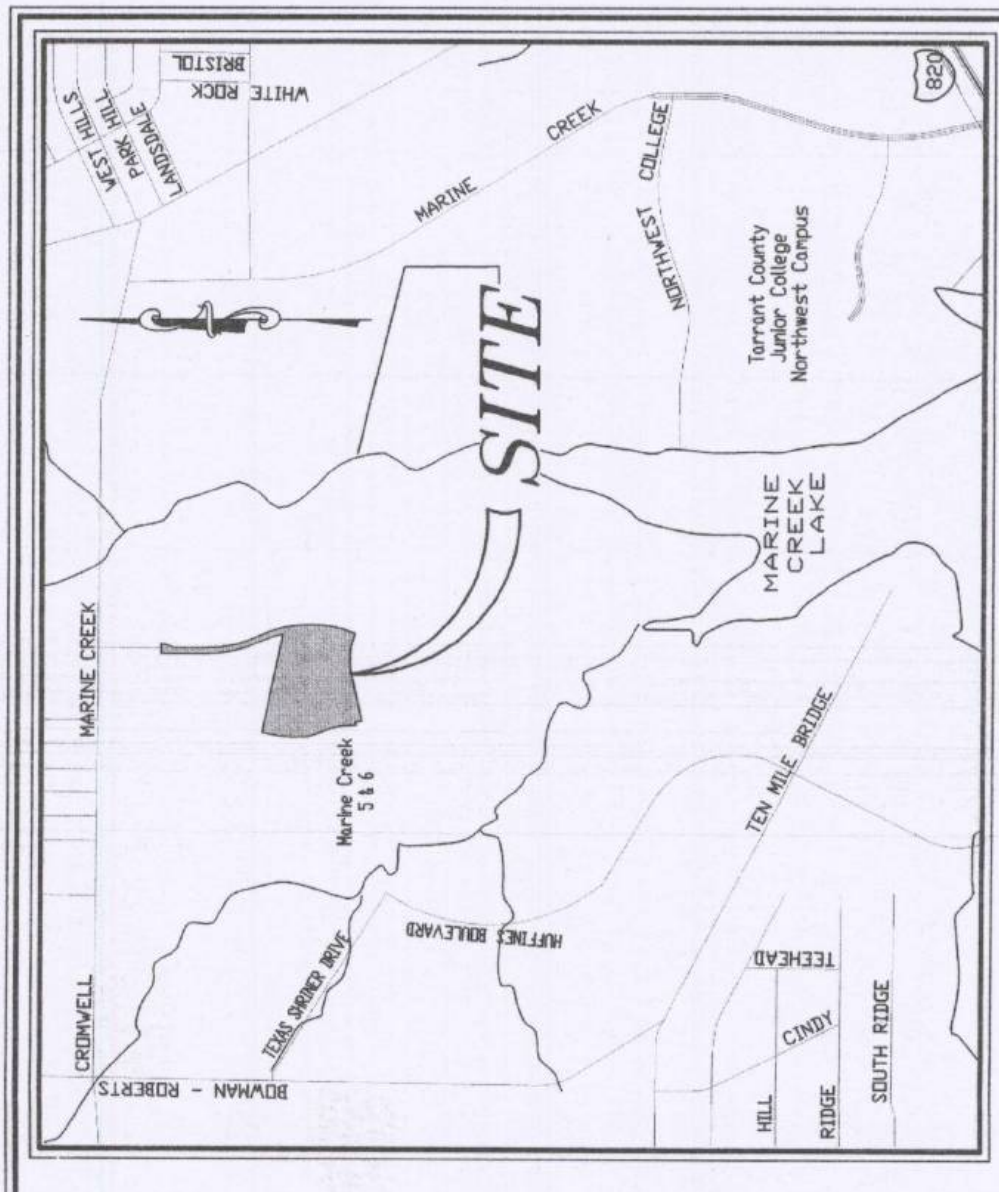


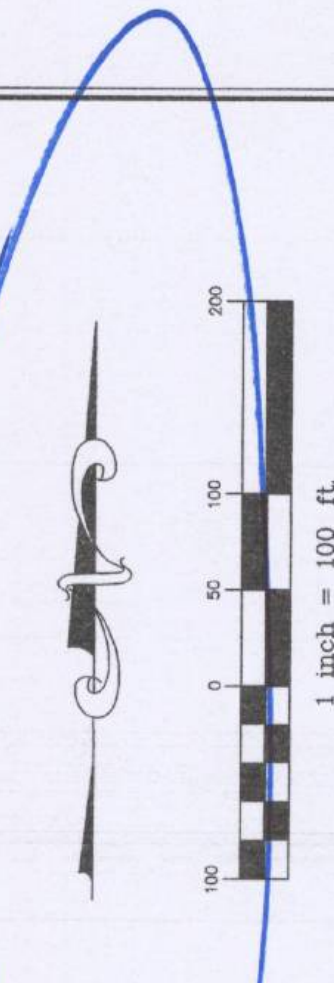
FB13-032-1



VICINITY MAP (NOT TO SCALE)

LEGEND/ABBREVIATIONS

- CAPPED IRON ROD SET STAMPED "MYCOSKE MONNIS" (UNLESS OTHERWISE NOTED)
- CAPPED IRON ROD FOUND
- DTCT TARRANT COUNTY, TEXAS
- PRCT TARRANT COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- VOL. PAGE
- STREET NAME CHANGE
- UTILITY EASEMENT
- BUILDING EASEMENT
- SANITARY SEWER EASEMENT
- IRON PIPE FOUND
- POINT OF BEGINNING FOUND
- FOUNDATION FOUND
- PRIVATE SCREENING WALL EASEMENT
- MFF MINIMUM FINISHED FLOOR ELEVATION NOT REQUIRED
- * FEMA ELEVATION CERTIFICATE
- CC# COUNTY CLERK'S INSTRUMENT NUMBER



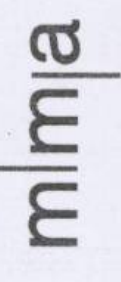
FP13-032

FINAL PLAT MARINE CREEK RANCH

BLOCK L, LOTS 56X, 57X, 58X, 59X, 60X, 61X, 62X, 63X, 64X, 65X, 66X, 67X, 68X, 69X, 70X, 71X, 72X, 73X, 74X, 75X, 76X, 77X, 78X, 79X, 80X, 81X, 82X, 83X, 84X, 85X, 86X, 87X, 88X, 89X and 90X BLOCK Q, LOTS 1-7 and 8X BLOCK T, LOTS 1-26 BLOCK U, LOTS 1-9 and 10X

BEING 23.107 ACRES OF LAND LOCATED IN THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79, AND THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

74 BUILDABLE LOTS 5 PRIVATE HOA/DEVELOPER OPEN SPACE LOTS SURVEYOR/ENGINEER:



mycoske+monnis+associates

mycoske+monnis+associates
200 east obern
fort worth, texas 76102
phone: (817) 335-5045
fax: (817) 335-5045

SHEET 1 OF 2 02/13/2015

OWNER / DEVELOPER:
M & C DEVELOPMENT, LTD.
3609 CHAMBERLAIN BLVD.
FORT WORTH, TEXAS 76107
TEL: (817) 665-2327
TEL: (817) 335-5045

CONTACT: RANDY LOCKHART



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

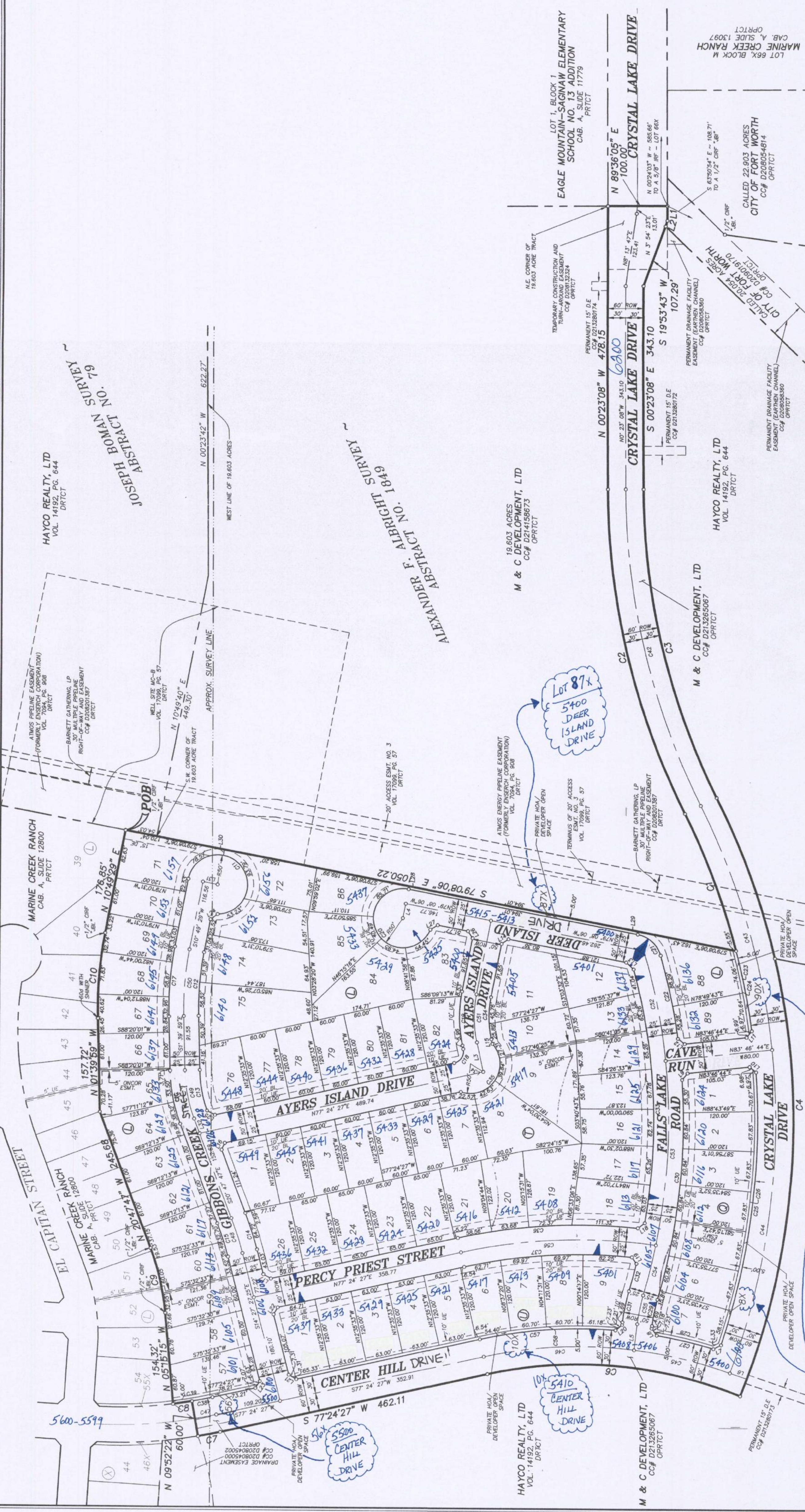
THIS PLAT IS VALID IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plot Approval Date: 2/13/2015

BY: *[Signature]* Chairman
BY: *[Signature]* Secretary

PRELIMINARY PLAT CASE NUMBER: PP-006-033
CASE NUMBER: FP-013-032
CASE NAME: MARINE CREEK RANCH SECTION 7

LAND USE	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	6.526	284,294
RESIDENTIAL	16.373	713,194
PRIVATE OPEN SPACE	0.208	9062
TOTAL	23.107	1,006,550



9. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
10. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL SHALL BE THE OPERATION OF AN OIL OR GAS WELL SHALL BE NECESSARY TO THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM AN EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE THE EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.
11. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT RE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
12. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.
13. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS ADJACENT TO THE OUTSIDE OF THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE 2006 FLOOD HAZARD MAP, MAP NO. 48439C0160K, MAP REVISED SEPTEMBER 25, 2008.

5. 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 TRANSPORTATION AND PUBLIC WORKS STUDIES FOR THE IMPROVEMENTS, THE APPLICANT SHALL SUBMIT TO THE CITY AND SUBMITTED BY THE PARTY(IES) 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.
6. PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL HOLD RESPONSIBILITY 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; WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/RECREISE/ BUILDINGS AND FACILITIES.
7. 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, MAINTENANCE, AND OPERATION OF THE SUBDIVISION'S COMMON AREAS AND FACILITIES. THE CITY OF FORT WORTH, TEXAS, SHALL AGREE TO IDENTIFY 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.
8. CONSTRUCTION PROHIBITED OVER EASEMENTS
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.
9. 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.

1. WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES TO COVER THE COSTS OF THE IMPROVEMENTS TO THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE PLAT. THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT, THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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.
2. 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, OR OTHER GROWTH OR IMPROVEMENT CONSTRUCTION MAY ENDANGER OR INTERFERE WITH THE EXISTING UTILITY SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. 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.
3. TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED.
4. 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, ANY 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, 1000 MAIN STREET, FORT WORTH, TEXAS 76102, THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

Lot 8X
6113
CRYSTAL LAKE DRIVE

Lot 9X
6135
CRYSTAL LAKE DRIVE

Lot 87X
5400
DEER ISLAND DRIVE

THIS PLAT IS FILED IN INSTRUMENT # D215031058

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS M & C DEVELOPMENT, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A CALLED 23.107 ACRE TRACT OF LAND LOCATED IN THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79, AND THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT 1849, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS;

BEING A 23.107 ACRE TRACT OF LAND LOCATED IN THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79, AND THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT 1849, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF A CALLED 23.107 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO M & C DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D213265067, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRCT), SAID 23.107 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHEAST CORNER OF LOT 39, BLOCK L, MARINE CREEK RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12800, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTD), SAME BEING THE WESTERNMOST NORTHWEST CORNER OF SAID CALLED 23.107 ACRE TRACT OF LAND, AND BEING ON THE SOUTH LINE OF AN ATMOS ENERGY PIPELINE EASEMENT (FORMERLY ENSERCH CORPORATION), FILED FOR RECORD IN VOLUME 7094, PAGE 908, DRTCT;

THENCE SOUTH 79 DEGREES 08 MINUTES 06 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1050.22 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND IN A NORTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 12 DEGREES 07 MINUTES 39 SECONDS, AN ARC LENGTH OF 247.65 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 20 DEGREES 45 MINUTES 35 SECONDS WEST, A CHORD LENGTH OF 247.19 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1230.00 FEET;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT, AND IN A NORTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 26 DEGREES 26 MINUTES 16 SECONDS, AN ARC LENGTH OF 567.56 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 13 DEGREES 36 MINUTES 16 SECONDS WEST, A CHORD LENGTH OF 562.53 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE NORTH 00 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 478.15 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, EAGLE MOUNTAIN - SAGINAW ELEMENTARY SCHOOL NO. 13, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11779, PRCTD, SAME BEING THE NORTHEAST CORNER OF A CALLED 19.603 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO M & C DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D214158673, OPRTCT, SAME ALSO BEING THE NORTHERNMOST NORTHWEST CORNER OF SAID CALLED 23.107 ACRE TRACT OF LAND, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE, A 100' RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 36 MINUTES 05 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CRYSTAL LAKE DRIVE, A DISTANCE OF 100.00 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID CALLED 23.107 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 00 DEGREES 20 MINUTES 32 SECONDS EAST, A DISTANCE OF 25.00 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 16 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 9.84 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE WESTERNMOST SOUTHWEST CORNER OF A CALLED 20.054 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO THE CITY OF FORT WORTH, TEXAS, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D209019170, OPRTCT;

SOUTH 19 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 107.29 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 00 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 343.10 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET;

ALONG SAID CURVE TO THE LEFT, AND IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 26 DEGREES 26 MINUTES 16 SECONDS, AN ARC LENGTH OF 539.87 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 13 DEGREES 36 MINUTES 16 SECONDS EAST, A CHORD LENGTH OF 535.09 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1230.00 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AND IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 48 DEGREES 30 MINUTES 58 SECONDS, AN ARC LENGTH OF 1041.52 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 02 DEGREES 33 MINUTES 55 SECONDS EAST, A CHORD LENGTH OF 1010.68 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHEAST CORNER OF SAID CALLED 23.107 ACRE TRACT OF LAND, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID CALLED 23.107 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AND IN A WESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 34 DEGREES 31 MINUTES 34 SECONDS, AN ARC LENGTH OF 433.87 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 85 DEGREES 19 MINUTES 46 SECONDS WEST, A CHORD LENGTH OF 427.33 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 77 DEGREES 24 MINUTES 27 SECONDS WEST, A DISTANCE OF 462.11 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AND IN A SOUTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 2 DEGREES 43 MINUTES 10 SECONDS, AN ARC LENGTH OF 37.73 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 78 DEGREES 45 MINUTES 51 SECONDS WEST, A CHORD LENGTH OF 37.73 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHWEST CORNER OF SAID CALLED 23.107 ACRE TRACT OF LAND, AND BEING ON THE EAST LINE OF SAID MARINE CREEK RANCH;

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID MARINE CREEK RANCH, THE FOLLOWING CALLS:

NORTH 09 DEGREES 52 MINUTES 22 SECONDS WEST, A DISTANCE OF 60.00 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 735.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AND IN A WESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 2 DEGREES 30 MINUTES 29 SECONDS, AN ARC LENGTH OF 32.17 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 81 DEGREES 22 MINUTES 40 SECONDS WEST, A CHORD LENGTH OF 32.17 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

NORTH 05 DEGREES 15 MINUTES 15 SECONDS WEST, A DISTANCE OF 154.32 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI", BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 415.14 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AND IN A NORTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 15 DEGREES 31 MINUTES 52 SECONDS, AN ARC LENGTH OF 112.53 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 13 DEGREES 02 MINUTES 39 SECONDS WEST, A CHORD LENGTH OF 112.19 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

NORTH 20 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 245.68 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE NORTHEAST CORNER OF LOT 46, OF SAID BLOCK L, MARINE CREEK RANCH;

NORTH 01 DEGREES 39 MINUTES 59 SECONDS WEST, A DISTANCE OF 157.72 FEET, TO A 60D NAIL FOUND WITH SHINER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AND IN A NORTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 12 DEGREES 30 MINUTES 32 SECONDS, AN ARC LENGTH OF 145.18 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 04 DEGREES 33 MINUTES 14 SECONDS EAST, A CHORD LENGTH OF 144.89 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI";

NORTH 10 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 176.85 FEET, TO THE POINT OF BEGINNING AND CONTAINING 23.107 ACRES (1,006,550 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, M & C DEVELOPMENT, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS MARINE CREEK RANCH, BLOCK L, LOTS 56X, 57-86, 87X, 88-89 and 90X, BLOCK Q, LOTS 1-7 and 8X, BLOCK T, LOTS 1-26, BLOCK U, LOTS 1-9 and 10X, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE 7TH DAY OF JANUARY, 2015.

GRANTOR:

M & C DEVELOPMENT, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: HARRISON REALTY INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: John Cokerham
JOHN COCKERHAM
ITS: PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7TH DAY OF JANUARY, 2015, BY JOHN COCKERHAM, PRESIDENT OF HARRISON REALTY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF M & C DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

Courtney Pettis
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Courtney Pettis
COMMISSION EXPIRES: 11-14-16



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Merle W. Miller
DATE: JANUARY 7, 2015



MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 7TH DAY OF JANUARY, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4/12/17

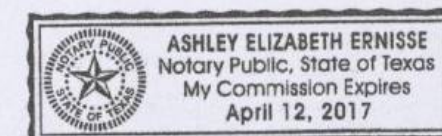


Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains 31 rows of curve data (C1 to C31).

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains 31 rows of curve data (C32 to C62).

Table with 6 columns: LINE, BEARING, DISTANCE. Contains two sections of line data (L1-L15 and L16-L20).

FINAL PLAT
MARINE CREEK RANCH

BLOCK L, LOTS 56X, 57-86, 87X, 88-89 and 90X
BLOCK Q, LOTS 1-7 and 8X, BLOCK T, LOTS 1-26
BLOCK U, LOTS 1-9 and 10X

BEING 23.107 ACRES OF LAND LOCATED IN THE
JOSEPH BOMAN SURVEY, ABSTRACT NO. 79 AND THE
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

74 BUILDABLE LOTS,
5 PRIVATE HOA/DEVELOPER OPEN SPACE LOTS
JANUARY, 2015

SURVEYOR/ENGINEER:

mlmja

OWNER / DEVELOPER:
M & C DEVELOPMENT, LTD.
3825 CAMP BOWE BLVD.
FORT WORTH, TX 76107
TEL: (817) 665-2321
TEL: (817) 335-5045

CONTACT: RANDY LOCKHART

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texas registration/license number: 10098800
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www.mcaassociates.com