

VICINITY MAP
NO SCALE
LEGEND/ABBREVIATIONS

LOTS, RIGHT-OF-WAY & CENTERLINE (SEE SHEET 2 OF 3)

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 00°24'51" E	53.91'	L27	S 45°24'51" E	14.14'
L2	S 19°03'10" E	2.23'	L28	N 47°08'36" E	14.76'
L3	S 86°45'09" E	41.90'	L29	N 65°23'43" W	13.81'
L4	S 00°24'49" E	25.50'	L30	S 68°15'45" W	21.78'
L5	S 00°24'51" E	25.50'	L31	S 89°35'09" W	14.25'
L6	N 68°15'45" E	57.98'	L32	N 23°00'00" E	14.08'
L7	N 53°44'52" E	25.00'	L33	N 68°15'45" E	23.64'
L8	S 66°54'50" E	25.00'	L34	N 89°35'09" E	3.29'
L9	S 24°17'17" W	27.50'	L35	S 44°39'01" W	14.13'
L10	S 36°15'08" E	50.00'	L36	S 45°24'51" E	14.14'
L11	N 68°38'50" E	25.50'	L37	S 00°24'51" E	12.44'
L12	S 00°24'51" E	47.44'	L38	N 80°43'53" W	14.27'
L13	S 28°32'52" W	63.28'	L39	S 89°35'09" W	7.22'
L14	S 28°32'52" W	2.02'	L40	S 70°30'22" W	14.87'
L15	S 00°44'21" E	43.13'	L41	S 22°41'34" E	13.92'
L16	S 89°15'39" W	25.50'	L42	N 09°23'04" E	13.98'
L17	S 44°35'09" W	14.14'	L43	S 48°14'52" W	14.14'
L18	N 45°24'51" W	14.14'	L44	S 41°45'08" E	14.14'
L19	S 44°35'09" W	14.14'	L45	N 65°47'23" E	14.86'
L20	S 00°24'51" E	10.00'	L46	S 17°55'16" E	14.92'
L21	S 47°58'18" E	14.76'	L47	N 63°47'42" W	14.76'
L22	N 44°35'09" E	14.14'	L48	S 40°03'35" W	14.40'
L23	S 45°24'51" E	14.14'	L49	S 36°29'42" E	8.38'
L24	N 44°35'09" E	14.14'	L50	N 36°29'46" W	14.48'
L25	N 00°24'51" W	18.91'	L51	N 06°48'52" E	24.32'
L26	S 00°24'51" E	18.91'			

FLOODPLAIN EASEMENT

LINE TABLE		LINE TABLE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L75	S 11°09'48" W	15.57'	L103	N 38°22'56" W	106.50'
L76	S 15°01'30" W	222.05'	L104	N 14°17'49" E	22.84'
L77	S 18°53'33" W	253.00'	L105	N 28°22'14" W	61.10'
L78	S 72°53'40" W	36.01'	L106	N 32°44'40" W	90.93'
L79	S 05°24'54" W	75.02'	L107	N 33°13'49" W	77.56'
L80	S 34°06'48" W	125.78'	L108	N 33°11'56" W	84.37'
L81	S 26°01'36" W	152.08'	L109	N 19°10'30" W	69.93'
L82	S 19°26'06" W	254.37'	L110	N 20°21'16" W	106.52'
L83	S 21°57'58" W	120.41'	L111	N 54°35'36" W	49.05'
L84	S 04°35'07" W	105.37'	L112	N 00°32'58" E	105.98'
L85	S 10°20'24" W	83.86'	L113	N 41°35'58" W	61.36'
L86	S 04°27'27" E	73.05'	L114	N 62°08'26" W	125.70'
L87	S 01°58'36" W	33.32'	L115	N 18°00'58" W	29.75'
L88	S 13°26'49" E	114.18'	L116	N 25°02'53" W	114.93'
L89	S 04°15'44" E	143.00'	L117	N 46°35'40" W	209.41'
L90	S 04°19'13" E	102.88'	L118	N 48°47'03" W	289.73'
L91	S 01°06'27" W	136.04'	L119	S 54°00'45" W	198.33'
L92	S 04°46'06" W	239.88'	L120	N 42°52'00" W	125.04'
L93	S 09°03'10" E	159.98'	L121	N 02°29'39" E	305.04'
L94	S 07°00'07" E	139.06'	L122	N 70°48'30" W	104.18'
L95	S 31°58'45" W	25.82'	L123	S 87°29'16" W	109.81'
L96	N 84°36'39" W	30.24'	L124	N 51°59'56" W	90.95'
L97	N 55°08'05" W	115.85'	L125	N 25°45'50" W	52.16'
L98	N 40°06'47" W	102.05'	L126	N 13°10'14" W	120.28'
L99	N 41°52'50" W	82.35'	L127	N 68°26'28" W	46.88'
L100	N 41°05'02" W	117.35'	L128	S 07°12'31" W	62.39'
L101	N 48°36'44" W	146.15'	L129	S 16°00'33" W	35.07'
L102	N 38°03'26" W	169.19'	L130	S 19°47'57" W	52.88'

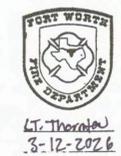
SEE SHEET 2 FOR LOT DETAIL AND ADDITIONAL TABLES

LAND USE TABLE

LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
RIGHT-OF-WAY	8.39	365,527	N/A
RESIDENTIAL	29.85	1,299,758	151
PRIVATE OPEN SPACE	52.99	2,308,477	7
TOTAL	91.23	3,973,762	158

PRELIMINARY PLAT CASE NUMBER: PP-06-033
CASE NUMBER: FP-24-030
CASE NAME: MARINE CREEK RANCH
PHASE: SECTION 17

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: 3/12/26
BY: [Signature] Chairman
BY: [Signature] Secretary



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

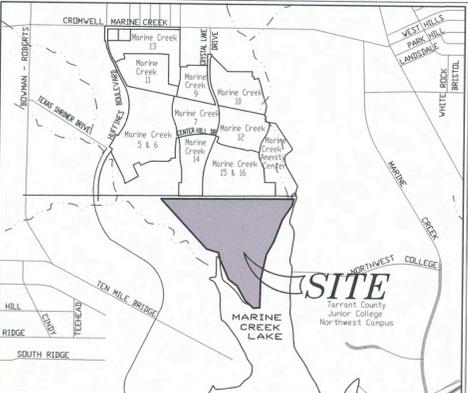
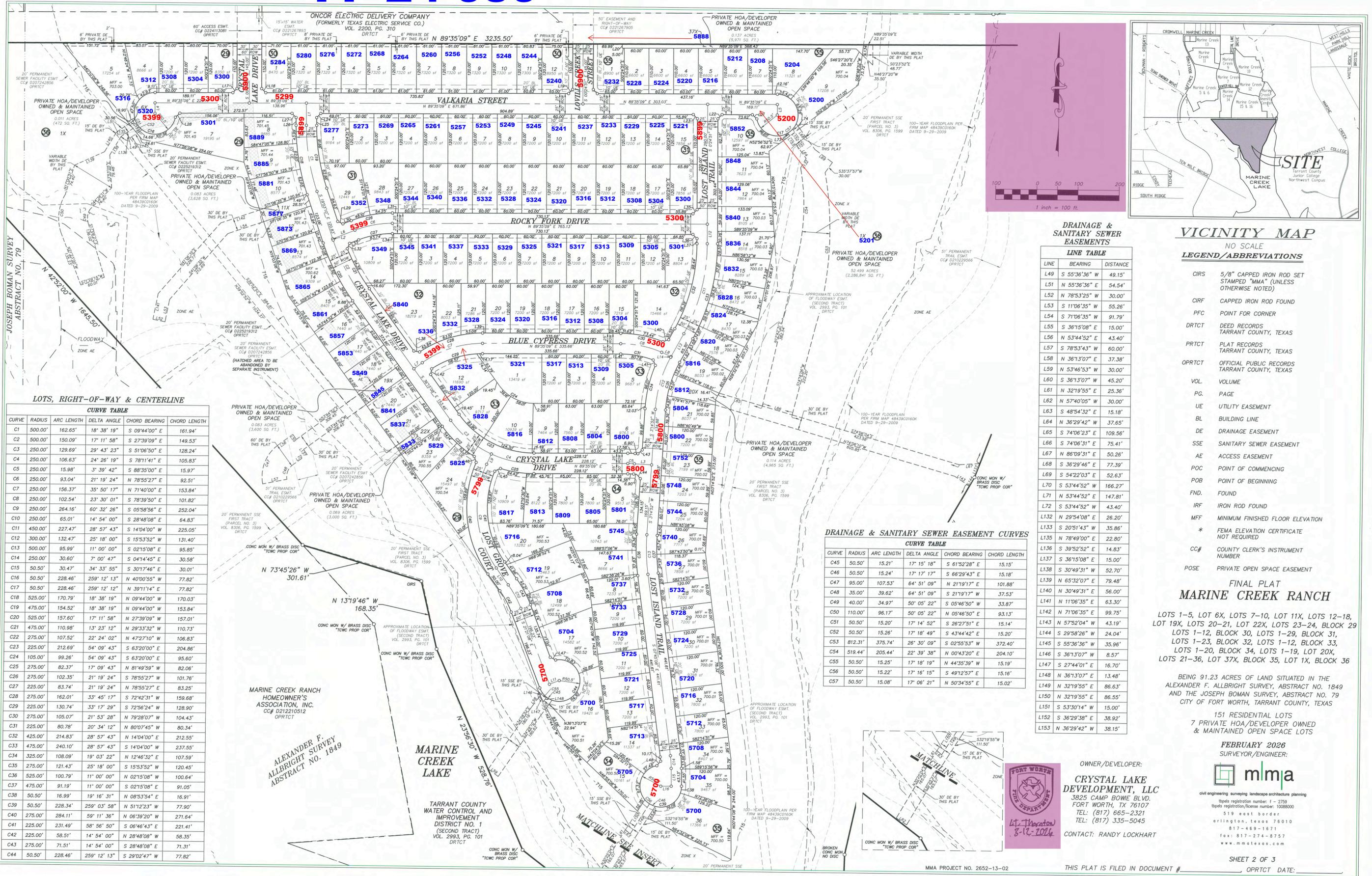
FEBRUARY 2026
SURVEYOR/ENGINEER:
mimma
civil engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 10088000
519 east border
orlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatxcs.com

CONTACT: RANDY LOCKHART

PLOTTED BY: JENNIFER BLOOM DATE: 2/20/2026 3:10 PM PLOT: P:\2025-13-02\2652-13-02 Final Plot.dwg

MAINTENANCE NOTE:
FLOODPLAIN/DRAINAGEWAY MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED 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.

FP-24-030



DRAINAGE & SANITARY SEWER EASEMENTS

LINE TABLE

LINE	BEARING	DISTANCE
L49	S 55°36'36" W	49.15'
L51	N 55°36'36" E	54.54'
L52	N 78°53'25" W	30.00'
L53	S 11°06'35" W	55.26'
L54	S 71°06'35" W	91.79'
L55	S 36°15'08" E	15.00'
L56	N 53°44'52" E	43.40'
L57	S 78°53'43" W	60.00'
L58	N 36°13'07" E	37.38'
L59	N 53°46'53" W	30.00'
L60	S 36°13'07" W	45.20'
L61	N 32°19'55" E	25.36'
L62	N 57°40'05" W	30.00'
L63	S 48°54'32" E	15.18'
L64	N 36°29'42" W	37.65'
L65	S 74°06'23" E	109.56'
L66	S 74°06'31" E	75.41'
L67	N 86°09'31" E	50.26'
L68	S 36°29'46" E	77.39'
L69	S 54°22'03" E	52.63'
L70	S 53°44'52" W	166.27'
L71	N 53°44'52" E	147.81'
L72	S 53°44'52" W	43.40'
L132	N 29°54'08" E	26.20'
L133	S 20°51'43" W	35.86'
L135	N 78°49'00" E	22.80'
L136	S 39°52'52" E	14.83'
L137	S 36°15'08" E	15.00'
L138	S 30°49'31" W	52.70'
L139	N 65°32'07" E	79.48'
L140	N 30°49'31" E	56.00'
L141	N 11°06'35" E	63.30'
L142	N 71°06'35" E	99.75'
L143	N 57°52'04" W	43.19'
L144	S 29°58'26" W	24.04'
L145	S 55°36'36" W	35.96'
L146	S 36°13'07" W	8.57'
L147	S 27°44'01" E	16.70'
L148	N 36°13'07" E	13.48'
L149	N 32°19'55" E	86.63'
L150	N 32°19'55" E	86.55'
L151	S 53°30'14" W	15.00'
L152	S 36°29'38" E	38.92'
L153	N 36°29'42" W	38.15'

DRAINAGE & SANITARY SEWER EASEMENT CURVES

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C45	50.50'	15.21'	17° 15' 18"	S 61°52'28" E	15.15'
C46	50.50'	15.24'	17° 17' 17"	S 66°29'43" E	15.18'
C47	95.00'	107.53'	64° 51' 09"	N 21°19'17" E	101.88'
C48	35.00'	39.62'	64° 51' 09"	S 21°19'17" W	37.53'
C49	40.00'	34.97'	50° 05' 22"	S 05°46'50" W	33.87'
C50	110.00'	96.17'	50° 05' 22"	N 05°46'50" E	93.13'
C51	50.50'	15.20'	17° 14' 52"	S 26°27'51" E	15.14'
C52	50.50'	15.26'	17° 18' 49"	S 43°44'42" E	15.20'
C53	812.31'	375.74'	26° 30' 09"	S 02°55'53" W	372.40'
C54	519.44'	205.44'	22° 39' 38"	N 00°43'20" E	204.10'
C55	50.50'	15.25'	17° 18' 19"	N 44°35'39" W	15.19'
C56	50.50'	15.22'	17° 16' 15"	S 49°12'57" E	15.16'
C57	50.50'	15.08'	17° 06' 21"	N 50°34'55" E	15.02'

LOTS, RIGHT-OF-WAY & CENTERLINE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00'	162.65'	18° 38' 19"	S 09°44'00" E	161.94'
C2	500.00'	150.09'	17° 11' 58"	S 27°39'09" E	149.53'
C3	250.00'	129.69'	29° 43' 23"	S 51°06'50" E	128.24'
C4	250.00'	106.83'	24° 26' 19"	S 78°11'41" E	105.83'
C5	250.00'	15.98'	3° 39' 42"	S 88°35'00" E	15.97'
C6	250.00'	93.04'	21° 19' 24"	N 78°55'27" E	92.51'
C7	250.00'	156.37'	35° 50' 17"	N 71°40'00" E	153.84'
C8	250.00'	102.54'	23° 30' 01"	S 78°39'50" E	101.82'
C9	250.00'	264.16'	60° 32' 26"	S 05°58'56" E	252.04'
C10	250.00'	65.01'	14° 54' 00"	S 28°48'08" E	64.83'
C11	450.00'	227.47'	28° 57' 43"	S 14°04'00" W	225.05'
C12	300.00'	132.47'	25° 18' 00"	S 15°33'52" W	131.40'
C13	500.00'	95.99'	11° 00' 00"	S 02°15'08" E	95.85'
C14	250.00'	30.60'	7° 00' 47"	S 04°14'45" E	30.58'
C15	50.90'	30.47'	34° 33' 55"	S 30°17'46" E	30.01'
C16	50.50'	228.46'	259° 12' 13"	N 40°00'55" W	77.82'
C17	50.50'	228.46'	259° 12' 12"	N 39°11'14" E	77.82'
C18	525.00'	170.79'	18° 38' 19"	N 09°44'00" W	170.03'
C19	475.00'	154.52'	18° 38' 19"	N 09°44'00" W	153.84'
C20	525.00'	157.60'	17° 11' 58"	N 27°39'09" W	157.01'
C21	475.00'	110.98'	13° 23' 12"	N 29°33'32" W	110.73'
C22	275.00'	107.52'	22° 24' 02"	N 47°27'10" W	106.83'
C23	225.00'	212.69'	54° 09' 43"	S 63°20'00" E	204.86'
C24	105.00'	99.26'	54° 09' 43"	S 63°20'00" E	95.60'
C25	275.00'	82.37'	17° 09' 43"	N 81°49'59" W	82.06'
C26	275.00'	102.35'	21° 19' 24"	S 78°55'27" W	101.76'
C27	225.00'	83.74'	21° 19' 24"	N 78°55'27" E	83.25'
C28	275.00'	162.01'	33° 45' 17"	S 72°42'31" W	159.68'
C29	225.00'	130.74'	33° 17' 29"	S 72°56'24" W	128.90'
C30	275.00'	105.07'	21° 53' 28"	N 79°28'07" W	104.43'
C31	225.00'	80.78'	20° 34' 12"	N 80°07'45" W	80.34'
C32	425.00'	214.83'	28° 57' 43"	N 14°04'00" E	212.55'
C33	475.00'	240.10'	28° 57' 43"	S 14°04'00" W	237.95'
C34	325.00'	108.09'	19° 03' 22"	N 12°46'32" E	107.59'
C35	275.00'	121.43'	25° 18' 00"	S 15°33'52" W	120.45'
C36	525.00'	100.79'	11° 00' 00"	N 02°15'08" W	100.64'
C37	475.00'	91.19'	11° 00' 00"	S 02°15'08" E	91.05'
C38	50.50'	16.99'	19° 16' 31"	N 08°53'54" E	16.91'
C39	50.50'	228.34'	259° 03' 58"	N 51°12'23" W	77.90'
C40	275.00'	284.11'	59° 11' 36"	N 06°39'20" W	271.64'
C41	225.00'	231.49'	58° 56' 50"	S 06°46'43" E	221.41'
C42	225.00'	58.51'	14° 54' 00"	N 28°48'08" W	58.35'
C43	275.00'	71.51'	14° 54' 00"	S 28°48'08" E	71.31'
C44	50.50'	228.46'	259° 12' 13"	S 29°02'47" W	77.82'

VICINITY MAP

LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- PFC POINT FOR CORNER
- DRCT DEED RECORDS TARRANT COUNTY, TEXAS
- PRCT PLAT RECORDS TARRANT COUNTY, TEXAS
- OPRCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- AE ACCESS 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 INSTRUMENT NUMBER
- POSE PRIVATE OPEN SPACE EASEMENT

FINAL PLAT

MARINE CREEK RANCH

LOTS 1-5, LOT 6X, LOTS 7-10, LOT 11X, LOTS 12-18, LOT 19X, LOTS 20-21, LOT 22X, LOTS 23-24, BLOCK 29 LOTS 1-12, BLOCK 30, LOTS 1-29, BLOCK 31, LOTS 1-23, BLOCK 32, LOTS 1-12, BLOCK 33, LOTS 1-20, BLOCK 34, LOTS 1-19, LOT 20X, LOTS 21-36, LOT 37X, BLOCK 35, LOT 1X, BLOCK 36

BEING 91.23 ACRES OF LAND SITUATED IN THE ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT NO. 1849 AND THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

151 RESIDENTIAL LOTS
7 PRIVATE HOA/DEVELOPER OWNED & MAINTAINED OPEN SPACE LOTS

FEBRUARY 2026
SURVEYOR/ENGINEER:

mima
civil engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 1008000
519 east border
arlington, texas 76010
817-469-1671
101-817-274-8757
www.mimatexas.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



PLAT NOTES

- 1. WATER/WASTEWATER IMPACT FEES
2. UTILITY EASEMENTS
3. TRANSPORTATION IMPACT FEES
4. SITE DRAINAGE STUDY
5. FLOODPLAIN RESTRICTION
6. PRIVATE COMMON AREAS AND FACILITIES
7. BUILDING PERMITS
8. CONSTRUCTION PROHIBITED OVER EASEMENTS
9. SIDEWALKS
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
12. PUBLIC OPEN SPACE EASEMENT
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. 48439C0160K, MAP REVISED SEPTEMBER 29, 2009.
15. CORNER MONUMENTATION:
16. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS.

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 91.23 ACRE TRACT OF LAND LOCATED IN THE ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT NO. 1849 AND THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A 91.23 ACRE (3,973,762 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT NO. 1849 AND THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF A CALLED 91.23 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRYSTAL LAKE DEVELOPMENT, LLC AS RECORDED IN COUNTY CLERK'S INSTRUMENT No. D224067247, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRCT), SAID 91.23 ACRE TRACT 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". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0001531251.)
BEGINNING AT A POINT FOR A NORTHEAST CORNER OF SAID 91.23 ACRE TRACT, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF A CALLED 19.07 ACRE TRACT OF LAND 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 WITH A WEST BOUNDARY OF A CALLED 208.9 ACRE TRACT CALLED FIRST TRACT DESCRIBED IN DEED TO TARRANT REGIONAL WATER DISTRICT (FORMERLY TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1) AS RECORDED IN VOLUME 2993, PAGE 101 OF SAID DEED RECORDS AND BEING AT ELEVATION CONTOUR 687' (NGVD 29), FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "JBI" BEARS NORTH 88°20'17" EAST, A DISTANCE OF 0.79 FEET AND A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR 168" FOUND BEARS NORTH 15°38'02" EAST, A DISTANCE OF 361.99 FEET;
THENCE, ALONG A CONTOUR HAVING AN ELEVATION OF 687 FEET, THE COMMON EASTERLY BOUNDARY LINE OF SAID 91.23 ACRE TRACT AND THE WESTERLY BOUNDARY LINE OF SAID 208.9 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

SOUTH 15°38'02" WEST, A DISTANCE OF 168.34 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR 167" FOUND FOR AN ANGLE POINT,
SOUTH 34°20'34" WEST, A DISTANCE OF 409.06 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR 166" FOUND FOR AN ANGLE POINT,
SOUTH 20°51'43" WEST, A DISTANCE OF 587.26 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR 165" FOUND FOR AN ANGLE POINT,
SOUTH 29°58'26" WEST, A DISTANCE OF 341.87 FEET TO A POINT FOR CORNER IN WATER, FOR AN ANGLE POINT,
SOUTH 12°16'34" WEST, A DISTANCE OF 633.33 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR AN ANGLE POINT, AND
SOUTH 1°22'28" WEST, A DISTANCE OF 676.64 FEET TO A POINT FOR CORNER IN WATER, FOR A COMMON SOUTHEAST CORNER OF SAID 953.450 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 280.9 ACRE TRACT;
THENCE, SOUTH 85°40'08" WEST, CONTINUING ALONG A CONTOUR LINE HAVING AN ELEVATION OF 687 FEET, THE COMMON SOUTH BOUNDARY LINE OF SAID 91.23 ACRE TRACT AND A NORTH BOUNDARY LINE OF SAID 208.9 ACRE TRACT A DISTANCE OF 154.62 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR 161" FOUND FOR A SOUTHWEST CORNER OF SAID 91.23 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 208.9 ACRE TRACT;
THENCE, CONTINUING ALONG A CONTOUR LINE HAVING AN ELEVATION OF 687 FEET, THE COMMON WESTERLY BOUNDARY LINE OF SAID 91.23 ACRE TRACT AND THE EASTERLY BOUNDARY LINE OF SAID 208.9 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

NORTH 48°09'29" WEST, A DISTANCE OF 271.94 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR 160" FOUND FOR AN ANGLE POINT,
NORTH 29°31'53" WEST, A DISTANCE OF 400.96 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR" FOUND FOR AN ANGLE POINT,
NORTH 52°48'42" WEST, A DISTANCE OF 265.69 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR" FOUND FOR AN ANGLE POINT,
NORTH 23°56'30" WEST, A DISTANCE OF 528.76 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR" FOUND FOR AN ANGLE POINT,
NORTH 13°19'46" WEST, A DISTANCE OF 168.35 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR AN ANGLE POINT,
NORTH 73°45'26" WEST, A DISTANCE OF 301.61 FEET TO A CONCRETE MONUMENT WITH BRASS CAP STAMPED "T.C.W.C. & I.D. NO. 1 PROP COR" FOUND FOR A NORTHERLY CORNER OF SAID 208.9 ACRE TRACT AND BEING IN THE EASTERLY BOUNDARY LINE OF A CALLED 39.190 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARINE CREEK RANCH HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. D212210512 OF SAID OFFICIAL PUBLIC RECORDS;
THENCE, NORTH 42°52'00" WEST, WITH SAID EAST BOUNDARY LINE, A DISTANCE OF 1,645.50 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF SAID 39.190 ACRE TRACT OF LAND AND BEING IN THE COMMON SOUTH BOUNDARY LINE OF THE AFORESAID 19.07 ACRE TRACT AND A NORTH BOUNDARY LINE OF SAID 91.23 ACRE TRACT;
THENCE, NORTH 89°35'09" EAST, WITH SAID COMMON LINE, A DISTANCE OF 3,235.50 FEET TO THE POINT OF BEGINNING AND BEING 91.23 ACRES OR 3,973,762 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 LOTS 1-5, LOT 6X, LOTS 7-10, LOT 11X, LOTS 12-18, LOT 19X, LOTS 20-21, LOT 22X, LOTS 23-24, BLOCK 29, LOTS 1-12, BLOCK 30, LOTS 1-29, BLOCK 31, LOTS 1-23, BLOCK 32, LOTS 1-12, BLOCK 33, LOTS 1-20, BLOCK 34, LOTS 1-19, LOT 20X, LOTS 21-36, LOT 37X, BLOCK 35, LOT 1X, BLOCK 36 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 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 6th DAY OF February, 2026.

GRANTOR:
CRYSTAL LAKE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: John Cockerham
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 6th DAY OF February, 2026.

Heather E. McFarlain
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2-16-2030



SURVEYOR'S CERTIFICATE

THIS IS TO STATE THAT I, LON E. WHITTEN, 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.

LON E. WHITTEN DATE JANUARY 22, 2026
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

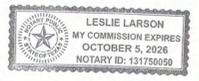


STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22nd DAY OF January, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2026



FINAL PLAT
MARINE CREEK RANCH

LOTS 1-5, LOT 6X, LOTS 7-10, LOT 11X, LOTS 12-18, LOT 19X, LOTS 20-21, LOT 22X, LOTS 23-24, BLOCK 29, LOTS 1-12, BLOCK 30, LOTS 1-29, BLOCK 31, LOTS 1-23, BLOCK 32, LOTS 1-12, BLOCK 33, LOTS 1-20, BLOCK 34, LOTS 1-19, LOT 20X, LOTS 21-36, LOT 37X, BLOCK 35, LOT 1X, BLOCK 36

BEING 91.23 ACRES OF LAND SITUATED IN THE ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT NO. 1849 AND THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

151 RESIDENTIAL LOTS
7 PRIVATE HOA/DEVELOPER OWNED & MAINTAINED OPEN SPACE LOTS

JANUARY 2026
SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 10088000
519 east border
collington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmlatexas.com

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

CONTACT: RANDY LOCKHART



Li Thacker
3-12-2026