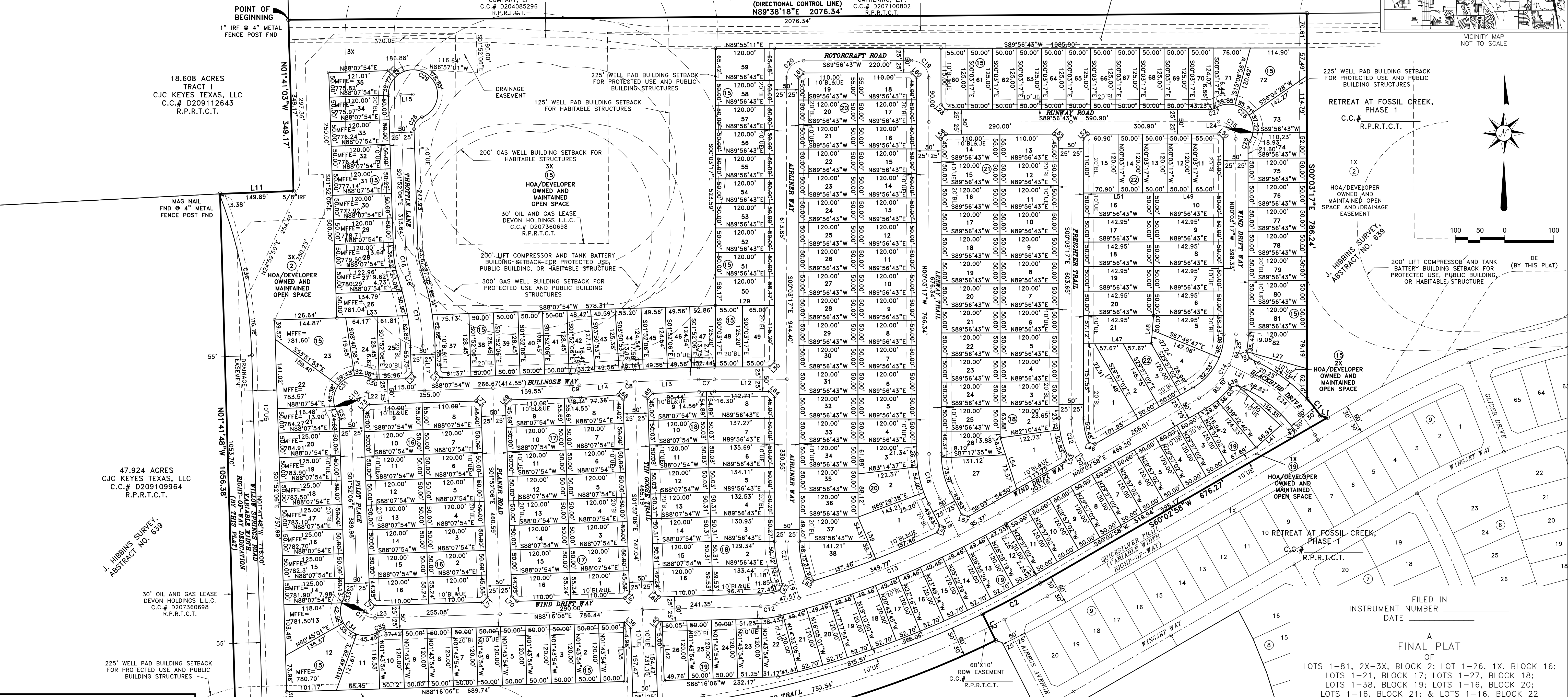
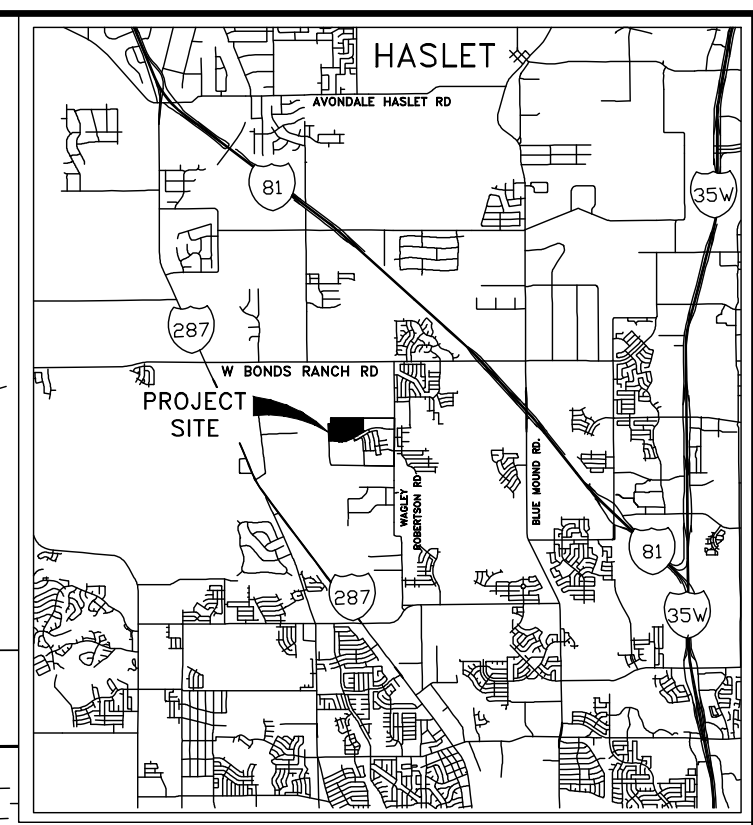


| LAND USE SUMMARY | | | | |
|------------------|------------------|----------------------|---------------|--------------|
| USE | RESIDENTIAL LOTS | NON-RESIDENTIAL LOTS | ACREAGE | % |
| SINGLE FAMILY | 241 | | 36.445 | 56.3 |
| OPEN SPACE | | 3 | 15.073 | 23.3 |
| RIGHT-OF-WAY | | | 13.239 | 20.4 |
| TOTAL | 241 | 3 | 64.757 | 100.0 |

| LOT TABULATION | | |
|----------------|---|---------------------------|
| BLOCK 2 | 81 LOTS | 2 PRIVATE OPEN SPACE LOTS |
| BLOCK 16 | 26 LOTS | 1 PRIVATE OPEN SPACE LOT |
| BLOCK 17 | 21 LOTS | |
| BLOCK 18 | 27 LOTS | |
| BLOCK 19 | 38 LOTS | |
| BLOCK 20 | 16 LOTS | |
| BLOCK 21 | 16 LOTS | |
| BLOCK 22 | 16 LOTS | |
| TOTAL | 244 LOTS | |
| | 241 (RESIDENTIAL LOTS 3 PRIVATE OPEN SPACE LOTS) | |



18.608 ACRES
TRACT I
CJC KEYS TEXAS, LLC
C.C.# D209112643
R.P.R.T.C.T.

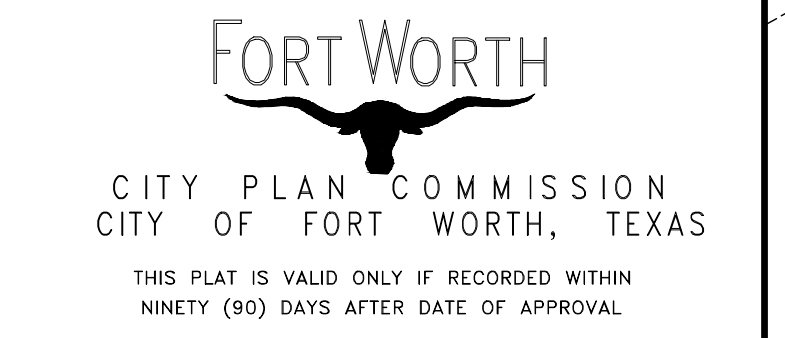
47.924 ACRES
CJC KEYS TEXAS, LLC
C.C.# D209109964
R.P.R.T.C.T.

RETREAT AT FOSSIL CREEK,
PHASE 1
C.C.#
R.P.R.T.C.T.

10 RETREAT AT FOSSIL CREEK,
PHASE 1
C.C.#
R.P.R.T.C.T.

FILED IN
INSTRUMENT NUMBER
DATE
A
FINAL PLAT
OF
LOTS 1-81, 2X-3X, BLOCK 2; LOT 1-26, 1X, BLOCK 16;
LOTS 1-21, BLOCK 17; LOTS 1-27, BLOCK 18;
LOTS 1-38, BLOCK 19; LOTS 1-16, BLOCK 20;
LOTS 1-16, BLOCK 21; & LOTS 1-16, BLOCK 22

RETREAT AT FOSSIL CREEK
OUT OF
THE J. HIBBINS SURVEY, ABSTRACT NO. 639,
IN THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
64.757 ACRES
241 RESIDENTIAL LOTS
3 PRIVATE HOA/DEVELOPER OWNED
AND MAINTAINED OPEN SPACES



Plat Approval Date: _____
By: _____ Chairman
By: _____ Secretary

- LEGEND
- IRF IRON ROD FOUND
 - IPF IRON PIN FOUND
 - GRF 5/8 INCH IRON ROD WITH YELLOW CAP
 - "DUNAWAY" STAMPED "DUNAWAY ASSOC. LP" FOUND PLAT RECORDS, TARRANT COUNTY, TEXAS REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
 - DE DRAINAGE EASEMENT
 - FPE FLOODPLAIN EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - UE UTILITY EASEMENT
 - (RM) RECORD MONUMENT
 - MFFE MINIMUM FINISHED FLOOR ELEVATION
 - STREET NAME CHANGE

HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE
C.C.# D2222181403
D.P.R.T.C.T.

200' LIFT COMPRESSOR AND TANK BATTERY BUILDING SETBACK FOR PROTECTED USE, PUBLIC BUILDING, OR HABITABLE STRUCTURE

125' WELL PAD BUILDING SETBACK FOR HABITABLE STRUCTURES

ROW EASEMENT
C.C.# D2222181418
D.P.R.T.C.T.

APPROXIMATE SURVEY LINE

282.234 ACRES
BENCHMARK ACQUISITIONS, LLC
C.C.# D220164569
R.P.R.T.C.T.

REFERENCE CASE NUMBERS
PP-19-053
CITY OF FORT WORTH FLOOD STUDY
SWM-2019-0446
FDP-19-00018

OWNER/DEVELOPER: RETREAT AT FOSSIL CREEK, LTD.
10410 WINDERMERE LAKES BLVD
HOUSTON, TEXAS 77065

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
6060 North Central Expressway Suite 400
Dallas, Texas 75206 Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465

JOB NO. 0084 FP-22-175 PHASE 2

RETREAT AT FOSSIL CREEK, PHASE 2

S:\NTX-LAND\G08A\200 SURVEY\200 SURVEY\008A\02-PH2.dwg 11/16/2022

