

CURVE TABLE					LINE TABLE			
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	BEARING	LENGTH
C1	10°21'44"	275.00'	49.74'	N85°29'16"W	49.67'	L1	S89°23'47"W	24.80'
C2	10°18'34"	720.00'	129.55'	N85°23'40"W	129.38'	L2	N04°29'19"E	58.10'
C3	66°49'19"	225.00'	223.14'	N62°08'18"W	214.11'	L3	S89°23'52"W	19.50'
C4	38°12'58"	410.00'	273.47'	N14°37'10"W	268.43'	L4	N34°43'39"W	50.00'
C5	5°05'27"	250.00'	22.21'	N88°03'24"W	22.21'	L5	N04°29'19"E	35.72'
C6	51°47'02"	200.00'	180.76'	N59°37'10"W	174.67'	L6	S45°06'59"W	19.53'
C7	38°12'58"	200.00'	133.40'	N14°37'10"W	130.94'	L7	N42°48'15"W	22.04'
						L8	S40°30'41"E	14.14'
						L9	N49°29'19"E	14.14'
						L10	S40°30'41"E	14.14'
						L11	N49°29'19"E	14.14'

BLOCK F			BLOCK G			BLOCK I			BLOCK J		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.255	11,088	1	0.201	8,734	17	0.140	6,079	1	0.195	8,490
2	0.158	6,868	2	0.137	5,968	18	0.138	5,997	2	0.129	5,625
3	0.148	6,451	3	0.140	6,090	19	0.138	5,997	3	0.129	5,625
4	0.142	6,195	4	0.123	5,350	20	0.130	5,670	4	0.129	5,625
5	0.140	6,093	5	0.145	6,317	21	0.144	6,266	5	0.129	5,625
6	0.141	6,145	6	0.154	6,726	22	0.124	5,408	6	0.129	5,625
7	0.136	5,920	7	0.163	7,094	23	0.119	5,203	7	0.129	5,625
8	0.135	5,872	8	0.148	6,467	24	0.119	5,169	8	0.142	6,198
9	0.133	5,781	9	0.130	5,668	25	0.118	5,134	9	0.165	7,190
10	0.127	5,547	10	0.123	5,350	26	0.117	5,099	10	0.129	5,625
11	0.131	5,693	11	0.123	5,350	27	0.116	5,064	11	0.129	5,625
12	0.135	5,870	12	0.124	5,402	28X	0.196	8,535	12	0.129	5,625
13	0.164	7,150	13	0.126	5,505	29	0.129	5,616	13	0.129	5,625
14	0.219	9,537	14	0.129	5,609	30	0.138	6,005	14	0.129	5,625
15	0.175	7,605	15	0.136	5,910	31	0.138	6,005	15	0.129	5,625
16	0.136	5,907	16	0.143	6,245	32	0.138	6,007	16	0.155	6,755
17	0.123	5,358	17	0.143	6,222	33	0.138	6,008	17	0.151	6,572
18	0.123	5,368	18	0.145	6,295	34	0.138	6,008	18	0.115	5,028
19	0.130	5,668	19	0.130	5,682	35	0.138	6,009	19	0.226	9,844
20	0.130	5,675	20	0.128	5,555	36	0.138	6,010			
21	0.122	5,310	21	0.128	5,576	37	0.138	6,011			
22	0.121	5,252	22	0.129	5,599	38	0.138	6,011			
23	0.120	5,211	23	0.129	5,640	39	0.148	6,444			
24	0.130	5,653	24	0.129	5,630	40X	0.031	1,336			
25	0.125	5,428	25	0.133	5,812						
37X	0.230	10,177	26	0.161	7,012						
			27	0.180	7,825						
			28	0.163	7,080						
			29	0.128	5,593						
			30	0.123	5,350						
			31	0.123	5,350						
			32	0.129	5,601						
			33	0.140	6,088						
			34	0.142	6,168						
			35	0.139	6,069						
			36	0.155	6,759						

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0410K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

ZONE AE The flood way is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

P.O.B. - POINT OF BEGINNING
 IRFC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED FOUND
 D.R.D.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

- NOTES:**
- ALL CORNERS ARE A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET UNLESS OTHERWISE NOTED.
 - ALL LOTS WITH AN "X" DESIGNATION ARE OPEN SPACE AND DRAINAGE EASEMENTS MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

PART OF
 CALLED 48.7260 ACRES
 CROWLEY MCCART LAND VENTURE I, LLC
 INST. NO. D219029594
 O.P.R.T.C.T.

OWNER:
 CROWLEY MCCART LAND VENTURE I, LLC
 1707 MARKET PLACE BLVD, SUITE 100
 IRVING, TX 75063
 CONTACT: JUSTIN CHRIST, P.E.
 PHONE: 469-587-5383

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: ANDY DOBBS, RPLS
 PHONE: 972-770-1324

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: ANDY DOBBS, RPLS
 PHONE: 972-770-1369

HORIZONTAL CONTROL PLAN
ROSEMARY RIDGE PHASE 7
 LOTS 1-25 & 37X, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 17-27, 29-38, 28X & 40X, BLOCK I
 LOTS 1-19, BLOCK J
 MOSES WALTERS SURVEY, ABSTRACT NO. 1598
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MGB	JAD	Oct. 2021	063451063	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS CROWLEY MCCART LAND VENTURES I, LLC., is the owner of a tract of land situated in the Moses Walters Survey, Abstract No.1598, City of Fort Worth, Tarrant County, Texas and being part of a called 48.7260 acre tract of land described in Special Warranty Deed with Vendor's Lien to CROWLEY MCCART LAND VENTURES I, LLC recorded in Instrument No. D219029594, Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "ARS ENGINEERS" found for the northwest corner of said 48.7260 acre tract and being in the south line of a called 17.233 acre tract of land described in Warranty Deed to TEXAS ELETRIC SERVICE COMPANY recorded in Volume 3554, Page 622, Deed Records of Tarrant County, Texas and being the northeast corner at the terminus of McCart Avenue (a variable width right-of-way);

THENCE with said south line of the 17.233 acre tract, South 85°29'38" East, a distance of 1,142.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner from which the northeast corner of said 48.7260 acre tract bears South 85°29'38" East, a distance of 310.24 feet from which a concrete monument bears North 27°42'44" West a distance of 0.48 feet;

THENCE departing said south line of the 17.233 acre tract and over and across said 48.7260 acre tract, the following courses and distances:

South 04°31'04" West, a distance of 95.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 04°22'33" West, a distance of 24.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 85°30'41" West, a distance of 123.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 04°29'19" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 85°30'41" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 40°32'05" East, a distance of 14.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 04°41'03", and a chord bearing and distance of South 01°44'24" West, 26.58 feet;
 In a easterly direction, with said non-tangent curve to the left, an arc distance of 26.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 00°36'08" East, a distance of 174.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 44°23'52" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 89°23'52" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 00°36'08" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 89°23'52" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 45°36'08" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 00°36'08" East, a distance of 212.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 44°23'52" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 89°23'52" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 00°00'00" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 89°23'52" East, a distance of 10.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 45°36'08" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 00°36'08" East, a distance of 92.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 89°23'52" West, a distance of 52.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 87°10'31" West, a distance of 48.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 81°16'58" West, a distance of 116.94 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 81°33'25" West, a distance of 49.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 82°50'20" West, a distance of 48.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 86°59'07" West, a distance of 48.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 89°36'28" West, a distance of 49.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 87°25'59" West, a distance of 50.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 84°54'13" West, a distance of 59.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 73°54'25" West, a distance of 117.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 59°46'20" West, a distance of 12.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said east right-of-way line of McCart Avenue at the beginning of a non-tangent curve to the left with a radius of 950.00 feet, a central angle of 13°47'40", and a chord bearing and distance of North 37°07'30" West, 228.2 feet;

THENCE with said east right-of-way line in a northwesterly direction, the following courses and distances:

With said non-tangent curve to the left, an arc distance of 228.7 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the right with a radius of 900.00 feet, a central angle of 50°59'45", and a chord bearing and distance of North 18°31'28" West, 774.86 feet;
 In a northerly direction, with said reverse curve to the right, an arc distance of 801.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 06°58'26" East, a distance of 1.82 feet to the **POINT OF BEGINNING** and containing 787,739 square feet or 18,0840 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CROWLEY MCCART LAND VENTURES I, LLC, does hereby adopt this final plat designating the herein described property as **ROSEMARY RIDGE PHASE 7**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

CROWLEY MCCART LAND VENTURES I, LLC

By: _____
 Signature

By: _____
 Name - Title

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

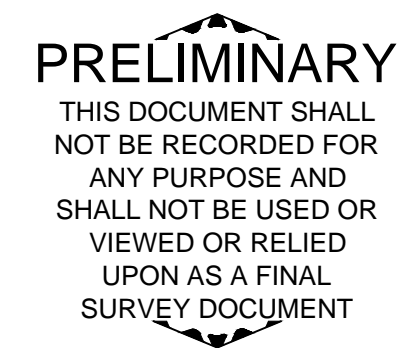
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

 Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

I J. Andy Dobbs, do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

 J. Andy Dobbs Date
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Ph. (972) 770-1300
 andy.dobbs@kimley-horn.com

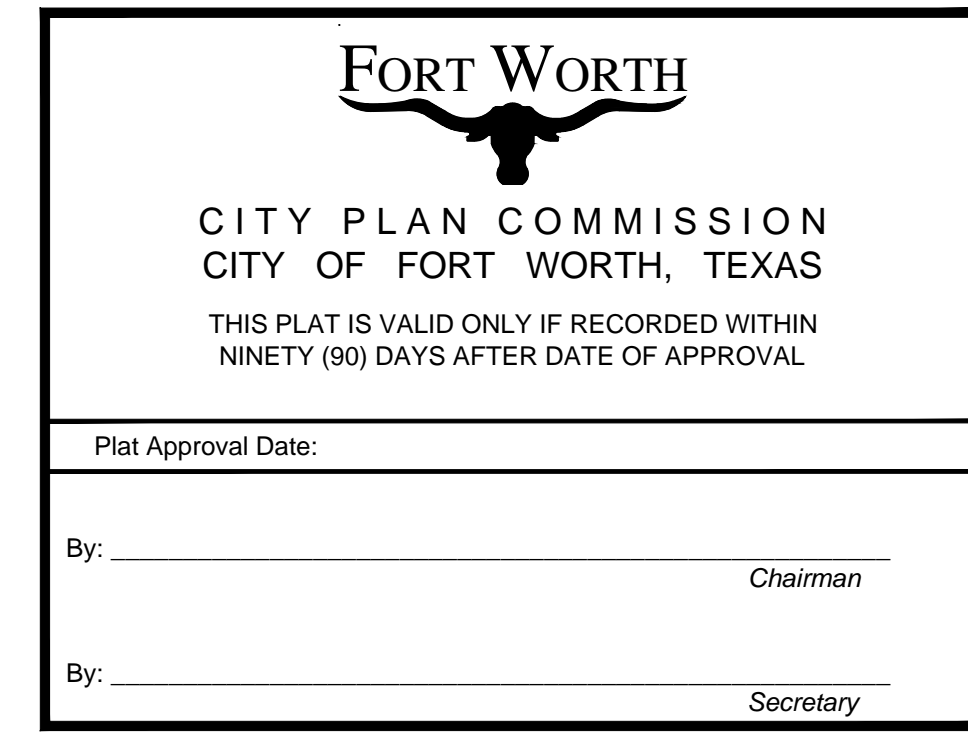


STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

 Notary Public, State of Texas



**HORIZONTAL CONTROL PLAN
 ROSEMARY RIDGE PHASE 7**
 LOTS 1-36 & 37X, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 17-40, 28X & 40X, BLOCK I
 LOTS 1-19, BLOCK J
 MOSES WALTERS SURVEY, ABSTRACT NO. 1598
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MGB	JAD	OCT. 2021	063451063	2 OF 2

OWNER: CROWLEY MCCART LAND VENTURE I, LLC 1707 MARKET PLACE BLVD, SUITE 100 IRVING, TX 75063 CONTACT: JUSTIN CHRIST, P.E. PHONE: 469-587-5383
 ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 CONTACT: BRYCE ECKEBERGER, P.E. PHONE: 972-770-1324
 SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 CONTACT: ANDY DOBBS, RPLS PHONE: 972-770-1369