Agenda
Crowley Planning & Zoning Commission
July 28, 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 - July 28, 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 July 14, 2025

B. Discuss and consider approval of a final 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 # PLT-2025-004**.

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 July 28, 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:** July 28, 2025
Department: Community Development	**Agenda Item:** III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on July 14, 2025	

Background:
The minutes from July 14, 2025 are attached for your review.

Recommendation:
Stafff recommend approval.

Financial Information:

Attachments:
1. 2025_07_14_PZ_Minutes

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

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session - July 14, 2025 - 7:00 PM

I. Call to Order and Roll Call

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

Commissioners present:	Miki Rayburne (Place 1) Kaleb Wade (Place 3) 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)
Staff members present:	Rachel Roberts, Planning & Development Director Bhumika Thakore, Planner
Council members present:	None

II. Invocation and Welcome Visitors

Vice-Chair Beene gave the invocation, and Chair Duman welcomed the visitor, consultant Jenifer Reiner.

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on June 23, 2025

Vice-Chair Beene motioned to approve the minutes as written, seconded by Commissioner Allen. The motion passed with Commissioner Rayburne abstaining.

B. Hold a public hearing, discuss, and make a recommendation to the City Council on a proposed update to the City of Crowley comprehensive land use plan.

Staff member Rachel Roberts said what was being presented was a minor update because it had only been a few years since the previous plan was adopted. Consultant Jenifer Reiner then presented the updates, which included changes to the Master Thoroughfare Plan and Future Land Use Plan. She discussed areas of flooding concern and roadway intersections that should have additional traffic controls, and she also highlighted proposed changes to future land use classifications, comprehensive plan text, and implementation steps.

Chair Duman opened the public hearing at 7:39 P.M. There was no one from the public in attendance, and Chair Duman closed the public hearing at 7:30 P.M.

The Commission discussed the proposed updates, particularly focusing on flooding issues noted by Ms. Reiner. Commissioner Wade made a motion to recommend approval of the update to the comprehensive plan and to recommend the City Council direct staff to review Ch. 94 of city

code with a comparison to current standards and to consider the use of iSWM. The motion was seconded by Commissioner Burns and passed with all in favor.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:51 P.M.

_____ _____

David Duman, Planning & Zoning Commission Chair Date

ATTEST:

_____ _____

Rachel Roberts, Planning & Development Director Date

City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** July 28, 2025
Department: Community Development	**Agenda Item:** III.B.
Subject: Discuss and consider approval of a final 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 # PLT-2025-004**.	

Background:

BACKGROUND AND OVERVIEW	
Request	Final plat to create one lot for commercial use
Applicant	Vasquez Engineering on behalf of the property owner
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

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 along the rear property line. Behind the property on the Burleson side is 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.

A preliminary plat for this property was approved in May.

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 General Commercial, 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 conforms to all requirements form the subdivision regulations.

Public Works / Infrastructure Requirements (Technical Specifications)
The plat and civil plans meet all technical specifications.

ACTION BY THE PLANNING & ZONING COMMISSION
A sample motion for approval is provided below. You are not required to use this wording, but you are required to approve the plat.

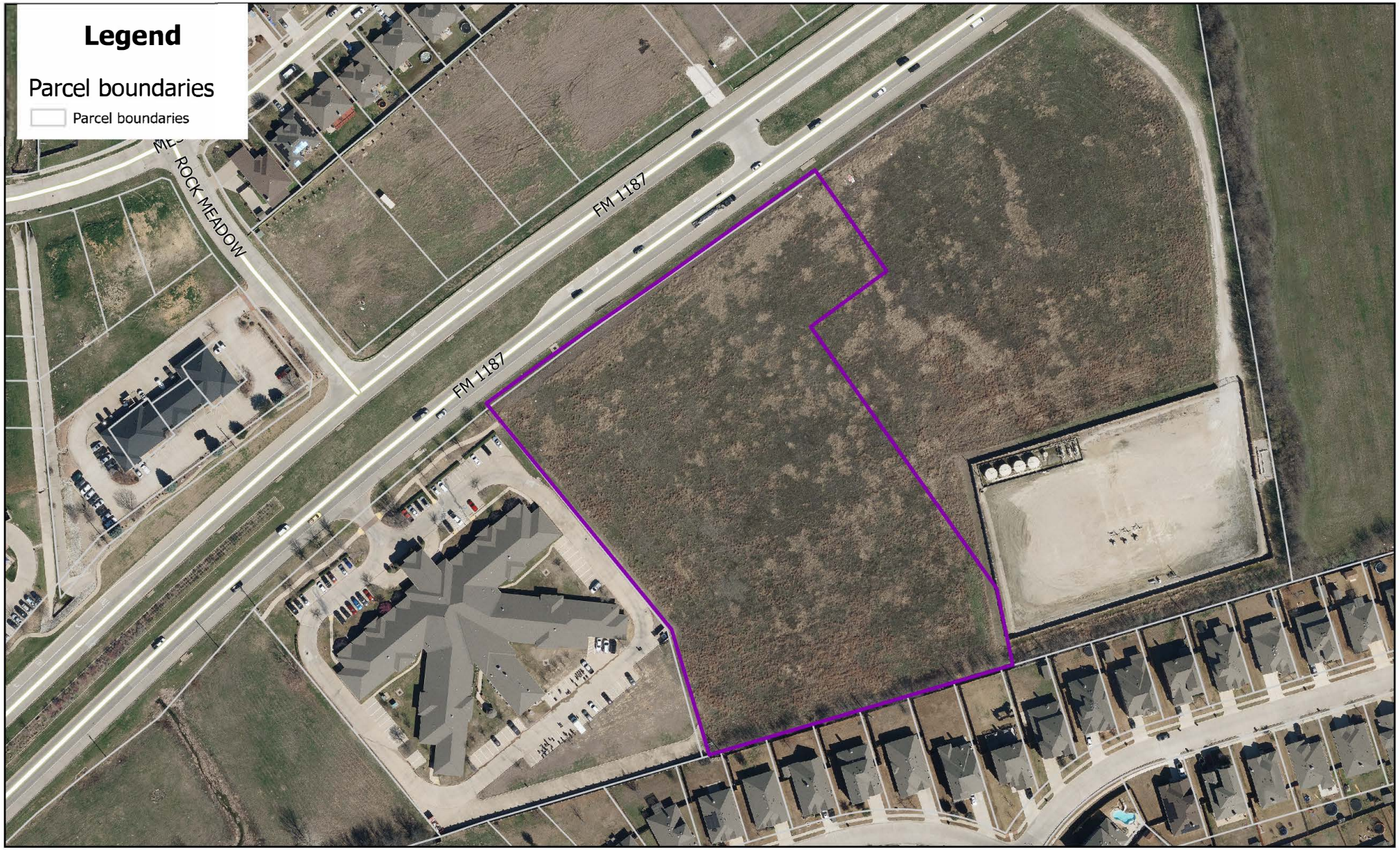
Approval: I make a motion to approve the final plat for Tractor Supply Blk 1 Lot 1, Case # PLT-2025-004.

Recommendation:

Based on the above analysis, staff recommend approval.

Financial Information:

Attachments:
1. Map 1_PLT-2025-004_aerial
2. Map 2_PLT-2025-004_FLUP
3. Map 3_PLT-2025-004_Zoning
4. PLT-2025-004_Plat Application_Redacted
5. PLT-2025-004_Tractor Supply FP



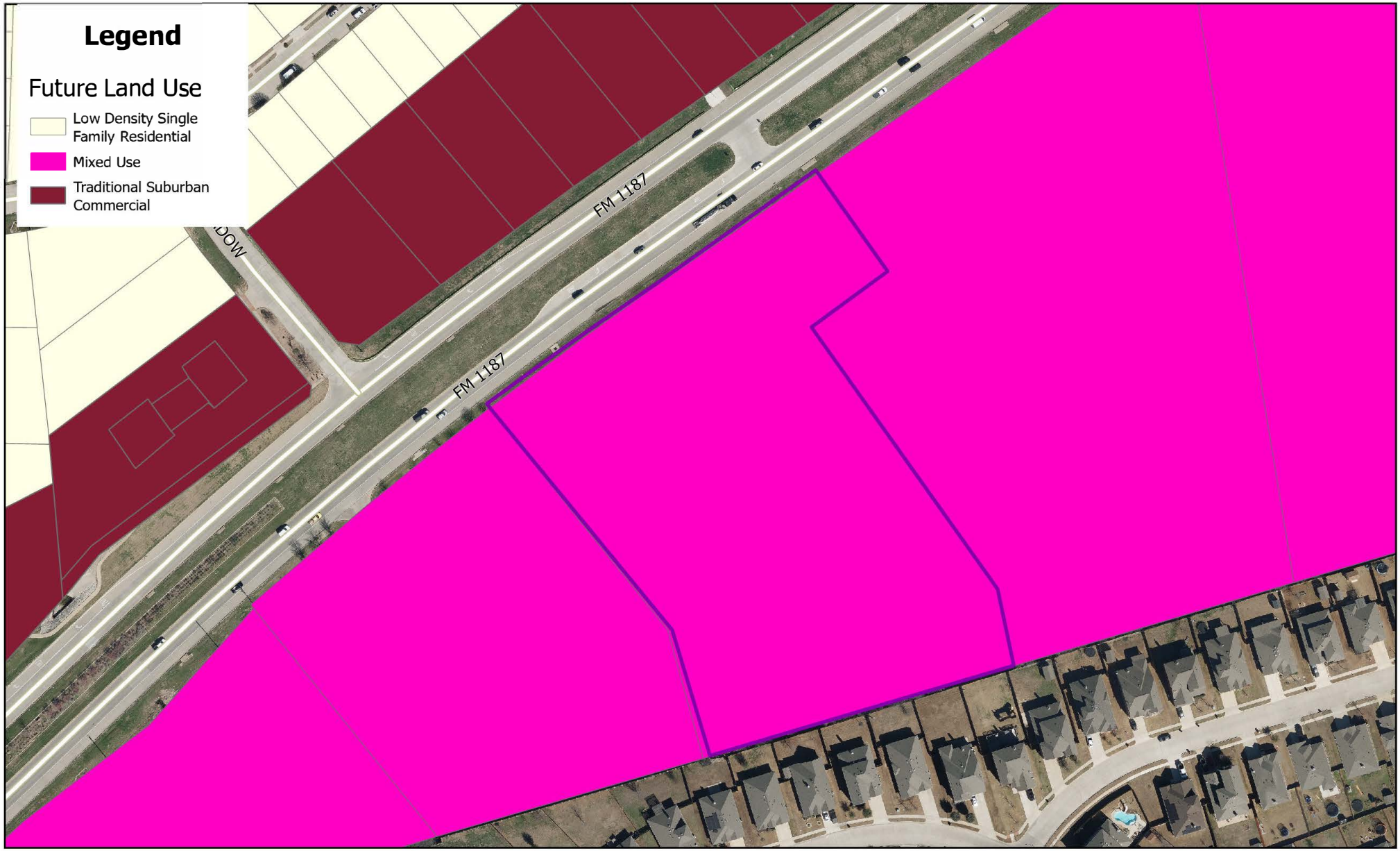
PLT-2025-004
Tractor Supply Addition
Aerial View Showing Location

City of Crowley

5/5/2025

0 160 320 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.



City of Crowley

5/5/2025

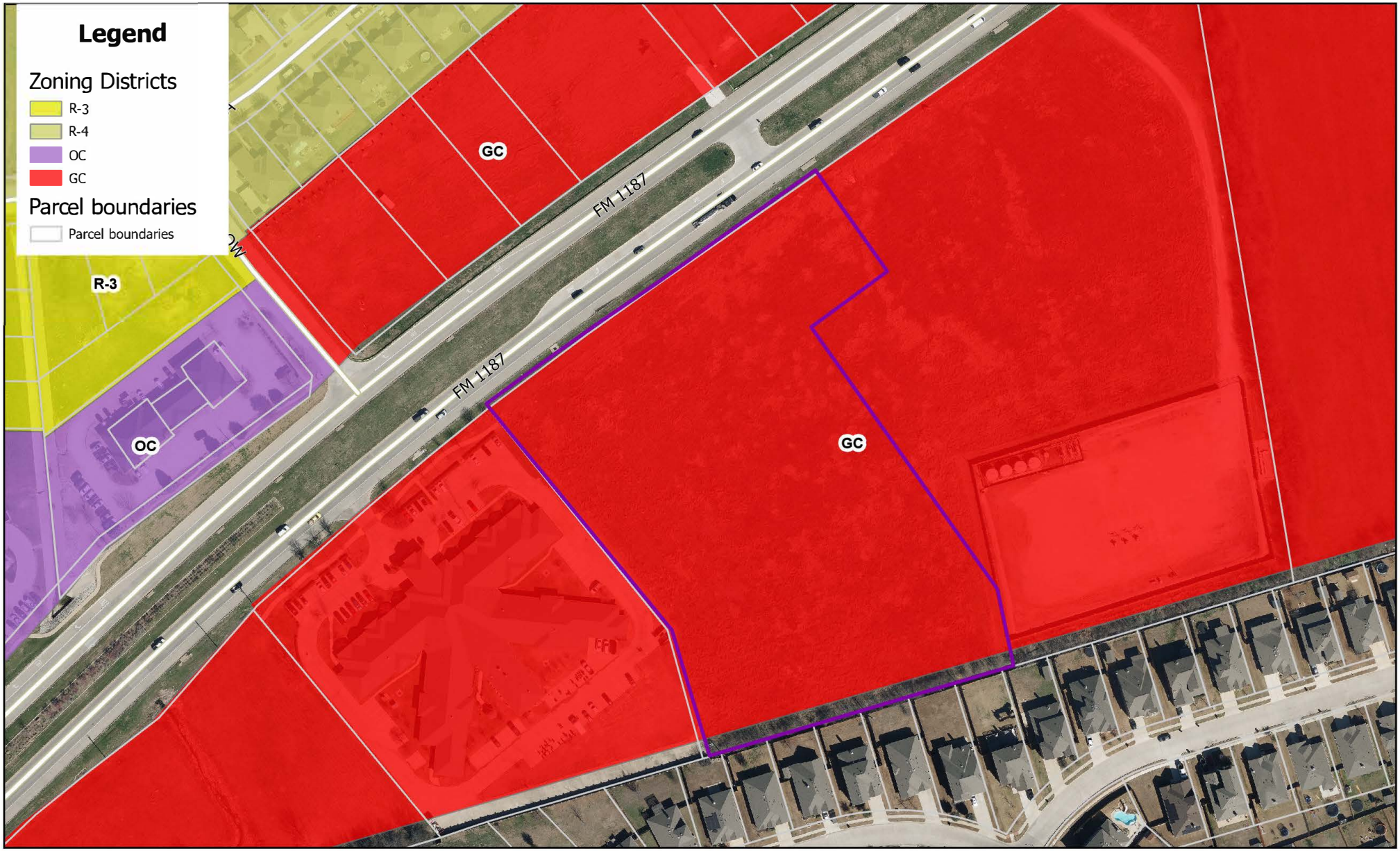
PLT-2025-004
Tractor Supply Addition
Future Land Use Plan

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.



City of Crowley

5/5/2025

PLT-2025-004
Tractor Supply Addition
Zoning

0 160 320 Feet

N

DISCLAIMER
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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: 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 State: TX
ZIP Code: 75042 Telephone No: 972-278-2948 Email: _____
Application Status (check one) ☐ **Owner** ☒ **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 State: TX
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 State: TX
ZIP Code: 76308 Telephone No: 940-767-0050 Email: _____

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: 6/23/25

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME: Peter Thomas

SIGNATURE DATE: 6/22/25

(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 #

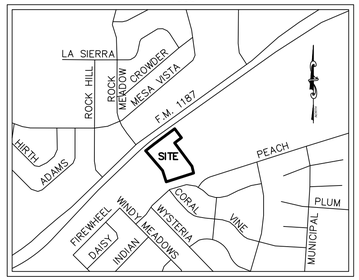
Date Submitted:

Total Fee: $

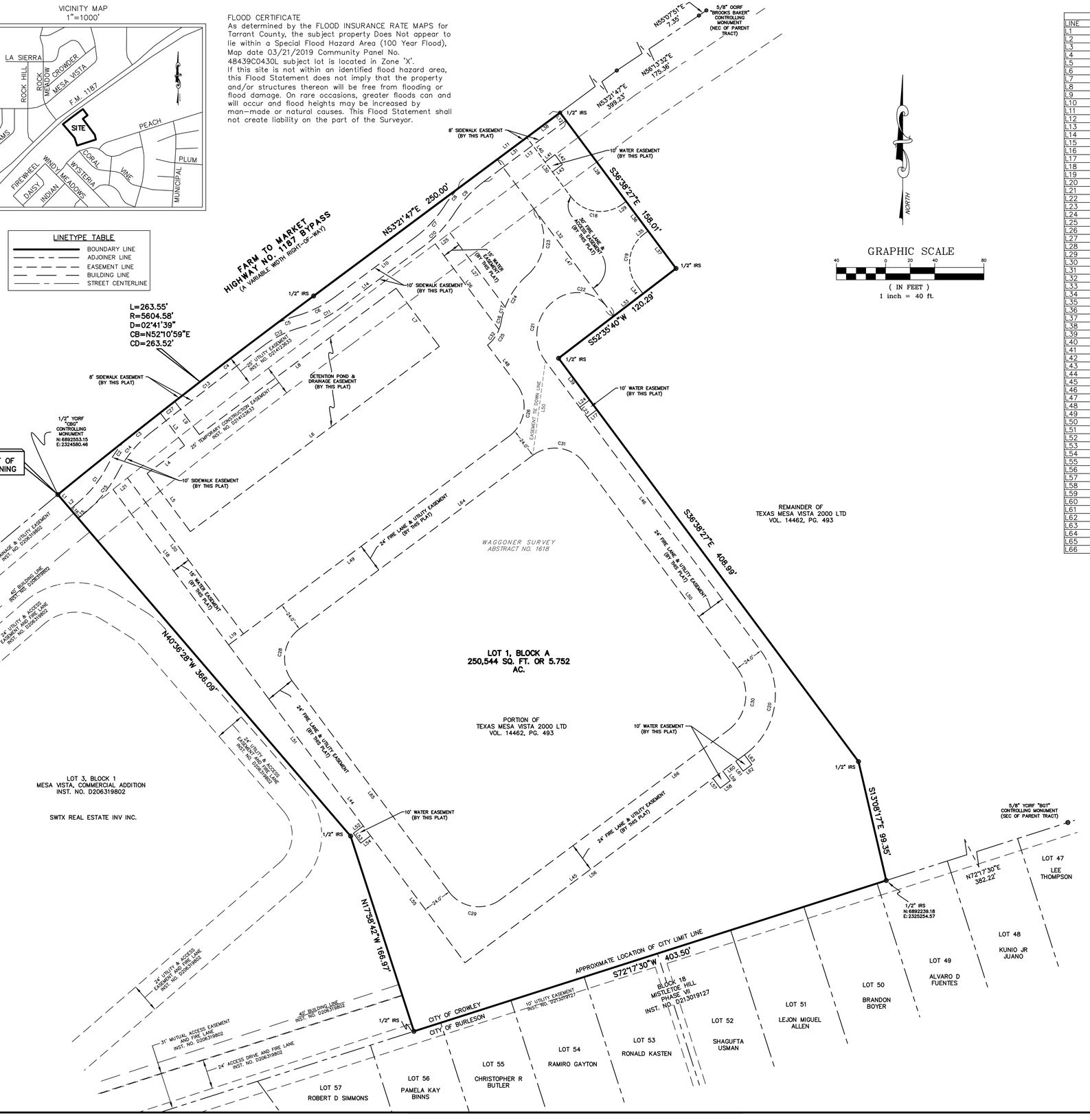
Date of Payment:

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.



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 51°15'38" W	75.49'
L15	S 49°23'32" W	8.88'
L16	N 40°36'28" W	10.00'
L17	N 53°21'47" E	10.00'
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	10.00'
L24	S 53°21'47" W	10.00'
L25	S 53°21'47" W	15.00'
L26	N 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" W	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 53°21'47" W	33.81'
L39	S 36°38'27" E	42.27'
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	N 36°38'13" W	207.33'
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'

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"
C32	30.00'	15.84'	15.66'	N 36°40'29" E	30°15'29"

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. Maintenance of the Detention Pond and Drainage Easement shall be the responsibility of the owner of Lot 1.
5. 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.
6. 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.

OWNER:
TEXAS MESA VISTA 2000 LTD
PO BOX 939
BURLESON, TEXAS 76097-0939
NAME: PETER THOMAS
PHONE: 817-233-0194
EMAIL: TCLLC@AOL.COM

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

FINAL 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

JOB NO.:	23-1006
DATE:	6/19/2025
REV:	7/15/2025
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
Texas Society of Professional Surveyors
Member Since 1977
FIRM No. 100999-00

SHEET 1 OF 2

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 designating 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 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 my at at _____, _____ County, Texas this _____ day of _____, 2025.

Texas Mesa Vista 2000 LTD.

By: _____
Peter Thomas, [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 Peter Thomas, 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, Surveyor
Texas R.P.L.S. No. 6122

Date: _____

No variances from the general development ordinance requested.

Approved and accepted

_____ _____
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 the subdivision or addition to the City of Crowley was submitted to the appropriate planning and zoning commission or city council as required by the ordinances of the City of Crowley on the day of _____, 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 hereinabove subscribed in the capacity stated. Witness by hand this day

_____ _____
City Secretary City of Crowley, Texas — Date

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 939
BURLESON, TEXAS
76097-0939
NAME: PETER THOMAS
PHONE: 817-233-0194
EMAIL: TCLLC@AOL.COM

FINAL 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

JOB NO.:	23-1006
DATE:	6/19/2025
REV:	7/15/2025
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
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Texas Society of Professional Surveyors
Member Since 1977

SHEET 2 OF 2