

WHEREAS, LAKE HOLLOW CORP., BEING THE OWNER OF A 6.978 acre tract of land situated in the Joseph Boman Survey, Abstract No. 79, City of Fort Worth, Tarrant County, Texas and being part of a called 121.99 acre tract of land described in deed to Lake Hollow Corp., as recorded in Instrument D203473468, Deed Records, Tarrant County, Texas, said 6.978 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "RPLS 5439" found (hereinafter referred to as "1/2-inch iron rod with cap found") for the northeast corner of a called 29.1738 acre tract of land described in deed to Eagle Mountain-Saginaw Independent School District, as recorded in Instrument D207218070, of said Deed Records, said corner being in the south boundary line of Lots 1-14, Block C, Lots 1-27, Block N, Lots 1-41, Block Q, Lots 1-22, Block P, and Lots 1-12, Block R, Marine Creek Ranch (Phase A), an addition to the City of Fort Worth, as recorded in Cabinet A, Slide 10187, Plat Records, Tarrant County, Texas and the south right-of-way line of Texas Shiner Drive, a 60 ft. right-of-way, and being the beginning of a curve to the left having a radius of 1030.00 feet, a chord bearing of South 70 degrees 44 minutes 48 seconds East and a chord distance of 78.77 feet;

THENCE Southeasterly, with the southerly boundary lines of said Phase A and the south right-of-way line of said Texas Shiner Drive, the following courses and distances:

- Southeasterly, with said curve to the right, through a central angle of 04 degrees 22 minutes 58 seconds, an arc distance of 78.77 feet to a 1/2-inch iron rod with cap found for the beginning of a reverse curve to the right having a radius of 670.00 feet, a chord bearing of South 70 degrees 55 minutes 37 seconds West and a chord distance of 47.03 feet;
- Southeasterly, with said curve to the right, through a central angle of 04 degrees 01 minutes 21 seconds, an arc distance of 47.04 feet to a 1/2-inch iron rod with cap found for the end of said curve;
- South 23 degrees 13 minutes 22 seconds West, a distance of 10.93 feet to a 1/2-inch iron rod with cap found for corner;
- South 66 degrees 46 minutes 39 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap found for corner;
- North 23 degrees 13 minutes 22 seconds East, a distance of 10.93 feet to a 1/2-inch iron rod with cap found for the beginning of a non-tangent curve to the right having a radius of 670.00 feet, a chord bearing South 50 degrees 50 minutes 17 seconds East and a chord distance of 88.83 feet;
- Southeasterly, with said curve to the right, through a central angle of 07 degrees 36 minutes 06 seconds, an arc distance of 88.89 feet to a 1/2-inch iron rod with cap found for the end of said curve;
- South 57 degrees 02 minutes 14 seconds East, a distance of 28.34 feet to a 5/8-inch iron rod with cap stamped "GRIFFITH 4846" set (hereinafter referred to as "5/8-inch iron rod with cap set") for corner;

THENCE South 30 degrees 36 minutes 52 seconds West, a distance of 261.10 feet to a 5/8-inch iron rod with cap set for the beginning of a curve to the left having a radius of 1815.00 feet, a chord bearing of South 21 degrees 28 minutes 26 seconds West and a chord distance of 576.65 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 18 degrees 16 minutes 52 seconds, an arc distance of 579.11 feet to a 5/8-inch iron rod with cap set for the end of said curve;

THENCE North 77 degrees 40 minutes 00 seconds West, a distance of 110.00 feet to a 5/8-inch iron rod with cap set for the beginning of a non-tangent curve to the left having a radius of 1925.00 feet, a chord bearing of South 12 degrees 02 minutes 27 seconds West and a chord distance of 19.64 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 00 degrees 35 minutes 04 seconds, an arc distance of 19.64 feet to a 5/8-inch iron rod with cap set for the end of said curve;

THENCE North 78 degrees 15 minutes 05 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 32 degrees 40 minutes 16 seconds West, a distance of 14.25 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 77 degrees 14 minutes 09 seconds West, a distance of 81.48 feet to a 5/8-inch iron rod with cap set for the beginning of a curve to the left having a radius of 275.00 feet, a chord bearing of North 83 degrees 12 minutes 24 seconds West and a chord distance of 57.21 feet;

THENCE Northwesterly, with said curve to the left, through a central angle of 11 degrees 56 minutes 30 seconds, an arc distance of 57.32 feet to a 5/8-inch iron rod with cap set for the end of said curve;

THENCE North 89 degrees 10 minutes 39 seconds West, a distance of 101.32 feet to a 5/8-inch iron rod with cap set for corner;

THENCE South 45 degrees 49 minutes 21 seconds West, a distance of 14.14 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 89 degrees 10 minutes 39 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 44 degrees 10 minutes 39 seconds West, a distance of 14.14 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 89 degrees 10 minutes 39 seconds West, a distance of 200.00 feet to a 5/8-inch iron rod with cap set for corner;

THENCE South 45 degrees 49 minutes 21 seconds West, a distance of 14.14 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 89 degrees 10 minutes 39 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 44 degrees 10 minutes 39 seconds West, a distance of 14.14 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 89 degrees 10 minutes 39 seconds West, a distance of 200.00 feet to a 5/8-inch iron rod with cap set for corner;

THENCE South 45 degrees 49 minutes 21 seconds West, a distance of 14.14 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 89 degrees 10 minutes 39 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 44 degrees 10 minutes 39 seconds West, a distance of 14.14 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 89 degrees 10 minutes 39 seconds West, a distance of 97.15 feet to a 5/8-inch iron rod with cap set for corner;

THENCE South 45 degrees 49 minutes 21 seconds West, a distance of 14.14 feet to a 5/8-inch iron rod with cap set for corner;

THENCE South 00 degrees 49 minutes 21 seconds West, a distance of 4.59 feet to a 5/8-inch iron rod with cap set for corner;

THENCE North 89 degrees 10 minutes 39 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with cap set for corner in the west boundary line of said 121.99 acre tract;

THENCE North 00 degrees 49 minutes 21 seconds East, with the west boundary line of said 121.99 acre tract, a distance of 64.59 feet to a 1/2-inch iron rod with cap found for the southwest corner of the aforementioned 29.1738 acre tract;

THENCE Easterly and Northerly, with the southerly and easterly boundary lines of said 29.1738 acre tract, the following courses and distances:

South 89 degrees 10 minutes 39 seconds East, a distance of 868.47 feet to a 1/2-inch iron rod with cap found for the beginning of a curve to the right having a radius of 325.00 feet, a chord bearing of South 87 degrees 29 minutes 01 seconds East and a chord distance of 19.21 feet;

Southeasterly, with said curve to the right, through a central angle of 03 degrees 23 minutes 16 seconds, an arc distance of 19.22 feet to a 1/2-inch iron rod with cap found for the end of said curve;

North 19 degrees 43 minutes 21 seconds East, a distance of 118.30 feet to a 1/2-inch iron rod with cap found for the beginning of a non-tangent curve to the right having a radius of 2098.72 feet, a chord bearing of North 23 degrees 34 minutes 13 seconds East and a chord distance of 515.58 feet;

Northeasterly, with said curve to the right, through a central angle of 14 degrees 06 minutes 40 seconds, an arc distance of 516.88 feet to a 1/2-inch iron rod with cap found for the end of said curve;

North 30 degrees 36 minutes 52 seconds East, a distance of 228.65 feet to the POINT OF BEGINNING AND CONTAINING 303,944 square feet or 6.978 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LAKE HOLLOW CORP. hereby adopts this plat designating the above described property as MARINE CREEK RANCH, LOTS 34-49, BLOCK C AND LOTS 1-15, BLOCK H, an addition to the City of Fort Worth, and hereby dedicates to the public use forever the streets and easements shown hereon. Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of the construction, maintenance or efficiency of its respective system on any of the easements shown on this plat; and any public franchised utility, including the City of Fort Worth, shall have the right at all times of 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.

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc. in the public open space easements on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property replanted.

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 current Impact Fee Ordinance. The amount to be collected is determined under Schedule II of said ordinance, and become effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Sidewalks shall be required for all publicly maintained streets within the City.

No building permits shall be issued for any lot in this Subdivision until appropriate 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.

WITNESS MY HAND THIS 23rd DAY OF June, 2009.

FOR: LAKE HOLLOW CORP.

BY: GARY HAVENER, PRESIDENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Gary Havener, 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; and in the capacity therein stated.

Given under my hand and seal of office this 23rd day of June, 2009.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02-1-2012



SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

THAT, I Chris E. Griffith, hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the plotting rules and regulations of the City of Fort Worth, Texas.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF JUNE, 2009.

CHRIS E. GRIFFITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4846

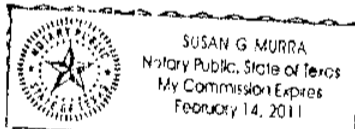


STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Chris E. Griffith, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19TH DAY OF JUNE, 2009.

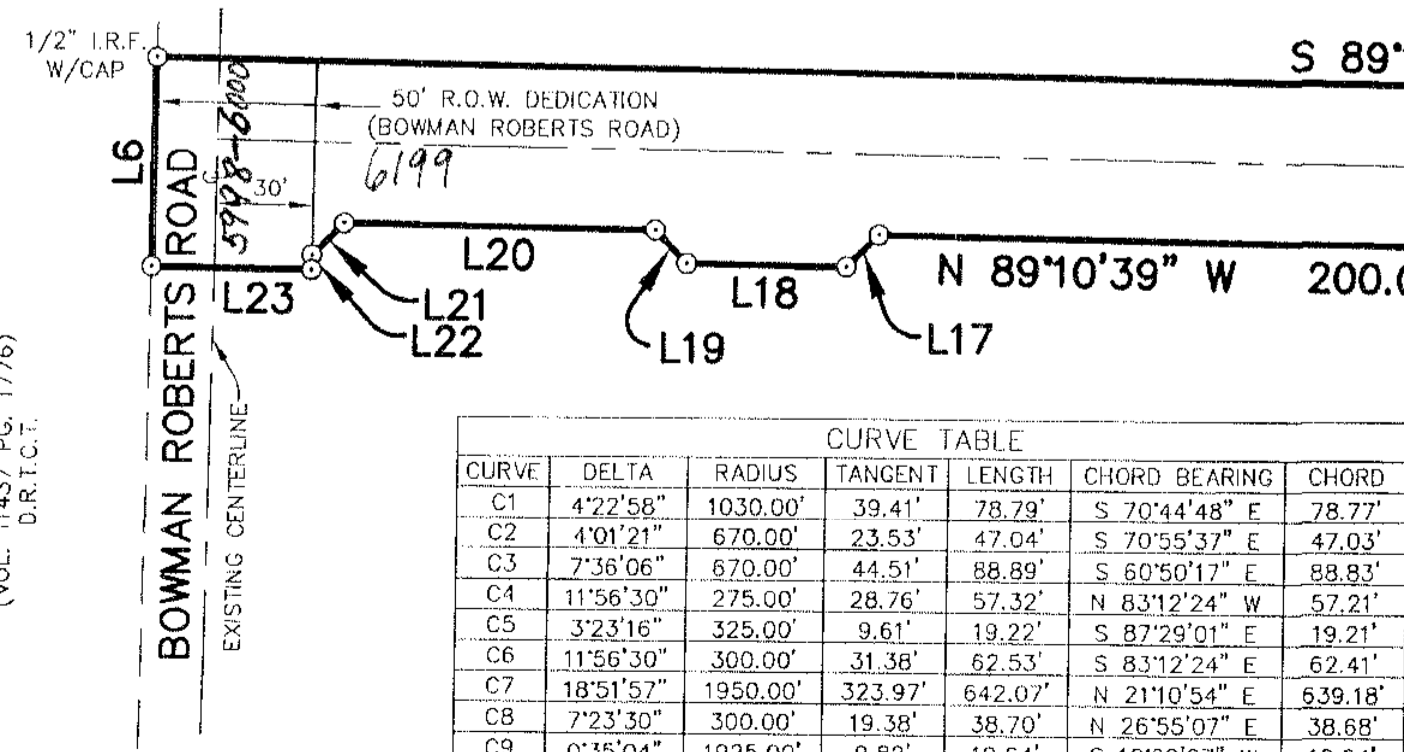
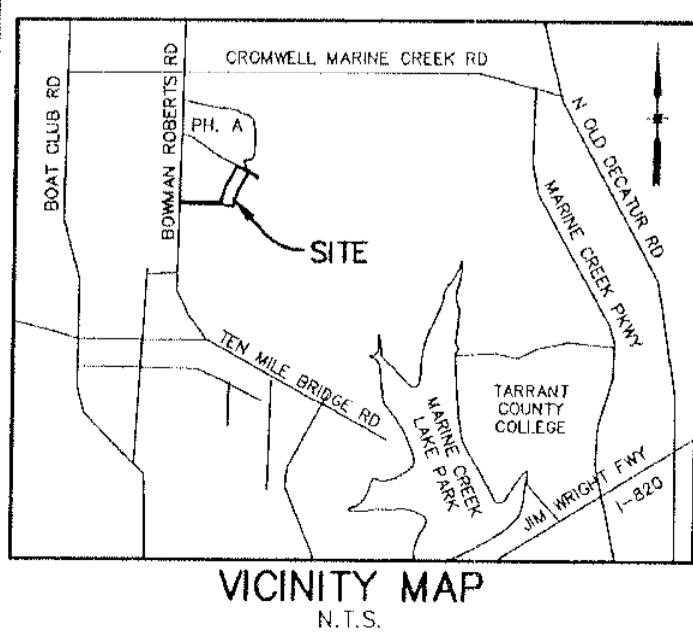
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02/14/2011



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: 7/10/09. By: [Signatures] Chairman and Secretary.

CALLLED 121.99 ACRES  
LAKE HOLLOW CORP.  
INSTR. D203473468  
D.R.T.C.T.

JOSEPH BOMAN SURVEY  
A-79



LINE TABLE with columns: LINE, DIRECTION, DISTANCE. Lists lines L1 through L27 with their bearings and distances.

Δ=14°06'40"  
R=2098.72'  
L=516.88'  
T=259.76'  
CH=N 23°34'13" E  
515.58'

Δ=18°16'52"  
R=1815.00'  
L=579.11'  
T=292.03'  
CH=S 21°28'26" W  
576.65'

WATER / WASTEWATER IMPACT FEES, BUILDING PERMITS, CONSTRUCTION PROHIBITED OVER EASEMENTS. Text explaining the City of Fort Worth's policies on impact fees, building permits, and construction over easements.

UTILITY EASEMENTS. Text explaining the City of Fort Worth's policies on utility easements, including the right to move and keep moved utility lines.

TRANSPORTATION IMPACT FEES. Text explaining the City of Fort Worth's policies on transportation impact fees, including the assessment and collection of fees.

SIDEWALKS. Text explaining the requirement for sidewalks on all publicly maintained streets within the City.

- NOTES: 1. Basis of Bearing being N 00°49'21" E for the east boundary line of 121.99 acre tract recorded in Instrument D203473468, D.R.T.C.T. 2. All monuments are 5/8" I.R.S. W/CAP unless otherwise indicated hereon. 3. Side building setbacks are 5' unless otherwise noted. 4. There is no floodplain within the subject property per FEMA PANEL 48439C0260 H, dated August 2, 1995. 5. The City of Fort Worth shall not be responsible for maintenance of private street, drives, emergency access easements, recreational areas, open space 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.

LEGEND table with columns: Symbol, Description. Lists symbols for 5/8" I.R.S. W/CAP, 1/2" I.R.F. W/CAP, U.E., B.L., P.O.S.E., D.R.T.C.T., and P.R.T.C.T.

FINAL PLAT MARINE CREEK RANCH LOTS 34-49, BLOCK C AND LOTS 1-15, BLOCK H BEING 31 SINGLE FAMILY LOTS 6.978 ACRES SITUATED IN THE JOSEPH BOMAN SURVEY, ABST. No. 79 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. Includes contact information for Griffith Surveying Co., LLC and Engineering Concepts & Design L.P.