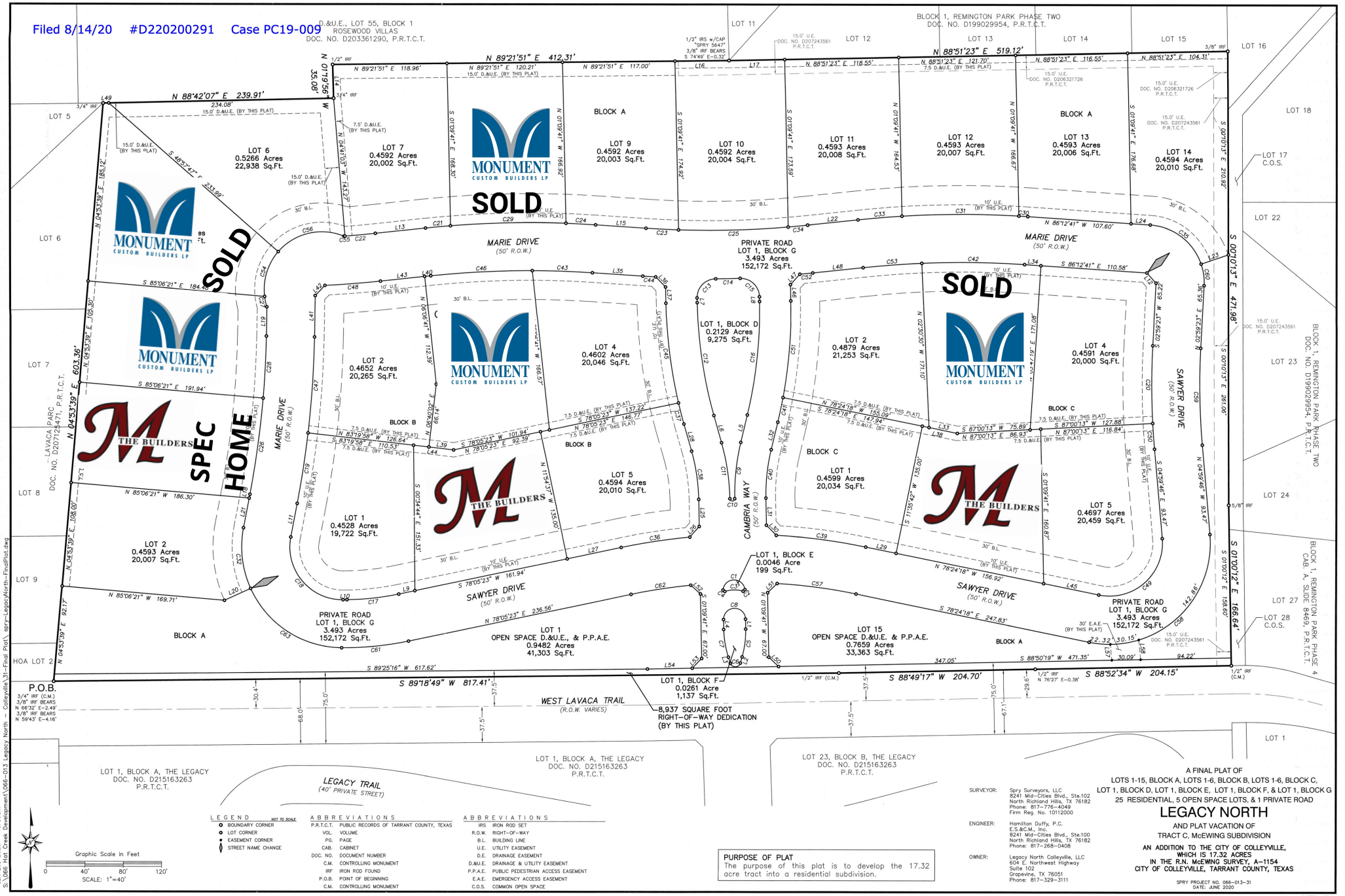
Filed 8/14/20 #D220200291 Case PC19-009
BLOCK 1, REMINGTON PARK PHASE TWO
DOC. NO. D199029954, P.R.T.C.T.
D.&U.E., LOT 55, BLOCK 1
ROSEWOOD VILLAS
DOC. NO. D203361290, P.R.T.C.T.
N 89°21'51" E 412.31'
N 88°42'07" E 239.91'
N 88°51'23" E 519.12'
S 01°01'13" E 471.98'
S 88°52'34" W 204.15'
S 89°18'49" W 817.41'
N 04°53'39" E 603.36'
S 01°01'12" E 166.64'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17 C.O.S.
LOT 18
LOT 22
LOT 23
LOT 24
LOT 27
LOT 28 C.O.S.
HOA LOT 2
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
LOT 6 0.5266 Acres 22,938 Sq.Ft.
LOT 7 0.4592 Acres 20,002 Sq.Ft.
LOT 9 0.4592 Acres 20,003 Sq.Ft.
LOT 10 0.4592 Acres 20,004 Sq.Ft.
LOT 11 0.4593 Acres 20,008 Sq.Ft.
LOT 12 0.4593 Acres 20,007 Sq.Ft.
LOT 13 0.4593 Acres 20,006 Sq.Ft.
LOT 14 0.4594 Acres 20,010 Sq.Ft.
LOT 2 0.4652 Acres 20,265 Sq.Ft.
LOT 4 0.4602 Acres 20,046 Sq.Ft.
LOT 1 0.4528 Acres 19,722 Sq.Ft.
LOT 5 0.4594 Acres 20,010 Sq.Ft.
LOT 2 0.4593 Acres 20,007 Sq.Ft.
LOT 1, BLOCK D 0.2129 Acre 9,275 Sq.Ft.
LOT 2 0.4879 Acres 21,253 Sq.Ft.
LOT 4 0.4591 Acres 20,000 Sq.Ft.
LOT 1 0.4599 Acres 20,034 Sq.Ft.
LOT 5 0.4697 Acres 20,459 Sq.Ft.
LOT 1, BLOCK E 0.0046 Acre 199 Sq.Ft.
LOT 1, BLOCK F 0.0261 Acre 1,137 Sq.Ft.
PRIVATE ROAD LOT 1, BLOCK G 3.493 Acres 152,172 Sq.Ft.
LOT 1 OPEN SPACE D.&U.E., & P.P.A.E. 0.9482 Acres 41,303 Sq.Ft.
LOT 15 OPEN SPACE D.&U.E. & P.P.A.E. 0.7659 Acres 33,363 Sq.Ft.
SOLD
SPEC HOME
MONUMENT CUSTOM BUILDERS LP
THE BUILDERS
MARIE DRIVE (50' R.O.W.)
SAWYER DRIVE (50' R.O.W.)
CAMBRIA WAY (50' R.O.W.)
WEST LAVACA TRAIL (R.O.W. VARIES)
LEGACY TRAIL (40' PRIVATE STREET)
8,937 SQUARE FOOT RIGHT-OF-WAY DEDICATION (BY THIS PLAT)
LAVACA PARC DOC. NO. D207124471, P.R.T.C.T.
LOT 1, BLOCK A, THE LEGACY DOC. NO. D215163263 P.R.T.C.T.
LOT 23, BLOCK B, THE LEGACY DOC. NO. D215163263 P.R.T.C.T.
BLOCK 1, REMINGTON PARK PHASE TWO DOC. NO. D199029954, P.R.T.C.T.
BLOCK 1, REMINGTON PARK PHASE 4 CAB. A, SLIDE 8469, P.R.T.C.T.
P.O.B. 3/4" IRF (C.M.) 3/8" IRF BEARS N 66°32' E-2.49' 3/8" IRF BEARS N 59°43' E-4.16'
LEGEND
BOUNDARY CORNER
LOT CORNER
EASEMENT CORNER
STREET NAME CHANGE
ABBREVIATIONS
P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
CAB. CABINET
DOC. NO. DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
P.O.B. POINT OF BEGINNING
C.M. CONTROLLING MONUMENT
IRS IRON ROD SET
R.O.W. RIGHT-OF-WAY
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
E.A.E. EMERGENCY ACCESS EASEMENT
C.O.S. COMMON OPEN SPACE
Graphic Scale in Feet
0 40' 80' 120'
SCALE: 1"=40'
PURPOSE OF PLAT
The purpose of this plat is to develop the 17.32 acre tract into a residential subdivision.
SURVEYOR: Spry Surveyors, LLC 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817-776-4049 Firm Reg. No. 10112000
ENGINEER: Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-268-0408
OWNER: Legacy North Colleyville, LLC 604 E. Northwest Highway Suite 102 Grapevine, TX 76051 Phone: 817-329-3111
A FINAL PLAT OF
LOTS 1-15, BLOCK A, LOTS 1-6, BLOCK B, LOTS 1-6, BLOCK C, LOT 1, BLOCK D, LOT 1, BLOCK E, LOT 1, BLOCK F, & LOT 1, BLOCK G
25 RESIDENTIAL, 5 OPEN SPACE LOTS, & 1 PRIVATE ROAD
LEGACY NORTH
AND PLAT VACATION OF
TRACT C, McEWING SUBDIVISION
AN ADDITION TO THE CITY OF COLLEYVILLE, WHICH IS 17.32 ACRES
IN THE R.N. McEWING SURVEY, A-1154
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
SPRY PROJECT NO. 066-013-31
DATE: JUNE 2020
SHEET 1 OF 2
Jun 25, 2020 - 10:56am
S:\066 Hat Creek Development\066-013 Legacy North - Colleyville\31-Final Plat\ spry-LegacyNorth-FinalPlat.dwg