



Agenda
Crowley Planning & Zoning Commission
April 13, 2026
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 13, 2026 - 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 **February 23, 2026**
- B. Discuss and consider approving the minutes from the joint work session meeting held on **March 18, 2026**
- C. Discuss and consider approval of a request for a replat of Block W Lot 58X, Hunters Ridge Phase 2 and Block W Lots 38-41 and 43X, Hunters Ridge Phase 3, Tarrant County, Texas, to create Lots 38R-41R, 43XR, 44X, and 58XR, Block W, Hunters Ridge Phase 3. The properties are located at Cedar Creek Ln and (under construction) Emerald Trace Trl and are zoned R-3 single family residential. Case # **RPLT-2026-002**

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 April 13, 2026 at 7:00 PM is a true and correct copy posted on Tuesday, _____, 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.

Bhumika Thakore, Planner

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: Bhumika Thakore	Meeting Date: April 13, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on February 23, 2026	

Background:

Minutes are attached for review

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_02_23_PZ_Minutes



Minutes
Crowley Planning & Zoning Commission
February 23, 2026
Regular Session - 7:00 PM

Crowley City Hall 201 E.
Main Street Crowley TX
76036

Regular Session - February 23, 2026 - 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) David Duman, Chair (Place 5) Jeff Burns (Place 6)
Commissioners absent:	George Allen (Place 4) Lane Beene (Place 7)
Staff members present:	Rachel Roberts, Planning & Development Director
Council members present:	Jim Hirth

II. Invocation and Welcome Visitors

Commissioner Burns gave the invocation, and Chair Duman welcomed the visitors.

III. Action Items

Discuss and consider approving the minutes from the regular meeting held on February 09, 2026

Commissioner Wagner motioned to approve the minutes, seconded by Commissioner Rayburn. The motion passed with all in favor.

A. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Ordinance # 03-2024-518, the planned development district regulations for Teeter Ranch planned development district, to reduce the side yard setback from 7.5 ft to 5 ft in the PD-R-3 single family residential sub-district and to update the concept plan and/or other exhibits attached to the ordinance. Case # ZCA-2025-005.

Rachel Roberts, Planning & Community Development Director, provided a brief overview of the Teeter Ranch Planned Development District approved in March 2024. Ms. Roberts noted the PD includes PDR3 and PDR4 lot types, with PDR3 generally consistent with R-3 standards.

Ms. Roberts stated that during preliminary plat review, staff identified a conflict between the ordinance requirement of a 7.5-foot interior side setback and the concept plan illustration showing five feet. Ms. Roberts noted the applicant could not develop the lots under the 7.5-foot standard as they had originally planned when they created the original concept plan.

Ms. Roberts explained the amendment would revise the setback to five feet and align the regulating text with the concept plan. Minor revisions include removal of one lot due to floodplain encroachment. Ms. Roberts concluded that the request is consistent with planning policies and appropriate within the PD framework, and staff recommends approval.

Chair Duman opened the public hearing at 7:07 pm. No speakers appeared in favor or opposition. The public hearing was closed at 7:08 pm.

Commissioner Wade asked staff about the status of the proposed open space and whether it would be publicly dedicated. Ms. Roberts responded that the open space shown on the concept plan is conceptual only and not formally dedicated. She explained that dedication and maintenance (City or HOA) will be determined during the plating process, but the area will function as open space with a proposed walking trail.

Commissioner Wagner made a motion to recommend approval of Case No. ZCA-2025-005. The motion was seconded by Commissioner Wade and passed unanimously.

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

Ms. Rachel Roberts presented the item, explaining that site grading occurred without the required development permit, typically obtained through final plat or building permit approval. She noted a prior waiver for limited floodplain reclamation was interpreted by the applicant to apply to the entire site, while staff intended it to apply only to a portion.

Ms. Roberts stated the applicant has since coordinated with staff and submitted grading and tree mitigation plans, which were reviewed and accepted by the City Engineer. She noted one protected tree will require mitigation and that the development agreement will be amended to address revegetation. She said that staff supports approval of the waiver.

Commissioner Wade asked about erosion control, slope stabilization, and irrigation measures. Ms. Roberts deferred to the project engineer, who confirmed such measures are included in the SWPPP and grading plans.

Commissioner Wade made a motion to approve Agenda Item 3C with a note requesting review of erosion protection and temporary irrigation. The motion was seconded by Commissioner Rayburn and carried unanimously.

IV. Public Comment

There was no public comment.

V. **Adjournment**

The meeting adjourned at 7:19 P.M

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



**City of Crowley, Texas
Planning & Zoning Commission Agenda Report**

Presenter: Bhumika Thakore	Meeting Date: April 13, 2026
Department: Community Development	Agenda Item: III.B.
Subject: Discuss and consider approving the minutes from the joint work session meeting held on March 18, 2026	

Background:

Minutes are attached for review.

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_03_18_CCPZ_Joint Work Session



Minutes
**Crowley City Council & Planning &
Zoning Commission**
March 18, 2026
Joint Work Session – 6:30 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

City Council and Planning & Zoning Commission Joint Work Session - March 18, 2026- 6:30 PM

I. Call to Order and Roll Call

Mayor Billy Davis called the City Council on the work session to order on behalf of the City Council at 6:40 PM.

Vice-Chair Beene called the work session to order on behalf of the Planning & Zoning Commission at 6:43 P.M.

Commissioners present: Miki Rayburne (Place 1)
J. J. Wagner (Place 2)
Kaleb Wade (Place 3)
George Allen (Place 4)
Jeff Burns (Place 6)
Lane Beene, Vice-Chair (Place 7)

Commissioners absent: David Duman, Chair (Place 5)

Staff members present: Rachel Roberts, Planning & Development Director
Bhumika Thakore, Planner

See City Council minutes

Council members present:

II. Discussion Items

1. Discuss and provide guidance to city staff on land use and development in the Downtown-General zoning district

Ms. Rachel Roberts, Planning and Community Development Director, presented the discussion item regarding properties along Hampton Road south of Main Street. Ms. Roberts explained that the area was rezoned to Downtown General as part of the 2022 Code Update, consistent with the 2020 Comprehensive Plan; however, it currently lacks key downtown infrastructure components, such as sidewalks, parking, and streetscape improvements, and is not functioning as a true part of the downtown environment.

Ms. Roberts noted that many existing structures are industrial in nature, lack curb appeal, and do not meet current parking, setbacks, and design standards, creating challenges for redevelopment, and that industrial uses have greater potential for negative impacts on adjacent residential areas.

Ms. Roberts stated that staff evaluated multiple zoning options and recommended retaining the Downtown General zoning while allowing limited light industrial uses through a Specific Use Permit (SUP), subject to operational and design standards. Ms. Roberts added that redevelopment could be supported through fee waivers, possible grants for façade improvements if approved by the EDC, and future Capital Improvement Program (CIP) projects to provide sidewalks and/or bike facilities connecting to Main Street and requested direction from the Commission and Council.

Council Member Hirth emphasized that limited parking remains a primary constraint to attracting and sustaining commercial development, noting it may discourage customers despite recent business investment. Vice Chair Beene referenced comparable areas such as Magnolia Avenue, stating that limited parking, high property costs, and required building upgrades create barriers to redevelopment, particularly given the industrial nature of existing structures.

Commissioner Burns discussed a prior concept of City acquisition and redevelopment of parts of the corridor as a public park, noting that the area already experiences pedestrian activity. Commissioner Burns stated the space could be enhanced with amenities such as walking paths, benches, open space, and screening, though such an approach would require significant financial investment.

Ms. Martin, Economic Development Director, stated that while property acquisition could be considered, it would require substantial funding and should generate economic return. Ms. Martin noted that assembling parcels could improve site functionality and marketability, making the area more attractive to developers. Ms. Martin added that mixed-use or multifamily development may be feasible given the site characteristics; however, high land acquisition costs may limit developer interest.

City Manager Lori Watson emphasized that redevelopment strategies, including acquisition or park development, would require significant resources and should align with long-term economic development goals. Council Member Johnson added that policy tools such as fee reductions, utility incentives, and development agreements could help encourage private investment and support site and streetscape improvements.

Ms. Watson stated that the discussion should focus first on permitted uses, noting that redevelopment challenges are primarily related to allowable uses rather than design standards. Ms. Watson asked whether the Council supports the SUP approach, with design and parking considerations to be addressed subsequently.

Ms. Martin stated that the corridor could function as an extension of downtown with a distinct or quirky character, allowing for adaptive reuse of existing buildings with modest façade enhancements. Ms. Roberts noted that highly subjective design concepts are difficult to regulate and enforce. Ms. Roberts added that a practical approach would be to support property improvements through façade programs or Economic Development Corporation (EDC) agreements, rather than large-scale acquisition.

Ms. Roberts further explained that public improvements such as sidewalks and landscaping are typically triggered by redevelopment thresholds. Ms. Roberts noted that the proposed SUP approach could require upgrades when allowing additional or nonconforming uses.

Commissioner Wade expressed concern that minimal upgrades may avoid such thresholds, limiting opportunities to improve pedestrian connectivity. Commissioner Wade also noted that existing site layouts, particularly front-loaded parking, constrain the ability to add sidewalks.

Mayor Davis requested consensus on the proposed Specific Use Permit (SUP) uses, and the Council indicated general agreement. Mayor Davis also discussed the potential role of the Economic Development Corporation (EDC) in assisting with building improvements. Ms. Martin stated that the EDC possibly could support property owners through individual assistance or grant programs. Ms. Roberts stated that staff will coordinate with Ms. Martin to develop flexible design standards that ensure quality improvements.

III. Adjournment

The meeting adjourned at 8:06 P.M.

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

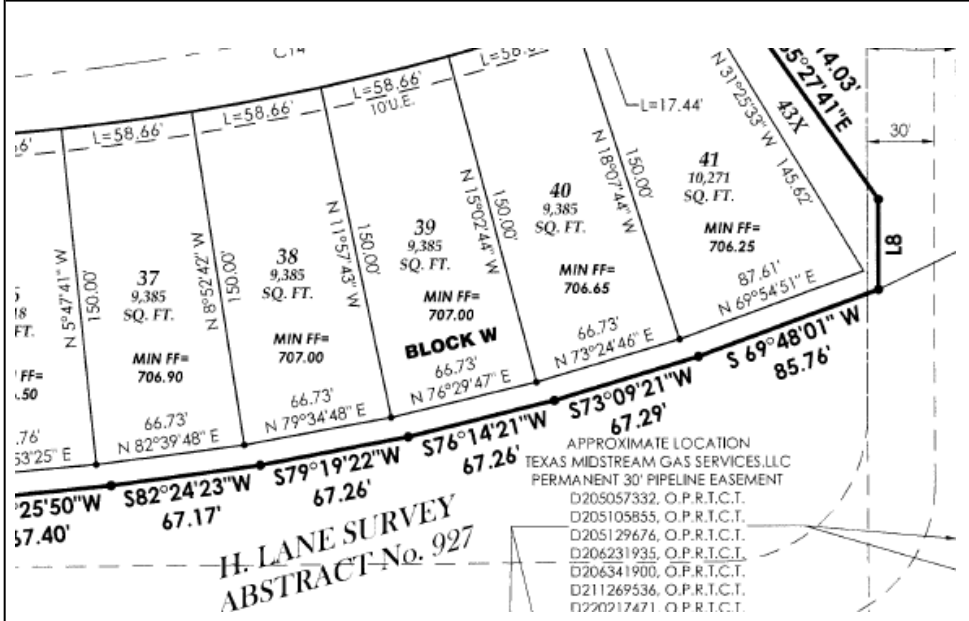
Presenter: Rachel Roberts	Meeting Date: April 13, 2026
Department: Community Development	Agenda Item: III.C.
Subject: Discuss and consider approval of a request for a replat of Block W Lot 58X, Hunters Ridge Phase 2 and Block W Lots 38-41 and 43X, Hunters Ridge Phase 3, Tarrant County, Texas, to create Lots 38R-41R, 43XR, 44X, and 58XR, Block W, Hunters Ridge Phase 3. The properties are located at Cedar Creek Ln and (under construction) Emerald Trace Trl and are zoned R-3 single family residential. Case # RPLT-2026-002	

Background:

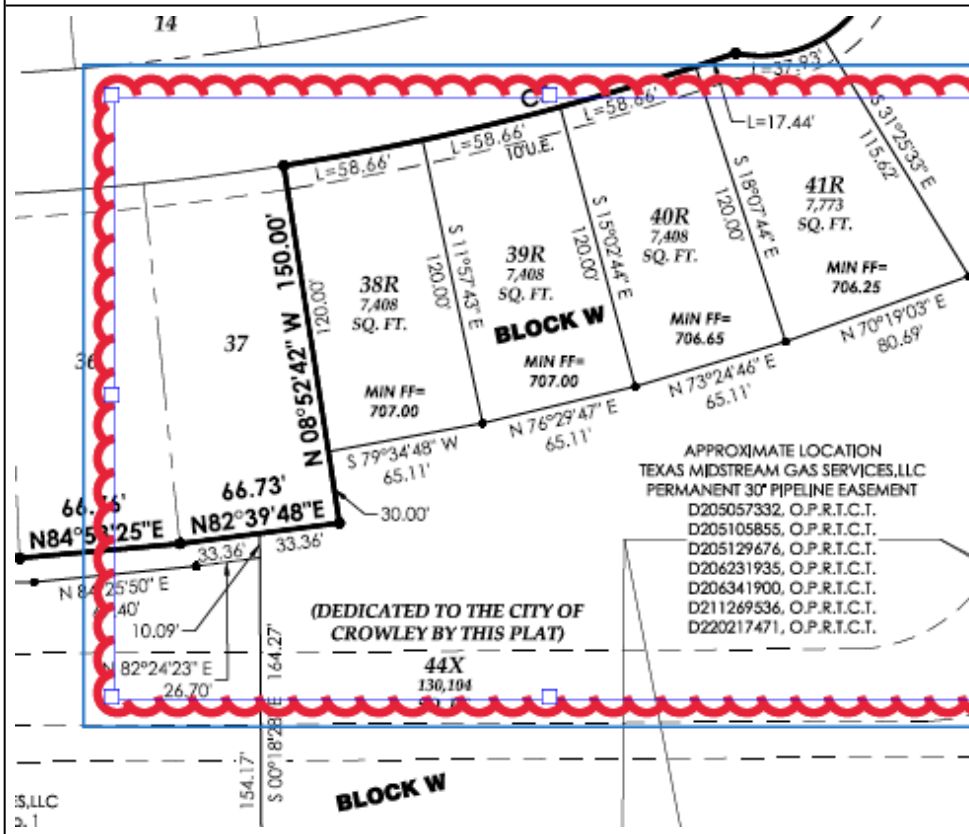
Request	Replat to create lots for residential, parkland, and civic purposes
Applicant	GM Civil on behalf of Bloomfield Homes and Hunters Ridge HOA
Location	Cedar Creek Lane and future Emerald Trace Trail
Surrounding Zoning	R-3 residential; planned development (Crescent Springs)
Future Land Use Plan Designation	Low Density Residential
Staff Recommendation	Approve

The city is building a new water intake facility to connect to the Fort Worth water system, and the city negotiated with Bloomfield Homes to include land in Hunters Ridge Phase 2 for the city facilities. The land is located in an open space area made up largely of floodplain and also including a gas pipeline easement. During the design phase for the water facilities, the city engineers discovered another pipeline easement for the nearby gas well that had not been shown on the Phase 2 plat. The easement crosses the area intended for the city’s water facilities. No structures can be built over the pipeline easement, so the city facilities can’t be placed in the location allocated for that purpose. The location can’t be moved to the south because there is another pipeline and then Oncor property. Bloomfield has agreed to provide a portion of four adjacent lots in Phase 3 to the north so the facilities can be shifted slightly northward and will be able to avoid the easement and the floodplain. Bloomfield is also providing part of Lot 43X, which is an HOA lot created to allow for maintenance of the open space areas immediately adjacent to home lots. These adjustments will require a replat of Phase 2 and a replat of Phase 3. The replats will show the previously omitted pipeline easement, and will also clarify the portions of land intended for parkland and the portion dedicated to the City for public water facilities.

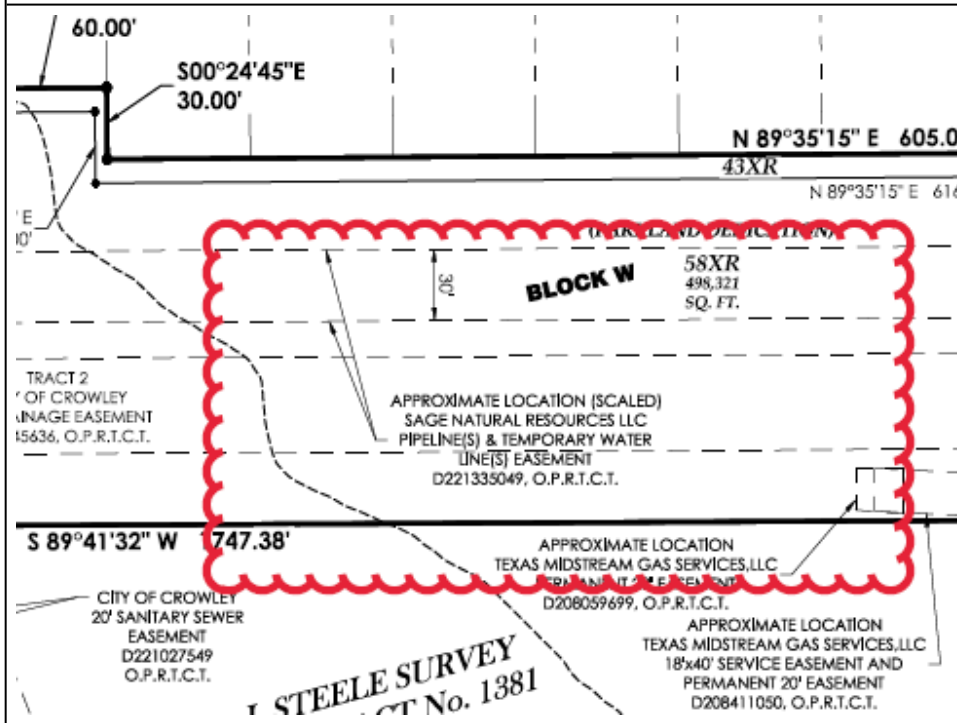
Phase 3 Lots 38-41 Block W and part of Lot 43X (now 43XR). Lot 43XR now terminates at Lot 37 to provide additional room for the city lot.



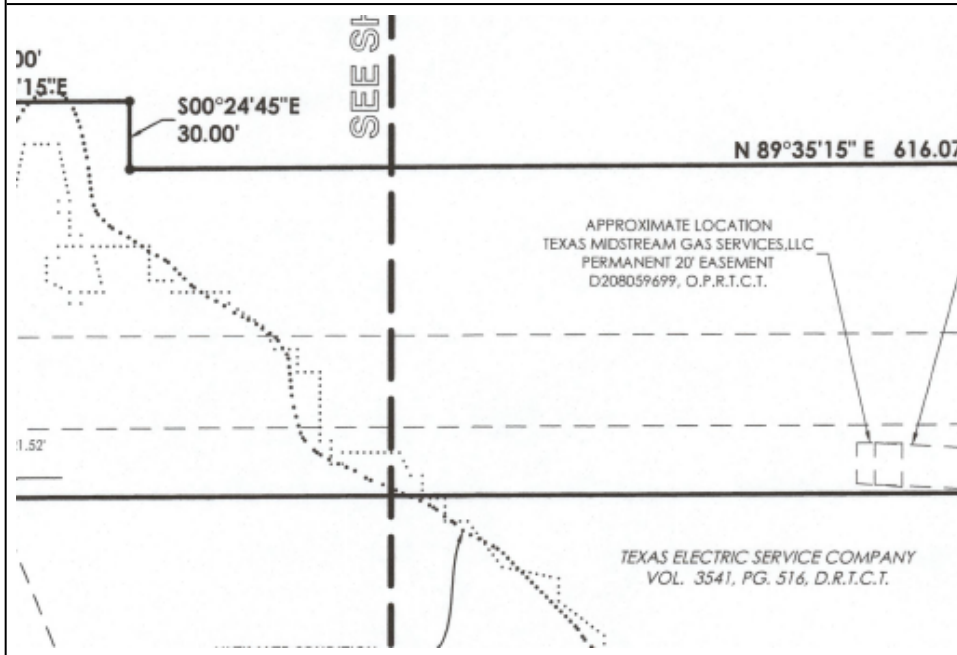
Lots after replatting



30-ft Sage Natural Resources pipeline easement not shown on Phase 2 plat



Excerpt from Phase 2 plat



Staff review

Comprehensive Land Use Plan

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

Most of the lots will be used for single family residential as intended in the Future Land Use Plan. The city water facilities are permitted in any zoning district and do not conflict with the comprehensive plan.

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 the requirements of the zoning ordinance.

Requirements from the Subdivision Regulations (Ch. 98)

The plat meets the requirements of the subdivision regulations.

Public Works / Infrastructure Requirements (Technical Specifications)

The developer is not required to provide any additional public infrastructure as part of this replat.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. You are not required to use any of these motions. Replats do not go to City Council unless a variance is requested, so the motion will be to approve, approve with conditions, or deny.

Approval: I make a motion to approve Case # RPLT-2026-002.

Approval with Conditions: I make a motion to approve Case # RPLT-2026-002 with the following conditions [list conditions].

Deny: I make a motion to deny Case # RPLT-2026-002.

Recommendation:

The replat meets all requirements for plats, so staff recommend approval.

Most residential replats require public notice, which may be provided either before or after the Planning & Zoning Commission consideration. Staff typically provide notices ahead of time to give the public an opportunity to mention any concerns they may have. But please note that, under state law, if the plat meets all requirements for plats, the Planning & Zoning Commission is required to approve the plat regardless of what may be mentioned at the public hearing. The state does not give cities any discretion in these cases.

Financial Information:

Attachments:

1. RPLT-2026-002 application_Redacted
2. RPLT-2026-002 plat drawing
3. RPLT-2026-002_aerial view



CITY OF CROWLEY
Plat Application
 Community Development Department

RPLT-2026-002

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), applicable fees, and coversheet 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: Block W, Lots 38R-41R, 43XR, 44X & 58XR, Block W
 Project Description: Single Family Residential Development/City of Crowley Water Ground Storage Tank Site
 Gross Acreage: 15.946 Zoning District: R-3
 Number of Lots Proposed: 4 Residential Lots & 3 Open Space Lots

Applicant & Owner Information

Applicant Name: Brent Caldwell, P.E. Company: GMcivil
 Applicant Address: 2559 SW Grapevine Pkwy City: Grapevine State: TX
 ZIP Code: 76051 Telephone No: 817-329-4373 Email: _____

Application Status (check one) Owner Representative Tenant Prospective Buyer

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

Property Owner: Bloomfield Homes, LP / Clint Vincent
 Applicant Address: 1900 W. Kirkwood Blvd, Suite 2300B City: Southlake State: TX
 ZIP Code: 76092 Telephone No: 817-416-1572 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, General Partner
 Name and title of the authorized representative who will sign the agreement: Donald J Dykstra, President
 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: Bloomfield Homes
 Address: 1900 W. Kirkwood Blvd., Suite 2300B City: Southlake State: TX
 ZIP Code: 76092 Telephone No: 817-416-1572 Email: _____

Engineer: GMcivil / Brent Caldwell, P.E.
 Address: 2559 SW Grapevine Pkwy City: Grapevine State: Grapevine
 ZIP Code: 76051 Telephone No: 817-329-4373 Email: _____

Surveyor: GMcivil / Joel 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)

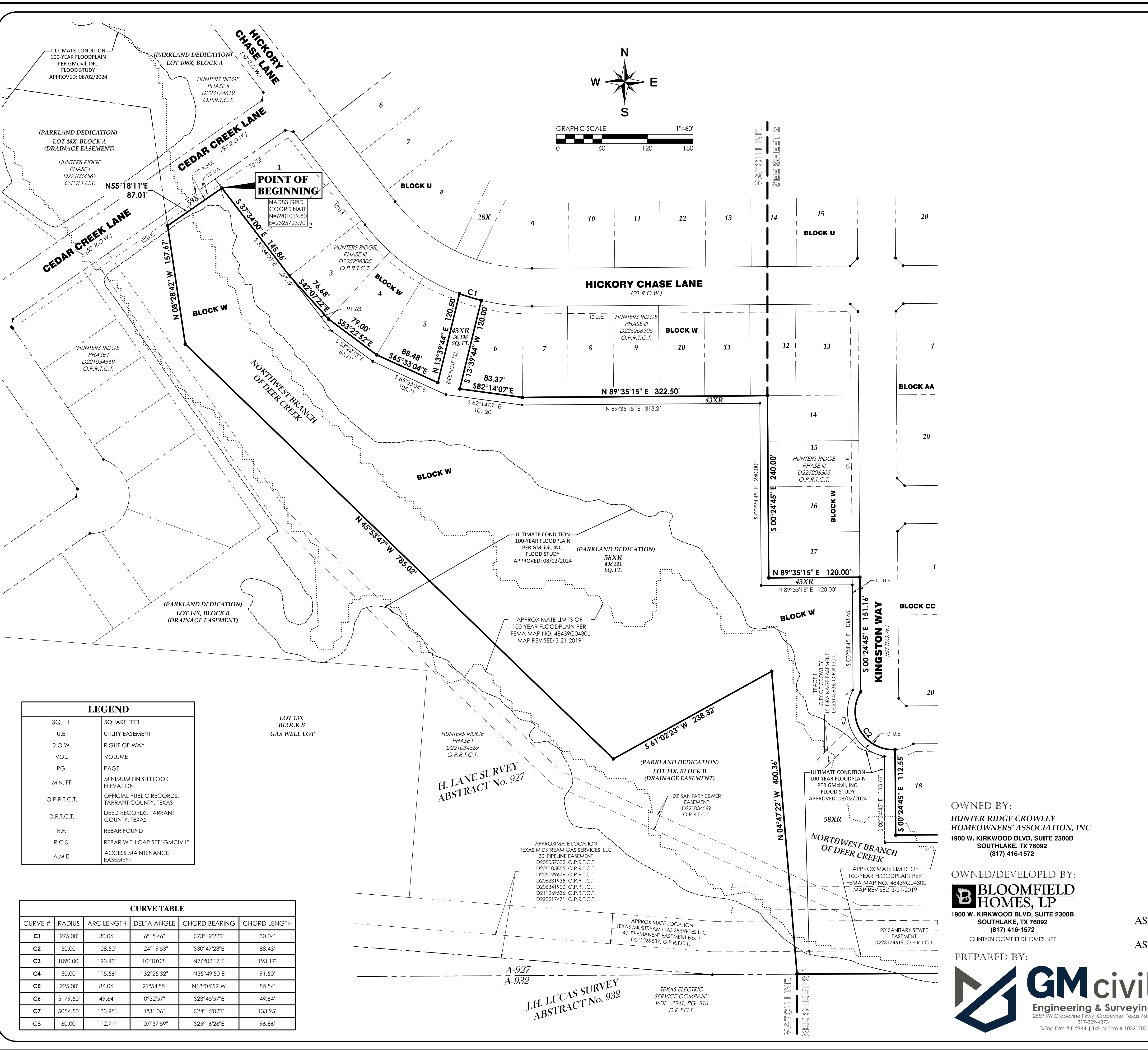
Name: Same as Applicant
 Address: _____ City: _____ State: _____
 ZIP Code: _____ Telephone No: _____ Email: _____

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>Brent Caldwell</u>	
SIGNATURE: <u><i>Brent Caldwell</i></u>	DATE: <u>2/25/2026</u>
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:	
PRINTED NAME: <u>Clint Vincent</u>	
SIGNATURE: <u><i>Clint Vincent</i></u>	DATE: <u>3-2-26</u>
(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: _____	

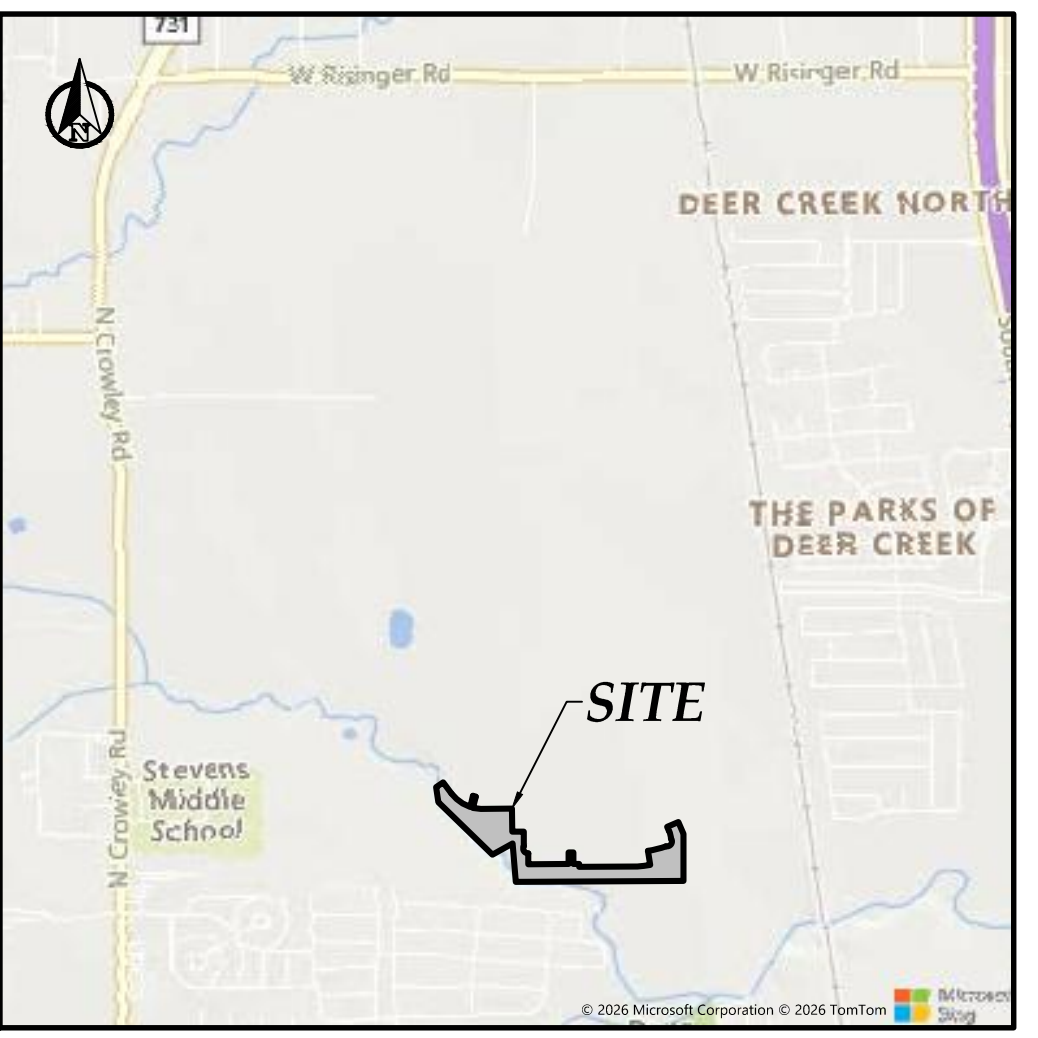
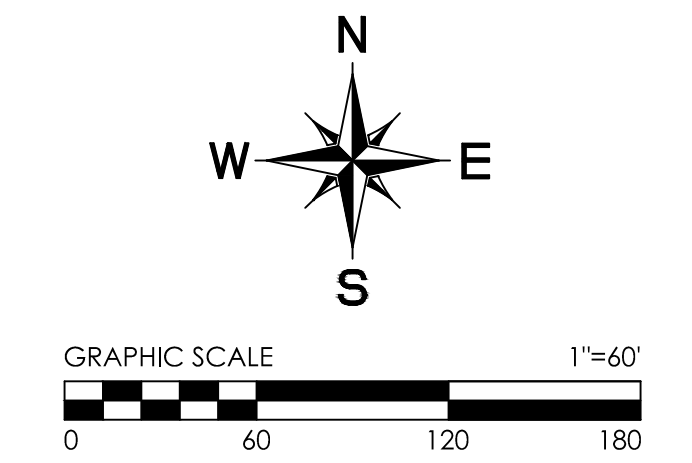


LEGEND

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
R.C.S.	REBAR WITH CAP SET "GMCIVIL"
A.M.E.	ACCESS MAINTENANCE EASEMENT

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	275.00'	30.06'	6°15'46"	S73°12'22"E	30.04'
C2	50.00'	108.50'	124°19'53"	S30°47'23"E	88.43'
C3	1090.00'	193.43'	10°10'03"	N76°02'17"E	193.17'
C4	50.00'	115.56'	132°25'32"	N35°49'50"E	91.50'
C5	225.00'	86.06'	21°54'55"	N13°04'59"W	85.54'
C6	5179.50'	49.64'	0°32'57"	S23°45'57"E	49.64'
C7	5054.50'	133.95'	1°31'06"	S24°15'02"E	133.95'
C8	60.00'	112.71'	107°37'59"	S25°16'26"E	96.86'



VICINITY MAP
SCALE: 1"=2000'

OWNED BY:
HUNTER RIDGE CROWLEY HOMEOWNERS' ASSOCIATION, INC
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572

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 | TxSurvey Firm # 10021700

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 3/17/2026 8:35 AM

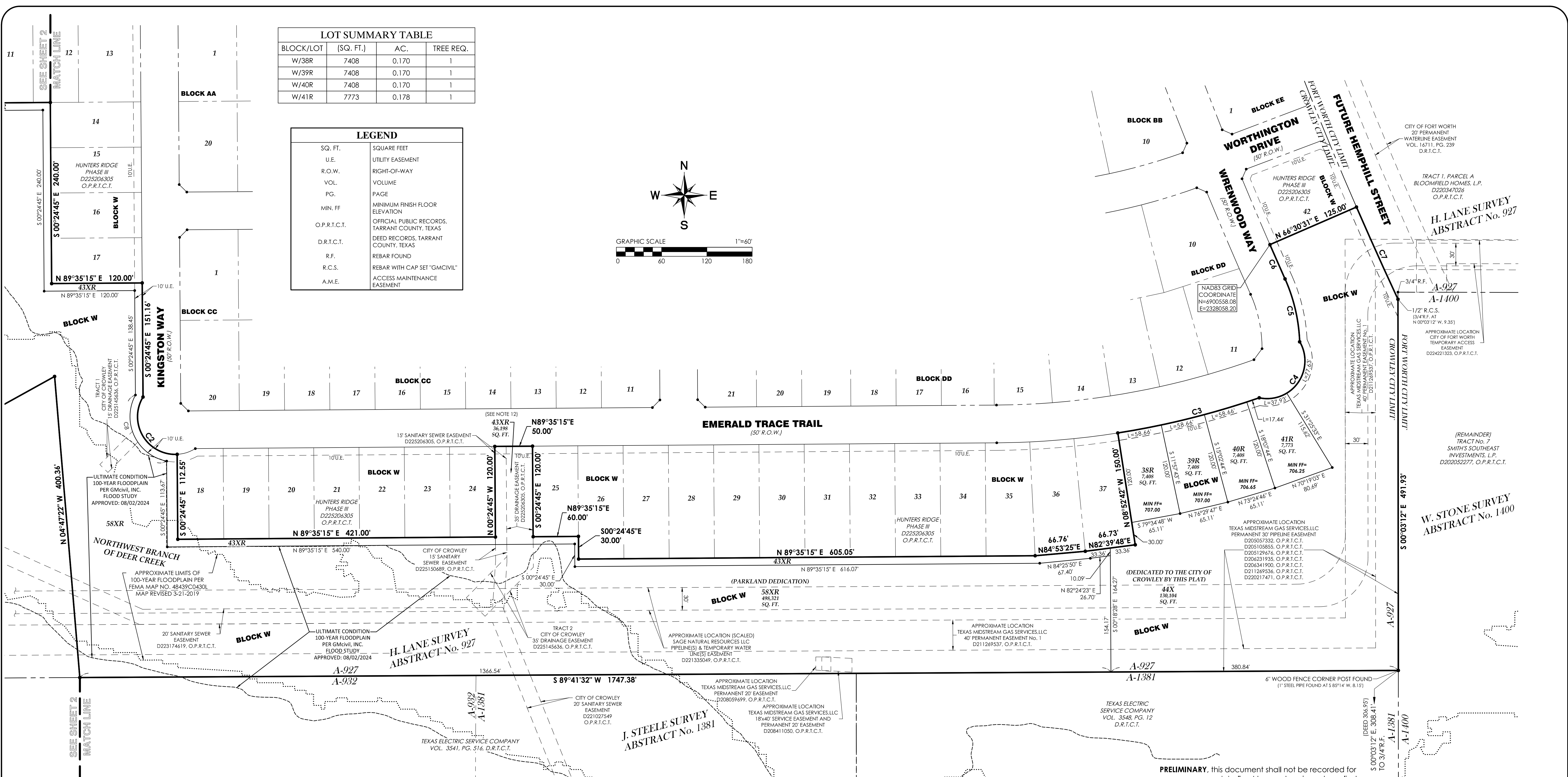
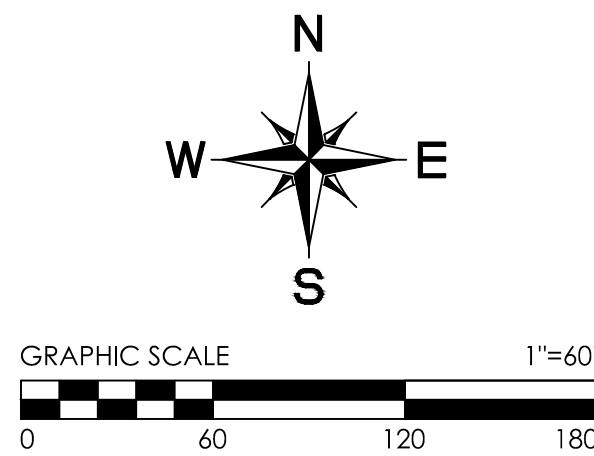
FINAL PLAT
OF
HUNTERS RIDGE, PHASE III LOTS
38R-41R, 43XR, 44X & 58XR, BLOCK W
BEING A REPLAT OF

LOT 58X, BLOCK W, HUNTERS RIDGE, PHASE II
AND LOTS 38-41, & 43X, BLOCK W, HUNTERS RIDGE, PHASE III
AS RECORDED IN D223174619, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
BEING

4 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS
15.946 ACRES
SITUATED IN THE
H. LANE SURVEY, ABSTRACT No. 927
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
Date: March 2026

LOT SUMMARY TABLE			
BLOCK/LOT	(SQ. FT.)	AC.	TREE REQ.
W/38R	7408	0.170	1
W/39R	7408	0.170	1
W/40R	7408	0.170	1
W/41R	7773	0.178	1

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
R.C.S.	REBAR WITH CAP SET "GMCIVIL"
A.M.E.	ACCESS MAINTENANCE EASEMENT



PRELIMINARY: this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
 Issued for review 3/17/2026 8:35 AM

FINAL PLAT
 OF
HUNTERS RIDGE, PHASE III
LOTS
38R-41R, 43XR, 44X & 58XR, BLOCK W
BEING A REPLAT OF

LOT 58X, BLOCK W, HUNTERS RIDGE, PHASE II
 AS RECORDED IN D223174619, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 AND LOTS 38-41, & 43X, BLOCK W, HUNTERS RIDGE, PHASE III
 AS RECORDED IN D225206305, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 BEING
 4 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS
 15.946 ACRES
 SITUATED IN THE
 H. LANE SURVEY, ABSTRACT No. 927
 CITY OF CROWLEY, TARRANT COUNTY, TEXAS
 Date: March 2026

CURVE TABLE					
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C5	225.00'	86.06'	21°54'55"	N13°04'59"W	85.54'
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C7	5054.50'	133.95'	1°31'06"	S24°15'02"E	133.95'
C8	60.00'	112.71'	107°37'59"	S25°16'26"E	96.86'

Phase	Parkland Dedication					
	Lots		Parkland Dedication (Outside 100-YR FEMA Floodplain)		Parkland Dedication (Within 100-YR FEMA Floodplain)	
	Per Phase	Cummulative	Gross Area (Acres)	Net Area (Acres)	Gross Area (Acres)	Net Area (Acres)
Phase 1	251	251	3.77	6.48	9.27	3.09
Phase 2	254	505	7.58	11.26	15.94	5.31
Phase 3	192	697	10.46	--	--	--
Phase 4A	68	765	11.48	--	--	--
Phase 5						

OWNED BY:
HUNTER RIDGE CROWLEY
HOMEOWNERS' ASSOCIATION, INC
 1900 W. KIRKWOOD BLVD, SUITE 2300B
 SOUTHLAKE, TX 76092
 (817) 416-1572

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
 tEng Firm # F-2944 | TsSurvey Firm # 10021700

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, BLOOMFIELD HOMES, L.P., a Texas limited partnership and HUNTERS RIDGE CROWLEY HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation are the owners of a tract of land situated in the H. Lane Survey, Abstract No. 927, City of Crowley, Tarrant County, Texas, being all of Lot 58X, Block W of Hunters Ridge, Phase II, an addition to City of Crowley, Tarrant County, Texas as recorded in D223174619, Official Public Records, Tarrant County, Texas (OPRTCT), being described in deed to Hunters Ridge Crowley Homeowners' Association, Inc., recorded in D223211059, OPRTCT, being all of Lot 43X, Block W of Hunters Ridge, Phase III, an addition to City of Crowley, Tarrant County, Texas as recorded in D225206305, OPRTCT, being described in deed to Hunters Ridge Crowley Homeowners' Association, Inc., recorded in D226047242, OPRTCT, and being all of Lots 38-41, Block W of Hunters Ridge, Phase III, an addition to the City of Crowley, Tarrant County, Texas as recorded in D225206305, OPRTCT, being described in deed to Bloomfield Homes, L.P., recorded in D220347026, 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 most northerly corner of said Lot 58X, Block W of Hunters Ridge, Phase II as recorded in D223174619, OPRTCT and the most easterly corner of Lot 59X, Block W of said Hunters Ridge, Phase II, said point lying in the southwestery line of Lot 1, Block W of said Hunters Ridge, Phase III as recorded in D225206305, OPRTCT:

THENCE South 37 deg, 34 min, 00 sec, East, along the northerly line of said Lot 58X, Block W and the southwestery line of said Lot 1 and Lot 2, Block W of said Hunters Ridge, Phase III, a distance of 145.84 feet to a 1/2" rebar capped set at the most westerly corner of Lot 3, Block W of said Hunters Ridge, Phase III, being the most westerly corner of said Lot 43X, Block W of said Hunters Ridge, Phase III;

THENCE along the line common to said Lot 43X, Block W and Lots 3, 4 and 5, Block W of said Hunters Ridge, Phase III, as follows:

- South 42 deg, 07 min, 22 sec, East, a distance of 76.68 feet to a 1/2" rebar capped set at the most southerly corner of said Lot 3, Block W and the most westerly corner of said Lot 4, Block W;
South 53 deg, 22 min, 52 sec, East, a distance of 79.00 feet to a 1/2" rebar capped set at the southeast corner of said Lot 4, Block W and the southwest corner of said Lot 5, Block W;
South 65 deg, 33 min, 04 sec, East, a distance of 88.48 feet to a 1/2" rebar capped set at the southeast corner of said Lot 5, Block W;

THENCE North 13 deg, 39 min, 44 sec, East, along a reentrant line of said Lot 43X, Block W and the east line of said Lot 5, Block W, a distance of 120.50 feet to a 1/2" rebar capped set in the south line of hickory Chase Lane (50' R.O.W., per D225206305, OPRTCT) at the northeast corner of said Lot 5, Block W, said point lying in a curve to the left, having a radius of 275.00 feet;

THENCE Southeasterly, along the south line of said Hickory Chase Lane, a north line of said Lot 43X, Block W, and said curve, having a central angle of 06 deg, 15 min, 46 sec., an arc distance of 30.06 feet, and a chord that bears South 73 deg, 12 min, 22 sec, East, 30.04 feet to a 1/2" rebar capped set at the northwest corner of Lot 6, Block W of said Hunters Ridge, Phase III;

THENCE South 13 deg, 39 min, 44 sec, West, departing the south line of said Hickory Chase Lane, radial to said curve, along a reentrant line of said Lot 43X, Block W and the west line of said Lot 6, Block W, a distance of 120.00 feet to a 1/2" rebar capped set at the southwest corner of said Lot 6, Block W;

THENCE along the line common to said Lot 43X, Block W and Lots 6-12, Block W of said Hunters Ridge, Phase III, as follows:

- South 82 deg, 14 min, 07 sec, East, a distance of 83.37 feet to a 1/2" rebar capped set at the southeast corner of said Lot 6, Block W and the southwest corner of said Lot 7, Block W;
North 89 deg, 35 min, 15 sec, East, a distance of 322.50 feet to a 1/2" rebar capped set at the northwest corner of Lot 14, Block W of said Hunters Ridge, Phase III;

THENCE South 00 deg, 24 min, 45 sec, East, along a reentrant line of said Lot 43X, Block W and the west line of said Lot 14, Block W and Lots 15-17, Block W of said Hunters Ridge, Phase III, a distance of 240.00 feet to a 1/2" rebar capped set at the southwest corner of said Lot 17, Block W;

THENCE North 89 deg, 35 min, 15 sec, East, along a north line of said Lot 43X, Block W and the south line of said Lot 17, Block W, a distance of 120.00 feet to a 1/2" rebar capped set in the west line of Kingston Way (50' R.O.W., per D225206305, OPRTCT) at the southeast corner of said Lot 17, Block W;

THENCE along the west line of said Kingston Way and a reentrant line of said Lot 43X, Block W, as follows:

- South 00 deg, 24 min, 45 sec, East, a distance of 151.16 feet to a 1/2" rebar capped set at the beginning of a non-tangent curve to the left, having a radius of 50.00 feet;
Southeasterly, along said curve, having a central angle of 124 deg, 19 min, 53 sec., an arc distance of 108.50 feet, and a chord that bears South 30 deg, 47 min, 23 sec, East, 88.43 feet to a 1/2" rebar capped set at the northeast corner of Lot 18, Block W of said Hunters Ridge, Phase III, said point lying in the south line of Emerald Trace Trail (R.O.W., per D225206305, OPRTCT);

THENCE South 00 deg, 24 min, 45 sec, East, departing the south line of said Emerald Trace Trail, non-tangent to said curve, along a reentrant line of said Lot 43X, Block W and the west line of said Lot 18 Block W, a distance of 112.55 feet to a 1/2" rebar capped set at the southwest corner of said Lot 18, Block W;

THENCE North 89 deg, 35 min, 15 sec, East, along a north line of said Lot 43X, Block W and the south line of said Lot 18, Block W and Lots 19-24, Block W of said Hunters Ridge, Phase III, a distance of 421.00 feet to a 1/2" rebar capped set at the southeast corner of said Lot 24, Block W;

THENCE North 00 deg, 24 min, 45 sec, West, along a reentrant line of said Lot 43X, Block W and the east line of said Lot 24, Block W, a distance of 120.00 feet to a 1/2" rebar capped set in the south line of said Emerald Trace Trail (50' R.O.W., per D225206305, OPRTCT) at the northeast corner of said Lot 24, Block W;

THENCE North 89 deg, 35 min, 15 sec, East, along the south line of said Emerald Trace Trail and a north line of said Lot 43X, Block W, a distance of 50.00 feet to a 1/2" rebar capped set at the northwest corner of Lot 25, Block W of said Hunters Ridge, Phase III;

THENCE South 00 deg, 24 min, 45 sec, East, departing the south line of said Emerald Trace Trail, along a reentrant line of said Lot 43X, Block W and the west line of said Lot 25, Block W, a distance of 120.00 feet to a 1/2" rebar capped set at the southwest corner of said Lot 25, Block W;

THENCE North 89 deg, 35 min, 15 sec, East, along a north line of said Lot 43X, Block W and the south line of said Lot 25, Block W, a distance of 60.00 feet to a 1/2" rebar capped set at the southeast corner of said Lot 25, Block W, said point lying in the west line of Lot 26, Block W of said Hunters Ridge, Phase III;

THENCE South 00 deg, 24 min, 45 sec, East, along a reentrant line of said Lot 43X, Block W and the west line of said Lot 26, Block W, a distance of 30.00 feet to a 1/2" rebar capped set at the southwest corner of said Lot 26, Block W;

THENCE along the line common to said Lot 43X, Block W and said Lot 26, Block W and Lots 27-37, Block W of said Hunters Ridge, Phase III, as follows:

- North 89 deg, 35 min, 15 sec, East, a distance of 405.05 feet to a 1/2" rebar capped set at the southeast corner of said Lot 35, Block W and the southwest corner of said Lot 36, Block W;
North 84 deg, 53 min, 25 sec, East, a distance of 66.76 feet to a 1/2" rebar capped set at the southeast corner of said Lot 36, Block W and the southwest corner of said Lot 37, Block W;
North 82 deg, 39 min, 48 sec, East, a distance of 66.73 feet to a 1/2" rebar capped set at the southeast corner of said Lot 37, Block W and the southwest corner of Lot 38, Block W of said Hunters Ridge, Phase III;

THENCE North 08 deg, 52 min, 42 sec, West, departing the north line of said Lot 43X, Block W, along the line common to said Lot 37, Block W and said Lot 38, Block W, a distance of 150.00 feet to a 1/2" rebar capped set in the south line of said Emerald Trace Trail (50' R.O.W., per D225206305, OPRTCT) at the northeast corner of said Lot 37, Block W and the northwest corner of said Lot 38, Block W, said point lying in a curve to the left, having a radius of 1,090.00 feet;

THENCE Northeasterly, along the south line of said Emerald Trace Trail, the north line of said Lot 38, Block W, the north line of Lots 39-41, Block W, and along said curve, having a central angle of 10 deg, 10 min, 03 sec., an arc distance of 193.43 feet, and a chord that bears North 76 deg, 02 min, 17 sec, East, 193.17 feet to a 1/2" rebar capped set at the end of said curve, being the beginning of a curve to the left, having a radius of 50.00 feet;

THENCE Northeasterly, along the south line of said Emerald Trace Trail, the north line of said Lot 41, Block W, a reentrant line of said Lot 43X, Block W, and along said curve, having a central angle of 132 deg, 25 min, 32 sec., an arc distance of 115.56 feet, and a chord that bears North 35 deg, 49 min, 50 sec, East, 91.50 feet to a 1/2" rebar capped set in the east line of Wrenwood Way (50' R.O.W., per D225206305, OPRTCT), being the beginning of a curve to the left, having a radius of 225.00 feet;

THENCE along the east line of said Wrenwood Way and a reentrant line of said Lot 43X, Block W, as follows:

- Northwesterly, along said curve, having a central angle of 21 deg, 54 min, 55 sec., an arc distance of 86.06 feet, and a chord that bears North 13 deg, 04 min, 59 sec, West, 85.54 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the right, having a radius of 5,179.50 feet;
Northwesterly, along said curve, having a central angle of 00 deg, 32 min, 57 sec., an arc distance of 49.64 feet, and a chord that bears North 23 deg, 45 min, 57 sec, West, 49.64 feet to the southwest corner of Lot 42, Block W of said Hunters Ridge, Phase III;

THENCE North 66 deg, 30 min, 31 sec, East, departing the east line of said Wrenwood Way, non-tangent to said curve, along a north line of said Lot 43X, Block W and the south line of said Lot 42, Block W, a distance of 125.00 feet to a 1/2" rebar capped set at the northeast corner of said Lot 43X, Block W and southeast corner of said Lot 42, Block W, said point lying in a curve to the left, having a radius of 5,054.50 feet;

THENCE Southeasterly, along the east line of said Lot 43X, Block W, the east line of Lot 58X, Block W of said Hunters Ridge, Phase II, and said curve, having a central angle of 01 deg, 31 min, 06 sec., an arc distance of 133.95 feet, and a chord that bears South 24 deg, 15 min, 02 sec, East, 133.95 feet to a 1/2" rebar capped set in the west line of Tract no. 7 as described in deed to Smith's Southeast Investments, L.P., recorded in D20205277, OPRTCT, from which a 3/4" rebar found at the northwest corner of said Smith's Tract No. 7 bears North 00 deg, 03 min, 12 sec, West, a distance of 9.35 feet;

THENCE South 00 deg, 03 min, 12 sec, East, along the east line of said Lot 58X, Block W and the west line of said Smith's Tract No. 7, non-tangent to said curve, a distance of 491.93 feet to a 6" wood fence corner post found at the southeast corner of said Lot 58X, Block W and the northeast corner of a tract of land as described in deed to Texas Electric Service Company (hereafter referred to as TESCO), recorded in Volume 3548, Page 12, Deed Records, Tarrant County, Texas (DRTCT), from which a 3/4" rebar found at the southeast corner of said TESCO tract bears South 00 degrees 03 minutes 12 seconds East, 308.41 feet (deed 306.95 feet), and a 1" steel pipe found bears South 85 degrees 14 minutes West, 8.15 feet;

THENCE South 89 degrees 41 minutes 32 seconds West, departing the west line of said Smith's Tract No. 7, along the south line of said Lot 58X, Block W, the north line of said TESCO tract recorded in Volume 3548, Page 12, DRTCT and the north line of a tract of land as described in deed to TESCO, recorded in Volume 3541, Page 516, DRTCT, a distance of 1,747.38 feet to a 1/2" rebar capped set at the southwest corner of said Lot 58X, Block W and the southeast corner of Lot 14X, Block B of Hunters Ridge, Phase I, an addition to the City of Crowley, Tarrant County, Texas as recorded in D221034569, OPRTCT;

THENCE departing the north line of said TESCO tract recorded in Volume 3541, Page 516, DRTCT, along the line common to said Lot 58X, Block W and said Lot 14X, Block B of Hunters Ridge, Phase I, as follows:

- North 04 degrees 47 minutes 22 seconds West, a distance of 400.36 feet to a 1/2" rebar capped set;
South 61 degrees 02 minutes 23 seconds West, a distance of 238.32 feet to a 1/2" rebar capped set;
North 45 degrees 53 minutes 47 seconds West, a distance of 785.02 feet to a 1/2" rebar capped set;

North 08 degrees 28 minutes 42 seconds West, a distance of 157.67 feet to a 1/2" rebar capped set at the northwest corner of said Lot 58X, Block W and the most southerly corner of said Lot 59X, Block W of Hunters Ridge, Phase II;

THENCE North 55 deg, 18 min, 11 sec, East, departing the northeasterly line of said Lot 14X, Block B, along the line common to said Lot 58X, Block W and said 59X, Block W, a distance of 87.01 feet to the POINT OF BEGINNING, containing 694,619 square feet or 15,946 acres of land.

NOW, THEREFORE, know all men by these presents:

That BLOOMFIELD HOMES, L.P., a Texas limited partnership, and HUNTERS RIDGE CROWLEY HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation through the undersigned authority, do hereby adopt this plat designating the herein above described property as HUNTERS RIDGE, PHASE III, 38R-41R, 43XR, 44X & 58XR, BLOCK W, 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 _____, 2026.

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

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

By: Donald J. Dykstra, President

Witness our hand this the ____day of _____, 2026.

Hunters Ridge Crowley Homeowners' Association, Inc., a Texas nonprofit corporation

By: _____

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 _____, 2026.

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

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said county and state, on this day personally appeared _____, 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 _____, 2026.

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

OWNED BY:
HUNTER RIDGE CROWLEY HOMEOWNERS' ASSOCIATION, INC
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572

OWNED/DEVELOPED BY:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
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PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

NOTES:

- 1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
2. All property corners are 1/2" rebar with yellow plastic caps stamped GMCIVIL set, unless otherwise noted.
3. 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.
4. 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.
5. 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.
6. All buildings shall be constructed in accordance with building setback requirements of the City of Crowley Comprehensive Zoning Ordinance.
7. All required landscaping shall be in accordance with the City of Crowleys Landscaping Ordinance.
8. All lots are within the Crowley ID.
9. The zoning districts shown are for reference only and are not intended to create a covenant or restriction.
10. A developers agreement is required as part of the final plat process before any development may occur.
11. 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.
12. Lot 43XR, Block W will be privately owned and maintained by the HOA.
13. 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 ZONE AE - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (Base Flood Elevations determined).

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 3/17/2026 8:35 AM

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

Attest:

Carol Cannady, City Secretary, City of Crowley, Texas

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 3/17/2026 8:35 AM

FINAL PLAT OF HUNTERS RIDGE, PHASE III LOTS 38R-41R, 43XR, 44X & 58XR, BLOCK W BEING A REPLAT OF

LOT 58X, BLOCK W, HUNTERS RIDGE, PHASE II AS RECORDED IN D223174619, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND LOTS 38-41, & 43X, BLOCK W, HUNTERS RIDGE, PHASE III AS RECORDED IN D225206305, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS BEING 4 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS 15.946 ACRES SITUATED IN THE H. LANE SURVEY, ABSTRACT NO. 927 CITY OF CROWLEY, TARRANT COUNTY, TEXAS
Date: March 2026

