

**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 1 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 100 YEAR FLOOD ELEVATION.

**PLAT NOTES CONTINUED'**

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

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

**PLAT NOTES CONTINUED'**

**12. 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.**

**13. 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.

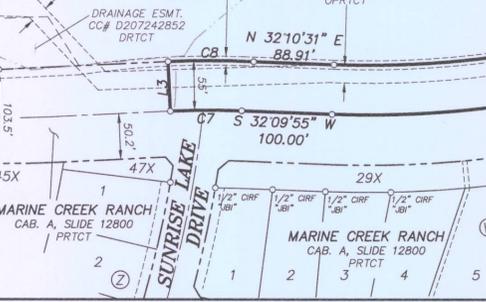
**14. BASIS OF BEARING:**  
THE BASIS OF BEARING FOR THIS FINAL PLAT IS IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

**15. 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.**

HAYCO REALTY, LTD  
VOL. 14192, PG. 644  
DRTCT

LIMITS OF FLOODPLAIN ZONE "AE"  
FEMA MAP NO. 48439C0160K,  
REVISED DATE: SEPTEMBER 25, 2009.

WATER LINE ESMT. CC# D204126094 OPRCTCT  
10' UE CC# D207451769 OPRCTCT  
DRAINAGE ESMT. CC# D207242852 DRTCT



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ATMOS ENERGY PIPELINE EASEMENT (FORMERLY ENSERCH CORPORATION)  
VOL. 7094, PG. 908  
DRTCT

WATER LINE ESMT. CC# D204126094 OPRCTCT

20'X20' ONCOR ESMT. CC# D208040332 & D208153336 OPRCTCT

20'X20' AT&T ESMT. CC# D207422278 OPRCTCT

10' UE CC# D207451769 OPRCTCT

WATER LINE ESMT. CC# D204126094 OPRCTCT

10' UE CC# D207451769 OPRCTCT

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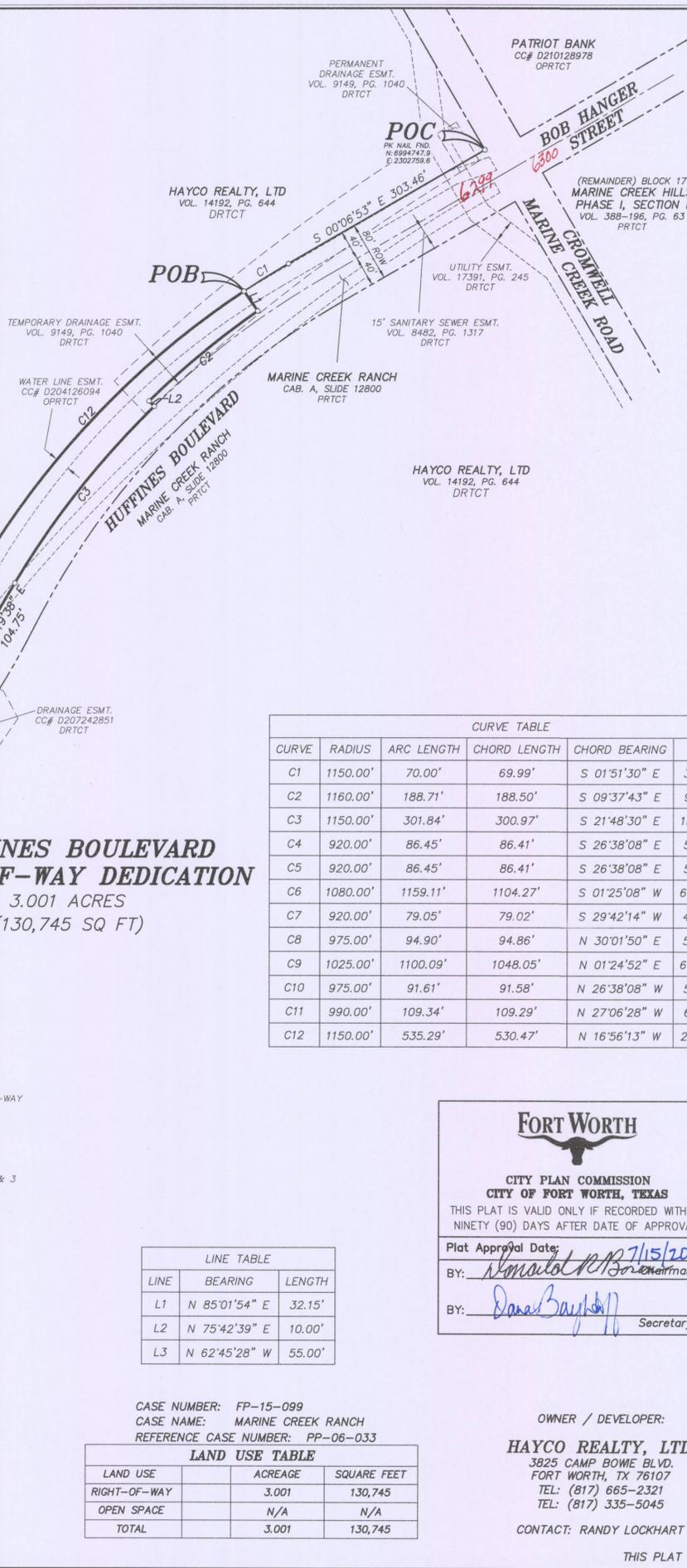
WATER LINE ESMT. CC# D204126094 OPRCTCT

10' UE CC# D207451769 OPRCTCT

WATER LINE ESMT. CC# D204126094 OPRCTCT

10' UE CC# D207451769 OPRCTCT

WATER LINE ESMT. CC# D204126094 OPRCTCT



**HUFFINES BOULEVARD  
RIGHT-OF-WAY DEDICATION  
3.001 ACRES  
(130,745 SQ FT)**

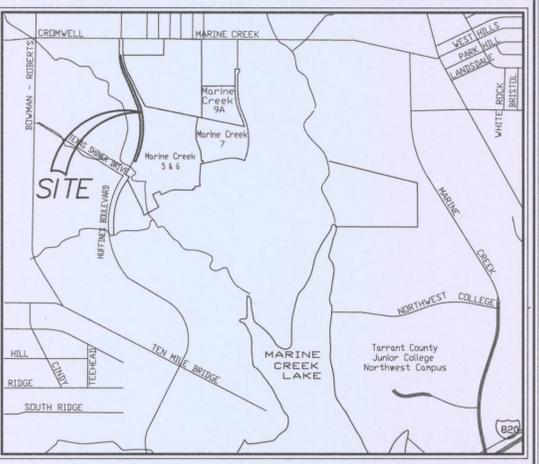
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	1150.00'	70.00'	69.99'	S 01'51'30" E	3' 29' 15"
C2	1160.00'	188.71'	188.50'	S 09'37'43" E	9' 19' 15"
C3	1150.00'	301.84'	300.97'	S 21'48'30" E	15' 02' 18"
C4	920.00'	86.45'	86.41'	S 26'38'08" E	5' 23' 01"
C5	920.00'	86.45'	86.41'	S 26'38'08" E	5' 23' 01"
C6	1080.00'	1159.11'	1104.27'	S 01'25'08" W	61' 29' 34"
C7	920.00'	79.05'	79.02'	S 29'42'14" W	4' 55' 23"
C8	975.00'	94.90'	94.86'	N 30'01'50" E	5' 34' 36"
C9	1025.00'	1100.09'	1048.05'	N 01'24'52" E	61' 29' 36"
C10	975.00'	91.61'	91.58'	N 26'38'08" W	5' 23' 01"
C11	990.00'	109.34'	109.29'	N 27'06'28" W	6' 19' 41"
C12	1150.00'	535.29'	530.47'	N 16'56'13" W	26' 40' 11"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 85'01'54" E	32.15'
L2	N 75'42'39" E	10.00'
L3	N 62'45'28" W	55.00'

LAND USE TABLE		
LAND USE	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	3.001	130,745
OPEN SPACE	N/A	N/A
TOTAL	3.001	130,745

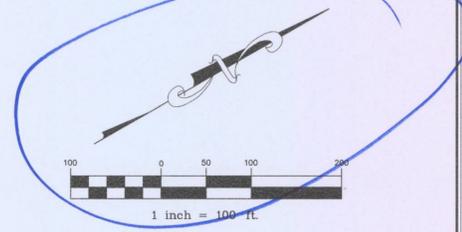
**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.  
Plat Approval Date: 7/15/2016  
BY: [Signature] Chairman  
BY: [Signature] Secretary

OWNER / DEVELOPER:  
**HAYCO REALTY, LTD.**  
3825 CAMP BOWIE BLVD.  
FORT WORTH, TX 76107  
TEL: (817) 665-2321  
TEL: (817) 335-5045  
CONTACT: RANDY LOCKHART



**VICINITY MAP**

NO SCALE



**LEGEND/ABBREVIATIONS**

- O CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRTCT DEED RECORDS TARRANT COUNTY, TEXAS
- PRCTCT 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
- CC# COUNTY CLERK'S INSTRUMENT NO.



**FP15-099**

**FINAL PLAT  
MARINE CREEK RANCH  
HUFFINES BOULEVARD  
RIGHT-OF-WAY**

BEING 3.001 ACRES OF LAND LOCATED IN THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

JUNE 2016  
SURVEYOR/ENGINEER:

**mimja**

**mycoskie+mcinnis+associates**  
civil engineering surveying landscape architecture planning  
license registration number: 11-0759  
texas registration/license number: 10088000  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com  
SHEET 1 OF 2



THIS PLAT IS FILED IN INSTRUMENT # **D21615883**, OPRCTCT DATE: 07/18/2016

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 3.001 ACRE TRACT OF LAND LOCATED IN THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS;

BEING A 3.001 ACRE TRACT OF LAND LOCATED IN THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF A CALLED 3.001 ACRE TRACT OF LAND 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. D216030817, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 3.001 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF MARINE CREEK RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12800, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCT), BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HUFFINES BOULEVARD, AN 80.00' PUBLIC RIGHT-OF-WAY AT THIS POINT, AND THE APPARENT SOUTH RIGHT-OF-WAY LINE OF CROMWELL MARINE CREEK ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID COMMENCING POINT HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6994747.9 E:2302759.6 (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 SOUTHERLY, ALONG THE WEST LINE OF SAID MARINE CREEK RANCH, SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID HUFFINES BOULEVARD, THE FOLLOWING CALLS:

SOUTH 00 DEGREES 06 MINUTES 53 SECONDS EAST, A DISTANCE OF 303.46 FEET, TO A TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET;

ALONG SAID CURVE TO THE LEFT, AND IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 15 SECONDS, AN ARC LENGTH OF 70.00 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 01 DEGREES 51 MINUTES 30 SECONDS EAST, A CHORD LENGTH OF 69.99 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE POINT OF BEGINNING;

NORTH 85 DEGREES 01 MINUTES 54 SECONDS EAST, A DISTANCE OF 32.15 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1160.00 FEET;

ALONG SAID CURVE TO THE LEFT, AND IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 09 DEGREES 19 MINUTES 15 SECONDS, AN ARC LENGTH OF 188.71 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 09 DEGREES 37 MINUTES 43 SECONDS EAST, A CHORD LENGTH OF 188.50 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

NORTH 75 DEGREES 42 MINUTES 39 SECONDS EAST, A DISTANCE OF 10.00 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15 DEGREES 02 MINUTES 18 SECONDS, AN ARC LENGTH OF 301.84 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 21 DEGREES 48 MINUTES 30 SECONDS EAST, A CHORD LENGTH OF 300.97 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 29 DEGREES 19 MINUTES 38 SECONDS EAST, A DISTANCE OF 104.75 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 920.00 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 01 SECONDS, AN ARC LENGTH OF 86.45 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 26 DEGREES 38 MINUTES 08 SECONDS EAST, A CHORD LENGTH OF 86.41 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 23 DEGREES 56 MINUTES 37 SECONDS EAST, A DISTANCE OF 126.65 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 920.00 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 01 SECONDS, AN ARC LENGTH OF 86.45 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 26 DEGREES 38 MINUTES 08 SECONDS EAST, A CHORD LENGTH OF 86.41 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 29 DEGREES 19 MINUTES 38 SECONDS EAST, A DISTANCE OF 283.59 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.00 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 61 DEGREES 29 MINUTES 34 SECONDS, AN ARC LENGTH OF 1159.11 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 01 DEGREES 25 MINUTES 08 SECONDS WEST, A CHORD LENGTH OF 1104.27 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 32 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 100.00 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 920.00 FEET;

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 55 MINUTES 23 SECONDS, AN ARC LENGTH OF 79.05 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 29 DEGREES 42 MINUTES 14 SECONDS WEST, A CHORD LENGTH OF 79.02 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

NORTH 62 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.00 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 34 MINUTES 36 SECONDS, AN ARC LENGTH OF 94.90 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 30 DEGREES 01 MINUTES 50 SECONDS EAST, A CHORD LENGTH OF 94.86 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE NORTH 32 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 88.91 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;

THENCE NORTHERLY, ALONG A LINE 55.00 FEET FROM AND PARALLEL WITH THE WEST LINE OF SAID MARINE CREEK RANCH, THE FOLLOWING CALLS:

ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61 DEGREES 29 MINUTES 36 SECONDS, AN ARC LENGTH OF 1100.09 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 01 DEGREES 24 MINUTES 52 SECONDS EAST, A CHORD LENGTH OF 1048.05 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

NORTH 29 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF 283.60 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 01 SECONDS, AN ARC LENGTH OF 91.61 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 26 DEGREES 38 MINUTES 08 SECONDS WEST, A CHORD LENGTH OF 91.58 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE NORTH 23 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 177.17 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 990.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 41 SECONDS, AN ARC LENGTH OF 109.34 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 27 DEGREES 06 MINUTES 28 SECONDS WEST, A CHORD LENGTH OF 109.29 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26 DEGREES 40 MINUTES 11 SECONDS, AN ARC LENGTH OF 535.29 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 16 DEGREES 56 MINUTES 13 SECONDS WEST, A CHORD LENGTH OF 530.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.001 ACRES (130,745 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, M & C DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS MARINE CREEK RANCH, HUFFINES BOULEVARD RIGHT-OF-WAY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE 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 20<sup>th</sup> DAY OF JUNE 2016.

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

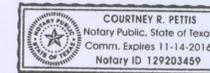
STATE OF TEXAS )  
COUNTY OF TARRANT )(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN COCKERHAM, 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 30<sup>th</sup> DAY OF JUNE 2016.

Courtney Pettis  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11-14-16



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 A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Merle W. Miller

MERLE W. MILLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5438  
STATE OF TEXAS  
DATE: JUNE 15, 2016



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 \_\_\_ DAY OF JUNE 2016.

Yulien Hawkins  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-30-19



FINAL PLAT  
MARINE CREEK RANCH  
HUFFINES BOULEVARD  
RIGHT-OF-WAY

BEING 3.001 ACRES OF LAND LOCATED IN THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

JUNE 2016  
SURVEYOR/ENGINEER:

mima



OWNER / DEVELOPER:  
HAYCO REALTY, LTD.  
3825 CAMP BOWIE BLVD.  
FORT WORTH, TX 76107  
TEL: (817) 665-2321  
TEL: (817) 335-5045

CONTACT: RANDY LOCKHART

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SHEET 2 OF 2

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