

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, CSRD, LLC, is the owner of all those tracts of land described in Special Warranty Deed recorded in Instrument Number D215248240, Official Public Records, Tarrant County, Texas, General Warranty Deed recorded in Instrument Number D216061761, O.P.R.T.C.T., and Special Warranty Deed recorded in Instrument Number D217074647, O.P.R.T.C.T., the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas, North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2-inch iron pipe found at the southwest corner of said CSRD, LLC (D215248240) tract and in the north right-of-line of White Settlement Road (a variable width right-of-way);

THENCE North 00°43'27" East, passing at a distance of 13.20 feet a 60d nail found at the southeast corner of Lot 1R, Block 6, Crystal Springs Addition, an addition to the City of Fort Worth, recorded in Instrument Number D220210964, O.P.R.T.C.T., continuing along the east line of said Lot 1R, a total distance of 201.89 feet to a 3/8-inch rebar found at the northwest corner of said CSRD, LLC (D216061761) tract; said point being the southwest corner of Lot 3, Myrtle Maroon Subdivision, an addition to the City of Fort Worth, recorded in Volume 388-D, Page 117, P.R.T.C.T.;

THENCE North 89°46'21" East, departing said east of Lot 1R and along the south line of said Lot 3, a distance of 214.45 feet to a Mag nail with metal washer stamped "JPH Land Surveying" set at the northeast corner of said CSRD, LLC (D216061761) tract, the southeast corner of said Lot 3, and in the west right-of-line of Roberts Cut-off Road (a variable width right-of-way);

THENCE South 09°47'59" East, along said west line of Roberts Cut-off Road, passing at a distance of 74.90 feet a 5/8-inch rebar for the southeast corner of said CSRD, LLC (D216061761) tract and the northeast corner of aforementioned CSRD, LLC (D217074647) tract, a total distance of 206.59 feet to a Mag nail with metal washer stamped "JPH Land Surveying" set at the southeast corner of said CSRD, LLC (D217074647) tract; said point being the intersection of said west line of Roberts Cut off Road and the aforementioned north line of White Settlement road;

THENCE along said north line of White Settlement Road the following calls:

- 1) South 89°45'51" West, 47.82 feet to a PK nail found;
2) South 87°50'32" West, 72.12 feet to a Mag nail with metal washer stamped "JPH Land Surveying" set at the southwest corner of said CSRD, LLC (D217074647) tract and the southeast corner of the aforementioned CSRD, LLC (D215248240) tract;
3) North 89°14'26" West, 100.00 feet to the POINT OF BEGINNING and enclosing 1.019 acres (44,376 square feet) of land area, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, CSRD, LLC, acting by and through Louis Semarelli, the undersigned, does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, CSRD ADDITION, an addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: CSRD, LLC
Authorized Representative: [Signature]
Date: July 9, 2024

STATE OF Texas §
COUNTY OF Dallas §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Louis V. Grenavelli, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed therein.

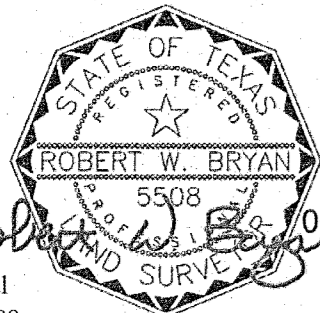
Given under my hand and seal of office this 8 day of July 2024

Danielle Julia Carter
Notary Public, State of Texas
My Commission Expires November 07, 2027
Notary ID 15485071
[Signature]

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

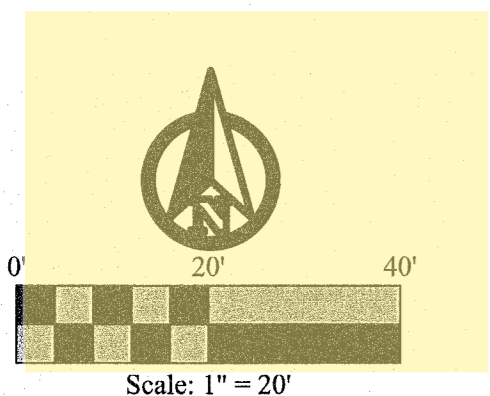
That I, Robert W. Bryan, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.



Robert W. Bryan
Registered Professional Land Surveyor No. 5508
rbryan@langan.com
DATE: JUNE 27, 2024

SURVEYOR'S NOTES:

- 1. This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# CH-3521-1033212300053-DB, Commitment # 1033212300053, effective June 14, 2023, and issued June 27, 2023. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
2. The fieldwork was completed on August 23, 2023.



LANGAN
Langan Engineering and Environmental Services, LLC

Langan Job/Drawing No.
520084201 5300 White Settlement Rd, Fort Worth, Tx FP.dwg
2024 Langan Engineering and Environmental Services, LLC
2999 Olympus Boulevard, Ste. 165, Dallas, Texas 75019
Telephone (817) 328-3200 www.langan.com
TBPELS Firm #10194888
DFW | AUS | HOU | TYL

MONUMENTS / DATUMS / BEARING BASIS

- Monuments are found if not marked MNS or CRS.
CRS O 1/2" rebar stamped "Langan" set
MNS O Mag nail & washer stamped "Langan" set
TBM O Site benchmark (see vicinity map for general location)
+/- O " cut in concrete
O Vertex or common point (not a monument)
Coordinate values, if shown, are US SFL/TXCS, '83, NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TXCS, '83, NCZ
Distances & areas shown are represented in surface values
TYPE I O TxDOT Right of Way tapered concrete monument.
TYPE II O TxDOT Right of Way bronze cap in concrete.
TYPE III O TxDOT Right of Way aluminum cap.

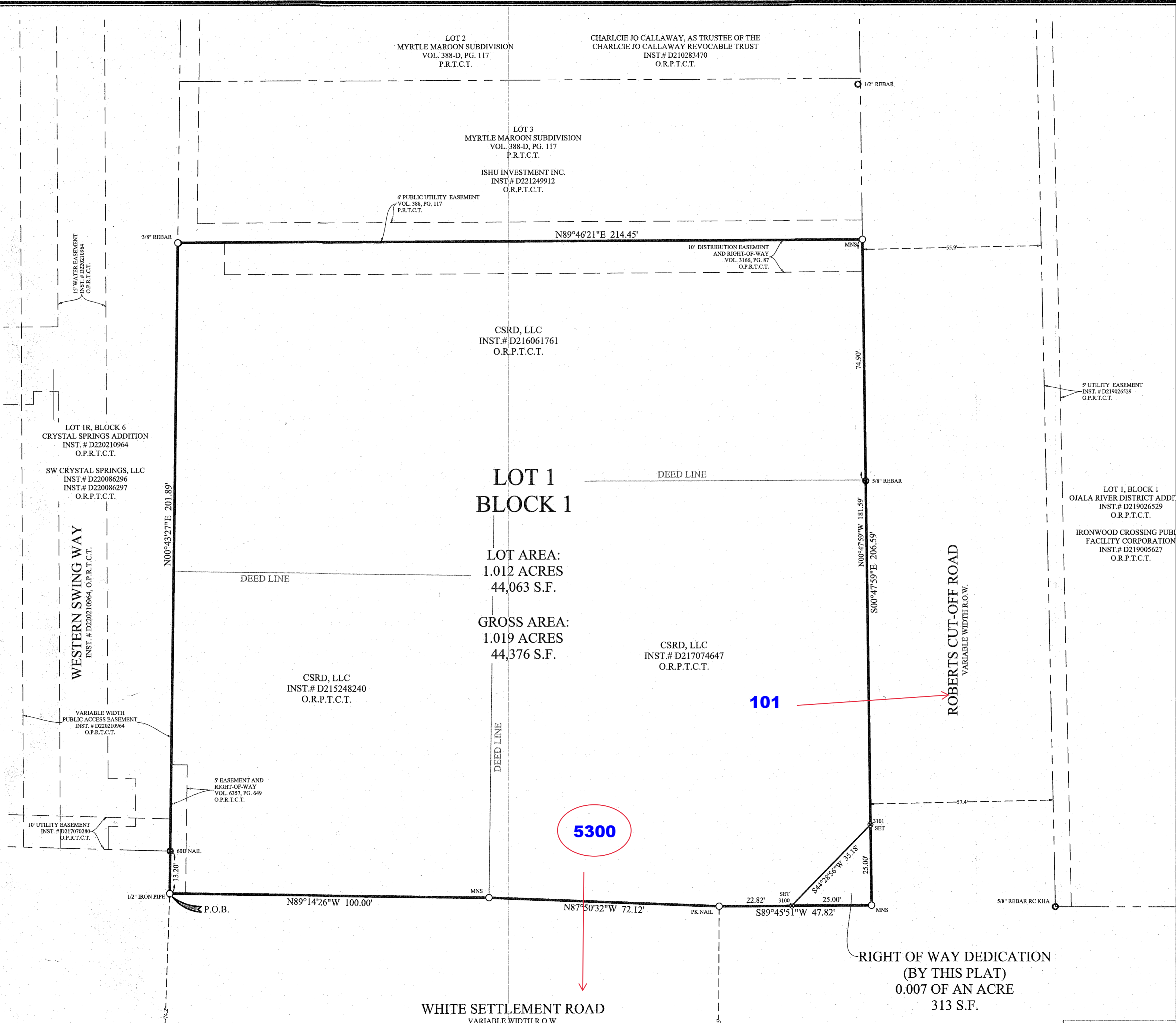
US SFL: United States Survey Feet
TXCS, '83, NCZ: Texas Coordinate System of 1983, North Central Zone
NAVD'88: North American Vertical Datum of 1988
P.R.T.C.T.: Plat Records of Tarrant County, Texas
O.P.R.T.C.T.: Official Public Records of Tarrant County, Texas
D.R.T.C.T.: Deed Records of Tarrant County, Texas
VOL/PAGE/INST#: Volume/Page/Instrument Number
POB/POC: Point of Beginning/Point of Commencing
ESMT/BL: Easement/Building Line
PVC/RCP: Polyvinyl Chloride Pipe/Reinforced Concrete Pipe

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0170L, dated 2019/03/21, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

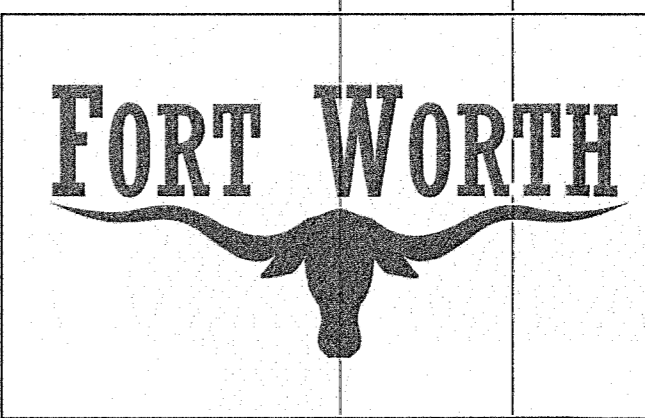
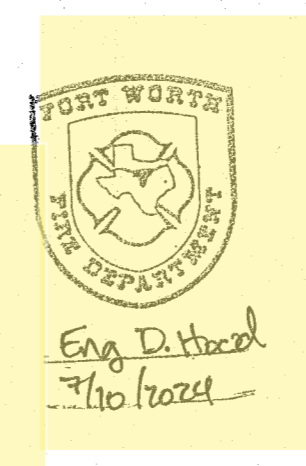
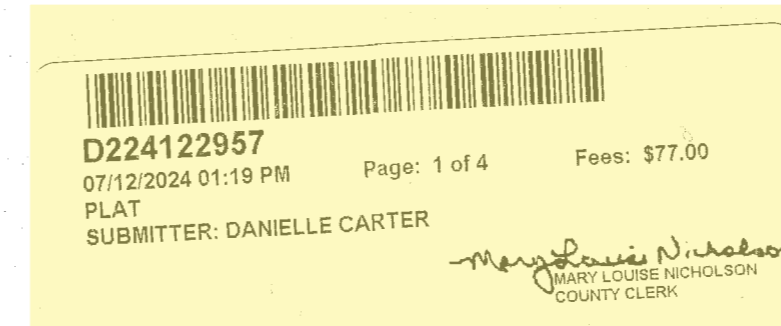
PREPARED BY:
Robert W. Bryan, R.P.L.S.
Langan Engineering
2999 Olympus Blvd, Suite 165
Dallas, Texas 75019
Phone: (817) 328-3200
rbryan@langan.com

OWNER:
CSRD, LLC
4525 Lemmon Avenue, Suite 210
Dallas, Texas 75219



FS-24-071

These address are assigned as an address for each lot. Due to the size of each lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

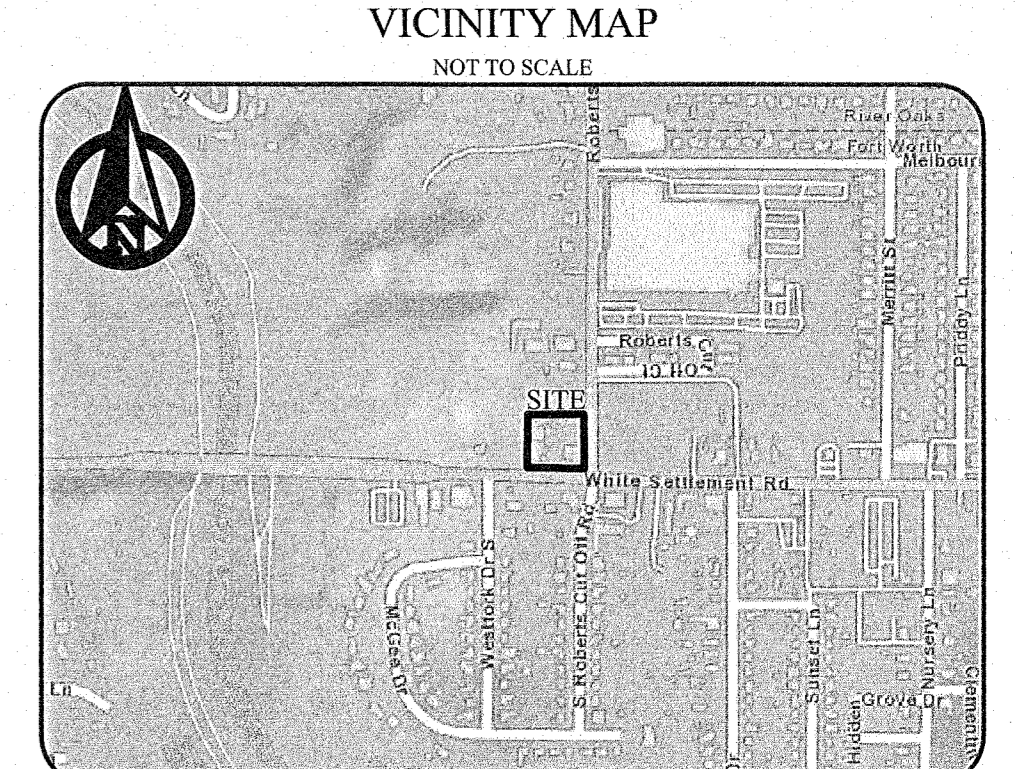


City Plan Commission
City of Fort Worth, Texas
This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: July 11, 2024

By: [Signature] (Chairman)

By: [Signature] (Secretary)



FINAL PLAT
LOT 1, BLOCK 1
CSRD ADDITION
SITUATED IN THE
NATHANIEL H. CARROLL
ABSTRACT NO. 264
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Case No. FS-24-071

STANDARD PLAT NOTES

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.

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 1 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 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.

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.

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, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. 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.

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.

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 could 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.

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.

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".

Parkway Permit
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.

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.

Private Maintenance Note
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.

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 restrictions.