#### STANDARD NOTES

CONSTRUCTION PROHIBITED OVER EASEMENTS EXCEPT FOR THE RIGHT TO PLACE SURFACING MATERIALS OVER AND ACROSS THE EASEMENTS HEREIN GRANTED AND TO USE THE SAME FOR PARKING, DRIVEWAYS, AND WALKWAYS, NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR ANY OTHER UTILITY EASEMENT OF ANY TYPE.

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.

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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

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

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 OR 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

BUILDING PERMITS NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OR ANY APPLICABLE WATER, SEWER, STORM, DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS: AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

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

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 PUBLIC OPEN SPACE EASEMENT

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, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

FLOOD PLAIN / DRAINAGE - WAY: MAINTENANCE THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITION, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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 IMPROVEMENT AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WIL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER

P.R.V. NOTE

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

# SURVEYOR'S NOTES

- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.
- PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- 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 THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

#### FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48439C0160K, REVISED DATE OF SEPTEMBER 25, 2009, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RÁRE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Chairman

Secretary

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:

# OWNER

CH REALTY X-CE I FORT WORTH MC820 LOGISTICS LP 1200 N 52ND ST PHOENIX, AZ 85008

**ABBREVIATIONS** 

W.S.S.E. = WATER & SANITARY SEWER EASEMENT

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

C.C.R.T.C.T. = COMMISSIONERS COURT RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

P.O.B. = POINT OF BEGINNING

W.E. = WATER EASEMENT

IRF = IRON ROD FOUND

S.F. = SQUARE FEET

ROW = RIGHT-OF-WAY

INST.NO. = INSTRUMENT NUMBER

MON. = MONUMENT

S.S.E. = SANITARY SEWER EASEMENT

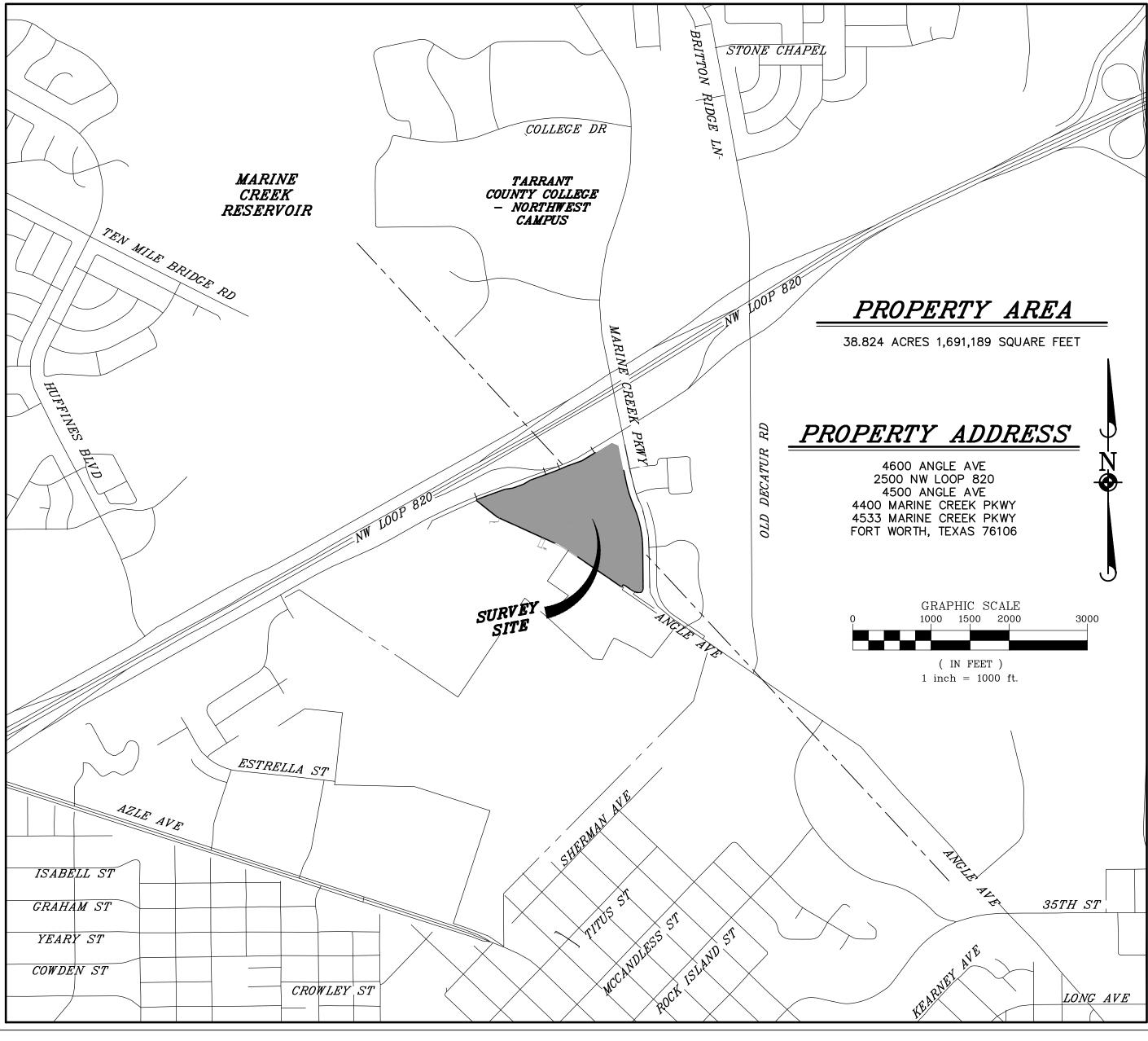
CIRF = CAPPED IRON ROD FOUND

# BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

THIS PLAT RECORDED IN DOCUMENT NUMBER\_

VICINITY MAP



LOT YIELD

LOT TYPE: COMMERCIAL

TOTAL NUMBER: 4

RESIDENTIAL ACRES: 0.000

GROSS SITE AREA: 38.824

## SURVEYOR'S CERTIFICATION

DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND

STATE OF TEXAS §

COUNTY OF TARRANT § I, JEREMY LUKE DEAL, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5696, STATE OF TEXAS, AFFIRM THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED UNDER MY

DURING FIELD OPERATIONS AND FROM OTHER RELIABLE DOCUMENTATION. EXECUTED THIS THE 06TH DAY OF JUNE, IN THE YEAR OF OUR LORD 2025.

JEREMY LUKE DEAL REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5696

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS JEREMY LUKE DEAL, KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DESCRIBED IN SPECIAL WARRANTY DEED TO MCP18, LLC RECORDED IN COUNTY CLERK'S FILE NO. D218284427, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FIVE-EIGHTHS INCH IRON ROD FOUND (RECORD MONUMENT (RM)) FOR THE MOST NORTHWESTERLY CORNER OF SAID TRACT 6, SAME BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE LOOP NO. 820 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING IN THE APPROXIMATE CENTERLINE OF ANGLE AVENUE (AN APPARENT 60' RIGHT-OF-WAY); THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE LOOP NO. 820 AND THE NORTHERLY LINE OF SAID TRACT 6 THE

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN 38.824 ACRE TRACT OF LAND SITUATED IN THE JOSEPH BOWMAN SURVEY, ABSTRACT NO. 80, AND THE JOSEPH KIRBY SURVEY, ABSTRACT NO. 907, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF CALLED TRACT 6, AS

NORTH 68'51'34" EAST, A DISTANCE OF 37.58 FEET TO A CONCRETE HIGHWAY MONUMENT (RM) FOUND FOR CORNER, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.699.58, A CENTRAL ANGLE OF 01'01'02", AND A CHORD BEARING NORTH 69'41'15" EAST, A CHORD DISTANCE OF 101.19 FEET; NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 101.19 FEET TO A POINT FOR CORNER FROM WHICH A

CONCRETE HIGHWAY MONUMENT (RM) BEARS SOUTH 22"00'59" WEST, A DISTANCE OF 0.29 FEET;

HIGHWAY MONUMENT (RM) BEARS NORTH 51°02'39" WEST, A DISTANCE OF 0.34 FEET;

NORTH 70"11'46" EAST, A DISTANCE OF 237.20 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 1013'50" EAST, A DISTANCE OF 0.52 FEET; NORTH 81\*30'46" EAST, A DISTANCE OF 101.98 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 38°25'05" EAST, A DISTANCE OF 0.79 FEET; NORTH 70"11'46" EAST, A DISTANCE OF 150.00 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH CAP STAMPED "MANHARD" SET FOR

NORTH 58'52'46" EAST, A DISTANCE OF 101.98 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 14°02'31" EAST, A DISTANCE OF 0.50 FEET NORTH 70"1'46" EAST, A DISTANCE OF 265.58 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 28'58'56" EAST, A DISTANCE OF 0.52 FEET, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2.894.79 FEET, A CENTRAL ANGLE OF 04'41'18". AND A CHORD BEARING NORTH 67"51'07" EAST, A CHORD DISTANCE OF 236.81 FEET: NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 236.87 FEET TO A POINT FROM WHICH A CONCRETE

NORTH 70"9'46" EAST, PASSING AT A DISTANCE OF 138.53 FEET A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR THE NORTHWEST CORNER OF LOT 2, BLOCK A, QT 1871 ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. D217028260, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING WITH THE NORTHERLY LINE OF SAID LOT 2, BLOCK A AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE LOOP NO. 820, AND THE NORTHERLY LINE OF SAID TRACT 6, A TOTAL DISTANCE OF 204.35 FEET TO A FIVE-EIGHTS

NORTH 58'28'23" EAST, A DISTANCE OF 189.52 FEET TO AN "X" CUT FOUND (RM) FOR CORNER AT THE NORTHEASTERLY CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK A, SAID QT 1871 ADDITION (CALLED: NORTH 58°57'00" EAST - 189.63 FEET); THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE LOOP NO. 820, THE NORTHERLY LINE OF SAID QT 1871 ADDITION, AND THE NORTHERLY LINE OF SAID TRACT 6, CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND 2, BLOCK A, AND WITH THE EASTERLY LINE OF SAID TRACT 6, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 11'31'00" EAST, A DISTANCE OF 335.12 FEET TO A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR CORNER (CALLED SOUTH 10°57'06" EAST - 335.15 FEET); NORTH 33"21"15" EAST, A DISTANCE OF 63.96 FEET TO AN "X" CUT FOUND (RM) FOR CORNER (CALLED: NORTH 33"59'49" EAST - 63.97

NORTH 78'26'22" EAST, A DISTANCE OF 262.56 FEET TO AN "X" CUT FOUND (RM) FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SAME BEING THE EASTERLY NORTHEAST CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE EASTERLY NORTHEAST CORNER
OF SAID TRACT 6, SAME BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF MARINE CREEK PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY) (CALLED: NORTH 78°59'48" EAST - 262.55 FEET);

THENCE SOUTH 11"36"05" EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF MARINE CREEK PARKWAY, THE EASTERLY LINE OF SAID LOT 2. BLOCK A. SAME BEING THE EASTERLY LINE OF SAID TRACT 6. A DISTANCE OF 139.87 FEET (CALLED SOUTH 11'00'10" EAST - 139.83 FEET) TO A ONE-HALF INCH IRON ROD FOUND (RM) FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,584.98 FEET, A CENTRAL ANGLE OF 10°52'20", AND A CHORD BEARING SOUTH 16°59'40" EAST, A CHORD DISTANCE OF 300.31 FEET (CALLED: RADIUS=1,592.50'; CENTRAL ANGLE=10'49'44"; CHORD BEARING SOUTH 16'27'15" EAST - 300.53 FEET);

THENCE WITH SAID CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 251.66 FEET A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR THE EASTERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK A, AND CONTINUING A TOTAL ARC DISTANCE OF 300.76 FEET TO Á ONE-HALF INCH IRON ROD FOUND (RM) FOR CORNER (CALLED: TOTAL ARC DISTANCE 300.76 FEET); THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARINE CREEK PARKWAY AND THE EASTERLY LINE OF SAID TRACT 6 THE SOUTH 22°25'21" EAST, A DISTANCE OF 48.11 FEET TO A ONE-HALF INCH IRON ROD FOUND (RM) FOR CORNER AT THE BEGINNING

OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,407.50, A CENTRAL ANGLE OF 21\*52'34", AND A CHORD BEARING SOUTH 11\*29'04' WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 537.40 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH CAP STAMPED SOUTH 00'32'47" EAST, A DISTANCE OF 503.86 FEET TO A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR CORNER AT THE

BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 4619'02", AND A CHORD BEARING SOUTH 22°36'44" WEST, A CHORD DISTANCE OF 47.98 FEET; WITH SAID CURVE TO THE RIGHT, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARINE CREEK PARKWAY AND CONTINUING WITH THE SOUTHERLY LINE OF SAID TRACT 6 AN ARC DISTANCE OF 49.31 FEET TO A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR CORNER AT THE INTERSECTION OF SAID MARINE CREEK PARKWAY AND SAID ANGLE AVENUE, SAME BEING AT THE BEGINNING OF A CURVE

TO THE RIGHT HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 42"28"01", AND A CHORD BEARING NORTH 75"46"23" WEST, A CHORD DISTANCE OF 120.24 FEET; THENCE WITH SAID CURVE TO THE RIGHT AND SOUTHERLY LINE OF SAID TRACT 6, AN ARC DISTANCE OF 123.04 FEET TO A ONE-HALF INCH IRON ROD FOUND (RM) FOR CORNER; THENCE NORTH 55'30'48" WEST, WITH THE SOUTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER FROM WHICH A ONE-HALF INCH IRON ROD FOUND (RM) BEARS SOUTH 37°55'35" WEST, A DISTANCE OF 0.91 FEET;

THENCE NORTH 71°02'47" WEST, WITH THE SOUTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 35.48 FEET TO A POINT FOR CORNER

FROM WHICH A ONE-HALF INCH IRON ROD FOUND (RM) BEARS SOUTH 31"57"33" WEST, A DISTANCE OF 1.31 FEET; THENCE SOUTH 34'26'57" WEST. WITH THE SOUTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 29.99 FEET TO A ONE-HALF INCH IRON ROD FOUND IN OR NEAR THE APPROXIMATE CENTERLINE OF SAID ANGLE AVENUE (AN APPARENT 60' WIDTH): THENCE NORTH 55'35'27" WEST, WITH THE SOUTHWESTERLY LINE OF SAID TRACT 6 AND THE APPROXIMATE CENTERLINE OF SAID ANGLE AVENUE, A DISTANCE OF 660.99 FEET TO A FIVE-EIGHTS INCH ROD SET FOR CORNER (CALLED NORTH 55'02'13" WEST - 894.35 FEET); THENCE DEPARTING SAID SOUTHWESTERLY LINE AND SAID APPROXIMATE CENTERLINE AND CONTINUING OVER AND ACROSS SAID TRACT ( THE FOLLOWING COURSES AND DISTANCES:

NORTH 34°29'52" EAST, A DISTANCE OF 323.23 FEET TO A FIVE-EIGHTS INCH ROD SET FOR CORNER; NORTH 55"30"08 WEST, A DISTANCE OF 360.00 FEET TO A FIVE-EIGHTS INCH ROD SET FOR CORNER;

SOUTH 34\*29'52" WEST, A DISTANCE OF 346.15 FEET TO A FIVE-EIGHTS INCH ROD SET FOR CORNER; THENCE NORTH 65'36'24" WEST, WITH THE SOUTHWESTERLY LINE OF SAID TRACT 6 AND THE APPROXIMATE CENTERLINE OF SAID ANGLE AVENUE, A DISTANCE OF 796.52 FEET TO A FIVE-EIGHTS INCH IRON ROD FOUND (RM) FOR CORNER (CALLED: NORTH 65'03'10" WEST -THENCE NORTH 51°37'56" WEST, WITH THE SOUTHWESTERLY LINE OF SAID TRACT 6 AND THE APPROXIMATE CENTERLINE OF SAID ANGLE

AVENUE, A DISTANCE OF 334.08 FEET (CALLED: NORTH 51'04'42" WEST - 334.09 FEET) TO THE POINT OF BEGINNING, CONTAINING 38.824

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT CH REALTY X-CE I FORT WORTH MC28 LOGISTICS LP DO HERBY ADOPT THE HEREIN DESCRIBED LAND AS LOT 1, 2, 3, AND 4 BLOCK A, MARINE CREEK INDUSTRIAL, AN ADDITION TO THE CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE

WITNESS, MY HAND THIS THE \_\_\_\_, DAY OF \_\_\_\_\_\_, 2025.

NAME: CH REALTY X-CE | FORT WORTH MC28 LOGISTICS LP TITLE: OWNER

RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS \_\_\_\_\_\_\_\_\_\_\_, KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**FW CASE NO. FS-24-206** FINAL PLAT OF

## LOTS 1, 2, 3 & 4, BLOCK A MARINE CREEK INDUSTRIAL

BEING A REPLAT OF LOT 2, BLOCK A, QT 1871 ADDITION RECORDED IN INSTRUMENT NO. D217028260, P.R.T.C.T. & A PORTION OF TRACT MCP18, LLC, RECORDED IN INSTRUMENT NO. D2182844427, D.R.T.C.T. 38.824 ACRES/1,691,189 SQUARE FEET OF LAND SITUATED IN THE J. KIRBY SURVEY, ABSTRACT NO. 907, & J.

**BOWMAN SURVEY, ABSTRACT NO. 80** CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

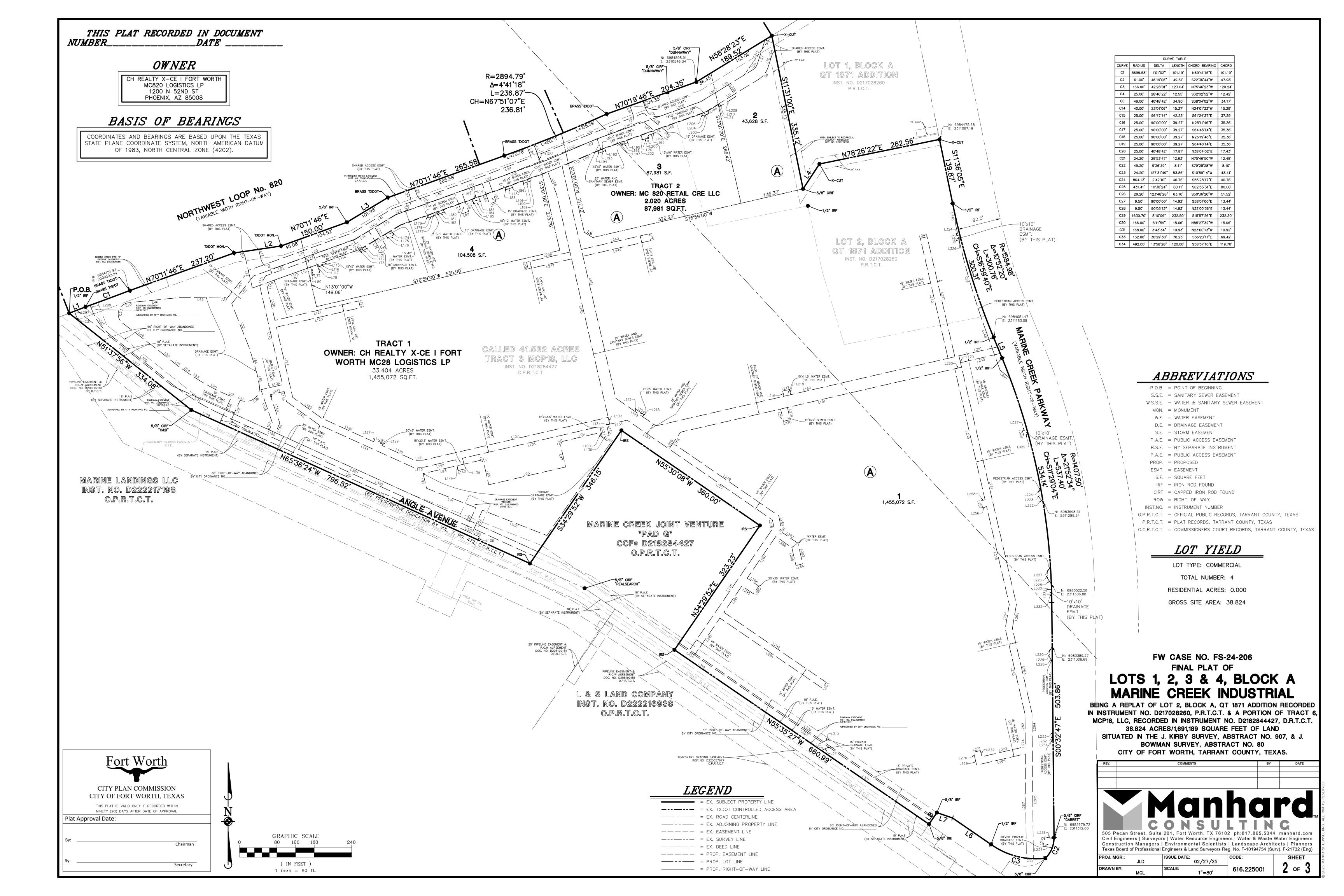


Construction Managers | Environmental Scientists | Landscape Architects | Planners Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

1"=80'

616.225001

OF 5



#### THIS PLAT RECORDED IN DOCUMENT NUMBER\_\_\_\_\_DATE \_\_\_\_\_

## OWNER

CH REALTY X-CE | FORT WORTH MC820 LOGISTICS LP 1200 N 52ND ST PHOENIX, AZ 85008

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

LINE TABLE			LINE TABLE		LINE TABLE		LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH		LINE	BEARING	LENGTH
L1	N68'51'34"E	37.58'	L38	S20°44'42"E	23.67'	L73	S31°07'14"E	46.00'		L106	S24°23'36"W	7.27'
L2	N81°30'46"E	101.98'	L39	S68°59'48"W	110.46'	L74	S58°52'46"W	15.00'		L107	N22°37'29"E	16.74
L3	N58°52'46"E	101.98'	L40	S7011'46"W	205.79	L75	N31°07'14"W	46.00'		L108	N19°01'00"W	74.84
L4	N33°21'15"E	63.96'	L41	S58*52'46"W	101.97	L76	S58*52'46"W	34.69'		L109	N76°59'00"E	47.67
L5	S22°25'21"E	48.11'	L42	S70"11'48"W	234.10	L77	S70"11'44"W	94.91'		L110	N13°01'00"W	216.22
L6	N55°30'48"W	100.00	L43	S38°09'07"W	77.25'	L78	S19°48'14"E	41.00'		L111	N28°35'32"E	25.70
L7	N71°02'47"W	35.48'	L45	S89"16'16"W	89.15'	L79	S70"11'46"W	15.00'		L112	N70"1'46"E	204.43
L8	S34°26'57"W	29.99'	L46	S84"11'47"W	106.58	L80	N19°48'14"W	41.00'		L113	S31°07'14"E	15.30'
L10	S17°39'41"W	25.65'	L49	S52*47'04"E	93.01'	L81	S70"11'44"W	121.38		L114	S7011'46"W	78.65
L11	S58°28'23"W	132.22	L50	S51°17'44"E	47.36'	L82	S38°09'07"W	75.36'		L115	S19°48'14"E	5.00'
L12	S7019'46"W	237.82	L51	S52°22'31"E	10.00'	L83	S21°32'51"E	104.82		L116	S7011'46"W	15.00
L13	S66*52'47"W	117.02	L53	S57*25'56"E	7.52	L84	S16°27'01"E	55.62'		L117	N19°48'14"W	5.00'
L14	S70°11'46"W	342.62	L55	S67°30'52"E	3.86'	L85	S11"17'54"E	24.28'		L118	S7011'46"W	108.08
L15	S58°52'46"W	101.98	L56	S24°24'42"W	61.65	L87	N67°29'27"W	1.18'		L119	S28°35'32"W	14.30
L16	S70"11'46"W	244.76'	L57	S20*44'42"E	23.59'	L88	S24*24'42"W	55.04'		L120	S13°01'00"E	72.41
L17	N13°01'00"W	65.59'	L58	N68°25'11"E	243.63	L89	S65*36'24"E	555.16		L121	N76°59'00"E	184.50
L18	S13°01'00"E	21.69'	L59	S51*34'49"E	67.91'	L90	N24°13'33"E	53.90'		L122	S13°01'00"E	15.00
L20	N7011'46"E	179.15	L60	S38°25'11"W	15.00'	L91	N68'35'39"W	113.48		L123	S76°59'00"W	184.50
L21	N58°52'46"E	101.98	L61	N51°34'49"W	59.25'	L92	N13°01'00"W	32.46'		L124	S13°01'00"E	154.47
L22	N7011'46"E	17.02'	L62	S68°25'11"W	242.62	L93	N76°59'00"E	122.13'		L125	S54°21'17"E	76.55
L24	N19°48'14"W	15.00'	L63	S68*59'48"W	110.70'	L95	S13°01'00"E	45.50'		L126	S65*35'20"E	122.19
L25	S19°48'14"E	15.00'	L64	S19°48'14"E	46.16'	L96	N76°59'00"E	169.00'		L127	N24°23'36"E	5.00'
L27	N7011'46"E	262.29'	L65	S70"1'46"W	15.00'	L97	N13°01'00"W	45.50'		L128	S65*42'59"E	20.00
L28	N66°52'47"E	117.05	L66	N19*48'14"W	46.00'	L99	N76°59'06"E	78.97'		L129	S24°23'36"W	5.00'
L29	N70119'46"E	64.78'	L67	S70"1'46"W	47.44'	L100	S13°01'00"E	8.11'		L130	S65*36'24"E	76.97
L31	N19'40'14"W	18.00'	L68	S19'48'14"E	46.00'	L101	S55'32'18"E	25.01'		L131	N8814'00"E	17.52
L32	S19°40'14"E	18.00'	L69	S70"1'46"W	15.00'	L102	S34°29'52"W	240.64		L132	N76*59'00"E	407.18
L34	N70119'46"E	91.27'	L70	N19*48'14"W	46.00'	L103	N68'35'39"W	148.56		L133	S13°01'00"E	15.00
L35	N58°28'23"E	129.73	L71	S7011'46"W	134.45'	L104	S2413'33"W	54.68'		L134	S76*59'00"W	6.82'
L37	N17°39'41"E	53.43'	L72	S58°52'46"W	52.28'	L105	S65°36'24"E	17.43'		L135	S13°01'00"E	23.50

	LINE TABLE			LINE TABLE	
LINE	BEARING	LENGTH	LINE	BEARING	LENG
136	S76°59'00"W	15.00'	L166	S66°52'47"W	91.4
.137	N13°01'00"W	23.50'	L167	S13°01'00"E	509.8
38	S76°59'00"W	301.98'	L168	S55'30'08"E	104.7
39	S13°01'00"E	23.50'	L169	N76°59'00"E	666.2
0	S76°59'00"W	15.00'	L170	S13°01'00"E	25.0
41	N13°01'00"W	23.50'	L171	S31°07'14"E	5.00
42	S76°59'00"W	69.86'	L172	S58°52'46"W	15.0
3	S8814'00"W	22.48'	L173	N31°07'14"W	5.00
44	N65°36'24"W	224.12'	L174	S31°07'14"E	10.0
145	N54°21'17"W	83.68'	L175	S58°52'46"W	15.0
_146	N13°01'00"W	22.01	L176	N31°07'14"W	10.0
147	S76*59'00"W	31.02'	L177	S19'48'14"E	5.0
.148	S19*01'00"E	63.89	L178	S70°11'46"W	15.0
149	S22°37'29"W	22.91'	L179	N19°48'14"W	5.00
150	N65°36'24"W	15.01	L180	S19'48'14"E	5.0
.151	S76*59'00"W	618.08	L181	S70°11'46"W	15.0
152	S34°29'52"W	43.62	L182	N19*48'14"W	5.0
.153	N55°30'08"W	108.84	L183	S19'48'14"E	10.0
_154	S76°59'00"W	38.24'	L184	S70°11'46"W	15.0
155	N13°01'00"W	505.74	L185	N19*48'14"W	10.0
L156	N21°32'13"W	50.79	L186	S19'48'14"E	5.0
L157	S70"11'46"W	335.13'	L187	S70°11'46"W	15.0
L158	S58*52'46"W	103.59	L188	N19*48'14"W	5.00
L159	N31°07'14"W	25.00'	L189	S19'48'14"E	5.0
L160	N58*52'46"E	106.07'	L190	S7011'46"W	15.0
L161	N70"11'46"E	344.31'	L191	N19*48'14"W	5.0
L162	N66°52'47"E	117.05'	L192	S21°23'44"E	5.0
L163	N7019'46"E	146.32'	L193	S68'36'16"W	15.0
L164	S58*28'23"W	27.88'	L194	N21°23'44"W	5.0
.165	S70°19'46"W	237.89'	L195	S19°40'14"E	5.0

INE TABLE			LINE TABLE	
BEARING	LENGTH	LINE	BEARING	LENGTH
6°52'47"W	91.47'	L196	S7019'46"W	15.00'
3°01'00"E	509.85	L197	N19°40'14"W	5.00'
5 <b>:</b> 30'08"E	104.79	L198	S19*40'14"E	5.00'
6°59'00"E	666.23'	L199	S7019'46"W	13.44'
3°01'00"E	25.00'	L200	S19°40'14"E	5.00'
1°07'14"E	5.00'	L201	S7019'46"W	15.00'
B'52'46"W	15.00'	L202	N19°40'14"W	10.00'
1°07'14"W	5.00'	L203	S19*40'14"E	6.18'
1 <b>°</b> 07'14"E	10.00'	L204	S7019'46"W	15.00'
B°52'46"W	15.00'	L205	N19°40'14"W	5.00'
1°07'14"W	10.00'	L206	N7019'46"E	89.73
9 <b>°</b> 48'14"E	5.00'	L207	N58°28'23"E	69.21
0°11'46"W	15.00'	L208	S31°31'37"E	30.00'
9°48'14"W	5.00'	L209	S58°28'23"W	37.50'
9 <b>°</b> 48'14"E	5.00'	L210	N31°31'37"W	5.00'
0°11'46"W	15.00'	L211	S58°28'23"W	6.42'
9°48'14"W	5.00'	L212	N35°09'17"E	103.58
9°48'14"E	10.00'	L213	N34°29'52"E	5.00'
0°11'46"W	15.00'	L214	S55°30'08"E	20.00'
9°48'14"W	10.00'	L215	S34°29'52"W	5.00'
9 <b>°</b> 48'14"E	5.00'	L216	N13°01'00"W	11.50'
0°11'46"W	15.00'	L217	N76°59'00"E	15.00'
9°48'14"W	5.00'	L218	S13°01'00"E	11.50'
9°48'14"E	5.00'	L219	S13°01'00"E	27.00'
0°11'46"W	15.00'	L220	S76°59'00"W	15.00'
9°48'14"W	5.00'	L221	N13°01'00"W	27.00'
1°23'44"E	5.00'	L222	N40°09'48"W	10.83
8°36'16"W	15.00'	L223	N10°05'06"W	13.16'
1°23'44"W	5.00'	L224	N19°50'12"E	11.00'
9°40'14"E	5.00'	L225	N32°57'30"W	14.89'

	LINE TABLE			LINE TABLE	
LINE	BEARING	LENGTH	LINE	BEARING	LEN
L226	N02°57'30"W	13.22'	L257	N13°01'00"W	15
L227	N27°02'30"E	14.93'	L258	N76°59'00"E	9.
L228	N30°31'52"W	11.42'	L259	N13°01'00"W	288
L229	N00'31'52"W	13.22'	L260	N76*59'00"E	15
L230	N29°28'08"E	11.41'	L261	S13°01'00"E	521
L231	N30°03'19"W	2.97	L262	S09*29'00"W	52
L232	N00°03'19"W	13.22'	L263	S13°01'00"E	186
L233	N29*56'41"E	2.66'	L264	S00'32'47"E	59
L234	N78*43'50"W	20.00'	L265	S00'32'47"E	252
L235	N11"16'10"E	20.00'	L267	N00°32'47"W	22
L236	S78'43'50"E	20.00'	L268	S76*59'00"W	107
L237	S76*59'00"W	95.50'	L269	N13°01'00"W	15
L238	N13°01'00"W	15.00'	L270	N13°01'00"W	13
L239	N76°59'00"E	95.50'	L271	N76*59'00"E	15
L240	N76°59'00"E	149.50'	L272	S13°01'00"E	13
L241	S13°01'00"E	15.00'	L273	N76*59'00"E	95
L242	S76*59'00"W	149.50'	L274	N00°32'47"W	13
L243	N13°01'00"W	264.00'	L275	N34°24'33"E	322
L244	N76°59'00"E	15.00'	L276	N10*30'08"W	15
L245	S13°01'00"E	264.00'	L277	N55*30'08"W	268
L246	S07°55'31"E	44.08'	L278	N34°29'52"E	15
L248	S19'45'28"E	90.10'	L279	S55°30'08"E	275
L249	S50°20'22"E	28.26'	L280	S10°30'08"E	27
L250	N76*59'00"E	87.31'	L281	S34°24'33"W	5.
L251	N76*59'00"E	84.82'	L282	S55°35'27"E	47
L252	N00°32'47"W	56.32'	L283	S13°01'00"E	45
L253	N13°01'00"W	187.57	L284	S76'59'00"W	15
L254	N09*29'00"E	52.26'	L285	N13°01'00"W	39
L255	N13°01'00"W	215.41'	L286	N55°35'27"W	41

L256 S76\*59'00"W 9.00'

L287 S34\*24'33"W 108.25'

L294	N55°35'27"W	266.18'
L295	S34°24'33"W	96.18'
L296	N55°35'27"W	15.00'
L297	N21°08'26"W	10.06'
L298	S21°08'26"E	9.83'
L300	S51*37'56"E	171.53
L302	S65'36'24"E	737.27
L306	N55'35'27"W	660.97
L310	S64°24'33"W	34.64
L311	N64'24'33"E	17.32'
L322	N20'44'42"W	15.00'
L323	N65'36'24"W	15.00'
L324	N75*45'06"E	10.00'
L325	N14*14'54"W	10.00'
L326	S75°45'06"W	10.00'
L327	N74°23'32"E	9.99'
L328	N15*36'28"W	10.00'
L329	S74°23'32"W	9.99'
L330	S88°40'49"W	9.98'
L331	S01"19'11"E	10.00'
L332	N88'40'49"E	10.01

LINE TABLE

LINE BEARING LENGTH L288 S55\*39'56"E 30.00' L289 S34°24'33"W 20.00'

L290 N55'35'27"W 30.00' L291 S34\*24'33"W 68.59'

L292 S55'35'27"E 266.18'

L293 S34°24'33"W 15.00'

	CURVE TABLE								
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD				
C1	5699.58	1°01'02"	101.19	N69*41'15"E	101.19				
C2	61.00'	4619'06"	49.31'	S22°36'44"W	47.98'				
С3	166.00'	42°28'01"	123.04	N75°46'23"W	120.24				
C4	25.00'	28*46'22"	12.55'	S32*02'52"W	12.42'				
C6	49.00'	40°48'42"	34.90'	S38*04'02"W	34.17				
C14	40.00'	22°01'06"	15.37'	N24°01'33"W	15.28'				
C15	25.00'	96'47'14"	42.23'	S61°24'37"E	37.39'				
C16	25.00'	90°00'00"	39.27	N25"11'46"E	35.36'				
C17	25.00'	90°00'00"	39.27	S64*48'14"E	35.36'				
C18	25.00'	90°00'00"	39.27'	N2519'46"E	35.36'				
C19	25.00'	90°00'00"	39.27'	S64*40'14"E	35.36'				
C20	25.00'	40°48'42"	17.81'	N38°04'02"E	17.43'				
C21	24.20'	29*53'47"	12.63'	N75*46'50"W	12.48'				
C22	49.20'	9*26'39"	8.11'	S79*28'28"W	8.10'				
C23	24.20'	127°31'49"	53.86'	S10°59'14"W	43.41'				
C24	864.13	2*42'10"	40.76'	S55*28'17"E	40.76				
C25	431.41'	10*38'24"	80.11	S62*33'31"E	80.00'				
C26	29.20'	123°48'28"	63.10'	S50*36'20"W	51.52'				
C27	9.50'	90°00'00"	14.92'	S58°01'00"E	13.44'				
C28	9.50'	90°03'13"	14.93'	N32°00'36"E	13.44'				
C29	1630.70	810'09"	232.50'	S15*57'26"E	232.30'				
C30	166.00'	511'59"	15.06'	N85°27'32"W	15.06'				
C31	168.00'	3°43'34"	10.93'	N23°00'13"W	10.92'				
C33	132.00'	30°29'30"	70.25	S36°23'11"E	69.42'				
C34	492.00'	13*58'28"	120.00'	S58*37'10"E	119.70'				

### **FW CASE NO. FS-24-206** FINAL PLAT OF

# LOTS 1, 2, 3 & 4, BLOCK A MARINE CREEK INDUSTRIAL

BEING A REPLAT OF LOT 2, BLOCK A, QT 1871 ADDITION RECORDED IN INSTRUMENT NO. D217028260, P.R.T.C.T. & A PORTION OF TRACT 6 MCP18, LLC, RECORDED IN INSTRUMENT NO. D2182844427, D.R.T.C.T. 38.824 ACRES/1,691,189 SQUARE FEET OF LAND SITUATED IN THE J. KIRBY SURVEY, ABSTRACT NO. 907, & J. BOWMAN SURVEY, ABSTRACT NO. 80

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

