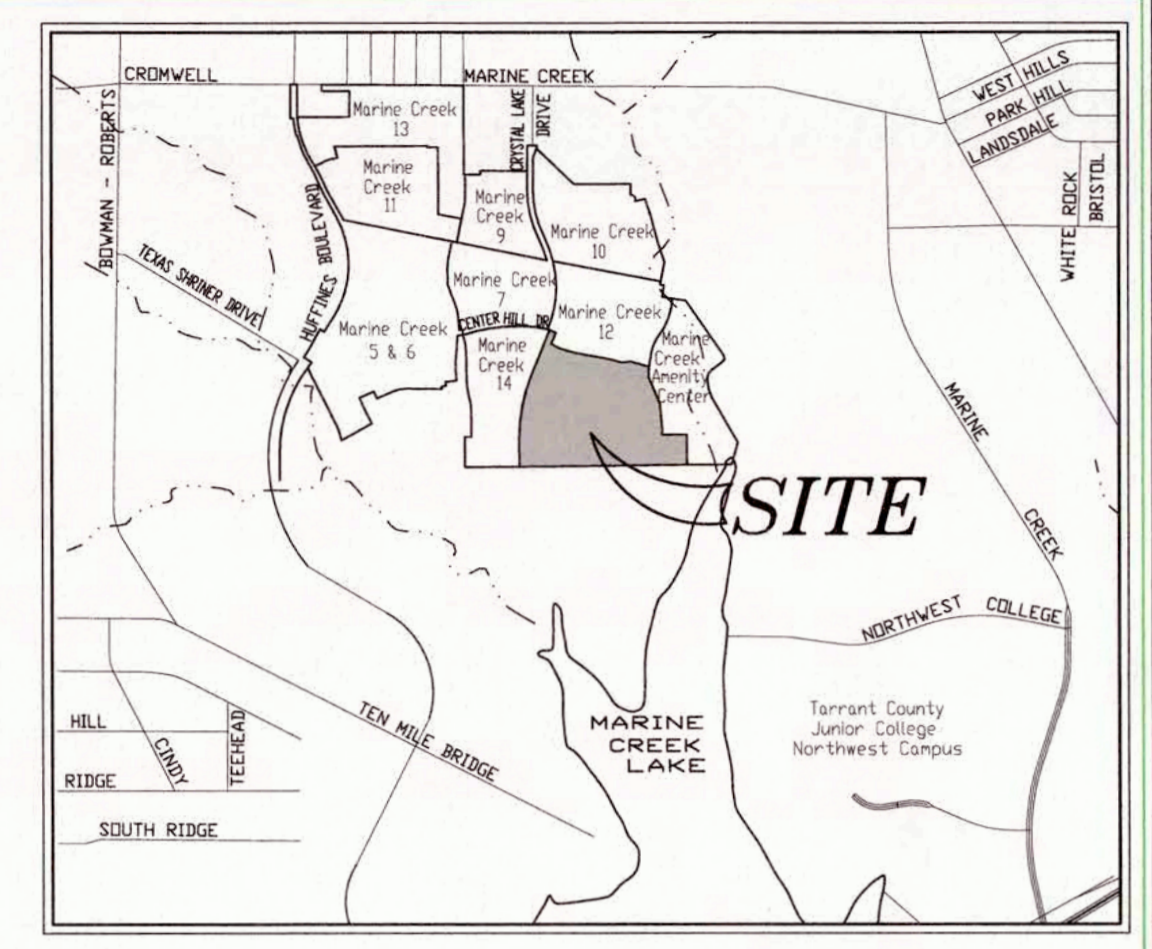


| CURVE TABLE | | | | | |
|-------------|----------|------------|--------------|---------------|--------------|
| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 1920.00' | 740.83' | 22° 06' 27" | N 10°39'46" E | 736.24' |
| C2 | 1650.00' | 277.19' | 9° 37' 32" | S 75°51'13" E | 276.87' |
| C3 | 850.00' | 108.33' | 7° 18' 08" | S 77°00'55" E | 108.26' |
| C4 | 1770.00' | 46.76' | 1° 30' 49" | N 20°57'35" E | 46.75' |
| C5 | 1795.00' | 317.73' | 10° 08' 30" | S 75°35'43" E | 317.31' |
| C6 | 705.00' | 89.85' | 7° 18' 08" | S 77°00'55" E | 89.79' |
| C7 | 350.00' | 88.15' | 14° 25' 51" | S 80°34'47" E | 87.92' |
| C8 | 350.00' | 240.00' | 39° 17' 19" | S 03°00'30" E | 235.33' |
| C9 | 400.00' | 255.02' | 36° 31' 42" | N 88°22'18" E | 250.72' |
| C10 | 415.00' | 52.89' | 7° 18' 08" | S 77°00'55" E | 52.85' |
| C11 | 2085.00' | 379.79' | 10° 26' 12" | S 75°26'53" E | 379.27' |
| C12 | 790.00' | 134.39' | 9° 44' 49" | N 04°27'37" E | 134.23' |
| C13 | 1000.00' | 31.30' | 1° 47' 36" | S 79°46'11" E | 31.30' |
| C14 | 500.00' | 85.06' | 9° 44' 49" | N 04°27'37" E | 84.96' |
| C15 | 350.00' | 44.61' | 7° 18' 08" | S 77°00'55" E | 44.58' |
| C16 | 350.00' | 81.76' | 13° 23' 05" | S 80°03'24" E | 81.58' |
| C17 | 400.00' | 155.26' | 22° 14' 22" | S 11°31'59" E | 154.29' |
| C18 | 1795.00' | 326.76' | 10° 25' 48" | N 16°30'05" E | 326.31' |
| C19 | 9.50' | 5.74' | 34° 37' 30" | N 04°24'14" E | 5.65' |
| C20 | 50.00' | 136.22' | 156° 05' 38" | N 65°08'18" E | 97.83' |
| C21 | 9.50' | 5.84' | 35° 14' 15" | S 54°26'00" E | 5.75' |
| C22 | 1770.00' | 266.11' | 8° 36' 51" | S 76°21'55" E | 265.86' |
| C23 | 730.00' | 93.04' | 7° 18' 08" | S 77°00'55" E | 92.97' |
| C24 | 325.00' | 71.34' | 12° 34' 39" | S 79°39'10" E | 71.20' |
| C25 | 375.00' | 96.29' | 14° 42' 41" | S 09°16'49" W | 96.02' |
| C26 | 325.00' | 222.86' | 39° 17' 19" | S 03°00'30" E | 218.52' |
| C27 | 425.00' | 164.96' | 22° 14' 22" | S 11°31'59" E | 163.93' |
| C28 | 9.50' | 5.82' | 35° 06' 10" | S 17°57'53" E | 5.73' |
| C29 | 50.00' | 139.81' | 160° 12' 20" | N 44°35'12" E | 98.51' |
| C30 | 9.50' | 5.82' | 35° 06' 10" | S 72°51'43" E | 5.73' |
| C31 | 9.50' | 5.83' | 35° 09' 48" | N 72°00'18" E | 5.74' |
| C32 | 50.00' | 139.91' | 160° 19' 35" | S 45°24'48" E | 98.53' |
| C33 | 9.50' | 5.83' | 35° 09' 48" | S 17°10'06" W | 5.74' |
| C34 | 375.00' | 53.99' | 8° 14' 57" | S 77°29'20" E | 53.94' |
| C35 | 325.00' | 17.50' | 3° 05' 07" | S 74°54'25" E | 17.50' |
| C36 | 475.00' | 80.81' | 9° 44' 49" | N 04°27'37" E | 80.71' |
| C37 | 525.00' | 89.31' | 9° 44' 49" | N 04°27'37" E | 89.20' |
| C38 | 765.00' | 130.14' | 9° 44' 49" | N 04°27'37" E | 129.98' |
| C39 | 9.50' | 5.83' | 35° 09' 48" | N 17°59'42" W | 5.74' |
| C40 | 50.00' | 139.91' | 160° 19' 35" | N 44°35'12" E | 98.53' |
| C41 | 9.50' | 5.83' | 35° 09' 48" | S 72°49'54" E | 5.74' |
| C42 | 9.50' | 5.83' | 35° 10' 04" | N 72°00'10" E | 5.74' |
| C43 | 50.00' | 139.94' | 160° 21' 28" | S 45°24'08" E | 98.53' |
| C44 | 9.50' | 5.83' | 35° 10' 04" | S 17°11'34" W | 5.74' |
| C45 | 1795.00' | 295.83' | 9° 06' 34" | S 04°19'49" W | 295.50' |
| C46 | 1745.00' | 285.78' | 9° 23' 00" | S 04°18'02" W | 285.46' |
| C47 | 815.00' | 138.65' | 9° 44' 49" | N 04°27'37" E | 138.48' |
| C48 | 1745.00' | 236.76' | 7° 46' 25" | N 15°10'41" E | 236.57' |
| C49 | 2110.00' | 349.36' | 9° 29' 12" | S 75°35'23" E | 348.96' |
| C50 | 390.00' | 49.70' | 7° 18' 08" | S 77°00'55" E | 49.67' |
| C51 | 425.00' | 237.02' | 31° 57' 11" | S 89°20'27" E | 233.96' |
| C52 | 375.00' | 145.56' | 22° 14' 22" | S 11°31'59" E | 144.64' |
| C53 | 9.50' | 5.64' | 34° 02' 31" | S 16°36'27" W | 5.56' |
| C54 | 50.00' | 130.72' | 149° 47' 32" | S 41°16'03" E | 96.55' |
| C55 | 9.50' | 6.18' | 37° 16' 22" | N 82°28'22" E | 6.07' |
| C56 | 325.00' | 31.35' | 5° 31' 36" | S 76°07'39" E | 31.34' |
| C57 | 375.00' | 47.79' | 7° 18' 08" | S 77°00'55" E | 47.76' |
| C58 | 975.00' | 30.52' | 1° 47' 37" | S 79°46'11" E | 30.52' |
| C59 | 1820.00' | 288.09' | 9° 04' 10" | S 76°07'54" E | 287.79' |
| C60 | 680.00' | 86.66' | 7° 18' 08" | S 77°00'55" E | 86.60' |
| C61 | 375.00' | 88.75' | 13° 33' 37" | S 80°08'40" E | 88.55' |
| C62 | 375.00' | 90.41' | 13° 48' 49" | S 15°44'45" E | 90.19' |
| C63 | 375.00' | 202.69' | 30° 58' 07" | S 88°50'54" E | 200.23' |
| C64 | 440.00' | 56.08' | 7° 18' 08" | S 77°00'55" E | 56.04' |
| C65 | 2060.00' | 339.97' | 9° 27' 21" | S 75°56'18" E | 339.59' |
| C66 | 1745.00' | 10.74' | 0° 21' 10" | N 21°32'25" E | 10.74' |
| C67 | 1770.00' | 310.38' | 10° 02' 50" | N 15°10'46" E | 309.98' |
| C68 | 1770.00' | 325.82' | 10° 32' 49" | S 04°52'56" W | 325.36' |



VICINITY MAP
NO SCALE

LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRTCT DEED RECORDS TARRANT COUNTY, TEXAS
- PRCTCT PLAT RECORDS TARRANT COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- FND FOUND
- IRF IRON ROD FOUND
- MFF MINIMUM FINISHED FLOOR ELEVATION
- * FEMA ELEVATION CERTIFICATE NOT REQUIRED
- CC# COUNTY CLERK'S FILE NUMBER
- POSE PRIVATE OPEN SPACE EASEMENT
- STREET NAME CHANGE

FINAL PLAT
MARINE CREEK RANCH

LOT 1, LOTS 17-40, LOT 41X, BLOCK 18
LOTS 3-8, LOT 9X, LOTS 10-18, LOT 19X
LOTS 20-40, LOTS 41X-42X, BLOCK 19
LOTS 1-27, BLOCK 25, LOTS 1-47, BLOCK 26
LOTS 1-32, LOT 33X, BLOCK 27
LOTS 1-13, BLOCK 28

BEING 41.10 ACRES OF LAND SITUATED IN THE
ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT No. 1849
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

180 RESIDENTIAL LOTS
6 PRIVATE HOA/DEVELOPER OWNED
& MAINTAINED OPEN SPACE LOTS

DECEMBER 2022
SURVEYOR/ENGINEER:

OWNER/DEVELOPER:
CRYSTAL LAKE DEVELOPMENT, LLC.
3825 CAMP BOWIE BLVD.
FORT WORTH, TX 76107
TEL: (817) 665-2321
TEL: (817) 335-5045

CONTACT: RANDY LOCKHART
SHEET 1 OF 2
THIS PLAT RECORDED IN DOCUMENT NO. 2223007058, OPRTCT DATE: 01/13/2023

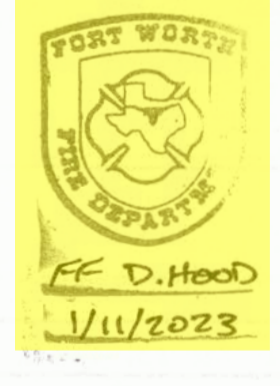
| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L1 | N 63°57'33" E | 14.86' | L16 | S 73°21'51" E | 129.95' | L31 | N 55°13'45" E | 13.93' |
| L2 | S 71°02'27" E | 62.07' | L17 | S 45°24'48" E | 20.00' | L32 | N 55°08'20" E | 13.90' |
| L3 | S 18°57'33" W | 120.00' | L18 | N 44°35'12" E | 20.00' | L33 | S 34°46'11" E | 14.36' |
| L4 | S 71°02'27" E | 81.52' | L19 | S 47°19'57" W | 20.00' | L34 | N 44°35'12" E | 14.14' |
| L5 | S 80°39'59" E | 245.05' | L20 | S 73°21'51" E | 144.27' | L35 | S 45°24'08" E | 14.14' |
| L6 | S 73°21'51" E | 157.74' | L21 | N 09°20'01" E | 60.83' | L36 | S 33°52'23" E | 14.14' |
| L7 | S 16°38'09" W | 5.00' | L22 | S 73°21'51" E | 92.19' | L37 | N 64°05'36" E | 14.18' |
| L8 | S 09°02'52" W | 18.54' | L23 | S 33°52'23" E | 14.14' | L38 | S 64°21'40" E | 15.03' |
| L9 | S 01°17'16" W | 95.01' | L24 | N 56°07'37" E | 14.14' | L39 | N 44°35'12" E | 14.14' |
| L10 | S 06°48'52" W | 44.79' | L25 | N 47°11'46" E | 13.90' | L40 | S 45°24'48" E | 14.14' |
| L11 | N 09°20'01" E | 61.33' | L26 | S 41°26'58" E | 15.23' | L41 | S 24°34'53" E | 13.79' |
| L12 | N 45°24'48" W | 20.00' | L27 | N 56°01'24" E | 13.74' | L42 | N 65°08'34" E | 14.55' |
| L13 | N 44°35'52" E | 20.00' | L28 | S 35°39'59" E | 14.14' | L43 | S 47°45'31" E | 15.61' |
| L14 | S 24°35'38" E | 20.00' | L29 | S 54°20'01" W | 14.14' | L44 | S 26°10'15" W | 13.29' |
| L15 | S 87°47'42" E | 26.26' | L30 | S 34°49'42" E | 14.38' | L45 | S 80°39'59" E | 11.10' |

HAYCO REALTY, LTD
VOL. 14192, PG. 644

MAINTENANCE NOTE:
FLOODPLAIN/DRAINAGEWAY MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING 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 CONDITIONS, 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 THOSE 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.

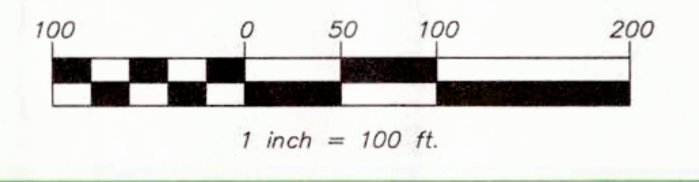
192 addresses & 14 block ranges

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: 1/13/2023
By: [Signature] Chairman
By: [Signature] Secretary



| LAND USE TABLE | | | |
|--------------------|---------|-------------|-----------|
| LAND USE | ACREAGE | SQUARE FEET | # OF LOTS |
| RIGHT-OF-WAY | 7.661 | 333,709 | N/A |
| RESIDENTIAL | 30.305 | 1,320,055 | 180 |
| PRIVATE OPEN SPACE | 3.129 | 136,346 | 6 |
| TOTAL | 41.095 | 1,790,110 | 186 |

PRELIMINARY PLAT CASE NUMBER: PP-06-033
CASE NUMBER: FP-21-111
CASE NAME: MARINE CREEK RANCH
PHASE: SECTION 15 & 16
MMA PROJECT NO. 2652-12-02



PLAT NOTES

1. 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.

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, 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.

3. 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.

4. 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.

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 APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) 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 FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

6. 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.

7. 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.

8. 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.

9. 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".

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

11. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

12. 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.

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

14. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C01605, MAP REVISED SEPTEMBER 29, 2009.

15. CORNER MONUMENTATION:

UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

16. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0'35"52.9". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00015312510.

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS CRYSTAL LAKE DEVELOPMENT, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 41.10 ACRE TRACT OF LAND SITUATED IN THE ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT No. 1849, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 41.10 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRYSTAL LAKE DEVELOPMENT, LLC AS RECORDED IN COUNTY CLERK'S FILE No. D221116966, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 41.10 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0'35"52.9". THE DISTANCES SHOWN WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00015312510)

BEGINNING AT A 5/8" CAPPED IRON ROD STAMPED "MMA 817-469-1671" FOUND (N: 6,990,634.75, E: 2,305,241.35) FOR THE COMMON SOUTHWEST CORNER OF SAID 41.10 ACRE TRACT AND THE SOUTHEAST CORNER OF MARINE CREEK RANCH, LOTS 1-10, LOT 11X, BLOCK 20, LOTS 1-5, LOT 6X, LOTS 7-27, LOTS 28X-31X, BLOCK 21, LOTS 1-14, BLOCK 22, LOTS 1-18, LOT 19X, BLOCK 23, LOTS 1-8, LOT 19X, BLOCK 24, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN ON THE PLAT RECORDED IN COUNTY CLERK'S FILE No. D221295084 OF SAID OFFICIAL PUBLIC RECORDS AND BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY, COUNTY CLERK'S FILE No. D221295084 OF SAID OFFICIAL PUBLIC RECORDS) WITH THE NORTH RIGHT-OF-WAY LINE OF A 75 FOOT WIDE RIGHT-OF-WAY DESCRIBED IN DEED TO ONCOR ELECTRIC DELIVERY COMPANY (FORMERLY TEXAS ELECTRIC SERVICE COMPANY) AS RECORDED IN VOLUME 2200, PAGE 310, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE, WITH THE COMMON WEST BOUNDARY LINE OF SAID 41.10 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 00'23'28" WEST, A DISTANCE OF 275.09 TO A 5/8" YELLOW PLASTIC CAPPED IRON ROD SET STAMPED "MMA" (HEREINAFTER CALLED 5/8" IRON ROD SET) FOR THE BEGINNING OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1920.00 FEET, A DELTA ANGLE OF 22'06'27" AND A LONG CHORD BEARING AND DISTANCE OF NORTH 10'39'46" EAST, 736.24 FEET,

NORTHEASTERLY, WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 740.83 FEET TO A 5/8" IRON ROD SET, AND

NORTH 21'42'59" EAST, A DISTANCE OF 490.91 FEET TO A 5/8" IRON ROD SET FOR THE WESTERNMOST NORTHWEST CORNER OF SAID 41.10 ACRE TRACT AND BEING AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF CENTER HILL DRIVE (A 60 FOOT PUBLIC RIGHT-OF-WAY, COUNTY CLERK'S FILE No. D218269045 OF SAID OFFICIAL PUBLIC RECORDS);

THENCE, NORTH 63'57'33" EAST, WITH THE NORTHWEST BOUNDARY LINE OF SAID 41.10 ACRE TRACT AND SAID CORNER CLIP, A DISTANCE OF 14.86 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID 41.10 ACRE TRACT, BEING AT THE NORTH END OF SAID CORNER CLIP AND BEING IN THE SOUTHERLY BOUNDARY LINE MARINE CREEK RANCH, BLOCK 15, LOTS 1X, 2, 3, 2, BLOCK 15, LOTS 1, 2, 3, 2, BLOCK 17, LOTS 1X, 2, 3, 1, BLOCK 18, LOTS 3, 1, 6, BLOCK 19, LOTS 1, 2, 2, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN COUNTY CLERK'S FILE No. D218269045 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, SOUTH 71'02'27" EAST, WITH THE COMMON NORTH BOUNDARY LINE OF SAID 41.10 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 62.07 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 18;

THENCE, SOUTH 18'57'33" WEST, WITH THE COMMON EAST BOUNDARY LINE OF SAID 41.10 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD SET FOR A COMMON INTERIOR ELL CORNER OF SAID 41.10 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE, WITH THE COMMON NORTH BOUNDARY OF SAID 41.10 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF SAID BLOCK 18 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 71'02'27" EAST, A DISTANCE OF 81.52 FEET TO A 5/8" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1650.00 FEET, A DELTA ANGLE OF 09'37'32" AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 75'51'13" EAST, 276.87 FEET,

SOUTHEASTERLY, WITH SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 277.19 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "DOWDY";

SOUTH 80'39'59" EAST, A DISTANCE OF 245.05 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "DOWDY" FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 850.00 FEET, A DELTA ANGLE OF 7'18'08" AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 77'00'55" EAST, 108.26 FEET,

SOUTHEASTERLY, WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 108.33 FEET TO A COTTON SPINDLE FOUND, AND

SOUTH 73'21'51" EAST, A DISTANCE OF 157.74 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "MMA" FOR A COMMON NORTHEAST CORNER OF SAID 41.10 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 16 OF SAID BLOCK 18 AND BEING IN THE WEST RIGHT-OF-WAY LINE OF PINE RIVER LANE (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, COUNTY CLERK'S FILE No. D218269045 OF SAID OFFICIAL PUBLIC RECORDS);

THENCE, SOUTH 16'38'09" WEST, WITH THE COMMON EAST BOUNDARY LINE OF SAID 41.10 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 TO A 5/8" IRON ROD SET FOR A COMMON INTERIOR ELL CORNER OF SAID 41.10 ACRE TRACT AND A SOUTHWEST CORNER OF SAID MARINE CREEK RANCH ADDITION;

THENCE, SOUTH 73'21'51" EAST, WITH THE COMMON NORTH BOUNDARY LINE OF SAID 41.10 ACRE TRACT AND THE SOUTH BOUNDARY OF SAID MARINE CREEK RANCH ADDITION, AT 50.00 PASSING A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID PINE RIVER LANE FOR THE WESTERNMOST SOUTHWEST CORNER OF LOT 2R, BLOCK 19, MARINE CREEK RANCH ADDITION, LOT 33, BLOCK 15, LOT 2R, BLOCK 19, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN ON THE PLAT RECORDED IN COUNTY CLERK'S FILE No. D220067182 OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING WITH SAID COMMON NORTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF SAID BLOCK 19, IN ALL A DISTANCE OF 193.15 TO A 5/8" IRON ROD FOUND FOR A COMMON NORTHEAST CORNER OF SAID 41.10 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID BLOCK 19 AND BEING IN THE WEST BOUNDARY LINE OF LOT 33, BLOCK 15 OF SAID MARINE CREEK RANCH ADDITION;

THENCE, WITH THE COMMON EASTERLY BOUNDARY LINE OF SAID 41.10 ACRE TRACT AND THE WESTERLY BOUNDARY LINE OF SAID BLOCK 15 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

SOUTH 09'02'52" WEST, A DISTANCE OF 18.54 FEET TO A 5/8" IRON ROD SET FOR AN ANGLE POINT,

SOUTH 01'17'16" WEST, AT 82.97 FEET PASSING A POINT FOR THE COMMON SOUTHWEST CORNER OF SAID LOT 33 AND THE WESTERNMOST NORTHWEST CORNER OF LOT 33A OF SAID BLOCK 15, CALLED 18.084 ACRE TRACT, MARINE CREEK RANCH, (CC# 220067182) CONTINUING IN ALL A DISTANCE OF 95.01 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "MMA";

SOUTH 22'44'32" EAST, A DISTANCE OF 305.82 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "MMA" FOR AN ANGLE POINT,

SOUTH 05'06'08" EAST, A DISTANCE OF 289.57 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "MMA" FOR AN ANGLE POINT,

SOUTH 06'48'52" WEST, A DISTANCE OF 44.79 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "MMA" FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 33A,

NORTH 89'35'08" EAST, A DISTANCE OF 264.38 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "MMA" FOR THE COMMON EASTERNMOST NORTHEAST CORNER OF SAID 41.10 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID LOT 33A, AND

SOUTH 00'24'52" EAST, A DISTANCE OF 324.95 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "MMA" FOR THE COMMON SOUTHEAST CORNER OF SAID 41.10 ACRE TRACT AND THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 33A AND BEING IN THE AFORESAID ONCOR ELECTRIC DELIVERY COMPANY NORTH RIGHT-OF-WAY LINE;

THENCE, SOUTH 89'35'12" WEST, WITH THE COMMON LINE SOUTH BOUNDARY LINE OF SAID 41.10 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1777.06 FEET TO THE POINT OF BEGINNING AND BEING 41.10 ACRES OR 1,790,110 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CRYSTAL LAKE DEVELOPMENT, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, LOTS 17-40, LOT 41X, BLOCK 18, LOTS 3-8, LOT 9X, LOTS 10-18, LOT 19X, LOTS 20-40, LOTS 41X-42X, BLOCK 19, LOTS 1-27, BLOCK 25, LOTS 1-47, BLOCK 26, LOTS 1-32, LOT 33X, BLOCK 27, LOTS 1-13, BLOCK 28, MARINE CREEK RANCH, 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 TAKING 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 19 DAY OF December, 2022.

GRANTOR:

CRYSTAL LAKE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: John Cokerham
JOHN COCKERHAM
MANAGER

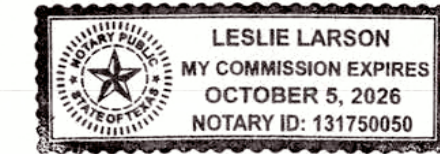
STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN COCKERHAM, MANAGER OF CRYSTAL LAKE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 19 DAY OF December, 2022.

John Cokerham
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2026



SURVEYOR'S CERTIFICATE

THIS IS TO STATE THAT I, TIMOTHY A. NOLD, 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.

Timothy A. Nold
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
TIMOTHY A. NOLD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5658
12/15/2022

TIMOTHY A. NOLD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5658

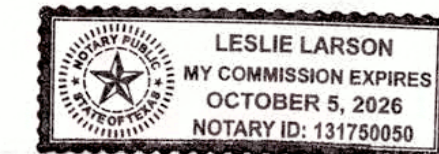
STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY A. NOLD, 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 15 DAY OF December, 2022.

Timothy A. Nold
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2026



FF D. Hood
11/1/2023

FINAL PLAT
MARINE CREEK RANCH

LOT 1, LOTS 17-40, LOT 41X, BLOCK 18
LOTS 3-8, LOT 9X, LOTS 10-18, LOT 19X,
LOTS 20-40, LOTS 41X-42X, BLOCK 19,
LOTS 1-27, BLOCK 25, LOTS 1-47, BLOCK 26
LOTS 1-32, LOT 33X, BLOCK 27
LOTS 1-13, BLOCK 28

BEING 41.095 ACRES OF LAND SITUATED IN THE
ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT No. 1849
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

180 RESIDENTIAL LOTS,
6 PRIVATE HOA/DEVELOPER OWNED
& MAINTAINED OPEN SPACE LOTS

DECEMBER 2022
SURVEYOR/ENGINEER:



ltpels registration number: f - 2759
ltpels registration/license number: 10088000
519 east border
crlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

OWNER/DEVELOPER:
CRYSTAL LAKE
DEVELOPMENT, LLC.
3825 CAMP BOWIE BLVD.
FORT WORTH, TX 76107
TEL: (817) 665-2321
TEL: (817) 335-5045

CONTACT: RANDY LOCKHART

SHEET 2 OF 2