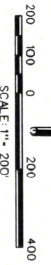


CLERK'S FILE NO.	DATE	DESCRIPTION
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2	11/15/11	RECORD
3	11/15/11	RECORD
4	11/15/11	RECORD
5	11/15/11	RECORD
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27	11/15/11	RECORD
28	11/15/11	RECORD
29	11/15/11	RECORD
30	11/15/11	RECORD



RESTRICTED RESERVE 10'
LANDSCAPE/OPEN SPACE/DRAINAGE
(SEE TABLE)

RESTRICTED RESERVE 10'
LANDSCAPE/OPEN SPACE/DRAINAGE
(SEE TABLE)

RESTRICTED RESERVE 10'
LANDSCAPE/OPEN SPACE/DRAINAGE
(SEE TABLE)

RESTRICTED RESERVE 10'
LANDSCAPE/OPEN SPACE/DRAINAGE
(SEE TABLE)

RESTRICTED RESERVE 10'
LANDSCAPE/OPEN SPACE/DRAINAGE
(SEE TABLE)

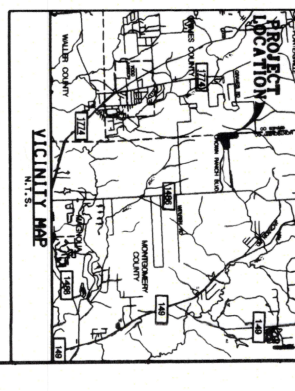
RESTRICTED RESERVE 10'
LANDSCAPE/OPEN SPACE/DRAINAGE
(SEE TABLE)

RESTRICTED RESERVE 10'
LANDSCAPE/OPEN SPACE/DRAINAGE
(SEE TABLE)

RESTRICTED RESERVE 10'
LANDSCAPE/OPEN SPACE/DRAINAGE
(SEE TABLE)

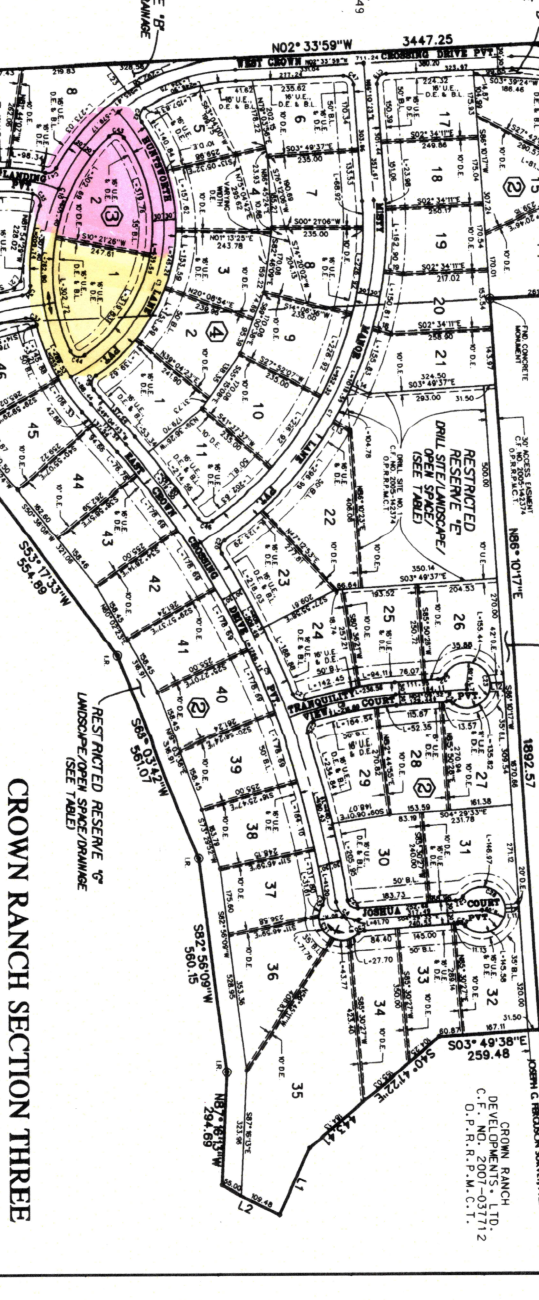
RESERVES / ACREAGE TABULATION

DESCRIPTION	ACRES / SQ.FT.	TYPE
RESERVE 10'	1.1848 / 64,439	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.1848 / 10,441	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.2014 / 11,114	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.2014 / 11,114	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.2014 / 11,114	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.2014 / 11,114	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.2014 / 11,114	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.2014 / 11,114	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.2014 / 11,114	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
RESERVE 10'	0.2014 / 11,114	RESTRICTED FOR LANDSCAPE / DRAINAGE / OPEN SPACE USE ONLY
TOTAL	11.2848 / 693,243	



CLERK'S FILE NO.	DATE	DESCRIPTION
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26	11/15/11	RECORD
27	11/15/11	RECORD
28	11/15/11	RECORD
29	11/15/11	RECORD
30	11/15/11	RECORD

GENERAL NOTES:
1. B.L. INDICATES BUILDING LINE.
2. U.E. INDICATES UTILITY EASEMENT.
3. D.E. INDICATES DRAINAGE EASEMENT.
4. M.C.R. INDICATES MONTICELI COUNTY DEED RECORDS.
5. M.C.M.R. INDICATES MONTICELI COUNTY MAP RECORDS.
6. D.B.C. INDICATES DEED RECORDS OF GRANTS COUNTY.
7. O.D.C. INDICATES DEED RECORDS OF GRANTS COUNTY.
8. P.P. INDICATES PROPERTY OF MONTICELI COUNTY, TEXAS.
9. C.F. NO. INDICATES CLERK'S FILE NUMBER.
10. P.P. INDICATES PRIVATE.
11. THIS SURVEY IS BASED ON A SURVEY OF THE CROWN RANCH DEVELOPMENT BY CHARLES WEAVER SURVEY, A-824, DATED APRIL 11, 2008 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LIMITS AND RESTRICTIONS THEREON.
12. THE 3" BENCH MARK IN CONCRETE IN RESERVE "C" IS 7'-0" NORTHWEST OF THE SOUTHWEST CORNER OF THE 10'-0" WIDE DRIVE.
13. THIS PROPERTY LIES IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOOD ZONE AS PER FEMA PANEL NO. 483890200 F, EFFECTIVE DATE DECEMBER 19, 1996.
14. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
15. LOT 2 AND 3 OF SECTION ONE, TARRANT COUNTY, TEXAS, ARE HEREBY DEDICATED TO EAST COAST CROSSING DRIVE.
16. TEMPORARY DRAINAGE AND DETENTION POND EASEMENTS RECORDED IN CLERK'S FILE NO. 483890200 F, EFFECTIVE DATE DECEMBER 19, 1996.
17. FILE NUMBER 20080097 OF THE O.P.R.P.M.C.T. AND ODLINK 1263, PAGE 690 OF THE D.I.C.C. ARE NOT LOCATED WITHIN THE PLAT BOUNDARY.
18. THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT RECORDED IN CLERK'S FILE NO. 483890200 F, EFFECTIVE DATE DECEMBER 19, 1996.
19. THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT RECORDED IN CLERK'S FILE NO. 483890200 F, EFFECTIVE DATE DECEMBER 19, 1996.



CROWN RANCH SECTION THREE
BEING A SUBDIVISION OF 99.6766 ACRES
LOCATED IN THE
CHARLES WEAVER SURVEY, A-824
& THE JOSEPH G. FERROUSON SURVEY, A-221
97 LOTS IN 4 BLOCKS AND 8 RESERVES
APRIL 2008

CROWN RANCH DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP
20000 CROWN RANCH BLVD
MCKINNEY, TEXAS 75069
(972) 969-4400

Costello, Inc.
ENGINEER/SURVEYOR
9906 WINDING ROAD, SUITE 100
DALLAS, TEXAS 75243
(214) 763-7788 FAX 763-3580

2008-04-05-09

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