

VICINITY MAP
1"=1000'

STATE OF TEXAS
COUNTY OF TARRANT
This instrument was acknowledged before me on the ____ day of _____, 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
City Manager, City of Crowley, Texas
Date _____

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 ____ day of _____.

City Secretary, City of Crowley, Texas
Date _____

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 CREKESIDE GROWLEY, 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 70° 46' 11" W, A DISTANCE OF 676.03 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 12° 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;

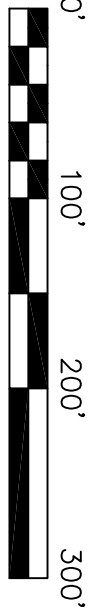
THENCE, WITH THE SOUTH LINE OF SAID WEST FARM TO MARKET ROAD 1187, S 77° 46' 48" E, A DISTANCE OF 632.95 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT THE NORTHEAST CORNER OF SAID LUKARH TRACT;

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

- S 12° 13' 33" W, A DISTANCE OF 150.00 FEET, TO A CAPPED IRON ROD FOUND;
- S 10° 37' 26" E, A DISTANCE OF 53.78 FEET, TO A CAPPED IRON ROD FOUND;
- S 12° 13' 33" W, A DISTANCE OF 448.08 FEET, IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET;
- 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.

TOTAL ACREAGE: 10.147 ACRES

KATE HEARTSILL, MANAGER



LEGEND

CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
CAPED	CAPPED IRON ROD SET
CIRS	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 plotted 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 not to be recorded

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

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.

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. 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.

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 124-226, FORT WORTH, TEXAS
OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSIURVEY.COM

Drawn: OF	Checked: SJH	Job: 2021-1241
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MEASURED		
LINE	LENGTH	BEARING
L1	14.14'	S32°46'37"E
L2	150.00'	S12°13'33"W
L3	53.78'	S10°37'26"E

RECORD		
LINE	LENGTH	BEARING
L1	—	—
L2	—	S12°46'00"W
L3	53.80'	S10°12'28"E

MM CREKESIDE GROWLEY, LLC
INSTRUMENT NO. D221199273
D.R.T.C.T.

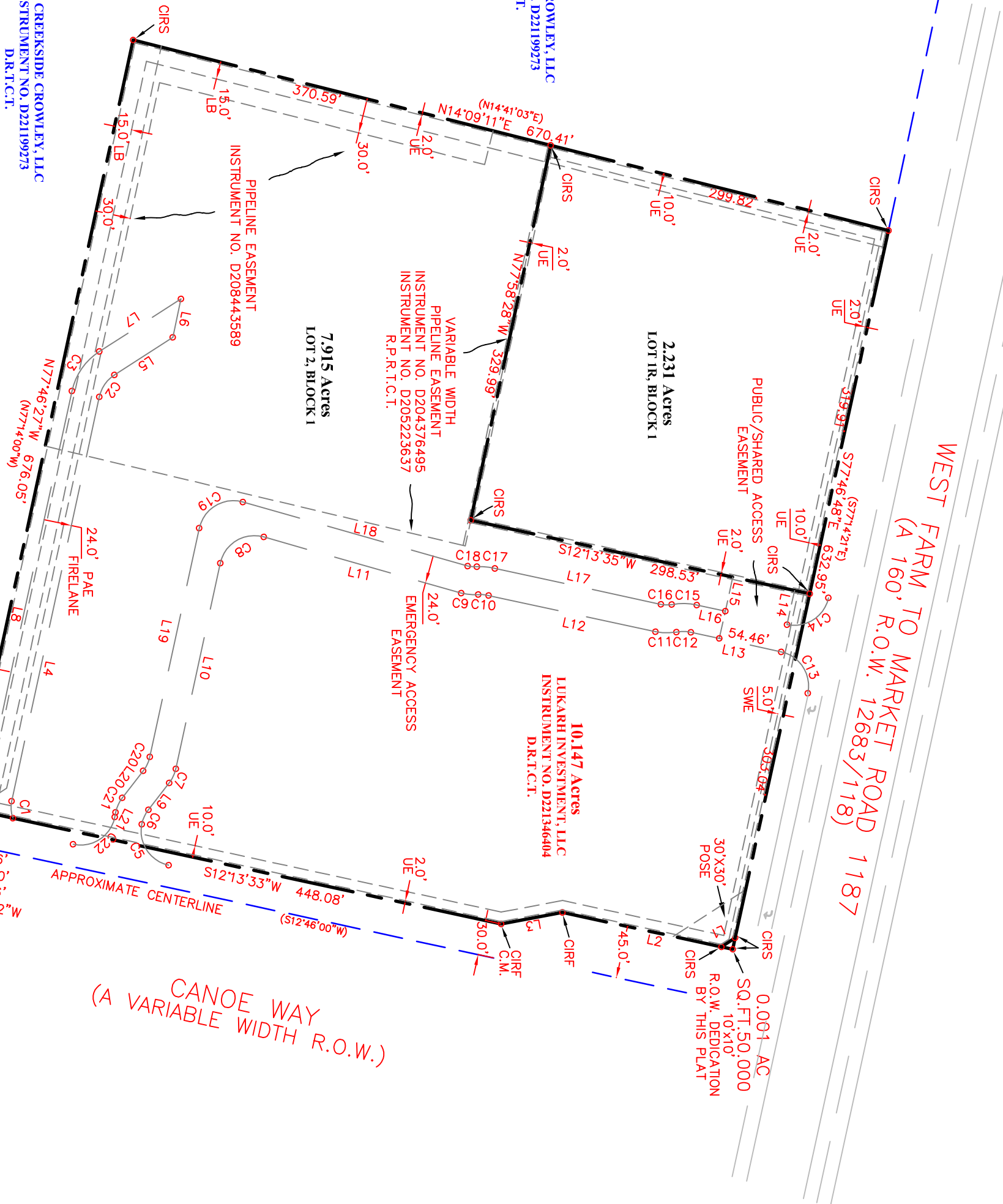
MM CREKESIDE GROWLEY, LLC
INSTRUMENT NO. D221199273
D.R.T.C.T.

7.915 Acres
LOT 1R, BLOCK 1

2.231 Acres
LOT 1R, BLOCK 1

10.147 Acres
LUKARH INVESTMENT, LLC
INSTRUMENT NO. D221346404
D.R.T.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	14.93'	14.71'	N 85° 07' 38" E	103° 41' 58"
C2	30.00'	23.55'	22.95'	S 55° 16' 20" E	104° 45' 59"
C3	54.00'	42.40'	41.32'	S 55° 16' 20" E	104° 45' 59"
C4	12.00'	1.16'	1.16'	N 75° 19' 00" W	005° 31' 08"
C5	30.00'	46.66'	42.09'	N 56° 46' 48" E	089° 06' 29"
C6	30.00'	13.82'	13.70'	S 65° 27' 57" E	102° 62' 40"
C7	30.00'	13.36'	13.25'	S 30° 56' 32" E	102° 30' 50"
C8	30.00'	48.05'	43.77'	S 30° 56' 32" E	103° 40' 32"
C9	54.00'	14.86'	14.81'	N 04° 42' 37" E	015° 45' 48"
C10	30.00'	9.01'	8.98'	S 05° 26' 07" W	01° 17' 12' 45"
C11	54.00'	18.02'	17.94'	N 00° 59' 16" E	01° 07' 17"
C12	30.00'	12.56'	12.47'	S 00° 38' 16" W	102° 58' 53"
C13	30.00'	47.05'	42.38'	S 57° 13' 56" W	089° 51' 54"
C14	30.00'	47.10'	42.41'	S 32° 44' 55" W	089° 57' 00"
C15	54.00'	21.76'	21.61'	S 00° 58' 02" W	102° 30' 05"
C16	30.00'	9.30'	9.26'	N 01° 06' 55" E	017° 45' 13"
C17	54.00'	15.79'	15.73'	S 05° 12' 14" W	01° 6' 45' 01"
C18	30.00'	7.66'	7.64'	N 04° 08' 44" E	01° 4' 38' 03"
C19	30.00'	48.05'	43.77'	S 30° 56' 32" E	103° 40' 32"
C20	30.00'	13.36'	13.25'	N 65° 01' 22" W	102° 30' 50"
C21	30.00'	13.82'	13.70'	S 65° 27' 57" E	102° 62' 40"
C22	30.00'	47.59'	42.76'	N 33° 13' 12" W	109° 53' 31"



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

