



Agenda
Crowley Planning & Zoning Commission
April 14, 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 14, 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 the minutes from the January 13, 2025 regular meeting
- B. Discuss and consider approval of the minutes from the April 7, 2025 special called meeting of the Planning & Zoning Commission
- C. Discuss and consider approval of a final plat for Hunters Ridge Phase 3, an approximately 47-acre tract in the H. Lane Survey, Abstract No. 927, to create 192 single family residential lots and two open space lots as requested by Bloomfield Homes, LP. **Case # PLT-2025-001.**
- D. Discuss and consider approval of a final plat for Hunters Ridge Phase 4A, an approximately 16-acre tract in the H. Lane Survey, Abstract No. 927 and the J. Jennings Survey, Abstract No. 875, to create 68 residential lots and 1 open space lot, as requested by Bloomfield Homes, LP. **Case # PLT-2025-002.**

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 14, 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 14, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approval of the minutes from the January 13, 2025 regular meeting	

Background:

The minutes from the January 13 meeting are attached for your review and consideration.

Recommendation:

Financial Information:

Attachments:

1. 2024_01_13_Minutes_PZ



**MINUTES
PLANNING & ZONING COMMISSION
JANUARY 13, 2025
REGULAR SESSION – 7:00 P.M.**

Crowley City Hall
201 E. Main Street
Crowley TX 76036

REGULAR SESSION – JANUARY 13, 2025 – 7:00 PM

I. CALL TO ORDER AND ROLL CALL

Chair Duman called the meeting to order at 7:00 P.M.

	Miki Rayburne (Place 1)
	J.J. Wagner (Place 2)
Commissioners present:	Kaleb Wade (Place 3)
	David Duman, Chair (Place 5)
	Jeff Burns (Place 6)
	Lane Beene, Vice-Chair (Place 7)
Commissioners absent:	George Allen (Place 4)
Staff members present:	Rachel Roberts, Planning & Development Director
	Tejali Mangle, Planner
Council members present:	Jim Hirth

A quorum was present.

II. INVOCATION AND WELCOME VISITORS

Vice-Chair Beene gave the invocation. Chair Duman welcomed the visitors.

III. ACTION ITEMS

A. Discuss and consider approving the minutes from the regular meeting held on December 9, 2024.

Commissioner Burns made a motion to approve the regular meeting minutes from December 9, 2024, as presented. Vice-Chair Beene seconded the motion. The motion passed with all in favor.

B. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Mark Sunkel from Beach Club Express Car Wash for a specific use permit to allow car wash in a General Commercial district located at 812 S. Crowley Rd in the Stone Gate Plaza Addition Block 1 Lot 16R1, conveyed by deed recorded as D212193470, deed records, Tarrant County, Texas. Case # SUP-2024-004.

Staff member Rachel Roberts said this case was previously presented to the Planning and Zoning Commission on November 25th and was postponed. The primary issues for which the case was postponed were the landscaping and screening details and design of the bypass lane that should be shown on the site plan. She said both these items have been corrected. Ms. Roberts recommended approval of the SUP with the following condition:

- Allow staff to approve minor changes to the drawings when needed during permitting. These changes only include minor changes to the site plan or elevations that are made to comply with the zoning code. The changes shall not change the relationship between the building and site plan, shall not reduce the number of parking spaces and areas designation for landscaping unless that is needed to accommodate public or semi-public improvements that are required as a part of building permit process.

Chair Duman opened a public hearing at 7:05 PM for anyone to speak in favor. Since there was no one to speak in favor or opposition, Chair Duman closed the public hearing at 7:06 PM.

Commissioner Burns expressed concerns on the turning radius provided by the dumpster. Ms. Roberts said the city engineer had no concerns about the turning radius. Dan Goalwin, representing the applicant, said they had done their research and didn't foresee any issues with the turning radius.

Vice-Chair Beene asked when would the staff be reviewing a traffic study for this project. Ms. Roberts said this project was not large enough to require a traffic study to be done at this time. She said the traffic study is mostly done at the platting stage, if the city engineer deems it to be necessary.

Commissioner Rayburne asked if the applicant added any stone façade to the elevations since all the buildings in that area all have a stone façade. Mr. Goalwin said they have added stone to the elevations.

Vice-Chair Beene made a motion to approve Case # SUP-2024-004 with conditions as staff recommended. Commissioner Rayburne seconded the motion. The motion passed with all in favor.

IV. DISCUSSION ITEMS

A. Discuss and provide input to city staff for the comprehensive land use plan update.

Staff member Rachel Roberts said the town hall meeting for the discussion of the comprehensive land use plan was held in September 2024. Ms. Roberts said the townhall focused on three areas of discussion: downtown character and density, flooding, and the master thoroughfare plan and future land use plan (a mix of issues such as transportation, housing diversity, etc). Since not all the Commissioners were to attend the town hall meeting, she said the staff wanted input from the Commission during this meeting. The Commission discussed the topics below and provided input to staff.

1. Downtown and Density
 - a. Distinction between east and west main street. Is the approach used in the zoning code suitable?
 - b. Downtown Density: looking at the images/handouts from the consultant team, what form(s) of density looks most appropriate for downtown in Crowley?
 - c. The FLUP has properties to the west main street identified as high density single-family residential. Is this still the appropriate category?
2. Master Thoroughfare Plan
 - a. Opinions/suggestions on roundabouts and controlled intersections.
 - b. Opinions/suggestions on missing middle housing in Crowley.
 - c. Ideas and suggestions on where can we add more trails and bike lanes?
3. Future Land Use, Housing, and MTP

- a. Affordability in Crowley
- b. Parks and open spaces
- c. Mixed use

V. PUBLIC COMMENT

No comment.

VI. ADJOURNMENT

The meeting adjourned at 8:44 PM.

David Duman, Chair

ATTEST:

Rachel Roberts, Planning & Development Director



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: April 14, 2025
Department: Community Development	Agenda Item: III.B.
Subject: Discuss and consider approval of the minutes from the April 7, 2025 special called meeting of the Planning & Zoning Commission	

Background:

Minutes from the special called meeting on April 7 are attached for your review and consideration for approval.

Recommendation:

Financial Information:

Attachments:

1. 04-07-2025_Minutes_PZ



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

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

I. Call to Order and Roll Call

Chair Duman called the meeting to order at 7:00 PM.

Commissioners present:	Miki Rayburne (Place 1) J.J. Wagner (Place 2) Kaleb Wade (Place 3) George Allen (Place 4) David Duman, Chair (Place 5) Jeff Burns (Place 6) Lane Beene, Vice-Chair (Place 7)
Staff members present:	Rachel Roberts, Planning & Development Director
Council members present:	Jim Hirth

II. Invocation and Welcome Visitors

Vice-Chair Beene gave the invocation. Chair Duman welcomed visitors.

III. Action Items

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

Staff member Rachel Roberts said this plat was originally submitted as a minor plat, but the Utilities Department determined the lots do not have the required separate connections to the public sewer line (the lots share a private connection going to the public line). Because the plat will require the extension of utilities, it has to be processed as a standard replat. She said the issue was not discovered in time to be resolved before the plat had to be considered by the Planning & Zoning Commission. She said that other than the sewer line issue, the plat complies with all requirements and recommended conditional approval, with the conditions below.

- (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.

Vice-Chair Beene made a motion to approve with the conditions stated by staff. Commissioner Rayburne seconded the motion. The motion passed unanimously.

IV. Public Comment

There was no public comment.

V. Adjournment

There being no further business before the Commission, the meeting adjourned at 7:07 PM.

David Duman, Chair

ATTEST:

Rachel Roberts, Planning & Development Director



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: April 14, 2025
Department: Community Development	Agenda Item: III.C.
Subject: Discuss and consider approval of a final plat for Hunters Ridge Phase 3, an approximately 47-acre tract in the H. Lane Survey, Abstract No. 927, to create 192 single family residential lots and two open space lots as requested by Bloomfield Homes, LP. Case # PLT-2025-001.	

Background:

BACKGROUND AND OVERVIEW	
Request	Final plat to create 192 residential lots
Applicant	Bloomfield Homes
Location	North of Crescent Springs Ranch, east of Crowley Rd, south of McPherson (east of existing Hunters Ridge phases)
Surrounding Zoning	R-3 single family residential;
Future Land Use Plan Designation	Low density single family residential
Staff Recommendation	Approve with conditions

This plat is the next phase of the Hunters Ridge subdivision located in the northeast part of the city, north of Crescent Springs Ranch and south of McPherson Blvd. The preliminary plat showed six phases in the Crowley city limits, and the developer has made steady progress developing the lots (see attached excerpt from the preliminary plat; phase VI is the commercial portion).

The property is zoned R-3 (formerly SF-7.2), with a minimum lot size of 7,200 square feet. The required open space was already provided as part of previous phases, so no open space is required for this phase.

The developer, Bloomfield Homes, will be constructing phases III and IV-A concurrently. The final plat for phase IV-A is the next item on the agenda.

The plat substantively conforms to the preliminary plat. As you'll see on the attached excerpt from the preliminary plat, some lots for this phase were originally planned as part of other phases. However, the lot and street layouts match the approved preliminary plat, so staff considers this plat to conform to the preliminary plat. The developer changed the phasing in

order to develop in a more logical way based on how the property drains. Instead of following the original phasing, they are developing from downstream to upstream.

Staff review

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as **Low Density Single Family Residential**.

When the comprehensive plan was adopted, this property's zoning district was considered low density single family residential. This development was already underway when the comprehensive plan was adopted. The city adopted a new zoning code two years after the comprehensive plan was adopted, and the new zoning code considers the R-3 zoning district to be medium density residential. But in terms of the comprehensive plan, because the plan specifically designated this area as low density residential because of the expected Hunters Ridge development, staff considers this development to be in compliance with the comprehensive plan. In addition, the property is entitled to be developed under the current zoning.

Development Requirements

In addition to conformance with the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

Requirements from the Zoning Ordinance (Ch. 106)

The plat meets all the requirements of the zoning ordinance except for having an approved tree preservation/removal plan (see below).

Requirements from the Subdivision Ordinance (Ch. 98)

The subdivision regulations require final plat applications to include a tree preservation and tree removal plan that demonstrates compliance with the requirements of Ch. 106 of city code. The applicant's submitted tree preservation plan does not comply with these requirements. Under the previous zoning code when the earlier phases of Hunters Ridge were platted, the version of the tree preservation plan that was provided would have been acceptable, but under current regulations, it does not provide all required information (more detailed information on location and species of trees is required).. Because nothing from the tree survey is shown on the plat drawing, staff's position is that while the plan must be approved before allowing construction of the subdivision, it can be approved separately after plat approval. In the unlikely case that changes to the plat are needed due to the tree preservation requirements, the applicant may apply for a replat.

Public Works / Infrastructure Requirements (Technical Specifications)

The plat meets infrastructure requirements.

This phase includes some offsite drainage and sanitary sewer improvements. Those easements should be filed with the county and the filing information shown on the executed copy of the plat provided to the city for filing.

Lot 18, Block W has some floodplain encroachment. The developer intends to submit a LOMR-F to FEMA. Once the LOMR-F is approved by the city and FEMA, they will submit an amended

plat for this lot referencing the applicable LOMR-F. Staff have no objection to this approach. If a building permit application is submitted for this lot prior to the LOMR-F approval, the builder will have to apply for a floodplain development permit (this is standard procedure for the City of Crowley).

The plat otherwise conforms to the subdivision regulations.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. You are not required to use any of these motions. **If the motion is to deny, you should list the specific reasons for the denial.** When the applicant resubmits the plat application, they will provide a response documenting how they have resolved the reasons for denial.

Approval: I make a motion to approve Case PLT-2025-001

Approval with Conditions: I make a motion to approve Case PLT-2025-001 with the following conditions [list conditions].

Deny: I make a motion to deny Case PLT-2025-001 because [list specific reason(s) for non-approval].

Recommendation:

Based on the above analysis, staff recommends approval.

- The plat will not be filed until the project has an approved tree preservation and tree removal plan.
- Offsite easements should be filed and recording information added to the plat prior to filing the plat.

Financial Information:

Attachments:

1. excerpt from Hunters Ridge - Preliminary Plat 2019-05-30
2. Future phasing (excerpt from plans)
3. PLT-2025-001, 002 aerial
4. PLT-2025-001, 002 FLUP
5. PLT-2025-001, 002 ZONING
6. 2025-04-02-HUNTERS RIDGE PH3 PLAT
7. PLT-2025-001 application_redacted

PROPOSED HUNTERS RIDGE
ZONING: E

PROPOSED HUNTERS RIDGE
ZONING: A-5



GRAPHIC SCALE 1"=200'
0 200 400 600

N CROWLEY ROAD

McPHERSON BLVD

CITY OF FORT WORTH S 89 53'17"E 2527.85' S 45 14'15"E 120.94'

CITY OF CROWLEY

PHASE VI
ZONING: RC

33.0 ACRES
COMMERCIAL

PHASE VI
PHASE II

27.5 ACRES
PARK DEDICATION

Already
constructed

PROPOSED
HUNTERS RIDGE
ZONING: A-5

R=5049.50'
A=2184.32'
Delta=24 47'06"
CB S 12 58'46"E
CH=2167.32'

Phase 4A

Phase 3

LOT 1, BLOCK 1
H.F. STEVENS ADDITION
CAB. A, S.L. 1601 P.R.T.C.T.
ZONING: SF-7.2

ZONING: GC

ZONING: MH

ZONING: SF-7.2

ZONING: PD

ZONING: SF-7.2

ZONING: PD

ZONING: SF-7.2

ZONING: AG

PRELIMINARY
PLAT INDEX

OF
HUNTERS RIDGE,
PHASES I, II, III, IV, V, & VI
BEING
991 RESIDENTIAL LOTS,
2 COMMERCIAL LOT AND
20 OPEN SPACE LOTS
348.27 ACRES
ZONING: SF-7.2, RC

SITUATED IN THE
H. WALKER SURVEY, ABSTRACT NO. 1622
H. LANE SURVEY ABSTRACT NO. 927, AND THE
J. JENNINGS SURVEY, ABSTRACT NO. 875
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
MAY, 2019

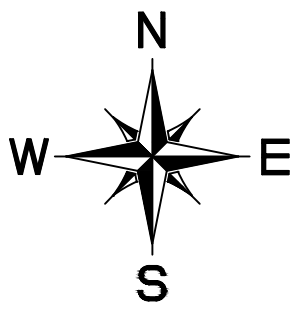
OWNER:
B.N. DEVELOPMENT
COMPANY, INC
275 Main Street
Suite 211
Edwards, Colorado 81632
(970) 926-2913

ENGINEER/SURVEYOR:
GOODWIN &
MARSHALL &
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
Fax (817) 329-4453
TBPE Firm No. F-2944

General Notes

General:

1. ALL IMPROVEMENTS SHALL COMPLY WITH THESE PLANS, CITY OF CROWLEY REGULATIONS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL CALL 1-800-DIG-TESS (344-8377). IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE REQUIREMENTS OF THE TEXAS ONE CALL NOTIFICATION PROGRAM. THIS NOTICE SHALL BE GIVEN AT LEAST 48 HOURS, BUT NOT MORE THAN 120 HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, IN ADVANCE OF THE COMMENCEMENT OF ANY EXCAVATION OR DEMOLITION WORK.
3. CAUTION!!! ALL EXISTING UTILITIES ARE PLOTTED FROM INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AT THE TIME OF THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL EXISTING UTILITIES THAT MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FIELD VERIFY THEIR LOCATION. THE ENGINEER ASSUMES NO LIABILITY FOR DAMAGES TO EXISTING UTILITY NOT SHOWN ON THE PLANS, OR DAMAGES RESULTING FROM DISCREPANCIES BETWEEN THE LOCATION OF UTILITIES SHOWN IN THE PLANS, AND THEIR ACTUAL LOCATION.
4. THE CONTRACTOR IS REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE TO THE OWNER PRIOR TO EXECUTION OF ANY WORK.
5. DEDICATED ACCESS TO THE SITE, AND LOCATION OF MATERIALS AND EQUIPMENT STORAGE AREAS WILL BE ESTABLISHED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PERMANENTLY RESTORE ALL DISTURBED AREAS TO AN EQUAL OR BETTER CONDITION THAN THE EXISTING ESTABLISHED GROUND COVER. THE CONTRACTOR SHALL ALSO PROVIDE EROSION CONTROL FOR ALL DISTURBED AREA AS SET FORTH IN THE PLANS.
7. THE CONTRACTOR SHALL VERIFY ALIGNMENT AND GRADE OF PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES AND /OR CONFLICTS THAT ARE DISCOVERED SHALL BE REPORTED TO THE OWNER FAR ENOUGH IN ADVANCE TO MAKE ANDY REQUIRED ADJUSTMENTS TO THE DESIGN.
8. ALL WORK IS SUBJECT TO FINAL INSPECTION BY THE OWNER, OWNER'S ENGINEER, AND THE CITY OF CROWLEY.
9. ALL EXCAVATING / TRENCHING OPERATIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH OSHA REQUIREMENTS AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
10. ALL LAB TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL TCEQ TESTING WILL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR YET PERFORMED BY THE CITY OF CROWLEY STAFF.



CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THEREO RESULTING FROM THE WORK. THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

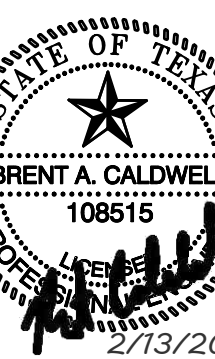
BENCH MARK ELEVATION : 747.80
CUT 'X' TOP OF INLET ON EAST SIDE OF NORTH CROWLEY RD, APPROXIMATELY 880 FEET SOUTH OF THE NORTHWEST CORNER OF H.F. STEVENS MIDDLE SCHOOL AND THE MOST EASTERLY SOUTHWEST CORNER OF HUNTERS RIDGE PH. 1

NO.	REVISION DATE
1	
2	
3	
4	
5	
6	
7	
8	

BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTH LAKE, TX 76082
(817) 416-1672

HUNTERS RIDGE
PHASE 3
CROWLEY, TEXAS

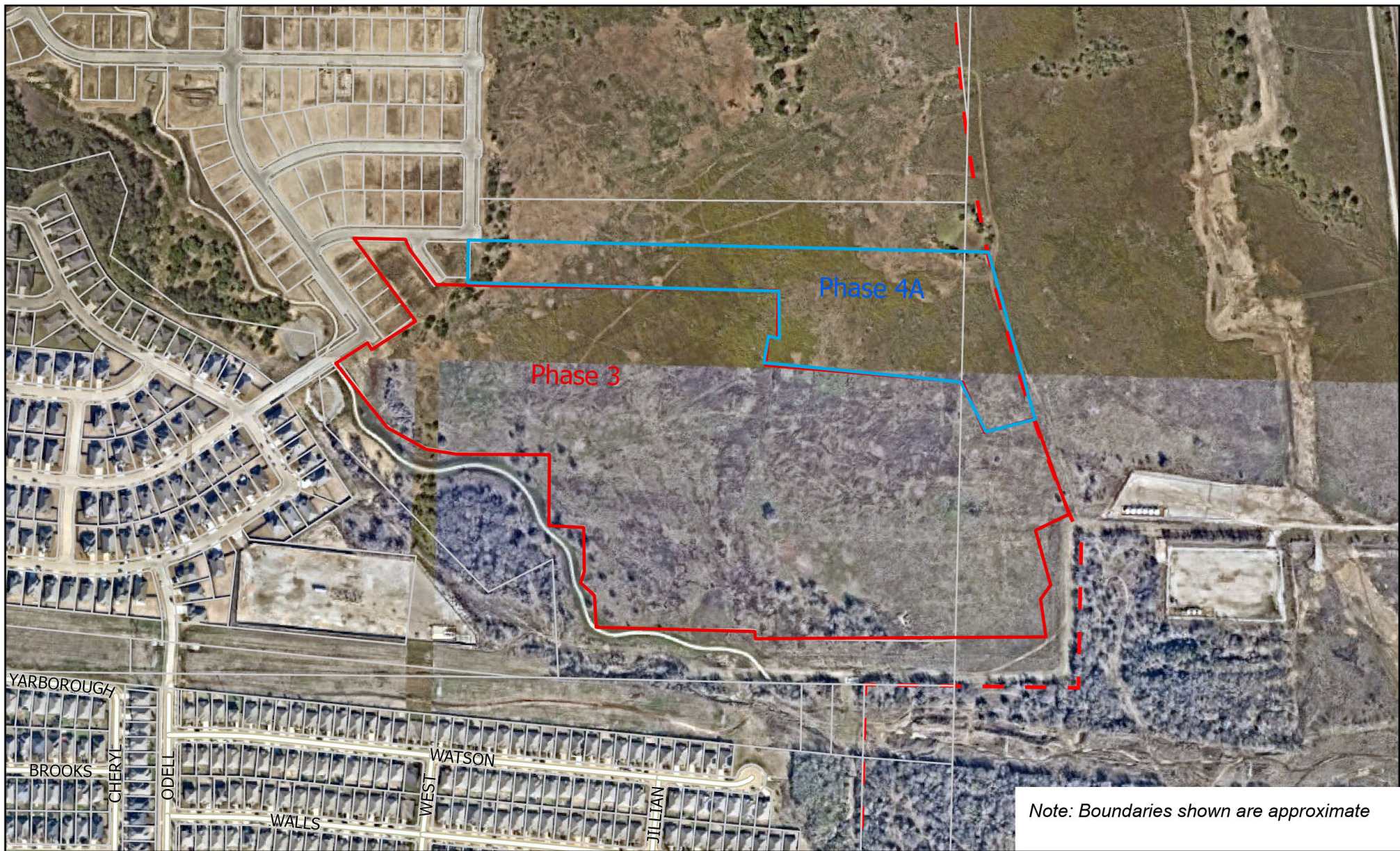
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # E-2944 | TdSurv Firm # 10021700



JOB NO. :	10805
DATE :	9/6/24
DSGN/DRFT:	SAM/IM
REVIEW :	BAC

5 of 64

GENERAL NOTES



4/8/2025

PLT-2025-001 & PLT-2025-002
Hunters Ridge phases 3 and 4A

0 450 900 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.



PLT-2025-001 & PLT-2025-002
Hunters Ridge phases 3 and 4A
FUTURE LAND USE



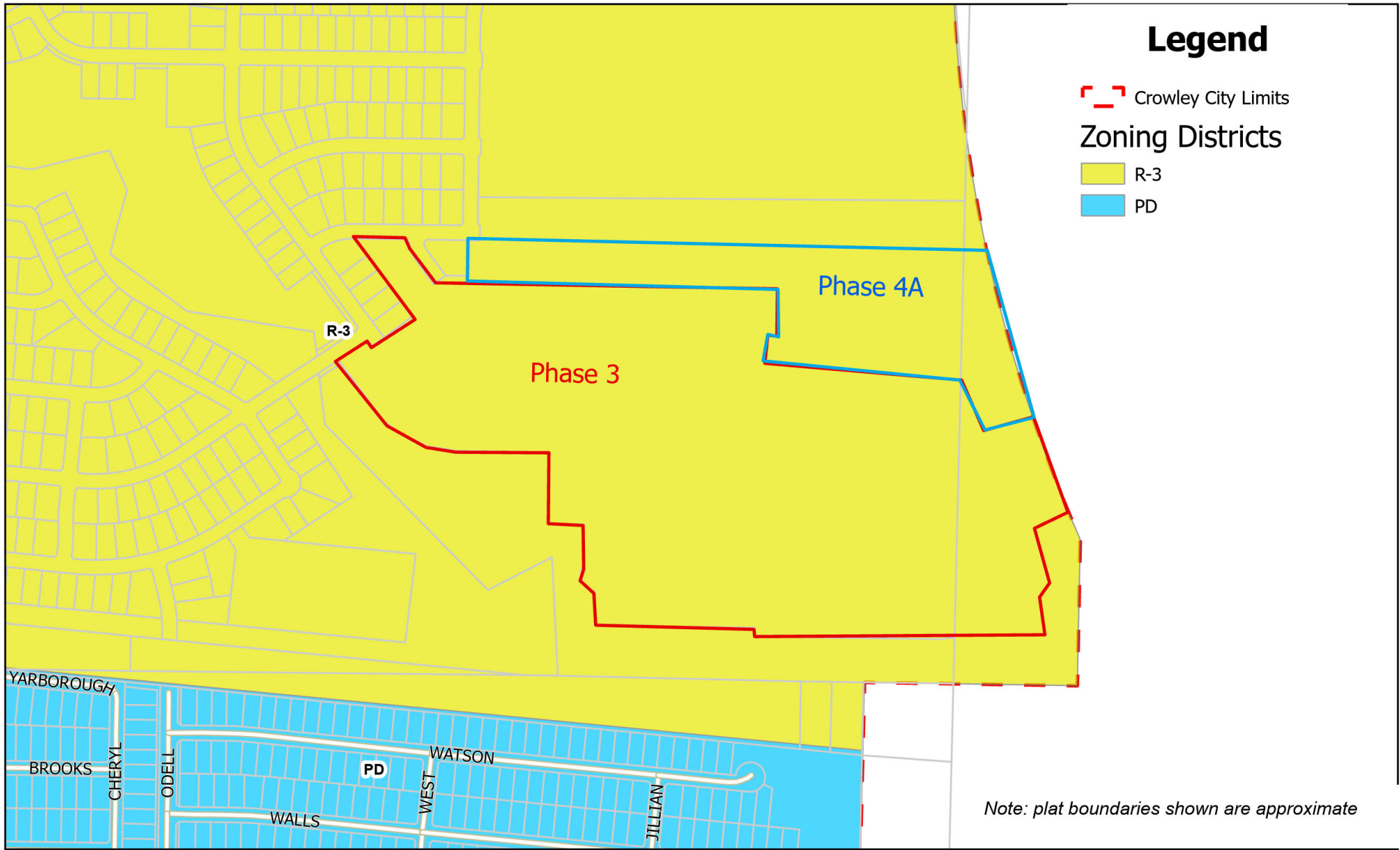
4/8/2025

0 450 900 Feet



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PLT-2025-001 & PLT-2025-002
Hunters Ridge phases 3 and 4A
ZONING



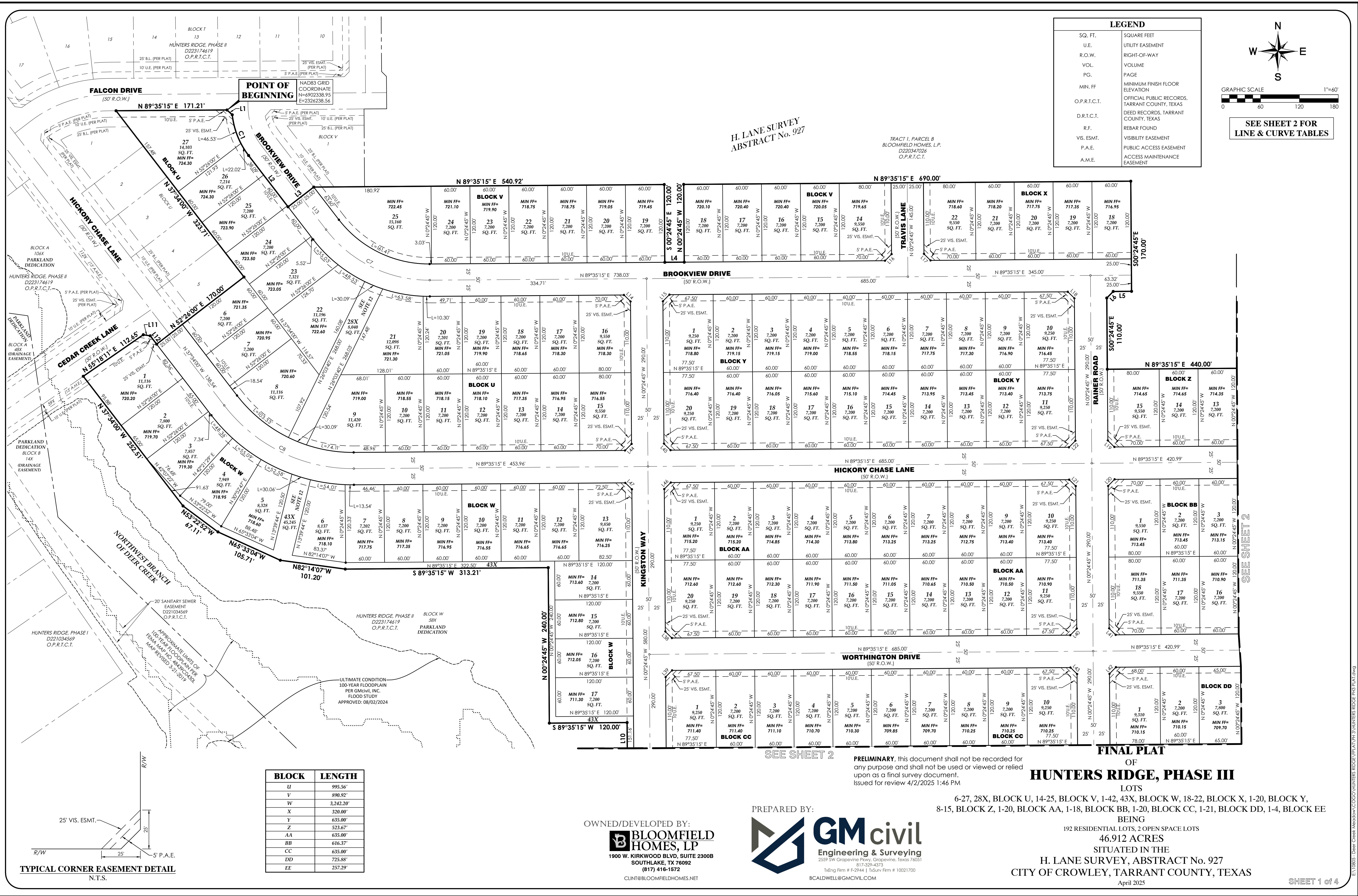
4/8/2025

0 450 900 Feet

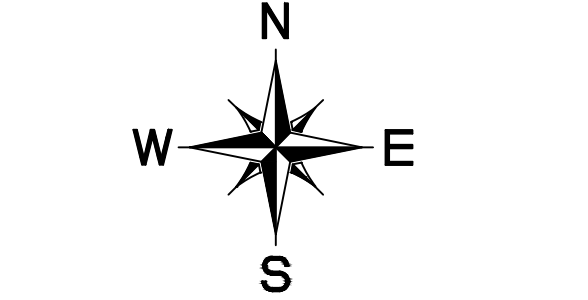


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LEGEND	
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
MIN. FF.	MINIMUM FINISH FLOOR ELEVATION
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
R.F.M.	REBAR FOUND
VIS. ESMT.	VISIBILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
A.M.E.	ACCESS MAINTENANCE EASEMENT



SEE SHEET 2 FOR
LINE & CURVE TABLES

BLOCK	LENGTH
U	995.56'
V	890.92'
W	3,242.20'
X	320.00'
Y	635.00'
Z	523.67'
AA	635.00'
BB	616.37'
CC	635.00'
DD	725.88'
EE	257.29'

TYPICAL CORNER EASEMENT DETAIL
N.T.S.

OWNED/DEVELOPED BY:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTH LAKE, TX 76092
(817) 416-1572
CLINT@BLOOMFIELDHOMES.NET

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76031
817-329-4373
TbEng Firm # F-2944 | Tbsurv Firm # 10021700
BCALDWELL@GMCIVIL.COM

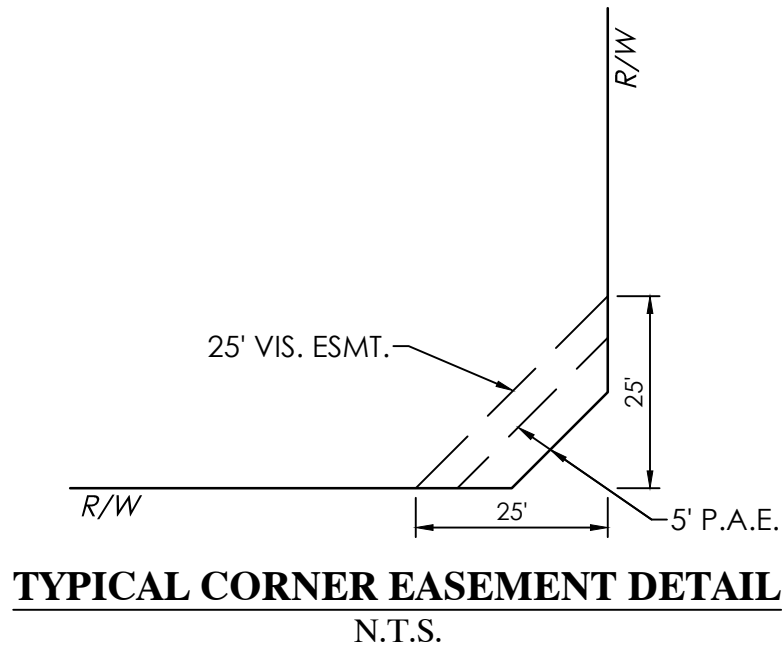
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 4/2/2025 1:46 PM

FINAL PLAT OF HUNTERS RIDGE, PHASE III LOTS

6-27, 28X, BLOCK U, 14-25, BLOCK V, 1-42, 43X, BLOCK W, 18-22, BLOCK X, 1-20, BLOCK Y, 8-15, BLOCK Z, 1-20, BLOCK AA, 1-18, BLOCK BB, 1-20, BLOCK CC, 1-21, BLOCK DD, 1-4, BLOCK EE
BEING

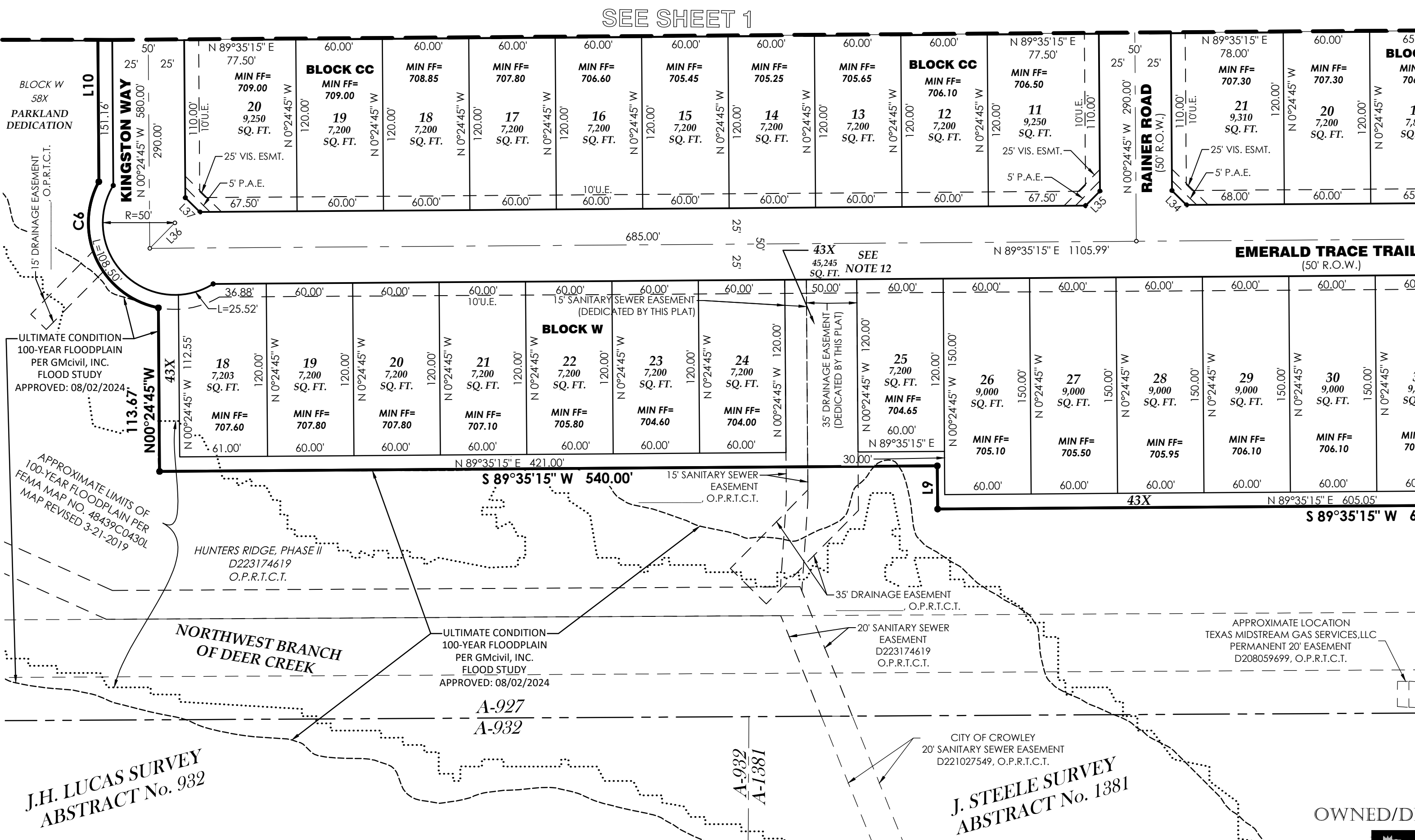
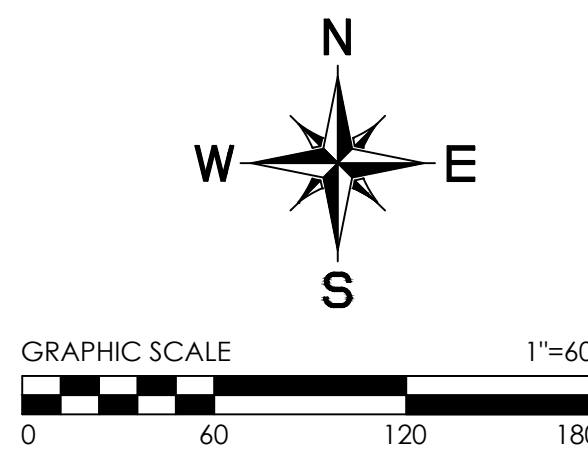
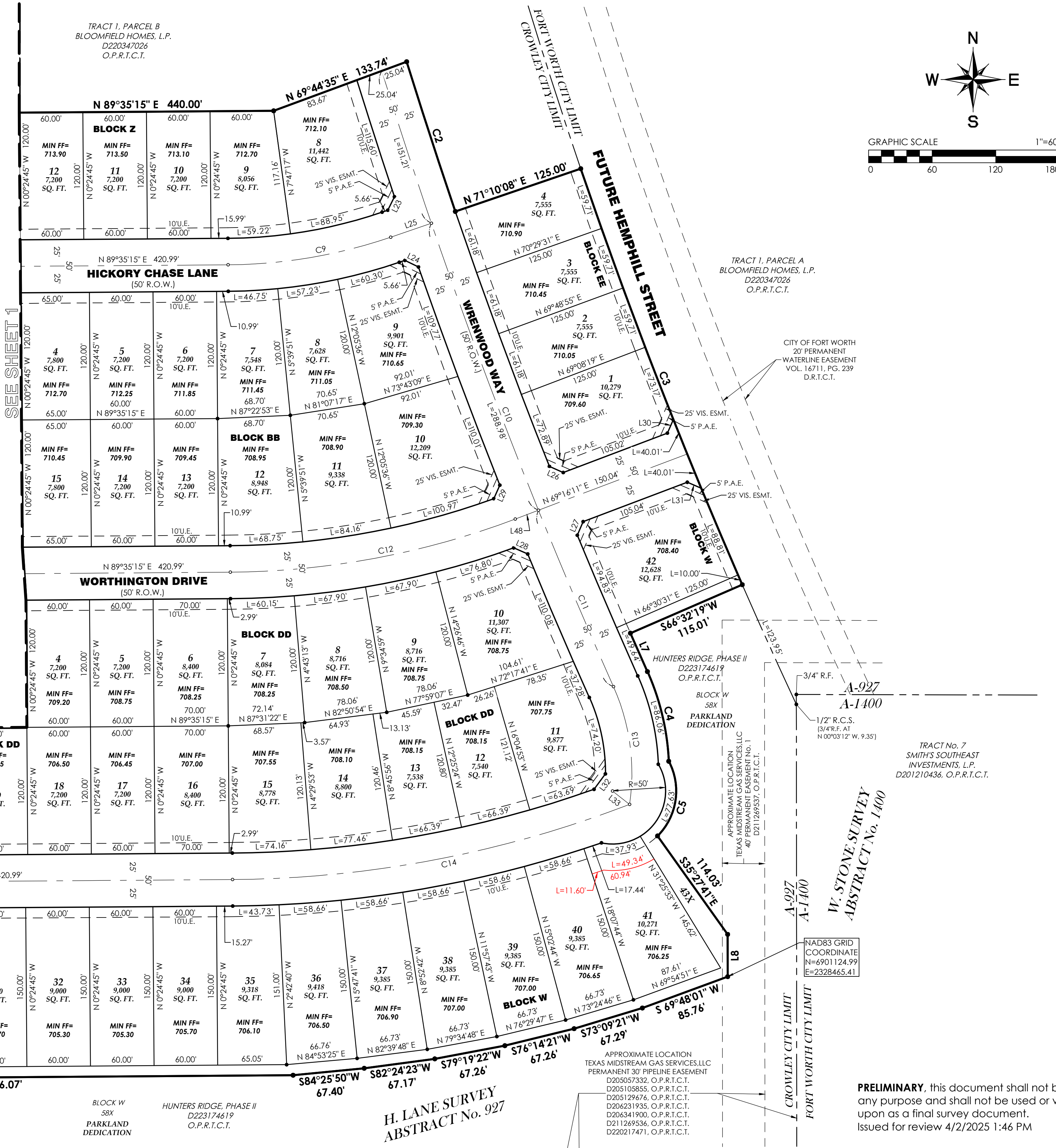
192 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS
46.912 ACRES
SITUATED IN THE
H. LANE SURVEY, ABSTRACT No. 927
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
April 2025

LEGEND	
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
MIN. FF.	MINIMUM FINISH FLOOR ELEVATION
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
R.F.	REBAR FOUND
VIS. ESMT.	VISIBILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
A.M.E.	ACCESS MAINTENANCE EASEMENT



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S47°25'05"E	10.97'	L13	S37°34'00"E	63.60'	L25	N71°07'57"E	40.60'	L37	N45°24'45"W	14.14'
L2	S37°34'00"E	100.00'	L14	S45°24'45"W	14.14'	L26	S66°13'36"E	14.26'	L38	S45°24'45"W	14.14'
L3	N52°26'00"E	50.00'	L15	N44°35'15"E	14.14'	L27	S23°26'26"W	13.94'	L39	N44°35'15"E	14.14'
L4	N89°35'15"E	30.00'	L16	S44°35'15"W	14.14'	L28	S66°20'32"E	14.40'	L40	N44°35'15"E	14.14'
L5	S89°35'15"W	28.32'	L17	N45°24'45"W	14.14'	L29	N24°03'14"E	13.96'	L41	S45°24'45"E	14.14'
L6	S44°35'15"W	14.14'	L18	S45°24'45"E	14.14'	L30	N23°45'41"E	14.02'	L42	N44°35'15"E	14.14'
L7	S23°50'07"E	39.62'	L19	N45°24'45"W	14.14'	L31	N66°34'42"W	14.36'	L43	S45°24'45"E	14.14'
L8	S00°03'12"E	39.88'	L20	S44°35'15"W	14.14'	L32	S36°22'22"W	18.06'	L44	S44°35'15"W	14.14'
L9	N00°24'45"W	30.00'	L21	N45°24'45"W	14.14'	L33	S51°53'54"E	20.45'	L45	N45°24'45"W	14.14'
L10	N00°24'45"W	138.45'	L22	S44°35'15"W	14.14'	L34	N45°24'45"W	14.14'	L46	S44°35'15"W	14.14'
L11	S81°07'55"E	10.87'	L23	S26°17'48"W	14.18'	L35	S44°35'15"W	14.14'	L47	N45°24'45"W	14.14'
L12	S37°34'00"E	16.16'	L24	N64°01'54"W	14.18'	L36	S44°35'15"W	24.75'	L48	N69°16'11"E	23.44'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	125.00'	68.56'	31°25'25"	S21°51'18"E	67.70'
C2	5179.50'	148.54'	1°38'35"	S18°00'34"E	148.54'
C3	5054.50'	421.12'	4°46'25"	S21°13'05"E	420.99'
C4	235.00'	87.45'	21°19'13"	S13°22'33"E	86.94'
C5	60.00'	76.29'	72°50'52"	S08°31'14"W	71.25'
C6	60.00'	112.71'	107°37'59"	N25°16'26"W	96.86'
C7	200.00'	184.47'	52°50'44"	S43°59'22"E	178.00'
C8	250.00'	230.58'	52°50'44"	S43°59'22"E	222.50'
C9	485.00'	156.22'	18°27'18"	N80°21'36"E	155.55'
C10	5204.50'	440.19'	4°50'46"	S19°37'32"E	440.06'
C11	5204.50'	180.93'	1°59'31"	S23°02'41"E	180.92'
C12	775.00'	274.83'	20°19'04"	N79°25'43"E	273.39'
C13	200.00'	113.59'	32°32'26"	S07°46'13"E	112.07'
C14	1065.00'	383.27'	20°37'11"	S79°16'40"W	381.21'



J.H. LUCAS SURVEY
ABSTRACT No. 932

J. STEELE SURVEY
ABSTRACT No. 1381

OWNED/DEVELOPED BY:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
CLINT@BLOOMFIELDHOMES.NET

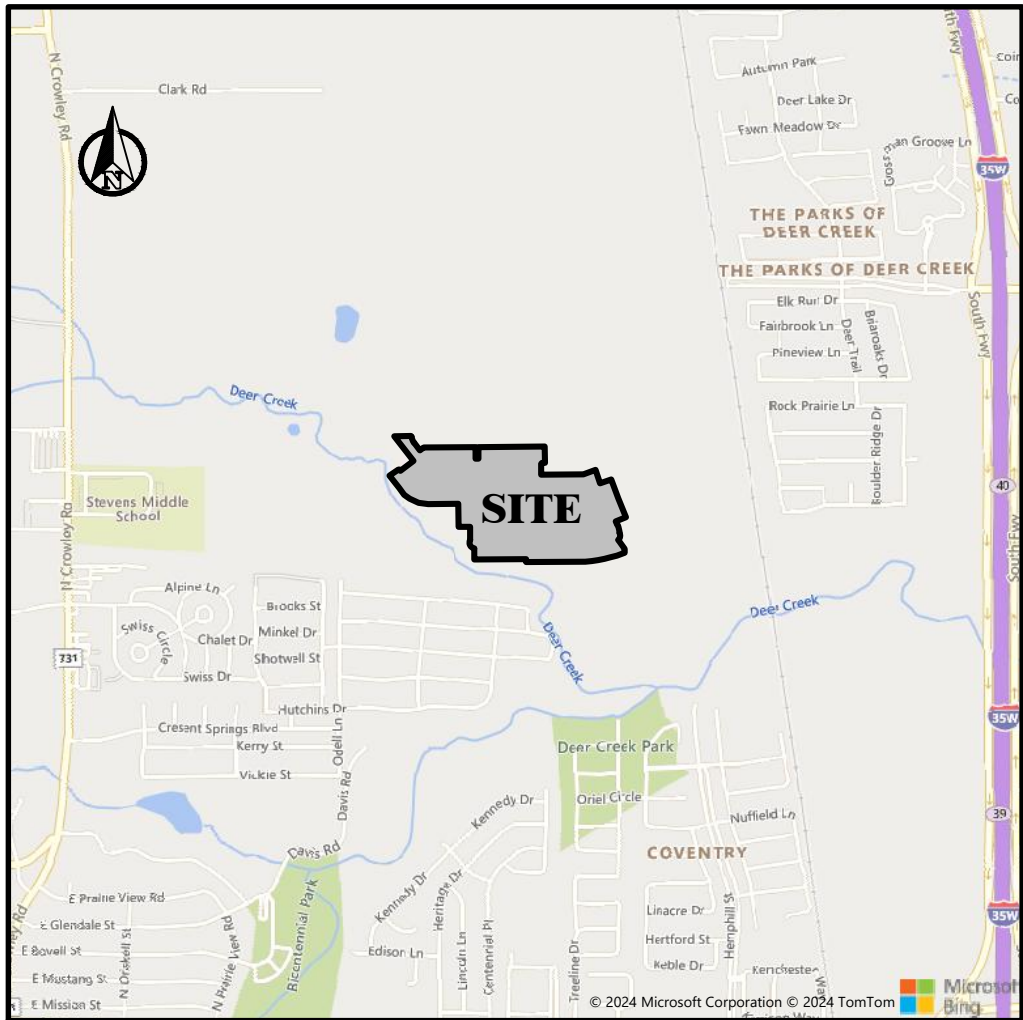
PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxReg Firm # F-2944 | Tdsu Firm # 10021700
BCALDWELL@GMCIVIL.COM

FINAL PLAT OF HUNTERS RIDGE, PHASE III

LOTS
6-27, 28X, BLOCK U, 14-25, BLOCK V, 1-42, 43X, BLOCK W, 18-22, BLOCK X, 1-20, BLOCK Y,
8-15, BLOCK Z, 1-20, BLOCK AA, 1-18, BLOCK BB, 1-20, BLOCK CC, 1-21, BLOCK DD, 1-4, BLOCK EE
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Hunters Ridge Parkland Dedication									
Phase	Lots		Total Parkland Dedication Required	Parkland Dedication (Outside 100-YR FEMA Floodplain)		Parkland Dedication (Within 100-YR FEMA Floodplain)		Cummulative Total Parkland Dedication Provided	Cummulative Total Parkland Dedication Surplus
	Per Phase	Cummulative	(Acres)	Gross Area (Acres)	Net Area (Acres)	Gross Area (Acres)	Net Area (Acres)	(Acres)	(Acres)
Phase 1	251	251	3.77	6.48	6.48	9.27	3.09	9.57	5.81
Phase 2	254	505	7.58	13.85	13.85	15.94	5.31	28.73	21.15
Phase 3	192	697	0.00	--	--	--	--	0.00	0.00
Phase 4									
Phase 5									



VICINITY MAP
(1"=2000')

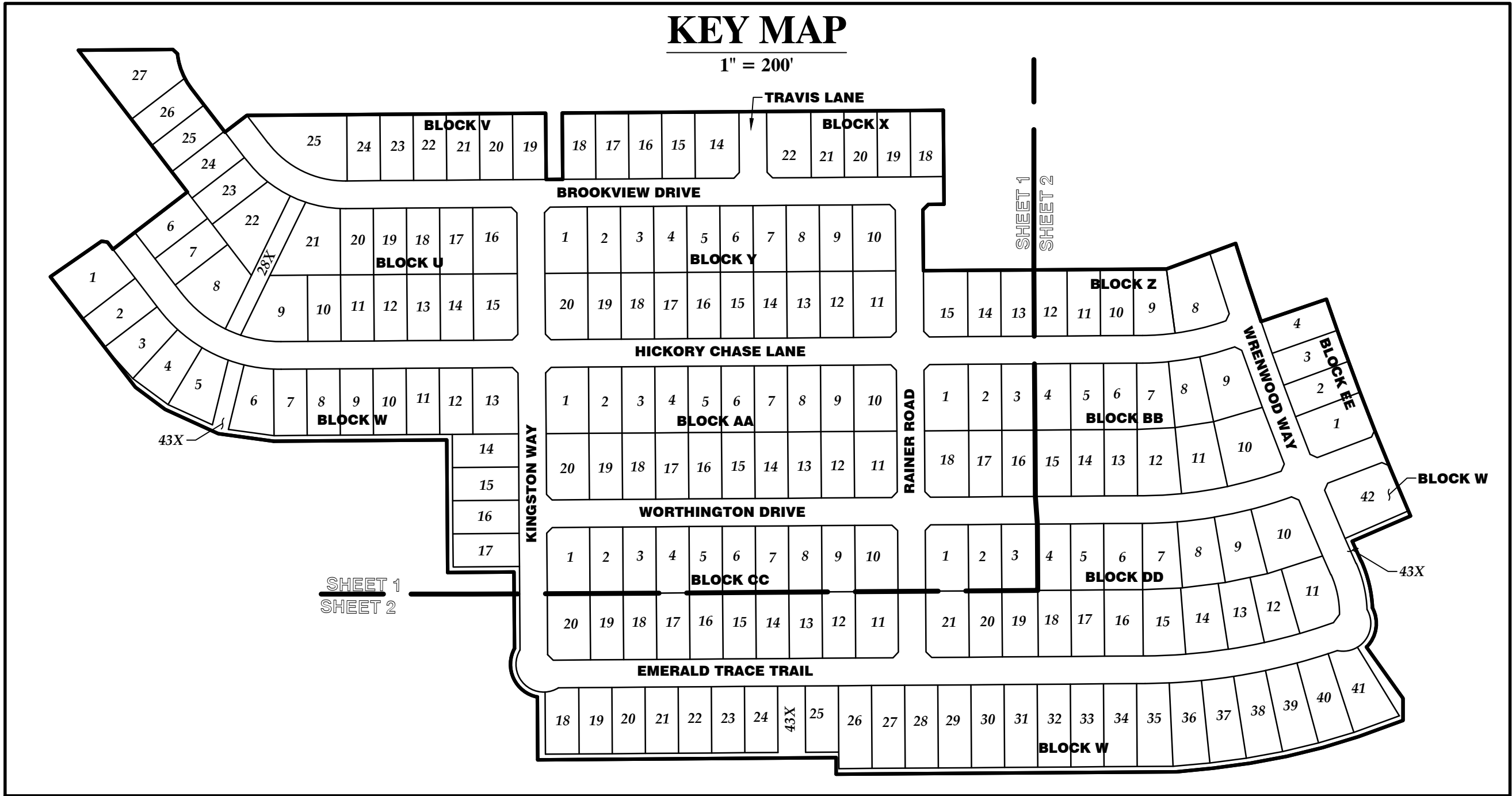
LOT SUMMARY TABLE			
BLOCK/LOT	(SQ. FT.)	AC.	TREE REQ.
U/6	7200	0.165	1
U/7	7200	0.165	1
U/8	11116	0.255	1
U/9	11420	0.262	1
U/10	7200	0.165	1
U/11	7200	0.165	1
U/12	7200	0.165	1
U/13	7200	0.165	1
U/14	7200	0.165	1
U/15	9550	0.219	1
U/16	9550	0.219	1
U/17	7200	0.165	1
U/18	7200	0.165	1
U/19	7200	0.165	1
U/20	7201	0.165	1
U/21	12098	0.278	1
U/22	11196	0.257	1
U/23	7321	0.168	1
U/24	7200	0.165	1
U/25	7200	0.165	1
U/26	7214	0.166	1
U/27	14103	0.324	1
V/14	8550	0.196	1
V/15	7200	0.165	1
V/16	7200	0.165	1
V/17	7200	0.165	1
V/18	7200	0.165	1
V/19	7200	0.165	1
V/20	7200	0.165	1
V/21	7200	0.165	1
V/22	7200	0.165	1
V/23	7200	0.165	1
V/24	7200	0.165	1
V/25	15160	0.348	1
W/1	11116	0.255	1
W/2	7800	0.179	1
W/3	7857	0.180	1
W/4	7949	0.182	1
W/5	8328	0.191	1
W/6	8137	0.187	1
W/7	7202	0.165	1
W/8	7200	0.165	1
W/9	7200	0.165	1
W/10	7200	0.165	1
W/11	7200	0.165	1
W/12	7200	0.165	1
W/13	9850	0.226	1

LOT SUMMARY TABLE			
BLOCK/LOT	(SQ. FT.)	AC.	TREE REQ.
W/14	7200	0.165	1
W/15	7200	0.165	1
W/16	7200	0.165	1
W/17	7200	0.165	1
W/18	7203	0.165	1
W/19	7200	0.165	1
W/20	7200	0.165	1
W/21	7200	0.165	1
W/22	7200	0.165	1
W/23	7200	0.165	1
W/24	7200	0.165	1
W/25	7200	0.165	1
W/26	9000	0.207	1
W/27	9000	0.207	1
W/28	9000	0.207	1
W/29	9000	0.207	1
W/30	9000	0.207	1
W/31	9000	0.207	1
W/32	9000	0.207	1
W/33	9000	0.207	1
W/34	9000	0.207	1
W/35	9318	0.214	1
W/36	9418	0.216	1
W/37	9385	0.215	1
W/38	9385	0.215	1
W/39	9385	0.215	1
W/40	9385	0.215	1
W/41	10271	0.236	1
W/42	12268	0.282	1
X/18	7200	0.165	1
X/19	7200	0.165	1
X/20	7200	0.165	1
X/21	7200	0.165	1
X/22	9550	0.219	1
Y/1	9250	0.212	1
Y/2	7200	0.165	1
Y/3	7200	0.165	1
Y/4	7200	0.165	1
Y/5	7200	0.165	1
Y/6	7200	0.165	1
Y/7	7200	0.165	1
Y/8	7200	0.165	1
Y/9	7200	0.165	1
Y/10	9250	0.212	1
Y/11	9250	0.212	1
Y/12	7200	0.165	1
Y/13	7200	0.165	1

LOT SUMMARY TABLE			
BLOCK/LOT	(SQ. FT.)	AC.	TREE REQ.
Y/14	7200	0.165	1
Y/15	7200	0.165	1
Y/16	7200	0.165	1
Y/17	7200	0.165	1
Y/18	7200	0.165	1
Y/19	7200	0.165	1
Y/20	9250	0.212	1
Z/8	11442	0.263	1
Z/9	8056	0.185	1
Z/10	7200	0.165	1
Z/11	7200	0.165	1
Z/12	7200	0.165	1
Z/13	7200	0.165	1
Z-14	7200	0.165	1
Z/15	9550	0.219	1
AA/1	9250	0.212	1
AA/2	7200	0.165	1
AA/3	7200	0.165	1
AA/4	7200	0.165	1
AA/5	7200	0.165	1
AA/6	7200	0.165	1
AA/7	7200	0.165	1
AA/8	7200	0.165	1
AA/9	7200	0.165	1
AA/10	9250	0.212	1
AA/11	9250	0.212	1
AA/12	7200	0.165	1
AA/13	7200	0.165	1
AA/14	7200	0.165	1
AA/15	7200	0.165	1
AA/16	7200	0.165	1
AA/17	7200	0.165	1
AA/18	7200	0.165	1
AA/19	7200	0.165	1
AA/20	9250	0.212	1
BB/1	9550	0.219	1
BB/2	7200	0.165	1
BB/3	7200	0.165	1
BB/4	7800	0.179	1
BB/5	7200	0.165	1
BB/6	7200	0.165	1
BB/7	7548	0.173	1
BB/8	7628	0.175	1
BB/9	9901	0.227	1
BB/10	12209	0.280	1
BB/11	9338	0.214	1
BB/12	8948	0.205	1

LOT SUMMARY TABLE			
BLOCK/LOT	(SQ. FT.)	AC.	TREE REQ.
BB/13	7200	0.165	1
BB/14	7200	0.165	1
BB/15	7800	0.179	1
BB/16	7200	0.165	1
BB/17	7200	0.165	1
BB/18	9550	0.219	1
CC/1	9250	0.212	1
CC/2	7200	0.165	1
CC/3	7200	0.165	1
CC/4	7200	0.165	1
CC/5	7200	0.165	1
CC/6	7200	0.165	1
CC/7	7200	0.165	1
CC/8	7200	0.165	1
CC/9	9250	0.212	1
CC/10	7200	0.165	1
CC/11	9250	0.212	1
CC/12	7200	0.165	1
CC/13	7200	0.165	1
CC/14	7200	0.165	1
CC/15	7200	0.165	1
CC/16	7200	0.165	1
CC/17	7200	0.165	1
CC/18	7200	0.165	1
CC/19	7200	0.165	1
CC/20	9250	0.212	1
DD/1	9310	0.214	1
DD/2	7200	0.165	1
DD/3	7800	0.179	1
DD/4	7200	0.165	1
DD/5	7200	0.165	1
DD/6	8400	0.193	1
DD/7	8084	0.186	1
DD/8	8716	0.200	1
DD/9	8716	0.200	1
DD/10	11307	0.260	1
DD/11	9877	0.227	1
DD/12	7540	0.173	1
DD/13	7538	0.173	1
DD/14	8800	0.202	1
DD/15	8778	0.202	1
DD/16	8400	0.193	1
DD/17	7200	0.165	1
DD/18	7200	0.165	1
DD/19	7200	0.165	1
DD/20	7200	0.165	1
DD/21	9310	0.214	1

LOT SUMMARY TABLE			
BLOCK/LOT	(SQ. FT.)	AC.	TREE REQ.
EE/1	10279	0.236	1
EE/2	7255	0.167	1
EE/3	7255	0.167	1
EE/4	7255	0.167	1



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FINAL PLAT
OF
HUNTERS RIDGE, PHASE III
LOTS

6-27, 28X, BLOCK U, 14-25, BLOCK V, 1-42, 43X, BLOCK W, 18-22, BLOCK X, 1-20, BLOCK Y,
8-15, BLOCK Z, 1-20, BLOCK AA, 1-18, BLOCK BB, 1-20, BLOCK CC, 1-21, BLOCK DD, 1-4, BLOCK EE
BEING

192 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS

46.912 ACRES

SITUATED IN THE

H. LANE SURVEY, ABSTRACT No. 927

CITY OF CROWLEY, TARRANT COUNTY, TEXAS

April 2025

OWNED/DEVELOPED BY:

B BLOOMFIELD
HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
CLINT@BLOOMFIELDHOMES.NET

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS BLOOMFIELD HOMES, L.P., a Texas limited partnership is the owner of a tract of land situated in the H. Lane Survey, Abstract No. 927, City of Crowley, Tarrant County, Texas, being a portion of Tract 1, Parcel B as described in deed recorded in D220347026, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped GMCIVIL set [hereafter referred to as 1/2" rebar capped set] at the intersection of the south line of Falcon Drive (50' R.O.W) and the westerly line of Brookview Drive (50' R.O.W., said intersection per D223174619, OPRTCT);

THENCE along the westerly line of said Brookview Drive, as follows:

South 47 degrees 25 minutes 05 seconds East, a distance of 10.97 feet to a 1/2" rebar capped set at the beginning of a non-tangent curve to the left, having a radius of 125.00 feet;

Southeasterly, along said curve, having a central angle of 31 degrees 25 minutes 25 seconds, an arc distance of 68.56 feet, and a chord that bears South 21 degrees 51 minutes 18 seconds East, 67.70 feet to a 1/2" rebar capped set at the end of said curve;

South 37 degrees 34 minutes 00 seconds East, tangent to said curve, a distance of 100.00 feet to a 1/2" rebar capped set at the southwest corner of said Brookview Drive;

THENCE North 52 degrees 26 minutes 00 seconds East, along the south line of said Brookview Drive, a distance of 50.00 feet to a 1/2" rebar capped set at the southeast corner of said Brookview Drive and the southwest corner of Lot 1, Block V of Hunters Ridge, Phase II, an addition to the City of Crowley, Tarrant County, Texas as recorded in D223174619, OPRTCT;

THENCE North 89 degrees 35 minutes 15 seconds East, at a distance of 78.42 feet passing the southeast corner of said Lot 1, Block V, thereafter across said Bloomfield Homes Tract 1, Parcel B, continuing a total distance of 540.92 feet to a 1/2" rebar capped set;

THENCE across said Bloomfield Homes Tract 1, Parcel B, as follows:

South 00 degrees 24 minutes 45 seconds East, a distance of 120.00 feet to a 1/2" rebar capped set;

North 89 degrees 35 minutes 15 seconds East, a distance of 30.00 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 120.00 feet to a 1/2" rebar capped set;

North 89 degrees 35 minutes 15 seconds East, a distance of 690.00 feet to a 1/2" rebar capped set;

South 00 degrees 24 minutes 45 seconds East, a distance of 170.00 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 28.32 feet to a 1/2" rebar capped set;

South 44 degrees 35 minutes 15 seconds West, a distance of 14.14 feet to a 1/2" rebar capped set;

South 00 degrees 24 minutes 45 seconds East, a distance of 110.00 feet to a 1/2" rebar capped set;

North 89 degrees 35 minutes 15 seconds East, a distance of 440.00 feet to a 1/2" rebar capped set;

North 69 degrees 44 minutes 35 seconds East, a distance of 133.74 feet to a 1/2" rebar capped set at the beginning of a non-tangent curve to the left, having a radius of 5179.50 feet;

Southeasterly, along said curve, having a central angle of 01 degrees 38 minutes 35 seconds, an arc distance of 148.54 feet, and a chord that bears South 18 degrees 00 minutes 34 seconds East, 148.54 feet to a 1/2" rebar capped set at the end of said curve;

North 71 degrees 10 minutes 08 seconds East, non-tangent to said curve, a distance of 125.00 feet to a 1/2" rebar capped set in the east line of said Bloomfield Homes Tract 1, Parcel B and a west line of Tract 1, Parcel A as described in said Bloomfield Homes deed, said point lying in a curve to the left, having a radius of 5054.50 feet;

THENCE Southeasterly, along a line common to said Bloomfield Homes Tract 1, Parcel A and Tract 1, Parcel B, and along said curve, having central angle of 04 degrees 46 minutes 25 seconds, an arc distance of 421.12 feet, and a chord that bears South 21 degrees 13 minutes 05 seconds East, 420.99 feet to a 1/2" rebar capped set at a corner of Lot 58X, Block W of said Hunters Ridge, Phase II., from which a 1/2" rebar capped Goodwin & Marshall found bears a chord of South 24 degrees 18 minutes 26 seconds East, 123.95 feet;

THENCE departing the west line of said Bloomfield Homes Tract 1, Parcel A, along the north line of said Lot 58X, Block W of said Hunters Ridge, Phase II, as follows:

South 66 degrees 32 minutes 19 seconds West, non-tangent to said curve, a distance of 115.01 feet to a 1/2" rebar capped set;

South 23 degrees 50 minutes 07 seconds East, a distance of 39.62 feet to a 1/2" rebar capped set at the beginning of a non-tangent curve to the right, having a radius of 235.00 feet;

Southeasterly, along said curve, having a central angle of 21 degrees 19 minutes 13 seconds, an arc distance of 87.45 feet, and a chord that bears South 13 degrees 22 minutes 33 seconds East, 86.94 feet to a 1/2" rebar capped set at beginning of a non-compound curve to the right, having a radius of 60.00 feet;

Southwesterly, along said curve, having a central angle of 72 degrees 50 minutes 52 seconds, an arc distance of 76.29 feet, and a chord that bears South 08 degrees 31 minutes 14 seconds West, 71.25 feet to a 1/2" rebar capped set at the end of said curve;

South 35 degrees 27 minutes 41 seconds East, non-tangent to said curve, a distance of 114.03 feet to a 1/2" rebar capped set;

South 00 degrees 03 minutes 12 seconds East, a distance of 39.88 feet to a 1/2" rebar capped set;

South 69 degrees 48 minutes 01 second West, a distance of 85.76 feet to a 1/2" rebar capped set;

South 73 degrees 09 minutes 21 seconds West, a distance of 67.29 feet to a 1/2" rebar capped set;
South 76 degrees 14 minutes 21 seconds West, a distance of 67.26 feet to a 1/2" rebar capped set;

South 79 degrees 19 minutes 22 seconds West, a distance of 67.26 feet to a 1/2" rebar capped set;

South 82 degrees 24 minutes 23 seconds West, a distance of 67.17 feet to a 1/2" rebar capped set;

South 84 degrees 25 minutes 50 seconds West, a distance of 67.40 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 616.07 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 30.00 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 540.00 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 113.67 feet to the beginning of a non-tangent curve to the right, having a radius of 60.00 feet;

Northwesterly, along said curve, having a central angle of 107 degrees 37 minutes 59 seconds, an arc distance of 112.71 feet, and a chord that bears North 25 degrees 16 minutes 26 seconds West, 96.86 feet to a 1/2" rebar capped set at the end of said curve;

North 00 degrees 24 minutes 45 seconds West, non-tangent to said curve, a distance of 138.45 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 120.00 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 240.00 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 313.21 feet to a 1/2" rebar capped set;

North 82 degrees 14 minutes 07 seconds West, a distance of 101.20 feet to a 1/2" rebar capped set;

North 65 degrees 33 minutes 04 seconds West, a distance of 105.71 feet to a 1/2" rebar capped set;

North 53 degrees 22 minutes 52 seconds West, a distance of 67.11 feet to a 1/2" rebar capped set;

North 37 degrees 34 minutes 00 seconds West, at a distance of 237.49 feet passing the most easterly corner of Lot 59X, Block W of said Hunters Ridge, Phase II, continuing a total distance of 252.51 feet to a 1/2" rebar capped set in the southeasterly line of Cedar Creek Lane (50' R.O.W. per D223174619, OPRTCT), being the most northerly corner of Lot 59X, Block W;

THENCE North 55 degrees 18 minutes 11 seconds East, along the southeasterly line of said Cedar Creek Lane, a distance of 112.65 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

THENCE South 81 degrees 07 minutes 55 seconds East, along a R.O.W. clip line, a distance of 10.87 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

THENCE South 37 degrees 34 minutes 00 seconds East, the westerly line of Hickory Chase Lane (50' R.O.W. per D223174619, OPRTCT), a distance of 16.16 feet to a 1/2" rebar capped set at the southwest corner of said Hickory Chase Lane;

THENCE North 52 degrees 26 minutes 00 seconds East, along the south line of said Hickory Chase Lane, at a distance of 50.00 feet passing the southeast corner of said Hickory Chase Lane and the most southerly corner of Lot 5, Block U of said Hunters Ridge, Phase II, continuing a total distance of 170.00 feet to a 1/2" rebar capped set at the most easterly corner of said Lot 5, Block U;

THENCE North 37 degrees 34 minutes 00 seconds West, along the easterly line of said Block U, a distance of 323.71 feet to a 1/2" rebar capped set in the south line of said Falcon Drive (50' R.O.W. per D223174619, OPRTCT), being the northeast corner of Lot 1, Block U of said Hunters Ridge, Phase II;

THENCE North 89 degrees 35 minutes 15 seconds East, along the south line of said Hunters Ridge, Phase II, a distance of 171.21 feet to the POINT OF BEGINNING and containing 2,043.481 square feet or 46.912 acres of land.

NOW, THEREFORE, know all men by these presents:

That BLOOMFIELD HOMES, L.P., a Texas limited partnership through the undersigned authority does hereby adopt this plat designating the herein above described property as HUNTERS RIDGE, PHASE III, LOTS 6-27, 28X, BLOCK U, 14-25, BLOCK V, 1-42, 43X, BLOCK W, 18-22, BLOCK X, 1-20, BLOCK Y, 8-15, BLOCK Z, 1-20, BLOCK AA, 1-18, BLOCK BB, 1-20, BLOCK CC, 1-21, BLOCK DD, 1-4, BLOCK EE, 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 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.

Witness our hand this the ____ day of _____, 2025.

Bloomfield Homes, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, General Partner

By: Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said county and state, on this day personally appeared Donald J. Dykstra, 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 purposes and considerations therein and expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR CERTIFICATION

This is to certify that I, Joel S. Barton, 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 that this plat represents the survey made by me.

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.
Issued for review 4/2/2025 1:46 PM

Joel S. Barton
Registered Professional Land Surveyor No. 4914
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
817-329-4373

OWNED/DEVELOPED BY:

BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTH LAKE, TX 76092
(817) 416-1572

CLINT@BLOOMFIELDHOMES.NET

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TdSurv Firm # 10021700
BCALDWELL@GMCIVIL.COM

NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
- All property corners are 1/2" rebars with yellow plastic caps stamped GMCIVIL set, unless otherwise noted.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fine and withholding of utility services and building permits.
- 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 system on any of the easements shown on this plat, and any public utility, including the City of Crowley, shall have the right at all times of 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.
- No building permit shall be issued for any lot in this plat until provision is made for the construction of water, sewer, storm drain, street lights, paving improvements and second means of egress approval is obtained from the City of Crowley.
- All buildings shall be constructed in accordance with building setback requirements of the City of Crowley Comprehensive Zoning Ordinance.
- All required landscaping shall be in accordance with the City of Crowleys Landscaping Ordinance.
- All lots are within the Crowley ISD.
- The zoning districts shown are for reference only and are not intended to create a covenant or restriction.
- A developers agreement is required as part of the final plat process before any development may occur.
- The 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.
- Lot 28X, Block U and Lot 43X, Block W will be privately owned and maintained by the HOA.
- Lots within Residential Zoning District R-3 are required to have one (1) canopy tree per residential lot. Trees selected are to be from the list in Table 106.92-3 within Article 8: Landscaping, Screening, & Open Space, Chapter 106 City of Crowley, Texas Zoning Ordinance.
- The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0430L, map revised March 21, 2019, the property platted hereon appears to lie in ZONE X-NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain), ZONE X SHADED (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and a portion of Lots 18 & 43X, Block W appear to lie in ZONE AE - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (Base Flood Elevations determined).

Variance from the City's maximum block length of 650' within single family zoned developments. The proposed development provides a maximum block length of 800' or the block is broken with open space tracts that provide pedestrian connectivity throughout the development. As noted on Preliminary plat approved by City Council on June 20, 2019.

David Duman, Chairman, Planning and Zoning Commission
City of Crowley, Texas

Date

The undersigned, the city secretary of the City of Crowley, Texas, hereby certifies that the foregoing final plat of Hunters Ridge, Phase III, subdivision or addition to the City of Crowley was submitted the appropriate planning and zoning commission or city council as required by the ordinances of the City of Crowley on the ____ day of _____, 2025, 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 my hand this ____ day of _____, 2025.

Carol Konhauser, City Secretary, City of Crowley, Texas

Date

PHASE III PLAT SUMMARY

TOTAL ACREAGE = 46.912 AC.
ZONED R-3 = 46.912 AC.
TOTAL RESIDENTIAL LOTS = 192
TOTAL NON-RESIDENTIAL LOTS = 2
R-3 LOTS = 192 (MINIMUM DWELLING SIZE = 1,400 S.F.)
GROSS DENSITY = 4.093 LOTS/AC.
MINIMUM LOT SIZE = 7,200 S.F.

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.
Issued for review 4/2/2025 1:46 PM

FINAL PLAT
OF
HUNTERS RIDGE, PHASE III
LOTS

6-27, 28X, BLOCK U, 14-25, BLOCK V, 1-42, 43X, BLOCK W, 18-22, BLOCK X, 1-20, BLOCK Y, 8-15, BLOCK Z, 1-20, BLOCK AA, 1-18, BLOCK BB, 1-20, BLOCK CC, 1-21, BLOCK DD, 1-4, BLOCK EE
BEING

192 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS

46.912 ACRES

SITUATED IN THE

H. LANE SURVEY, ABSTRACT No. 927
CITY OF CROWLEY, TARRANT COUNTY, TEXAS

April 2025

SHEET 4 of 4

EX-10805 - Deer Creek Meadow COCOO HUNTERS RIDGE PLAT PH III HUNTERS RIDGE PH PLAT.dwg



CITY OF CROWLEY
Plat Application
Community Development Department

Case # _____

(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. **Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Incomplete applications will not be processed.**

Select the applicable plat type below:

- | | | |
|---|-------------------------------------|--|
| ☐ Preliminary Plat | ☐ Minor Plat | ☒ Final Plat |
| ☐ Amending Plat | ☐ Replat | ☐ Vacating Plat |

Property Information

Project Name: Hunters Ridge, Phase III

Project Address: N Crowley Rd

Survey/ Abstract, Tract(s): H Lane Survey, Abstract No. 927

Addition, Block, Lots: See Plat

Project Description: Single Family Residential Development

Gross Acreage: 46.912 Zoning District: R-3

Number of Lots Proposed: 192 Residential Lots & 2 Non-Residential Lots

Applicant & Owner Information

Applicant Name: Clint Vincent Company: Bloomfield Homes, LP

Applicant Address: 1900 W Kirkwood Blvd., Suite 2300B City: Southlake State: TX

ZIP Code: 76092 Telephone No: 817-416-1572 Email: _____

Application Status (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

(If applicant is not property owner, please provide property owner information below)

Property Owner: _____

Applicant Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): _____

Bloomfield Homes, L.P., a Texas limited partnership By Bloomfield Properties, Inc., a Texas corporation, its general partner

Name and title of the authorized representative who will sign the agreement: Clint Vincent, Authorized Agent & Attorney in Fact

Company's Address: 1900 W Kirkwood Blvd., Suite 2300B City: Southlake State: TX

ZIP Code: 76092 Telephone No: 817-416-1572 Email: _____

Plat Application (cont.)

Developer: Same as Applicant

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: Brent Caldwell, P.E. / GMcivil

Address: 2559 SW Grapevine Pkwy City: Grapevine State: TX

ZIP Code: 76051 Telephone No: 817-329-4373 Email: _____

Surveyor: Joe Barton, RPLS

Address: 2559 SW Grapevine Pkwy City: Grapevine State: TX

ZIP Code: 76051 Telephone No: 817-329-4373 Email: _____

Land Planner: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Point of Contact (if applicant is not the point of contact)

Name: Brent Caldwell, P.E. / GMcivil

Address: 2559 SW Grapevine Pkwy City: Grapevine State: TX

ZIP Code: 76051 Telephone No: 817-329-4373 Email: _____

Acknowledgement

NOTE: Substantive changes to the application and/or supporting documents will not be accepted between the Planning & Zoning Commission consideration and City Council consideration.

***If the applicant is not the property owner, the property owner must sign the application or submit a notarized letter of authorization.**

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME) PRINTED NAME: <u>Clint Vincent</u> SIGNATURE:  DATE: <u>3-7-20</u> SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT: PRINTED NAME: <u>N/A</u> SIGNATURE _____ DATE: _____ (Letter of authorization required if signature is other than property owner) **The property owner must sign the application or submit a notarized letter of authorization.	<u>For Office Use Only</u> MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
---	--



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: April 14, 2025
Department: Community Development	Agenda Item: III.D.
Subject: Discuss and consider approval of a final plat for Hunters Ridge Phase 4A, an approximately 16-acre tract in the H. Lane Survey, Abstract No. 927 and the J. Jennings Survey, Abstract No. 875, to create 68 residential lots and 1 open space lot, as requested by Bloomfield Homes, LP. Case # PLT-2025-002.	

Background:

Request	final plat to create 68 residential lots
Applicant	Bloomfield Homes
Location	North of Crescent Springs Ranch, east of Crowley Rd, south of McPherson, east of existing Hunters Ridge phases
Surrounding Zoning	R-3 single family residential (within Crowley)
Future Land Use Plan Designation	Low density single family residential
Staff Recommendation	Approve with conditions

This plat is the next phase of the Hunters Ridge subdivision located in the northeast part of the city, north of Crescent Springs Ranch and south of McPherson Blvd. The preliminary plat showed six phases in the Crowley city limits, and the developer has made steady progress developing the lots (see attached excerpt from the preliminary plat; phase VI is the commercial portion).

The property is zoned R-3 (formerly SF-7.2), with a minimum lot size of 7,200 square feet. The required open space was already provided as part of previous phases, so no open space is required for this phase.

As noted on the previous case, the developer will be constructing phases III and IV-A concurrently.

The plat substantively conforms to the preliminary plat. As you'll see on the attached excerpt from the preliminary plat, some lots for this phase were originally planned as part of other phases. However, the lot and street layouts match the approved preliminary plat, so staff considers this plat to conform to the preliminary plat. The developer changed the phasing in order to develop in a more logical way based on how the property drains. Instead of following the original phasing, they are developing from downstream to upstream.

Staff review

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as **Low Density Single Family Residential**.

The Future Land Use Plan classifies this property as Low Density Single Family Residential.

When the comprehensive plan was adopted, this property's zoning district was considered low density single family residential. This development was already underway when the comprehensive plan was adopted. The city adopted a new zoning code two years after the comprehensive plan was adopted, and the new zoning code considers the R-3 zoning district to be medium density residential. But in terms of the comprehensive plan, because the plan specifically designated this area as low density residential because of the expected Hunters Ridge development, staff considers this development to be in compliance with the comprehensive plan. In addition, the property is entitled to be developed under the current zoning.

Development Requirements

In addition to conformance with the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

Requirements from the Zoning Ordinance (Ch. 106)

The plat meets all the requirements of the zoning ordinance except for having an approved tree preservation/removal plan (see below).

Requirements from the Subdivision Ordinance (Ch. 98)

The subdivision regulations require final plat applications to include a tree preservation and tree removal plan that demonstrates compliance with the requirements of Ch. 106 of city code. The applicant's submitted tree preservation plan does not comply with these requirements. Under the previous zoning code when the earlier phases of Hunters Ridge were platted, the version of the tree preservation plan that was provided would have been acceptable, but under current regulations, it does not provide all required information (more detailed information on location and species of trees is required).. Because nothing from the tree survey is shown on the plat drawing, staff's position is that while the plan must be approved before allowing construction of the subdivision, it can be approved separately after plat approval. In the unlikely case that changes to the plat are needed due to the tree preservation requirements, the applicant may apply for a replat.

Public Works / Infrastructure Requirements (Technical Specifications)

The plat meets infrastructure requirements.

The plat shows a temporary construction easement offsite. The developer owns the property where this easement is located. As long as the developer continues to own this property while Phase 4A is being developed, a construction easement is not necessary. However, if the property were to change hands before or during construction of this phase, the easement will be necessary. Staff recommend requiring the developer to provide an executed copy of the documents dedicating the temporary easement, and if needed, the city will file the easement paperwork with

the county.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. You are not required to use any of these motions. **If the motion is to deny, you should list the specific reasons for the denial.** When the applicant resubmits the plat application, they will provide a response documenting how they have resolved the reasons for denial.

Approval: I make a motion to approve Case PLT-2025-002.

Approval with Conditions: I make a motion to approve Case PLT-2025-002 with the following conditions [list conditions].

Deny: I make a motion to deny Case PLT-2025-002 because [list specific reason(s) for non-approval].

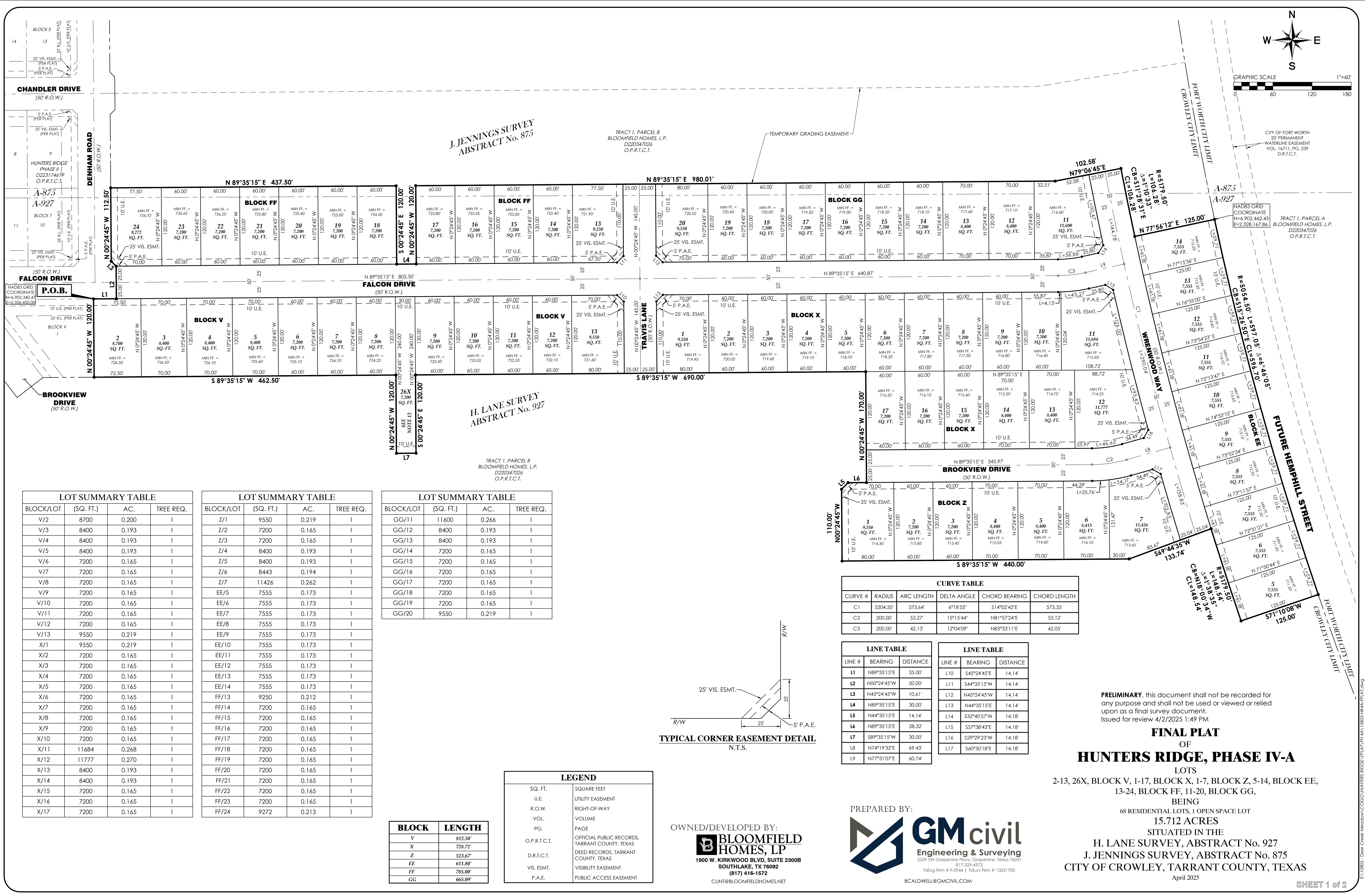
Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. PLT-2025-002-HR4A-FPLAT
2. HR 4A - Final Plat Application 25-03.07_Redacted



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS BLOOMFIELD HOMES, L.P., a Texas limited partnership is the owner of a tract of land situated in the H. Lane Survey, Abstract No. 927 and the J. Jennings Survey, Abstract No. 875, City of Crowley, Tarrant County, Texas, being a portion of Tract 1, Parcel B as described in deed recorded in D220347026, Official Public Records, Tarrant County, Texas (OPRICT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped GMCIVIL set (hereafter referred to as 1/2" rebar capped set) in the south line of Falcon Drive (50' R.O.W. per D223174619, OPRICT) at the northeast corner of Lot 1, Block V of Hunters Ridge, Phase II, an addition to the City of Crowley, Tarrant County, Texas as recorded in D223174619, OPRICT;

THENCE North 89 degrees 35 minutes 15 seconds East, along the south line of said Falcon Drive, a distance of 35.00 feet to a 1/2" rebar capped set;

THENCE North 00 degrees 24 minutes 45 seconds West, along a R.O.W. line, a distance of 50.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

THENCE North 45 degrees 24 minutes 45 seconds West, along a R.O.W. clip line, a distance of 10.61 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

THENCE North 00 degrees 24 minutes 45 seconds West, along the east line of Denham Road (50' R.O.W. per D223174619, OPRICT), a distance of 112.50 feet to a 1/2" rebar capped set;

THENCE departing the east line of said Denham Road, across said Bloomfield Homes Tract 1, Parcel B, as follows:

North 89 degrees 35 minutes 15 seconds East, a distance of 437.50 feet to a 1/2" rebar capped set;

South 00 degrees 24 minutes 45 seconds East, a distance of 120.00 feet to a 1/2" rebar capped set;

North 89 degrees 35 minutes 15 seconds East, a distance of 30.00 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 120.00 feet to a 1/2" rebar capped set;

North 89 degrees 35 minutes 15 seconds East, a distance of 980.01 feet to a 1/2" rebar capped set;

North 79 degrees 06 minutes 45 seconds East, a distance of 102.58 feet to a 1/2" rebar capped set at the beginning of a non-tangent curve to the left, having a radius of 5,179.50 feet;

Southeasterly, along said curve, having a central angle of 01 degree 10 minutes 33 seconds, an arc distance of 106.28 feet, and a chord that bears South 11 degrees 28 minutes 31 seconds East, 106.28 feet to a 1/2" rebar capped set at the end of said curve;

North 77 degrees 56 minutes 12 seconds East, non-tangent to said curve, a distance of 125.00 feet to a 1/2" rebar capped set in the east line of said Bloomfield Homes Tract 1, Parcel B and a west line of Tract 1, Parcel A as described in in said Bloomfield Homes deed, said point lying in a curve to the left, having a radius of 5,054.50 feet;

THENCE Southeasterly, along a line common to said Bloomfield Homes Tract 1, Parcel A and Tract 1, Parcel B, and along said curve, having a central angle of 06 degrees 46 minutes 05 seconds, an arc distance of 597.05 feet, and a chord that bears South 15 degrees 26 minutes 50 seconds East, 596.70 feet to a 1/2" rebar capped set;

THENCE departing the west line of said Bloomfield Homes Tract 1, Parcel A, across said Bloomfield Homes Tract 1, Parcel B, as follows:

South 71 degrees 10 minutes 08 seconds West, non-tangent to said curve, a distance of 125.00 feet to a 1/2" rebar capped set at the beginning of a non-tangent curve to the right, having a radius of 5,179.50 feet;

Northwesterly, along said curve, having a central angle of 01 degree 38 minutes 35 seconds, an arc distance of 148.54 feet, and a chord that bears North 18 degrees 00 minutes 34 seconds West, 148.54 feet to a 1/2" rebar capped set at the end of said curve;

South 69 degrees 44 minutes 35 seconds West, non-tangent to said curve, a distance of 133.74 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 440.00 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 110.00 feet to a 1/2" rebar capped set;

North 44 degrees 35 minutes 15 seconds East, a distance of 14.14 feet to a 1/2" rebar capped set;

North 89 degrees 35 minutes 15 seconds East, a distance of 28.32 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 170.00 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 690.00 feet to a 1/2" rebar capped set;

South 00 degrees 24 minutes 45 seconds East, a distance of 120.00 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 30.00 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 120.00 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 462.50 feet to a 1/2" rebar capped set;

North 00 degrees 24 minutes 45 seconds West, a distance of 120.00 feet to the POINT OF BEGINNING and containing 684,406 square feet or 15.712 acres of land.

NOW, THEREFORE, know all men by these presents:

That BLOOMFIELD HOMES, L.P., a Texas limited partnership through the undersigned authority does hereby adopt this plat designating the herein above described property as HUNTERS RIDGE, PHASE IV-A, LOTS 2-13, 26X, BLOCK V, 1-17, BLOCK X, 1-7, BLOCK Z, 5-14, BLOCK EE, 13-24, BLOCK FF, 11-20, BLOCK GG, 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 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.

Witness our hand this the _____ day of _____, 2025.

Bloomfield Homes, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said county and state, on this day personally appeared Donald J. Dykstra, 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 purposes and considerations therein and expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR CERTIFICATION

This is to certify that I, Joel S. Barton, 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 that this plat represents the survey made by me.

Joel S. Barton
Registered Professional Land Surveyor No. 4914
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
817-329-4373

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.
Issued for review 4/2/2025 1:49 PM

NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
- All property corners are 1/2" rebars with yellow plastic caps stamped GMCIVIL set, unless otherwise noted.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fine and withholding of utility services and building permits.
- 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 system on any of the easements shown on this plat, and any public utility, including the City of Crowley, shall have the right at all times of 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.
- No building permit shall be issued for any lot in this plat until provision is made for the construction of water, sewer, storm drain, street lights, paving improvements and second means of egress approval is obtained from the City of Crowley.
- All buildings shall be constructed in accordance with building setback requirements of the City of Crowley Comprehensive Zoning Ordinance.
- All required landscaping shall be in accordance with the City of Crowleys Landscaping Ordinance.
- All lots are within the Crowley ISD.
- The zoning districts shown are for reference only and are not intended to create a covenant or restriction.
- A developers agreement is required as part of the final plat process before any development may occur.
- The 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.
- Lot 26X, Block V will be privately owned and maintained by the HOA.
- Lots within Residential Zoning District R-3 are required to have one (1) canopy tree per residential lot. Trees selected are to be from the list in Table 106.92-3 within Article 8: Landscaping, Screening, & Open Space, Chapter 106 City of Crowley, Texas Zoning Ordinance.
- The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0430L, map revised March 21, 2019, the property platted hereon appears to lie in ZONE X-NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain).

Variance from the City's maximum block length of 650' within single family zoned developments. The proposed development provides a maximum block length of 800' or the block is broken with open space tracts that provide pedestrian connectivity throughout the development. As noted on Preliminary plat approved by City Council on June 20, 2019.

David Duman, Chairman, Planning and Zoning Commission
City of Crowley, Texas

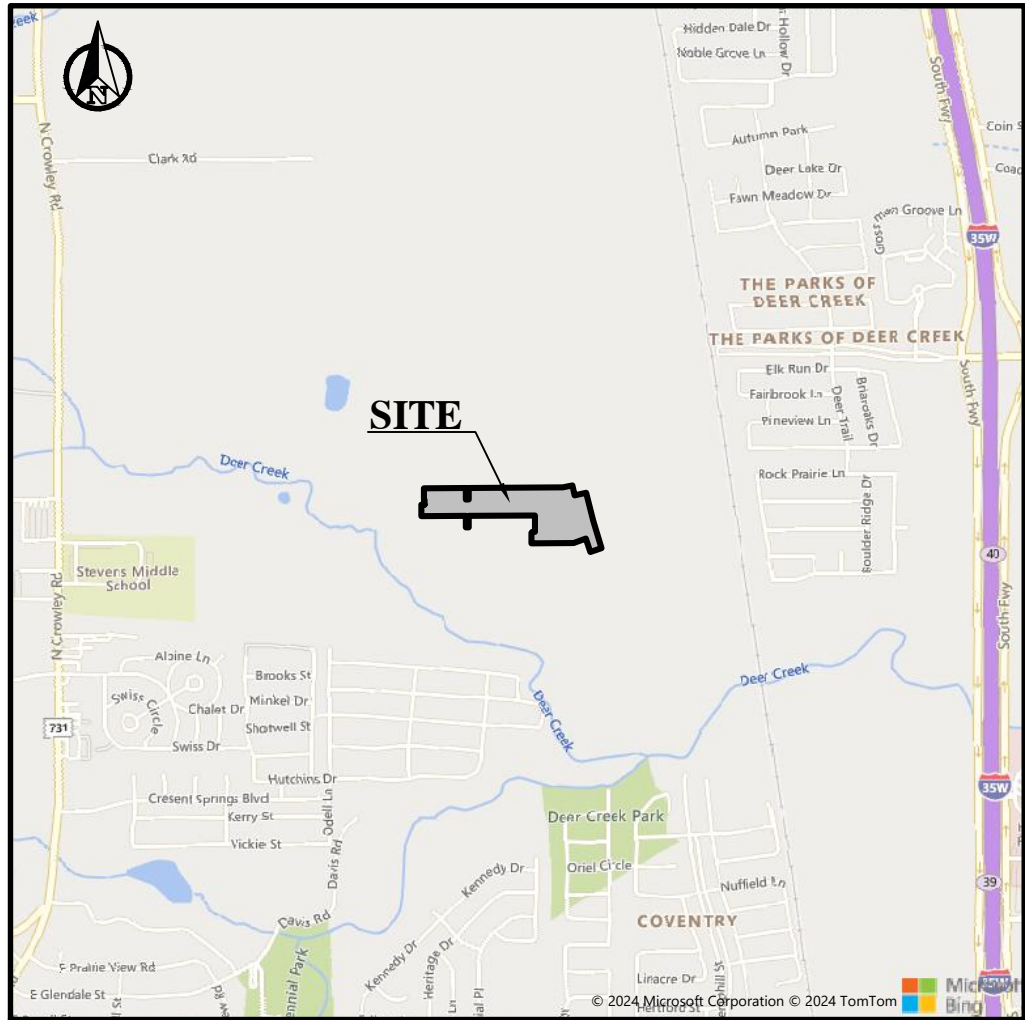
_____ Date

The undersigned, the city secretary of the City of Crowley, Texas, hereby certifies that the foregoing final plat of Hunters Ridge, Phase IV-A, subdivision or addition to the City of Crowley was submitted the appropriate planning and zoning commission or city council as required by the ordinances of the City of Crowley on the _____ day of _____, 2025, 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 my hand this _____ day of _____, 2025.

Carol Konhauser, City Secretary, City of Crowley, Texas

_____ Date



VICINITY MAP
(1"=2000')

PHASE IV-A PLAT SUMMARY

TOTAL ACREAGE = 15.712 AC.
ZONED R-3 = 15.712 AC.
TOTAL RESIDENTIAL LOTS = 68
TOTAL NON-RESIDENTIAL LOTS = 1
R-3 LOTS = 68 (MINIMUM DWELLING SIZE = 1,400 S.F.)
GROSS DENSITY = 4.329 LOTS/AC.
MINIMUM LOT SIZE = 7,200 S.F.

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.
Issued for review 4/2/2025 1:49 PM

FINAL PLAT
OF
HUNTERS RIDGE, PHASE IV-A
LOTS
2-13, 26X, BLOCK V, 1-17, BLOCK X, 1-7, BLOCK Z, 5-14, BLOCK EE,
13-24, BLOCK FF, 11-20, BLOCK GG,
BEING
68 RESIDENTIAL LOTS, 1 OPEN SPACE LOT
15.712 ACRES
SITUATED IN THE
H. LANE SURVEY, ABSTRACT No. 927
J. JENNINGS SURVEY, ABSTRACT No. 875
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
April 2025

OWNED/DEVELOPED BY:

B BLOOMFIELD
HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572

CLINT@BLOOMFIELDHOMES.NET

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

BCALDWELL@GMCIVIL.COM



CITY OF CROWLEY
Plat Application
Community Development Department

Case # _____

(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. **Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Incomplete applications will not be processed.**

Select the applicable plat type below:

- | | | |
|---|-------------------------------------|--|
| ☐ Preliminary Plat | ☐ Minor Plat | ☒ Final Plat |
| ☐ Amending Plat | ☐ Replat | ☐ Vacating Plat |

Property Information

Project Name: Hunters Ridge, Phase IV-A

Project Address: N Crowley Rd

Survey/ Abstract, Tract(s): H Lane Survey, Abstract No. 927 & J Jennings Survey, Abstract No. 875

Addition, Block, Lots: See Plat

Project Description: Single Family Residential Development

Gross Acreage: 15.712 Zoning District: R-3

Number of Lots Proposed: 68 Residential Lots & 1 Non-Residential Lots

Applicant & Owner Information

Applicant Name: Clint Vincent Company: Bloomfield Homes, LP

Applicant Address: 1900 W Kirkwood Blvd., Suite 2300B City: Southlake State: TX

ZIP Code: 76092 Telephone No: 817-416-1572 Email: _____

Application Status (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

(If applicant is not property owner, please provide property owner information below)

Property Owner: _____

Applicant Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): _____

Bloomfield Homes, L.P., a Texas limited partnership By Bloomfield Properties, Inc., a Texas corporation, its general partner

Name and title of the authorized representative who will sign the agreement: Clint Vincent, Authorized Agent & Attorney in Fact

Company's Address: 1900 W Kirkwood Blvd., Suite 2300B City: Southlake State: TX

ZIP Code: 76092 Telephone No: 817-416-1572 Email: _____

Plat Application (cont.)

Developer: Same as Applicant

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: Brent Caldwell, P.E. / GMcivil

Address: 2559 SW Grapevine Pkwy City: Grapevine State: TX

ZIP Code: 76051 Telephone No: 817-329-4373 Email: _____

Surveyor: Joe Barton, RPLS

Address: 2559 SW Grapevine Pkwy City: Grapevine State: TX

ZIP Code: 76051 Telephone No: 817-329-4373 Email: _____

Land Planner: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Point of Contact (if applicant is not the point of contact)

Name: Brent Caldwell, P.E. / GMcivil

Address: 2559 SW Grapevine Pkwy City: Grapevine State: TX

ZIP Code: 76051 Telephone No: 817-329-4373 Email: _____

Acknowledgement

NOTE: Substantive changes to the application and/or supporting documents will not be accepted between the Planning & Zoning Commission consideration and City Council consideration.

***If the applicant is not the property owner, the property owner must sign the application or submit a notarized letter of authorization.**

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME) PRINTED NAME: <u>Clint Vincent</u> SIGNATURE:  DATE: <u>3-7-25</u> SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT: PRINTED NAME: <u>N/A</u> SIGNATURE _____ DATE: _____ (Letter of authorization required if signature is other than property owner) **The property owner must sign the application or submit a notarized letter of authorization.	<u>For Office Use Only</u> MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
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