



NOTES:  
 1) The surveyor has made no investigation or independent search for easements or encumbrances.  
 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48483K0315L for Tarrant County, Texas, and depicted from Community Map and Panel No. 480596 0315 L, City of Fort Worth, Texas, Map Revised March 21, 2019.  
 3) All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP". (Unless otherwise noted).

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS Crowley Independent School District, a Texas independent school district, is the owner of 9.924 acres of land total, being all of the School Tract, situated in Block 4, Camelot Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Volume 388-90, Page 15, P.R.T.C.T., and being in the south Right-of-Way (R-O-W) line of Country Manor Road (60' wide), from which a 3/4 inch iron rod found in the north R-O-W line of said Country Manor Road, at the southwest corner of Lot 7, also being the southeast corner of Lot 8, Block 6, of said Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears S 57°10'28" E, a distance of 68.32 feet;

BEGINNING at a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), at the northeast corner of said School Tract, also being the northwest corner of Lot 10, of said Block 4, Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), and being in the south Right-of-Way (R-O-W) line of Country Manor Road (60' wide), from which a 3/4 inch iron rod found in the north R-O-W line of said Country Manor Road, at the southwest corner of Lot 7, also being the southeast corner of Lot 8, Block 6, of said Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears S 57°10'28" E, a distance of 68.32 feet;

THENCE S 15°26'17" W, along the east line of said School Tract, and along the west line of said Lot 10, a distance of 148.63 feet to a 5/8 inch iron rod set;

THENCE S 00°49'43" E, continuing along the east line of said School Tract, and along the west line of said Lot 10, a distance of 125.04 feet to a 5/8 inch iron rod set at the southeast corner of said School Tract, also being the southwest corner of said Lot 10, also being the northwest corner of Lot 8, of said Block 4, and being the northeast corner of Lot 9R, Block 4, Camelot Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Volume 388-103, Page 135, P.R.T.C.T.;

THENCE S 80°47'17" W, along the south line of said School Tract, and along the north line of said Lot 9R, a distance of 71.81 feet to a 5/8 inch iron rod set at the northwest corner of said Lot 9R, also being the northeast corner of said Crowley I.S.D. condemnation tract;

THENCE S 20°45'43" E, along the east line of said Crowley I.S.D. condemnation tract, and along the west line of said Lot 9R, a distance of 226.50 feet to a 5/8 inch iron rod set at the southwest corner of said Lot 9R, also being the southeast corner of said Crowley I.S.D. condemnation tract, and also being in the north R-O-W line of Andante Drive (60' wide);

THENCE S 69°09'17" W, along the south line of said Crowley I.S.D. condemnation tract, and along the north R-O-W line of Andante Drive, also passing along the north line of a tract of land described in the deed to the City of Fort Worth, according to the deed filed in Volume 8578, Page 2109, D.R.T.C.T., a distance of 643.50 feet to a 5/8 inch iron rod set at the southwest corner of said Crowley I.S.D. condemnation tract, also being the northwest corner of said City of Fort Worth tract, and being the northeast corner of Parcel 2, and the southeast corner of Parcel 1, of a tract of land described in the deed to the City of Fort Worth, according to the deed filed in Volume 9536, Page 2196, D.R.T.C.T.;

THENCE N 00°21'45" W, along the west line of said Crowley I.S.D. condemnation tract, and along the east line of said City of Fort Worth, Parcel 1 (Vol. 9536, Pg. 2196), a distance of 355.91 feet to a 5/8 inch iron rod set at the northwest corner of said Crowley I.S.D. condemnation tract, also being the southwest corner of said School Tract, also being the northeast corner of said City of Fort Worth, Parcel 1 (Vol. 9536, Pg. 2196), and also being the southeast corner of R-O-W vacation (City Ordinance # \_\_\_\_\_) of said Baird Drive (variable width);

THENCE S 89°24'17" W, along the south line of said R-O-W vacation for Baird Drive, and along the north line of said City of Fort Worth, Parcel 1 (Vol. 9536, Pg. 2196), a distance of 30.00 feet to a 5/8 inch iron rod set, at the northwest corner of said City of Fort Worth, Parcel 1 (Vol. 9536, Pg. 2196), also being the southwest corner of said School Tract, also being the northeast corner of said City of Fort Worth, Parcel 1 (Vol. 9536, Pg. 2196), also being the southeast corner of said R-O-W vacation for said Baird Drive, and also being in the east line of Lot 1, Block A, Park West Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Volume 388-173, Page 12, P.R.T.C.T.;

THENCE N 00°23'43" W, along the west line of said R-O-W vacation for Baird Drive, and along the east line of said Lot 1, a distance of 137.93 feet to a 5/8 inch iron rod set, at the northwest corner of said R-O-W vacation for Baird Drive, also being in the south R-O-W line of the remainder of said Baird Drive (60' wide), and also being the northeast corner of said Lot 1;

THENCE N 89°11'17" E, along the south R-O-W of said Baird Drive, and along the north line of said R-O-W vacation for Baird Drive, a distance of 30.01 feet to a 5/8 inch iron rod set at the northeast corner of said R-O-W vacation for Baird Drive, also being the southeast corner of the remainder of R-O-W for said Baird Drive, and being in the west line of said School Tract;

THENCE N 00°23'43" W, along the east R-O-W line of said Baird Drive, and along the west line of said School Tract, a distance of 369.64 feet to a 5/8 inch iron rod set at the northwest corner of said School Tract, also being the intersection of the east R-O-W line of said Baird Drive, with the south R-O-W line of aforementioned Country Manor Road, from which a 3/4 inch iron rod found in the west R-O-W line of said Baird Drive, at the southeast corner of Lot 7R, Block 5, Camelot Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Volume 388-114, Page 63, P.R.T.C.T., also being the northeast corner of Lot 8, Block 5, of said Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears N 42°51'53" W, a distance of 88.64 feet, and from which an "X" found cut in concrete at the intersection of the north R-O-W line of said Country Manor Road, with the east R-O-W line of said Baird Drive, also being the southwest corner of Lot 17, of aforementioned Block 6, Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears N 00°16'47" E, a distance of 60.01 feet;

THENCE N 89°36'17" E, along the south R-O-W line of said Country Manor Road, and along the north line of said School Tract, a distance of 240.54 feet to a 5/8 inch iron rod set at the beginning of a curve to the right whose radius is 490.23 feet, and whose long chord bears S 75°59'39" E, a distance of 243.85 feet, from which a 3/4 inch iron rod found in the north R-O-W line of said Country Manor Road, at the southwest corner of Lot 15, also being the southeast corner of Lot 16, of said Block 6, Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears N 55°16'09" W, a distance of 104.29 feet, and from which a 5/8 inch iron rod found in the north R-O-W line of said Country Manor Road, at the southwest corner of Lot 13, also being the southeast corner of Lot 14, of said Block 6, Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears N 43°10'18" E, a distance of 79.03 feet;

THENCE along said curve in a southeast direction, through a central angle of 28°48'08", an arc length of 246.44 feet to a 5/8 inch iron rod set at the end of said curve, from which a 3/8 inch iron rod found in the north R-O-W line of said Country Manor Road, at the southwest corner of Lot 10, also being the southeast corner of Lot 11, of said Block 6, Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears N 16°49'56" E, a distance of 60.86 feet;

THENCE S 61°35'43" E, continuing along the south R-O-W line of said Country Manor Road, and along the north line of said School Tract, a distance of 180.03 feet to the POINT OF BEGINNING and containing 432,284 square feet or 9.924 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT the Crowley Independent School District, a Texas independent school district, does hereby adopt this plat as:

**LOT 18, BLOCK 4  
 SYCAMORE ELEMENTARY CAMELOT ADDITION**

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Crowley Independent School District, a Texas independent school district

By: \_\_\_\_\_  
 Randy Reaves, Chief Operations Officer

STATE OF TEXAS §  
 COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Randy Reaves, Chief Operations Officer of the Crowley Independent School District, a Texas independent school district, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

My Commission expires \_\_\_\_\_

Development Yield  
 Gross Site Area 9.924 Ac. / Total Number Lots 1  
 Total Residential Lots 0 / Acreage 0  
 Single Family Detached 0 / Single Family Attached 0  
 Two Family Lots 0 / Multifamily Lots 0  
 Total Dwelling Units 0  
 Total Non-Residential Lots 1 / Acreage 9.923 Ac.  
 Commercial Lots 1 / 9.923 Ac. Industrial Lots 0 / 0 Ac.  
 Open Space Lots 0 / Right-of-Way 1 / 0.001 Ac.

**FINAL PLAT OF  
 LOT 18, BLOCK 4  
 CAMELOT ADDITION**

Being all of the School Tract, situated in Block 4, Camelot Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Volume 388-90, Page 15, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and situated in the G. Herrera Survey, Abstract No. 2027, City of Fort Worth, Tarrant County, Texas, and being all of the Right-of-Way vacated for Baird Drive, per City Ordinance No. \_\_\_\_\_, and containing 9.924 acres of land total.

Date: April 15, 2024

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.

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.

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, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat, and any public utility, including the City of Fort Worth, shall have the right at all times of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to the respective systems without the permission of anyone.

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".

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.

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.

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.

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 1 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.

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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Covenants or Restrictions are Unaltered  
 This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**teague nall & perkins**  
 5237 N. Riverside Drive, Suite 100  
 Fort Worth, Texas 76137  
 817.336.5773 • 817.332.7746 fx  
 www.tnpsc.com / TBPELS 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 Alterra 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.

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.

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT - RELEASE DATE APRIL 15, 2024**

Date: April 15, 2024

Theron W. Sims, R.P.L.S., No. 5887  
 Surveyed on the ground: \_\_\_\_\_

**FORT WORTH**  
 CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

**Plat Approval Date:**

By: \_\_\_\_\_ Chairman  
 By: \_\_\_\_\_ Secretary

**SURVEYOR:**  
 Teague Nall and Perkins, Inc. (TNP)  
 5237 N. Riverside Dr #100, Fort Worth, TX 76137  
 (817-336-5773)  
 Prepared by: T. Sims

**OWNER:**  
 Crowley Independent School District  
 1900 Crowley Pride Drive  
 Fort Worth, Texas 76036  
 (817) 297-5800

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