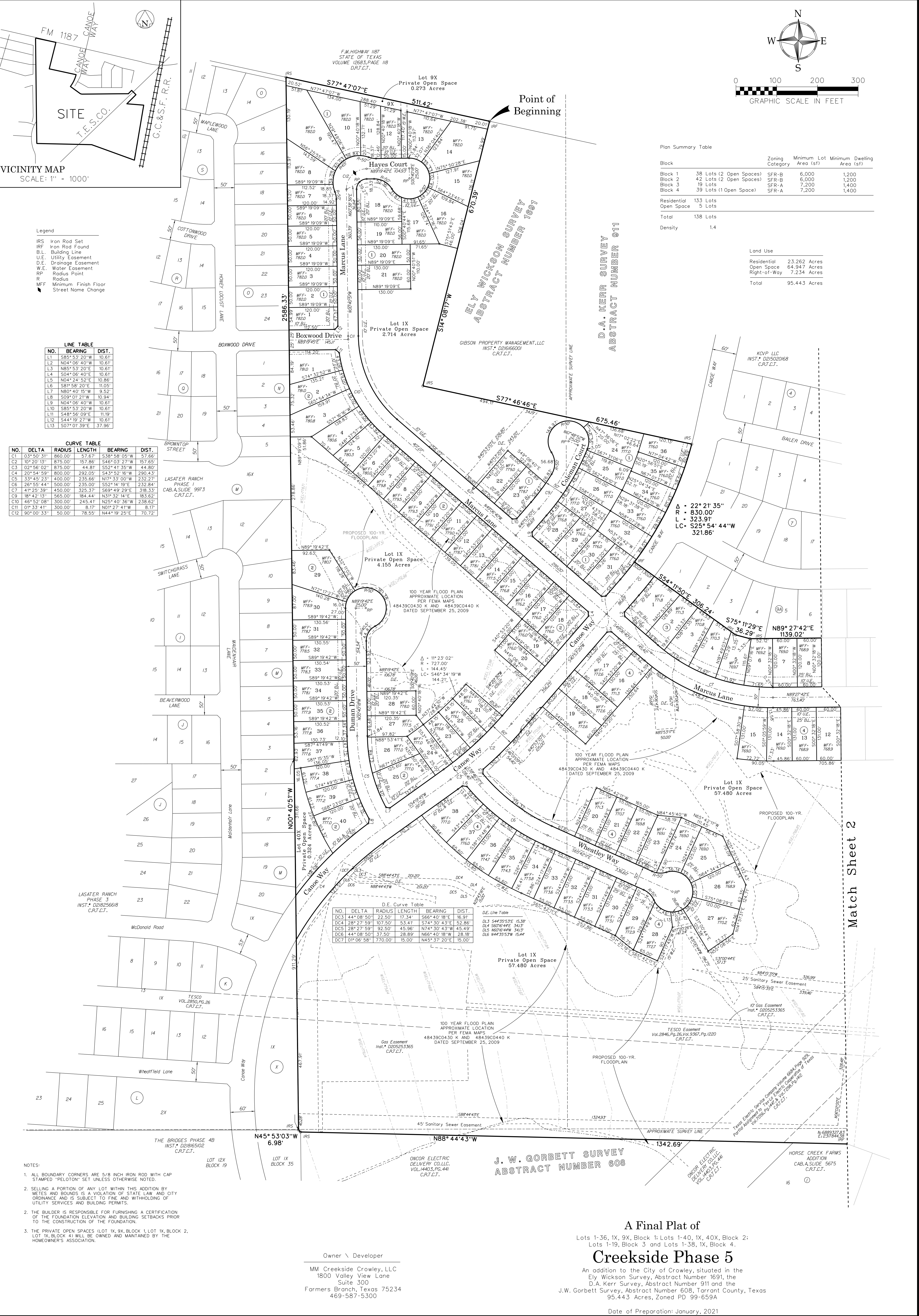


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Ref. Job No.

Peloton Job No.



- NOTES:
- ALL BOUNDARY CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET UNLESS OTHERWISE NOTED.
  - SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINE AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
  - THE BUILDER IS RESPONSIBLE FOR FURNISHING A CERTIFICATION OF THE FOUNDATION ELEVATION AND BUILDING SETBACKS PRIOR TO THE CONSTRUCTION OF THE FOUNDATION.
  - THE PRIVATE OPEN SPACES (LOT 1X, 9X, BLOCK 1, LOT 1X, BLOCK 2, LOT 1X, BLOCK 4) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Owner \ Developer  
MM Creekside Crowley, LLC  
1800 Valley View Lane  
Suite 300  
Farmers Branch, Texas 75234  
469-587-5300

A Final Plat of  
Lots 1-36, 1X, 9X, Block 1; Lots 1-40, 1X, 40X, Block 2; Lots 1-19, Block 3, and Lots 1-38, 1X, Block 4.  
**Creekside Phase 5**  
An addition to the City of Crowley, situated in the Ely Wickson Survey, Abstract Number 1691, the D.A. Kerr Survey, Abstract Number 911 and the J.W. Gorbett Survey, Abstract Number 608, Tarrant County, Texas  
95.443 Acres, Zoned PD 99-659A

A Final Plat of

Lots 1-36, 1X, 9X, Block 1; Lots 1-40, 1X, 40X, Block 2;

Lots 1-19, Block 3 and Lots 1-38, 1X, Block 4.

**Creekside Phase 5**

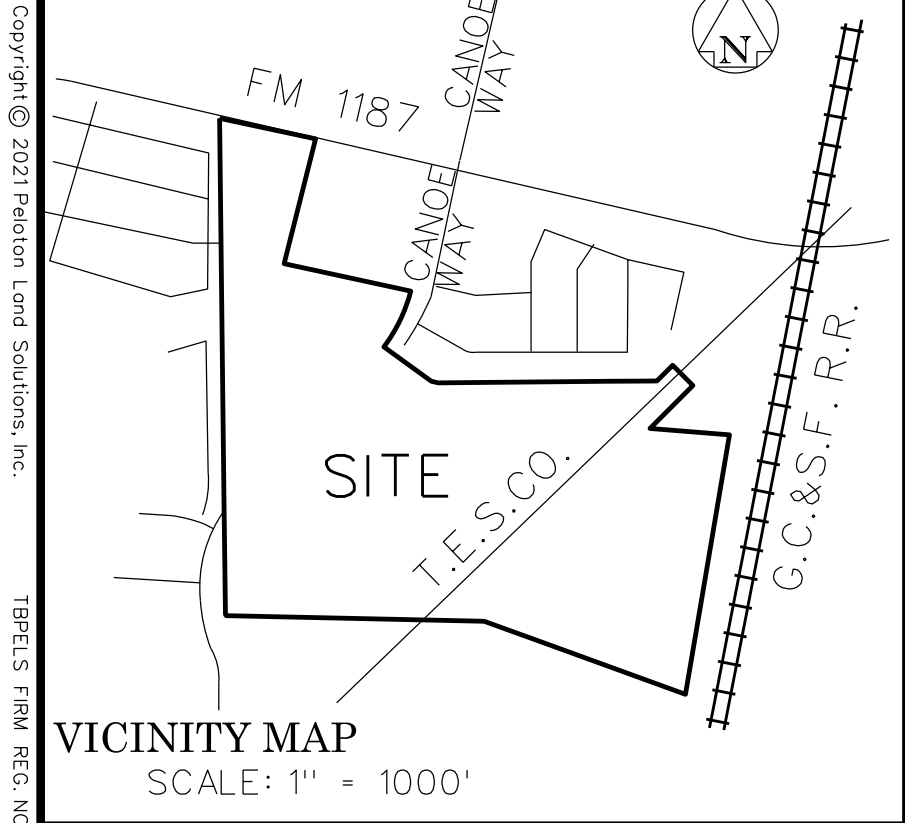
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95.443 Acres, Zoned PD 99-659A

Date of Preparation: January, 2021

Job #:	CEN20004	Revisions:
Drawn By:	D. Freeman	
Checked By:	T. Bridges	
Date:	01-25-21	



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"Recommended For Approval"

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

Approved and Accepted

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 Councils required by the ordinances of the City of Crowley on \_\_\_\_\_ day of \_\_\_\_\_, 2021, 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.

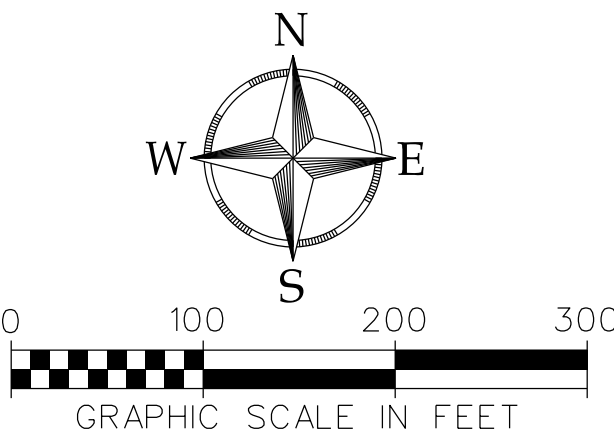
Witness by hand this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CAROL KONHAUSER, City Secretary,  
City of Crowley, Texas

This is to certify that I, XXX X XXXXXX, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey made under my supervision on the ground, and all monuments and corner pins shown exist and are correctly described and are properly marked on the ground, and this plat correctly represents the survey made by me.

XXXX X XXXXXX  
Texas R.P.L.S. No. XXXX

"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" 22 TAC 663.18C  
Todd A. Bridges, RPLS 4940  
Date: 7/14/2021



DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE ELY WICKSON SURVEY, ABSTRACT NUMBER 1691, THE D.A. KERR SURVEY, ABSTRACT NUMBER 911, AND THE J. W. CORBETT SURVEY, ABSTRACT NUMBER 608, CITY OF CROWLEY, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO WATERVIEW ESTATES NORTH, L.P. RECORDED IN INSTRUMENT NUMBER D21310912, COUNTY RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ONE CREEKSIDE, L.P. RECORDED IN INSTRUMENT NUMBER D204079390, S.A.D. COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF SAID WATERVIEW ESTATES NORTH TRACT, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO GIBSON PROPERTY MANAGEMENT, LLC RECORDED IN INSTRUMENT NUMBER D216166001, S.A.D. COUNTY RECORDS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1187 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 14°08'17"W, 670.39 FEET, WITH THE EAST LINE OF SAID WATERVIEW ESTATES NORTH TRACT AND THE WEST LINE OF SAID GIBSON PROPERTY MANAGEMENT TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE SOUTHWEST CORNER OF SAID GIBSON PROPERTY MANAGEMENT TRACT;

THENCE S 77°48'46"E, 675.46 FEET, WITH A NORTH LINE OF SAID WATERVIEW ESTATES NORTH TRACT AND THE SOUTH LINE OF SAID GIBSON PROPERTY MANAGEMENT TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE SOUTHEAST CORNER OF SAID GIBSON PROPERTY MANAGEMENT TRACT, BEING IN THE WEST RIGHT-OF-WAY LINE OF CANOE WAY (A VARIABLE WIDTH RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF CREEKSIDE ADDITION PHASE VI, AN ADDITION TO THE CITY OF CROWLEY RECORDED IN CABINET A, SLIDE 11467, S.A.D. COUNTY RECORDS, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 323.91 FEET, THROUGH A CENTRAL ANGLE OF 22°21'35", HAVING A RADIUS OF 830.00 FEET, THE LONG CHORD WHICH BEARS S 25°54'44"W, 321.86 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND AT THE SOUTHWEST TERMINUS OF SAID CANOE WAY, BEING THE SOUTHWEST CORNER OF SAID PHASE VI;

THENCE WITH THE NORTH LINE OF SAID WATERVIEW ESTATES NORTH TRACT AND THE SOUTH LINE OF SAID PHASE VI THE FOLLOWING BEARINGS AND DISTANCES:

S 54°11'50"E, 306.24 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 75°11'29"E, 36.29 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 89°27'42"E, 1139.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 44°54'25"E, 116.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 45°05'35"E, 150.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 44°54'25"W, 317.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 85°26'37"E, 415.83 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE MOST EASTERLY NORTHEAST CORNER OF SAID WATERVIEW ESTATES NORTH TRACT, BEING THE SOUTHEAST CORNER OF SAID PHASE VI AND BEING IN THE WEST RIGHT-OF-WAY LINE OF THE GULF, COLORADO, & SANTA FE RAILROAD (A 100' RIGHT-OF-WAY);

THENCE S 09°39'42"W, WITH THE EAST LINE OF SAID WATERVIEW ESTATES NORTH TRACT AND SAID WEST RIGHT-OF-WAY LINE, AT 849.44 FEET THE SOUTHEAST CORNER OF SAID WATERVIEW ESTATES NORTH TRACT, BEING THE NORTHEAST CORNER OF AFOREMENTIONED ONE CREEKSIDE TRACT, IN ALL CONTINUING WITH THE EAST LINE OF SAID ONE CREEKSIDE TRACT, IN ALL 1370.75 FEET TO A 1 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHEAST CORNER OF SAID ONE CREEKSIDE TRACT, BEING IN THE NORTH LINE OF BLOCK 1, HORSE CREEK FARMS ADDITION, AN ADDITION TO THE CITY OF CROWLEY RECORDED IN CABINET A, SLIDE 5675, S.A.D. COUNTY RECORDS;

THENCE N 70°03'03"W, WITH THE SOUTH LINE OF SAID ONE CREEKSIDE TRACT AND THE NORTH LINE OF SAID BLOCK 1, AT 816.94 FEET THE SOUTHWEST CORNER OF SAID ONE CREEKSIDE TRACT, BEING A SOUTHEAST CORNER OF SAID WATERVIEW ESTATES NORTH TRACT, CONTINUING WITH THE SOUTH LINE OF SAID WATERVIEW ESTATES NORTH TRACT, IN ALL 1115.67 FEET TO A 3/4 INCH IRON ROD FOUND;

THENCE N 88°44'43"W, 1342.69 FEET, CONTINUING WITH SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE MOST EASTERLY SOUTHWEST CORNER OF SAID WATERVIEW ESTATES NORTH TRACT, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, RECORDED IN VOLUME 14403, PAGE 441, S.A.D. COUNTY RECORDS AND BEING THE MOST EASTERLY NORTHEAST CORNER OF LOT 1X, BLOCK 35, THE BRIDGES PHASE 4B, AN ADDITION TO THE CITY OF CROWLEY RECORDED IN INSTRUMENT NUMBER D218265102, S.A.D. COUNTY RECORDS;

THENCE N 45°53'03"W, 6.98 FEET, WITH THE SOUTHWEST LINE OF SAID WATERVIEW ESTATES NORTH TRACT AND THE NORTHEAST LINE OF SAID LOT 1X TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID WATERVIEW ESTATES NORTH TRACT AND THE MOST WESTERLY NORTHEAST CORNER OF SAID LOT 1X, BEING THE SOUTHEAST CORNER OF LOT 1X, BLOCK X, LASATER RANCH PHASE 3, AN ADDITION TO THE CITY OF CROWLEY RECORDED IN INSTRUMENT NUMBER D218265102, S.A.D. COUNTY RECORDS;

THENCE N 00°40'51"W, WITH THE WEST LINE OF SAID WATERVIEW ESTATES NORTH TRACT AND THE EAST LINE OF SAID PHASE 3, AT 911.29 FEET A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "USA INC." FOUND AT THE NORTHEAST CORNER OF SAID PHASE 3, BEING THE SOUTHWEST CORNER OF LASATER RANCH PHASE 1, AN ADDITION TO THE CITY OF CROWLEY RECORDED IN CABINET A, SLIDE 9973, S.A.D. COUNTY RECORDS, CONTINUING WITH THE EAST LINE OF SAID PHASE 1, IN ALL 2586.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHWEST CORNER OF SAID WATERVIEW ESTATES NORTH TRACT, BEING THE NORTHEAST CORNER OF SAID PHASE 1, AND BEING IN THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1187;

THENCE S 77°47'07"E, 511.42 FEET, WITH THE NORTH LINE OF SAID WATERVIEW ESTATES NORTH TRACT AND SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 4,157,516 SQUARE FEET OR 95.443 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ GENERAL PARTNER THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CREEKSIDE, PHASE 5, AN ADDITION TO THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF CROWLEY AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDING, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF CROWLEY AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS STRIPS, AND THE CITY OF CROWLEY AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A THREE-FOOT RADIUS FROM THE CENTERPOINT OF ALL FIRE HYDRANTS AND A TWO-FOOT RADIUS FROM THE CENTERPOINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES) IS HEREBY GRANTED TO THE CITY OF CROWLEY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

BLOCK LENGTH VARIANCE LISTED ON PRELIMINARY PLAT WAS APPROVED ON MARCH 18, 2021.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXPECTATIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2021.

MM Creekside Crowley, LLC  
a Texas limited liability company

By: MM Ventures, LLC,  
a Texas limited liability company  
Its Manager

By: 2M Ventures, LLC,  
a Delaware limited liability company  
Its Manager

By: \_\_\_\_\_  
Name: Mehrdad Moayed  
Its Manager

SATAE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MM Ventures, LLC, as Manager of MM Creekside Crowley, LLC, a Texas limited liability company on behalf of said company.

Notary public in and for the State of Texas

Block 1	Lot #	SQ.FT.
Block 1	1	6572
	2	6000
	3	6000
	4	6000
	5	6000
	6	6000
	7	6016
	8	8572
	9	15957
	10	12016
	11	6591
	12	6156
	13	8115
	14	12691
	15	8227
	16	10608
	17	7520
	18	10280
	19	6160
	20	6500
	21	7800

Block 1	Lot #	SQ.FT.
Block 1	22	7200
	23	7837
	24	10331
	25	6378
	26	6370
	27	6414
	28	7173
	29	6058
	30	6215
Block 1	31	8145
	32	7552
	33	7597
	34	6800
	35	6549
	36	6452
	1X	118219
	9X	11911

Block 2	Lot #	SQ.FT.
Block 2	1	8466
	2	8797
	3	10315
	4	7681
	5	6701
	6	6000
	7	6000
	8	6000
	9	6000
	10	6000
	11	6000
	12	6000
	13	6000
	14	6000
	15	6000
	16	6000
	17	6000
	18	8245
	19	6066
	20	6066
	21	6143

Block 2	Lot #	SQ.FT.
Block 2	22	6143
	23	6143
	24	6029
	25	11035
	26	7698
	27	6371
	28	7221
	29	13304
	30	8541
	31	6528
	32	6527
	33	6527
	34	6526
	35	6526
	36	6696
	37	7332
	38	6540
	39	6539
	40	9890
	1X	180975
	40X	14133

Block 3	Lot #	SQ.FT.
Block 3	1	9504
	2	7429
	3	8067
	4	7745
	5	7229
	6	7334
	7	7200
	8	7200
	9	7200
	10	7200
Block 3	11	7200
	12	7200
	13	7200
	14	7200
	15	7200
	16	7200
	17	7200
	18	7200
	19	8049

Block 4	Lot #	SQ.FT.
Block 4	1	12777
	2	9565
	3	7860
	4	7860
	5	7860
	6	7860
	7	7860
	8	7860
	9	7860
	10	7860
Block 4	11	7860
	12	7860
	13	7860
	14	8012
	15	8427
	16	7806
	17	10372
	18	8400
	19	8400
	20	7205
	21	7205

Block 4	Lot #	SQ.FT.
Block 4	22	7205
	23	7723
	24	7428
	25	10018
	26	9720
	27	10609
	28	7634
	29	7398
	30	7205
	31	7205
Block 4	32	7205
	33	7205
	34	7419
	35	7736
Block 4	36	7736
	37	7736
	38	10268
	1X	2503810

Owner \ Developer  
MM Creekside Crowley, LLC  
1800 Valley View Lane  
Suite 300  
Farmers Branch, Texas 75234  
469-587-5300

## A Final Plat of

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## Creekside Phase 5

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Date of Preparation: January, 2021

OF 2 SHEETS

SHEET 2

PELTON LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH: 817-562-3350

A Final Plat of

Lots 1-36, 1X, 9X, Block 1: Lots 1-40, 1X, 40X, Block 2: Lots 1-19, Block 3 and Lots 1-38, 1X, Block 4.

Creekside Phase 5

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