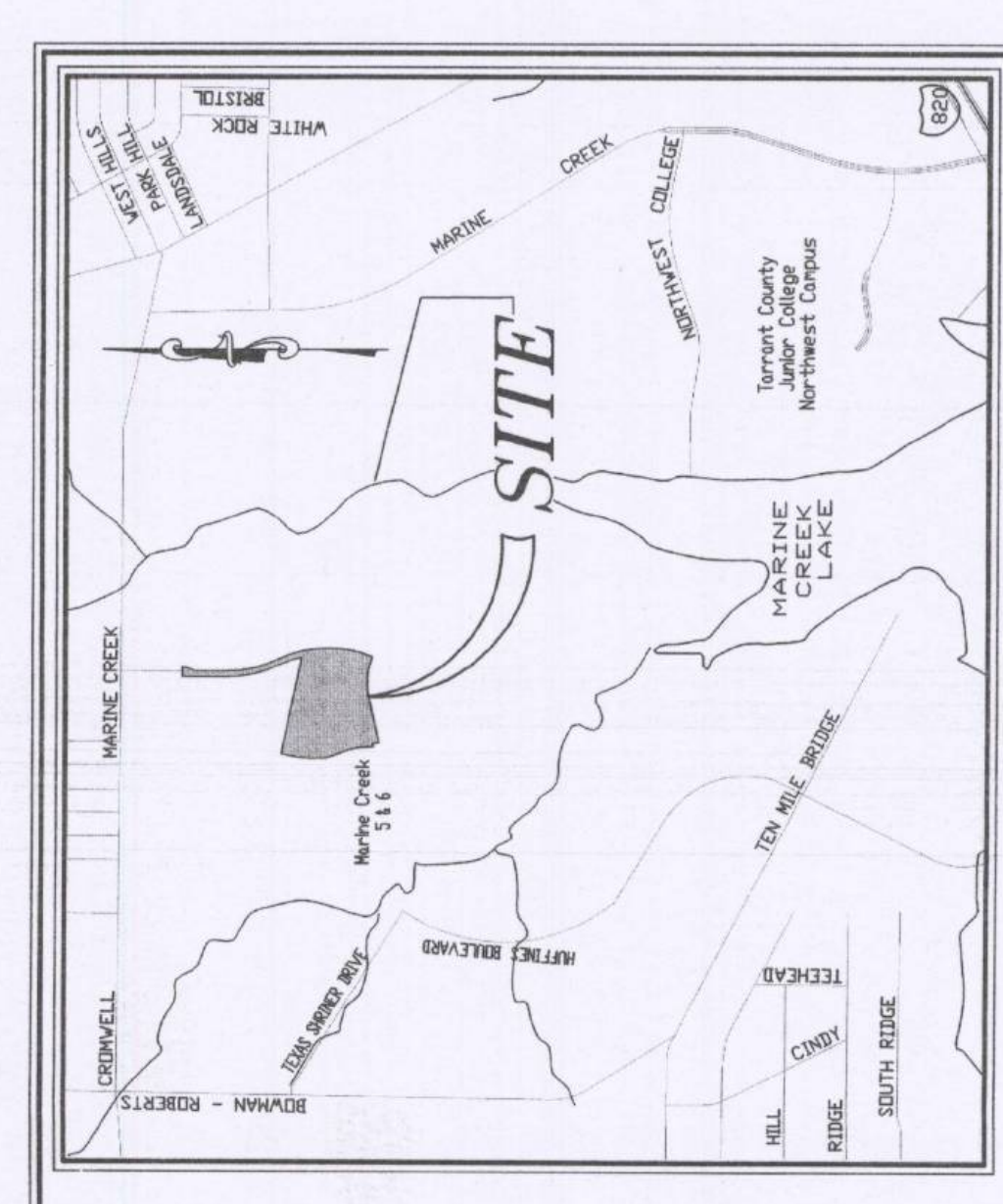


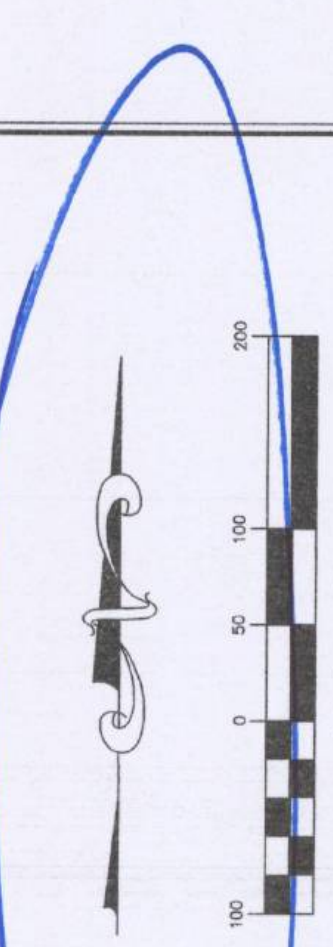
1613-032-1



VICINITY MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS

- CAPED IRON ROD SET STAMPED "MYCOSKE MOONIS" (UNLESS OTHERWISE NOTED)
- CAPED IRON ROD FOUND
- DEED RECORDS TARRANT COUNTY, TEXAS
- PLAT RECORDS TARRANT COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- VOLUME PAGE
- STREET NAME CHANGE
- UTILITY EASEMENT
- BUILDING EASEMENT
- SANITARY SEWER EASEMENT
- IRON PIPE FOUND
- POINT OF BEGINNING
- FOUND
- PRIVATE SCREENING WALL EASEMENT
- MINIMUM FINISHED FLOOR ELEVATION
- FEMA ELEVATION CERTIFICATE NOT REQUIRED
- COUNTY CLERK'S INSTRUMENT NUMBER



1 inch = 100 ft

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, 90X, 91X, 92X, 93X, 94X, 95X, 96X, 97X, 98X, 99X, 100X, 101X, 102X, 103X, 104X, 105X, 106X, 107X, 108X, 109X, 110X, 111X, 112X, 113X, 114X, 115X, 116X, 117X, 118X, 119X, 120X, 121X, 122X, 123X, 124X, 125X, 126X, 127X, 128X, 129X, 130X, 131X, 132X, 133X, 134X, 135X, 136X, 137X, 138X, 139X, 140X, 141X, 142X, 143X, 144X, 145X, 146X, 147X, 148X, 149X, 150X, 151X, 152X, 153X, 154X, 155X, 156X, 157X, 158X, 159X, 160X, 161X, 162X, 163X, 164X, 165X, 166X, 167X, 168X, 169X, 170X, 171X, 172X, 173X, 174X, 175X, 176X, 177X, 178X, 179X, 180X, 181X, 182X, 183X, 184X, 185X, 186X, 187X, 188X, 189X, 190X, 191X, 192X, 193X, 194X, 195X, 196X, 197X, 198X, 199X, 200X, 201X, 202X, 203X, 204X, 205X, 206X, 207X, 208X, 209X, 210X, 211X, 212X, 213X, 214X, 215X, 216X, 217X, 218X, 219X, 220X, 221X, 222X, 223X, 224X, 225X, 226X, 227X, 228X, 229X, 230X, 231X, 232X, 233X, 234X, 235X, 236X, 237X, 238X, 239X, 240X, 241X, 242X, 243X, 244X, 245X, 246X, 247X, 248X, 249X, 250X, 251X, 252X, 253X, 254X, 255X, 256X, 257X, 258X, 259X, 260X, 261X, 262X, 263X, 264X, 265X, 266X, 267X, 268X, 269X, 270X, 271X, 272X, 273X, 274X, 275X, 276X, 277X, 278X, 279X, 280X, 281X, 282X, 283X, 284X, 285X, 286X, 287X, 288X, 289X, 290X, 291X, 292X, 293X, 294X, 295X, 296X, 297X, 298X, 299X, 300X, 301X, 302X, 303X, 304X, 305X, 306X, 307X, 308X, 309X, 310X, 311X, 312X, 313X, 314X, 315X, 316X, 317X, 318X, 319X, 320X, 321X, 322X, 323X, 324X, 325X, 326X, 327X, 328X, 329X, 330X, 331X, 332X, 333X, 334X, 335X, 336X, 337X, 338X, 339X, 340X, 341X, 342X, 343X, 344X, 345X, 346X, 347X, 348X, 349X, 350X, 351X, 352X, 353X, 354X, 355X, 356X, 357X, 358X, 359X, 360X, 361X, 362X, 363X, 364X, 365X, 366X, 367X, 368X, 369X, 370X, 371X, 372X, 373X, 374X, 375X, 376X, 377X, 378X, 379X, 380X, 381X, 382X, 383X, 384X, 385X, 386X, 387X, 388X, 389X, 390X, 391X, 392X, 393X, 394X, 395X, 396X, 397X, 398X, 399X, 400X, 401X, 402X, 403X, 404X, 405X, 406X, 407X, 408X, 409X, 410X, 411X, 412X, 413X, 414X, 415X, 416X, 417X, 418X, 419X, 420X, 421X, 422X, 423X, 424X, 425X, 426X, 427X, 428X, 429X, 430X, 431X, 432X, 433X, 434X, 435X, 436X, 437X, 438X, 439X, 440X, 441X, 442X, 443X, 444X, 445X, 446X, 447X, 448X, 449X, 450X, 451X, 452X, 453X, 454X, 455X, 456X, 457X, 458X, 459X, 460X, 461X, 462X, 463X, 464X, 465X, 466X, 467X, 468X, 469X, 470X, 471X, 472X, 473X, 474X, 475X, 476X, 477X, 478X, 479X, 480X, 481X, 482X, 483X, 484X, 485X, 486X, 487X, 488X, 489X, 490X, 491X, 492X, 493X, 494X, 495X, 496X, 497X, 498X, 499X, 500X, 501X, 502X, 503X, 504X, 505X, 506X, 507X, 508X, 509X, 510X, 511X, 512X, 513X, 514X, 515X, 516X, 517X, 518X, 519X, 520X, 521X, 522X, 523X, 524X, 525X, 526X, 527X, 528X, 529X, 530X, 531X, 532X, 533X, 534X, 535X, 536X, 537X, 538X, 539X, 540X, 541X, 542X, 543X, 544X, 545X, 546X, 547X, 548X, 549X, 550X, 551X, 552X, 553X, 554X, 555X, 556X, 557X, 558X, 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1764X, 1765X, 1766X, 1767X, 1768X, 1769X, 1770X, 1771X, 1772X, 1773X, 1774X, 1775X, 1776X, 1777X, 1778X, 1779X, 1780X, 1781X, 1782X, 1783X, 1784X, 1785X, 1786X, 1787X, 1788X, 1789X, 1790X, 1791X, 1792X, 1793X, 1794X, 1795X, 1796X, 1797X, 1798X, 1799X, 1800X, 1801X, 1802X, 1803X, 1804X, 1805X, 1806X, 1807X, 1808X, 1809X, 1810X, 1811X, 1812X, 1813X, 1814X, 1815X, 1816X, 1817X, 1818X, 1819X, 1820X, 1821X, 1822X, 1823X, 1824X, 1825X, 1826X, 1827X, 1828X, 1829X, 1830X, 1831X, 1832X, 1833X, 1834X, 1835X, 1836X, 1837X, 1838X, 1839X, 1840X, 1841X, 1842X, 1843X, 1844X, 1845X, 1846X, 1847X, 1848X, 1849X, 1850X, 1851X, 1852X, 1853X, 1854X, 1855X, 1856X, 1857X, 1858X, 1859X, 1860X, 1861X, 1862X, 1863X, 1864X, 1865X, 1866X, 1867X, 1868X, 1869X, 1870X, 1871X, 1872X, 1873X, 1874X, 1875X, 1876X, 1877X

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 (OPRTCT), 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 ADDITION, 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 PARTNERSHIPBY: HARRISON REALTY INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNERBY: John Cockerham
JOHN COCKERHAM
ITS: PRESIDENTSTATE 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.

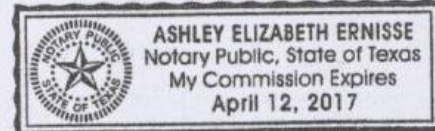
Merle W. Miller
MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS
STATE OF TEXAS)
COUNTY OF TARRANT)



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

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	247.65	1170.00	12° 07' 39"	N20° 45' 35"W	247.19
C2	567.56	1230.00	26° 26' 16"	N13° 36' 16"W	562.53
C3	539.87	1170.00	26° 26' 16"	S13° 36' 16"E	535.09
C4	1041.52	1230.00	48° 30' 58"	S02° 33' 55"E	1010.68
C6	433.87	720.00	34° 31' 34"	N85° 19' 46"W	427.33
C7	37.73	795.00	2° 43' 10"	S78° 45' 51"W	37.73
C8	32.17	735.00	2° 30' 29"	S81° 22' 40"W	32.17
C9	112.53	415.14	15° 31' 52"	N13° 02' 39"W	112.19
C10	145.18	665.00	12° 30' 32"	N04° 33' 14"E	144.89
C11	225.60	50.00	258° 31' 18"	N39° 54' 52"W	77.43
C12	107.92	495.00	12° 29' 28"	S04° 34' 45"W	107.70
C13	70.00	225.00	17° 49' 36"	S10° 34' 47"E	69.72
C14	64.72	585.00	6° 20' 20"	N17° 37' 37"W	64.69
C15	59.19	535.00	6° 20' 20"	N17° 37' 37"W	59.16
C16	91.82	275.00	19° 07' 48"	S11° 13' 53"E	91.39
C17	118.82	545.00	12° 29' 28"	S04° 34' 45"W	118.58
C18	31.42	20.00	90° 00' 00"	N32° 24' 27"E	28.28
C19	92.12	225.00	23° 27' 26"	S00° 51' 50"E	91.47
C20	225.60	50.00	258° 31' 18"	S28° 23' 45"E	77.43
C21	55.09	50.00	63° 07' 22"	N47° 34' 25"W	52.34
C22	143.57	1045.00	7° 52' 19"	N12° 04' 34"W	143.46
C23	138.06	1170.00	6° 45' 39"	N11° 18' 56"W	137.98
C24	144.70	1165.00	7° 06' 59"	N11° 15' 19"W	144.61
C25	467.17	1170.00	22° 52' 39"	N06° 55' 54"E	464.07
C26	467.97	1165.00	23° 00' 55"	N06° 45' 45"E	464.83
C27	98.03	780.00	7° 12' 04"	N76° 56' 11"W	97.97
C28	101.89	785.00	7° 26' 12"	S77° 12' 04"E	101.82
C29	45.05	275.00	9° 23' 06"	S11° 35' 04"W	44.99
C30	375.33	1045.00	20° 34' 44"	N05° 59' 15"E	373.32
C31	53.24	325.00	9° 23' 06"	S11° 35' 04"W	53.18

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00° 20' 32"E	25.00	L21	S59° 27' 27"E	14.62
L2	S16° 06' 21"W	9.84	L22	S30° 32' 33"W	13.70
L3	N12° 35' 33"W	50.96	L23	N32° 24' 27"E	13.70
L4	S10° 51' 54"W	25.00	L24	N52° 57' 18"E	14.83
L5	N06° 53' 31"E	44.29	L25	N61° 31' 40"W	15.08
L6	S71° 02' 27"E	30.01	L26	N34° 08' 06"W	14.14
L7	S62° 49' 24"W	14.34	L27	S58° 44' 04"W	14.83
L8	N37° 00' 22"W	14.41	L28	N10° 48' 52"E	5.00
L9	N39° 36' 05"E	14.34	L29	N10° 48' 52"E	5.00
L10	S50° 29' 11"E	13.96	L30	N10° 51' 54"E	9.98
L11	N38° 02' 39"E	13.96	L31	S79° 10' 31"E	25.00
L12	N52° 02' 37"W	14.34	L32	S20° 47' 47"E	26.54
L13	N47° 25' 47"W	17.02	L33	S62° 49' 24"W	10.28
L14	S55° 51' 54"W	14.14	L34	S58° 17' 44"E	25.36
L15	S12° 35' 33"E	7.99			
L16	S24° 12' 13"W	12.36			
L17	S59° 27' 27"E	14.62			
L18	N52° 54' 20"E	14.59			
L19	N35° 30' 39"W	13.19			
L20	N50° 47' 24"E	14.41			

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C32	48.15	995.00	2° 46' 22"	N14° 53' 26"E	48.15
C33	432.37	995.00	24° 53' 50"	N02° 59' 16"W	428.97
C34	71.65	175.00	23° 27' 26"	S00° 51' 50"E	71.15
C35	132.35	50.00	151° 39' 46"	N32° 53' 59"E	96.96
C36	305.93	955.00	18° 21' 17"	S86° 35' 06"W	304.63
C37	284.91	905.00	18° 02' 16"	S86° 25' 35"W	283.74
C38	34.88	735.00	2° 43' 10"	N78° 45' 51"E	34.88
C39	66.42	730.00	5° 12' 46"	N80° 00' 39"E	66.39
C42	553.71	1200.00	26° 26' 16"	S13° 36' 16"E	548.81
C43	431.49	1200.00	20° 36' 08"	N16° 31' 20"W	429.17
C44	555.07	1200.00	26° 30' 09"	N07° 01' 48"E	550.13
C45	166.40	750.00	12° 42' 44"	N76° 45' 07"W	166.06
C46	255.05	750.00	19° 29' 03"	S87° 08' 59"W	253.82
C47	36.31	765.00	2° 43' 10"	N78° 45' 51"E	36.31
C48	61.95	560.00	6° 20' 20"	N17° 37' 37"W	61.92
C49	83.47	250.00	19° 07' 48"	S11° 13' 53"E	83.08
C50	113.37	520.00	12° 29' 28"	S04° 34' 45"W	113.14
C51	81.88	200.00	23° 27' 26"	S00° 51' 50"E	81.31
C52	189.72	1020.00	10° 39' 25"	N11° 32' 59"W	189.45
C53	313.18	1020.00	17° 35' 32"	N02° 34' 30"E	311.95
C54	87.34	1020.00	4° 54' 21"	N13° 49' 26"E	87.31
C55	49.14	300.00	9° 23' 06"	S11° 35' 04"W	49.09
C56	330.81	930.00	20° 22' 51"	S87° 35' 53"W	329.07
C57	230.25	780.00	16° 54' 47"	S85° 51' 51"W	229.41
C58	236.97	785.00	17° 17' 45"	S86° 03' 20"W	236.07

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

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