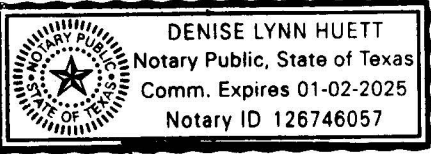


VICINITY MAP  
1"=1000'

STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on the 19 day of November, 2024 by Kate Heartsill, Manager of of Lukarh Investment, LLC, a Texas limited liability company on behalf of said company.

Notary public in and for the State of Texas  
Approved and accepted  
Date  
City Manager, City of Crowley, Texas



The undersigned, the City of Secretary of the City of Crowley, Texas, hereby certifies that the foregoing minor plat of the Lots 1R & 2, Block 1, Silver Dollar Storage Addition to the City of Crowley was submitted as required by the ordinances of the City of Crowley on the day of

Witness by hand this 21st day of November 2024

City Secretary, City of Crowley, Texas



MARY LOUISE NICHOLSON  
COUNTY CLERK

PROPERTY DESCRIPTION

A 10.147 ACRE TRACT OF LAND, IN THE DAVID A. KERR SURVEY, ABSTRACT NO. 911, AND THE ELI WICKSON SURVEY, ABSTRACT NO. 1691, TARRANT COUNTY, TEXAS, CONVEYED TO LUKARH INVESTMENT, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D221346404, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID LUKARH TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO MM CREEKSIDE CROWLEY, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D221199273, D.R.T.C.T., IN THE WEST LINE OF CANOE WAY;

THENCE, WITH THE COMMON LINE BETWEEN SAID LUKARH TRACT, AND WITH SAID MM TRACT, N 77°46'27" W, A DISTANCE OF 676.05 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID LUKARH TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID LUKARH TRACT, AND WITH SAID MM TRACT, N 14°09'11" E, A DISTANCE OF 670.41 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID LUKARH TRACT, IN THE SOUTH LINE OF WEST FARM TO MARKET ROAD 1187;

THENCE, WITH THE SOUTH LINE OF SAID WEST FARM TO MARKET ROAD 1187, S 77°46'48" E, A DISTANCE OF 632.95 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT THE NORTHEAST CORNER OF SAID LUKARH TRACT;

THENCE, WITH THE WEST LINE OF SAID CANOE WAY, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 12°13'33" W, A DISTANCE OF 150.00 FEET, TO A CAPPED IRON ROD FOUND;
2. S 10°37'26" E, A DISTANCE OF 53.78 FEET, TO A CAPPED IRON ROD FOUND;
3. S 12°13'33" W, A DISTANCE OF 448.08 FEET, IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET;
4. WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF, S 13°03'42" W, 22.46 FEET, AN ARC LENGTH OF 22.46 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.147 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON JANUARY 11, 2022.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT LUKARH INVESTMENT, LLC, GENERAL PARTNER THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1R & 2, BLOCK 1, SILVER DOLLAR STORAGE 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 CENTERPOINT OF ALL FIRE HYDRANTS AND A TWO-FOOT RADIUS FROM THE CENTERPOINT 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 EXPECTATION AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

Kate Heartsill, Manager



TOTAL ACREAGE: 10.147 ACRES

LEGEND

CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
CIRS	CAPPED IRON ROD SET
	STAMPED "GSI SURVEYING"
( )	DENOTES RECORD DATA
POSE	PUBLIC OPEN SPACE EASEMENT
UE	UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
PAE	PRIVATE ACCESS EASEMENT
BSL	BUILDING SETBACK LINE
LB	LANDSCAPE BUFFER

SURVEYOR'S CERTIFICATION

This is to certify that I, Shelby J. Hoffman, 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.

10/11/2024

Shelby J. Hoffman  
Texas R.P.L.S. No. 6084

MINOR PLAT

SILVER DOLLAR STORAGE ADDITION

LOT 1R, LOT 2, BLOCK 1  
BEING A REPLAT OF LOT 1 AND LOT 2, BLOCK 1  
AN ADDITION TO THE CITY OF CROWLEY,  
CONVEYED TO LUKARH INVESTMENT, LLC,  
AS RECORDED IN INSTRUMENT NO. D221346404,  
DEED RECORDS, TARRANT COUNTY, TEXAS

10.147 ACRES

SITUATED IN THE  
DAVID A. KERR SURVEY, ABSTRACT NO. 911 AND  
ELI WICKSON SURVEY, ABSTRACT NO. 1691  
CITY OF CROWLEY, TARRANT COUNTY, TEXAS

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS  
OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=100'	Date: 11/18/24	DWG: 20211241-MINOR PLAT
Drawn: OF	Checked: SJH	Job: 2021-1241

Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City Ordinance and is subject to fine and withholding of utility services and building permits.

The City shall not be held responsible for damages occasioned by 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.

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.

OWNER:

LUKARH INVESTMENT, LLC  
117 S. IRVING, P.O. BOX 871  
SAN ANGELO, TEXAS 76902

