

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Crowley Independent School District, a Texas independent school district, is the owner of 17.695 acres of land situated in the Juan Armendaris Survey, Abstract No. 1767, Tarrant County, Texas, and being all of that certain tract of land described in Tract B in the deed to Crowley Independent School District (Crowley I.S.D.), a Texas independent school district, according to the deed filed in Instrument #D208334532, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FORTWORTH Surveying", recovered at the southwest corner of Lot 1, Block 7, The Bridges, an addition to Tarrant County, Texas, according to the plat filed in Instrument #D214268473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also being the most easterly northeast corner of said Crowley I.S.D. tract B, and also being in the southerly Right-of-Way (R-O-W) line and cul-de-sac of Sydney Harbour Drive (60' in width);

THENCE S 12°23'57" W, along the west line of said Lot 1, and along the east line of said Crowley I.S.D. tract B, a distance of 12.29 feet to the southwest corner of said Lot 1, also being the most easterly southeast corner of said Crowley I.S.D. tract B, and also being in the north line of Lot 13X, Block 9, The Bridges, an addition to Tarrant County, Texas, according to the plat filed in Instrument #D216251145, P.R.T.C.T., from which a 1/2 inch iron rod with cap stamped "FORTWORTH Surveying", bears S 17°00'41" W, 0.27 feet;

THENCE along the south line of said Crowley I.S.D. tract B, and along the north line of said Lot 13X, the following courses and distances:

N 74°34'27" W, a distance of 56.22 feet;
N 85°28'43" W, a distance of 99.63 feet;
N 78°13'39" W, a distance of 27.10 feet;
N 65°25'08" W, a distance of 22.06 feet;
N 78°01'41" W, a distance of 28.60 feet;
N 70°17'03" W, a distance of 23.36 feet;
N 71°48'19" W, a distance of 25.25 feet;
N 55°28'48" W, a distance of 25.22 feet;
N 68°29'46" W, a distance of 21.49 feet;
N 29°32'46" W, a distance of 20.29 feet;
N 35°31'14" W, a distance of 24.10 feet;
N 45°32'06" W, a distance of 25.22 feet;
N 78°47'44" W, a distance of 20.38 feet;
S 68°41'48" W, a distance of 21.45 feet;
S 81°32'40" W, a distance of 26.27 feet;
S 80°30'29" W, a distance of 24.29 feet;
S 67°53'19" W, a distance of 25.88 feet;
S 49°26'41" W, a distance of 21.04 feet;
S 59°37'40" W, a distance of 22.74 feet;
S 75°08'51" W, a distance of 22.74 feet;
N 84°47'28" W, a distance of 22.08 feet;
N 76°07'29" W, a distance of 24.71 feet;
N 78°01'43" W, a distance of 28.61 feet;
N 73°06'56" W, a distance of 21.16 feet;
N 73°30'42" W, a distance of 20.85 feet;
N 48°53'34" W, a distance of 0.30 feet;
N 45°32'24" W, a distance of 28.03 feet;
N 54°27'30" W, continuing along the south line of said Crowley I.S.D. tract B, passing the northwest corner of said Lot 13X, also being a northeast corner of R-O-W line of Floyd Hampton Road (a variable width R-O-W), and continuing along the south line of said Crowley I.S.D. tract B, and along the east R-O-W line of said Floyd Hampton Road, a distance of 27.04 feet;

THENCE N 61°37'30" W, continuing along the south line of said Crowley I.S.D. tract B, and along the east R-O-W line of said Floyd Hampton Road, a distance of 24.97 feet;

THENCE N 68°29'52" W, continuing along the south line of said Crowley I.S.D. tract B, and along the east R-O-W line of said Floyd Hampton Road, a distance of 3.97 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the southwest corner of said Crowley I.S.D. tract B, also being in the east R-O-W line of said Floyd Hampton Road;

THENCE N 00°15'10" E, along the west line of said Crowley I.S.D. tract B, and continuing along the east R-O-W line of said Floyd Hampton Road, a distance of 953.75 feet to the northwest corner of said Crowley I.S.D. tract B, also being the intersection of the east R-O-W line of said Floyd Hampton Road, with the south R-O-W line of Pont Du Gard Way (a 60' wide R-O-W, as filed in Instrument #D214268473, P.R.T.C.T.), from which a 3/4 inch iron rod found, bears S 51°33'39" W, a distance of 0.30 feet;

THENCE S 89°44'50" E, along the north line of said Crowley I.S.D. tract B, and along the south R-O-W line of said Pont Du Gard Way, a distance of 730.00 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the northeast corner of said Crowley I.S.D. tract B, also being the intersection of the south R-O-W line of said Pont Du Gard Way, with the west R-O-W line of aforementioned Sydney Harbour Drive;

THENCE S 00°15'10" W, along the east line of said Crowley I.S.D. tract B, and along the west R-O-W line of said Sydney Harbour Drive, a distance of 1036.06 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the beginning of a curve to the left whose radius is 50.00 feet, and whose long chord bears S 14°44'50" E, a distance of 96.59 feet;

THENCE along said curve in a southeasterly direction, through a central angle of 150°00'00", an arc length of 130.90 feet to the POINT OF BEGINNING and containing 770,789 square feet or 17.695 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Crowley Independent School District, a Texas independent school district, do hereby bind themselves and their heirs, assigns, and successors of title this plat designating the hereinabove described property as:

Lot 1, Block 1


CROWLEY ELEMENTARY NO. 17

An addition to Tarrant County, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility, including the County, shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility, including the County, shall at all times have the right of ingress and egress to and from upon said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Furthermore, we certify that all parties with an interest in the title to this property have joined in this dedication.

WITNESS my hand on this 30th day of November, 2023.

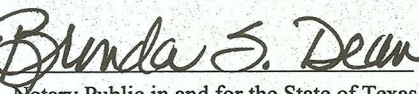
Crowley Independent School District, a Texas independent school district

By: 
Randy Reaves, Chief Operations Officer


STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority appeared Randy Reaves, Chief Operations Officer of the Crowley Independent School District, a Texas independent school district, who swore on their oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

Given under my hand and seal of office this 30th day of November, 2023.


Brenda S. Dean
Notary Public in and for the State of Texas

My Commission expires 5/8/27



FINAL PLAT OF
LOT 1, BLOCK 1
CROWLEY ELEMENTARY NO. 17

An addition to Tarrant County, Texas, situated in the Juan Armendaris Survey, Abstract No. 1767, Tarrant County, Texas and containing 17.695 acres of land total.

DATE: 11/27/2023 (Rev. 11/15/2023)

FS-23-242

VLK 23288