

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CH DOF I-ECC I FORT WORTH MARINE CREEK, L.P. are the owners of an 11.4508 acre (498,798 square foot) tract of land situated in the Robert Mussleman Survey, Abstract No. 1102 and the Joseph Bowman Survey, Abstract No. 80, City of Fort Worth, Tarrant County, Texas; said tract also being all of those tracts of land described in Special Warranty Deeds to CH DOF I-ECC I Fort Worth Marine Creek, L.P. recorded in Instrument Nos. D22150851 and D224171729 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 with "PEISER MANKIN SURV" cap found in the said west line of a 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; said point being the northeast corner of Lot 1, Block 1, Datapoint Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-137, Page 84 of the Plat Records of Tarrant County, Texas;

THENCE South 85°48'02" 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 1,008.16 feet to a 5/8-inch iron rod found for corner in the said east line of Marine Creek Parkway; said point being the beginning of a non-tangent curve to the right;

THENCE in a northerly direction, with said non-tangent curve to the right, having a radius of 2,970.00 feet, a central angle of 07°35'51", and a chord bearing and distance of North 14°11'18" East, 393.54 feet and an arc distance of 393.54 feet to a 5/8-inch iron rod with "CARTER & BURGESS" cap for corner;

THENCE North 18°08'33" East, continuing along the said east line of Marine Creek Parkway, a distance of 183.08 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the northwest corner of said ECC Marine Creek Tract 2B, LLC tract;

THENCE North 85°48'38" East, departing the said east line of Marine Creek Parkway, a distance of 814.52 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the said west line of the Texas Electric Service Company tract; said point also being the southeast corner of a tract of land described in Special Warranty Deed to MCP18 LLC recorded in Instrument No. D223161991 of said Official Public Records;

THENCE South 04°11'22" East, along the said west line of the Texas Electric Service Company tract, a distance of 542.64 feet to the POINT OF BEGINNING and containing 498,798 square feet or 11.4508 acres of land, more or less.

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 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.

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.

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 are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

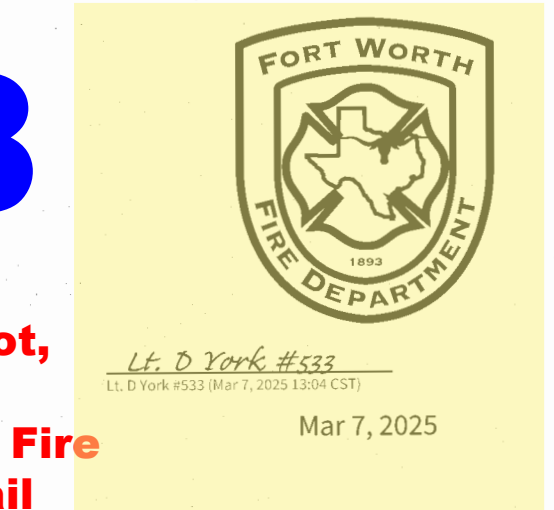
PRV

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Fort Worth.

Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558



FS-24-088

- NOTES:
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on October 28, 2020 with an applied combined scale factor of 1.00012.
 - The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
 - Site drainage is contingent upon detention facility maintenance agreement per Instrument No. D225026846 and drainage easement per Instrument No. D224194791 of the Official Public Records, Tarrant County, Texas.

FLOOD STATEMENT:

According to Map No. 48439C0160K, dated September 25, 2009 of the Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency this property is not within a special flood hazard area (Zone X). 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.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that CH DOF I-ECC I FORT WORTH MARINE CREEK, L.P. do hereby adopt this plat as LOT 1, BLOCK 2, ECC MARINE CREEK 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 27 day of February, 2025.

CH DOF I-ECC I FORT WORTH MARINE CREEK, L.P., a Delaware limited partnership

By: Ben C. Doherty
a Texas limited liability company,
its general partner

By: Ben C. Doherty
Name: Ben C. Doherty, IV
Title: Sole Member

STATE OF TEXAS §
COUNTY OF TARRANT §

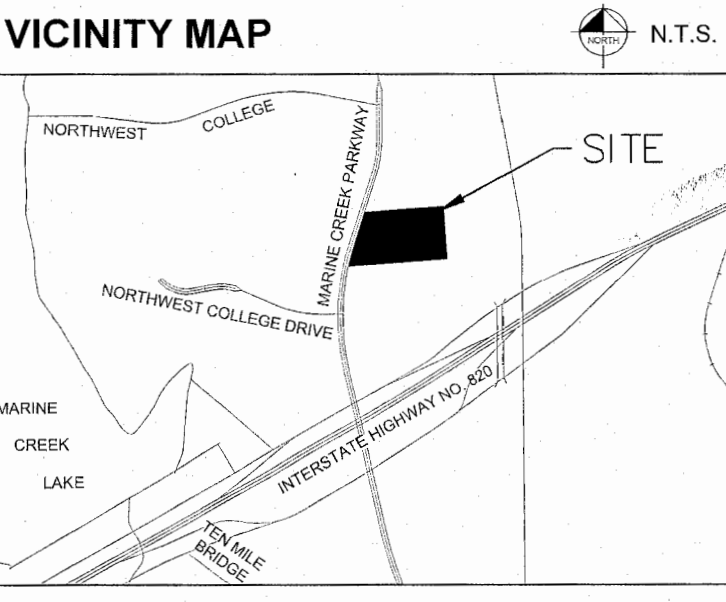
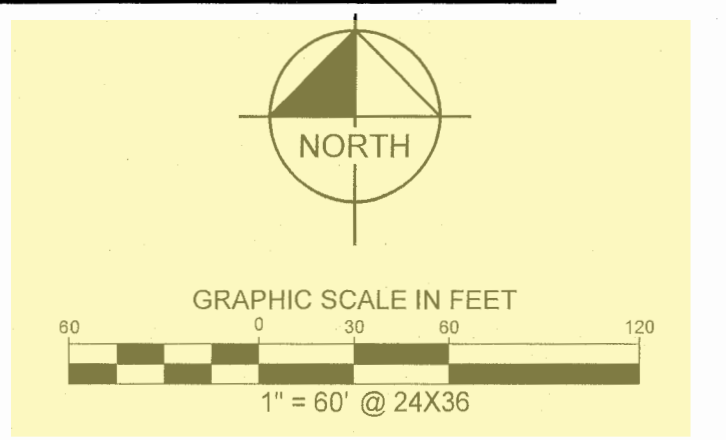
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ben C. Doherty known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of February, 2025.

Rendell Palmer Bratton
Notary Public, State of Texas

This address is assigned as an address for the lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires to the e-mail below.

ADDRESSING@FORTWORTHTEXAS.GOV



LINE TYPE LEGEND

--- (dashed)	BOUNDARY LINE
--- (dotted)	EASEMENT LINE
--- (solid)	BUILDING LINE

LAND USE

1 MEDIUM INDUSTRIAL LOT
GROSS AREA = 11.4508 ACRES
ROW AREA = 0.00 ACRES
NET AREA = 11.4508 ACRES

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = 5/8" IRON ROD WITH "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND

LINE TABLE

NO.	BEARING	LENGTH
L1	S18°08'33"W	50.81'
L2	S71°48'39"E	15.00'
L3	N18°08'33"E	56.98'

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: _____

By: Don Boyen Mar 7, 2025
Chairman

By: London Secretary

FINAL PLAT
LOT 1, BLOCK 2
ECC MARINE CREEK
11.4508 ACRE TRACT
ROBERT MUSSELMAN SURVEY, ABSTRACT NO. 1102
& JOSEPH BOMAN SURVEY, ABSTRACT NO. 80
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" = 60'	CDP	MCB	2/20/2025	061320800	1 OF 1

OWNER:
CH DOF I-ECC I FORT WORTH
MARINE CREEK, L.P.
8333 DOUGLAS AVENUE, STE. 1550
DALLAS, TX 75205
PHONE: (214) 217-7181
CONTACT: BEN C DOHERTY

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

CASE NO. FS-24-088