Agenda
Crowley Planning & Zoning Commission
May 12, 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 - May 12, 2025 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Welcome Visitors

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on April 14, 2025

B. Discuss and consider approval of a preliminary plat for an approximately 5.8 acre tract in the R W Waggoner Survey Abstract No. 1618 to create Tractor Supply Crowley Addition, Block A Lot 1, requested by Vasquez Engineering. **Case # PP-2025-001.**

C. Discuss and consider approval of a request for a waiver (variance) from Sec. 98-38 Subdivision Regulations to allow grading prior to approval of a final plat

IV. Discussion

V. 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.

VI. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on May 12, 2025 at 7:00 PM is a true and correct copy posted on Thursday , _ _____, 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:** May 12, 2025
Department: Community Development	**Agenda Item:** III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on April 14, 2025	

Background:
The minutes from the April 14, 2025 regular meeting are attached for your review and consideration.

Recommendation:
Staff recommend approval.

Financial Information:
n/a

Attachments:
1. 2025_04_14_PZ_Minutes

Minutes
Crowley Planning & Zoning Commission
April 14, 2025
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session - April 14, 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) George Allen (Place 4) David Duman, Chair (Place 5) Jeff Burns (Place 6) Lane Beene, Vice-Chair (Place 7)
Commissioners absent:	J.J. Wagner (Place 2) Kaleb Wade (Place 3)
Staff members present:	Rachel Roberts, Planning & Development Director
Council members present:	Jim Hirth

A quorum was present.

II. Invocation and Welcome Visitors

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

III. Action Items

A. Discuss and consider approval of the minutes from the January 13, 2025 regular meeting

Vice-Chair Beene motioned to approve the minutes from the January 13, 2025 meeting, seconded by Commissioner Rayburne. The motion passed unanimously.

B. Discuss and consider approval of the minutes from the April 7, 2025 special called meeting of the Planning & Zoning Commission

Commissioner Rayburne made a motion to approve the minutes from the April 7, 2025 special called meeting. Commissioner Burns seconded the motion, and it passed with all in favor.

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**.

Staff member Rachel Roberts said this plat is the next phase of the Hunters Ridge subdivision. She said the developer, Bloomfield Homes, will be constructing phases 3 and 4A concurrently. She said the plat substantively conformed to the preliminary plat and complied with the comprehensive land use plan. She said it met the requirements of the zoning and subdivision regulations except that the project still needed an approved tree preservation and removal plan. Ms. Roberts also said that the plat met all infrastructure

requirements, but there will be some offsite easements that will need to be filed as part of this project, and the recording information will need to be shown on the plat. She said one of the lots has some floodplain encroachment, and the developer intends to file a LOMR-F with FEMA. After that process is completed, the developer may apply for an amended plat of this lot.

Ms. Roberts recommended conditional approval.

Commissioner Rayburne made a motion to approve Case # PLT-2025-001 with the two conditions listed in the staff report, which were: (1) The plat will not be filed until the project has an approved tree preservation and tree removal plan; and (2) Offsite easements should be filed and recording information added to the plat prior to filing the plat. Vice-Chair Beene seconded the motion, and the motion passed with all in favor.

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.

Ms. Roberts told the Commission the background information for this plat was the same as for Phase 3A earlier on the agenda. She said this plat did not have offsite easements but would need an offsite temporary construction easement. She said this phase did not have any floodplain lots, but it did need an approved tree preservation / removal plan.

Vice-Chair Beene motioned to approve Case # PLT-2025-002 with the conditions mentioned by staff for the tree plan approval and the easement. Commissioner Burns seconded the motion. The motion passed unanimously.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:12 PM.

_____ _____

David Duman, Chair Date

_____ _____

Rachel Roberts, Planning & Development Director (Board Secretary) Date

City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** May 12, 2025
Department: Community Development	**Agenda Item:** III.B.
Subject: Discuss and consider approval of a preliminary plat for an approximately 5.8 acre tract in the R W Waggoner Survey Abstract No. 1618 to create Tractor Supply Crowley Addition, Block A Lot 1, requested by Vasquez Engineering. **Case # PP-2025-001.**	

Background:

BACKGROUND AND OVERVIEW	
Request	Preliminary plat for one lot for Tractor Supply
Applicant	Vasquez Engineering
Location	On the south side of E FM 1187, between Crowley Nursing and Rehabilitation and Atwoods
Surrounding Zoning	General Commercial (GC), Office Commercial (OC) in Crowley; residential on the Burleson side
Future Land Use Plan Designation	Mixed-Use
Staff Recommendation	Approve with conditions

BACKGROUND & CURRENT STATUS OF PROPERTY

This property is part of a larger tract on the south side of E FM 1187. Surrounding properties in the Crowley city limits are primarily General Commercial zoning, although a small amount of Office Commercial is located nearby across 1187. The property abuts the Crowley-Burleson city limits line. Behind the property in Burleson is a single family residential neighborhood.

The plat is requested by Vasquez Engineering. The purpose of the plat is to create a lot for a future Tractor Supply.

STAFF REVIEW

Comprehensive Land Use Plan
The Future Land Use Plan classifies this property as **Mixed Use**.

The comprehensive land use plan classifies this property as Mixed Use. However, the property is zoned GC, and the use is permitted under that zoning district. Staff does not consider this to be a conflict with the comprehensive plan that would require denial of the plat.

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 conforms to all requirements from the zoning ordinance.

Requirements from the Subdivision Regulations (Ch. 98)
The plat drawing conforms to the requirements from the subdivision regulations. The related civil plans need some minor corrections.

Public Works / Infrastructure Requirements (Technical Specifications)
Public Works and Utilities Department staff have some remaining comments on the preliminary civil plans, but these do not affect the plat drawing. City staff are comfortable with a conditional approval. The civil plans will need to be corrected before the applicant can apply for a final plat.

ACTION BY THE PLANNING & ZONING COMMISSION
Sample motions are provided below. You are not required to use any of these motions. As a reminder, because this is a preliminary plat, the Commission will make a recommendation, and the City Council will then consider whether to approve the plat.

Approval: I make a motion to recommend approval of the request for a preliminary plat, Case # PP-2025-001.

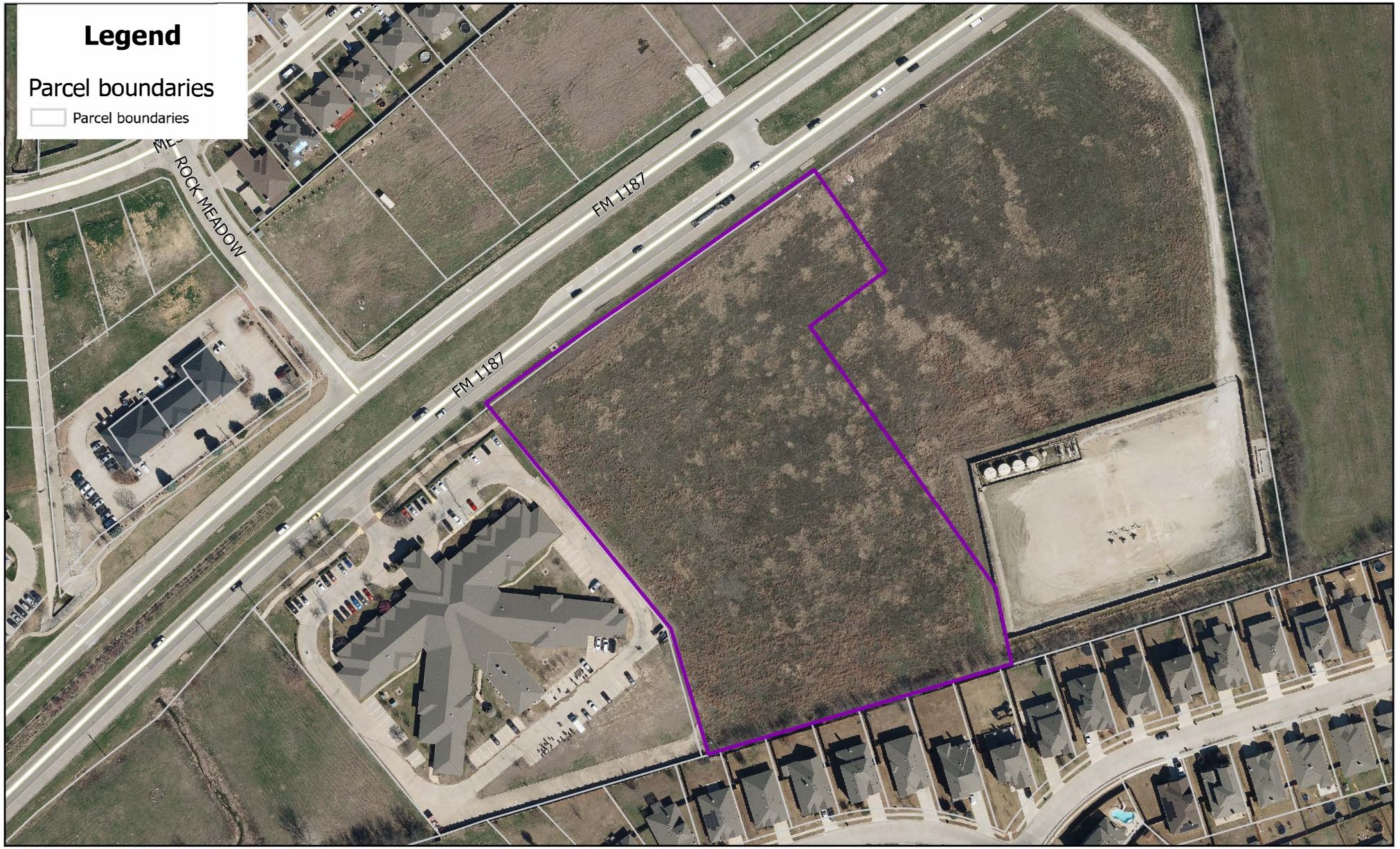
Approval with Conditions: I make a motion to recommend approval of the request for a preliminary plat, Case # PP-2025-001, with the following conditions [list conditions].

Deny: I make a motion to recommend denial of the request for a preliminary plat, Case # PP-2025-001

Recommendation:
Based on the above analysis, staff recommends approval with the condition that the corrections to the civil plans as required by city staff are done.

Financial Information:

Attachments:
1. Map 1_PP-2025-001_aerial
2. Map 2_PP-2025-001_FLUP
3. Map 3_PP-2025-001_Zoning
4. PP-2025-001_application_Redacted
5. PP-2025-001_Preliminary Plat drawing
6. Staff comments on PP-2025-001 civil plans



City of Crowley

5/5/2025

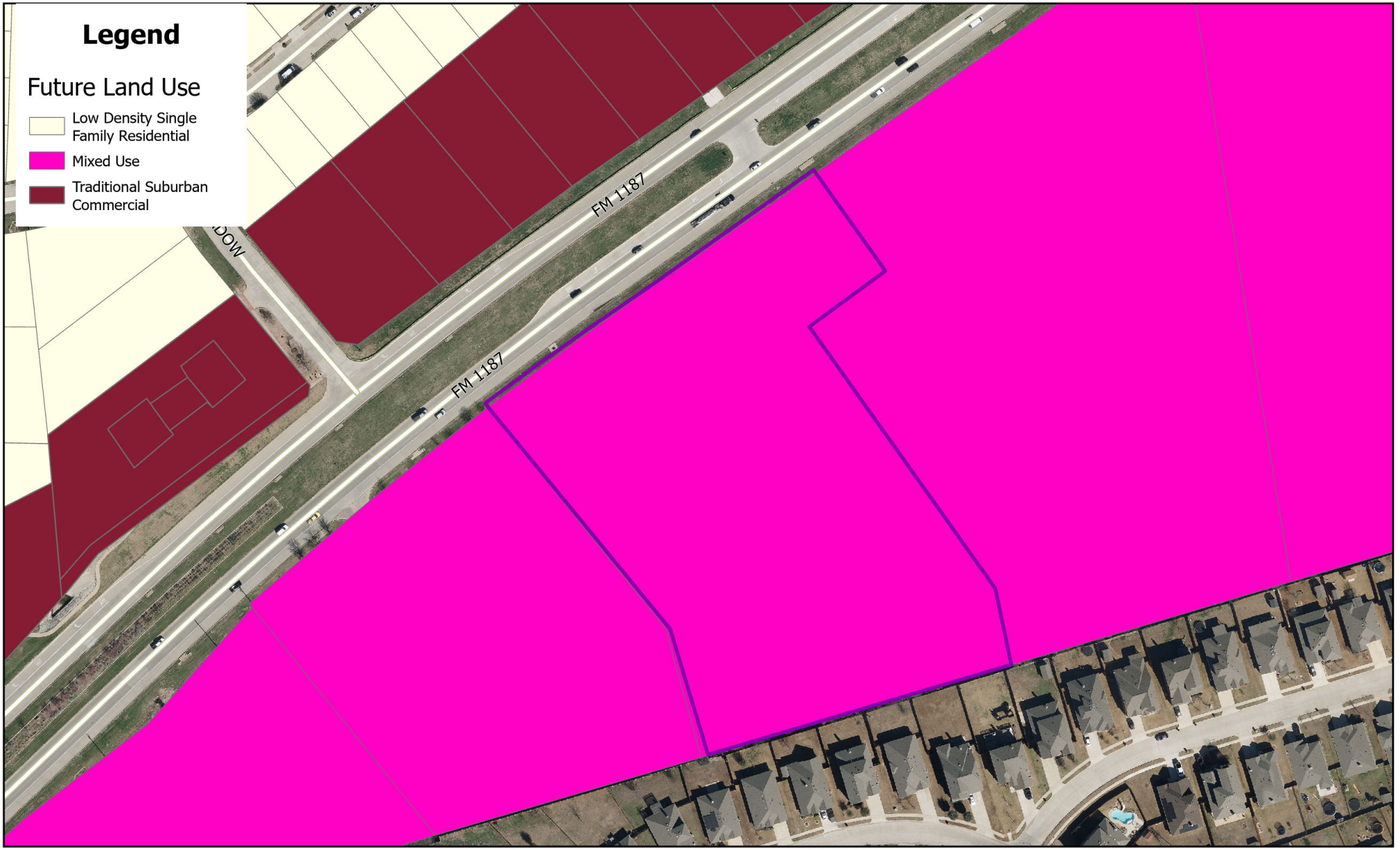
PP-2025-001
Tractor Supply Addition
Aerial View Showing Location

0 160 320 Feet

N

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.



City of Crowley

5/5/2025

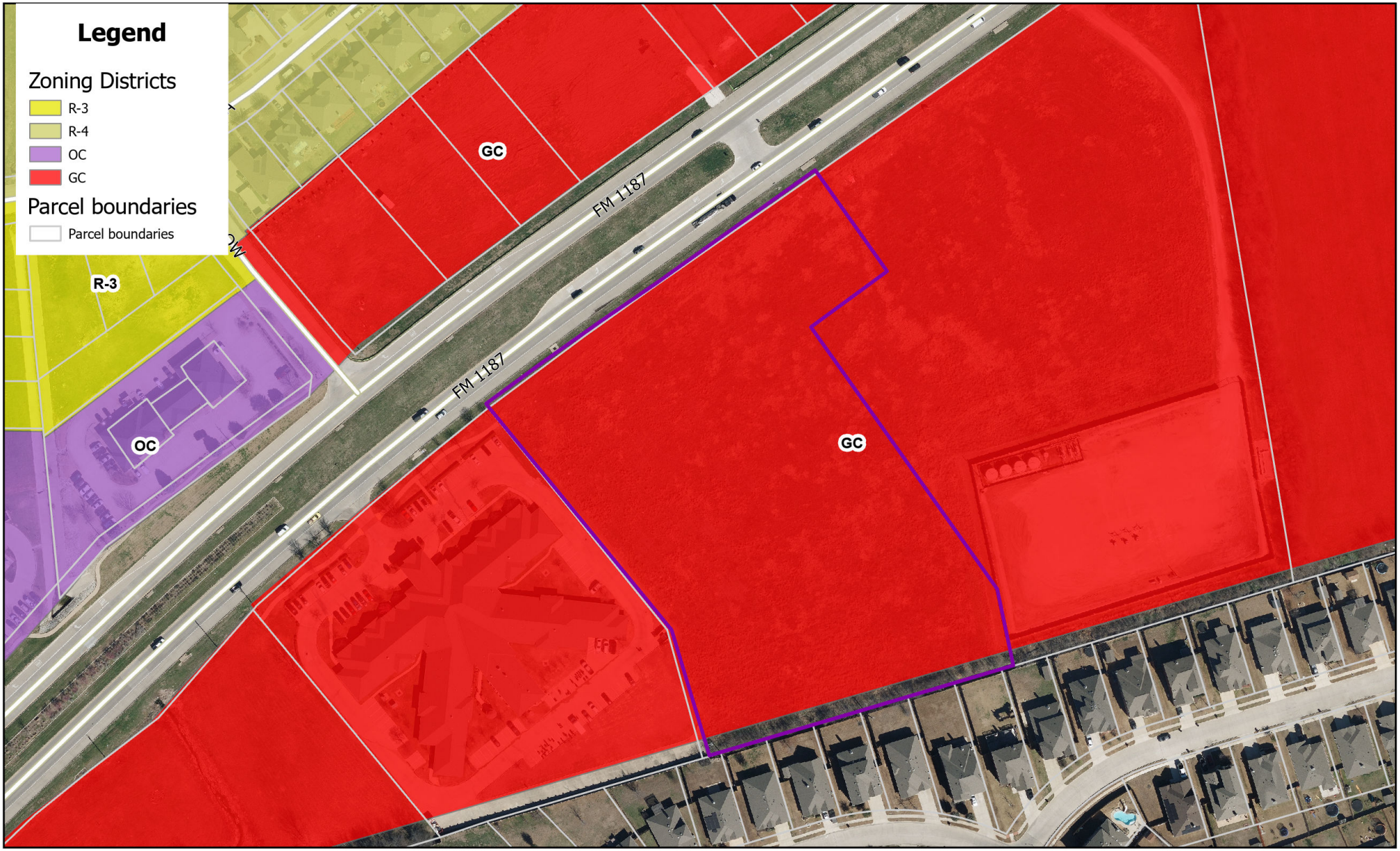
PP-2025-001
Tractor Supply Addition
Future Land Use Plan

0 160 320 Feet

N

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.



PP-2025-001
Tractor Supply Addition
Zoning

City of Crowley

5/5/2025

0 160 320 Feet

DISCLAIMER

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CITY OF CROWLEY
Plat Application
Community Development Department

Case # PP-2025-001
(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:

- [X] Preliminary Plat
- [ ] Minor Plat
- [ ] Final Plat
- [ ] Amending Plat
- [ ] Replat
- [ ] Vacating Plat

Property Information

Project Name: Tractor Supply - Crowley

Project Address: N. of and directly adjacent to 900 FM 1187 E

Survey/ Abstract, Tract(s): Waggoner Survey, Abstract #1618

Addition, Block, Lots: Tractor Supply Crowley Addition, Block A, Lot 1

Project Description: Plat for new Tractor Supply Development

Gross Acreage: 5.752 Zoning District: GC

Number of Lots Proposed: 1

Applicant & Owner Information

Applicant Name: Juan Vasquez Company: Vasquez Engineering LLC

Applicant Address: 1919 S Shiloh Road, #440 City: Garland TX

ZIP Code: 75042 Telephone No: 972-278-2948 Email

Application Status (check one) [ ] Owner [X] Representative [ ] Tenant [ ] Prospective Buyer

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

Property Owner: Texas Mesa Vista 2000 LTD - Peter Thomas

Applicant Address: P.O. Box 939 City: Burleson

ZIP Code: 76097 Telephone No: 817-233-0194 Email:

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): Crowley WF, LLC

Name and title of the authorized representative who will sign the agreement: Houston B. Clark

Company's Address: 2611 Harrison #900 City: Wichita Falls

ZIP Code: 76308 Telephone No: 940-767-0050 Email:

Plat Application (cont.)

Developer: Crowley WF, LLC (Robert Parrish)

Address: 2611 Harrison #900 City: Wichita Falls State: TX

ZIP Code: 76308 Telephone No: 817-998-6365 Email:

Engineer: Vasquez Engineering, LLC (Juan J Vasquez)

Address: 1919 S Shiloh Road, Suite 440 City: Garland State: TX

ZIP Code: 75042 Telephone No: 972-278-2948 Email:

Surveyor: Peiser & Mankin Surveying, LLC (Tim Mankin)

Address: 1612 Hart Street, Suite 201 City: Southlake State: TX

ZIP Code: 76092 Telephone No: 817-481-1806 Email:

Land Planner: N/A

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

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

Name: Vasquez Engineering LLC (Juan J. Vasquez)

Address: 1919 S. Shiloh Road, Suite 440 City: Garland State: TX

ZIP Code: 75042 Telephone No: 972-278-2948 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: Juan VASQUEZ

SIGNATURE: _____ DATE: 4/10/25

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME: Peter Thomas

SIGNATURE _____ DATE: 4/10/25

(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.

For Office Use Only

MyGov Project # _____

Date Submitted: _____

Total Fee: $_____

Date of Payment: _____

Accepted By: _____

VICINITY MAP
1"=1000'

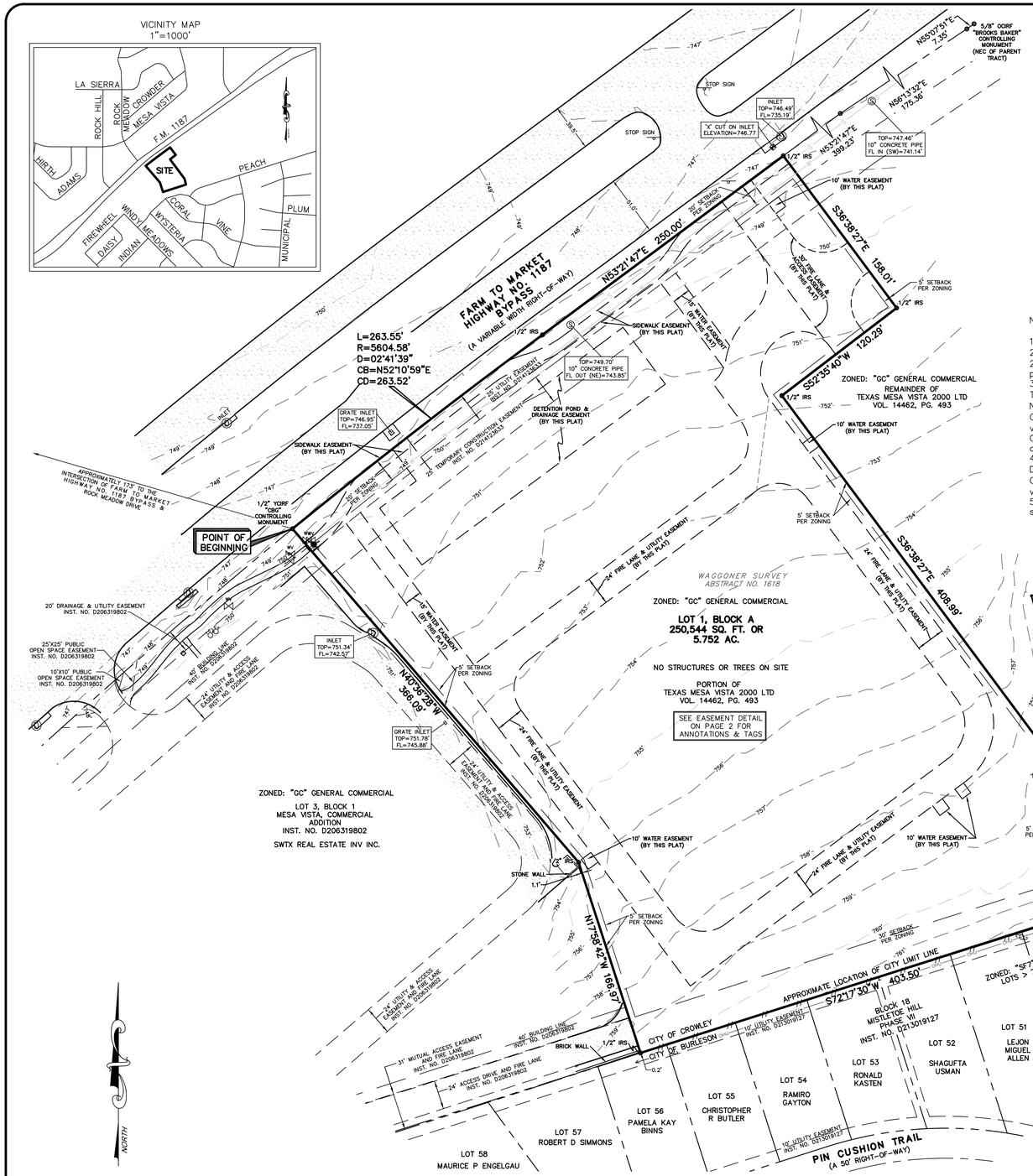
FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 03/21/2019 Community Panel No. 48439C0430L subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

LINETYPE TABLE

———	BOUNDARY LINE
— — —	ADJOINER LINE
//——//——//	WOOD FENCE
S	SEWER LINE
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
— — —	EASEMENT LINE
———	BUILDING LINE
———	STREET CENTERLINE

NOTES:

1. YCIRF – Iron Rod Found w/ yellow plastic cap
2. OCIRF – Iron Rod Found w/ orange plastic cap
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001241 was used to scale grid coordinates and distances to surface.
4. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
5. Maintenance of the Detention Pond and Drainage Easement shall be the responsibility of the owner of Lot 1.



OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

Whereas TEXAS MESA VISTA 2000 LTD is the sole owner of that certain 5.752 acre tract of land situated in the Waggoner Survey, Abstract No. 1618, City of Crowley, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Texas Mesa Vista 2000 LTD, by deed recorded in Volume 14462, Page 493, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow "CBG" plastic cap found for the west corner of the herein described tract, same being in the northerly line of said Texas Mesa tract, same being in the southeasterly right-of-way line of Farm to Market Highway No. 1187 Bypass (a variable width right-of-way), same being the north corner of Lot 3, Block 1, Mesa Vista, Commercial Addition, an addition to the City of Crowley, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D206319802, Official Public Records, Tarrant County, Texas, and being the beginning of a curve to the right, having a radius of 5604.58 feet and a delta angle of 02 deg. 41 min. 39 sec.;

THENCE along the common line of said Texas Mesa tract and said Farm to Market Highway No. 1187 Bypass as follows:

Along said curve to the right, an arc distance of 263.55 feet and a chord bearing and distance of North 52 deg. 10 min. 59 sec. East, 263.52 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for angle point;

North 53 deg. 21 min. 47 sec. East, a distance of 250.00 feet to a 1/2 inch iron rod set for the north corner of the herein described tract, from which a 5/8 inch iron rod with orange "Brooks Baker" plastic cap found for the northeast corner of said Texas Mesa tract bears North 53 deg. 21 min. 47 sec. East, 399.23 feet, North 56 deg. 13 min. 32 sec. East, 175.36 feet, and North 55 deg. 07 min. 51 sec. East, 7.35 feet;

THENCE through the interior of said Texas Mesa tract as follows:

South 36 deg. 38 min. 27 sec. East, a distance of 158.01 feet to a 1/2 inch iron rod set for corner;

South 52 deg. 35 min. 40 sec. West, a distance of 120.29 feet to a 1/2 inch iron rod set for interior corner;

South 36 deg. 38 min. 27 sec. East, a distance of 408.99 feet to a 1/2 inch iron rod set for angle point;

South 13 deg. 08 min. 17 sec. East, a distance of 99.35 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being in the southerly line of said Texas Mesa tract, same being in the northerly line of Block 18, Mistletoe Hill Phase VII, an addition to the City of Burleson, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D213019127, Official Public Records, Tarrant County, Texas, from which a 5/8 inch iron rod with yellow "BGT" plastic cap found for the southeast corner of said Texas Mesa tract bears North 72 deg. 17 min. 30 sec. East, 382.22 feet;

THENCE South 72 deg. 17 min. 30 sec. West, along the common line of said Texas Mesa tract and said Block 18, a distance of 403.50 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract, same being the southeast corner of aforesaid Lot 3;

THENCE along the easterly line of said Lot 3 as follows:

North 17 deg. 58 min. 42 sec. West, a distance of 166.97 feet to a 1/2 inch iron rod set for angle point;

North 40 deg. 36 min. 28 sec. West, a distance of 366.09 feet to the POINT OF BEGINNING and containing 250,544 square feet or 5.752 acres of computed land, more or less.

NOW, THEREFORE, know all me by these presents:

That TEXAS MESA VISTA 2000 LTD through the undersigned authority do/does hereby adopt this plat designation the hereinabove described property as **LOT 1, BLOCK A, TRACTOR SUPPLY CROWLEY ADDITION**, an addition to the City of Crowley, Tarrant County, Texas, AND does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Crowley and all public utilities desiring to use, or using same. No building, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Crowley and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements strips, and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems 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 my at at _____, _____ County, Texas this _____ day of _____, 2025.

Texas Mesa Vista 2000 LTD.

By: _____
[Name], [Title]

STATE OF TEXAS:
COUNTY OF _____:

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2025.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

SURVEYOR'S STATEMENT

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

_____ _____
TIMOTHY R. MANKIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Timothy R. Mankin, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2025.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

No variances from the general development ordinance requested.
Approved for preparation of Final Plat
_____ _____ Chairman, Planning and Zoning Commission City of Crowley, Texas — Date
_____ _____ Mayor City of Crowley, Texas — Date

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	JUNCTION BOX
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS MANHOLE	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

OWNER:
TEXAS MESA VISTA 2000 LTD
PO BOX 884
MANSFIELD, TEXAS 76063
NAME:
PHONE:
EMAIL:

ENGINEER:
VASQUEZ ENGINEERING, LLC
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
972-278-2948
JVASQUEZ@VASQUEZENGINEERING.COM

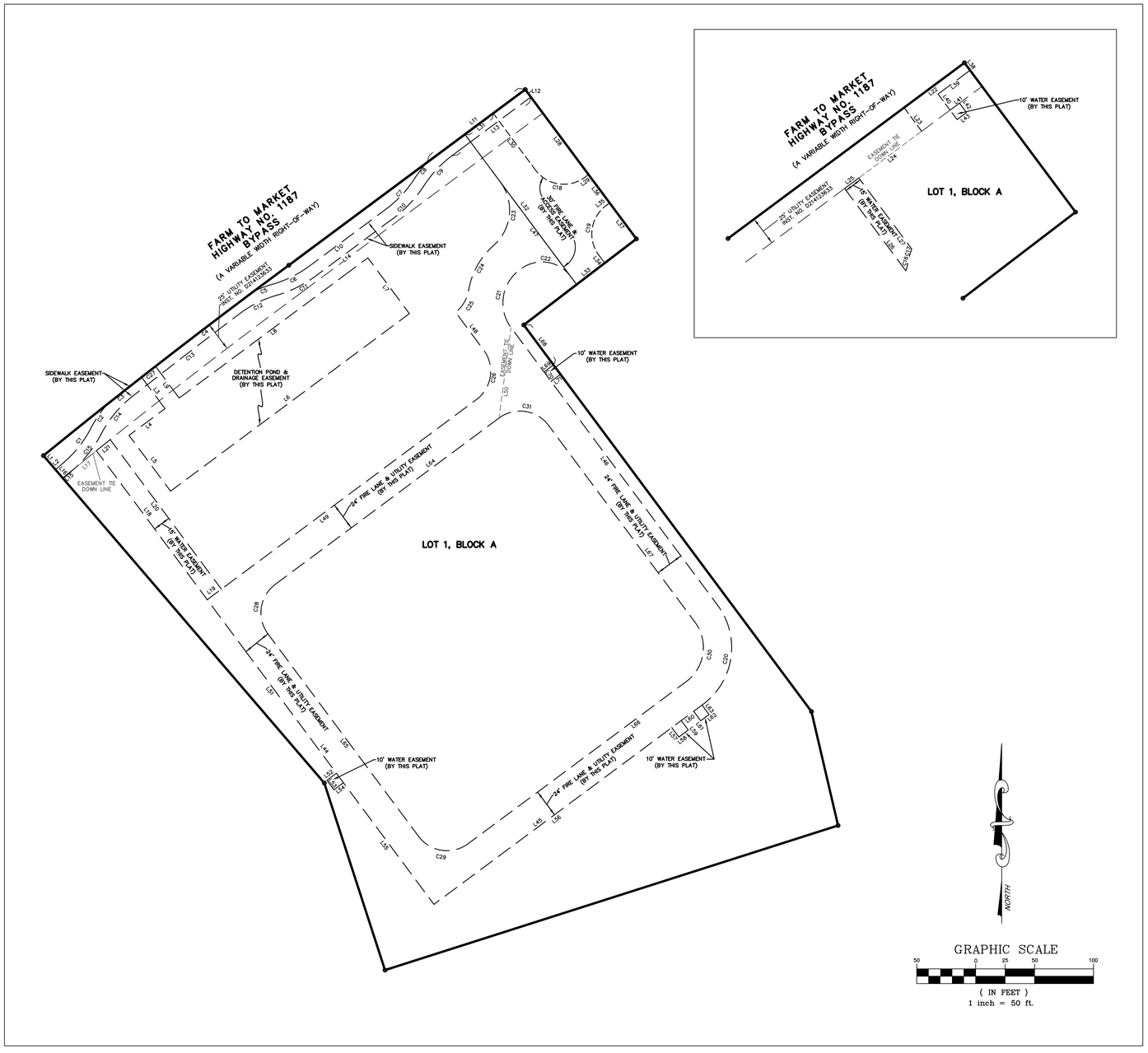
PRELIMNARY PLAT
TRACTOR SUPPLY CROWLEY ADDITION
LOT 1, BLOCK A
BEING 5.752 ACRES SITUATED IN
WAGGONER SURVEY, ABSTRACT NO. 1618
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
ZONED: "GC" GENERAL COMMERCIAL

JOB NO.:	23-1006
DATE:	4/4/2025
REV:	4/28/2025
FIELD DATE:	3/28/2025
SCALE:	1" = 50'
FIELD:	A.R.M.
DRAWN:	J.M.N.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 2

EASEMENT DETAIL FOR ANNOTATIONS & TAGS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°36'28" E	15.68'
L2	N 49°23'32" E	8.89'
L3	S 36°38'13" E	33.26'
L4	S 53°21'47" W	38.02'
L5	S 36°38'13" E	59.00'
L6	N 53°21'47" E	252.52'
L7	N 36°38'13" W	59.00'
L8	S 53°21'47" W	199.50'
L9	N 36°38'13" W	33.62'
L10	N 53°21'47" E	80.89'
L11	N 53°21'47" E	103.94'
L12	S 36°38'27" E	8.00'
L13	S 53°21'47" W	83.25'
L14	S 53°15'38" W	75.49'
L15	S 49°23'32" W	8.88'
L16	N 40°36'28" W	10.00'
L17	N 50°11'02" E	27.93'
L18	S 36°38'13" E	157.62'
L19	N 53°21'47" E	15.00'
L20	N 36°38'13" W	158.16'
L21	S 51°17'52" W	15.01'
L22	S 53°21'47" W	63.81'
L23	S 36°38'13" E	25.00'
L24	S 53°21'47" W	66.46'
L25	S 53°21'47" W	15.00'
L26	S 36°38'13" E	86.99'
L27	N 36°38'13" W	75.23'
L28	S 36°38'27" E	90.01'
L29	S 53°21'47" W	3.82'
L30	N 36°38'13" W	60.01'
L31	S 53°21'47" W	30.00'
L32	S 36°38'13" E	158.87'
L33	N 52°35'40" E	30.00'
L34	N 36°38'13" W	8.46'
L35	N 53°21'47" E	3.82'
L36	N 36°38'27" W	30.00'
L37	S 36°38'27" E	38.01'
L38	S 36°38'27" E	8.00'
L39	S 53°21'47" W	33.81'
L40	S 36°38'13" E	17.00'
L41	N 53°21'47" E	10.00'
L42	S 36°38'13" E	10.00'
L43	S 53°21'47" W	10.00'
L44	S 36°38'13" E	322.33'
L45	N 53°21'47" E	284.67'
L46	N 36°38'13" W	293.83'
L47	N 36°38'13" W	99.65'
L48	S 36°38'13" E	40.01'
L49	S 53°21'47" W	284.67'
L50	S 07°34'55" W	77.43'
L51	S 36°38'13" E	183.64'
L52	S 53°21'47" W	10.00'
L53	S 36°38'13" E	10.00'
L54	N 53°21'47" E	10.00'
L55	S 36°38'13" E	128.70'
L56	N 53°21'47" E	251.50'
L57	S 36°38'13" E	10.01'
L58	N 53°21'47" E	10.00'
L59	N 36°38'13" W	10.01'
L60	N 53°21'47" E	13.17'
L61	S 36°38'13" E	10.01'
L62	N 53°21'47" E	8.83'
L63	N 36°38'13" W	10.00'
L64	S 53°21'47" W	236.67'
L65	S 36°38'13" E	214.33'
L66	N 53°21'47" E	230.67'
L67	N 36°38'13" W	207.33'
L68	S 36°38'27" E	42.27'
L69	S 53°21'47" W	10.00'
L70	S 36°38'13" E	10.00'
L71	N 53°21'47" E	10.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	98.00'	37.48'	37.25'	N 38°30'59" E	21°54'38"
C2	108.00'	24.59'	24.54'	S 34°05'00" W	13°02'41"
C3	5604.58'	37.44'	37.44'	S 51°44'04" W	0°22'58"
C4	5604.58'	104.71'	104.71'	S 52°36'52" W	1°04'14"
C5	102.00'	17.13'	17.11'	S 69°13'22" W	9°37'22"
C6	98.00'	35.36'	35.16'	N 63°41'55" E	20°40'16"
C7	98.00'	35.00'	34.82'	N 43°07'53" E	20°27'50"
C8	108.00'	17.76'	17.74'	S 37°36'34" W	9°25'13"
C9	98.00'	35.00'	34.82'	S 43°07'53" W	20°27'50"
C10	108.00'	43.98'	43.67'	N 44°33'51" E	23°19'47"
C11	106.95'	38.97'	38.75'	N 63°41'55" E	20°52'34"
C12	91.12'	33.87'	33.68'	S 63°29'18" W	21°17'48"
C13	5596.58'	115.83'	115.82'	S 52°20'59" W	1°11'09"
C14	98.00'	41.38'	41.08'	S 39°39'32" W	24°11'44"
C15	108.00'	41.30'	41.05'	N 38°30'56" E	21°54'32"
C16	30.00'	6.30'	6.29'	N 15°31'42" E	12°02'06"
C17	65.00'	12.79'	12.77'	S 15°08'51" W	11°16'25"
C18	30.00'	47.12'	42.43'	S 81°38'13" E	90°00'00"
C19	30.00'	47.12'	42.43'	S 08°21'47" W	90°00'00"
C20	60.00'	94.25'	84.85'	N 08°21'47" E	90°00'00"
C21	35.00'	56.45'	50.54'	S 09°31'55" W	92°20'15"
C22	30.00'	47.12'	42.43'	N 81°38'13" W	90°00'00"
C23	40.00'	59.57'	54.22'	N 06°01'48" E	85°20'01"
C24	65.00'	44.46'	43.59'	S 29°06'13" W	39°11'10"
C25	30.00'	22.14'	21.65'	N 30°39'26" E	42°17'35"
C26	30.00'	47.12'	42.43'	N 08°21'47" E	90°00'00"
C27	5604.58'	15.00'	15.00'	N 52°00'10" E	0°09'12"
C28	30.00'	47.12'	42.43'	S 08°21'47" W	90°00'00"
C29	30.00'	47.12'	42.43'	S 81°38'13" E	90°00'00"
C30	36.00'	56.55'	50.91'	N 08°21'47" E	90°00'00"
C31	30.00'	48.13'	43.14'	N 80°41'51" W	91°49'48"

ENGINEER:
VASQUEZ ENGINEERING, LLC
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
972-278-2948
JVASQUEZ@VASQUEZENGINEERING.COM
OWNER:
TEXAS MESA VISTA 2000 LTD
PO BOX 884
MANSFIELD, TEXAS 76063
NAME:
PHONE:
EMAIL:

PRELIMNARY PLAT

TRACTOR SUPPLY CROWLEY ADDITION

LOT 1, BLOCK A

BEING 5.752 ACRES SITUATED IN
WAGGONER SURVEY, ABSTRACT NO. 1618
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
ZONED: "GC" GENERAL COMMERCIAL

JOB NO.:	23-1006
DATE:	4/4/2025
REV:	4/28/2025
FIELD DATE:	3/28/2025
SCALE:	1" = 50'
FIELD:	A.R.M.
DRAWN:	J.M.N.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
FIRM No. 100999-00
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977

CORRECTIONS LIST

Project Type: Preliminary Plat | **Project Title:** Preliminary Plat -- Tractor Supply
ID # 25-000005 | **Started:** 04/14/2025 at 5:34 PM

Address

800 E Fm 1187, Crowley, TX USA 76036

Legal

Waggoner, R W Survey Abstract 1618 Tract 2d02

Property Info

Property ID: 07033753

Description

5.752 preliminary plat for Tractor Supply

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous		Required: 5 | Corrected: 2
Label detention pond/ drainage easement 100 *By: Rachel Roberts* *05/06/2025 at 1:25 PM* CORRECTED	Please label the easement on Sheet 1 of the plat.	**Normal**
Sidewalk 103 *By: Randy Manus* *05/05/2025 at 11:22 AM* REQUIRED	No hard turns on sidewalks. Provide a curved wave to reposition sidewalk at the existing fire hydrant.	**Normal**
Fire Hydrant Location 102 *By: Randy Manus* *05/05/2025 at 11:15 AM* REQUIRED	Relocate Fire Hydrant out of the Sidewalk path.	**Normal**
Waterline 101 *By: Randy Manus* *05/05/2025 at 11:13 AM* REQUIRED	Show existing 12" Waterline	**Normal**
Manhole Covers 100 *By: Randy Manus* *05/05/2025 at 11:12 AM* REQUIRED	Manhole covers shall not be located sidewalks	**Normal**

Angle Stop 100
By: Randy Manus
05/05/2025 at 11:09 AM
REQUIRED

Curb Stop shall be an angle stop.

Normal

NCTCOG Water Detail [Sheet C10] 100
By: Claude Scally
04/28/2025 at 8:48 AM
CORRECTED

Sheet C10

Normal

All fire hydrants must meet required city standard fire hydrant specifications. All fire hydrants shall:

- Have one 5.5-inch pumper nozzle and two 2.5-inch hose nozzles with the city's standard threads.
- The pumper nozzle shall be fitted with a 5” Hydra Storz connector (C-48 NCTCOG Detail)
- Have a main barrel valve opening of not less than 5.25 inches.
- Be placed on mains of not less than six inches in diameter.
- Have six-inch gate valves which shall be placed on all fire hydrant leads.
- Have a valve at the main with flange to flange fittings. Fire hydrants are not required to have anchor fittings. Hydrant valves must be anchored to the tee.
- Be of a breakaway design in accordance with the city standard fire hydrant specifications.
- Have a minimum of two primer coats.
- Fire hydrant opening must be counterclockwise.

- The final coat of paint on the body of all hydrants shall be a red color of an approved paint. The top of all fire hydrants shall be painted by the developer with a machine implement paint or approved equal, in accordance with the most current adopted code of the National Fire Protection Association (NFPA). All new fire hydrants, placed in any subdivision after the effective date of Ordinance No. 99-655-A from which

this section is derived, shall include Storz connectors.

ADDITIONAL NOTE
By: Mike Rocamontes
04/25/2025 at 8:59 AM

NOTE

Add note that the Owner is responsible for the maintenance of the detention pond on site.

Normal

City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** May 12, 2025
Department: Community Development	**Agenda Item:** III.C.
Subject: Discuss and consider approval of a request for a waiver (variance) from Sec. 98-38 Subdivision Regulations to allow grading prior to approval of a final plat	

Background:
The subdivision regulations require an approved plat or site plan before grading will be permitted. Bloomfield Homes is requesting a variance to the regulations so that an unplatted portion of the Hunters Ridge area (future phase 5) can be graded and the soil used in developing phases 3 and 4A. The city approved a similar variance for Bloomfield Homes last fall. The previous waiver was granted to allow floodplain reclamation for a commercially-zoned site that has not been platted yet.

As part of this work, the developer is also requesting permission to clear trees in the unplatted area; this request will go directly to the City Council as outlined in the zoning code. City staff are checking with the city engineers to see whether grading plans would be required or whether the grading plans approved for phase 4A include grading for this area, as well, and we will have more information for the Commission at the meeting. If grading plans have not already been approved, the plans would need to be submitted for review and approved before any grading could occur.

Planning staff originally were aware only of the request to clear trees and were not aware of the developer's intent to grade in this area, so we have not had time to prepare a thorough analysis of the request. A representative from the developer or the developer's engineer will be at the Planning & Zoning Commission meeting to present more information. In the meantime, the developer has provided the attached tree plan showing where clearing will occur. The small green area just north of phase 4 is within the temporary construction easement authorized through the plat; grading for this area was included in the civil plans for phase 4A. As to the larger green area shown to the north, this is the area for which staff are checking with the engineers to see whether it was included in the previously-approved grading plans. If so, then no additional grading plans would be required, but if not, then as mentioned above, submittal of grading plans would be required and should be a condition of approval (if granted). The area does not appear to be included in the approved plans, but staff would like confirmation from the city engineers before requiring additional plans from the developer.

ACTION BY THE PLANNING & ZONING COMMISSION
Sample motions are provided below. You are not required to use any of these motions

Approval: I make a motion to approve the request for a waiver from the subdivision regulations to allow grading before a final plat is approved.

Approval with Conditions: I make a motion to approve the request for a waiver from the subdivision regulations to allow grading before a final plat is approved with the following conditions [list conditions].

Deny: I make a motion to deny the request for a waiver from the subdivision regulations to allow grading before a final plat is approved.

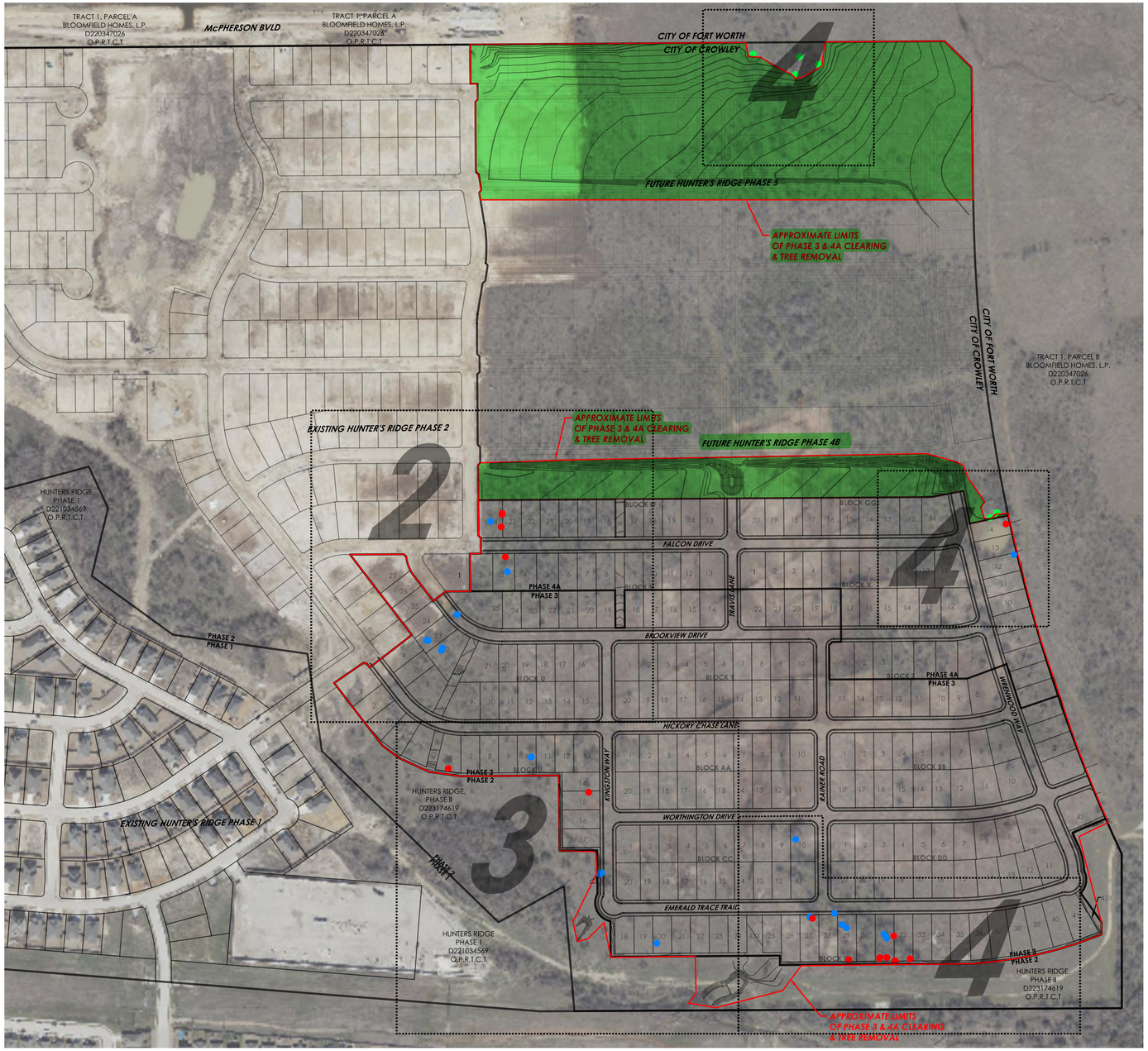
Postpone: I make a motion to continue this agenda item until [state date].

Recommendation:

Financial Information:

Attachments:

1. Hunter's Ridge Phase 3+4A Tree Preservation Plan 5-7-25



Tree Number	Diameter at Breast Height (Inches)	Species	Condition	Status	Exempt?	Reason for Removal	Caliper Inches Removed	Caliper Inches Exempt	Caliper Inches Preserved
10005	11	Mesquite	Alive	REMOVE	NO	Cut/Fill (Grading)	11	0	
10006	11	Mesquite	Alive	REMOVE	NO	Cut/Fill (Grading)	11	0	
10007	11	Sugarberry	Alive	REMOVE	YES	Building Pad	0	11	
10008	11	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	11	0	
10009	13	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	13	0	
10011	11	Honey Locust	Alive	REMOVE	YES	Building Pad	0	11	
10018	10	Mesquite	Alive	REMOVE	YES	Right-of-Way	0	10	
10019	13	Oak	Dead	REMOVE	YES	Building Pad	0	13	
10020	11	Osage Orange	Alive	REMOVE	YES	Building Pad	0	11	
10021	11	Mesquite	Alive	REMOVE	YES	Building Pad	0	11	
10022	11	Oak	Alive	REMOVE	YES	Building Pad	0	11	
10023	14	Mesquite	Alive	REMOVE	NO	Cut/Fill (Grading)	14	0	
10024	21	Mesquite	Alive	REMOVE	NO	Cut/Fill (Grading)	21	0	
10025	14	Hackberry	Alive	REMOVE	YES	Building Pad	0	14	
10026	21	Hackberry	Alive	REMOVE	YES	Building Pad	0	21	
10029	12	Oak	Alive	REMOVE	NO	Cut/Fill (Grading)	12	0	
10034	16	Osage Orange	Alive	REMOVE	YES	Right-of-Way	0	16	
10035	16	Hackberry	Alive	REMOVE	YES	Easement	0	16	
10040	11	Mesquite	Alive	REMOVE	YES	Building Pad	0	11	
10041	23	Oak	Alive	REMOVE	YES	Building Pad	0	23	
10042	14	Osage Orange	Alive	REMOVE	YES	Easement	0	14	
10043	13	Osage Orange	Alive	REMOVE	YES	Easement	0	13	
10044	10	Osage Orange	Alive	REMOVE	YES	Easement	0	10	
10045	18	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	18	0	
10046	11	Osage Orange	Alive	REMOVE	YES	Right-of-Way	0	11	
10048	13	Osage Orange	Alive	REMOVE	YES	Building Pad	0	13	
10049	11	Osage Orange	Alive	REMOVE	YES	Building Pad	0	11	
10050	22	Osage Orange	Alive	REMOVE	YES	Building Pad	0	22	
10051	27	Osage Orange	Alive	REMOVE	YES	Building Pad	0	27	
10052	23	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	23	0	
10054	12	Hackberry	Alive	REMOVE	NO	Cut/Fill (Grading)	12	0	
10060	15	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	15	0	
10061	10	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	10	0	
10062	10	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	10	0	
10063	12	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	12	0	
10064	12	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	12	0	
10066	12	Osage Orange	Alive	REMOVE	NO	Cut/Fill (Grading)	12	0	
10069	9	Mesquite	Alive	REMOVE	NO	Cut/Fill (Grading)	9	0	
10070	10	Mesquite	Alive	REMAIN	-	Building Pad			10
10071	11	Hackberry	Alive	REMAIN	-	Cut/Fill (Grading)			11
10072	14	Hackberry	Alive	REMOVE	NO	Cut/Fill (Grading)	14	0	
10075	23	Mesquite	Alive	REMOVE	YES	Easement	0	23	
10100	12	Mesquite	Alive	REMAIN	-	-			12
10101	16	Mesquite	Alive	REMAIN	-	-			16
10102	17	Mesquite	Alive	REMAIN	-	-			17
10103	10	Mesquite	Alive	REMAIN	-	-			10
TOTALS							240	323	76

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED (EXEMPT)
- TREE TO BE REMOVED (NON-EXEMPT)
- AREA OF DISTURBANCE

N
W E
S

GRAPHIC SCALE 1"=200'
0 200 400 600

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 THERETO 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 : 747.90

CUT 'X' TOP OF INLET ON EAST SIDE OF NORTH CROWLEY RD, APPROXIMATELY 990 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
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BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572

HUNTER'S RIDGE

PHASE 3 & 4A
CROWLEY, TX

GMcivil
Engineering & Surveying
2329 SW Grapevine Pkwy, Grapevine, Texas 76051
(817) 416-1572
TxEng Firm # F-2944 | TxSurv Firm # 10021700

STATE OF TEXAS
BRENT A. CALDWELL
108515
PROFESSIONAL ENGINEER
5/7/25

JOB NO. :	10805
DATE :	4/10/25
DSGN/DRFT:	KJJ/KJJ
REVIEW :	BAC
SHEET	1 of 4

TREE PRESERVATION PLAN-OVERALL

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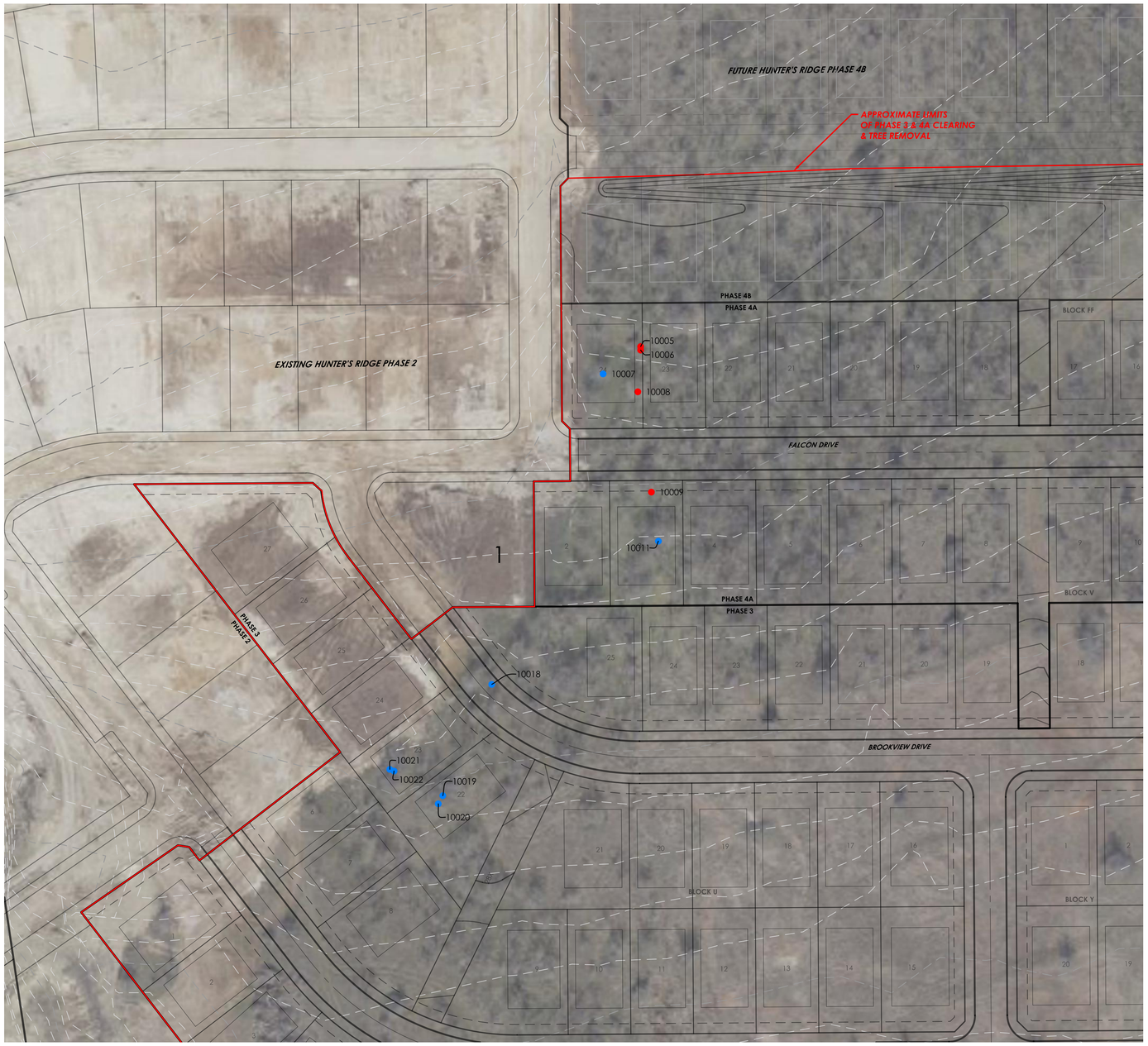

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED (EXEMPT)
- TREE TO BE REMOVED (NON-EXEMPT)
- AREA OF DISTURBANCE

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GRAPHIC SCALE 1"=60'

0 60 120 180

BENCH MARK ELEVATION : 747.90

CUT 'X' TOP OF INLET ON EAST SIDE OF NORTH CROWLEY RD, APPROXIMATELY 990 FEET SOUTH OF THE NORTHWEST CORNER OF H.F. STEVENS MIDDLE SCHOOL AND THE MOST EASTERLY SOUTHWEST CORNER OF HUNTERS RIDGE PH. 1

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STATE OF TEXAS
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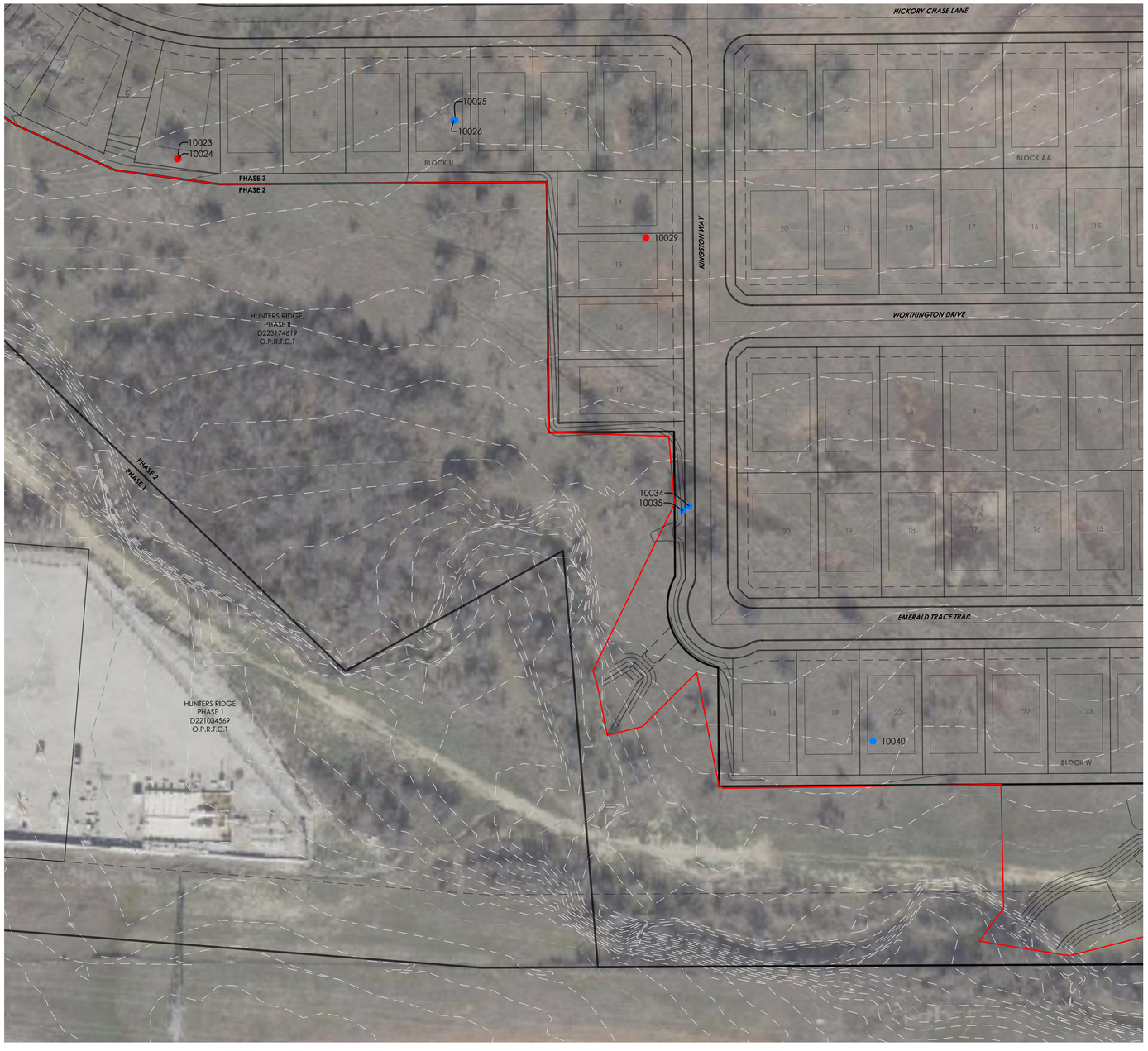
5/7/25

JOB NO. :	10805
DATE :	4/9/25
DSGN/DRFT:	KJJ/KJJ
REVIEW :	BAC
SHEET	2 of 4

TREE PRESERVATION PLAN



LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED (EXEMPT)
- TREE TO BE REMOVED (NON-EXEMPT)
- AREA OF DISTURBANCE

N
W E
S

GRAPHIC SCALE 1"=60'

0 60 120 180

BENCH MARK ELEVATION : 747.90

CUT 'X' TOP OF INLET ON EAST SIDE OF NORTH CROWLEY RD, APPROXIMATELY 990 FEET SOUTH OF THE NORTHWEST CORNER OF H.F. STEVENS MIDDLE SCHOOL AND THE MOST EASTERLY SOUTHWEST CORNER OF HUNTERS RIDGE PH. 1

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BRENT A. CALDWELL
108515
LICENSED PROFESSIONAL ENGINEER
5/7/25

JOB NO. :	10805
DATE :	4/9/25
DSGN/DRFT:	KJJ/KJJ
REVIEW :	BAC
SHEET	3 of 4

TREE PRESERVATION PLAN

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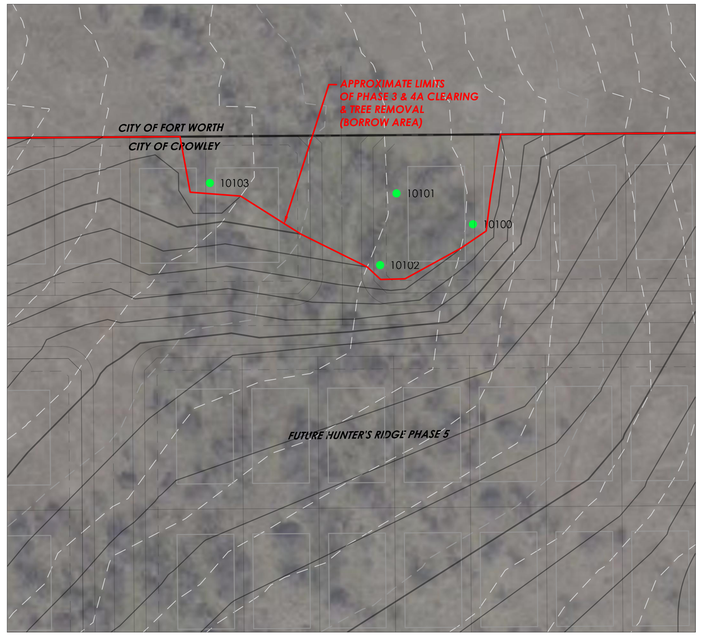

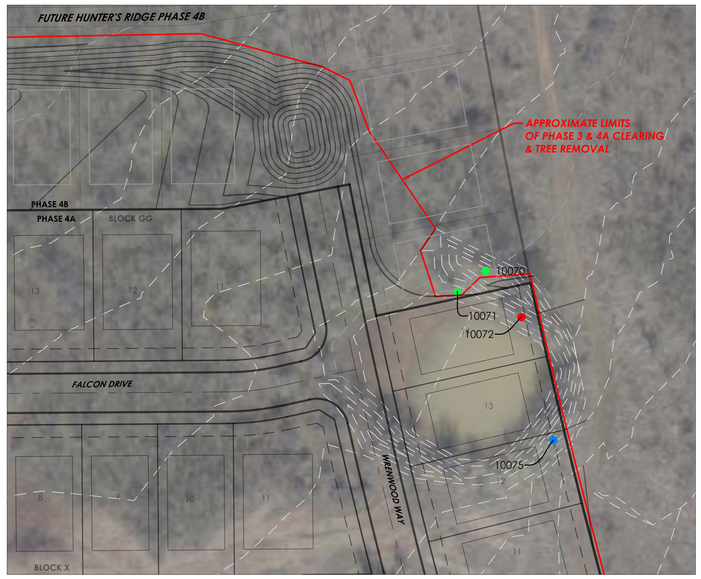

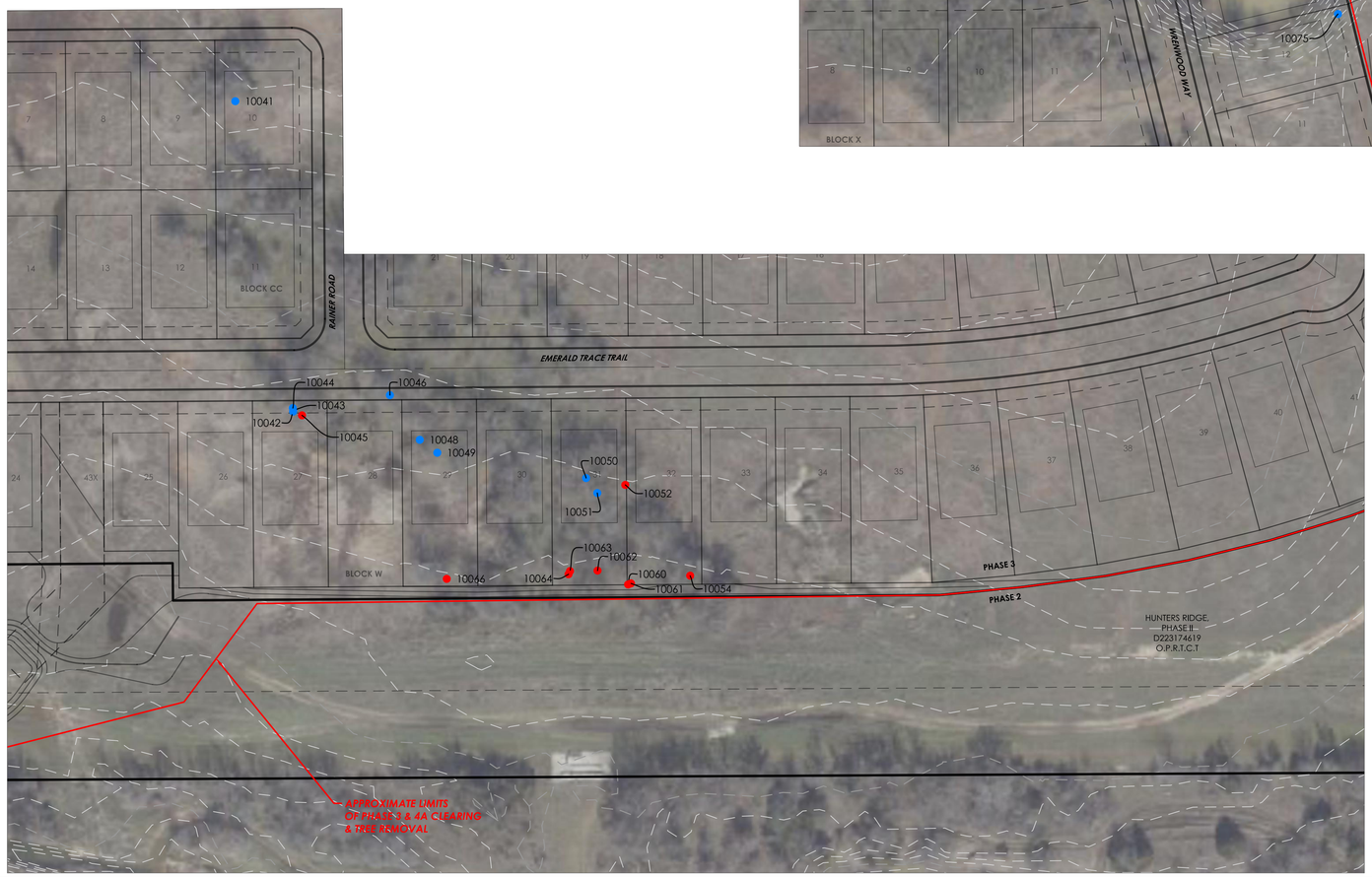

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED (EXEMPT)
- TREE TO BE REMOVED (NON-EXEMPT)
- AREA OF DISTURBANCE

N
W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

BENCH MARK ELEVATION : 747.90

CUT 'X' TOP OF INLET ON EAST SIDE OF NORTH CROWLEY RD, APPROXIMATELY 990 FEET SOUTH OF THE NORTHWEST CORNER OF H.F. STEVENS MIDDLE SCHOOL AND THE MOST EASTERLY SOUTHWEST CORNER OF HUNTERS RIDGE PH. 1

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 THERETO 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.

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NO.	REVISION DATE
1	
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BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572

HUNTER'S RIDGE

PHASE 3 & 4A
CROWLEY, TX

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
(817) 416-1572
TxEng Firm # F-2944 | TxSurv Firm # 10021700

STATE OF TEXAS
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