



Regular Session
Council Agenda Packet
December 7, 2023

CITY OF CROWLEY
CITY COUNCIL
Council Regular Session
December 7, 2023
ATTENDANCE SHEET

	<u>Worksession</u>	<u>Regular</u>
Council Member Johnny Shotwell, Place 1	_____	_____
Council Member Jerry Beck, Place 2	_____	_____
Council Member Jesse Johnson, Place 3	_____	_____
Mayor Pro Tem Jim Hirth, Place 4	_____	_____
Council Member Matt Foster, Place 5	_____	_____
Council Member Scott Gilbreath, Place 6	_____	_____
Mayor Billy Davis	_____	_____
Staff:		
Robert Loftin, City Manager	_____	_____
Lori Watson, Deputy City Mgr/Finance Director	_____	_____
Jack Thompson, Asst City Mgr/EDC Director	_____	_____
Cristina Winner, Asst City Mgr/Comm Serv Director	_____	_____
Rob Allibon, City Attorney	_____	_____
Carol Konhauser, City Secretary	_____	_____
Pleasant Brooks, Fire Chief	_____	_____
Kit Long, Chief of Police	_____	_____
Mike Rocamontes, Public Works Director	_____	_____
Matt Elgin, Direct of Projects & Utilities	_____	_____
Rachel Roberts, Planning & Comm Dev Director	_____	_____
Lisa Hansen, HR Administrator	_____	_____
Julie Hepler, Special Event Coordinator .	_____	_____



**AGENDA
CROWLEY CITY COUNCIL
DECEMBER 7, 2023
WORK SESSION - 6:30 p.m.**

**Crowley City Hall
201 E. Main Street
Crowley TX 76036**

Citizens may address the Council by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the City Secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

WORK SESSION - December 7, 2023 - 6:30 pm

I. CALL TO ORDER AND ROLL CALL

II. NON-ACTION ITEMS FOR DISCUSSION

1. None.

DISCUSSION OF ITEMS LISTED ON THE AGENDA

III. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. Discuss and consider approving the minutes from the regular meeting held November 16, 2023.

IV. PUBLIC HEARINGS

1. Hold a public hearing to discuss and consider approving Ordinance 12-2023-511, an ordinance re-adopting the City of Crowley's fees for building permits.

V. CITY BUSINESS

1. Discuss and appoint an administrative official as Acting City Manager in the absence of the City Manager pursuant to the City of Crowley Home Rule Charter, Section 5.02.
2. Discuss and consider canceling the Regular scheduled meeting of the Crowley City Council for December 21, 2023.
3. Discuss and consider approving Resolution R12-2023-406, a resolution authorizing the City Manager to execute a release of a utility easement within the Tarrytown addition.

VI. ADJOURNMENT



**AGENDA
CROWLEY CITY COUNCIL
DECEMBER 7, 2023
REGULAR SESSION - 7:00 p.m.**

**Crowley City Hall
201 E. Main Street
Crowley TX 76028**

Citizens may address the Council by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the City Secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

REGULAR SESSION - December 7, 2023 - 7:00 pm

I. CALL TO ORDER AND ROLL CALL

II. INVOCATION

III. PLEDGE TO ALLEGIANCE TO THE AMERICAN AND TEXAS FLAGS

"I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with Liberty and Justice for all."

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible."

IV. PRESENTATIONS/PROCLAMATIONS

1. None.

V. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. Discuss and consider approving the minutes from the regular meeting held November 16, 2023.

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VII. CITY BUSINESS

1. Discuss and appoint an administrative official as Acting City Manager in the absence of the City Manager pursuant to the City of Crowley Home Rule Charter, Section 5.02.
2. Discuss and consider canceling the Regular scheduled meeting of the Crowley City Council for December 21, 2023.
3. Discuss and consider approving Resolution R12-2023-406, a resolution authorizing the City Manager to execute a release of a utility easement within the Tarrytown addition.

VIII. ADVISORY BOARDS AND COMMISSIONS

1. Reports

None

2. Appointments/Reappointments

None

IX. PUBLIC COMMENT

If you wish to make a public comment or discuss subjects not listed on the agenda, please fill out a (yellow) Visitor's Participation card and submit to the City Secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE council may NOT address or converse with you regarding a NON-AGENDA ITEM. The public comment period will only allow members of the public to present ideas and information to the City Officials and Staff.

X. ITEMS OF COMMUNITY INTEREST

Items of community interest include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees or citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety

XI. EXECUTIVE SESSION

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following as permitted by Government Code:

- 1. Section 551.071 (Consultation with Attorney)**
- 2. Section 551.072 (Deliberations about Real Property)**
- 3. Section 551.074 (Personnel Matters)**
- 4. Section 551.087 (Business Prospect/Economic Development)**

XII. RECONVENE AND TAKE ACTION FROM EXECUTIVE SESSION

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

XIII. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Agenda of the City Council Meeting to be held on Thursday, XXXXX XX, 2023, of the governing body of the City of Crowley is a true and correct copy posted on _____, 20____ at _____ am/ pm to the City Website and at Crowley City Hall, a place convenient and readily accessible to the public at all times.

City of Crowley

Carol C. Konhauser, City Secretary

THE CITY COUNCIL RESERVES THE RIGHT OF THE FOLLOWING:

1. ITEMS DO NOT HAVE TO BE CONSIDERED IN THE SAME ORDER AS SHOWN ON THIS AGENDA;
 2. THE COUNCIL MAY CONTINUE OR RECESS ITS DELIBERATIONS TO THE NEXT CALENDAR DAY IF IT DEEMS IT NECESSARY.
- The Crowley City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 297-2201 ext. 4000, or email ckonhauser@ci.crowley.tx.us for further information.

NOTICE: A quorum of the Crime Control and Prevention District Board of Directors and the Economic Development Board of Directors will be present at this meeting; however, neither Board will take action on any items on this posted agenda.



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Carol Konhauser City Secretary		MEETING DATE: December 7, 2023					
DEPARTMENT: Administration		AGENDA ITEM:					
SUBJECT:		Discuss and consider approving the minutes from the regular meeting held November 16, 2023.					
COORDINATION:	Finance		City Sec		Comm Dev		PW
	Dept Directo		HR		Comm Services		Other:
	City Attorney		PD		FD		Other:

BACKGROUND:

Consider approval of minutes as presented.

RECOMMENDATION:

Staff recommends approval of the minutes as presented; council consideration is respectfully requested.

FINANCIAL INFORMATION:

Approval of the minutes does not affect the budget.

ATTACHMENTS:

1. Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD NOVEMBER 16, 2023. The City Council of the City of Crowley, Texas met in Work Session on Thursday, November 16, 2023, at 6:30 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis
Council Member Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Council Member Jim Hirth, City Council Place 4
Council Member Matt Foster, Place 5
Council Member Scott Gilbreath, City Council Place 6

City staff included: City Manager Robert Loftin
Deputy City Mgr/Finance Director, Lori Watson
Asst City Mgr/EDC Director, Jack Thompson
Asst City Mgr/Comm Services Director, Cristina Winner
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Police Chief, Kit Long
Director of Projects & Utilities, Matt Elgin
Planning and Comm Dev Director, Rachel Roberts

Absent: Mayor Pro-Tem Johnny Shotwell, City Council Place 1

CALL TO ORDER/ ROLL CALL

Mayor Billy Davis called the Work Session to order at 6:30 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

DISCUSSION OF NON-ACTION ITEMS

1. Provide guidance to staff on whether an Urban Village would be an appropriate use on a tract west of Hampton Rd and south of FM 1187.

Assist City Manager Jack Thompson addressed council and requested guidance on the possible development of a tract of land west of Hampton Rd and south of FM 1187. He explained a developer approached the city regarding developing the east tract of land into single-family and the west tract into multi-family. Currently, the east tract is zoned General Commercial and the west tract is part of the Creekside Planned Development. Staff would recommend that the multi-family tract be developed as a vertical mixed-use development with commercial property on the first level and multi-family above.

City Manager Robert Loftin added that only the east tract would need to be re-zoned.

Council Member Scott Gilbreath asked about access to Hampton Rd from FM1187. Asst City Manager Thompson stated there would access via F731 and possible from the FM1187/FM 731 intersection via a new road behind the Kroger shopping center.

Council Member Matt Foster asked is the developer was requesting the zoning change to which Asst City Manager Thompson stated the developer is only requesting re-zoning to multi-family and not mixed-use.

Mayor Davis stated that the Teeter Family, who is the current owner of the property, contacted him and stated he was unaware of the discussion on the council agenda and was concerned that if council did not approve the zoning change to multi-family or changed it to mixed-use, then the developer would back out.

City Manager Loftin then addressed council and stated that staff wanted to get feedback from council on their wishes to re-zone from commercial to multi-family before staff continued any further discussions with the developer.

Council requested that staff discuss the possible options with the Teeter Family and prospective developer to see if there is something that would be agreeable to all parties and then bring back to council for further discussion.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- 1. Discuss and consider approving the minutes from the regular meeting held November 2, 2023.**

No discussion.

PUBLIC HEARING

- 1. None.**

CITY BUSINESS

- 1. Discuss and consider adoption of Resolution R11-2023-403 a resolution by the City of Crowley, Texas, affirming the casting of votes in the 2024-2025 Election of the Board of Directors for the Appraisal District of Tarrant County, Texas.**

No discussion

- 2. Discuss and consider adoption of Resolution R11-2023-404 a resolution by the City of Crowley, Texas, affirming the casting of votes in the 2024-2025 Election of the Board of Directors for the Central Appraisal District of Johnson County, Texas.**

No discussion

- 3. Discuss, consider, and act regarding the proposed polyfluoroalkyl substance (PFAS) class action settlements with 3M Company and E.I. Dupont de Nemours company, and authorize the City Manager to execute and submit documentation to opt-in or opt-out of the settlements.**

No discussion

ADJOURNMENT

As there was no further business to discuss, the work session was adjourned at 7:06 pm.

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD NOVEMBER 16, 2023. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, November 16, 2023, at 7:00 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis
Council Member Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Council Member Jim Hirth, City Council Place 4
Council Member Matt Foster, Place 5
Council Member Scott Gilbreath, City Council Place 6

City staff included: City Manager Robert Loftin
Deputy City Mgr/Finance Director, Lori Watson
Asst City Mgr/EDC Director, Jack Thompson
Asst City Mgr/Comm Services Director, Cristina Winner
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Police Chief, Kit Long
Director of Projects & Utilities, Matt Elgin
Planning and Comm Dev Director, Rachel Roberts

Absent: Mayor Pro-Tem Johnny Shotwell, City Council Place 1

CALL TO ORDER/ ROLL CALL

Mayor Billy Davis called the Regular Session to order at 7:06 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

INVOCATION/PLEDGE OF ALLEGIANCE

Invocation was given by Council Member Jesse Johnson followed by the Pledge of Allegiance to the American and Texas Flags.

PRESENTATIONS/PROCLAMATIONS

1. None

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. **Discuss and consider approving the minutes from the regular meeting held November 2, 2023.**

Council Member Jim Hirth made the motion to approve the Consent Agenda item(s), second by Council Member Jerry Beck; council voted unanimously to approve the motion as presented. Motion carried 6-0.

PUBLIC HEARING

1. None.

CITY BUSINESS

1. **Discuss and consider adoption of Resolution R11-2023-403 a resolution by the City of Crowley, Texas, affirming the casting of votes in the 2024-2025 Election of the Board of Directors for the Appraisal District of Tarrant County, Texas.**

Council Member Jim Hirth made the motion to cast all votes for Mr Gary Losada and approve Resolution R11-2023-403; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 6-0.

2. **Discuss and consider adoption of Resolution R11-2023-404 a resolution by the City of Crowley, Texas, affirming the casting of votes in the 2024-2025 Election of the Board of Directors for the Central Appraisal District of Johnson County, Texas.**

Council Member Jim Hirth made the motion cast the City's vote for Vance Castle and to approve Resolution R11-2023-404; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 6-0.

3. **Discuss, consider, and act regarding the proposed polyfluoroalkyl substance (PFAS) class action settlements with 3M Company and E.I. Dupont de Nemours company, and authorize the City Manager to execute and submit documentation to opt-in or opt-out of the settlements.**

Council Member Jesse Johnson made the motion to approve the City Manager to execute and submit documentation to opt-in or opt-out of the 3M Company and E.I. Dupont de Nemours class action; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 6-0.

ADVISORY BOARDS AND COMMISSIONS

Reports/appointments or reappointments.

1. Reports:
None
2. Appointments/Reappointments:
None.

PUBLIC COMMENT

Mayor Davis asked if there were any citizens or visitors wishing to speak.

ITEMS OF COMMUNITY INTEREST

Mayor Davis then asked if there were any community interest items.

Assist City Manager Lori Watson remind Council about the Lighted Christmas Parade and Tree Lighting on Dec 2, 2023.

As there was no further business, Mayor Billy Davis adjourned the meeting at 7:14 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Konhauser, City Secretary



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Rachel Roberts					MEETING DATE: December 7, 2023			
DEPARTMENT: Community Development					AGENDA ITEM: VI-1			
SUBJECT: Hold a public hearing to discuss and consider approving Ordinance 12-2023-511, an ordinance re-adopting the City of Crowley’s fees for building permits								
COORDINATION:	Finance		City Sec		Comm Dev	RR	PW	
	Dept Director		HR		Comm Services		EDC:	
	City Attorney		PD		FD		Admin:	JT

BACKGROUND:

Under a new state law effective January 1st, cities must readopt fees related to constructing, renovating, or remodeling a residential or commercial structure at least once every ten years. Failure to readopt the fee will cause the fee to be abolished under state law. The City of Crowley has a number of permit-related fees in the fee schedule that were adopted more than 10 years ago, including the following.

Adopted 2010

- Misc. fees under “unlisted plumbing permit”: e.g., per plumbing fixture fee
- Fee for accessory building up to 320 sq.ft.
- Residential plan review
- Registration of master (residential) plan
- In-ground swimming pool
- Electrical per-square-foot fee for new construction
- Most types of electrical permits
- Replacement of furnace or condensing unit of cooling/heating system
- Base plumbing fee of \$25 for new residential construction
- Base plumbing fee of \$30 for new commercial construction
- Sewer line replacement (yard line)

Adopted 2004

- Fence permit
- Banner permit, feather/bow permit
- Base electrical permit fee of \$25 for new residential construction,
- Base electrical permit fee of \$40 for new commercial construction
- Base mechanical fee of \$25 for new residential construction,
- Base mechanical fee of \$30 for new commercial
- Irrigation permit
- Backflow protection

Adopted 2000

- Above-ground swimming pool
- Permanent commercial sign
- Base permit fee for “unlisted electrical permits”
- Base permit fee for “unlisted plumbing permits”

In addition, to the Community Development Department fees, there are a number of other fees that are associated with new construction. For example, some new commercial structures will have requirements to obtain a permit from the Fire Department. And Public Works charges impact fees for new construction (new connections to the city water and sewer lines). The state law is not clear on whether such fees also have to be readopted. To make sure no city fees are abolished, staff recommend readopting the existing fee schedule, as amended, in its entirety.

In terms of permit fees, staff have been working on recommendations for updates to the fee schedule and will have those ready for Council review early next year.

RECOMMENDATION:

Staff recommend approving an ordinance readopting the existing fees.

FINANCIAL INFORMATION:

ATTACHMENTS:

- Ordinance readopting existing fees

ORDINANCE NO. 12-2023-511

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, READOPTING APPENDIX A, SCHEDULE OF RATES, FEES AND CHARGES, OF THE CODE OF ORDINANCES OF THE CITY OF CROWLEY, AS AMENDED, TO COMPLY WITH THE STATE OF TEXAS LOCAL GOVERNMENT CODE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas, is a home rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the fee schedule of the City of Crowley, has been codified as Appendix A of the Crowley Code of Ordinances; and

WHEREAS, Appendix A of the Code of Ordinances establishes various fees for City services associated with the constructing, renovating, or remodeling of residential and commercial structures; and

WHEREAS, the State of Texas Local Government Code requires fees charged by a municipality “as a condition to constructing, renovating, or remodeling a structure” to be readopted at least once every ten years under HB 1920; and

WHEREAS, the State of Texas has provided no clear description of which fees would be considered fees “as a condition to constructing, renovating, or remodeling a structure”; and

WHEREAS, the City Council now desires to re-adopt all such fees associated with constructing, renovating, or remodeling a structure in order to comply with state law; and

WHEREAS, the City Council held a public hearing concerning such fees on December 7, 2023;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS:

SECTION 1.

That Appendix A: Schedule of Rates, Fees and Charges of the Code of Ordinances, Sections of the City of Crowley, Texas, as amended, be and are hereby readopted in its entirety.

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances of the City of Crowley, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS 7TH DAY OF DECEMBER, 2023.

CITY OF CROWLEY, TEXAS

Mayor, Billy P. Davis

ATTEST:

Carol Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Carol Konhauser City Secretary		MEETING DATE: December 7, 2023					
DEPARTMENT: Administration		AGENDA ITEM: VII-1					
SUBJECT:		Discuss and appoint an administrative official as Acting City Manager in the absence of the City Manager pursuant to the City of Crowley Home Rule Charter, Section 5.02.					
COORDINATION:	Finance		City Sec		Comm Dev		PW
	Dept Directo		HR		Comm Services		Other:
	City Attorney		PD		FD		Other:

BACKGROUND:

Pursuant to the City of Crowley Home Rule Charter, Section 5.02 Temporary Absence or Disability of the City Manager, "The City Council shall, at its first meeting following Council elections, annually designate a qualified City administrative officer to be Acting City Manager during any absence of the City Manager. The Acting City Manager may be re-designated by a majority vote of the City Council."

RECOMMENDATION:

Council action is required by nomination and voting.

FINANCIAL INFORMATION:

None

ATTACHMENTS:

1. None



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Carol Konhauser City Secretary		MEETING DATE: December 7, 2023					
DEPARTMENT: Administration		AGENDA ITEM: VII-2					
SUBJECT:		Discuss and consider canceling the Regular scheduled meeting of the Crowley City Council for December 21, 2023.					
COORDINATION:	Finance		City Sec		Comm Dev		PW
	Dept Directo		HR		Comm Services		Other:
	City Attorney		PD		FD		Other:

BACKGROUND:

Due to the Christmas Holiday being so close to the City Council meeting and the possibility members will be making holiday vacation plans, staff suggests discussing the possibility of canceling the Dec 21, 2023 City Council Meeting.

RECOMMENDATION:

Staff recommends council consider canceling this meeting on Thursday, Dec 21, 2023.

If approved, staff will place information on the City Website Calendar, Newsflash and publish on social media, giving ample notice to the citizens of Crowley of the cancelation.

FINANCIAL INFORMATION:

None

ATTACHMENTS:

1. None



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Matt Elgin					MEETING DATE: December 7, 2023			
DEPARTMENT: Public Works/Utilities					AGENDA ITEM: VII-3			
SUBJECT: Discuss and consider approving Resolution R12-2023-406, a resolution authorizing the City Manager to execute a release of a utility easement within the Tarrytown addition.								
COORDINATION:	Finance		City Sec		Comm Dev		PW	ME
	Dept Director	ME	HR	N/A	Comm Services		EDC:	
	City Attorney	RA	PD		FD	N/A	Admin:	

BACKGROUND:

In 2014, a 26,800 square foot utility easement was provided to the City of Crowley by Plain Capital Bank for the use of a public sanitary sewer line that extended across their property near the corner of FM 1187/South Beverly Street. The easement was filed in the public records of Tarrant County, Texas as Document No. D214213801. The land, which contained this utility easement, has subsequently been purchased and developed by M/I Homes of DFW, LLC (the “developer”). On May 26, 2023 the developer platted the property into a residential development now known as Tarrytown. The public sanitary sewer line and associated utility easement cross over multiple residential lots. The developer has worked to relocate the sanitary sewer line from outside of that utility easement and into a newly platted right of way (ROW). The City of Crowley has not previously installed nor do we possess any other public utilities within this utility easement at this time. City staff does not foresee the need for utilities to extend into this easement in the future. In addition to this and through the research of the civil engineering firm for the project (Shield Engineering Group) it has been determined that no other franchise or private utility has been installed or now occupies the existing utility easement.

The developer is requesting that the City of Crowley Council consider and act on a resolution that would authorize the City Manager to release the existing utility easement. City Staff has inspected and accepted the newly installed sanitary sewer utility and recommends the release of the existing utility easement referred to above.

RECOMMENDATION:

City Staff recommends the release of the 26,800 square foot utility easement on the property now platted as Tarrytown and recorded as Document No. D214213801 in the public records of Tarrant County, Texas.

FINANCIAL INFORMATION:

There is no financial impact for the release of the utility easement.

ATTACHMENTS:

Resolution for Release of Easement

Release of Easement Document

Exhibit “A” (D214213801 – 2014 Easement Agreement with Surveyor Description of Utility Easement)

Tarrytown Final Plat

Engineering Memo regarding absence of existing utilities

RESOLUTION NO. R12-2023-406

A RESOLUTION OF THE CITY OF CROWLEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE OF A UTILITY EASEMENT WITHIN THE TARRYTOWN ADDITION PROPERTY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas (“City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City finds that the variable width (26,800 square foot wide utility easement) foot wide Utility Easement dedicated to the City by separate instrument, recorded as Document No. D214213801 in the public records of Tarrant County, Texas (the “Utility Easement”), is no longer necessary for use because the sanitary sewer utility facilities located within said Utility Easement have been relocated within other City right-of-way by the property owner; and

WHEREAS, the City Council finds that the Utility Easement is not being used by, nor useful or convenient to the public in general, and the public would be better served and benefitted by the vacation and abandonment of such Utility Easement; and

WHEREAS, in order to remove any question as to the continued interest or ownership by the public in the Utility Easement being vacated, the City Council hereby authorizes a written release of the City’s interest in such Utility Easement to the owners of the abutting property, with such release to be filed in the county deed records.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS:

SECTION 1.

That the City Manager is authorized to execute the written release of the City of Crowley’s interest in the Utility Easement recorded as Document No. D214213801 in the Public Records of Tarrant County, Texas, such Release of Easement attached hereto as Exhibit “A”; and the City Secretary is directed to record such release with the County Clerk of Tarrant County, Texas.

SECTION 2.

This resolution shall be effective from and after its passage and adoption by the City Council.

ADOPTED this 7th day of December, 2023.

Billy P. Davis, Mayor

ATTEST:

Carol C. Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

EXHIBIT “A”
RELEASE OF UTILITY EASEMENT

RELEASE OF UTILITY EASEMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOW ALL PERSONS BY THESE PRESENTS:

This **RELEASE OF UTILITY EASEMENT** (“Release”) is entered into as of the 7th day of December, 2023, by the **CITY OF CROWLEY, TEXAS** (herein referred to as the “City”), a home-rule Municipality of the State of Texas.

WHEREAS, the owner of the subject property dedicated a variable width (26,800 square foot wide utility easement) to the City on the property now platted as Tarrytown addition recorded as Document No. D214213801 in the public records of Tarrant County, Texas (the “Utility Easement”), attached hereto as Exhibit “A”; and

WHEREAS, the current owners of the subject property have relocated the sanitary sewer utility facilities located within said Utility Easement to other City right-of-way; and

WHEREAS, in exchange for the relocation of the utility facilities, the City has no further need for the Utility Easement, and the City desires to vacate and release the Utility Easement to the abutting property owners, as set forth herein.

NOW, THEREFORE, for One and No/100 Dollars (\$1.00) and other good and valuable consideration, including the relocation of the utility facilities, the receipt and sufficiency of which are hereby acknowledged, the City hereby vacates, abandons and releases to the underlying fee title owner of the subject property all of the City’s right, title and interest in and to the Utility Easement identified in the attached Exhibit “A”, and the Utility Easement is hereby terminated. This release shall not affect or release any other easement that may exist on the above property.

IN WITNESS WHEREOF, the City has executed this release as of the date set forth above.

[signature on following page]

CITY OF CROWLEY, TEXAS
a Municipality of the State of Texas

By: _____
Robert Loftin
Its: City Manager

STATE OF TEXAS

COUNTY OF TARRANT

The forgoing instrument was acknowledged before me this 7th day of December, 2023, by Robert Loftin, as City Manager for the City of Crowley, Texas, on behalf of said Municipality of the State of Texas.

Notary Public, State of Texas

EXHIBIT “A”

UTILITY EASEMENT BEING RELEASED

Electronically Recorded

Official Public Records

Mary Louise Garcia

Mary Louise Garcia

Tarrant County

9/29/2014 3:22 PM

D214213801

PGS 12 \$60.00

Submitter: XEROX COMMERCIAL
SOLUTIONS

When recorded return to:

Cheryl McClain

City of Crowley

201 E. Main Street

Crowley, TX 76036

FNT-4403400649-SEJ

Crowley (FM 1187), TX #3714

UTILITY EASEMENT

THIS UTILITY EASEMENT is entered into as of the 29 of September 2014, by and between **Plains Capital Bank**, a Texas bank ("Grantor") and **The City of Crowley, Texas** ("Grantee").

WITNESSETH

WHEREAS, Grantor is the owner of that certain tract or parcel of land in the City of Crowley, Texas, legally described on Exhibit A attached hereto and made a part hereof ("Grantor's Property"); and

WHEREAS, Grantee has requested from Grantor and Grantor is desirous of granting to Grantee, a utility easement for installation, maintenance and repair of a sanitary sewer line at, over and under certain portions of Grantor's Property as identified on Exhibit B attached hereto and made a part hereof ("Easement Area"); and

NOW THEREFORE, in consideration of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant to Grantee an Easement for installation, operation, maintenance and repair of a sanitary sewer line at, over and under certain portions of Grantor's Property as identified on Exhibit B attached hereto and made a part hereof with the following conditions:

1. **Easement.** Grantor hereby grants to Grantee a Utility Easement for the extension of utilities that may be needed for making underground utility connections for the installation, operation, maintenance and repair of an 8 inch sanitary sewer line. Such Easement shall be at the location indicated on Exhibit B attached hereto and made a part hereof. Grantee agrees to repair any damage caused to the Easement Area or the surrounding area that is a result of any construction, or the acts of negligence of Grantee, its customers, employees, invitees, or contractors in extending, maintaining, or repairing the utility line. In the exercise of such rights, Grantee shall exercise its utility extension rights in such a manner that will cause minimal disruption to the on-going business operation of Grantor. Any public utility, including the City of Crowley, 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 systems; and any public utility, including the City of Crowley, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling,

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.

2. **Use.** The Grantee, through its officials, employees and agents, shall have the right to enter upon the Easement Area in such a manner and at such times from the date hereof as may be reasonably necessary for the purpose of conducting, building, laying, patrolling, replacing and maintaining thereon the sanitary sewer line and its appurtenances, including such repairs, replacements and removals as may be from time to time required. Said right shall be perpetual.

3. **Maintenance.**

(a) Grantee shall restore the surface(s) of the Easement Area to their original condition immediately following any of Grantee's permitted activities within the Easement Area, so that Grantor, its successor and assigns shall have the free and unobstructed use thereof, subject to the rights of Grantee herein provided. Grantee will make no unreasonable interference with such use of the surface of said lands by Grantor, its successor and assigns.

(b) Grantee, upon the initial installation, and upon each and every occasion that the same is repaired, renewed, added or removed, shall restore the premises of the Grantor's Property, and any such buildings or improvements disturbed, to a condition as they were prior to any such installation or work, including the restoration of any topsoil.

(c) If, in an emergency, it shall become necessary for Grantor to promptly make any repairs that otherwise would have been the responsibility of the Grantee, or if the Grantee shall fail to adequately maintain the Easement Area as provided herein, then Grantor, at its sole option, may proceed forthwith to have the repairs made and pay the cost thereof, and to receive reimbursement therefor from the Grantee within thirty (30) days after a written request for same. In such instance, Grantor shall provide the Grantee with oral notification of its intention to make such repairs or the occurrence of such repairs, at the earliest practicable time given the nature and extent of the emergency.

4. **Indemnification.** Grantor, its successors and assigns, will not be responsible for damage by others to said utility lines. Grantee shall indemnify, defend and hold harmless Grantor for any damages or liability to persons or property that might arise from the use, construction, operation or maintenance of the Easement and associated lines by Grantee, its agents, employees, contractors, or anyone authorized by Grantee, exclusive of any claims arising out of or in any way related to the (i) grossly negligent acts, or willful misconduct of Grantor, or its agents, invitees, employees or contractors; or (ii) existing conditions on the Easement Area..

5. **Hazardous Waste.** Grantee (hereafter the indemnifying party), its successors and assigns, shall indemnify and hold harmless from and against any and all losses, liabilities (including strict liability), damages, injuries, expenses, and costs including, without limitation, reasonable attorney's fees, of any settlement or judgment and claim of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Grantor, its successors and assigns by any person or entity or governmental agency, for, with respect to, or as a direct or indirect result of the escape, seepage, leakage, spillage, emission, discharge or release of any Hazardous Substance (as defined hereinbelow) resulting from the operations of the Grantee

upon or under any parcel of land owned by Grantor including, without limitation, any losses, liabilities (including strict liability), damage, injuries, expenses, and costs, including, without limitation, reasonable attorney's fees, of any settlement or judgment or claims asserted or arising under, as amended, the comprehensive Environmental Responses, Compensation and Liability Act, the Superfund Amendment and Reauthorization Act, the Resource Conservation Recovery Act, the Federal Water Pollution Control Act, the Federal Environmental Pesticides Act, the Clean Water Act, any so-called federal, state or local "Superfund" or "Superlien" statute, or any other statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability (including strict liability), or standards of conduct concerning any Hazardous Substance.

6. **Duration.** The agreements contained herein and the rights granted hereby shall run with the title to the Easement Area and shall bind and inure to the benefit of the parties hereto and their respective heirs, successors, sublessees and assigns; subject, however, to the provisions of Paragraph 1 above.

7. **Relocation.** Grantor reserves the right to modify or relocate the utility lines and associated easements, at the expense of Grantor, provided any such modification or relocation does not prevent adequate delivery of such utility services.

8. **Headings.** The headings of the paragraphs contained herein are intended for reference purposes only and shall not be used to interpret the agreements contained herein or the rights granted hereby.

9. **Counterparts.** This agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTOR:

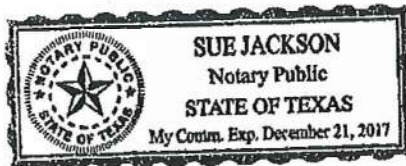
PLAINS CAPITAL BANK, a Texas bank

By: [Signature]
Name: Larry Nixon
Its: Senior Vice President

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me this 25th day of September, 2014, by Larry Nixon, the Senior Vice President of Plains Capital Bank, a Texas bank, on behalf of the bank.

(Seal and Expiration Date)



[Signature]
Notary Public

The City of Crowley, Texas

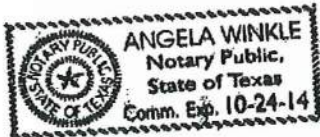
By: Robert Loftin
Name: ROBERT LOFTIN
Title: CITY MANAGER

State of Texas

County of Tarrant

The foregoing instrument was acknowledged before me this 26 day of September, 2014, by Robert Loftin, the City Manager of the City of Crowley, Texas.

(Seal and Expiration Date)



Angela Winkle
Notary Public

EXHIBIT A

Legal Description of Grantor's Property

DESCRIPTION

20.225 ACRES

BEING a tract of land situated in the M.H. Toler Survey, Abstract No. 1547, City of Crowley, Tarrant County, Texas, and being a portion of a called 26.888 acre tract of land described in the deed to First National Bank, as recorded in Instrument No. D210080769, Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner at the southeast corner of said 26.888 acre tract, and on the northerly right-of-way line of F.M. Highway No. 1187 Bypass (variable width right-of-way) as evidenced by a called 6.672 acre right-of-way dedication described in the deed to State of Texas, as recorded in Volume 12678, Page 564, Deed Records of Tarrant County, Texas, and at the beginning of a non-tangent curve to the left having a central angle of $14^{\circ}01'53''$, a radius of 1162.92 feet, a chord bearing and distance of South $80^{\circ}02'14''$ West, 284.08 feet;

THENCE in a southwesterly direction, along the southerly line of said 26.888 acre tract, and along the northerly line of said 6.672 acre tract, and along the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, with said curve to the left, an arc distance of 284.79 feet to a point for corner at the end of said curve;

THENCE South $73^{\circ}01'17''$ West, continuing along the southerly line of said 26.888 acre tract, the northerly line of said 6.672 acre tract and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, a distance of 19.24 feet to a point for corner;

THENCE South $79^{\circ}57'04''$ West, departing the southerly line of said 26.888 acre tract, the northerly line of said 6.672 acre tract and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, crossing said 26.888 acre tract, a distance of 99.46 feet to a point for corner;

THENCE South $73^{\circ}01'17''$ West, continuing across said 26.888 acre tract, a distance of 353.65 feet to a point for corner on the southerly line of said 26.888 acre tract, and on the northerly line of said 6.672 acre tract, and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass;

THENCE South $82^{\circ}36'07''$ West, along the southerly line of said 26.888 acre tract, the northerly line of said 6.672 acre tract and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, a distance of 78.11 feet to a 3-inch brass TxDoT disk found for corner, and from which a 3-inch brass TxDoT disk found for witness bears South $73^{\circ}03'43''$ West, a distance of 99.25 feet;

THENCE departing the southerly line of said 26.888 acre tract, the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, crossing said 26.888 acre tract, the following four (4) courses:

1. North 00°01'46" West, a distance of 94.87 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
2. North 45°00'00" West, a distance of 55.40 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
3. North 00°01'46" West, a distance of 501.31 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
4. South 89°58'14" West, a distance of 401.88 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner on the westerly line of said 26.888 acre tract, and on the easterly right-of-way line of Crowley-Plover Road (F.M. Highway No. 1187 Business, variable width right-of-way);

THENCE North 00°10'07" West, along the westerly line of said 26.888 acre tract, and along the easterly line of said Crowley-Plover Road, a distance of 340.62 feet to ½-inch iron rod with a cap stamped "J.S. Cole" found for corner at the northwest corner of said 26.888 acre tract, common to the southwest corner of Lot 1, Block 7, Park Meadows Addition, Phase 4, according to the plat thereof recorded in Cabinet A, Slide 10144, Plat Records of Tarrant County, Texas;

THENCE South 89°59'04" East, along the northerly line of said 26.888 acre tract, and along the southerly line of said Block 7, a distance of 1255.27 feet to a ½-inch iron rod found for corner at the northeast corner of said 26.888 acre tract, common to the southeast corner of Lot 17 of said Block 7, and on the westerly line of Lot 25, Block 5, Creekside, according to the plat thereof recorded in Cabinet A, Slide 11178, said Plat Records of Tarrant County, Texas;

THENCE South 00°04'42" West, along the easterly line of said 26.888 acre tract, and along the westerly line of said Block 5, and passing en route at a distance of 779.95 feet a 5/8-inch iron rod with a cap found for witness at the southwest corner of Lot 14 of said Block 5, and continuing on said courses, a total distance of 789.97 feet to the **POINT OF BEGINNING** and containing 20.225 acres (880,991 square feet) of land, more or less.

EXHIBIT B

Legal Description of Easement

BEING a tract of land situated in the M.H. Toler Survey, Abstract No. 1547, City of Crowley, Tarrant County, Texas, and being a portion of a called 26.888 acre tract of land described in the deed to First National Bank, as recorded in Instrument No. D210380768, Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner at the southeast corner of said 26.888 acre tract, common to the northeast corner of a called 6.672 acre tract of land described in the deed to State of Texas, as recorded in Volume 12678, Page 564, Deed Records of Tarrant County, Texas, and on the northerly right-of-way line of F.M. Highway No. 1187 Bypass (variable width right-of-way), and at the beginning of a non-tangent curve to the left having a central angle of 14°01'53", a radius of 1162.02 feet, a chord bearing and distance of South 80°02'14" West, 284.08 feet;

THENCE in a southwesterly direction, along the southerly line of said 26.888 acre tract, and along the northerly line of said 6.672 acre tract, and along the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, with said curve to the left, an arc distance of 224.79 feet to a point for corner at the end of said curve;

THENCE South 73°01'17" West, continuing along the southerly line of said 26.888 acre tract, the northerly line of said 6.672 acre tract and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, a distance of 19.24 feet to a point for corner;

THENCE South 79°57'04" West, departing the southerly line of said 26.888 acre tract, the northerly line of said 6.672 acre tract and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, crossing said 26.888 acre tract, a distance of 99.46 feet to a point for corner;

THENCE South 73°01'17" West, continuing across said 26.888 acre tract, a distance of 353.65 feet to a point for corner on the southerly line of said 26.888 acre tract, and on the northerly line of said 6.672 acre tract, and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass;

THENCE South 62°38'07" West, along the southerly line of said 26.888 acre tract, the northerly line of said 6.672 acre tract and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, a distance of 75.11 feet to a 3-inch brass TxDOT disk found for corner, and from which a 3-inch brass TxDOT disk found for witness bears South 73°03'43" West, a distance of 99.25 feet;

THENCE departing the southerly line of said 26.888 acre tract, the northerly line of said 6.672 acre tract and the northerly right-of-way line of said F.M. Highway No. 1187 Bypass, crossing said 26.888 acre tract, the following five (5) courses;

1. North 00°01'46" West, a distance of 25.91 feet to a point for corner;
2. North 74°45'02" East, a distance of 424.62 feet to a point for corner;
3. North 77°16'44" East, a distance of 388.72 feet to a point for corner;
4. North 08°04'42" East, a distance of 113.26 feet to a point for corner;
5. South 59°55'18" East, a distance of 26.00 feet to a point for corner at the southwest corner of Lot 15, Block 5, Crankelade, according to the plat thereof recorded in Cabinet A, Slide 11178, Plat Records of Tarrant County, Texas, common to the northwest corner of said Lot 14, of said Block 5, and on the easterly line of said 26.888 acre tract;

THENCE South 0°04'42" West, along the westerly line of said Lot 14 part of the way, a distance of 150.62 feet to the **POINT OF BEGINNING** and containing 0.632 if an acre (27,621 square feet) of land, more or less.

NOTE: Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations, resulting in a bearing of South 73°01'17" West for the north line of FM 1187 Bypass. The current bearing bears differs from the record of South 73°32'36" West, by 00°31'22". To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.985873851.



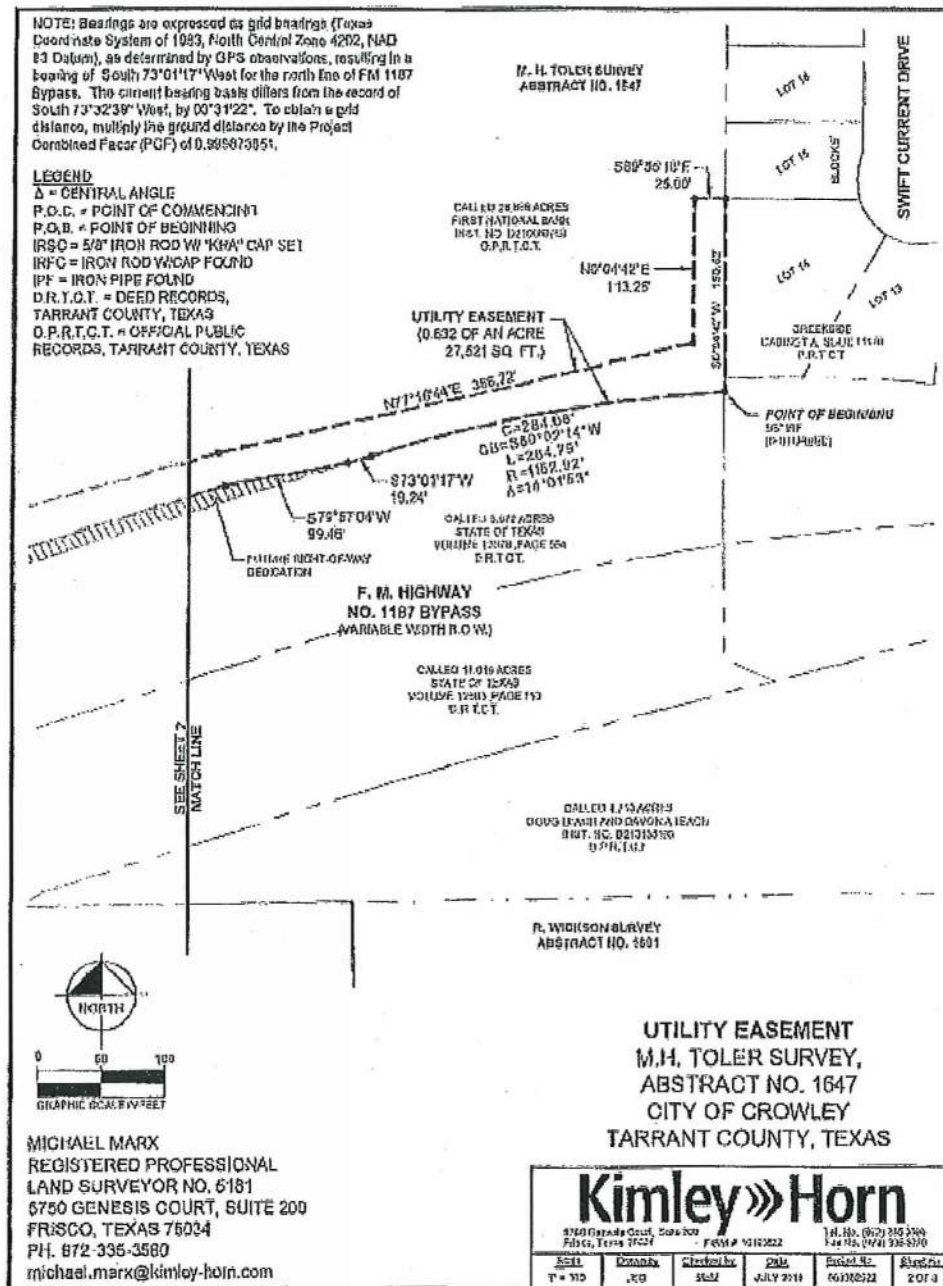
MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 76034
PH. 972-335-3580
michael.marx@kimley-horn.com

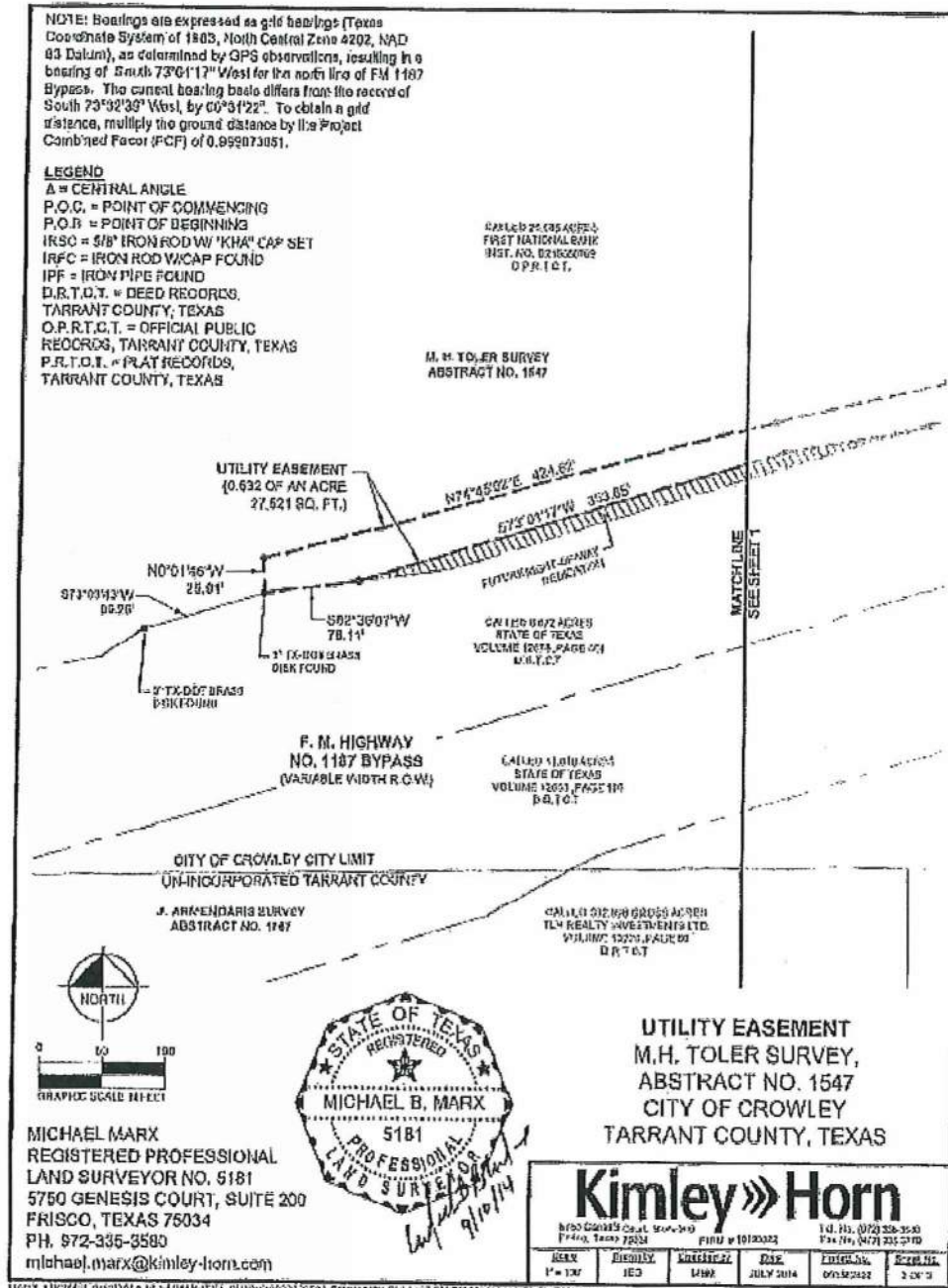
UTILITY EASEMENT
M.H. TOLER SURVEY,
ABSTRACT NO. 1547
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

Kimley»Horn

3100 North Loop East, Suite 200
Frisco, Texas 75034
Phone: (972) 335-3580
Fax: (972) 335-3580
Email: info@kimley-horn.com
Website: www.kimley-horn.com

DATE	DESIGN	PROJECT	DATE	PROJECT	PROJECT
10/11/14	JEM	1187	JULY 2014	0112101522	1 OF 2





After Recording, Return To:

Fidelity National Title Agency, Inc.
5430 LBJ Freeway, Suite 260
Dallas, TX 75240

Attn: 4403400649-SEJ

VARIABLE WIDTH UTILITY EASEMENT ABANDONMENT
26,800 SQFT OR 0.615 ACRES OF LAND
IN TARRYTOWN, IN THE MATTHEW TOLER SURVEY, ABSTRACT 1547
CITY OF CROWLEY, TARRANT COUNTY TEXAS

BEING A TRACT OF LAND SITUATED IN THE MATTHEW TOLER SURVEY, ABSTRACT NUMBER 1547, CITY OF CROWLEY, TARRANT COUNTY COUNTY, TEXAS, AND BEING A PORTION OF A TARRYTOWN, AN ADDITION TO THE CITY OF CROWLEY, AS RECORDED UNDER INSTRUMENT NO. D223110376, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT MONUMENT FOUND IN THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 1187, A VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.) COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WAL-MART REAL ESTATE BUSINESS TRUST FILED UNDER INSTRUMENT NO. D214213799 (O.P.R.T.C.T.) AND THE COMMON SOUTHWEST CORNER OF LOT 1X, BLOCK B, OF SAID TARRYTOWN;

THENCE N 00°02'07" W, A DISTANCE OF 25.08 FEET TO A POINT IN THE COMMON WEST LINE OF LOT 1X, BLOCK B AND THE EAST LINE OF THE WAL-MART REAL ESTATE BUSINESS TRUST TRACT;

THENCE DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID TARRYTOWN THE FOLLOWING COURSES AND DISTANCES:

N 74°41'15" E, A DISTANCE OF 424.49 FEET TO A POINT FOR CORNER;

N 77°12'57" E, A DISTANCE OF 386.72 FEET TO A POINT FOR CORNER IN LOT 28X, BLOCK A, OF TARRYTOWN,

N 00°00'55"E, A DISTANCE OF 113.25 FEET TO A POINT FOR CORNER;

THENCE S 89°59'05"E, A DISTANCE OF 25.00 FEET TO A POINT IN THE EAST LINE OF LOT 28X, BLOCK A, OF TARRYTOWN, BEING THE EAST LINE OF LOT 14, BLOCK B, OF CREEKSIDE ADDITION, AN ADDITION TO THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS AS SHOW ON THE PLAT FILED UNDER CABINET A, SLIDE 11178, O.P.R.T.C.T.;

THENCE S 00°00'20"W, ALONG THE COMMON LINE OF BLOCK B, CREEKSIDE ADDITION AND THE EAST LINE OF BLOCK A, TARRYTOWN, AT 140.15 FEET PASSING A S/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 14, BLOCK B, A TOTAL DISTANCE OF 150.16 FEET, TO A POINT IN THE NORTH R.O.W. OF FARM-TO-MARKET ROAD NO. 1187, BEING THE SOUTHEAST CORNER OF SAID LOT 28X, BLOCK A, AND THE HEREIN DESCRIBED TRACT, FROM WHICH A DISTURBED S/8-INCH IRON ROD FOUND BEARS S 61°17'16"W, A DISTANCE OF 0.43 FEET;

THENCE ALONG THE THE COMMON SOUTH LINE OF BLOCK A, TARRYTOWN AND THE NORTH R.O.W. LINE FARM-TO-MARKET ROAD NO. 1187, BEING A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 284.76 FEET, A RADIUS OF 1162.92 FEET, A CENTRAL ANGLE OF 14°01'47" AND A CHORD BEARING AND DISTANCE OF S 80°00'38" W, 284.05 FEET TO A TXDOT MONUMENT FOUND IN SAME FOR CORNER;

THENCE DEPARTING THE COMMON SOUTH LINE OF BLOCK A OF TARRYTOWN AND SAID R.O.W. AND CROSSING SAID TARRYTOWN THE FOLLOWING COURSES AND DISTANCES:

S 72°59'37"W, A DISTANCE OF 19.34 FEET TO A POINT FOR CORNER;

S 79°53'17"W, A DISTANCE OF 106.20 FEET TO A POINT FOR CORNER;

THENCE S 72°57'30"W, A DISTANCE OF 350.08 FEET TO A POINT IN THE COMMON SOUTH LINE OF TARRYTOWN AND THE NORTH R.O.W. OF FARM-TO MARKET NO. 1187;

THENCE S 82°33'57"W, WITH THE SAID COMMON LINE OF TARRYTOWN AND THE NORTH R.O.W. OF FARM-TO-MARKET 1187, A DISTANCE OF 74.69 FEET TO THE POINT OF BEGINNING, AND CONTAINING 26,800 SQUARE FEET OR 0.615 ACRES OF LAND.

NOTES:


1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



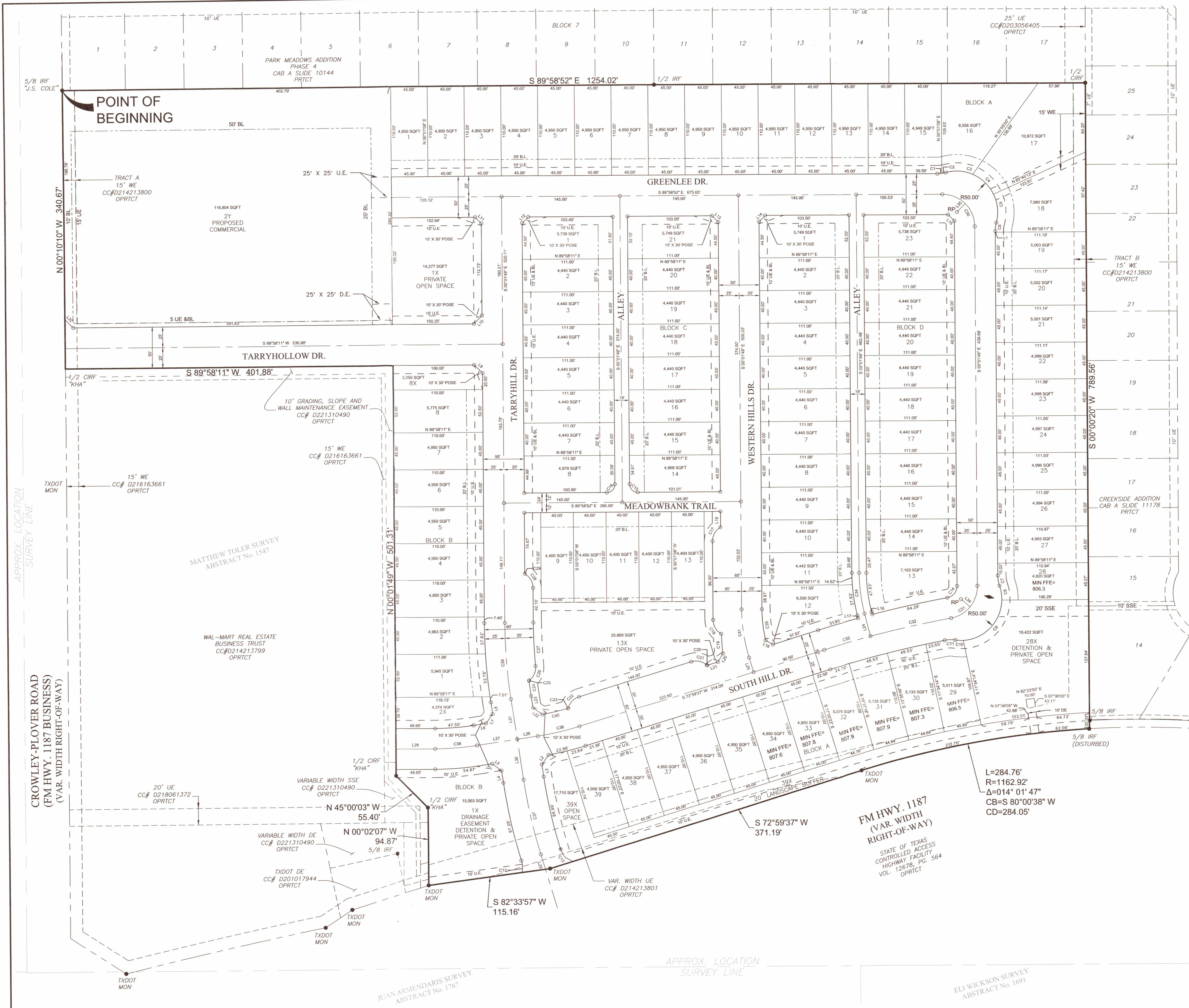
SHIELD
ENGINEERING GROUP

TBPE FIRM #F-11039 • TBLS FIRM #10193890

1600 West 7th Street, Suite 400, Fort Worth, TX 76102 • 817.810.0696


ERIC M. WARD
R.P.L.S. No. 6217
DATED: 10-04-2023

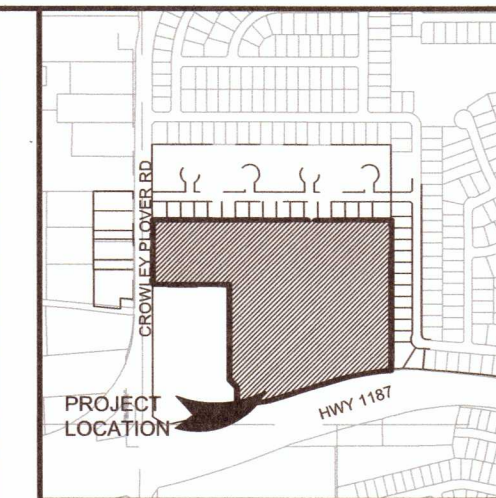




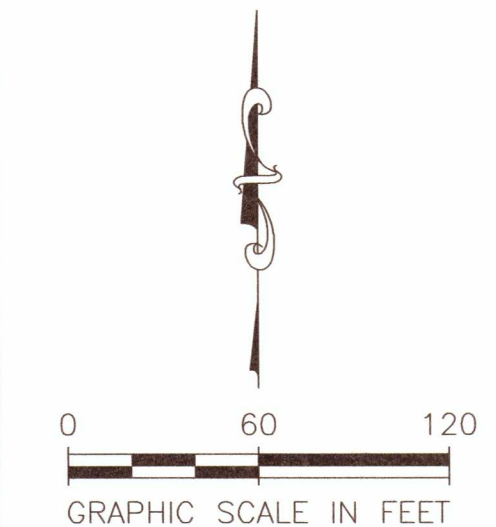
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.44'	39.50'	7°53'22"	N86°04'27"E	5.43'
C2	5.13'	39.50'	7°26'33"	N78°24'29"E	5.13'
C3	33.70'	50.00'	38°37'02"	S86°00'16"E	33.07'
C4	35.78'	50.00'	40°59'55"	S46°11'47"E	35.02'
C5	35.78'	50.00'	40°59'55"	S05°11'52"E	35.02'
C6	10.57'	39.50'	15°19'55"	S07°38'08"W	10.54'
C7	12.78'	39.50'	18°32'40"	S09°18'09"E	12.73'
C8	17.70'	50.00'	20°17'10"	S08°25'54"E	17.61'
C9	74.69'	50.00'	85°35'16"	S44°30'18"W	67.94'
C10	9.71'	50.00'	11°07'25"	N87°08'21"W	9.69'
C11	13.09'	39.50'	18°58'57"	S88°55'53"W	13.03'
C12	11.90'	25.50'	26°44'41"	S30°16'12"E	11.80'
C13	14.90'	26.90'	31°44'14"	N01°56'01"W	14.71'
C14	20.25'	14.50'	80°01'43"	S39°59'02"W	18.65'
C15	15.70'	10.00'	89°57'03"	N45°00'21"W	14.14'
C16	15.72'	10.00'	90°02'57"	S44°59'39"W	14.15'
C17	20.42'	19.50'	60°00'00"	S29°58'11"W	19.50'
C18	20.42'	19.50'	60°00'00"	S30°01'49"E	19.50'
C19	23.52'	225.00'	5°59'21"	S04°16'59"E	23.51'
C20	0.52'	0.50'	60°00'00"	N77°00'23"W	0.50'
C21	20.42'	19.50'	60°00'00"	N77°00'23"W	19.50'
C22	20.34'	19.50'	59°45'45"	S43°06'45"W	19.43'
C23	0.53'	0.50'	60°58'02"	S43°42'43"W	0.51'
C24	18.92'	615.00'	1°45'45"	N07°32'23"W	18.92'
C25	0.53'	0.50'	60°48'15"	N23°45'49"E	0.51'
C26	20.14'	19.50'	59°10'27"	N24°33'04"E	19.26'
C27	53.08'	605.00'	5°01'36"	N02°32'37"W	53.06'
C28	20.42'	19.50'	59°59'58"	N30°01'50"W	19.50'
C29	0.52'	0.50'	60°00'00"	N30°01'49"W	0.50'
C30	62.01'	39.50'	89°57'03"	S45°00'21"E	55.84'
C31	55.17'	39.50'	80°01'43"	S39°59'02"W	50.80'
C32	161.07'	1317.92'	7°00'09"	S76°29'49"W	160.97'
C33	161.07'	1317.92'	7°00'09"	S76°29'49"W	160.97'
C34	50.19'	200.00'	14°22'40"	S07°13'09"E	50.06'
C35	37.99'	175.00'	12°28'16"	N06°14'57"W	37.91'
C36	52.49'	350.00'	8°35'35"	S77°17'25"W	52.44'
C37	93.64'	640.00'	8°22'58"	S12°36'16"E	93.55'
C38	51.21'	350.00'	8°22'58"	S85°46'42"W	51.16'
C39	93.72'	640.00'	8°23'26"	S04°13'33"E	93.64'
C40	32.27'	325.00'	5°41'20"	S77°02'34"W	32.26'
C41	59.26'	200.00'	16°58'33"	S08°31'06"E	59.04'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°01'49"E	1.28'
L2	S36°13'54"W	14.23'
L3	S08°24'47"E	15.09'
L4	N08°24'47"W	15.09'
L5	N53°24'47"W	14.14'
L6	N81°35'13"E	15.00'
L7	N36°35'13"E	14.14'
L8	N08°24'47"W	15.00'
L9	N45°01'49"W	14.14'
L10	N44°58'11"E	14.14'
L11	N45°00'21"W	10.61'
L12	N44°59'39"E	10.60'
L13	S45°00'21"E	10.61'
L14	N44°59'39"E	10.60'
L15	S45°00'21"E	10.61'
L16	N14°24'29"W	3.32'
L17	S14°24'29"E	3.32'
L18	N60°21'04"W	10.30'
L19	S00°02'49"E	17.74'
L20	S32°01'31"W	12.17'
L21	S72°59'37"W	13.48'
L22	N53°49'22"W	14.04'
L23	N08°24'47"W	15.00'
L24	S14°24'29"E	28.29'
L25	S17°00'23"E	18.64'
L26	S81°35'13"W	25.36'
L27	S81°35'13"W	50.00'
L28	S89°58'11"W	48.65'
L29	N16°47'45"W	68.58'
L30	N08°24'47"W	50.09'
L31	N08°24'47"W	50.00'
L32	N45°26'52"W	14.24'
L34	N50°00'58"W	14.50'
L35	N44°59'39"E	14.50'

- LEGEND
- DE = INDICATES A DRAINAGE EASEMENT
 - WE = INDICATES A WATER EASEMENT
 - SSE = INDICATES A SANITARY SEWER EASEMENT
 - UE = INDICATES A UTILITY EASEMENT
 - BL = INDICATES A BUILDING LINE
 - XCF = INDICATES "X" CUT IN CONCRETE; FOUND
 - XCS = INDICATES "X" CUT IN CONCRETE SET
 - IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
 - IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
 - CM = INDICATES A CONTROLLING MONUMENT
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ↓ = STREET NAME CHANGE



VICINITY MAP
1" = 1000'
PREPARED May, 2023



FINAL PLAT
OF
TARRYTOWN

LOTS 1X, 2Y, 1-39, 28X, 39X BLOCK A;
LOTS 1-8, 1X, 2X, 8X BLOCK B
LOTS 1-21, 13X BLOCK C
LOTS 1-23, BLOCK D

AN ADDITION TO
THE CITY OF CROWLEY,
TARRANT COUNTY, TEXAS
BEING 20.308 ACRES OF LAND
SITUATED IN THE MATTHEW H TOLER SURVEY,
ABSTRACT NO. 1547.
CITY OF CROWLEY, TARRANT COUNTY, TEXAS



TBPE FIRM #F-11039 · TBLS FIRM #10193890
1600 West 7th Street, Suite 400, Fort Worth, TX 76102 · 817.810.0696

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D223110376
08/23/2023 12:05 PM Page: 1 of 3 Fees: \$72.00
PLAT
SUBMITTER: MI HOMES OF DFW LLC



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/23/2023 12:05 PM

D223110376
PLAT
Pages: 3
Fees: \$72.00

Mary Louise Nicholson
COUNTY CLERK

OWNER/DEVELOPER
M/I HOMES OF DFW, LLC
700 STATE HIGHWAY 121 BYPASS, SUITE 100
LEWISVILLE, TX 75057
CONTACT: ZACHARY MOTLEY, PE
(972) 246-3407
EMAIL: ZMOTLEY@MIHOMES.COM

ENGINEER/SURVEYOR
SHIELD ENGINEERING GROUP, PLLC
1600 WEST 7TH STREET, SUITE 400
FORT WORTH, TEXAS 76102
(817) 810-0696

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER


NOTES:

- 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.
- ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
- BEARINGS BASED ON NAD83 TXNC GPS OBSERVATIONS.
- ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
- ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- ALL PROPOSED RIGHTS-OF-WAYS ARE TO BE PUBLIC UNLESS OTHERWISE NOTED
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE
- THE CITY OF CROWLEY SHALL NOT BE RESPONSIBLE FOR THE 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 CROWLEY, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- ANY PUBLIC UTILITY, INCLUDING THE CITY OF CROWLEY, 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 HEREON, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENT FOR THE PURPOSE OF MAINTAINING, AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- CITY SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF ANY SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- PER ORDINANCE NO. 07-2021-433: NO PARKLAND DEDICATION OR FEES-IN-LIEU SHALL BE REQUIRED FOR THE PROJECT IN CONSIDERATION FOR THE PRIVATE OPEN SPACE PROVIDED.
- THE HOA IS RESPONSIBLE FOR ALL ROUTINE INSPECTION AND MAINTENANCE OF THE DETENTION POND. THIS INCLUDES, BUT IS NOT LIMITED TO, DEBRIS REMOVAL, MOWING, EROSION REPAIR, REMOVAL OF SILTATION, AND REPAIRS TO THE INTAKE AND OUTFALL STRUCTURES. THE HOA WILL GRANT THE CITY ACCESS FOR EMERGENCY CLEARING OR REPAIR, BUT THE CITY IS NOT RESPONSIBLE FOR COST OF REPAIRS OR ONGOING MAINTENANCE.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48439C0410K, REVISED SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.

NO WAIVERS REQUESTED


CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF CROWLEY, TEXAS

DATE 5 / 30 / 2023

CITY SECRETARY ATTEST:

THE UNDERSIGNED, THE CITY SECRETARY OF THE CROWLEY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE TARRYTOWN SUBDIVISION AN 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 _____, 2023, 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 HEREIN ABOVE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS 26th DAY OF May, 2023


CITY SECRETARY, CITY OF CROWLEY, TEXAS



STATE OF TEXAS §
COUNTY OF TARRANT §

BEING A TRACT OF LAND SITUATED IN THE MATTHEW TOLER SURVEY, ABSTRACT NO. 1547, CITY OF CROWLEY, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED TRACT OF LAND AS DESCRIBED BY DEED TO M/I HOMES OF DFW, LLC AND RECORDED IN COUNTY CLERK'S NO. (CC#) D221310489, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (OPRTCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BASIS OF BEARINGS REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES ARE SURFACE DISTANCES. SURFACE SCALE FACTOR IS 1.0001262435.)

BEGINNING AT A 5/8-INCH CAPPED IRON ROD MARKED J.S. COLE FOUND FOR THE NORTHWEST CORNER OF SAID M/I HOMES OF DFW, LLC TRACT, BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 1, BLOCK 7, PHASE 4, PARK MEADOWS ADDITION AN ADDITION TO THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AS SHOWN THEREOF AND RECORDED IN CABINET A, SLIDE 10144, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTCT) AND BEING IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 1187 BUSINESS, CROWLEY - PLOVER ROAD, (A VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTH 89°58'52" EAST, WITH THE NORTH LINE OF THE SAID M/I HOMES OF DFW, LLC TRACT AND BEING COMMON WITH THE SOUTH LINE OF SAID BLOCK 7, A DISTANCE OF 1254.02 FEET TO A 1/2- INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID M/I HOMES OF DFW, LLC TRACT, BEING COMMON WITH THE SOUTHEAST CORNER OF LOT 17, OF SAID BLOCK 7 AND BEING IN THE WEST LINE OF LOT 25, BLOCK 5, CREEKSIDE ADDITION, AN ADDITION TO THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AS SHOWN ON THEREOF AND RECORDED IN CABINET A, SLIDE 11178, (PRCTCT);

THENCE SOUTH 00°00'20" WEST, WITH THE EAST LINE OF THE SAID M/I HOMES OF DFW, LLC TRACT AND BEING COMMON WITH THE WEST LINE OF SAID BLOCK 5, AT 779.55 FEET PASS A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 14 OF THE SAID BLOCK 5 AND CONTINUING A TOTAL DISTANCE OF 789.56 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID M/I HOMES OF DFW, LLC TRACT, BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 2X OF THE SAID BLOCK 5 AND IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 1187 (A VARIABLE WIDTH RIGHT OF WAY), ALSO A PC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1162.92 FEET, FROM WHICH A DISTURBED 5/8-INCH IRON ROD FOUND BEARS SOUTH 61°17'16" WEST, A DISTANCE OF 0.43 FEET;

THENCE WESTERLY WITH THE SOUTH LINE OF THE AFOREMENTIONED M/I HOMES OF DFW, LLC TRACT AND BEING COMMON WITH THE NORTH RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1187, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°01'47", A CHORD BEARING AND DISTANCE OF SOUTH 80°00'38" WEST, A DISTANCE OF 284.05 FEET, AN ARC DISTANCE OF 284.76 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 72°59'37" WEST, A DISTANCE OF 400.53 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 82°33'57" WEST, A DISTANCE OF 150.18 FEET TO A TXDOT MONUMENT FOUND FOR THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO WAL-MART REAL ESTATE BUSINESS TRUST AND RECORDED IN (CC#) D214213799, (OPRTCT);

THENCE NORTHERLY AND WESTERLY WITH THE SAID WAL-MART TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°01'49" WEST, A DISTANCE OF 94.99 FEET TO A 1/2-INCH CAPPED IRON ROD MARKED KHA FOUND;

NORTH 45°00'03" WEST, A DISTANCE OF 55.25 FEET TO A 1/2-INCH CAPPED IRON ROD MARKED KHA FOUND;

NORTH 00°01'49" WEST, A DISTANCE OF 501.31 FEET TO A 1/2-INCH CAPPED IRON ROD MARKED KHA FOUND;

SOUTH 89°58'11" WEST, A DISTANCE OF 401.88 FEET TO A 1/2-INCH CAPPED IRON ROD MARKED KHA FOUND FOR THE NORTHWEST CORNER OF THE SAID WAL-MART TRACT AND BEING IN THE WEST LINE OF THE SAID M/I HOMES OF DFW, LLC TRACT, ALSO BEING IN THE EAST RIGHT OF WAY LINE OF THE SAID FARM TO MARKET HIGHWAY NO. 1187 BUSINESS;

THENCE NORTH 00°10'10" WEST, WITH THE WEST LINE OF THE SAID M/I HOMES OF DFW, LLC TRACT AND BEING WITH THE EAST RIGHT OF WAY LINE OF THE SAID FARM TO MARKET HIGHWAY NO. 1187 BUSINESS, A DISTANCE OF 340.67 FEET TO THE POINT OF BEGINNING, CONTAINING 884,636 SQUARE FEET OR 20.308 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT M/I HOMES OF DFW, LLC, THROUGH THE UNDERSIGNED AUTHORITY DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1X, 2Y, 28X, 39X & 1-39, BLOCK A; LOTS 1X, 2X, 8X & 1-8, BLOCK B; LOTS 13X & 1-21, BLOCK C; LOTS 1-23, BLOCK D;

TARRYTOWN, 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 CENTER POINT OF ALL FIRE HYDRANTS AND A TWO- FOOT RADIUS FROM THE CENTER POINT 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.

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.



Kevin Dym, Vice President - Land
M/I HOMES OF DFW, LLC.
A Delaware Limited Liability Company

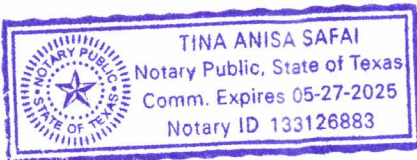
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN DYM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF May, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5-27-2025




DEVELOPMENT YIELD ZONED	GROSS SITE AREA (ACRES): 20.308	TOTAL NUMBER LOTS: 99
RESIDENTIAL LOTS: 91	TOTAL NUMBER OF DWELLING UNITS: 91	
ACREAGE: SINGLE FAMILY DETACHED: 10.435	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0 MULTIFAMILY 0
COMMERCIAL LOTS: 1	PRIVATE OPEN SPACE LOTS: 7	
ACREAGE: COMMERCIAL LOTS 2.681	INDUSTRIAL LOTS 0.000	OPEN SPACE LOTS 2.289 RIGHT-OF-WAY 4.903

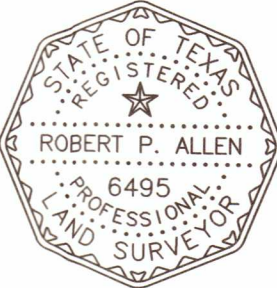
Tarrytown	20.308
Total Acreage	99
Total Lots	
Zoning	Planning Development
	District
Min. Lot Size	4,440 SqFt
Min Dwelling	1,400 Sqft
Density Per Acre	4.875 Lots per Acre

BLOCK A		BLOCK B		BLOCK D	
LOT	AREA (SQFT)	AREA (AC)	LOT	AREA (SQFT)	AREA (AC)
1	4,950.00	0.114	1	5,945.49	0.136
1X	14,277.49	0.328	1X	15,003.02	0.344
2	4,950.00	0.114	2	4,963.33	0.114
2Y	116,804.46	2.681	2X	4,374.48	0.100
3	4,950.00	0.114	3	4,950.00	0.114
4	4,950.00	0.114	4	4,950.00	0.114
5	4,950.00	0.114	5	4,950.00	0.114
6	4,950.00	0.114	6	4,950.00	0.114
7	4,950.00	0.114	7	4,950.00	0.114
8	4,950.00	0.114	8	5,775.00	0.133
9	4,950.00	0.114	8X	3,250.00	0.075
10	4,950.00	0.114			
11	4,950.00	0.114			
12	4,950.00	0.114			
13	4,950.00	0.114			
14	4,950.00	0.114			
15	4,949.33	0.114			
16	8,555.93	0.196			
17	10,971.53	0.252			
18	7,979.95	0.183			
19	5,003.11	0.115			
20	5,001.84	0.115			
21	5,000.57	0.115			
22	4,999.31	0.115			
23	4,998.04	0.115			
24	4,996.78	0.115			
25	4,995.51	0.115			
26	4,994.24	0.115			
27	4,992.98	0.115			
28	4,919.73	0.113			
28X	19,421.93	0.446			
29	5,010.95	0.115			
30	5,133.29	0.118			
31	5,135.09	0.118			
32	5,074.80	0.117			
33	4,950.00	0.114			
34	4,950.00	0.114			
35	4,950.00	0.114			
36	4,950.00	0.114			
37	4,950.00	0.114			
38	4,950.00	0.114			
39	4,955.86	0.114			
39X	17,710.45	0.407			

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT P. ALLEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED 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 REPRESENTS THE SURVEY MADE BY ME.


ROBERT P. ALLEN, SURVEYOR
TEXAS REGISTRATION No. 6495
DATE: 5/16/2023



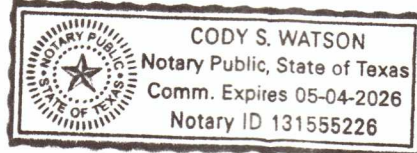
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT P. ALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

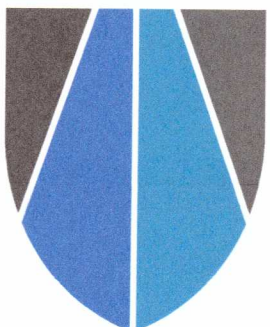
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 05th DAY OF May, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 05/04/2026



FINAL PLAT
OF
TARRYTOWN
LOTS 1X, 2Y, 1-39, 28X, 39X BLOCK A;
LOTS 1-8, 1X, 2X, 8X BLOCK B
LOTS 1-21, 13X BLOCK C
LOTS 1-23, BLOCK D
AN ADDITION TO
THE CITY OF CROWLEY,
TARRANT COUNTY, TEXAS
BEING 20.308 ACRES OF LAND
SITUATED IN THE MATTHEW H TOLER SURVEY,
ABSTRACT NO. 1547.
CITY OF CROWLEY, TARRANT COUNTY, TEXAS



SHIELD
ENGINEERING GROUP

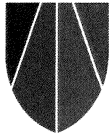
TBPE FIRM #F-11039 · TBLs FIRM #10193890
1600 West 7th Street, Suite 400, Fort Worth, TX 76102 · 817.810.0696

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THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER _____

OWNER/DEVELOPER
M/I HOMES OF DFW, LLC
1600 WEST 7TH STREET, SUITE 400
FORT WORTH, TEXAS 76102
CONTACT: ZACHARY MOUTLEY, PE
(817) 810-0696
EMAIL: Z.MOUTLEY@MIHOMES.COM

ENGINEER/SURVEYOR
SHIELD ENGINEERING GROUP, PLLC
1600 WEST 7TH STREET, SUITE 400
FORT WORTH, TEXAS 76102
(817) 810-0696



SHIELD
ENGINEERING GROUP

November 7, 2023

Mr. Matt Elgin
Director of Projects & Utilities
City of Crowley
201 E Main Street
Crowley, TX 76036

RE: Tarrytown Utility Easement Usage Confirmation

Dear Mr. Elgin,

During the research, land survey, & field verification processes performed on the Tarrytown Site, located at the Northeastern corner of Hwy 1187 & Crowley Plover Rd, no franchise utilities were located in the existing utility easement (D214213801) that travels parallel to Hwy 1187. The only utility line found within this easement was an 8" PVC Sanitary Sewer line constructed under the CRO17008 Job Number.

Sincerely,

Landon Geary, P.E.
Shield Engineering Group, PLLC

Attachments: Sheet 2 of Tarrytown's Construction Plan Set

CC: John Porizek <JPorizek@MIHOMES.com>;
Mike Rocamontes <mrocamontes@ci.crowley.tx.us>



SHIELD
ENGINEERING GROUP

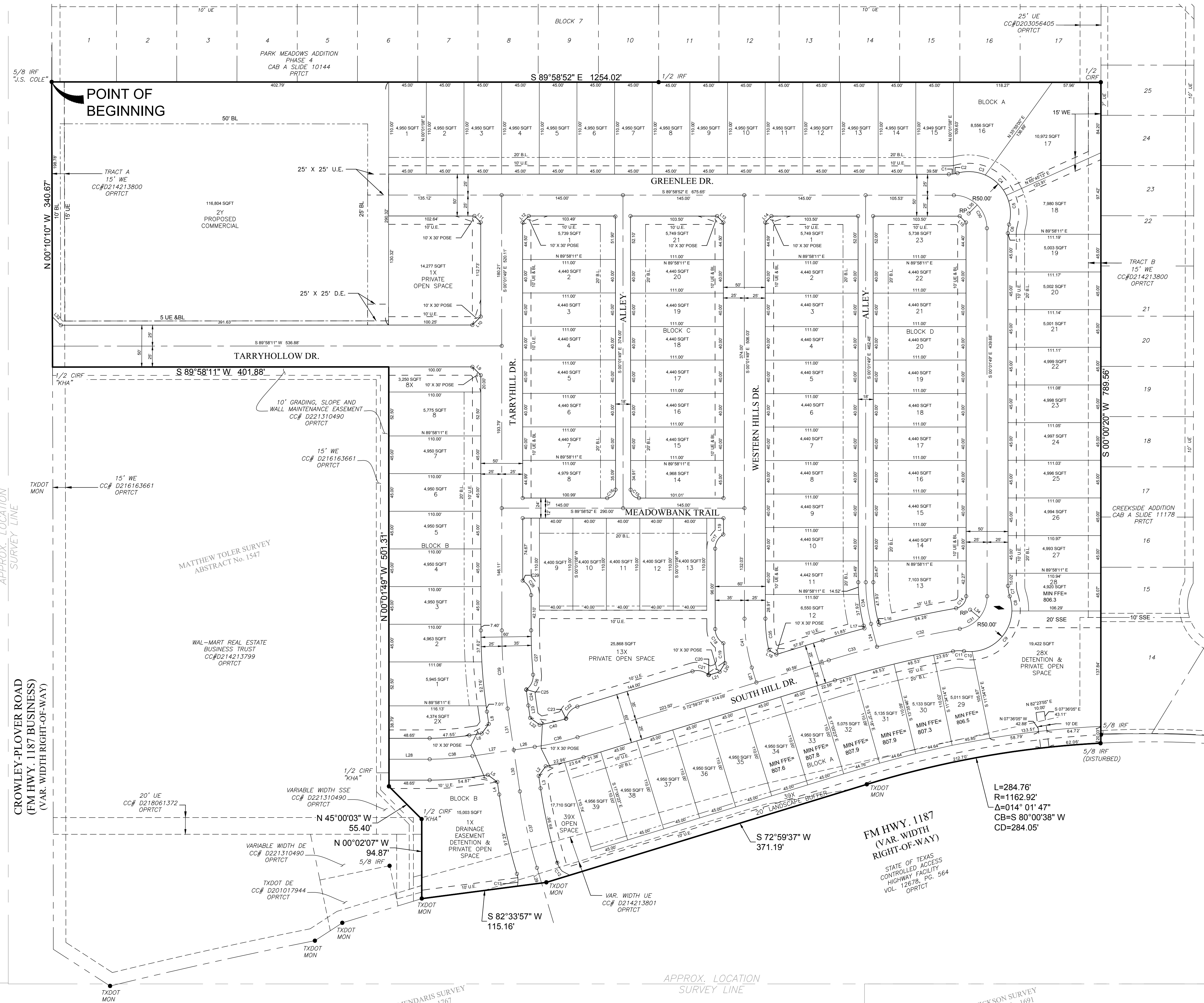
TBPE FIRM #F-11039 • TBLS FIRM #10193890
1600 West 7th Street, Suite 400, Fort Worth, TX 76102 • 817.810.0696

DRAWING: 2004201 FP-1.DWG SAVED: 05/01/2023
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CROWLEY-POLOVER ROAD
(FM HWY. 1187 BUSINESS)
(VAR. WIDTH RIGHT-OF-WAY)

APPROX. LOCATION
SURVEY LINE

5/8 IRF
"J.S. COLE"

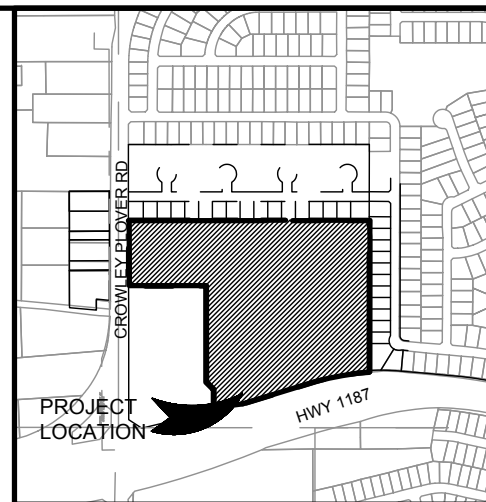


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.44'	39.50'	7°53'22"	N86°04'27"E	5.43'
C2	5.13'	39.50'	7°26'33"	N78°24'29"E	5.13'
C3	33.70'	50.00'	38°37'02"	S88°00'16"E	33.07'
C4	35.78'	50.00'	40°59'55"	S46°11'47"E	35.02'
C5	35.78'	50.00'	40°59'55"	S05°11'52"E	35.02'
C6	10.57'	39.50'	15°19'55"	S07°38'08"W	10.54'
C7	12.78'	39.50'	18°32'40"	S09°18'09"E	12.73'
C8	17.70'	50.00'	20°17'10"	S08°25'54"E	17.61'
C9	74.69'	50.00'	85°35'16"	S44°30'18"W	67.94'
C10	9.71'	50.00'	11°07'25"	N87°08'21"W	9.69'
C11	13.09'	39.50'	18°58'57"	S88°55'53"W	13.03'
C12	11.90'	25.50'	28°44'41"	S30°16'12"E	11.80'
C13	14.90'	26.90'	31°44'14"	N01°56'01"W	14.71'
C14	20.25'	14.50'	80°01'43"	S39°59'02"W	18.65'
C15	15.70'	10.00'	89°57'03"	N45°00'21"W	14.14'
C16	15.72'	10.00'	90°02'57"	S44°59'39"W	14.15'
C17	20.42'	19.50'	60°00'00"	S29°58'11"W	19.50'
C18	20.42'	19.50'	60°00'00"	S30°01'48"E	19.50'
C19	23.52'	225.00'	5°59'21"	S04°16'59"E	23.51'
C20	0.52'	0.50'	60°00'00"	N77°00'23"W	0.50'
C21	20.42'	19.50'	60°00'00"	N77°00'23"W	19.50'
C22	20.34'	19.50'	59°45'45"	S43°06'45"W	19.43'
C23	0.53'	0.50'	60°58'02"	S43°42'43"W	0.51'
C24	18.92'	615.00'	1°45'45"	N07°32'23"W	18.92'
C25	0.53'	0.50'	60°48'15"	N23°45'49"E	0.51'
C26	20.14'	19.50'	59°10'27"	N24°33'04"E	19.26'
C27	53.08'	605.00'	5°01'36"	N02°32'37"W	53.06'
C28	20.42'	19.50'	59°59'58"	N30°01'50"W	19.50'
C29	0.52'	0.50'	60°00'00"	N30°01'49"W	0.50'
C30	62.01'	39.50'	89°57'03"	S45°00'21"E	55.84'
C31	55.17'	39.50'	80°01'43"	S39°59'02"W	50.80'
C32	161.07'	1317.92'	7°00'09"	S76°29'49"W	160.97'
C33	161.07'	1317.92'	7°00'09"	S76°29'49"W	160.97'
C34	50.19'	200.00'	14°22'40"	S07°13'09"E	50.06'
C35	37.99'	175.00'	12°28'16"	N06°14'57"W	37.91'
C36	52.49'	350.00'	8°35'35"	S77°17'25"W	52.44'
C37	93.64'	640.00'	8°22'58"	S12°36'16"E	93.55'
C38	51.21'	350.00'	8°22'58"	S85°46'42"W	51.16'
C39	93.72'	640.00'	8°23'26"	S04°13'33"E	93.64'
C40	32.27'	325.00'	5°41'20"	S77°02'34"W	32.26'
C41	59.26'	200.00'	16°58'33"	S08°31'06"E	59.04'

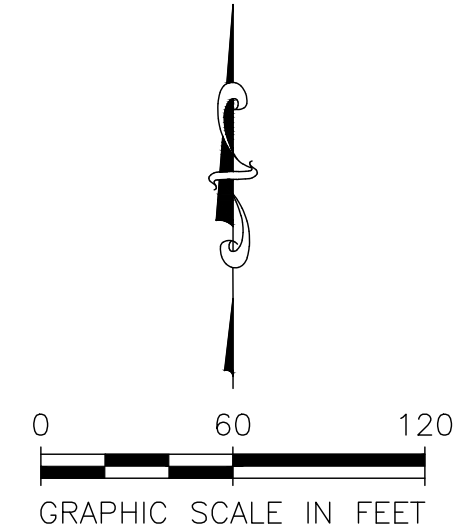
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°01'49"E	1.28'
L2	S36°13'54"W	14.23'
L3	S08°24'47"E	15.09'
L4	N08°24'47"W	15.09'
L5	N53°24'47"W	14.14'
L6	N81°35'13"E	15.00'
L7	N36°35'13"E	14.14'
L8	N08°24'47"W	15.00'
L9	N45°01'49"W	14.14'
L10	N44°58'11"E	14.14'
L11	N45°00'21"W	10.61'
L12	N44°59'39"E	10.60'
L13	S45°00'21"E	10.61'
L14	N44°59'39"E	10.61'
L15	S45°00'21"E	10.61'
L16	N14°24'29"W	3.32'
L17	S14°24'29"E	3.32'
L18	N60°21'04"W	10.30'
L19	S00°02'49"E	17.74'
L20	S32°01'31"W	12.17'
L21	S72°59'37"W	13.48'
L22	N53°49'22"W	14.04'
L23	N08°24'47"W	15.00'
L24	S14°24'29"E	28.29'
L25	S17°00'23"E	18.64'
L26	S81°35'13"W	25.36'
L27	S81°35'13"W	50.00'
L28	S89°58'11"W	48.65'
L29	N16°47'45"W	68.58'
L30	N08°24'47"W	50.09'
L31	N08°24'47"W	50.00'
L32	N45°26'52"W	14.24'
L34	N50°00'58"W	14.50'
L35	N44°59'39"E	14.50'

- LEGEND
- DE = INDICATES A DRAINAGE EASEMENT
 - WE = INDICATES A WATER EASEMENT
 - SSE = INDICATES A SANITARY SEWER EASEMENT
 - UE = INDICATES A UTILITY EASEMENT
 - BL = INDICATES A BUILDING LINE
 - XCF = INDICATES "X" CUT IN CONCRETE; FOUND
 - XCS = INDICATES "X" CUT IN CONCRETE SET
 - IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
 - IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
 - CM = INDICATES A CONTROLLING MONUMENT
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ♦ = STREET NAME CHANGE

FINAL PLAT
OF
TARRYTOWN
LOTS 1X, 2Y, 1-39, 28X, 39X BLOCK A;
LOTS 1-8, 1X, 2X, 8X BLOCK B
LOTS 1-21, 13X BLOCK C
LOTS 1-23, BLOCK D
AN ADDITION TO
THE CITY OF CROWLEY,
TARRANT COUNTY, TEXAS
BEING 20.308 ACRES OF LAND
SITUATED IN THE MATTHEW H TOLER SURVEY,
ABSTRACT NO. 1547.
CITY OF CROWLEY, TARRANT COUNTY, TEXAS



VICINITY MAP
1" = 1000'
PREPARED May, 2023



OWNER/DEVELOPER
M/I HOMES OF DFW, LLC
700 STATE HIGHWAY 121, SUITE 400
LEWISVILLE, TX 75067
CONTACT: JACQUELYN WATKINS, PE
(972) 246-3407
EMAIL: JACQUELYN@M/I-HOMES.COM

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FORT WORTH, TEXAS 76102
(817) 810-0696

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER _____