

## LEGAL DESCRIPTION

DISTANCES;

BEING A TRACT OF LAND SITUATED IN THE T.W TOLER SURVEY, ABSTRACT NUMBER 1541, AND THE M.H. TOLER SURVEY, ABSTRACT NUMBER 1547, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO ONE CREEKSIDE L.P. RECORDED IN COUNTY CLERK'S FILING NUMBER D204079390, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "CARTER BURGESS" FOUND IN THE WESTERLY RIGHT-OF-WAY OF SOUTH HEIGHTS DRIVE (A 60' RIGHT-OF-WAY) ALSO BEING THE NORTHEAST CORNER OF LOT 12, BLOCK 3, CREEKSIDE PHASE 3, AN ADDITION TO THE CITY OF CROWLEY AS RECORDED IN CABINET "A", SLIDE 11178 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH THE NORTHERLY LINE OF SAID CREEKSIDE PHASE 3 THE FOLLOWING BEARINGS AND

S 66°53'08"W, 110.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND; S 23°52'26"E, 4.38 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND; S 63° 53' 47"W. 112.87 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND; S 65° 35' 04" W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

40.83 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°54'35", HAVING A RADIUS OF 1225.00 FEET, THE LONG CHORD OF WHICH BEARS N 23°27'54"W, 40.83 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

S 73°55'42"W, 68.46 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND; S 70° 40' 24" W, 151.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 89°23'12"W, 110.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND; N 00°36'47"E, 29.10 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND:

N 89° 23' 12"W, 160.00 FEET TO A POINT IN THE WESTERLY LINE OF SAID ONE CREEKSIDE L.P. TRACT ALSO BEING A POINT IN THE EASTERLY LINE OF PARK MEADOWS PHASE 4, AN ADDITION TO THE CITY OF CROWLEY AS RECORDED IN CABINET "A", SLIDE 10144, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

THENCE N 00° 36' 48"E, WITH WESTERLY LINE OF SAID ONE CREEKSIDE TRACT AND THE EASTERLY LINE OF SAID PARK MEADOWS PHASE 4 AT 175.74 FEET PASSING THE NORTHEAST CORNER OF SAID PARK MEADOWS PHASE 4 AND THE SOUTHEAST CORNER OF PARK MEADOWS PHASE 3, AN ADDITION TO THE CITY OF CROWLEY AS RECORDED IN CABINET "A", SLIDE 8095, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS, IN ALL 740.20 FEET TO THE SOUTHWEST CORNER OF CREEKSIDE PHASE 4. AN ADDITION TO THE CITY OF CROWLEY AS RECORDED IN CABINET "A", SLIDE 10846 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS AND A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

## THENCE WITH THE SOUTHERLY LINE OF SAID CREEKSIDE PHASE 4 THE FOLLOWING BEARINGS AND DISTANCES;

S 89° 23' 12"E, 160.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND; N 00° 36' 48"E, 65.59 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND:

N 45° 33' 13"E, 14.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND:

S 89°30'23"E, 398.95 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND AND THE BEGINNING OF A CURVE TO THE RIGHT; 58.00 FEET ALONG THE ARC OF CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°46'13", HAVING

A RADIUS OF 225.00 FEET, THE LONG CHORD OF WHICH BEARS S 82° 07' 17"E, 57.84 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND; S 74° 44' 09"E, 17.87 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

S 29° 44' 10"E, 14.14 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF SAID SOUTH HEIGHTS DRIVE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF SAID SOUTH HEIGHTS DRIVE THE FOLLOWING BEARINGS AND DISTANCES;

S 15° 15' 49"W. 8.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND AND THE BEGINNING OF A CURVE TO THE LEFT;

390.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°38'52", HAVING A RADIUS OF 780.00 FEET, THE LONG CHORD OF WHICH BEARS S 00°56'24"W, 385.95 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND AND THE BEGINNING OF A CURVE

289.56 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09° 43' 50", HAVING A RADIUS OF 1705.00 FEET, THE LONG CHORD OF WHICH BEARS S 18° 14' 57" E, 289.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 517,698 SQUARE FEET OR 11.884 ACRES OF LAND MORE OR LESS.

I. JAMES F. KASSON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN JUNE, 2005, AND THE CORNER MONUMENTS ARE AS SHOWN.

JAMES F. KASSON REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NUMBER 4500

"Recommended For Approval'

RICHARD ADAMS, Chairman, Planning and Zoning Commission City of Crowley, Texas

## Mayor BILLY DAVIS City of Crowley, Texas

Filed\_\_\_\_

Approved and Accepted

DATED: \_\_\_\_

The undersigned, the City Secretary of the City of Crowley, Texas, hereby certifies that the foregoing final plat of the Subdivision or Addition to the City of Crowley was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Crowley on the day of \_\_\_\_\_\_, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness by hand this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

MARTHA NAJERA, City Secretary, City of Crowley, Texas

	9	3	6622	37	3		6600		
	10	3	6725	38	3		6600		
	1 1	3	7387	39	3		6600		
	1 4	3	6737	40	3		12243		
	15	3	6741	2X	3		21705		
	16	3	7347		4		8250		
	17	3	14337	3	4		8250		
	18	3	11730		4		7781		
	19	3	11143	5	4		8200		
	20	3	11627	29	6		7053		
21		3	8200	30	6		7903		
	22	3	6600		6		8252		
	23	3	6600	32	6		7429		
	24	3	8117	33	6		7284		
CURVE DATA									
NO.	DELTA	RADIUS		LENGTH		LONG CHORD			
C 1	16° 33' 54''	300.	00'	86. 73'		N8	32° 12′ 40′′	E	86.43'
C2	87° 36' 38''	50.	00'	76.4	5'	S6	52° 19′ 29′′	E	69, 22'
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	LINE TABLE	
L 1	S74° 44′ 09″ E	17.87'
L2	S29° 44′ 10″ E	14.14'
L3	S15° 15′ 49″ W	8.01'
L4	N44° 26′ 47′′ W	14.13'
L5	N45° 33′ 13″ E	14.16'
L6	N45° 36′ 48″ E	14.14'
L7	N44° 23′ 12′′ W	14.14'
L8	N44° 26′ 47′′ W	14.13'
L9	N45° 33′ 12″ E	14.16'

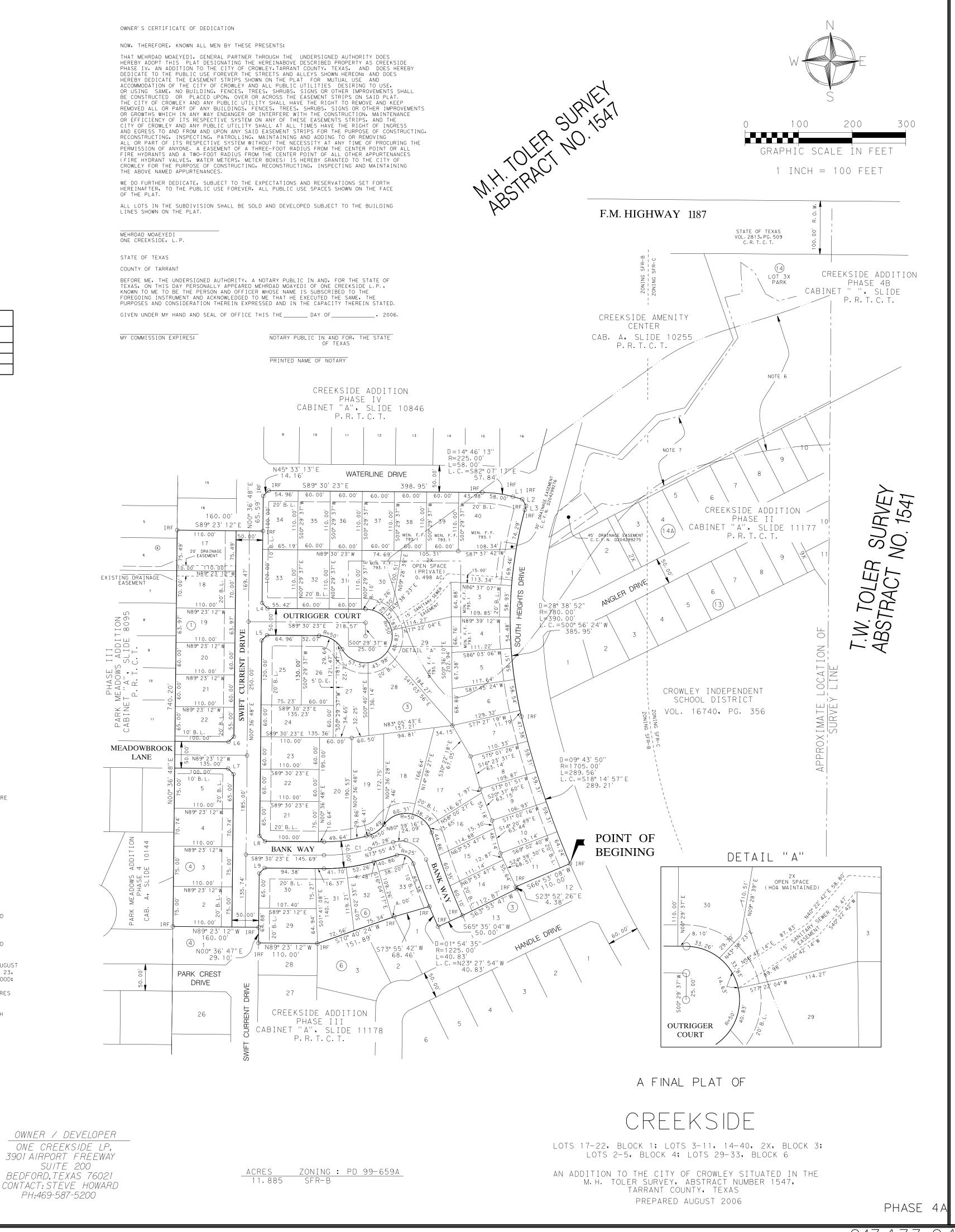
C3 | 05° 54' 12" | 1200. 00' | 123. 64' | S21° 28' 06" E | 123. 58'

	LOT	TΑE	BULATION
BLOCK BLOCK BLOCK BLOCK	3	37 4	LOTS LOTS (1 HOA LOT) LOT LOTS
		51 1	RESIDENTIAL LOTS HOA LOTS
		52	TOTAL LOTS

	LEGEND
HOA	BUILDING LINE HOME OWNERS ASSOCIATION IRON ROD FOUND

## NOTES:

- 1. LOT 1X, BLOCK 18, LOT 1X, BLOCK 19, AND LOT 1X, BLOCK 20 ARE LANDSCAPE BUFFER/ SCREENING WALL EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2. ALL BOUNDARY CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET UNLESS OTHERWISE NOTED.
- 3. MINIMUM REAR SETBACK IS 15 FEET FOR LOTS ZONED SFR-B AND 10 FEET FOR LOTS ZONED SFR-C.
- 4. THE BUILDER IS RESPONSIBLE FOR FURNISHING A CERTIFICATION OF THE FOUNDATION ELEVATION AND BUILDING SETBACKS PRIOR TO THE CONSTRUCTION OF THE FOUNDATION.
- 5. TREE SCHEDULE/LANSCAPING REQUIREMENTS: SFR-B - THE DEVELOPER/BUILDER SHALL PROVIDE TWO 2" CALIPER TREES, ONE 5-GALLON SHRUB, NINE 1-GALLON SHRUBS AND THREE BAGS OF MULCH FOR EACH RESIDENTIAL LOT, PLUS A FULLY SODDED FRONT YARD. SFR-C - THE DEVELOPER/BUILDER SHALL PROVIDE ONE 2" CALIPER TREE, ONE 5-GALLON SHRUB, NINE 1-GALLON SHRUBS AND THREE BAGS OF MULCH FOR EACH RESIDENTIAL LOT, PLUS A FULLY SODDED
- 6. EXISTING ZONE "X", FIRM MAP NUMBER 48439C0530 H, REVISED AUGUST 2, 1995, AND FIRM MAP NUMBER 48439C0510 H, REVISED AUGUST 23, 2000. ZONE "X" IS, AS DEFINED BY FEMA, AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND ARES PROTECTED BY LEVEES FROM 100-YEAR FLOD.
- 7. 100-YEAR WATER SURFACE LIMITS PER FLOOD STUDY FOR THE NORTH FORK OF DEER CREEK AT CREEKSIDE, CROWLEY. COMPLETED BY CARTER & BURGESS, INC., DATED APRIL 2005
- 8. A LOMR SUBMITTAL IS NOT REQUIRED PER FEMA REGULATIONS.



52 TOTAL LOTS ZONING SFR-B (52 LOTS) / PD 99-659A

PHASE 4A - 11.884 ACRES

JAMES F. KASSON

MIN LOT SIZE REQUIRED - 6000 SQ.FT. MIN DWELLING SIZE REQUIRED - 1200 SQ. FT. DENSITY PER ACRE - 4.4

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SHEET

OF

SHEETS