

NOTES:
 △ CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.

BASIS OF BEARING IS THE PLAT RECORDED IN VOLUME 388-196, PAGE 40, PLAT RECORDS, TARRANT COUNTY, TEXAS.

OVERALL AREA: 0.303 ACRE.

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48439C00160K EFFECTIVE DATE: 9-25-2009. THIS PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED 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 IMPROVEMENTS 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.

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.

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.

PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

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.

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.

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 2 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.

PRIVATE MAINTENANCE NOTE

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 OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

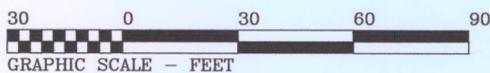
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKING PERMIT.

SIDEWALKS

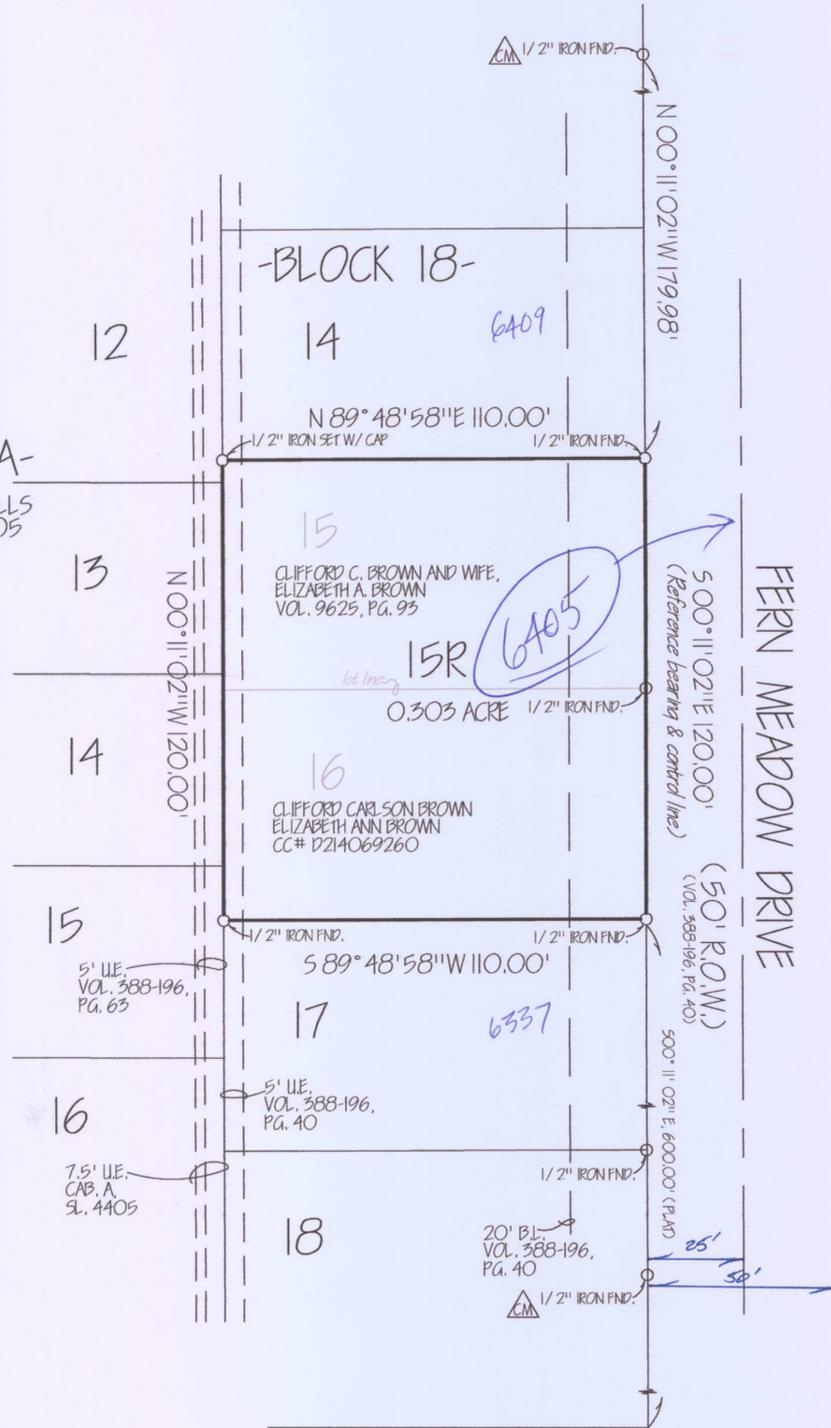
SIDEWALKS AND STREET LIGHTS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER 'CITY DEVELOPMENT DESIGN STANDARDS'.

OR

SCALE: 1" = 30'



-BLOCK A-
 MARINE CREEK HILLS
 CAB. A, SL. 4405



CROMWELL MARINE CREEK ROAD
 (CO. RD. 4124)

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION

NOTE:
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 7/8/2016

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: [Signature]

DATE: 5.13.16

OWNER:
 CLIFFORD C. BROWN
 ELIZABETH A. BROWN
 6405 FERN MEADOW DRIVE
 FORT WORTH, TX. 76179

SURVEYOR:
 SUSAN L. STEWART, R.P.L.S.
 FULTON SURVEYING, INC.
 115 ST. LOUIS AVENUE
 FORT WORTH, TEXAS 76104
 817-335-3625 OFFICE
 817-335-3629 FAX

STATE OF TEXAS
 COUNTY OF TARRANT
 WHEREAS Clifford C. Brown and wife, Elizabeth A. Brown and Clifford Carlson Brown and Elizabeth Ann Brown are the sole owners of Lots 15 and 16, Block 18, MARINE CREEK HILLS, PHASE I, SECTION I, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-196, Page 40, Plat Records, Tarrant County, Texas.

THAT, Clifford C. Brown and wife, Elizabeth A. Brown and Clifford Carlson Brown and Elizabeth Ann Brown do hereby adopt this replat designating the hereinafter described property as Lot 15R, Block 18, MARINE CREEK HILLS, PHASE I, SECTION I an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this 18 day of June, 2016.

[Signature]
 Clifford C. Brown
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Clifford C. Brown, 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 stated.
 GIVEN UNDER MY HAND AND SEAL, this the 18 day of June, 2016.

[Signature]
 Notary Public in and for
 The State of Texas
 My Commission Expires: 02-06-2018



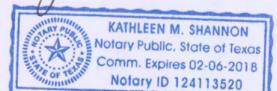
[Signature]
 Elizabeth A. Brown
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Elizabeth A. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL, this the 18 day of June, 2016.

[Signature]
 Notary Public in and for
 The State of Texas
 My Commission Expires: 02-06-2018



[Signature]
 Clifford Carlson Brown
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Clifford Carlson Brown, 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 stated.
 GIVEN UNDER MY HAND AND SEAL, this the 18 day of June, 2016.

[Signature]
 Notary Public in and for
 The State of Texas
 My Commission Expires: 02-06-2018



[Signature]
 Elizabeth Ann Brown
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Elizabeth Ann Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL, this the 18 day of June, 2016.

[Signature]
 Notary Public in and for
 The State of Texas
 My Commission Expires: 02-06-2018



FINAL PLAT

LOT 15R, BLOCK 18
 MARINE CREEK HILLS
 PHASE I, SECTION I
 Being a Replat of
 Lots 15 and 16, Block 18
 MARINE CREEK HILLS
 PHASE I, SECTION I



JAM
 7-7-14

An Addition to the City of Fort Worth, Tarrant County, Texas
 According to the Plat recorded in Volume 388-196, Page 40
 Plat Records, Tarrant County, Texas

FS16-116

PLAT FILED July 8th, 2016
 INSTRUMENT NO. D216151569
 CASE # FS-16-116 TARRANT COUNTY PLAT RECORDS

FULTON SURVEYING, INC.
 115 ST. LOUIS AVENUE
 FORT WORTH, TEXAS 76104
 (817) 335-3625
 FAX (817) 335-3629
 TX. FIRM REG. LIC. NO. 10053600