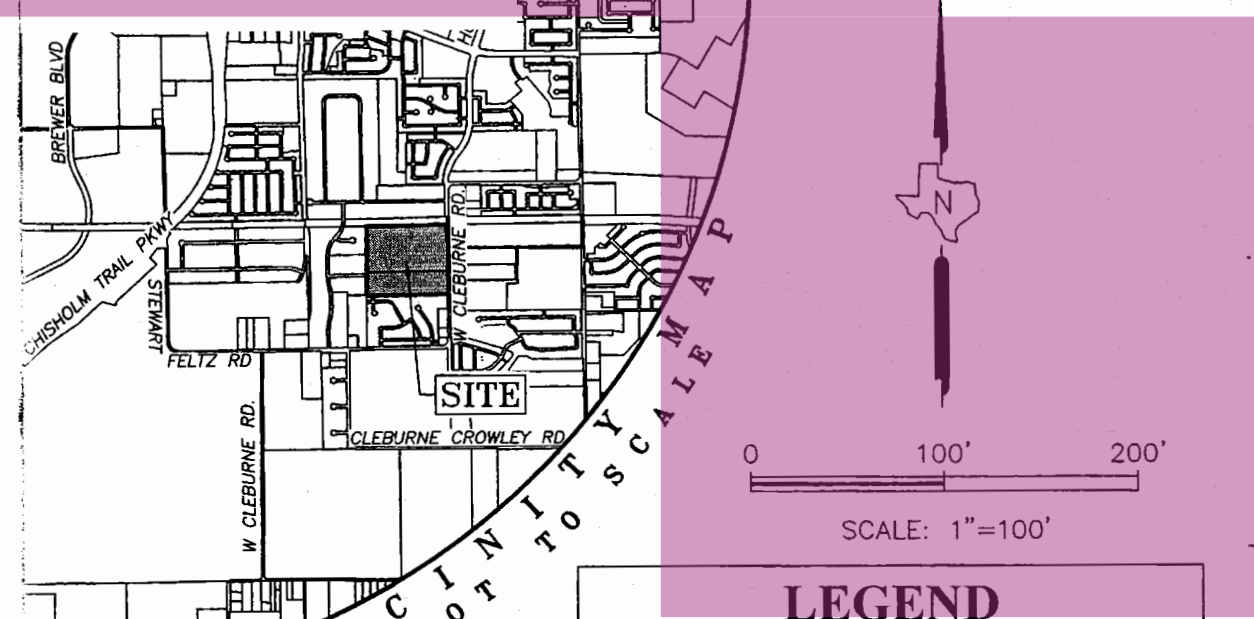


D225234642 12/16/2025



## CITY OF FORT WORTH STANDARD PLAT NOTES:

**Building Permits** - No building 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.

**Construction Prohibited Over Easements** - No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**Floodplain/Drainage Maintenance** - The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

**Floodplain Restriction** - No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plan. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

**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.

**Public Open Space Restriction** - 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, trucks, etc., in the public open space easement as shown on this plat.

**Private Maintenance** - 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.

**Sidewalks** - Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

**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.

**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 2 of said ordinance, and is due on the date a building permit is issued.

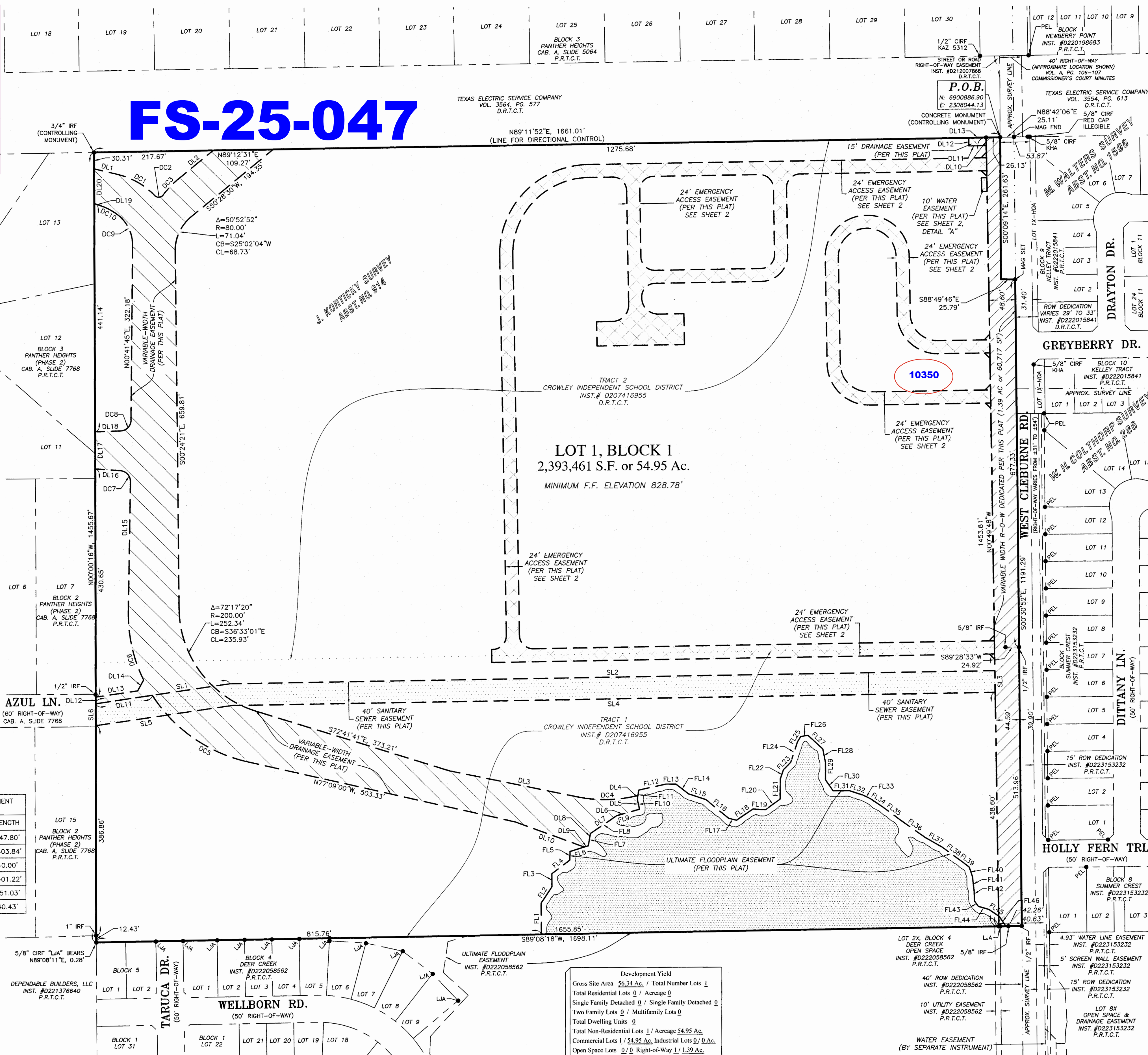
**Utility Easements** - Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective 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, paroling, 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.

**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 current 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.

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
DL1	S76°11'16"E	44.01'	DL11	N81°40'17"E	247.80'	SL1	N81°40'17"E	247.80'
DL2	N50°28'30"E	78.04'	DL12	N00°00'16"W	12.13'	SL2	N89°10'12"E	1403.84'
DL3	S78°13'05"E	237.99'	DL13	N81°40'17"E	77.43'	SL3	S00°49'48"E	40.00'
DL4	S08°06'14"W	6.90'	DL14	N28°38'44"E	22.81'	SL4	S89°10'12"W	1401.22'
DL5	S11°57'54"E	18.79'	DL15	N01°03'39"E	240.91'	SL5	S81°40'17"W	251.03'
DL6	S74°15'36"W	43.32'	DL16	N85°50'41"W	45.84'	SL6	N00°00'16"W	40.43'
DL7	S55°56'22"W	58.22'	DL17	N00°00'16"W	68.45'			
DL8	S09°11'12"W	9.37'	DL18	N88°04'07"E	46.35'			
DL9	S73°00'22"W	7.90'	DL19	N70°48'16"W	11.84'			
DL10	N69°44'59"W	135.18'	DL20	N00°00'16"W	63.91'			

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
DC1	79.15'	140.00'	32°23'33"	S59°59'29"E	78.10'
DC2	17.04'	10.00'	97°39'09"	N87°22'43"E	15.05'
DC3	45.78'	220.00'	11°55'22"	N44°30'49"E	45.70'
DC4	111.89'	249.21'	25°43'32"	N88°55'09"E	110.96'
DC5	218.89'	280.00'	44°47'28"	N54°45'17"W	213.36'
DC6	129.19'	280.00'	26°26'13"	N12°31'30"W	128.05'
DC7	30.21'	20.00'	86°32'26"	N42°34'28"W	27.42'
DC8	30.50'	20.00'	87°22'22"	N44°22'56"E	27.63'
DC9	64.47'	70.00'	52°46'19"	N25°41'24"W	62.22'
DC10	35.96'	110.00'	18°43'43"	N61°26'25"W	35.80'

**teague nall & perkins**  
5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.tnpsc.com / TBPELS Registration No. 100116-00



## SURVEYOR NOTES:

- The surveyor has made no investigation or independent search for easements or encumbrances.
- All perimeter property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP". (Unless otherwise noted).
- Building lines will be per the City of Fort Worth Zoning Ordinance or as shown hereon.
- All easements shown here are recorded with this plat unless otherwise shown or noted.
- The water supply will be provided by the City of Fort Worth.
- Sewage disposal will be provided by the City of Fort Worth.
- A Portion of the subject property appears to lie within the following Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) designations, according to the FIRM map No. 48439C0410K, for Tarrant County, Texas and as depicted on Tarrant County, Texas, Community Map and Panel No. 480582 0410 K, Map Revised September 25, 2009.

**Zone AE (Base Flood Elevations determined)** - A Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**Zone X (Other Flood Areas)** - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**Zone X (Other Areas)** - Areas determined to be outside the 0.2% annual chance floodplain.

## BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) by Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

## SURVEYOR'S CERTIFICATION:

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

Theron W. Sims, R.P.L.S. No. 5887  
Surveyed on the ground November 21, 2025



LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
FL1	S75°49'33"E	57.63'	FL18	N55°48'16"E	36.52'	FL33	S64°40'05"E	14.22'
FL2	N33°27'44"E	36.14'	FL19	S86°33'45"E	23.17'	FL34	S56°16'47"E	27.50'
FL3	N00°33'40"W	24.16'	FL20	N53°53'50"E	32.98'	FL35	S53°13'54"E	40.33'
FL4	N53°04'30"E	41.17'	FL21	N00°16'38"E	36.75'	FL36	S54°26'59"E	55.98'
FL5	N01°41'50"E	16.00'	FL22	N18°10'46"E	18.34'	FL37	S60°01'00"E	36.40'
FL6	N73°00'22"E	35.46'	FL23	N44°32'46"E	19.23'	FL38	S53°23'25"E	39.95'
FL7	N09°11'12"E	22.88'	FL24	N18°07'42"E	39.04'	FL39	S52°55'02"E	21.17'
FL8	N55°56'22"E	58.22'	FL25	N30°45'58"E	12.27'	FL40	S18°40'17"E	18.53'
FL9	N74°15'36"E	43.32'	FL26	N81°55'58"E	13.37'	FL41	S06°27'16"E	28.12'
FL10	N11°57'54"W	18.79'	FL27	S46°56'30"E	36.60'	FL42	S00°37'49"E	17.00'
FL11	N08°06'14"E	16.97'	FL28	S11°12'01"E	25.18'	FL43	S35°14'51"E	12.47'
FL12	N77°33'51"E	51.29'	FL29	S00°06'12"W	32.15'	FL44	S74°14'54"E	20.28'
FL13	S89°15'25"E	18.07'	FL30	S51°49'51"E	25.03'	FL45	S56°20'02"E	23.85'
FL14	S51°49'51"E	29.10'	FL31	N89°31'01"E	30.30'	FL46	S33°29'05"E	21.30'
FL15	S71°32'11"E	34.33'	FL32	S71°33'48"E	25.97'			
FL16	S51°07'07"E	54.49'						

## FINAL PLAT OF

## LOT 1, BLOCK 1

## CROWLEY MIDDLE SCHOOL NO. 5

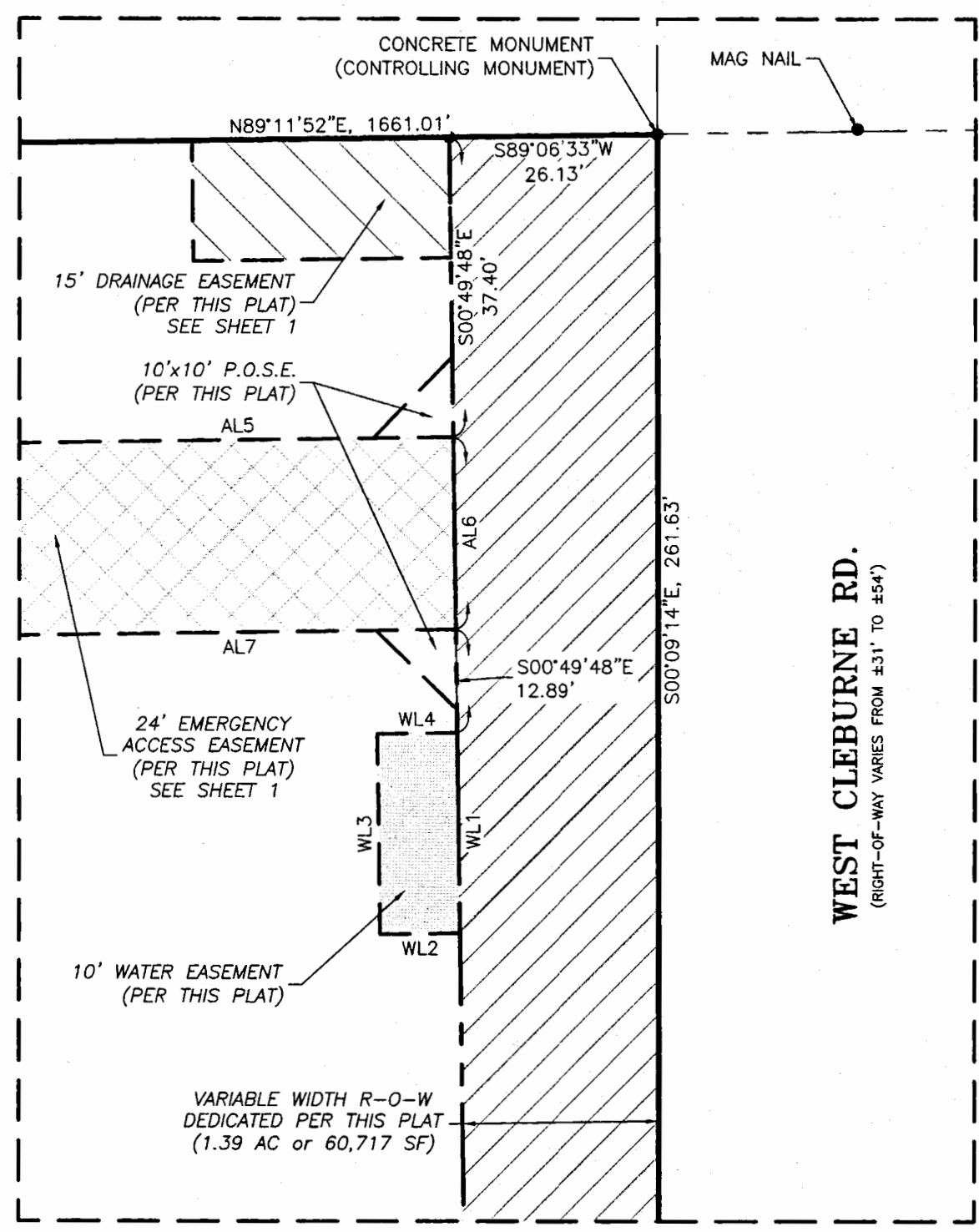
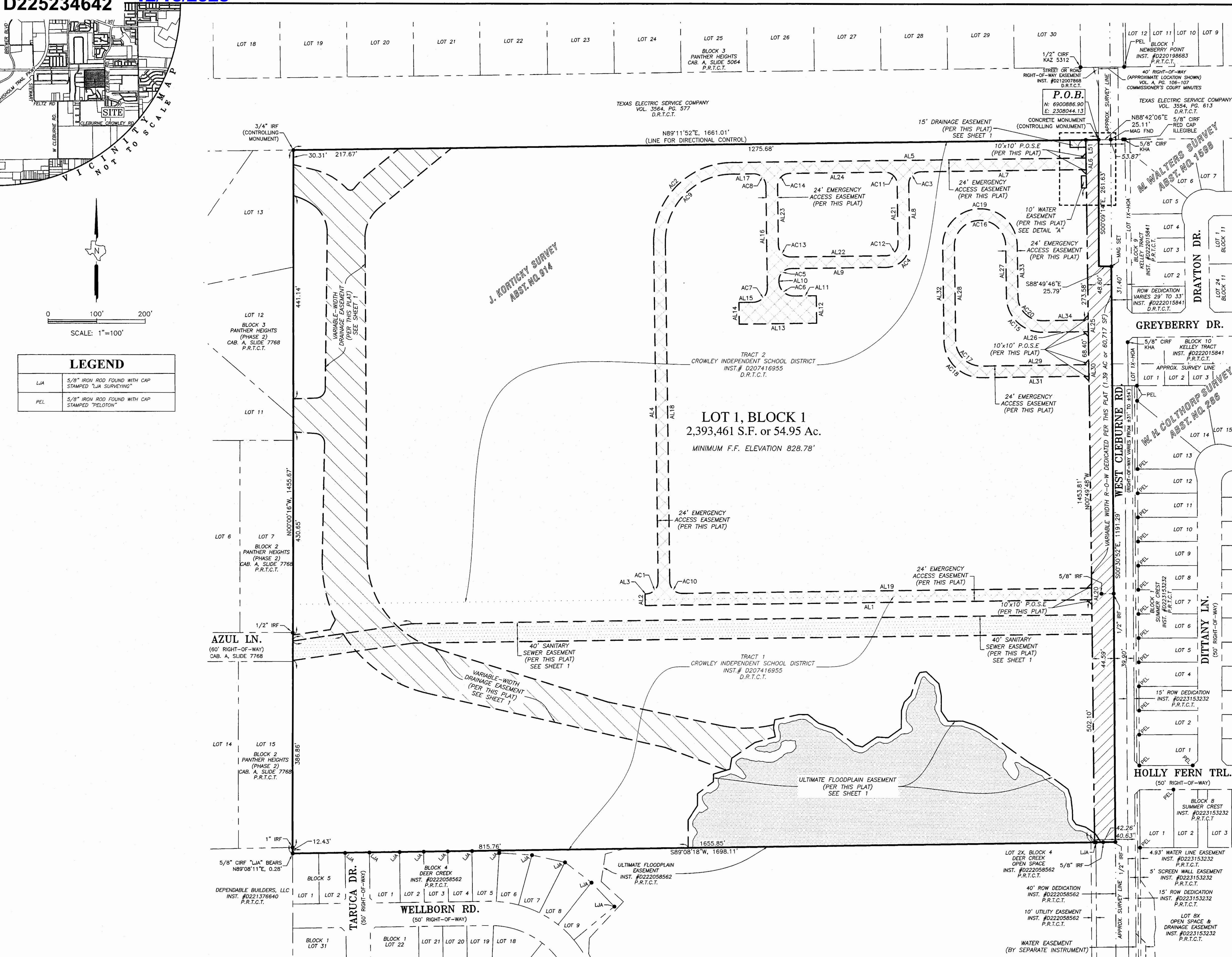
An addition to the City of Fort Worth, Tarrant County, Texas, situated in the John Kortrick Survey, Abstract No. 914, City of Fort Worth, Tarrant County, Texas and containing 56.34 acres of land total

Date: December 2, 2025

This plat recorded in Document Number \_\_\_\_\_, Date: \_\_\_\_\_.

FS-25-047  
SHEET 1 OF 2





WATER EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
WL1	S00°49'48"E	25.00'
WL2	S89°10'12"W	10.00'
WL3	N00°49'48"W	25.00'
WL4	N89°10'12"E	10.00'

EMERGENCY ACCESS EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
AL1	S89°10'12"W	922.18'
AL2	N00°49'48"W	24.00'
AL3	N89°10'12"E	2.00'
AL4	N00°49'48"W	701.31'
AL5	N89°10'12"E	731.18'
AL6	S00°49'48"E	24.00'
AL7	S89°10'12"W	342.18'
AL8	S00°49'48"E	122.96'
AL9	S89°10'12"W	196.00'
AL10	S00°49'48"E	1.79'
AL11	N89°10'12"E	46.64'
AL12	S00°49'48"E	57.00'
AL13	S89°10'12"W	159.61'
AL14	N00°49'48"W	45.00'
AL15	N89°10'12"E	28.97'
AL16	N00°49'48"W	210.75'
AL17	S89°10'12"W	45.00'

EMERGENCY ACCESS EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
AL18	S00°49'48"E	701.31'
AL19	N89°10'12"E	846.18'
AL20	S00°49'48"E	24.00'
AL21	N00°49'48"W	122.96'
AL22	N89°10'12"E	196.00'
AL23	S00°49'48"E	122.96'
AL24	S89°10'12"W	196.00'
AL25	S00°49'48"E	24.00'
AL26	S89°10'12"W	94.64'
AL27	N00°49'48"W	106.37'
AL28	S00°49'48"E	195.76'
AL29	N89°10'12"E	221.64'
AL30	S00°49'48"E	24.00'
AL31	S89°10'12"W	221.64'
AL32	N00°49'48"W	195.76'
AL33	S00°49'48"E	106.37'
AL34	N89°10'12"E	94.64'

EMERGENCY ACCESS EASEMENT CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING
AC1	39.27'	25.00'	90°00'00"	N44°10'12"E 35.36'
AC2	257.61'	164.00'	90°00'00"	N44°10'12"E 231.93'
AC3	39.27'	25.00'	90°00'00"	S44°10'12"W 35.36'
AC4	76.97'	49.00'	90°00'00"	S44°10'12"W 69.30'
AC5	39.27'	25.00'	90°00'00"	S44°10'12"W 35.36'
AC6	47.12'	30.00'	90°00'00"	S45°49'48"E 42.43'
AC7	47.12'	30.00'	90°00'00"	N44°10'12"E 42.43'
AC8	39.27'	25.00'	90°00'00"	N45°49'48"W 35.36'
AC9	219.91'	140.00'	90°00'00"	S44°10'12"W 197.99'
AC10	39.27'	25.00'	90°00'00"	S45°49'48"E 35.36'
AC11	39.27'	25.00'	90°00'00"	N45°49'48"W 35.36'
AC12	39.27'	25.00'	90°00'00"	N44°10'12"E 35.36'
AC13	39.27'	25.00'	90°00'00"	S45°49'48"E 35.36'
AC14	39.27'	25.00'	90°00'00"	S44°10'12"W 35.36'
AC15	116.24'	74.00'	90°00'00"	N45°49'48"W 104.65'
AC16	166.50'	53.00'	180°00'00"	S89°10'12"W 106.00'
AC17	83.25'	53.00'	90°00'00"	S45°49'48"E 74.95'
AC18	120.95'	77.00'	90°00'00"	N45°49'48"W 108.89'
AC19	241.90'	77.00'	180°00'00"	N89°10'12"E 154.00'
AC20	78.54'	50.00'	90°00'00"	S45°49'48"E 70.71'



L.T. Thornton

12/16/2025

**tnp**  
teague nall & perkins  
5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.tnplnc.com / T&P Registration No. 100116-00

**BASIS OF BEARINGS:**  
Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) 2010.00) as derived locally from Alltara Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

**SURVEYOR NOTES:**  
1) The surveyor has made no investigation or independent search for easements or encumbrances.  
2) All perimeter property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP", (Unless otherwise noted).  
3) Building lines will be per the City of Fort Worth Zoning Ordinance or as shown hereon.  
4) All easements shown here are recorded with this plat unless otherwise shown or noted.  
5) The water supply will be provided by the City of Fort Worth.  
6) Sewage disposal will be provided by the City of Fort Worth.  
7) A Portion of the subject property appears to lie within the following Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) designations, according to the FIRM map No. 48439C0410K for Tarrant County, Texas and as depicted on Tarrant County, Texas, Community Map and Panel No. 480582 0410 K, Map Revised September 25, 2009.  
**Zone AE (Base Flood Elevations determined)** - A Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The base Flood Elevation is the water-surface elevation of the 1% annual chance flood.  
**Zone X (Other Flood Areas)** - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.  
**Zone X (Other Areas)** - Areas determined to be outside the 0.2% annual chance floodplain.

FINAL PLAT OF  
**LOT 1, BLOCK 1**  
**CROWLEY MIDDLE SCHOOL NO. 5**  
An addition to the City of Fort Worth, Tarrant County, Texas, situated in the John Kortucky Survey, Abstract No. 914, City of Fort Worth, Tarrant County, Texas and containing 56.34 acres of land total.  
Date: December 2, 2025  
This plat recorded in Document Number \_\_\_\_\_, Date: \_\_\_\_\_  
FS-25-047  
SHEET 2 OF 2

**OWNER:**  
Crowley Independent School District  
1900 Crowley Prisd Drive  
Fort Worth, Texas 76136  
(817) 297-5800  
**SURVEYOR:**  
Teague Nall & Perkins, Inc. (TNP)  
5237 N. Riverside Dr #100, Fort  
Worth, TX 76137  
(817-336-5773)  
Prepared by: T. Sims