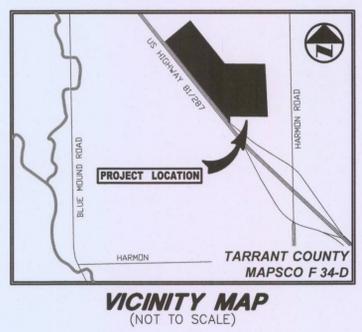
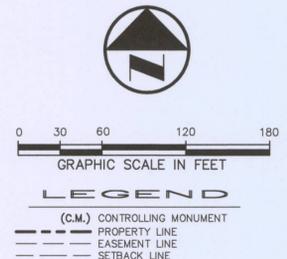


NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on March 2nd, 2015 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 4843900065K, Community-Panel No. 480596 0065 K, Map Revised Date: September 25, 2008. All of the subject property is shown to be located in Zone "X" on said map. The location of the solid flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.



LEGEND

- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE

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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.

Utility Easements
A site drainage study, 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 and paving improvements; and approval is obtained from the City of Fort Worth.

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.

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".

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.

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 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.

Covenants or restrictions are Un-altered
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Pressure Reducing Valves Required
Pressure reducing valves will be required, water pressure exceeds 80 P.S.I.

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.

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.

LOT 1, BLOCK A
MARQUIS TRANSPORTATION ADDITION
(MIN FF ELEVATION = 715.5')

13.719 ACRES
(597,607 SF)

MKS REAL ESTATE, LLC
TRACT 1
(INST. NO. D215231252)

MKS REAL ESTATE, LLC
TRACT 2
(INST. NO. D215231252)

R-HOME REALTY, LLC
(INST. NO. D208464633)

SOUTHERN ENERGY HOMES, INC.
(VOL. 12464, PG. 1021)

SOUTHERN ENERGY HOMES, INC.
TRACT TWO
(VOL. 11177, PG. 1090)

SURVEYOR:
PACHECO KOCH, LLC
ADDRESS: 6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TEXAS 76107
PHONE: 817-412-7155
CONTACT: RENE SILVAS

OWNER:
MKS REAL ESTATE, LLC
P.O. BOX 162867
FORT WORTH, TEXAS 76161

DEVELOPER:
MARQUIS TRANSPORT
2501 BLUE WOUNDS ROAD WEST
HASLET, TEXAS 76052
PHONE: 817-231-0016
CONTACT: LUIS LEAL

FILE CASE NO. FS-15-163

FS 15-163

SHEET 1 OF 2
FINAL PLAT
**LOT 1, BLOCK A
MARQUIS
TRANSPORTATION ADDITION**
13.719 ACRES
AND BEING OUT OF THE
JOSIAH WALKER SURVEY, ABSTRACT NO. 1600,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Pacheco Koch		6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155	
DRAWN BY RS		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193824	
CHECKED BY PMD	SCALE 1"=60'	DATE 05/02/2016	JOB NUMBER 3676-15.044

DWG FILE: 3676-15.044FP.DWG

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FINAL PLAT - MARQUIS TRANSPORTATION ADDITION, LOT 1, BLOCK A

OWNER'S CERTIFICATION

STATE OF TEXAS ~

COUNTY OF TARRANT ~

WHEREAS, MKS Real Estate, LLC is the owner of a 13.719 acre tract of land situated in the Josiah Walker Survey, Abstract No. 1600, City of Fort Worth, Tarrant County, Texas; said tract being all of those tracts of land described as Tract 1, Tract 2 and Tract 3 in Special Warranty Deed with Vendor's Lien to MKS Real Estate, LLC recorded in Instrument Number D215231252 of the Official Public Records of Tarrant County, Texas; ; said 13.719 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the southeast corner of said Tract 2 and the southwest corner of that tract of land described in Warranty Deed to Southern Energy Homes, Inc. recorded in Volume 12464, Page 1021 of the Deed Records of Tarrant County, Texas; said point being in the north line of that tract of land described as Tract Two in General Warranty Deed to Southern Energy Homes, Inc. recorded in Volume 11177, Page 1090 of said Deed Records;

THENCE, North 88 degrees, 51 minutes, 03 seconds West, along the north line of said Tract Two, at a distance of 211.11 feet passing the southwest corner of said Tract 2 and the most southerly southeast corner of said Tract 1, continuing in all a total distance of 429.77 feet to an angle point in the south line of said Tract 1; from said point a 1/2-inch iron rod with 'BRITAIN & CRAWFORD' cap found bears South 49 degrees, 13 minutes West, a distance of 0.8 feet;

THENCE, South 00 degrees, 21 minutes, 29 seconds West, along the west line of said Tract Two, a distance of 69.82 feet to a point at the most southerly corner of said Tract 1; said point being in the northeast right-of-way line of U.S. Highway No. 81 and No. 287 (a variable width right-of-way); from said point a bent 1/2-inch iron rod found bears North 46 degrees, 07 minutes East, a distance of 1.5 feet;

THENCE, North 38 degrees, 39 minutes, 06 seconds West, along the southwest line of said Tract 1 and the said northeast line of U.S. Highway No. 81 and No. 287, a distance of 547.97 feet to a point for corner; from said point a 1/2-inch iron pipe found bears South 82 degrees, 06 minutes West, a distance of 1.3 feet;

THENCE, North 38 degrees, 15 minutes, 22 seconds West, continuing along the said northeast line of U.S. Highway No. 81 and No. 287, a distance of 625.47 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set at the west corner of said Tract 3; said point being the south corner of that tract of land described in Warranty Deed to Bandera Heights, L.P. recorded in Instrument Number D210129395 of said Official Public Records;

THENCE, North 51 degrees, 44 minutes, 40 seconds East, a distance of 371.84 feet to a 5/8-inch iron rod with 'JACOBS' cap found at the north corner of said Tract 3 and the east corner of said Bandera Heights tract; said point being in the southwest line of Quail Grove Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Cabinet A, Slide 11951 of the Plat Records of Tarrant County, Texas;

THENCE, South 38 degrees, 15 minutes, 20 seconds East, along the said southwest line of said Quail Grove Addition, a distance of 625.65 feet to a 5/8-inch iron rod found for angle point in the north line of said Tract 1;

THENCE, South 88 degrees, 58 minutes, 53 seconds East, along the south line of said Quail Grove Addition, a distance of 459.30 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set at the northeast corner of said Tract 1 and the northwest corner of that tract of land described in Warranty Deed to R-home Realty, LLC recorded in Instrument Number D208464633 of said Official Public Records;

THENCE, South 02 degrees, 02 minutes, 54 seconds East, along the east lines of said Tract 1 and said Tract 2, a distance of 589.04 feet to the POINT OF BEGINNING;

CONTAINING: 597,607 square feet or 13.719 acres of land, more or less.

OWNER'S DEDICATION

NOW, AND THEREFORE, know all men by these presents that, MKS Real Estate, LLC does hereby adopt this plat as LOT 1, BLOCK A, MARQUIS TRANSPORTATION ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 4th day of August, 2016.

By: [Signature]
Name: Luis A. Leal
Title: CEO

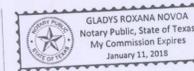
STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Luis A. Leal, 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 4th day of August, 2016.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 7/17/2018



SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

I, René Silvas, 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 direction and supervision in March 2015, and that all corners are shown hereon.

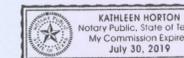
[Signature]
René Silvas
Registered Professional Land Surveyor
No. 5921



BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared René Silvas, 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 1st day of August, 2016.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: July 30, 2019



FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 8/19/2016

By: [Signature] Chairman

By: [Signature] Secretary



SHEET 2 OF 2
FINAL PLAT
**LOT 1, BLOCK A
MARQUIS
TRANSPORTATION ADDITION**
13.719 ACRES
AND BEING OUT OF THE
JOSIAH WALKER SURVEY, ABSTRACT NO. 1600,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Pacheco Koch 6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

DRAWN BY RS	CHECKED BY PMD	SCALE 1"=60'	DATE 05/02/2016	JOB NUMBER 3676-15.044
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FILE CASE NO. FS-15-163

SURVEYOR:
PACHECO KOCH, LLC
ADDRESS: 6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TEXAS 76107
PHONE: 817-412-7155
CONTACT: RENE SILVAS

OWNER:
MKS REAL ESTATE, LLC
P.O. BOX 162867
FORT WORTH, TEXAS 76161

DEVELOPER:
MARQUIS TRANSPORT
2501 BLUE MOUNDS ROAD WEST
HASLET, TEXAS 76052
PHONE: 817-231-0016
CONTACT: LUIS LEAL

D216190123 08/19/16