

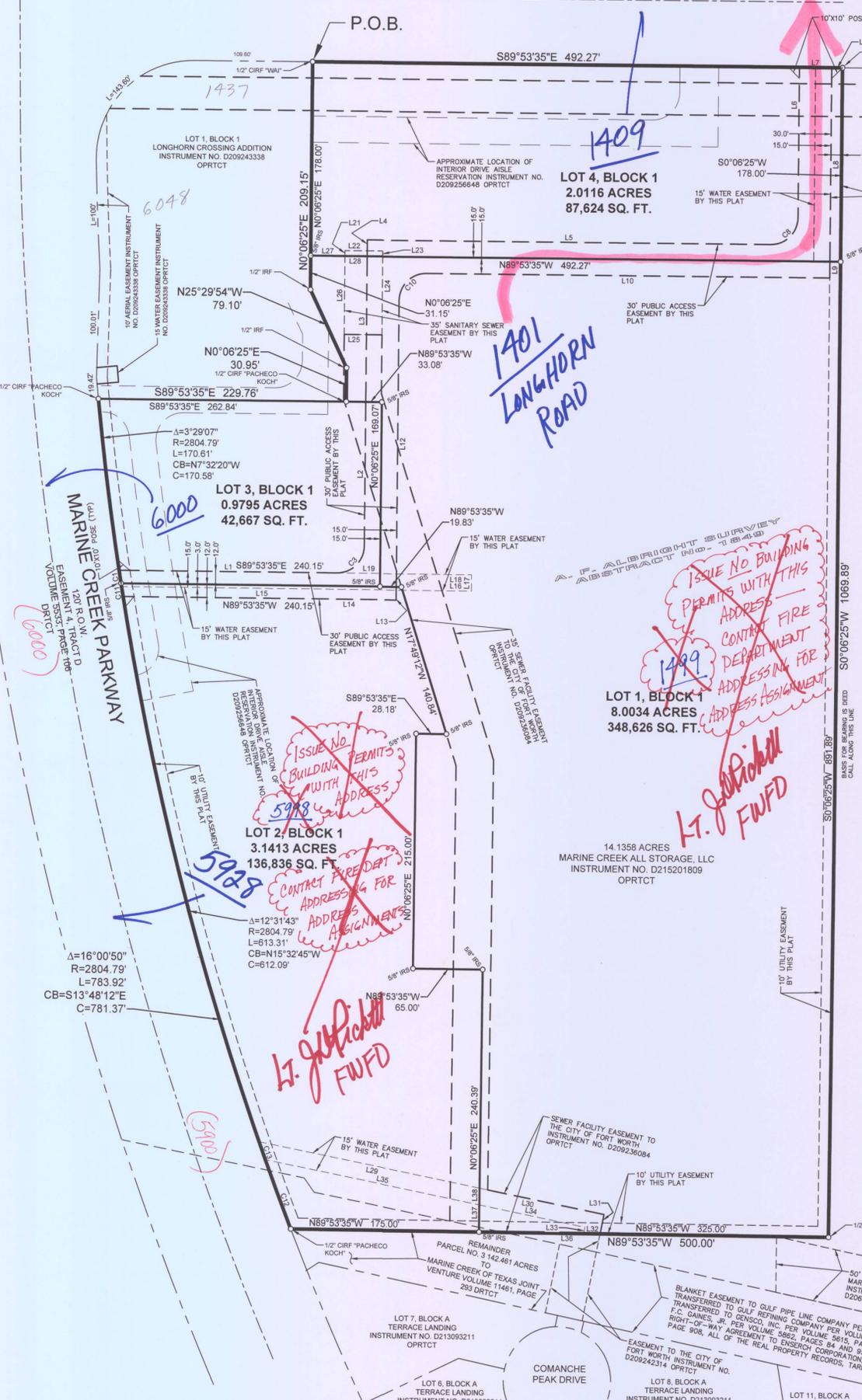
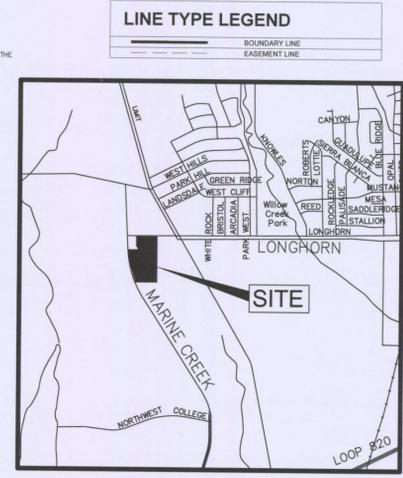


LONGHORN ROAD (120' WIDTH R.O.W.)



LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- 5/8" IRS = 5/8" IRON ROD W/ "KHA" CAP SET
- CIRF = CAPPED IRON ROD FOUND
- IRF = IRON ROD FOUND
- MON = MONUMENT
- DRCTCT = DEED RECORDS TARRANT COUNTY, TEXAS
- OPRTCT = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- PRCTCT = PLAT RECORDS TARRANT COUNTY TEXAS



LINE TABLE

NO.	BEARING	LENGTH
L1	S89°53'35"E	202.10'
L2	N00°06'25"E	132.07'
L3	N00°06'25"E	133.43'
L4	N00°06'25"E	15.00'
L5	S89°53'35"E	375.00'
L6	N00°06'25"E	138.00'
L7	N89°53'35"W	30.00'
L8	S00°06'25"W	178.00'
L9	S00°06'25"W	15.00'
L10	N89°53'35"W	375.00'
L11	S00°06'25"W	262.50'
L12	S00°06'25"W	12.00'
L13	N00°06'25"E	12.00'
L14	N89°53'35"W	253.14'
L15	S89°53'35"E	260.45'
L16	S89°53'35"E	64.20'
L17	N00°06'25"E	15.00'
L18	N89°53'35"W	85.00'
L19	N89°53'35"W	40.00'
L20	N89°53'35"W	10.00'
L21	N00°06'25"E	5.00'
L22	S89°53'35"E	35.00'
L23	S00°06'25"W	5.00'
L24	S00°06'25"W	72.00'
L25	N89°53'35"W	35.00'
L26	N00°06'25"E	72.00'
L27	S89°53'35"E	31.68'
L28	S89°53'35"E	35.00'
L29	S79°02'00"E	209.31'
L30	S79°02'00"E	118.28'
L31	S10°58'00"W	18.03'
L32	N89°53'34"W	15.27'
L33	S10°58'00"W	5.91'
L34	S79°02'00"E	100.40'
L35	S79°02'00"E	203.10'
L36	N89°53'35"W	97.49'
L37	N00°06'25"E	24.72'
L38	N00°06'25"E	15.27'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°14'54"	2804.79'	12.16'	N09°09'27"W	12.16'
C3	90°00'00"	25.00'	39.27'	N45°06'25"E	35.36'
C8	90°00'00"	25.00'	39.27'	N45°06'25"E	35.36'
C10	90°00'00"	25.00'	39.27'	S45°06'25"W	35.36'
C11	0°14'55"	2804.79'	12.17'	S09°24'21"E	12.17'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
1	8.0034	348,626
2	3.1413	136,836
3	0.9795	42,667
4	2.0116	87,624

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 1, 2016

By: Donald R. Bowen Chairman
By: Mary Elliott Secretary

GENERAL NOTES:
4 lots in one Phase.
Minimum lot size is 0.9795 of an acre and maximum lot size is 8.0034 acres.
According to Map No. 48439C0160K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. 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.

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.

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 any owner.

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.

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 on both sides of dedicated public streets, in conformance with current City policy.

Construction Prohibited Over Easements
No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

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, 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.

P.R.V. required
Private pressure release valves will be required, water pressure exceeds 80 P.S.I.

STATE OF TEXAS §
COUNTY OF TARRANT §

THENCE South 89°53'35" East, along the north of said 14.1358 acre tract and said south right-of-way line of Longhorn Road, a distance of 492.27 feet to a 1/2" iron rod found for the northeast corner of said 14.1358 acre tract and being the most northerly northwest corner of the remainder of the Parcel No. 3, being a 142.461 acre tract described in the deed to Marine Creek of Texas Joint Venture, as recorded in Volume 11431, Page 293 of the Deed Records of Tarrant County, Texas;

THENCE South 0°06'25" West, along the east line of said 14.1358 acre tract, a distance of 1069.89 feet to a 3/4" iron rod found for the southeast corner of said 14.1358 acre tract;

THENCE North 89°53'35" West, along the south line of said 14.1358 acre tract, a distance of 500.00 feet to a 3/4" capped iron rod found marked "PACHECO KOCH" for the southwest corner of said 14.1358 acre tract and being in the east right-of-way line of Marine Creek Parkway, (having a 120 foot right-of-way as dedicated in Volume 5533, Page 106 of the Deed Records of Tarrant County, Texas) and being in a curve to the right;

THENCE northerly along said east right-of-way line Marine Creek Parkway for the westerly line of said 14.1358 acre tract and said curve to the right, having a central angle of 10°00'50", a radius of 2804.79 feet, an arc length of 783.92 feet and a long chord bearing and distance of North 13°48'12" West, 781.37 feet to a 3/4" capped iron rod found marked "PACHECO KOCH" for the westerly northwest corner of said 14.1358 acre tract and the southwest corner of said Lot 1;

THENCE South 89°53'35" East, along the south line of said Lot 1 for the westerly north line of said 14.1358 acre tract, a distance of 229.76 feet to a 3/4" capped iron rod found marked "PACHECO KOCH" for the southeast corner of said Lot 1 and a re-entrant corner of said 14.1358 acre tract;

THENCE generally northerly along the east line of said Lot 1 for a westerly line of said 14.1358 acre tract the following:
North 0°06'25" East, a distance of 30.95 feet to a 1/2" iron rod found;
North 25°29'54" West, a distance of 79.10 feet to a 3/4" iron rod found;
North 0°06'25" East, a distance of 209.15 feet to the POINT OF BEGINNING and containing 14.1357 acres or 615,753 square feet of land.

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT Marine Creek All Storage, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as

LOTS 1, 2, 3 and 4, BLOCK 1, MARINE CREEK ALL STORAGE

an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon to the public use unless otherwise noted and do hereby adopt this Final Plat.

EXECUTED THIS 21 day of June, 2016.

MARINE CREEK ALL STORAGE, LLC
By: Mark McDowell
Mark McDowell
Manager

STATE OF TEXAS (X)
COUNTY OF COLLIN (X)
Tarrant

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark McDowell, Manager, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 21 day of June, 2016.
Jennifer L. Pena
Notary Public in and for the State of Texas
My Board Expires On: 7-23-17

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

James Paul Ward 6-21-2016
RPLS No. 5606

STATE OF TEXAS (X)
COUNTY OF TARRANT (X)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Paul Ward, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 21 day of June, 2016.
Vicky Brewer
Notary Public in and for the State of Texas
My Board Expires On: 5/16/2018

OWNER:
MARINE CREEK ALL STORAGE, LLC
82 WEST ARMSTRONG DRIVE
MUSTANG, OK 73064
ATTN: MARK MCDOWELL, MANAGER
PHONE: 405-376-4509

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11
SUITE 950
FORT WORTH, TX 76102
ATTN: PAUL WARD
PHONE: 817-335-6511

FS15-243

FINAL PLAT
LOTS 1, 2, 3, and 4 in BLOCK 1
MARINE CREEK ALL STORAGE
an addition to the City of Fort Worth, Tarrant
County and being a part of the ALEXANDER
ALBRIGHT SURVEY, Abstract No. 1849.
April, 2016

WHEREAS Marine Creek All Storage, LLC, are the owners of a part of the A.F. ALBRIGHT SURVEY, Abstract No. 1849 situated in the City of Fort Worth, Tarrant County, Texas, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Document No. D215201809 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" capped iron rod found for the northerly northwest corner of said 14.1358 acre tract, the northeast corner of Lot 1 in Block 1 of LONGHORN CROSSING ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D209243338 of said Official Public Records and being in the south right-of-way line of Longhorn Road (having a 120 foot right-of-way).

Kimley-Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale: 1" = 60'
Drawn by: JPW
Checked by: DAB
Date: 10/28/2015
Project No: 0612907000
Sheet No: 1 OF 1

0216146738 07/01/2016 FS-15-243