

Development Yield  
 Gross Site Area 17.695 Ac. / Total Number Lots 1  
 Total Residential Lots 0 / Acreage 0  
 Single Family Detached 0 / Single Family Detached 0  
 Two Family Lots 0 / Multifamily Lots 0  
 Total Dwelling Units 0  
 Total Non-Residential Lots 1 / Acreage 17.031 Ac.  
 Commercial Lots 1 / 17.031 Ac. Industrial Lots 0 / 0 Ac.  
 Open Space Lots 0 / 0 Right-of-Way 2 / 0.664 Ac.

**SURVEYOR'S CERTIFICATION**  
 I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I prepared this plat from an actual on-the-ground survey of the land as described and the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Development and Land Use Regulations of Tarrant County.  
 Theron W. Sims, R.P.L.S., No. 5887  
 Surveyed on the ground Nov. 22, 2023

**TARRANT COUNTY STANDARD PLAT NOTES**

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Development Regulations Manual, and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public right-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility. All drainage easements that are adjacent and parallel to the right-of-way of dedicated public roads shall be maintained by Tarrant County as approved by Tarrant County Transportation Services.
- The siting and construction of water wells shall be subject to the regulations of the Northern Tarrant Groundwater Conservation District.
- Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
- Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The homeowners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the stormwater overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
- Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.
- Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fence, tree, overgrowth, shrubs, or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times to ingress and egress to and from upon 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.
- Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Health confirming that it has no objections with the processing of the plat. The approval of this plat does not guarantee that it is suitable for an OSSF.

**CITY OF FORT WORTH STANDARD PLAT NOTES**

**Utility Easements** - Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, 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 on the plat; and they shall have the right at all times to ingress and egress upon 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.

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**Sidewalks** - Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

**Floodplain Easement** - No construction shall be allowed within the floodplain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain easement. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

**Floodplain Restriction** - No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

**Parkway Permit** - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**Private Maintenance** - The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

**Transportation Impact Fees** - The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of the ordinance, and is due on the date a building permit is issued.

**Water / Wastewater Impact Fees** - The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

**Site Drainage Study** - A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each party of the same.

**Parkway Permit** - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**Building Permits** - No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

**P.R.V. Required** - Private P.R.V.s will be required, water pressure exceeds 80 P.S.I.

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 1/2 inch iron rod with cap stamped "FORTWORTH Surveying", recovered at the southwest corner of said 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 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°50'29" 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 23.16 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 27.16 feet;  
 N 73°30'42" W, a distance of 20.85 feet;  
 N 48°53'34" W, a distance of 27.79 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 2.97 feet;

**THENCE** N 61°34'30" 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 3.97 feet to a 5/8 inch iron rod with cap stamped "TNIP", 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 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 Post 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°35'39" 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 Post Du Gard Way, a distance of 730.00 feet to a 5/8 inch iron rod with cap stamped "TNIP", 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 Post 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 "TNIP", 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 770.89 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 30 day of November, 2023.

Crowley Independent School District, a Texas independent school district  
 By: Randy Reaves  
 Randy Reaves, Chief Operations Officer

STATE OF TEXAS  
 COUNTY OF TARRANT

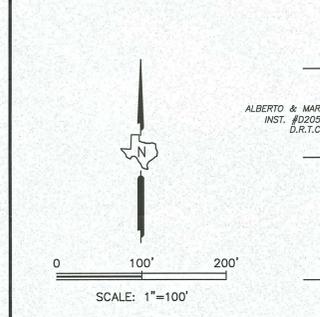
Before me, the undersigned authority appeared Randy Reaves, Chief Operations Officer of the Crowley Independent School District, a Texas independent school district, who swore on their oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

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

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

My Commission expires 5/8/27

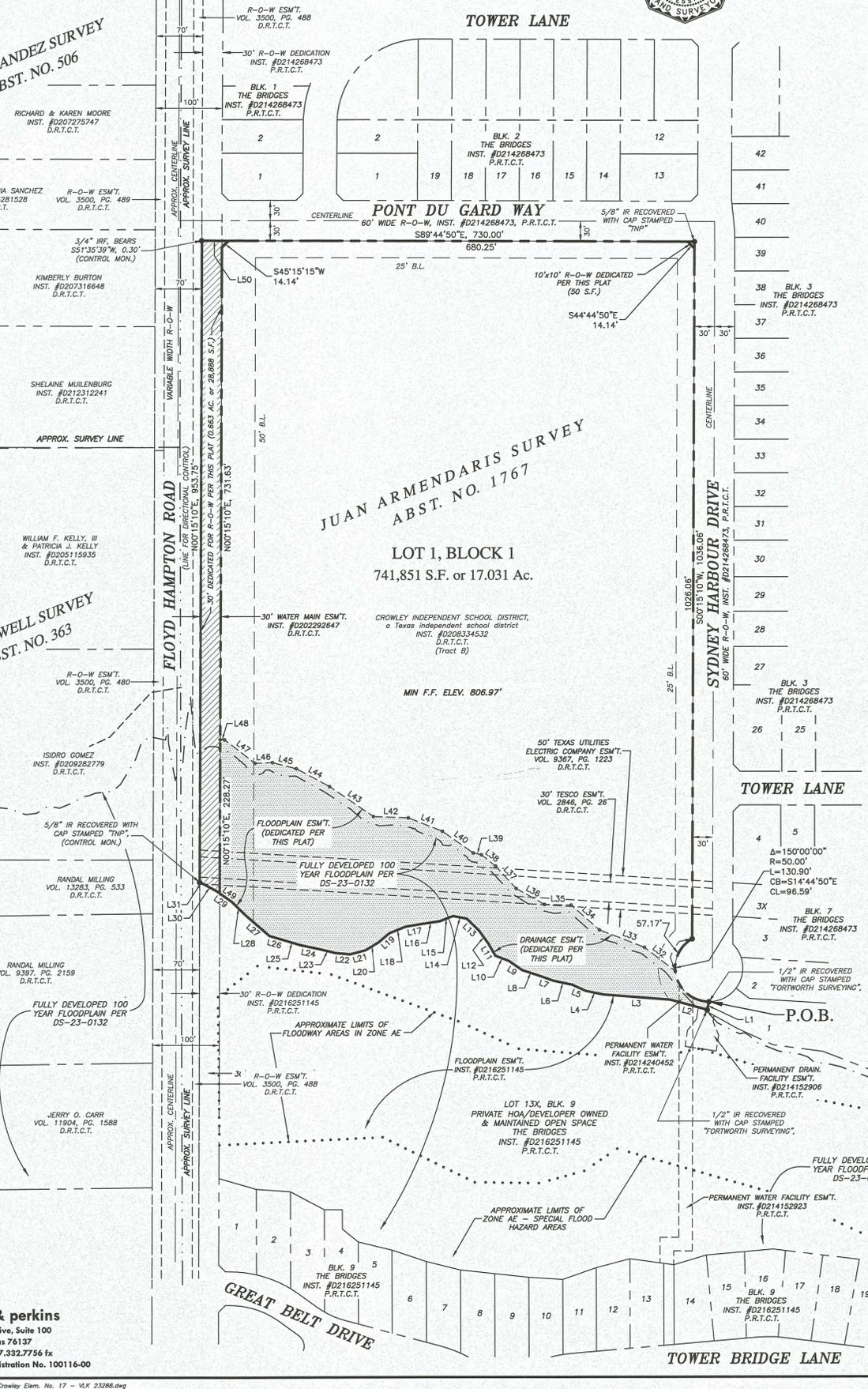
BRENDA S. DEAN  
 Notary Public, State of Texas  
 Comm. Expires 05-08-2027  
 Notary ID 13022023



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S12°23'57" W	12.29'
L2	N74°34'27" W	56.22'
L3	N85°28'43" W	99.63'
L4	N78°13'39" W	27.10'
L5	N65°25'08" W	22.06'
L6	N78°01'41" W	28.60'
L7	N70°17'03" W	23.36'
L8	N71°48'19" W	25.25'
L9	N55°28'48" W	24.27'
L10	N68°29'46" W	21.49'
L11	N29°32'46" W	20.29'
L12	N35°31'14" W	24.10'
L13	N45°32'06" W	25.22'
L14	N78°47'44" W	20.38'
L15	S68°41'48" W	21.45'
L16	S81°32'40" W	26.27'
L17	S80°50'29" W	24.29'
L18	S67°53'19" W	25.88'
L19	S49°26'41" W	21.04'
L20	S59°37'40" W	23.16'
L21	S75°08'51" W	22.74'
L22	N84°47'28" W	22.08'
L23	N76°07'29" W	24.71'
L24	N78°01'43" W	28.61'
L25	N73°06'56" W	27.16'
L26	N73°30'42" W	20.85'
L27	N48°53'34" W	47.79'
L28	N45°32'24" W	28.03'
L29	N54°27'30" W	27.04'
L30	N61°47'30" W	24.97'
L31	N68°29'52" W	3.97'
L32	N52°00'51" W	57.73'
L33	N68°49'57" W	71.81'
L34	N48°47'06" W	56.30'
L35	N88°30'54" W	39.49'
L36	N60°30'09" W	48.26'
L37	N42°15'57" W	44.89'
L38	N50°58'37" W	26.82'
L39	N77°44'38" W	12.31'
L40	N54°30'59" W	55.72'
L41	N68°13'45" W	54.09'
L42	N87°39'31" W	51.79'
L43	N55°24'32" W	78.84'
L44	N61°35'50" W	56.11'
L45	N75°17'13" W	36.34'
L46	S88°05'00" W	26.04'
L47	N52°11'16" W	57.28'
L48	N89°59'05" W	6.33'
L49	N54°27'30" W	21.84'
L50	S89°44'50" E	40.00'

**teague nall & perkins**  
 5237 N. Riverside Drive, Suite 100  
 Fort Worth, Texas 76137  
 817.336.5773 ph 817.332.7756 fx  
 www.tnpsc.com / TBPELS Registration No. 100116-00



COMMISSIONERS COURT  
 TARRANT COUNTY, TEXAS.

PLAT APPROVAL DATE:

BY:

CLERK OF COMMISSIONERS COURT  
 TRANSPORTATION SERVICES DEPARTMENT

Note:  
 Construction not completed within 2 years of the recording date shall be subject to current County Construction Standards and Regulations.

**SURVEYOR NOTES**

- The surveyor has made no investigation or independent search for easements or encumbrances.
- All perimeter property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNIP", (Unless otherwise noted).
- Building lines will be per the City of Fort Worth Zoning Ordinance or as shown hereon.
- All easements shown here are recorded with this plat unless otherwise shown or noted.
- The water supply will be provided by the City of Fort Worth.
- Sewage disposal will be provided by the City of Fort Worth.
- A Portion of the subject property appears to lie within the following Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) designations, according to the FIRM map No. 48490C0408, for Tarrant County, Texas and as depicted on Tarrant County, Texas, Community Map and Panel No. 48082 0410 K, Map Revised September 25, 2009.  
**Zone AE (Base Flood Elevations determined)** - A Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The base Flood Elevation is the water-surface elevation of the 1% annual chance flood.  
**Zone X (Other Flood Areas)** - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of flooding areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.  
**Zone X (Other Areas)** - Areas determined to be outside the 0.2% annual chance floodplain.

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

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

**BASIS OF BEARINGS:**  
 Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone, NAD83(2011) 2010.00) as derived locally from Alberta Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

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

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

Plat Approval Date: 12/19/2023

By: Randy Reaves Chairman  
 By: Brenda S. Dean Secretary

**LEGEND**

D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY TEXAS
U.E.	UTILITY EASEMENT
BL	BUILDING LINE
ESMT.	EASEMENT
CAB.	CABINET
INST.	INSTRUMENT
MIN F.F. ELEV.	MINIMUM FINISH FLOOR ELEVATION
R-O-W	RIGHT-OF-WAY
ABST.	ABSTRACT
---	SURVEY LINE
---	EASEMENT LINE
---	FLOODPLAIN LINE
---	CENTERLINE
---	FLOODWAY LINE
---	LOT BEING PLATTED

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.

THIS PLAT FILED IN C.C. # \_\_\_\_\_, DATE: \_\_\_\_\_/\_\_\_\_\_/2023.

DATE: 11/27/2023 (Rev. 11/15/2003) FS-23-242