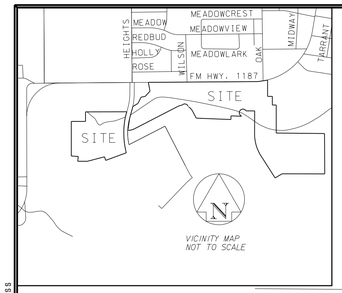
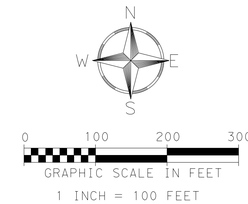


NOTES:

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. MEANDERING SIDEWALKS ARE TO BE PROVIDED ON LOT 1X. BLOCK 18. LOT 1X. BLOCK 19. AND LOT 1X. BLOCK 20
2. ALL BOUNDARY CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET UNLESS OTHERWISE NOTED.
3. MINIMUM REAR SETBACK IS 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-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 FRONT YARD.
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.
9. LOT 16X. BLOCK 21 TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



LINE TABLE		
L1	N45° 29' 37"E	14.14'
L2	N44° 30' 23"W	14.14'
L3	N43° 13' 25"E	13.57'
L4	N50° 14' 37"W	15.49'
L5	S13° 08' 20"W	14.14'
L6	S76° 51' 40"E	14.14'
L7	N13° 08' 20"E	14.14'
L8	S76° 51' 40"E	14.14'
L9	N76° 51' 40"W	14.14'
L10	N13° 08' 20"E	14.14'
L11	N44° 14' 17"E	14.36'
L12	N45° 45' 43"W	13.92'
L13	S80° 54' 39"E	2.14'

LOT TABULATION

BLOCK 14	13 LOT (1 PARK LOT)
BLOCK 17	8 LOTS
BLOCK 18	14 LOTS (1 HOA LOT)
BLOCK 19	14 LOTS (1 HOA LOT)
BLOCK 20	6 LOTS (1 PARK LOT. 1 HOA LOT)
BLOCK 21	18 LOTS (1 DETENTION POND)
BLOCK 22	37 LOTS
BLOCK 23	16 LOTS
BLOCK 24	9 LOTS (1 PARK LOT)

128 RESIDENTIAL LOTS (6440 SQ. FT. AVERAGE)
3 PARK LOTS
1 DETENTION POND
3 HOA LOTS

135 TOTAL LOTS

LEGEND

B.L.	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
IRF	IRON ROD FOUND

SIGNATURE BLOCKS

"Recommended For Approval"

Date _____

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

Approved and Accepted

Date _____

Mayor BILLY DAVIS
City of Crowley. Texas

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 _____. 2006.

City of Crowley. Texas
MARTHA NAJERA. City Secretary.

Filed_____

CAB_____ PG_____

CURVE DATA				
CURVE NO.	DELTA	RADIUS	LENGTH	LONGCHORD
C1	09° 04' 42"	800.00'	126.76'	S04° 21' 00"E	126.63'
C2	09° 04' 07"	800.00'	126.62'	S04° 21' 18"E	126.49'
C3	12° 50' 19"	200.00'	44.82'	S06° 14' 23"E	44.72'
C4	12° 50' 19"	200.00'	44.82'	S06° 14' 23"E	44.72'
C5	32° 02' 26"	500.00'	279.61'	S15° 50' 27"E	275.98'
C6	00° 16' 23"	800.00'	3.81'	S31° 43' 28"E	3.81'
C7	30° 13' 43"	50.00'	26.38'	N73° 15' 12"E	26.07'
C8	59° 48' 06"	50.00'	52.19'	S61° 45' 43"E	49.85'
C9	88° 11' 55"	50.00'	76.97'	N44° 14' 17"E	69.59'
C10	90° 00' 00"	50.00'	78.54'	N45° 08' 20"E	70.71'
C11	08° 57' 01"	300.00'	46.86'	S85° 23' 10"E	46.82'
C12	58° 46' 26"	50.00'	51.29'	N29° 14' 53"W	49.07'

OWNER / DEVELOPER
ONE CREEKSIDE LP.
3901 AIRPORT FREEWAY
SUITE 200
BEDFORD,TEXAS 76021
CONTACT:STEVE HOWARD
PH:469-587-5200

ACRES	ZONING : PD 99-659A
43.306	SFR-C

A FINAL PLAT OF

CREEKSIDE

LOTS 39-50. 3X. BLOCK 14: LOTS 9-16. BLOCK 17: LOTS 1-13. 1X. BLOCK 18: LOTS 1-13. 1X. BLOCK 19: LOTS 1-4. 1X. 4X. BLOCK 20: LOTS 1-17. 16X. BLOCK 21: LOTS 1-37. BLOCK 22: LOTS 1-16. BLOCK 23: LOTS 1-8. 8X. BLOCK 24.

AN ADDITION TO THE CITY OF CROWLEY SITUATED IN THE T.W. TOLER SURVEY. ABSTRACT NUMBER 1541 AND THE M.H. TOLER SURVEY. ABSTRACT NUMBER 1547. TARRANT COUNTY. TEXAS

PREPARED AUGUST 2006

PHASE 4B

REVISIONS	DATE

PROJECT NO.	013473.040
DRAWN BY	D. FREEMON
APPROVED BY	J. DEAL
DATE	AUG 2006

Carter :: Burgess
Consultants in Planning, Engineering, Architecture, Construction Management and Related Services
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FORT WORTH,TX 76102
(817) 735-6000

SHEET 1 OF 2 SHEETS

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C & B JOB NUMBER 013473.041