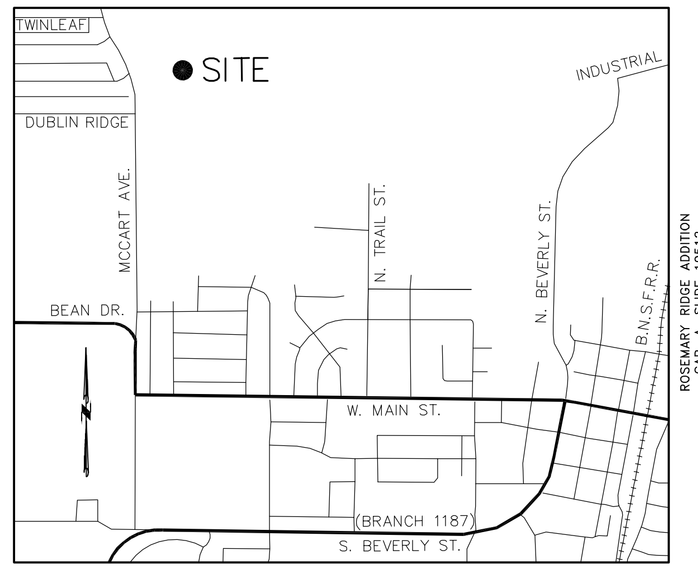
Wondershare PDFelement
Trial Version



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.

ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED.

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 STATUES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. ULTIMATE 100' WATER SURFACE AREA TO BE RECLAIMED BY FILL PER CITY OF FORT WORTH DRAINAGE STUDY ACCEPTANCE LETTER DATED 09/09/20.
4. ALL "X" LOTS ARE DEVELOPER OWNED AND MAINTAINED OPEN SPACE LOTS.

TYPICAL LOT DETAIL
"NOT TO SCALE"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°57'58"E	2.12'
L2	N00°34'23"W	103.46'
L3	N16°11'26"E	111.65'
L4	N30°58'38"E	102.66'
L5	N26°17'54"E	99.77'
L6	N14°36'19"E	107.45'
L7	N02°54'44"E	130.61'
L8	N43°43'48"E	20.96'
L9	N43°43'48"E	13.94'
L10	N43°43'48"E	7.02'
L11	N89°24'10"E	50.12'
L12	N21°21'47"W	13.49'
L13	S72°54'42"W	15.16'
L14	S59°01'22"E	50.83'
L15	N44°38'28"E	14.09'
L16	N45°21'32"W	14.19'
L17	N44°38'28"E	14.09'
L18	N45°21'32"W	14.19'
L19	N45°34'25"W	14.14'
L20	N44°25'36"E	14.14'
L21	N81°07'33"E	103.79'
L22	N25°20'21"E	21.54'
L23	N66°55'24"W	21.97'
L24	N48°55'37"W	26.58'
L25	N44°57'24"E	14.01'
L26	N45°08'33"E	19.68'
L27	N40°28'56"W	14.14'
L28	N49°31'04"E	14.14'
L29	N40°28'56"W	14.14'
L30	N49°31'04"E	14.14'
L31	N43°01'40"W	14.76'
L32	N46°58'21"E	13.50'
L33	N43°01'40"W	14.76'
L34	N44°25'37"E	14.14'
L35	N45°34'23"W	14.14'
L36	N45°21'32"W	14.19'
L37	N44°38'28"E	14.09'

LINE TABLE		
L38	N44°38'28"E	14.09'
L39	N45°21'32"W	14.19'
L40	N44°10'01"E	14.08'
L41	N45°34'25"W	14.14'
L42	N44°25'36"E	14.14'
L43	N45°34'25"W	14.14'
L44	N85°05'56"W	43.38'
L45	N61°55'35"W	40.54'
L46	N38°03'11"W	40.54'
L47	N00°34'26"W	46.25'
L48	S88°35'58"W	96.11'
L49	S81°59'01"W	32.14'
L50	S88°56'44"W	44.50'
L51	N87°00'11"W	51.93'
L52	N83°10'51"W	57.50'
L53	S88°58'34"W	17.57'
L54	N79°55'10"W	31.79'
L55	N45°29'02"W	29.57'
L56	S87°00'11"E	51.93'
L57	N88°56'44"E	8.92'
L58	N88°56'44"E	35.58'
L59	N81°59'01"E	23.13'
L60	N81°59'01"E	9.01'
L61	N88°35'58"E	44.88'
L62	N88°35'58"E	51.23'
L63	N83°10'51"W	57.50'
L64	S88°58'34"W	3.33'
L65	S88°58'34"W	14.24'
L66	N79°55'10"W	31.79'
L67	N45°29'02"W	17.65'
L68	N45°29'02"W	11.92'
L69	N42°46'38"W	22.22'
L70	N45°35'50"W	21.39'
L71	N58°50'42"E	59.41'
L72	N44°25'01"E	14.14'
L73	N45°35'00"W	14.14'

LEGEND

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

LAND USE TABLE		
USE TYPE	LOTS	ACREAGE
SINGLE FAMILY RESIDENTIAL (PHASE 5)	34	4.7
SINGLE FAMILY RESIDENTIAL (PHASE 6)	95	12.7
SINGLE FAMILY RESIDENTIAL (PHASE 7)	139	19.1
OPEN SPACE LOTS	7	1.7
COMMERCIAL	N/A	N/A
RIGHT-OF-WAY	N/A	10.9

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	27.85'	960.00'	1°39'43.83"	S01°25'42"E	27.85'
C2	110.22'	200.00'	31°34'27.55"	N74°48'36"W	108.83'
C3	110.20'	200.00'	31°34'13.55"	N74°48'29"W	108.81'
C4	141.88'	50.00'	162°34'40.69"	N60°47'41"W	98.85'
C5	353.43'	225.00'	90°00'03.00"	N45°34'25"W	318.20'
C6	313.38'	960.00'	18°42'13.32"	S09°56'57"E	311.99'
C7	267.77'	510.00'	30°04'57.01"	N84°51'31"E	264.70'
C8	344.39'	960.00'	20°33'14.56"	N33°45'10"W	342.54'
C9	619.24'	890.00'	39°51'54.00"	S24°05'50"E	606.82'
C10	13.53'	150.00'	5°10'08.25"	N87°59'19"W	13.53'
C11	273.33'	410.00'	38°11'49.87"	N14°34'51"W	268.30'
C12	198.60'	200.00'	56°53'40.13"	N62°07'36"W	190.54'
C13	129.75'	719.00'	10°20'22.51"	S85°24'15"E	129.57'
C14	34.77'	201.00'	9°54'38.02"	S85°11'23"E	34.72'
C15	135.41'	150.00'	51°43'28.87"	S59°32'30"E	130.86'
C16	100.00'	150.00'	38°11'49.87"	S14°34'51"E	98.16'
C17	133.29'	50.00'	152°44'27.94"	S46°57'28"E	97.18'
C18	112.64'	890.00'	7°15'04.80"	N03°20'25"E	112.56'
C19	89.41'	510.00'	10°02'41.05"	N85°07'21"W	89.30'
C20	11.28'	125.00'	5°10'08.25"	S87°59'19"E	11.27'
C21	15.79'	175.00'	5°10'08.25"	S87°59'19"E	15.78'
C22	30.44'	176.00'	9°54'38.02"	N85°11'23"W	30.41'
C23	39.09'	226.00'	9°54'38.02"	N85°11'23"W	39.04'

FINISH FLOOR TABLE		
LOT #	BLOCK #	ELEVATION
17	I	786.0
18	I	786.0
19	I	786.1
20	I	786.2
21	I	786.3
22	I	786.3
23	I	786.3
24	I	786.3
25	I	786.3
26	I	786.3
27	I	786.3
28X	I	786.4
29	I	786.5
30	I	786.5
31	I	786.5
32	I	786.6
33	I	786.7
34	I	786.7
35	I	786.7
36	I	786.8
37	I	786.9
38	I	787.4
39	I	787.8

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

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

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE MOSES WALTERS SURVEY, ABSTRACT NO. 1598, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO CROWLEY McCART LAND VENTURES I, LLC. IN THAT 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 TESCO MONUMENT FOUND 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, FOR THE MOST NORTHEASTERLY CORNER OF SAID CROWLEY MCCART LAND VENTURES I, LLC., TRACT;

THENCE S 00°08'53" 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 1821.13 FEET TO 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 NORTHEASTERLY 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, BLOCK1, A DISTANCE OF 928.51 FEET TO A 1/2" IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF MCCART AVENUE (VARIABLE R-O-W) FOR THE MOST SOUTHWESTERLY CORNER OF SAID CROWLEY MCCART LAND VENTURES I, LLC., TRACT AND FOR THE MOST NORTHWESTERLY 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 351.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 950.00 FEET, WHOSE LONG CHORD BEARS N 22°18'48" W, 703.02 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE WITH SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 43°25'57", AN ARC LENGTH OF 720.14 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 900.00 FEET, WHOSE LONG CHORD BEARS N 18°31'54" W, 774.86 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE WITH SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°59'45", AN ARC LENGTH OF 801.04 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 06°57'58" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.12 FEET TO A POINT IN THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC., IN THAT DEED RECORDED IN VOLUME 15342. PAGE 166, DEED RECORDS, JOHNSON COUNTY, TEXAS, FOR THE MOST NORTHWESTERLY CORNER OF SAID CROWLEY MCCART LAND VENTURES I, LLC., TRACT FROM, WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "ARS ENGINEERS" BEARS S 19°04'08" E, 0.25';

THENCE S 85°30'08" E ALONG SAID SOUTHERLY LINE AND THE NORTHERLY LINE OF SAID CROWLEY MCCART LAND VENTURES I, LLC., TRACT, A DISTANCE OF 1452.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.719 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:
PREPARED UNDER MY DIRECTION.

STATE OF TEXAS
MATT POWELL
5544
REGISTERED PROFESSIONAL LAND SURVEYOR

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 10/28/20

PRELIMINARY PLAT OF

ROSEMARY RIDGE PHASES 5–7

LOTS 1–15 & 16X & 17–18 & 19X, BLOCK A,
LOTS 1–37 & 38X, BLOCK B,
LOTS 1–21, BLOCK C, LOTS 1–24, BLOCK D,
LOTS 1–13, BLOCK E, LOTS 1–36 & 37X, BLOCK F,
LOTS 1–36, BLOCK G, LOTS 1–28, BLOCK H,
LOTS 1–18, BLOCK J,
LOTS 1–15 & 16X, 17–27 & 28X, 29–39 & 40X, BLOCK I
A 48.719 ACRE ADDITION TO TARRANT COUNTY, TEXAS

SITUATED IN THE

MOSES WALTERS SURVEY ABSTRACT No. 1598

268 SINGLE FAMILY LOTS

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

PP–20–059

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