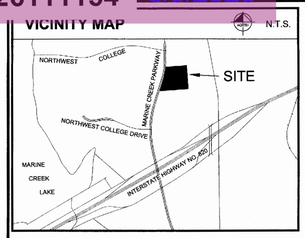
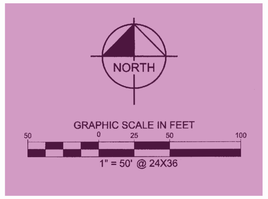
VICINITY MAP





LINE TYPE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

LAND USE

GROSS AREA = 10.4437 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0 ACRES
NET AREA = 10.4437 ACRES

CURVE TABLE					
NO.	RAD/IUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	49.00'	90°00'00"	S49°11'22"E	69.30'	76.97'
C2	49.00'	90°00'00"	S40°48'38"W	69.30'	76.97'
C3	49.00'	90°00'00"	S40°48'38"W	69.30'	76.97'
C4	25.00'	90°00'00"	N40°48'38"E	35.36'	39.27'
C5	25.00'	90°00'24"	N49°11'33"W	35.36'	39.27'
C6	60.00'	18°19'47"	N85°01'52"W	19.11'	19.19'
C7	2827.56'	0°36'28"	N14°26'16"E	30.00'	30.00'
C8	30.00'	18°19'47"	N85°01'52"W	9.56'	9.60'
C9	25.00'	89°59'06"	S40°48'42"W	35.35'	39.26'
C10	25.00'	90°00'00"	N49°11'22"W	35.36'	39.27'
C11	2827.56'	0°29'59"	N09°07'39"E	24.66'	24.66'
C12	27.20'	60°58'06"	S26°17'41"W	27.60'	28.94'
C13	27.20'	53°26'44"	N30°54'44"W	24.46'	25.37'
C14	2863.90'	1°13'32"	N16°55'05"E	61.25'	61.26'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N18°08'33"E	25.95'
L2	S73°36'19"E	29.19'
L3	S64°11'22"E	18.45'
L4	S01°38'02"E	32.11'
L5	S04°11'22"E	20.77'
L6	S04°11'22"E	25.00'
L7	N04°11'22"W	9.64'
L8	N72°27'55"W	15.00'
L9	N85°48'38"E	15.35'
L10	S85°48'38"W	16.22'

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

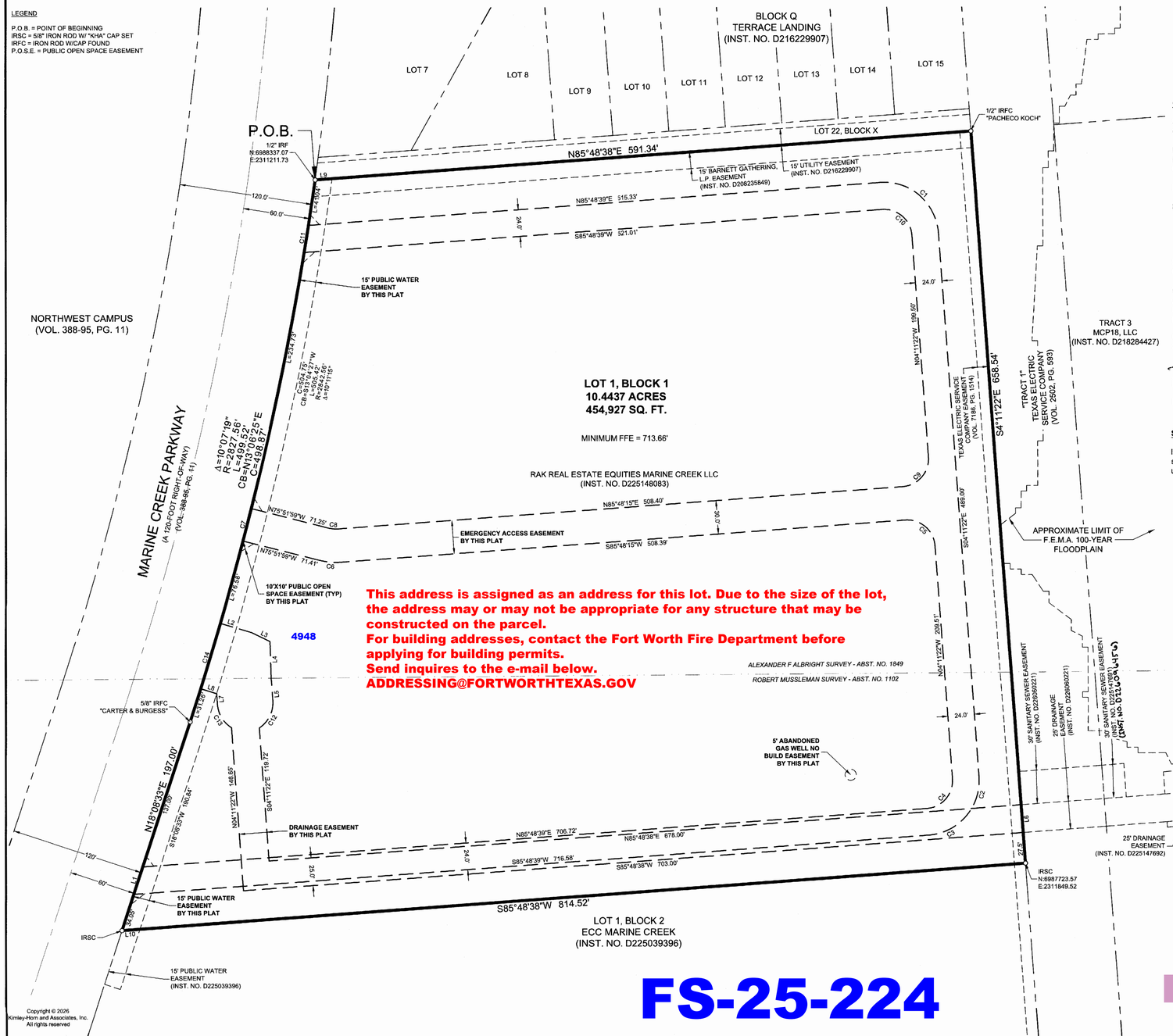
Plat Approval Date: 06/09/2026

By: Caroline Craig (Jun 9, 2026 10:11 CDT) — Chairman

By: Stephen Murray (Jun 9, 2026 10:12:02 CDT) — Secretary

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT



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OWNER'S CERTIFICATION

WHEREAS RAK REAL ESTATE EQUITIES MARINE CREEK LLC is the owner of a 10.4437 acre (454,927 square foot) tract of land situated in the Robert Mussleman Survey, Abstract No. 1102 and Alexander F Albright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas; said tract being part of that tract of land described in Special Warranty Deed to RAK REAL ESTATE EQUITIES MARINE CREEK LLC recorded in Instrument No. D225148083 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of Marine Creek Parkway (a 120-foot wide right-of-way); said point being the southwest corner of Lot 22, Block X, Terrace Landing, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D216229907 of said Official Public Records;

THENCE North 85°48'38" East, departing the said east line of Marine Creek Parkway and along the south line of said Lot 22, a distance of 591.34 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the west line of that tract of land described as "Tract 1" in deed to Texas Electric Service Company recorded in Volume 2502, Page 593 of the Deed Records of Tarrant County, Texas;

THENCE South 04°11'22" East, along the said west line of the Texas Electric Service Company tract, a distance of 658.54 feet to a 5/8-inch iron rod with "KHA" cap set for the northeast corner of Lot 1, Block 2, ECC Marine Creek, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D225039396 of said Official Public Records;

THENCE South 85°48'38" West, departing the said west line of the Texas Electric Service Company tract and along the north line of said Lot 1, a distance of 814.52 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the said east line of Marine Creek Parkway;

THENCE North 18°08'33" East, along the said east line of Marine Creek Parkway, a distance of 197.00 feet to a 5/8-inch iron rod with "CARTER & BURGESS" cap found at the beginning of a non-tangent curve to the left with a radius of 2,827.56 feet, a central angle of 10°07'19", and a chord bearing and distance of North 13°06'25" East, 498.87 feet;

THENCE in a northerly direction, continuing along the said east line of Marine Creek Parkway and with said non-tangent curve to the left, an arc distance of 499.52 feet to the **POINT OF BEGINNING** and containing 454,927 square feet or 10.4437 acres of land, more or less.

OWNER'S DEDICATION

STATE OF Texas
COUNTY OF Dallas

NOW AND THEREFORE, know all men by these presents that RAK REAL ESTATE EQUITIES MARINE CREEK LLC does hereby adopt this plat as **MARINE CREEK ADDITION,** an addition to the City of Fort Worth, Tarrant County, Texas.

Executed this the 19th day of May, 2026.

RAK REAL ESTATE EQUITIES MARINE CREEK LLC

By: Zachary Rakusin
Manager

STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Zachary Rakusin, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of May, 2026.

Notary Public in and for the State of Texas

My Commission expires: 11-22-2027

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 03/27/2025 and that all corners are shown hereon.

STATE OF TEXAS
REGISTERED
MICHAEL CLEO BILLINGSLEY
6558
PROFESSIONAL
LAND SURVEYOR

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

FORT WORTH FIRE DEPARTMENT

Eng D Hood 6/8/2026

OWNER:
RAK REAL ESTATE EQUITIES
MARINE CREEK LLC
6112 MARTEL AVENUE
DALLAS, TEXAS 75214

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

CASE No. FS-25-224

THIS PLAT IS RECORDED IN INSTRUMENT No. _____, DATE _____

WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water & 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.

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.

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.

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.

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.

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.

SIDEWALKS

Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

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.

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 drainageways 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 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.

PUBLIC OPEN SPACE EASEMENT

No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

PARKWAY PERMIT

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.

PRIVATE P.R.V.

P.R.V(s) will be required; water pressure exceeds 80 P.S.I.

NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 03/27/2025 with an applied combined scale factor of 1.00012.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0160K, for Tarrant County, Texas and incorporated areas, dated September 29, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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 or 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.
4. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

FINAL PLAT
LOT 1, BLOCK 1
MARINE CREEK ADDITION
10.4437 ACRES
ROBERT MUSSLEMAN SURVEY
ABSTRACT No. 1102
ALEXANDER F ALBRIGHT SURVEY
ABSTRACT No. 1849
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DMD	MCB	4/22/2026	061316403	Plat OF 1

FS-25-224

DWG NAME: K:\FTW_SURVEY\061316403-SAK MARINE CREEK\DWG\061316403-SAK MARINE CREEK_FP.DWG PLOTTED BY: BILLINGSLEY, MICHAEL 5/19/2026 8:48 AM LAST SAVED: 5/15/2026 11:07 AM