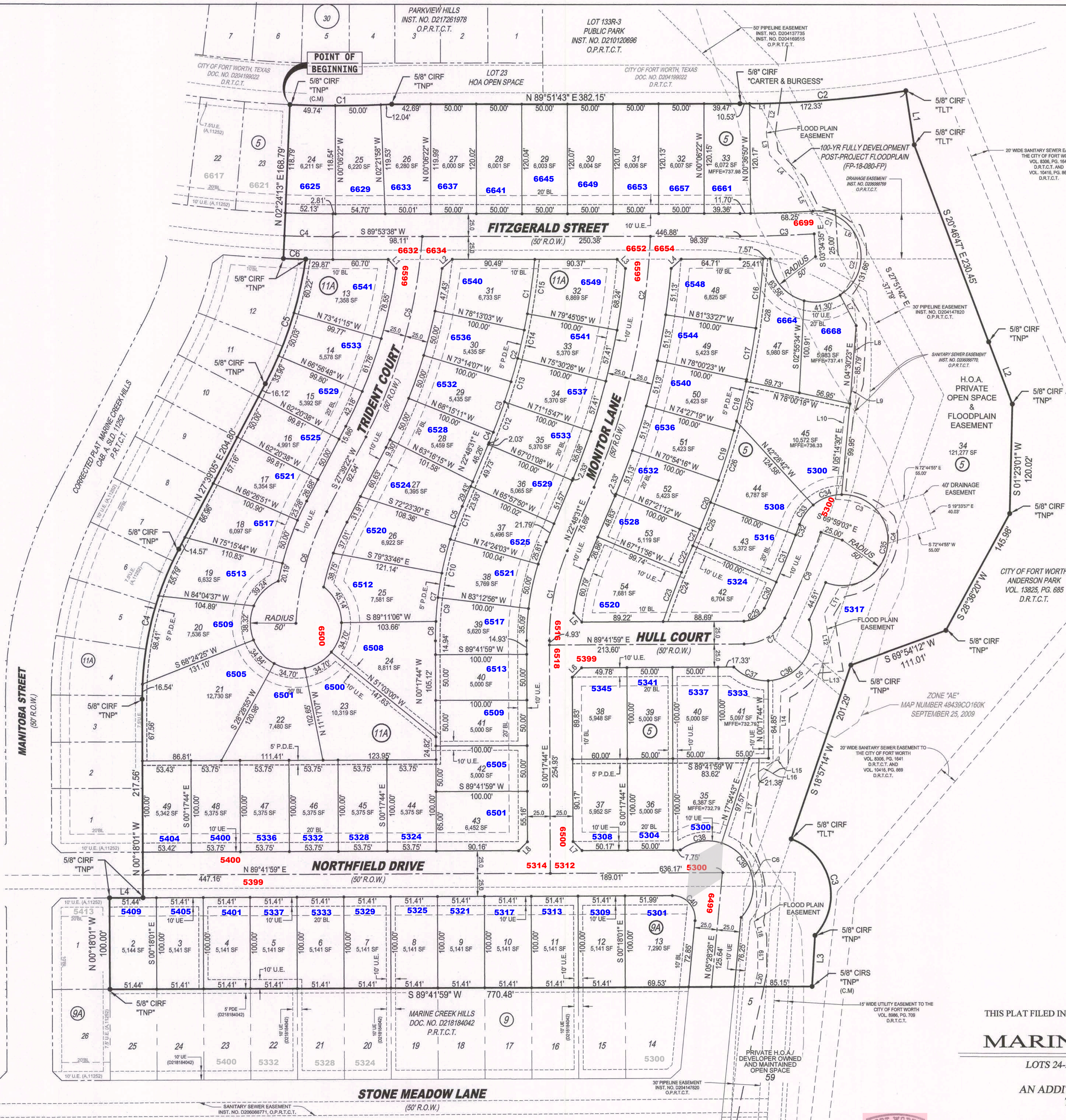
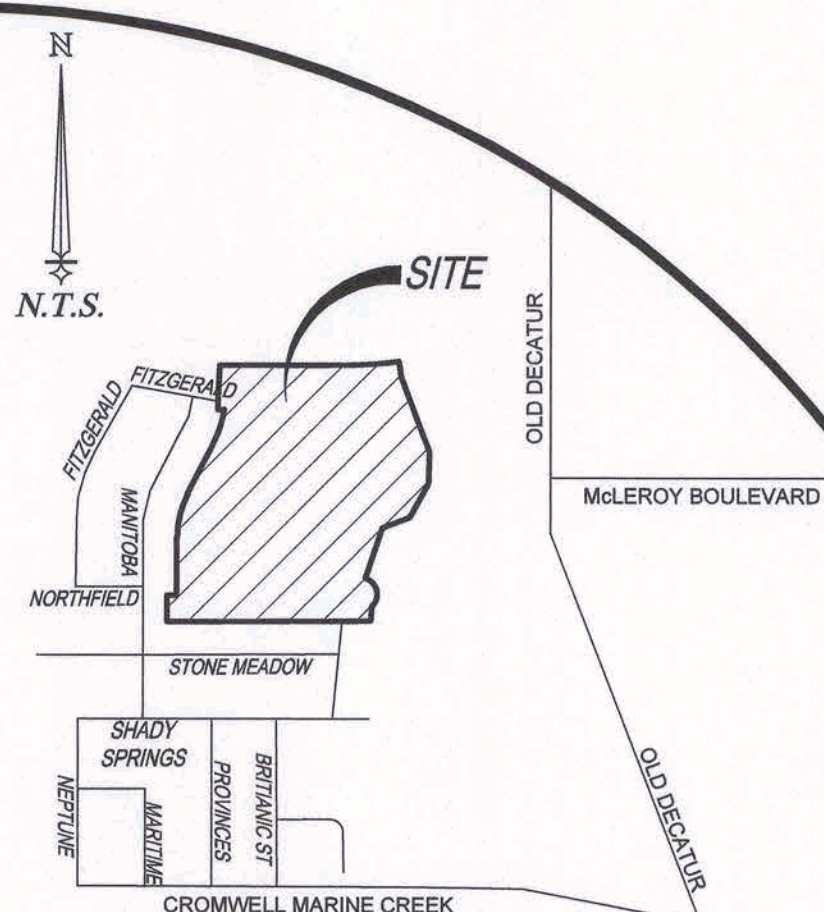
C.M. = CONTROL MONUMENT
CIRF = CAPPED IRON ROD FOUND
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
MINFFE = MINIMUM FINISHED FLOOR ELEVATION
BL = BUILDING LINE
P.D.E. = PRIVATE DRAINAGE EASEMENT
UE = UTILITY EASEMENT
SF = SQUARE FEET
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
N.T.S. = NOT TO SCALE

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: July 26, 2019

By: Mary Elliott Chairman
By: Mary Elliott Secretary



LAND USE SUMMARY	
79 RESIDENTIAL LOTS	10.940 ACRES
1 H.O.A. LOTS (OPEN SPACE)	2.784 ACRES
RIGHT-OF-WAY	3.658 ACRES
TOTAL: 80 LOTS	17.382 ACRES

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 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 these 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.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without 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(ies) wishing to construct within the floodplain, where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the floodplain base flood elevation resulting from ultimate development of the watershed.

Building Construction Distance Limitation to an Oil Or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code 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.

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

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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 claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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".

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/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.

Building Construction Distance Limitation to an Oil Or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code 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.

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.

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.

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.

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 2 of said ordinance, and is due on the date a building permit is issued.

P.R.V. Required

Private P.R.V.'s will be required, water pressure exceeds 80 p.s.i.

FP-18-052

THIS PLAT FILED IN C.C. #D219164757 DATE: 07/29/2019.
FINAL PLAT OF
MARINE CREEK HILLS
LOTS 24-54, BLOCK 5, LOTS 1-13, BLOCK 9, AND LOTS 13-49, BLOCK 11
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
SITUATED IN THE
JOHN ASKEW SURVEY, ABSTRACT NO. 16,
CONTAINING 17.382 ACRES TOTAL

OWNER:
STARLIGHT HOMES TEXAS, LLC
1800 VALLEY VIEW LANE SUITE 100
FARMERS BRANCH, TEXAS 75234
(214) 616-6887

ENGINEER/SURVEYOR:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
TBPE Registration No. F-230
TBPLS Registration No. 10194381
(PP-003-070)

D219164757 7/29/2019

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Starlight Homes Texas L.L.C., is the owner of a 17.382 acre tract of land situated in the John Askew Survey, Abstract No. 16, City of Fort Worth, Tarrant County, Texas, according to the deed to Starlight Homes Texas L.L.C. filed in Instrument No. D218017699 of the Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" found for the northeast corner of Lot 23, Block 5 of the Corrected Plat of Marine Creek Hills, an addition to The City of Fort Worth as recorded in Cabinet A, Slide 11252 of the Plat Records of Tarrant County, Texas, also being the northwest corner of said Starlight Homes tract, also lying on the south line of Lot 23 HOA Private Open Space of Parkview Hills, an addition to the City of Fort Worth as recorded in Instrument Number D217261978 of the Official Public Records of Tarrant County, Texas and lying in a curve to the left;

THENCE along the common line of said Starlight Homes tract and said Parkview Hills, with said curve to the left having a radius of 1200.00 feet, a central angle of 05 degrees 20 minutes 14 seconds, an arc length of 111.78 feet, a chord bearing of North 89 degrees 45 minutes 44 seconds East a distance of 111.74 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at an angle point in same;

THENCE North 89 degrees 51 minutes 43 seconds East, continuing along the common line of said Starlight Homes tract and said Parkview Hills, passing at a distance of 165.96 feet the southeast corner of said Parkview Hills, same being the southwest corner of Lot 133-R3 Public Park, an addition to The City of Fort Worth as recorded in Instrument Number D210120696 of The Official Public Records of Tarrant County, Texas, and continuing along the common line of said Starlight Homes tract and said Lot 13R-3, for a total distance of 382.15 feet to a 5/8 inch iron rod with cap stamped "CARTER & BURGESS" found for corner at the beginning of a curve to the left;

THENCE continuing along the common line of said Starlight Homes tract and said Lot 13R-3, with said curve to the left having a radius of 1200.00 feet, a central angle of 08 degrees 43 minutes 51 seconds, an arc length of 182.86 feet, a chord bearing of North 85 degrees 32 minutes 58 seconds East a distance of 182.68 feet to a 5/8 inch iron rod with cap stamped "TLT" found for the northeast corner of said Starlight Homes tract and the northwest corner of a tract of land described by deed to the City of Fort Worth recorded in Volume 13825, Page 685 of the Deed Records of Tarrant County, Texas;

THENCE along the common line of last mentioned Starlight Homes tract and said City of Fort Worth tract the following courses and distances:

South 08 degrees 57 minutes 50 seconds East, a distance of 59.86 feet to a 5/8 inch iron rod with cap stamped "TLT" found for corner;

South 20 degrees 46 minutes 47 seconds East, a distance of 230.45 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 20 degrees 47 minutes 03 seconds East, a distance of 72.97 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 01 degrees 23 minutes 01 seconds West, a distance of 120.02 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 28 degrees 36 minutes 20 seconds West, a distance of 145.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 69 degrees 54 minutes 12 seconds West, a distance of 111.01 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 18 degrees 57 minutes 14 seconds West a distance of 201.29 feet to a 5/8 inch iron rod with cap stamped "TLT" found for the beginning of a curve to the right;

With said curve to the right having a radius of 65.00 feet, a central angle of 113 degrees 51 minutes 55 seconds, an arc length of 129.18 feet, a chord bearing of South 13 degrees 55 minutes 56 seconds East, a distance of 108.94 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 03 degrees 16 minutes 50 seconds West, a distance of 55.65 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 89 degrees 41 minutes 59 seconds West departing said last mentioned common line and through the interior of said Starlight Homes tract, a distance of 770.48 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner lying on the west line of said Starlight Homes tract and the easterly line of said Corrected Plat of Marine Creek Hills, an addition to The City of Fort Worth as recorded in Cabinet A, Slide 11252 of the Plat Records of Tarrant County, Texas;

THENCE along the easterly line of said Corrected Plat of Marine Creek Hills the following courses and distances:

North 00 degrees 18 minutes 01 seconds West, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89 degrees 41 minutes 59 seconds East, a distance of 36.67 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 00 degrees 18 minutes 01 seconds West, a distance of 217.56 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 350.00 feet, a central angle of 27 degrees 57 minutes 06 seconds, an arc length of 170.75 feet, a chord bearing of North 13 degrees 40 minutes 32 seconds East a distance of 169.06 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 27 degrees 39 minutes 05 seconds East, a distance of 204.80 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 425.00 feet, a central angle of 19 degrees 25 minutes 57 seconds, an arc length of 144.14 feet, a chord bearing of North 17 degrees 56 minutes 06 seconds East a distance of 143.45 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 1370.00 feet, a central angle of 01 degrees 01 minutes 20 seconds, an arc length of 24.44 feet, a chord bearing of North 88 degrees 20 minutes 27 seconds West, a distance of 24.44 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE North 02 degrees 24 minutes 13 seconds East, a distance of 168.79 feet to the POINT OF BEGINNING containing 757,141 square feet, or 17.382 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS UNDER MY HAND THIS THE 11th DAY OF July, 2019.

Brian J. Maddox
BRIAN J. MADDOX, R.P.L.S. NO. 5430



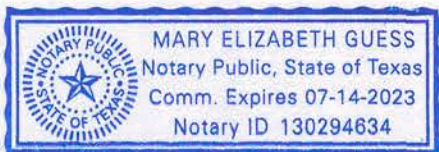
STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11th DAY OF July, 2019.

Mary Elizabeth Guess
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires 7-14-23



NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT STARLIGHT HOMES TEXAS L.L.C., does hereby adopt this plat as:

MARINE CREEK HILLS LOTS 24-54, BLOCK 5, LOTS 1-13, BLOCK 9, AND LOTS 13-49, BLOCK 11

An addition to 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.

WITNESS my hand on this the 16th day of July, 2019.

STARLIGHT HOMES TEXAS L.L.C.

By: Tom Houser

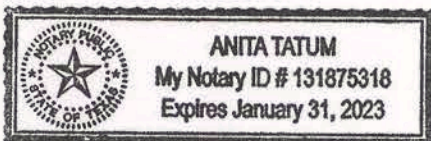
Tom Houser D.V. President
STARLIGHT HOMES TEXAS L.L.C. REPRESENTATIVE

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned authority, on this day did personally appear Tom Houser, Representative of STARLIGHT HOMES TEXAS L.L.C., known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 16 day of July, 2019.

Anita Tatum
Notary Public in and for the State of Texas



My Commission expires 1/31/2023

LOT CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	6°38'21"	675.00'	N 08°27'46" E	78.17'
C2	4°58'58"	675.00'	N 14°16'25" E	58.68'
C3	4°58'58"	675.00'	N 19°15'21" E	58.68'
C4	1°03'42"	675.00'	N 22°16'40" E	12.51'
C5	3°35'31"	375.00'	N 21°00'46" E	23.51'
C6	8°07'17"	375.00'	N 15°09'22" E	53.11'
C7	8°08'04"	375.00'	N 07°01'41" E	53.20'
C8	3°15'23"	375.00'	N 01°19'58" E	21.31'
C9	7°14'58"	375.00'	S 03°19'45" W	47.42'
C10	9°59'21"	375.00'	S 11°56'55" W	65.30'
C11	5°51'55"	375.00'	S 19°52'34" W	38.37'
C12	4°04'18"	675.00'	S 20°46'22" W	47.56'
C13	4°14'39"	675.00'	S 16°36'53" W	49.89'
C14	4°14'39"	675.00'	S 12°22'15" W	49.89'
C15	5°06'20"	675.00'	S 07°41'45" W	60.13'
C16	4°44'07"	925.00'	N 06°04'30" E	76.42'
C17	3°33'04"	925.00'	N 10°13'05" E	57.32'
C18	3°33'04"	925.00'	N 13°46'09" E	57.32'
C19	3°33'04"	925.00'	N 17°19'13" E	57.32'
C20	3°33'04"	925.00'	N 20°52'16" E	57.32'
C21	1°13'33"	925.00'	N 23°15'35" E	19.79'
C22	1°46'37"	1020.29'	N 22°59'58" E	31.64'
C23	3°13'53"	1020.29'	N 20°29'43" E	57.54'
C24	5°00'45"	1020.29'	S 21°23'09" W	89.23'
C25	3°11'06"	925.00'	S 22°16'31" W	51.41'
C26	5°47'45"	925.00'	S 17°47'06" W	93.53'
C27	2°46'10"	925.00'	S 13°30'08" W	44.71'
C28	8°24'37"	925.00'	S 07°54'45" W	135.65'
C29	83°56'08"	25.00'	N 57°43'58" E	26.47'
C30	1°45'46"	1025.00'	N 24°42'41" E	31.54'
C31	3°07'54"	1025.00'	N 22°19'51" E	56.02'
C32	0°40'54"	1025.00'	N 20°21'27" E	12.19'
C33	30°13'31"	50.00'	N 35°06'55" E	26.07'
C34	39°00'08"	50.00'	N 69°43'45" E	33.38'
C35	202°07'06"	50.00'	S 10°17'22" W	98.14'
C36	107°13'05"	50.00'	S 34°02'56" W	80.50'
C37	47°54'45"	50.00'	N 68°23'09" W	40.60'
C38	54°44'10"	50.00'	N 80°32'38" E	45.87'
C39	114°39'09"	48.97'	S 14°46'48" E	84.13'
C40	95°46'27"	25.00'	N 42°24'47" W	37.09'

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	59.86'	S08°57'50"E
L2	72.97'	S20°47'03"E
L3	55.68'	S03°16'50"W
L4	36.67'	N89°41'59"E

LOT LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.21'	N41°27'21"W
L2	14.94'	S48°13'33"W
L3	13.52'	N42°38'10"W
L4	14.92'	S47°13'09"W
L5	13.08'	S41°58'23"E
L6	14.42'	S44°51'08"W
L7	13.90'	S45°17'44"E
L8	13.91'	N44°42'16"E

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°51'53"E	22.92'
L2	S07°58'51"W	32.86'
L3	S09°03'14"E	24.51'
L4	S44°18'07"E	42.38'
L5	S26°06'04"E	38.69'
L6	S70°28'39"E	9.84'
L7	S27°51'42"E	37.79'
L8	S01°56'36"W	62.92'
L9	S17°03'11"W	37.88'
L10	S05°50'11"W	91.78'
L11	S30°27'09"W	32.21'
L12	S06°33'23"E	54.92'
L13	S85°42'10"W	20.01'
L14	S01°24'34"W	74.18'
L15	S78°58'00"W	3.40'
L16	S57°17'00"W	33.02'
L17	S06°45'09"W	75.32'
L18	S12°32'27"E	17.37'
L19	S00°00'00"E	38.66'
L20	S11°46'28"W	15.89'

BOUNDARY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	5°20'14"	1200.00'	N 89°45'44" E	111.74'
C2	8°43'51"	1200.00'	N 85°32'58" E	182.68'
C3	113°51'55"	65.00'	S 13°55'56" E	108.94'
C4	27°57'06"	350.00'	N 13°40'32" E	169.06'
C5	19°25'57"	425.00'	N 17°58'06" E	143.45'
C6	1°01'20"	1370.00'	N 88°20'22" W	24.44'

CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23°06'15"	250.00'	S 11°15'24" W	100.13'
C2	20°16'53"	800.00'	S 12°40'05" W	281.71'
C3	3°28'13"	1345.01'	S 88°09'32" W	81.45'
C4	2°06'16"	1448.55'	N 88°58'04" W	53.22'
C5	23°58'50"	550.00'	S 15°41'27" W	228.05'
C6	24°25'47"	300.00'	S 15°26'29" W	126.95'
C7	64°08'40"	50.00'	N 57°38'39" E	53.07'
C8	5°34'21"	1050.00'	N 22°48'08" E	102.08'

EASEMENT CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	58.42'	39°55'22"	40.70'	S 65°50'46" E
C2	63.98'	66°35'08"	74.36'	S 12°13'00" W
C3	76.80'	46°12'32"	61.94'	S 67°08'22" E
C4	56.36'	105°25'57"	103.71'	S 34°56'38" W
C5	103.57'	26°48'28"	48.46'	S 50°19'35" W
C6	107.94'	46°45'30"	88.09'	S 10°21'07" E

THIS PLAT FILED IN C.C. #D 219164757, DATE: 07/29/2019.

FINAL PLAT OF MARINE CREEK HILLS

LOTS 24-54, BLOCK 5, LOTS 1-13, BLOCK 9, AND
LOTS 13-49, BLOCK 11

AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS,
SITUATED IN THE
JOHN ASKEW SURVEY, ABSTRACT NO. 16,
CONTAINING 17.382 ACRES TOTAL

OWNER:
STARLIGHT HOMES TEXAS, LLC
1800 VALLEY VIEW LANE SUITE 100
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ENGINEER/SURVEYOR:
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FORT WORTH, TEXAS 76137
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TBPE Registration No. F-230
TBPLS Registration No. 10194381
(FP-003-070)



D219164757 7/29/2019

June 26, 2019

(FP-18-052)

1"=60'

Sheet 2 of 2

FP-18-052