PLAT NOTES

1. 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 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 BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

2. 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.

3. 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.

4. 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.

5. 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, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100YEAR FLOOD ELEVATION.

6. 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.

7. 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.

8. 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.

9. 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".

10. 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 AN 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.

11. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IT, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

12. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.

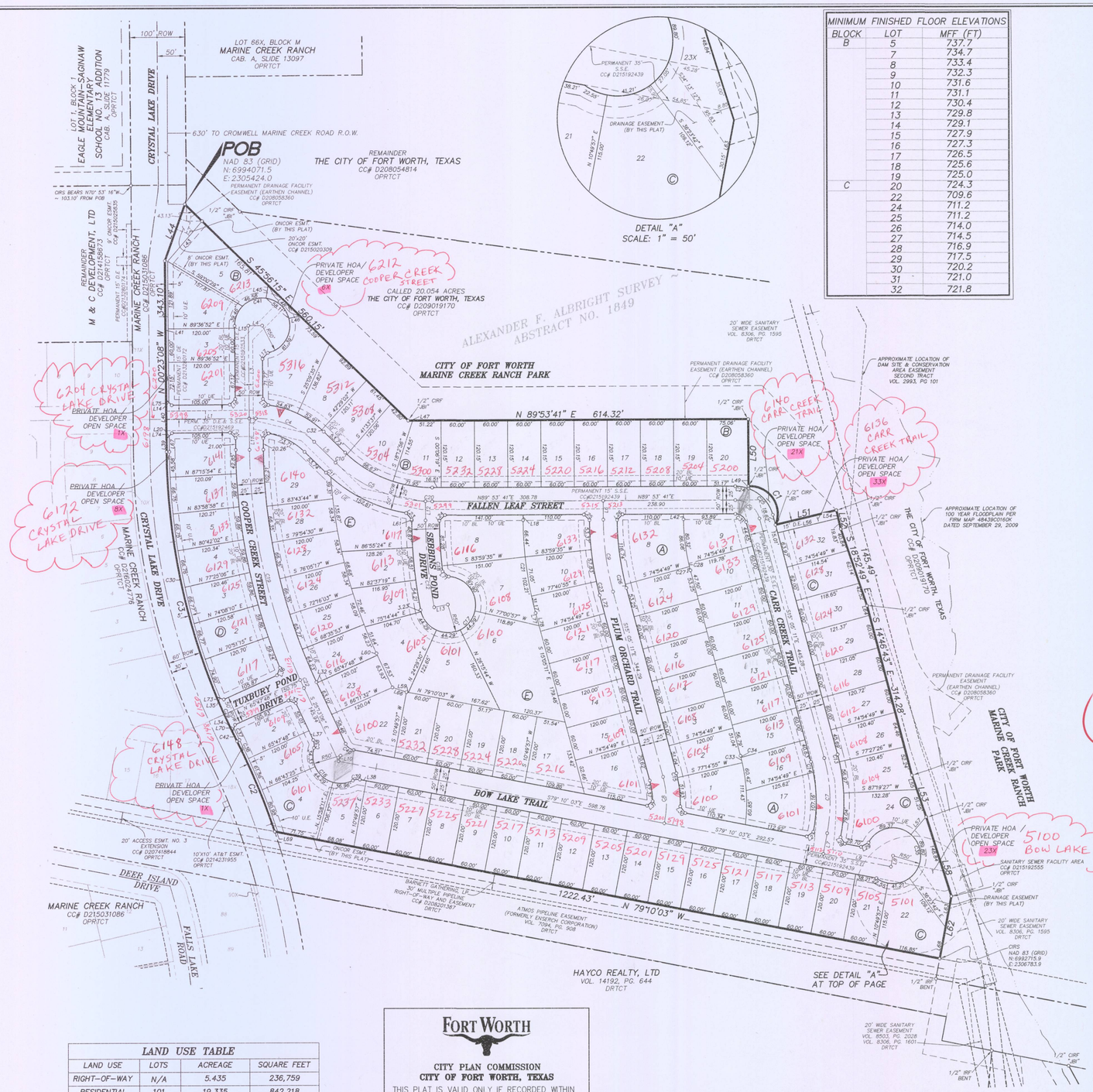
13. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0160K, MAP REVISED SEPTEMBER 25, 2009.

14. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVE ONTO CRYSTAL LAKE DRIVE IS PROHIBITED.

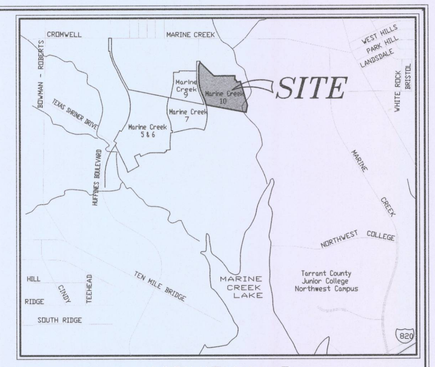
15. CORNER MONUMENTATION:
UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MYCOSKIE MCINNIS" SHALL BE SET AT ALL LOT CORNERS, BLOCK CORNERS AND POINTS OF CURVATURE.

16. BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS FINAL PLAT IS IN REFERENCE TO THE NAD 83 – TEXAS COORDINATE SYSTEM – NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

17. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 – TEXAS COORDINATE SYSTEM – NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.



MINIMUM FINISHED FLOOR ELEVATIONS		
BLOCK	LOT	MFF (FT)
B	5	737.7
	7	734.7
	8	733.4
	9	732.3
	10	731.6
	11	731.1
	12	730.4
	13	729.8
	14	729.1
	15	727.9
	16	727.3
	17	726.5
	18	725.6
	19	725.0
C	20	724.3
	22	709.6
	24	711.2
	25	711.2
	26	714.0
	27	714.5
	28	716.9
	29	717.5
	30	720.2
	31	721.0
	32	721.8



VICINITY MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS

CIRS	CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" (UNLESS OTHERWISE NOTED)
CIRF	CAPPED IRON ROD FOUND
DRTCT	DEED RECORDS TARRANT COUNTY, TEXAS
PRTCT	PLAT RECORDS TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
IPF	IRON PIPE FOUND
POB	POINT OF BEGINNING
FND.	FOUND
IRF	IRON ROD FOUND
PSWE	PRIVATE SCREENING WALL EASEMENT
MFF	MINIMUM FINISHED FLOOR ELEVATION
*	FEMA ELEVATION CERTIFICATE NOT REQUIRED
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
WLE	WATER LINE EASEMENT
JBI	1/2" CAPPED IRON ROD FOUND STAMPED "JBI"

FORT WORTH FIRE DEPARTMENT
Lt McLain
01-05-17

100 0 50 100 200
1 inch = 100 ft.

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	5.435	236,759
RESIDENTIAL	101	19.335	842,218
PRIVATE OPEN SPACE	7	0.399	17,390
TOTAL	108	25.169	1,096,367

PRELIMINARY PLAT CASE NUMBER: PP-006-033
CASE NUMBER: FP-15-022
CASE NAME: MARINE CREEK RANCH
PHASE: SECTION 10

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: January 6, 2017
BY: Donald R. Boren Chairman
BY: Mary Elliott Secretary

OWNER / DEVELOPER:
M & C DEVELOPMENT, LTD.
3825 CAMP BOWIE BLVD.
FORT WORTH, TX 76107
TEL: (817) 665-2321
TEL: (817) 335-5045
CONTACT: RANDY LOCKHART

FINAL PLAT
MARINE CREEK RANCH

BLOCK A, LOTS 1-17
BLOCK B, LOTS 1X, 2-5, 6X, 7-20, AND 21X
BLOCK C, LOTS 1X, 2-22, 23X, 24-32, AND 33X
BLOCK D, LOTS 1-7 AND 8X,
BLOCK E, LOTS 1-29

BEING 25.169 ACRES OF LAND LOCATED IN THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

101 BUILDABLE LOTS,
7 PRIVATE OPEN SPACE LOTS

AUGUST 2016

FP15-022

SURVEYOR/ENGINEER:
m|m|a
mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning
tbpe registration number: f - 2759
tbpls registration/license number: 100880000
200 east abrom
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

108 Addresses

SHEET 1 OF 2

THIS PLAT IS FILED IN INSTRUMENT # D217007225, OPRTCT DATE: 1/6/2017.

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF TARRANT)(

WHEREAS M & C DEVELOPMENT, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A CALLED 25.169 ACRE TRACT OF LAND LOCATED IN THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO M & C DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D215220601, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 25.169 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" ON THE EAST RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATED BY PLAT (MARINE CREEK RANCH) RECORDED IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D215031086, OPRTCT, AND BEING THE WESTERNMOST SOUTHWEST CORNER OF A CALLED 20.054 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO THE CITY OF FORT WORTH, TEXAS, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D209019170, OPRTCT, FROM WHICH A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, EAGLE MOUNTAIN-SAGINAW ELEMENTARY SCHOOL NO. 13 ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11779, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), BEARS NORTH 70 DEGREES 53 MINUTES 16 SECONDS WEST, A DISTANCE OF 103.10 FEET, SAID BEGINNING POINT HAVING A NAD 83 – TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6994071.5 E:2305424.0 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 – TEXAS COORDINATE SYSTEM – NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE SOUTHEASTERLY, ALONG THE SOUTHWEST LINE OF SAID CALLED 20.054 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 45 DEGREES 56 MINUTES 15 SECONDS EAST, A DISTANCE OF 560.15 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST, A DISTANCE OF 614.32 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

SOUTH 00 DEGREES 04 MINUTES 38 SECONDS EAST, A DISTANCE OF 120.15 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT THAT BEARS SOUTH 03 DEGREES 16 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AND IN A SOUTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 116 DEGREES 42 MINUTES 12 SECONDS, AN ARC LENGTH OF 101.84 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 34 DEGREES 55 MINUTES 17 SECONDS EAST, A CHORD LENGTH OF 85.13 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

NORTH 76 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 112.98 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

SOUTH 13 DEGREES 17 MINUTES 01 SECONDS EAST, A DISTANCE OF 34.82 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

SOUTH 18 DEGREES 52 MINUTES 49 SECONDS EAST, A DISTANCE OF 145.49 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

SOUTH 14 DEGREES 46 MINUTES 43 SECONDS EAST, A DISTANCE OF 314.28 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

SOUTH 18 DEGREES 53 MINUTES 49 SECONDS EAST, A DISTANCE OF 78.58 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

SOUTH 17 DEGREES 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 148.84 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

SOUTH 10 DEGREES 46 MINUTES 48 SECONDS WEST, A DISTANCE OF 113.89 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING ON THE NORTH LINE OF A 30' PIPELINE RIGHT-OF-WAY AND EASEMENT TO BARNETT GATHERING, LP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D208201387, OPRTCT;

THENCE NORTH 79 DEGREES 10 MINUTES 03 SECONDS WEST, DEPARTING SAID SOUTHWEST LINE, AND ALONG SAID NORTH LINE OF SAID 30' PIPELINE RIGHT-OF-WAY AND EASEMENT, A DISTANCE OF 1,222.43 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID CRYSTAL LAKE DRIVE, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,230.00 FEET;

THENCE NORTHWESTERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CRYSTAL LAKE DRIVE, THE FOLLOWING CALLS:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AND IN A NORTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 16 SECONDS, AN ARC LENGTH OF 175.77 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 22 DEGREES 43 MINUTES 46 SECONDS WEST, A CHORD LENGTH OF 175.62 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,170.00 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AND IN A NORTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 26 DEGREES 26 MINUTES 17 SECONDS, AN ARC LENGTH OF 539.88 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 13 DEGREES 36 MINUTES 16 SECONDS WEST, A CHORD LENGTH OF 535.10 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

NORTH 00 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 343.10 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

NORTH 19 DEGREES 53 MINUTES 43 SECONDS EAST, A DISTANCE OF 107.29 FEET, TO THE POINT OF BEGINNING AND CONTAINING 25.169 ACRES (1,096,367 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **M & C DEVELOPMENT, LTD.**, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **MARINE CREEK RANCH, BLOCK A, LOTS 1-17; BLOCK B, LOTS 1X, 2-5, 6X, 7-20, AND 21X; BLOCK C, LOTS 1X, 2-22, 23X, 24-32, AND 33X; BLOCK D, LOTS 1-7, AND 8X; BLOCK E, LOTS 1-29** AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE 1ST DAY OF ~~AUGUST~~ November, 2016.

GRANTOR:

M & C DEVELOPMENT, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: HARRISON REALTY INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: John Cockerham
JOHN COCKERHAM
ITS: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1 DAY OF ~~AUGUST~~ November, 2016, BY JOHN COCKERHAM, PRESIDENT OF HARRISON REALTY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF M & C DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

Courtney Pettis
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Courtney Pettis

COMMISSION EXPIRES: 11-14-16

COURTNEY R. PETTIS
Notary Public, State of Texas
Comm. Expires 11-14-2016
Notary ID 129203459

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY SUCH SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

DATE: AUGUST 22, 2016

STATE OF TEXAS REGISTERED MERLE W. MILLER 5438 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22ND DAY OF AUGUST, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4/12/17

ASHLEY ELIZABETH ERNISSE
Notary Public, State of Texas
My Commission Expires
April 12, 2017

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	101.84'	50.00'	116° 42' 12"	S 34°55'17" E	85.13'
C2	175.77'	1230.00'	8° 11' 16"	N 22°43'46" W	175.62'
C3	539.88'	1170.00'	26° 26' 17"	N 13°36'16" W	535.10'
C4	116.36'	150.00'	44° 26' 53"	N 68°09'41" W	113.47'
C5	180.50'	250.00'	41° 22' 00"	S 66°37'15" E	176.60'
C6	58.92'	45.00'	75° 01' 08"	N 52°35'45" W	54.80'
C7	135.71'	300.00'	25° 55' 08"	N 02°07'37" W	134.56'
C8	79.16'	175.00'	25° 55' 08"	N 02°07'37" W	78.49'
C9	130.73'	500.00'	14° 58' 52"	S 07°35'45" E	130.36'
C10	4.83'	225.00'	1° 13' 44"	S 46°33'07" E	4.83'
C11	11.93'	275.00'	2° 29' 06"	S 47°10'48" E	11.93'
C12	156.82'	821.00'	10° 56' 38"	S 05°34'39" E	156.58'
C13	13.43'	325.00'	2° 22' 02"	S 13°54'10" E	13.43'
C14	19.39'	275.00'	4° 02' 20"	S 13°04'01" E	19.38'
C15	8.15'	200.00'	2° 20' 06"	N 13°55'08" W	8.15'
C16	115.65'	50.00'	132° 31' 46"	S 50°07'23" E	91.54'
C17	224.01'	50.00'	256° 41' 39"	N 40°36'13" E	78.43'
C18	10.04'	796.10'	0° 43' 21"	S 06°22'05" E	10.04'
C19	426.02'	1020.00'	23° 55' 50"	S 12°21'03" E	422.93'
C20	12.22'	250.00'	2° 48' 05"	S 88°42'17" E	12.22'
C21	168.65'	645.00'	14° 58' 52"	S 07°35'45" E	168.17'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C22	16.06'	1020.00'	0° 54' 08"	S 24°46'02" E	16.06'
C23	25.37'	525.00'	2° 46' 06"	N 13°42'08" W	25.36'
C24	24.31'	70.00'	19° 54' 04"	S 80°09'18" E	24.19'
C25	67.34'	70.00'	55° 07' 17"	S 42°38'37" E	64.78'
C26	6.75'	475.00'	0° 48' 50"	N 14°40'46" W	6.75'
C27	6.75'	355.00'	1° 05' 20"	N 14°32'31" W	6.75'
C28	5.76'	376.21'	0° 52' 36"	N 13°31'58" W	5.76'
C29	70.01'	1170.00'	3° 25' 42"	S 24°12'12" E	70.00'
C30	451.36'	1170.00'	22° 06' 13"	S 11°26'15" E	448.57'
C31	26.19'	20.00'	75° 01' 08"	N 52°35'45" W	24.36'
C32	4.82'	175.00'	1° 34' 36"	N 46°43'40" W	4.82'
C33	13.04'	320.00'	2° 20' 06"	S 13°55'08" E	13.04'
C34	3.21'	320.00'	0° 34' 28"	N 14°47'57" W	3.21'
C35	242.94'	50.00'	278° 23' 04"	N 12°31'04" W	65.35'
C36	36.77'	1235.00'	1° 42' 20"	N 25°58'14" W	36.76'
C37	23.27'	1071.08'	1° 14' 41"	S 26°13'34" E	23.27'
C38	14.44'	20.00'	41° 21' 36"	N 04°32'18" W	14.13'
C39	12.99'	20.00'	37° 13' 12"	S 82°13'21" W	12.77'
C40	18.83'	20.00'	53° 56' 57"	S 52°11'34" E	18.14'
C41	225.55'	50.00'	258° 27' 48"	N 51°09'14" W	77.46'
C42	18.50'	1170.00'	0° 54' 21"	S 26°22'14" E	18.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°36'52" W	180.00'
L2	S 89°36'52" W	11.92'
L3	S 00°23'08" E	166.31'
L4	S 89°36'52" W	25.00'
L5	N 45°56'15" W	53.67'
L6	S 00°06'19" E	34.26'
L7	S 10°49'57" W	37.42'
L8	S 10°49'57" W	20.00'
L9	S 79°10'03" E	124.26'
L10	N 18°49'01" E	10.85'
L11	S 00°23'08" E	56.01'
L12	S 00°06'19" E	34.59'
L13	S 78°57'02" W	25.00'
L14	S 45°23'08" E	14.14'
L15	S 00°23'08" E	4.20'
L16	N 44°30'47" E	14.17'
L17	S 41°50'38" W	14.88'
L18	S 00°06'19" E	9.29'
L19	S 42°28'56" E	14.92'
L20	S 44°36'52" W	14.14'
L21	N 45°29'14" W	14.12'
L22	N 48°56'23" E	13.19'
L23	S 40°45'47" E	15.35'
L24	N 44°53'41" E	14.14'
L25	S 45°06'19" E	14.14'
L26	S 44°53'35" W	14.14'
L27	N 55°51'46" E	14.53'
L28	S 33°31'35" E	13.99'
L29	N 61°14'51" E	15.69'
L30	S 37°43'09" E	15.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 50°49'34" W	13.05'
L32	S 25°15'39" E	1.48'
L33	N 69°43'05" W	14.27'
L34	S 20°03'32" W	13.96'
L35	S 68°27'57" E	13.96'
L36	N 21°33'39" E	14.33'
L37	S 25°13'06" E	18.38'
L38	S 79°10'03" E	11.74'
L39	S 00°23'08" E	23.16'
L40	S 00°23'08" E	70.00'
L41	S 00°23'08" E	249.94'
L42	N 00°00'00" E	9.29'
L43	N 41°03'28" E	95.16'
L44	N 19°53'43" E	107.29'
L45	S 08°58'21" W	23.79'
L46	S 79°09'09" W	20.81'
L47	N 89°53'41" E	8.04'
L48	S 45°56'15" E	80.48'
L49	S 00°04'38" E	4.18'
L50	S 00°04'38" E	120.15'
L51	N 76°38'58" E	112.98'
L52	S 13°17'01" E	34.82'
L53	S 18°53'49" E	78.58'
L54	S 13°17'01" E	14.99'
L55	S 18°53'49" E	27.32'
L56	N 76°38'58" E	112.51'
L57	S 40°41'58" W	41.94'
L58	S 17°38'34" E	148.84'
L59	S 79°10'03" E	3.55'
L60	S 25°20'10" E	3.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S 00°01'33" E	1.73'
L62	S 10°46'48" W	113.89'
L63	N 10°46'48" E	56.95'
L64	S 14°46'43" E	17.58'
L66	S 71°06'19" E	26.59'
L67	N 00°23'08" W	28.16'
L68	N 10°46'48" E	56.95'
L69	N 79°10'03" W	5.74'
L70	S 20°03'32" W	6.98'
L71	N 50°20'32" W	14.60'
L72	S 15°05'11" E	33.67'
L73	S 68°27'57" E	6.97'
L74	S 44°36'52" W	7.07'
L75	S 45°23'08" E	7.07'
L77	S 15°05'11" E	23.43'
L78	N 15°05'11" W	33.67'

FORT WORTH FIRE DEPARTMENT
Lt. McInis
01-05-17

FINAL PLAT

MARINE CREEK RANCH

BLOCK A, LOTS 1–17
BLOCK B, LOTS 1X, 2–5, 6X, 7–20, AND 21X
BLOCK C, LOTS 1X, 2–22, 23X, 24–32, AND 33X
BLOCK D, LOTS 1–7 AND 8X,
BLOCK E, LOTS 1–29

BEING 25.169 ACRES OF LAND LOCATED IN THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

101 BUILDABLE LOTS,
7 PRIVATE OPEN SPACE LOTS

AUGUST 2016

SURVEYOR/ENGINEER:
m|m|a
mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning
tbpe registration number: f - 2759
tbpls registration/license number: 10088000
200 east abram
arlington, texas 76010
817-469-1671
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www.mmatexas.com

OWNER / DEVELOPER:
M & C DEVELOPMENT, LTD.
3825 CAMP BOWIE BLVD.
FORT WORTH, TX 76107
TEL: (817) 665-2321
TEL: (817) 335-5045
CONTACT: RANDY LOCKHART

THIS PLAT IS FILED IN INSTRUMENT # D217004215, OPRTCT DATE: 1/6/2017