



Agenda
Crowley Planning & Zoning Commission
April 7, 2025
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

Regular Session - April 7, 2025 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Welcome Visitors

III. Action Items

- A. Discuss and consider approval of a replat of AZZ Addition Block 1 Lot 2, an approximately 22.89 addition located on Mustang St., City of Crowley, Tarrant County, to create Lots 2-R-1 and 2-R-2. **Case # RPLT-2024-003**

IV. 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 board secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE the Planning & Zoning Commission 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 Planning & Zoning Commission and staff.

V. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on April 7, 2025 at 7:00 PM is a true and correct copy posted on Friday, _____, at AM/PM to the city website and at Crowley City Hall, in a place convenient and readily accessible to the public at all times.

Rachel Roberts, Planning & Development Director

The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: April 7, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approval of a replat of AZZ Addition Block 1 Lot 2, an approximately 22.89 addition located on Mustang St., City of Crowley, Tarrant County, to create Lots 2-R-1 and 2-R-2. Case # RPLT-2024-003	

Background:

The property to be platted is part of the AZZ Addition. Located northwest of City Hall near downtown, the property is home to a galvanizing plant and other AZZ-affiliated businesses on multiple lots. AZZ is proposing to split of their lots into two.

This plat was initially submitted and reviewed as a minor plat; the plat involves fewer than four lots, both lots will have access to a public road, and Utilities staff believed at first that the lot(s) did not require the extension of any public utilities. After further investigation, however, the Utilities department realized that several lots within the AZZ addition are sharing a private sewer line. City regulations require that each lot be connected to a public sewer line rather than sharing a private sewer line.

AZZ will be required to provide a public sewer line to serve the lots currently using a private line. However, because this private line was not discovered until the state shot clock was well underway, the applicant has not had time to design and submit civil construction plans for the sewer line within the timeline available.

Compliance with Platting Requirements

Other than adding an easement for the sewer line, the plat meets the city's requirements for the plat drawing itself (as noted above, the requirements for approved civil plans has not yet been met due to the late notice given to the applicant). The proposed lots meet the requirements of the zoning district, the use is allowed under the current zoning, and no other infrastructure is required at this time (sidewalks may be required if the owner wants to add new facilities).

Staff have requested some additional minor corrections: (1) show the filing information for a previous right-of-way abandonment for an area running north to south through the middle of the property; and (2) show the filing information for the existing access easement shown on the plat (also running north/south).

SAMPLE MOTIONS

Sample motions are provided below. You are not required to use any of these motions.

Approval: I make a motion to approve Case # RPLT-2024-003.

Approval with Conditions: I make a motion to approve Case # RPLT-2024-003 with the following conditions [list conditions].

Deny: I make a motion to deny Case # RPLT-2024-003.

Recommendation:

Staff recommend approval with the following conditions.

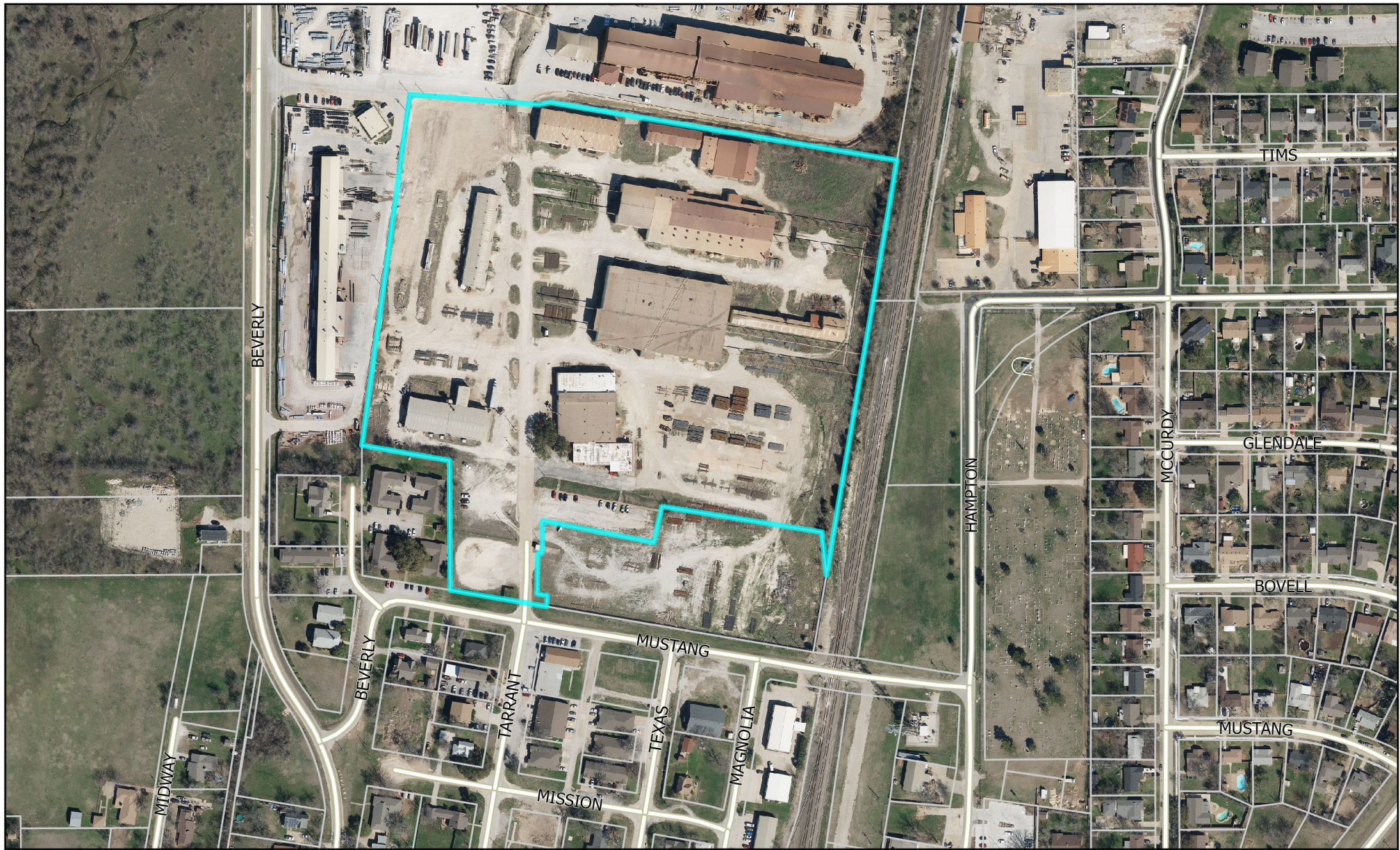
1. The public sewer line will be constructed by the applicant and accepted by the city.
2. A utility easement for the sewer line will be dedicated by this plat or by separate instrument, if needed.
3. The filing information for a previous right-of-way abandonment must be shown on the plat.
4. The filing information for the existing access easement shown must be included on the plat.

Financial Information:

n/a

Attachments:

1. RPLT-2024-003 Aerial
2. RRPLT-2024-003 Future Land Use
3. RPLT-2024-003 Zoning
4. RPLT-2024-003 plat drawing



4/1/2025

RPLT-2024-003
Aerial View

0 300 600 Feet



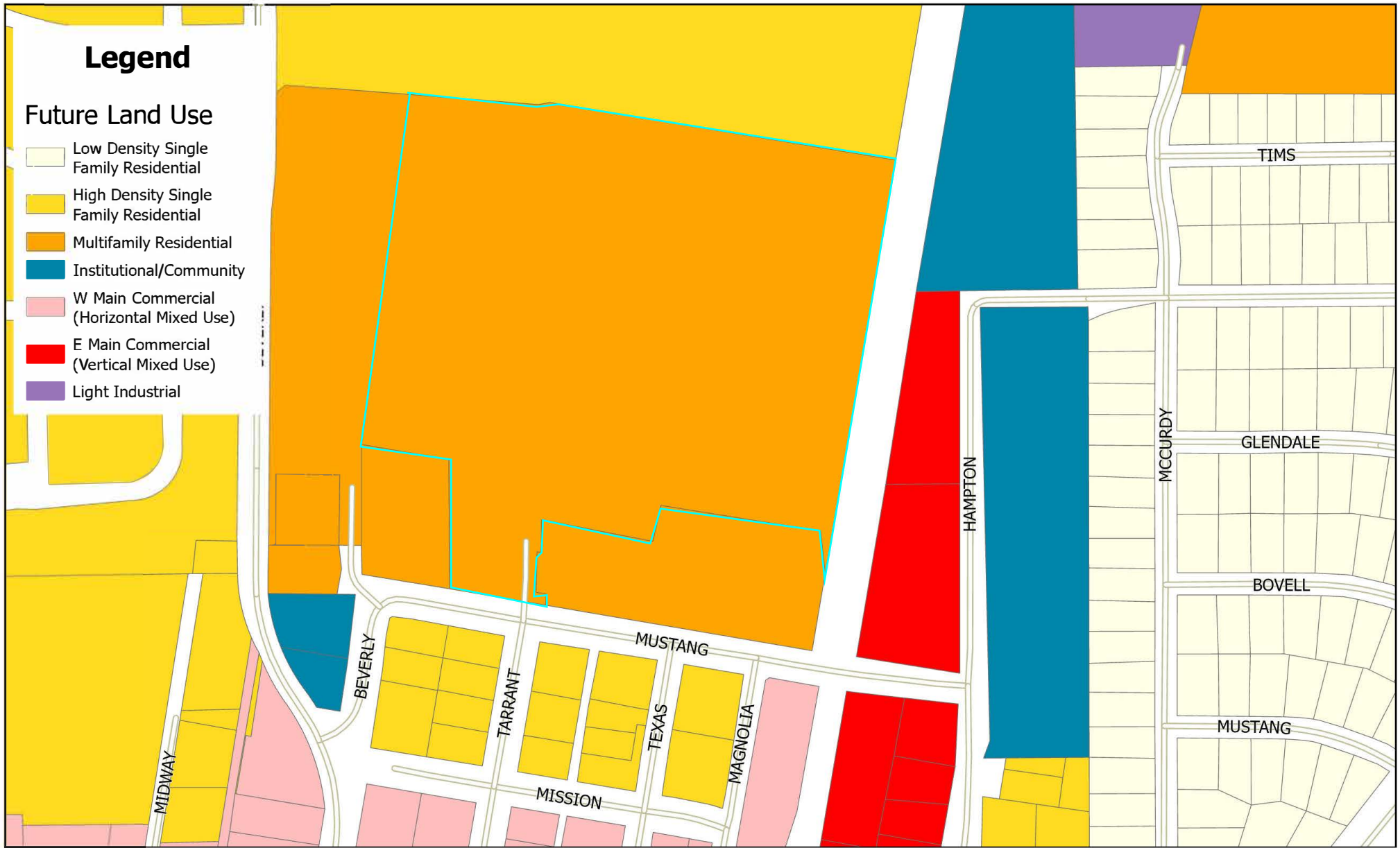
DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information, should review or consult the primary data and information sources to ascertain the usability of the information.

Legend

Future Land Use

-  Low Density Single Family Residential
-  High Density Single Family Residential
-  Multifamily Residential
-  Institutional/Community
-  W Main Commercial (Horizontal Mixed Use)
-  E Main Commercial (Vertical Mixed Use)
-  Light Industrial



4/1/2025

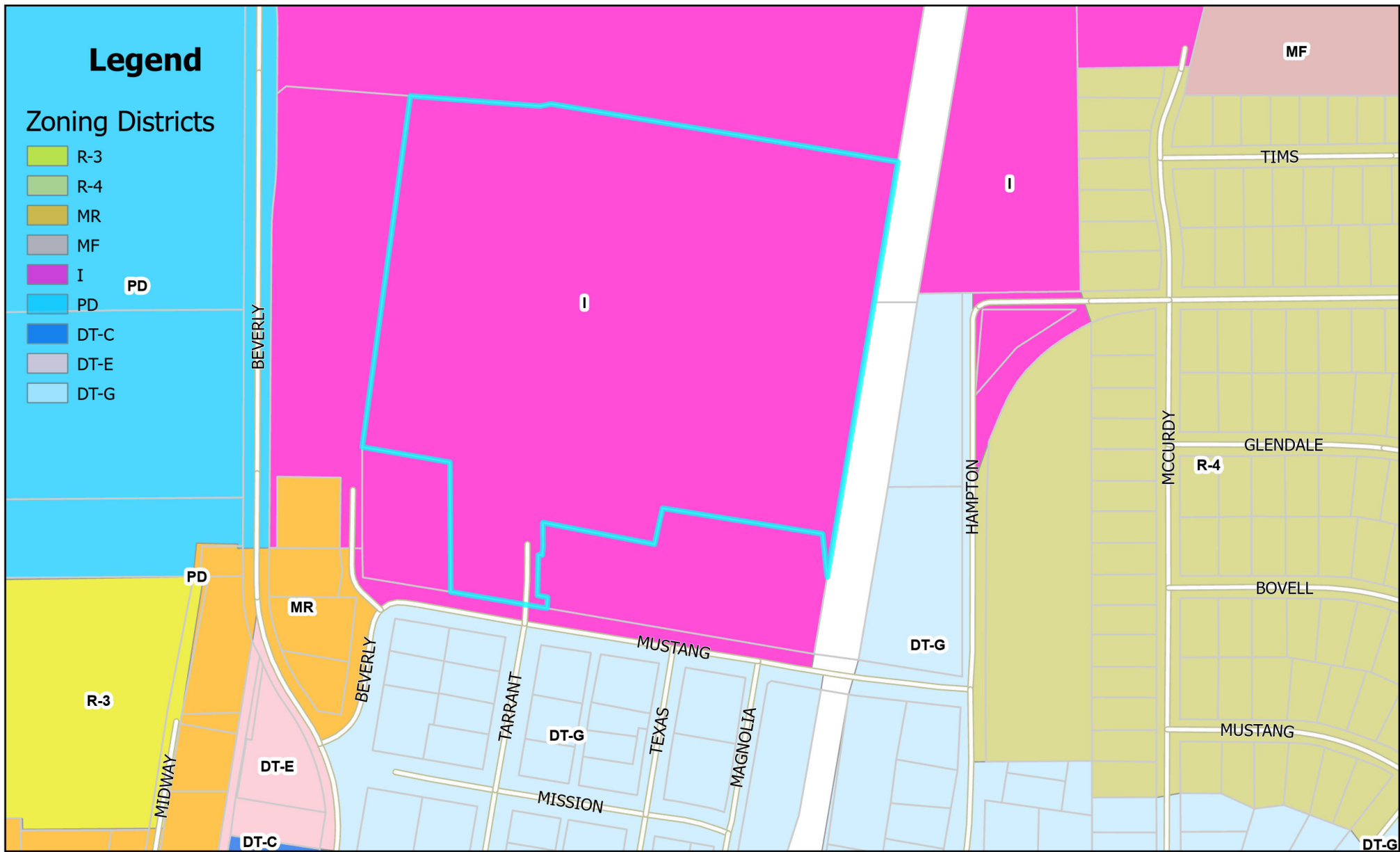
RPLT-2024-003
Future Land Use

0 300 600 Feet



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4/1/2025

RPLT-2024-003 Zoning

0 300 600 Feet



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VICINITY MAP
SCALE: 1" = 1,000 FEET

Notes:

- The basis of bearing for this plat is the Texas State Plane Coordinate System (NAD83), North Central Zone 4202. Distances hereon are surface values. A grid scale factor of 0.999880014 was used for this project.
- According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 430 of 495, Map Number 48439C0430 L, map effective date March 21, 2019. The subject property is located in Zone X (unshaded), defined as "areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fine and withholding of utility services and building permits.
- The City shall not be held responsible for damages occasioned by 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.

- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET
- ▲ = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC. LP" FOUND

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

No variances from the general development ordinance requested.

Approved and accepted

Lori Watson, City Manager, City of Crowley, Texas Date

The undersigned, the City Secretary of the City of Crowley, Texas, hereby certifies that the foregoing minor plat of AZZ Crowley Addition to the City of Crowley was submitted as required by the ordinances of the City of Crowley on the _____ day of _____

Witness by hand this _____ day of _____, 2025.

Carol C. Konhauser, City Secretary, City of Crowley, Texas Date

Filed _____

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

Stephen R. Glosup
Registered Professional Land Surveyor
srg@dunaway.com
Texas Registration No. 5570

Date: _____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER/DEVELOPER

AZTEC MANUFACTURING CO.
3100 WEST 7TH STREET, SUITE 500
FORT WORTH, TEXAS 76107
(817) 810-0095 (PHONE)
CONTACT: CHRIS BACIUS
EMAIL: ChrisBacius@AZZ.com

SURVEYOR

DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: STEPHEN GLOSUP
EMAIL: srg@dunaway.com

LAND USE TABLE

Total Gross Acreage	22.886 Ac.
Right-of-Way Dedication	0
Net Acreage	22.886 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	2
Non-Residential Acreage	22.886 Ac.
Private Park Acreage	0
Public Park Acreage	0

DEDICATION OF PLAT

STATE OF TEXAS }}

COUNTY OF TARRANT }}

NOW, THEREFORE, know all men by these presents:

That AZTEC MANUFACTURING COMPANY through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as AZZ CROWLEY ADDITION, LOTS 2-R-1 AND 2-R-2, an addition to the City of Crowley, Tarrant/Johnson 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 easement 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.

BEING a tract of land situated in the Sylvester Reynolds Survey, Abstract No. 1316, the John W. Haynes Survey, Abstract No. 781, and the John C. Hunton Survey, Abstract No. 728 Tarrant County, Texas, in the City of Crowley, being all of Lot 2, Block 1, AZZ Crowley Addition, an Addition to the City of Crowley, as recorded in County Clerk's Document No. D216202239, Plat Records, Tarrant County, Texas and being a portion of a tract of land described in the deed to Aztec Manufacturing Co., recorded in Volume 3798, Page 251, Deed Records of Tarrant County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8" YCIR) found in the westerly right-of-way line of the A.T. & S.F. Railroad (100' wide), the most easterly southeast corner of said Lot 2, Block 1, AZZ Crowley Addition from which a 1" iron rod found for the southeast corner of Lot 4, Block 1, said AZZ Crowley Addition bears South 09°39'31" West, a distance of 174.80 feet;

THENCE with the common south line of said Lot 2, Block 1, AZZ Crowley Addition and the north line of said Lot 4, Block 1, AZZ Crowley Addition, the following courses and distances:

North 06 degrees 29 minutes 27 seconds West, departing the westerly right-of-way line of A.T. & S.F. Railroad, a distance of 96.93 feet to a 5/8" YCIR found;

North 80 degrees 56 minutes 34 seconds West, a distance of 363.62 feet to a 5/8" YCIR found;

South 12 degrees 42 minutes 27 seconds East, a distance of 82.32 feet to a 5/8" YCIR set;

North 79 degrees 16 minutes 07 seconds West, a distance of 255.54 feet to a 5/8" YCIR found;

THENCE departing the north line of said Lot 4, Block 1, AZZ Crowley Addition, continuing with the common south line of said Lot 2, Block 1, AZZ Crowley Addition and with the west line of said Lot 4, Block 1, AZZ Crowley Addition, the following courses and distances:

South 00 degree 17 minutes 43 seconds East, a distance of 55.11 feet to a 5/8" YCIR found;

South 05 degrees 45 minutes 33 seconds West, a distance of 17.82 feet to a 5/8" YCIR found;

North 82 degrees 01 minutes 28 seconds West, a distance of 8.49 feet to a 5/8" YCIR found;

South 01 degree 27 minutes 55 seconds East, a distance of 90.38 feet to a 5/8" YCIR found;

South 79 degrees 22 minutes 54 seconds East, a distance of 23.60 feet to a 5/8" YCIR found;

South 04 degrees 45 minutes 10 seconds West, a distance of 24.61 feet to a 5/8" YCIR found on the northerly right-of-way line of Mustang Street, also being the most southerly southwest corner of said Lot 2, Block 1, AZZ Crowley Addition, and the most southerly southwest corner of said Lot 4, Block 1, AZZ Crowley Addition;

THENCE North 80 degrees 20 minutes 28 seconds West, departing the west line of said Lot 4, Block 1, AZZ Crowley Addition, with the common northerly right-of-way line of Mustang Street and the south line of said Lot 2, Block 1, AZZ Crowley Addition, a passing distance of 46.71 feet to an X-cut found in concrete and continuing for a total distance of 218.90 feet to a 5/8" YCIR found;

THENCE North 00 degrees 20 minutes 30 seconds West, departing the common northerly right-of-way line of Mustang Street and the south line of said Lot 2, Block 1, AZZ Crowley Addition, with the common west line of said Lot 2, Block 1, AZZ Crowley Addition, and the east line of a tract of land described in deed to Crowley Real Estate Holdings, LLC, recorded in County Clerk's Document No. D220044083, Deed Records of Tarrant County, Texas, a distance of 290.34 feet to an 1" iron rod found for the northeast corner of said Crowley Real Estate Holdings, LLC tract;

THENCE North 80 degrees 20 minutes 30 seconds West, departing the common west line of said Lot 2, Block 1, AZZ Crowley Addition, and the east line of said Crowley Real Estate Holdings, LLC tract, with the common west line of said Lot 2, Block 1, AZZ Crowley Addition, and the north line of said Lot 2, Block 1, AZZ Crowley Addition, a distance of 189.92 feet to an 1" iron rod found for the common northwest corner of said Crowley Real Estate Holdings, LLC, tract and the most westerly southwest corner of said Lot 2, Block 1, AZZ Crowley addition;

THENCE North 07 degrees 47 minutes 14 seconds East, departing the north line of said Crowley Real Estate Holdings, LLC tract, with the common west line of said Lot 2, Block 1, AZZ Crowley Addition and the east line of Lot 3, Block 1, said AZZ Crowley Addition, a distance of 794.58 feet to a found 5/8" YCIR found for the common northwest corner of said Lot 2, Block 1, AZZ Crowley Addition and the northeast corner of said Lot 3, Block 1, AZZ Crowley Addition, also being on the common north line of said Lot 2, Block 1, AZZ Crowley Addition, and the south line of Lot 1, Block 1, AZZ Crowley Addition;

THENCE departing the common west line of said Lot 2, Block 1, AZZ Crowley Addition and the east line of said Lot 3, Block 1, AZZ Crowley Addition, with the common north line of said Lot 2, Block 1, AZZ Crowley Addition, and the south line of said Lot 1, Block 1, AZZ Crowley Addition, the following courses and distances:

South 85 degrees 34 minutes 26 seconds East, a passing distance of 257.62 feet to an X-cut found in concrete, and continuing for a total distance of 291.51 feet to an X-cut found in concrete;

North 79 degrees 18 minutes 15 seconds East, a distance of 26.36 feet to a 600 nail with shiner stamped "DUNAWAY ASSOC." found;

South 80 degrees 36 minutes 26 seconds East, a distance of 789.78 feet to a 5/8" YCIR found for the common westerly right-of-way line of said A.T. & S.F. Railroad right-of-way, and the east line of said Lot 2, Block 1, AZZ Crowley Addition;

THENCE South 09 degrees 39 minutes 31 seconds West, departing the common north line of said Lot 2, Block 1, AZZ Crowley Addition, and the south line of said Lot 1, Block 1, AZZ Crowley Addition, with the common east line of said Lot 2, Block 1, AZZ Crowley Addition and the westerly right-of-way line of A.T. & S.F. Railroad right-of-way, a distance of 944.70 feet to the POINT OF BEGINNING and containing a calculated area of 996,934 square feet or 22.886 acres of land.

STATE OF TEXAS }}

COUNTY OF TARRANT }}

EXECUTED this _____ day of _____, 2025.

AZTEC MANUFACTURING COMPANY

By: _____
Printed Name: Chris Bacius

Before me, the undersigned authority, on this day personally appeared Chris Bacius, 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, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this _____ day of _____, 2025.

_____, Expiration Date

Notary Public

The purpose of the Re-Plat is to subdivide Lot 2, Block 1 into 2 lots

FINAL PLAT
OF

AZZ CROWLEY ADDITION
LOTS 2-R-1 AND 2-R-2

Situated in the Sylvester S. Reynolds Survey, Abstract No. 1316, the John W. Haynes Survey, Abstract No. 781, and the John C. Hunton Survey, Abstract No. 728, City of Crowley, Tarrant County, Texas, and, being a Replat of all of Lot 2, Block 1, AZZ Crowley Addition, an Addition to the City of Crowley, according to the plat recorded in County Clerks Document No. D216202239, Tarrant County, Texas.
2 Lots 22.88 Acres

This plat was prepared in March, 2025

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: __-__-__

DEDICATION OF PLAT

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS, XXX, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the Sylvester Reynolds Survey, Abstract No. 1316, the John W. Haynes Survey, Abstract No. 781, and the John C. Hunton Survey, Abstract No. 728 Tarrant County, Texas, in the City of Crowley, being all of Lot 2, Block 1, AZZ Crowley Addition, an Addition to the City of Crowley, as recorded in County Clerk's Document No. D216202239, Plat Records, Tarrant County, Texas and being a portion of a tract of land described in the deed to Aztec Manufacturing Co., recorded in Volume 3798, Page 251, Deed Records of Tarrant County, Texas, said tract of land being more particularly described as follows;

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South 00 degree 17 minutes 43 seconds East, a distance of 55.11 feet to a 5/8" YCIR found;

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THENCE North 80 degrees 20 minutes 28 seconds West, departing the west line of said Lot 4, Block 1, AZZ Crowley Addition, with the common northerly right-of-way line of Mustang Street and the south line of said Lot 2, Block 1, AZZ Crowley Addition, a passing distance of 46.71 feet to an X-cut found in concrete and continuing for a total distance of 218.90 feet to a 5/8" YCIR found;

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Continued.....



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DEDICATION OF PLAT

Continued.....

THENCE North 80 degrees 20 minutes 30 seconds West, departing the common west line of said Lot 2, Block 1, AZZ Crowley Addition, and the east line of said Crowley Real Estate Holdings, LLC tract, with the common west line of said Lot 2, Block 1, AZZ Crowley Addition, and the north line of said Crowley Real Estate Holdings, LLC, a distance of 199.92 feet to a 1" iron rod found for the common northwest corner of said Crowley Real Estate Holdings, LLC, tract and the most westerly southwest corner of said Lot 2, Block 1, AZZ Crowley addition;

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South 80 degrees 36 minutes 26 seconds East, a distance of 789.78 feet to a 5/8" YCIR found for the common westerly right-of-way line of said A.T. & S.F. Railroad right-of-way, and the east line of said Lot 2, Block 1, AZZ Crowley Addition;

THENCE South 09 degrees 39 minutes 31 seconds West, departing the common north line of said Lot 2, Block 1, AZZ Crowley Addition, and the south line of said Lot 1, Block 1, AZZ Crowley Addition, with the common east line of said Lot 2, Block 1, AZZ Crowley Addition and the westerly right-of-way line of A.T. & S.F. Railroad right-of-way, a distance of 944.70 feet to the POINT OF BEGINNING and containing a calculated area of 996,934 square feet or 22.886 acres of land.



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