

VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:
BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0410K DATED SEPTEMBER 25, 2009 AND THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0430K DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

- NOTES:**
1. THE EXISTING ZONING OF THE PROPOSED SUBDIVISION IS A5 AND AR.
 2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 3. ALL "X" LOTS ARE DEVELOPER OWNED AND MAINTAINED OPEN SPACE LOTS.

LAND USE TABLE		
USE TYPE	LOTS	ACREAGE
SINGLE FAMILY RESIDENTIAL	34	4.7
OPEN SPACE LOTS	3	0.2
COMMERCIAL	N/A	N/A
RIGHT-OF-WAY	N/A	1.3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°15'33" W	2.78'
L2	N 43°43'48" E	21.11'
L3	N 00°36'50" W	9.48'
L4	N 45°35'50" W	21.39'
L5	N 89°24'10" E	4.89'
L6	N 00°35'50" W	12.09'
L7	N 89°24'10" E	12.00'
L8	S 89°23'57" W	12.01'
L9	N 89°24'10" E	5.06'
L10	N 89°24'10" E	29.83'
L11	S 21°21'47" E	13.49'
L12	N 72°54'42" E	15.16'
L13	N 45°35'00" W	14.14'
L14	N 44°25'01" E	14.14'
L15	N 00°34'23" W	18.76'
L16	N 43°43'48" E	10.97'
L17	N 00°35'50" W	12.00'
L18	N 45°35'50" W	11.32'

OWNER/DEVELOPER
CROWLEY MCCART LAND VENTURES I, LLC.
9209 GATEWAY DRIVE, SUITE 200
COLLEYVILLE, TX 76034
214-808-0080

ENGINEER
METRO ENGINEERS, INC.
1101 WEST ABRAM
ARLINGTON, TEXAS 76013
817-860-1000

SURVEYOR
DFW Geodesy
1108 SOUTH DOBSON STREET
BURLESON, TX 76028
817-447-4122

THIS PLAT RECORDED IN DOCUMENT NO. _____
DATE: _____

NOTES:

1. 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.
2. 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.
3. BUILDING PERMITS
NO BUILDINGS 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.
4. 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 I OF THE 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.
5. 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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
6. 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.
7. PARKWAY PERMIT
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
8. SIDEWALK NOTE
SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.
9. DRAINAGE EASEMENT NOTE
ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
10. 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.
11. PUBLIC OPEN SPACE EASEMENT
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11- FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCK, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CROWLEY MCCART LAND VENTURES I, LLC., IS THE OWNER OF A 6.080 ACRE TRACT OF LAND OUT OF THE MOSES WALTERS SURVEY, ABSTRACT NO. 1598, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CROWLEY MCCART LAND VENTURES I, LLC. BY DEED RECORDED IN DOCUMENT NO. D219029594, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" INCH IRON ROD FOUND FOR THE MOST SOUTHEASTERLY CORNER OF SAID CROWLEY MCCART LAND VENTURES I, LLC., TRACT AND FOR THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, ROSEMARY INTERMEDIATE SCHOOL, ACCORDING TO THAT PLAT RECORDED IN CABINET B, SLIDE 3403, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 89°23'57" W ALONG THE COMMON LINE BETWEEN THE SAID CROWLEY MCCART LAND VENTURES I, LLC., TRACT AND SAID LOT 1, BLOCK 1, A DISTANCE OF 927.98 FEET TO A 1/2" IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF MCCART AVENUE (VARIABLE R-0-W) FOR THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1;

THENCE N 02°15'33" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 178.84 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 960.00 FEET, WHOSE LONG CHORD BEARS N 01°25'42" W, 27.85 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE WITH SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°39'44", AN ARC LENGTH OF 27.85 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 00°35'50" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.15 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 89°24'10" E LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.48 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 63°02'39" E, A DISTANCE OF 199.37 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 75°36'53" E, A DISTANCE OF 80.55 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 89°25'37" E, A DISTANCE OF 455.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 00°34'23" W, A DISTANCE OF 18.76 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 89°25'37" E, A DISTANCE OF 155.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO STM/MNM LAND VENTURE I, LLC., IN THAT DEED RECORDED IN DOCUMENT NO. D219109922, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 00°07'28" E ALONG THE COMMON LINE BETWEEN SAID CROWLEY MCCART LAND VENTURES I, LLC., TRACT AND SAID STM/MNM LAND VENTURE I, LLC., TRACT, A DISTANCE OF 277.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.077 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TOM MITCHELL ON BEHALF OF CROWLEY MCCART LAND VENTURES I, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOTS 1-15 & 16X & 17-18 & 19X, BLOCK A, LOTS 23-37 & 38X, BLOCK B, AND LOT 12-13, BLOCK E, ROSEMARY RIDGE, PHASE 5, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER, THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2021.

TOM MITCHELL
CROWLEY MCCART LAND VENTURES I, LLC

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED TOM MITCHELL, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

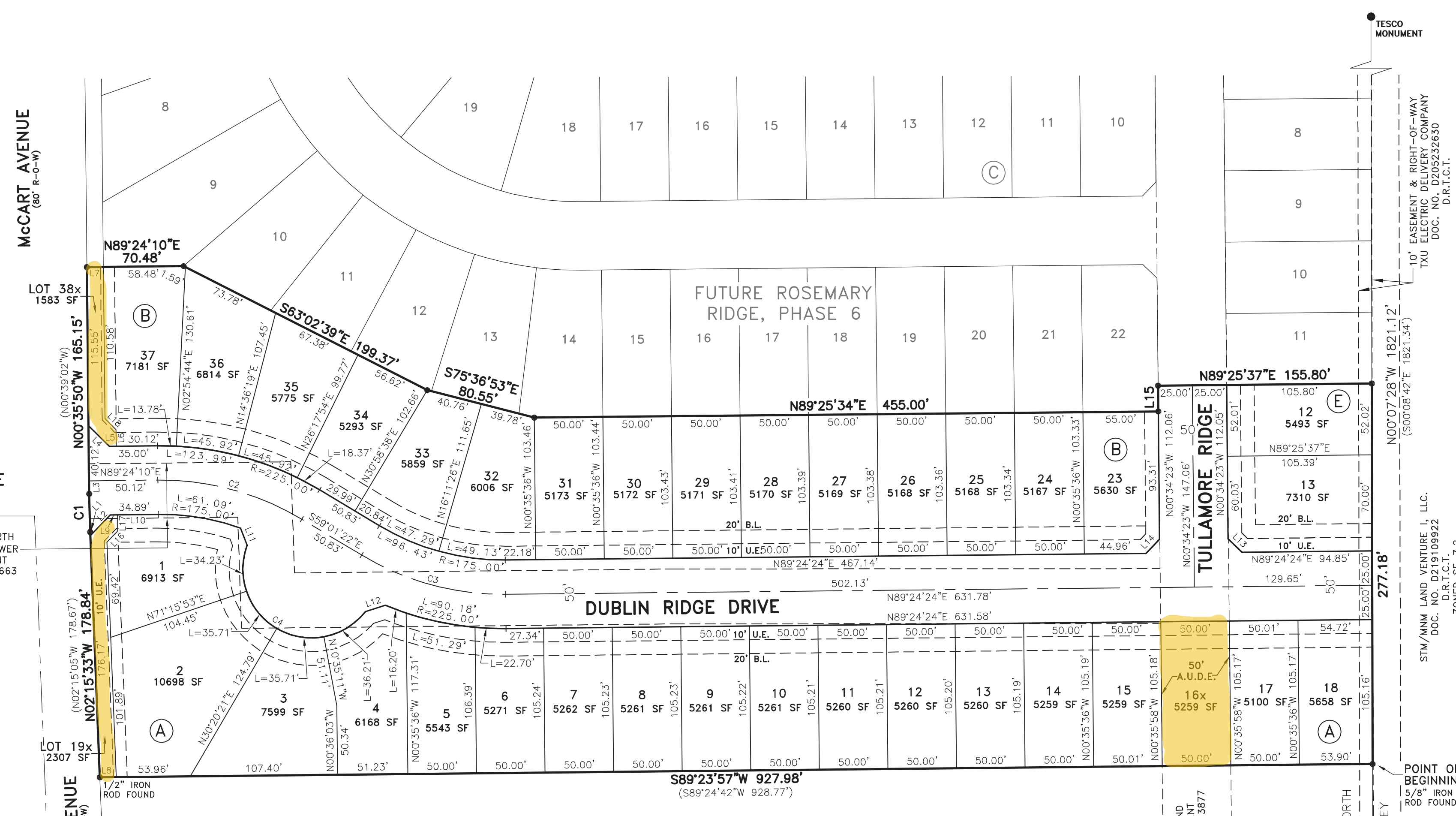
I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 02/04/21

FINAL PLAT
LOTS 1-15 & 16X & 17-18 & 19X, BLOCK A,
LOTS 23-37 & 38X, BLOCK B, AND LOT 12-13, BLOCK E

ROSEMARY RIDGE PHASE 5
A 6.077 ACRE ADDITION TO
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE MOSES WALTERS SURVEY
ABSTRACT NO. 1598
34 SINGLE-FAMILY LOTS

A TRACT OF LAND SITUATED IN THE MOSES WALTERS SURVEY, ABSTRACT NO. 1598, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CROWLEY MCCART LAND VENTURES I, LLC. IN THAT DEED RECORDED IN DOCUMENT NO. D219029594, DEED RECORDS, TARRANT COUNTY, TEXAS.



LOT 1, BLOCK 1
ROSEMARY INTERMEDIATE SCHOOL
CAB. B, SLIDE 3403
P.R.T.C.T.
ZONING: AR

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONL IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

- LEGEND**
- — 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" UNLESS OTHERWISE NOTED
 - A.U.D.E. — ACCESS, UTILITY & DRAINAGE EASEMENT
 - B.L. — BUILDING LINE
 - U.E. — UTILITY EASEMENT
 - (A) — BLOCK NUMBER

