



Agenda
Crowley Planning & Zoning Commission
July 27, 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 - July 27, 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 work session meeting held on **June 22, 2026**.
- B. Discuss and consider approving the minutes from the regular meeting held on **June 22, 2026**.
- C. Discuss and consider approving the minutes from the regular meeting held on **July 13, 2026**.
- D. Discuss and make a recommendation to the City Council on a Preliminary Plat for Braum's Addition, Lot 1, Block A, being approximately 1.678 acres situated in the John Steele Survey, Abstract No. 1381, City of Crowley, Tarrant County, Texas. **Case # PPLT - 2026 004**.
- E. Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance amending portions of City Code Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," subsection D, "Single-Family Residential Fencing," to allow vinyl fencing as a permitted fencing material for residential privacy fencing. **Case # ZCA-2026-003**.
- F. Discuss and make a recommendation to the City Council on a preliminary plat for Karis Addition Phase 2A, an approximately 39.6 acre development located in the F. Wells Survey, Abstract Number 1683, the T. Toler Survey, Abstract No. 1536, and the M. Walters Survey, Abstract No. 1598, City of Crowley, Tarrant County, Texas. **Case # PPLT-2026-005**.

IV. Discussion

- A. Discuss and provide input to staff on plat review and approval processes.
This is a discussion item only; no action may be taken on this agenda item.

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 27, 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: July 27, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the work session meeting held on June 22, 2026.	

Background:

Minutes are attached for review.

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_06_22_PZ_Minutes_Work Session



Minutes
Planning & Zoning Commission
June 22, 2026
Work Session – 6:30 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Planning & Zoning Commission Joint Work Session –June 22, 2026 - 6:30 PM

I. Call to Order and Roll Call

Chair David Duman called the meeting to order at 6:30 P.M.

Commissioners present:	Kaleb Wade (Place 3)
	David Duman, Chair (Place 5)
	Jeff Burns (Place 6)
	Lane Beene, Vice Chair (Place 7)

Commissioners absent:	Miki Rayburne (Place 1)
	J. J. Wagner (Place 2)
	George Allen (Place 4)

Staff members present:	Rachel Roberts, Planning & Development Director
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Council members present:	Jim Hirth
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II. Invocation and Welcome Visitors

Chair Duman welcomed the visitors.

III. Non-Action Items for Discussion

A. Discuss requirements related to fencing materials

Rachel Roberts, Planning & Community Development Director, presented a work session discussion regarding fencing materials permitted in the Downtown and General Commercial zoning districts. She explained that Matt Foster, owner of Crowley Tire and Auto Service and Worktime Auto, had experienced break-ins at his Hampton Road property and wished to install metal panel fencing for improved security. Because metal panel fencing is not currently permitted under the Zoning Ordinance, Mr. Foster was seeking Commission feedback before deciding whether to pursue a zoning text amendment.

Ms. Roberts noted that staff had also planned to discuss residential fencing materials; however, because a related code amendment application was submitted after the meeting packets were distributed, that discussion would be deferred until the formal public hearing. Ms. Roberts then invited Mr. Foster to present his request.

Mr. Foster explained that the property had experienced multiple break-ins and attempted vehicle thefts, creating a need for enhanced security. Mr. Foster stated that the existing wood fence along Hampton Road is in poor condition and requested approval to install metal panel fencing along the north and west property lines adjacent to the railroad tracks and neighboring property. Mr. Foster stated that metal panel fencing would be compatible with the existing metal building and provide a practical, cost-effective security solution compared to masonry or ornamental metal fencing. Chair Duman stated that the Commission must balance individual property needs with the City's long-term development goals and consider the precedent created by permitting additional fencing materials. Chair Duman expressed concern about allowing exposed metal panel fencing and suggested composite fencing or ornamental metal fencing with opaque backing panels as potential alternatives.

Mr. Foster stated that the primary purpose of the proposed fence is security and privacy and indicated that composite fencing or another opaque material would be an acceptable alternative if it remained compatible with the existing building. Commissioner Burns stated that he would not support exposed metal panels attached directly to posts because of their potential impact on the City's appearance. Commissioner Burns supported ornamental metal fencing with opaque backing panels as a more attractive and durable option and added that proper maintenance is important regardless of the fencing material.

Vice Chair Beene agreed that maintenance is more significant than the material itself but expressed concern that allowing multiple fencing materials could create an inconsistent appearance throughout the city. Vice Chair Beene emphasized maintaining consistent design standards for commercial corridors. Commissioner Wade stated that any amendment should be carefully considered because it would establish future standards. Commissioner Wade expressed greater flexibility for Hampton Road because of its industrial character but less support for similar changes along Main Street. Commissioner Wade also stated that higher-quality materials should be used for fencing visible from public streets, while greater flexibility may be appropriate along rear property lines adjacent to the railroad tracks.

Mr. Foster presented photographs of similar fencing installed at his Main Street property and stated that a comparable six-foot fence was proposed at the Hampton Road location to secure customer vehicles while complementing the existing building. Mr. Foster also expressed willingness to incorporate landscaping or other design features to soften the fence's appearance. Chair Duman concluded that there may be an opportunity to consider greater flexibility for Hampton Road properties while maintaining higher design standards along Main Street. Mr. Foster stated that additional lighting was also planned, but that masonry fencing would be prohibitively expensive. Mr. Foster reiterated that Commission feedback was being sought before submitting a formal code amendment request. Chair Duman concluded that the applicant could continue evaluating the proposal and submit a zoning text amendment for formal consideration if desired.

Public Comment

There was no public comment.

IV. Adjournment

The meeting adjourned at 7:07 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: July 27, 2026
Department: Community Development	Agenda Item: III.B.
Subject: Discuss and consider approving the minutes from the regular meeting held on June 22, 2026.	

Background:

Minutes are attached for review.

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_06_22_PZ_Minutes_Regular Session



Minutes
Crowley Planning & Zoning Commission
June 22, 2026
Regular Session - 7:00 PM

Crowley City Hall 201 E.
Main Street Crowley TX
76036

Regular Session – June 22, 2026 - 7:07 PM

I. Call to Order and Roll Call

Chair Duman called the meeting to order at 7:07 PM.

Commissioners present:	Miki Rayburne (Place 1) Kaleb Wade (Place 3) David Duman, Chair (Place 5) Jeff Burns (Place 6) Lane Beene, Vice-Chair (Place 7)
Commissioners absent:	J. J. Wagner (Place 2) George Allen (Place 4)
Staff members present:	Rachel Roberts, Planning & Development Director
Council members present:	Jim Hirth

II. Invocation and Welcome Visitors

Vice Chair Beene gave the invocation, and Chair Duman welcomed the visitors.

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on May 11, 2026.

Vice Chair Beene motioned to approve the minutes, seconded by Commissioner Burns. The motion passed with all in favor, except Commissioner Wade abstained.

B. Discuss and consider making a recommendation to the City Council on preliminary plat for Teeter Ranch, to create 189 residential lots and open space lots, requested by Steve Hawkins for an approximately 68-acre tract in the John W Haynes Survey, Abstract # 774 and the Memucan Hunt Survey, Abstract # 763, located at the southeast corner of Hampton Rd and FM 1187. Case # PPLT-2026-003

Rachel Roberts, Planning & Community Development Director, informed the Commission that the applicant had submitted a request to postpone the item to allow additional time to present the proposal to the Parks Board. Ms. Roberts stated that it was the Commission's discretion whether to proceed with the staff presentation or accept the applicant's postponement request.

Ms. Roberts presented a summary of the request. Ms. Roberts explained that the preliminary plat requires Parks Board approval of the park land dedication, which must be noted on the face of the plat, before the Planning and Zoning Commission can take action. Ms. Roberts explained that the applicant had been unable to obtain Parks Board approval due to scheduling and communication

issues and was hoping to appear before the Parks Board at a future meeting. As a result, the required approval had not yet been obtained.

Ms. Roberts stated that the applicant was receptive to postponing the request in order to obtain the required Parks Board approval prior to Commission consideration. Ms. Roberts explained that the applicant also had several minor civil plan comments remaining, including correcting setbacks on a few lots, which staff considered easily resolvable before City Council review. Ms. Roberts noted that the Parks Board approval was a significant outstanding item because it would determine the ownership and long-term maintenance responsibilities for the park land between the homeowners' association and the City. Ms. Roberts stated that this issue should be resolved by the Parks Board before the Commission takes action on the preliminary plat.

Chair Duman asked whether staff would provide the Parks Board with recommendations regarding the parkland dedication and maintenance responsibilities. Ms. Roberts confirmed that staff would provide that information.

Ms. Roberts stated that the applicant had requested postponement of the item to the next available Planning and Zoning Commission meeting. Chair Duman asked whether the Commission needed to select a specific date for the postponement. Ms. Roberts explained that approval of the postponement request would automatically move the item to the July 13, 2026, Planning and Zoning Commission meeting. Ms. Roberts added that the applicant was attempting to be placed on July 1, 2026, Parks Board agenda, although that had not yet been confirmed. Ms. Roberts noted that if the applicant was unable to obtain the necessary Parks Board approval, an additional postponement request could be submitted. Ms. Roberts stated that staff would be comfortable recommending conditional approval if all remaining staff comments were resolved, as the Parks Board typically supports staff recommendations; however, the decision would remain at the Commission's discretion.

Commissioner Wade made a motion to postpone Case # PPLT-2026-003 until July 13, 2026, and seconded by Commissioner Burns. The motion passed unanimously.

Chair Duman expressed appreciation to everyone for attending the meetings and for their participation.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:16 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: July 27, 2026
Department: Community Development	Agenda Item: III.C.
Subject: Discuss and consider approving the minutes from the regular meeting held on July 13, 2026.	

Background:

Minutes are attached for review.

Recommendation:

Staff recommend approval

Financial Information:

Attachments:

1. 2026_07_13_PZ_Minutes_Regular Session - No Quorum



Minutes
City of Crowley
Planning & Zoning Commission
July 13, 2026
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street Crowley
TX 76036

Regular Session – July 13, 2026 - 7:15 PM

I. Call to Order and Roll Call

Chair Duman called the meeting to order at 7:07 PM.

Commissioners present: Kaleb Wade (Place 3)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)

Commissioners absent: J. J. Wagner (Place 2)
Miki Rayburne (Place 1)
Lane Beene, Vice-Chair (Place 7)
George Allen (Place 4)

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

Council member present: Jim Hirth

A quorum was not present. No action was taken.

II. Public Comment

There was no public comment.

III. Adjournment

The meeting adjourned at 7:16 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: July 27, 2026
Department: Community Development	Agenda Item: III.D.
Subject: Discuss and make a recommendation to the City Council on a preliminary plat for Braum's Addition, Lot 1, Block A, being approximately 1.678 acres situated in the John Steele Survey, Abstract No. 1381, City of Crowley, Tarrant County, Texas. Case # PPLT - 2026 004.	

Background:

BACKGROUND AND OVERVIEW

Request

Preliminary Plat for one lot for Braum's Addition

Applicant

Grant Cox

Location

S.E. corner of W. Rendon Crowley Road and Crowley Plover Road, Crowley, Tarrant County, Texas

Surrounding Zoning

General Commercial (GC)

Future Land Use Plan Designation

Traditional Suburban Commercial

Staff Recommendation

Undetermined; to be provided at the meeting

BACKGROUND & CURRENT STATUS OF PROPERTY

The proposed development is located at the southeast corner of W. Rendon Crowley Road and FM 1187 in City of Crowley, Tarrant County, Texas. The property is situated within the John Steele Survey, Abstract No. 1381, and consists of approximately 1.678 acres. The site is proposed as Lot 1, Block A, Braum's Addition.

The property is zoned General Commercial (GC), is designated as Traditional Suburban Commercial in the City's Future Land Use Plan and is proposed for the development of a Braum's restaurant and ice cream store.

STAFF REVIEW

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as Traditional Suburban Commercial.

The Comprehensive Land Use Plan designates this property as a Traditional Suburban Commercial. The property is currently zoned GC (General Commercial), and the proposed use is permitted within this zoning district. Therefore, staff does not consider this to be a conflict with the Comprehensive Plan.

Development Requirements

In addition to conformance with the comprehensive land use plan, plat must also comply with applicable city regulations in order to be approved.

As you'll see below and on the attached comment letter, there were several comments outstanding on Braum's preliminary plat and associated plans following the first submittal. The applicant has since submitted a revised second submittal, which is currently under staff review. Staff will provide an updated recommendation during the Planning & Zoning Commission meeting. Based on the review completed to date, most of the remaining plat comments are minor and can be corrected without any substantive impacts to the plate.

Requirements from the Zoning Ordinance (Ch. 106)

The plat conforms to all requirements of the zoning ordinance.

Requirements from the Subdivision Regulations (Ch. 98)

The plat drawing does not meet the requirements from the subdivision regulations (see attached letter).

Public Works / Infrastructure Requirements (Technical Specifications)

The plat does not comply with all infrastructure requirements or technical specifications. The related civil plans need some minor correction (see attached letter).

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. You are not required to use any of these motions.

Approval: I make a motion to recommend approval of the request for a preliminary plat Case #PPLT-2026-004

Approval with Conditions: I make a motion to recommend approval of the request for a preliminary plat, Case #PPLT- 2026-004, with the following conditions [list conditions].

Deny: I make a motion to recommend denial of the request for a preliminary plat, Case #PPLT- 2026-004

Staff Recommendation:

Staff are still in discussions with the review team to determine if the remaining civil plan comments could reasonably be resolved before the Planning & Zoning Commission meeting or between the Planning & Zoning Commission meeting and City Council, and if those comments could be resolved without any major changes to the plat drawing. We will provide a recommendation at the meeting.

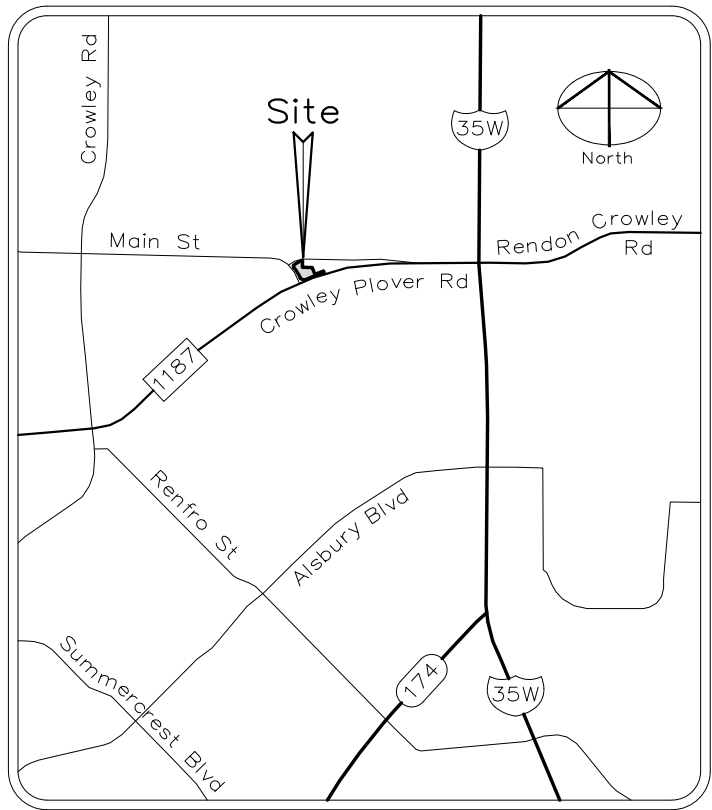
Financial Information:

Recommendation:

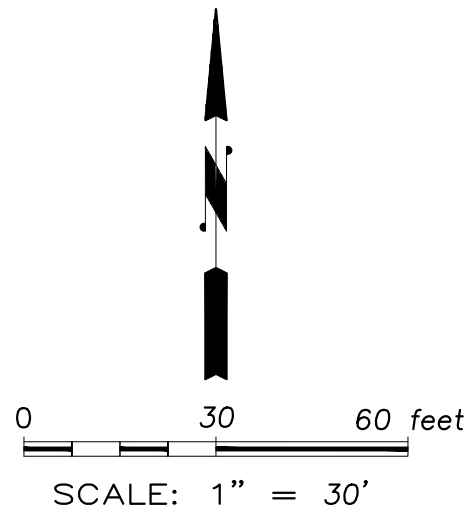
Undetermined; to be provided at the meeting

Financial Information:**Attachments:**

1. PPLT-2026-004 Braum's plat drwg_2ndsub
2. PPLT-2026-004 aerial view
3. PPLT-2026-004_map_FLUP
4. PPLT-2026-004_map_zoning
5. PPLT-2026-004_Braum's_appl



VICINITY MAP
scale: 1" = 5000'

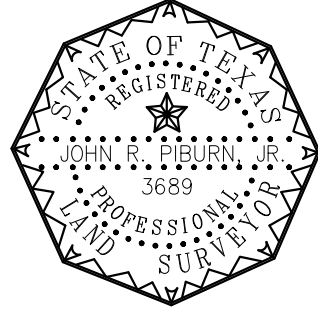


SURVEYOR'S STATEMENT

I, John R. Piburn, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Dated this the _____ day of _____, 2026.

John R. Piburn, Jr., RPLS No. 3689



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared John R. Piburn, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said John R. Piburn, Jr.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2026.

Notary Public, State of Texas
My Commission expires: _____

OWNERS' DEDICATION

STATE OF OKLAHOMA §
COUNTY OF OKLAHOMA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Retail Buildings, Inc., acting by and through the undersigned authority does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block A of Braum's 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 the 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 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 construction, reconstruction, 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.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

EXECUTED at _____, Texas, this _____ day of _____, 2026.

Owners' Agent

STATE OF OKLAHOMA §
COUNTY OF OKLAHOMA §

BEFORE ME, the undersigned authority, 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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2026.

Notary Public, State of Texas
My Commission expires: _____

OWNERS' CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Retail Buildings, Inc., acting by and through the undersigned, their duly authorized agent, is the owner of a 1.678 acre (73,080 square foot) tract of land situated in the John Steele Survey, Abstract No. 1381, City of Crowley, Tarrant County, Texas and being all of the land conveyed to by deed recorded in Document No. D222212400 Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a TxDOT brass monument found for corner in the northwest line of Crowley Plover Road (East FM 1187) (a variable width public right-of-way), said monument being the southeast end of a corner clip between said northwest line of Crowley Plover Road and the northeast line of East Main Street (a variable width public right-of-way);

THENCE North 68°36'40" West, along said corner clip for a distance of 71.17 feet to a TxDOT brass monument found for northwest corner of said corner clip, said monument being in said northeast line of East Main Street;

THENCE North 24°06'32" West, along said northeast line of East Main Street for a distance of 14.40 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner and the beginning of a curve to the left with a radius of 766.73 feet and a chord which bears North 32°23'21" West for 222.28 feet;

THENCE continuing along said northeast line of East Main Street and along said curve to the left through a central angle of 16°40'09" and an arc length of 223.07 feet to TxDOT brass monument found for corner, said monument being the south end of a corner clip between said northeast line of East Main Street and the southeast line of West Rendon Crowley Road (a 100 foot public right-of-way);

THENCE North 02°49'56" East, along said corner clip for a distance of 28.82 feet to a TxDOT brass monument found for north corner of said corner clip, said monument being in said southeast line of West Rendon Crowley Road and the beginning of a curve to the right with a radius of 450.00 feet and a chord which bears North 59°40'27" East for 182.76 feet;

THENCE along said southeast line of West Rendon Crowley Road and along said curve to the right through a central angle of 23°25'58" and an arc length of 184.04 feet to a TxDOT brass monument found for corner, said monument being in the west line of a called 0.31 acre tract of land conveyed to City of Crowley by deed recorded in Volume 5385, Page 367 Deed Records, Tarrant County, Texas, said monument also being North 60°12'05" West a distance of 0.59 feet from a 1/2 inch iron rod with orange plastic cap stamped "BROOKES-BAKER SURVEYORS" found;

THENCE South 00°50'32" West, departing said southeast line of West Rendon Crowley Road and along said west line of called 0.31 acre tract for a distance of 122.71 feet to a 1/2 inch iron rod with orange plastic cap stamped "BROOKES-BAKER SURVEYORS" found for corner, said rod being the southwest corner of said City of Crowley tract;

THENCE South 88°13'51" East, along the south line of said City of Crowley tract for a distance of 90.01 feet to a 1/2 inch iron rod found for corner, said rod being the southeast corner of said City of Crowley tract and the southwest corner of a called 0.25 acre tract of land conveyed to City of Crowley by deed recorded in Document No. D200272789 O.P.R.T.C.T.;

THENCE South 88°25'56" East, along the south line of said called 0.25 acre tract, passing a 5/8 inch iron rod with yellow plastic cap stamped "TNP" found at a distance of 74.97 feet, said rod being the southeast corner of said 0.25 acre tract and a southwest corner of a tract of land conveyed to Cross Development SA Crowley, LLC by deed recorded in Document No. D225000245 O.P.R.T.C.T., continuing and traveling a total distance of 81.77 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE South 21°01'06" East, along a southwest line of said Cross Development SA Crowley, LLC tract for a distance of 128.39 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner and the beginning of a curve to the right with a radius of 5903.58 feet and a chord which bears North 69°45'46" East for a distance of 160.98 feet;

THENCE along a southwest line of said Cross Development SA Crowley, LLC tract and along said curve to the right through a central angle of 01°33'45" and an arc length of 160.99 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE South 19°27'22" East, along a southwest line of said Cross Development SA Crowley, LLC tract for a distance of 24.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner in the south line of aforementioned northwest line of Crowley Plover Road and the beginning of a curve to the left with a radius of 5879.58 feet and a chord which bears South 68°45'03" West for 367.96 feet;

THENCE along said northwest line of Crowley Plover Road and along said curve to the left through a central angle of 03°35'11" and an arc length of 368.02 feet to the POINT OF BEGINNING and containing 1.678 acres, or 73,080 square feet of land, more or less.

PRELIMINARY PLAT
BRAUM'S ADDITION
Lot 1, Block A

BEING a plat of land conveyed to
Retail Buildings, Inc.
via Document No. D222212400
Official Public Records, Tarrant County, Texas

73,080 square feet / 1.678 acres situated in the
John Steele Survey - Abstract No. 1381
City of Crowley, Tarrant County, Texas

Zoned General Commercial

OWNER/DEVELOPER
Retail Buildings, Inc.
3000 NE 63rd Street
Oklahoma City, Oklahoma 73121
Contact: Marcus "Koty" Foran
Ph: 405.620.7223

SURVEYOR
Piburn & Company, LLC
1100 East Campbell Road - Suite 240
Richardson, Texas 75081
Ph: 214.328.3500 Fax: 214.328.3512
CONTACT: Alison Hersey

June 2026

RECOMMENDED FOR APPROVAL	
Chairman, Planning and Zoning Commission City of Crowley, Texas	Date
Approved for preparation of final plat	
Mayor, City of Crowley, Texas	Date

NOTES:

brass mon = TxDOT brass monument found for corner

cir(o) = 1/2" iron rod with orange plastic cap stamped "BROOKES-BAKER SURVEYORS" found for corner

cir(y) = 5/8" iron rod with yellow plastic cap stamped "TNP" found for corner

cirs = 1/2" iron rod with orange plastic cap stamped "P&C 100871" set for corner

irf = iron rod found for corner

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48439C0430L, dated March 21, 2019. Property is in Zone X, unshaded.

Zoning Information is based on the Crowley Code of Ordinances, Article 3 - Zoning Districts

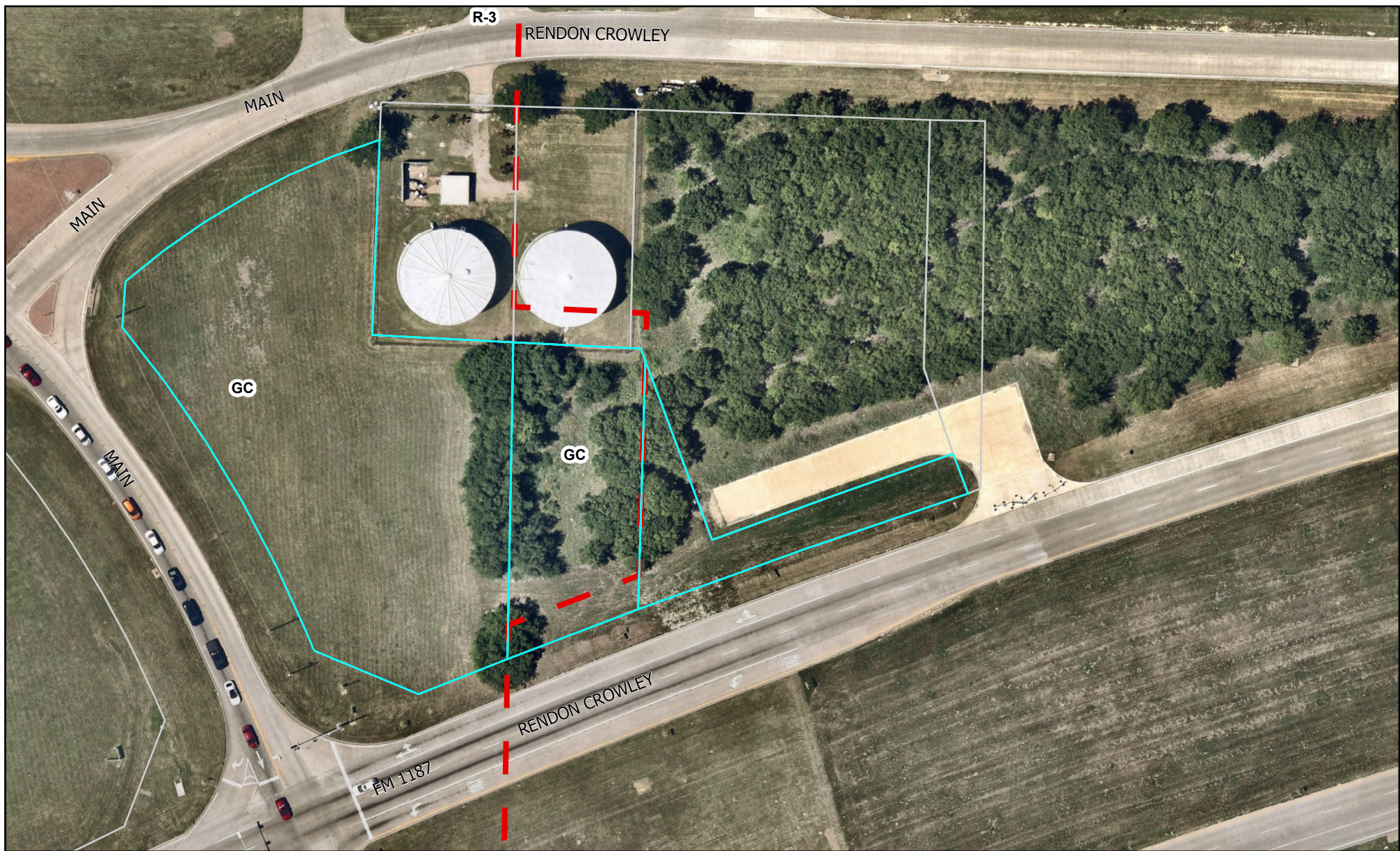
Copyright 2025 Piburn & Company, LLC. All Rights Reserved. This drawing is the property of Piburn & Company, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Company, LLC is prohibited. This drawing is only valid with a wet ink signature.

BENCHMARK:

City Benchmark - Burleson 2 (CS2481)
A standard disk, set in the top of a round concrete post, that projects 5" and is stamped Burleson 2 1972. The station is located about 11 miles south of Fort Worth, 3 miles east of Crowley, 2 miles north of Burleson and on the east right-of-way of US Highway 81. (I-35W). It is 107' west of the southwest corner of a vacant house, 38' north of a T fence-corner, 27' south of the center of drive-way, 19' south of the south end of wire-gate, 6' south of a sign warning post reading Bell Telephone System Underground Cable, 4' south of a metal witness post and 1' west of fence-line.
Elevation = 741.16'

BASIS OF BEARINGS:

Basis of Bearings is the Special Warranty Deed to Virginia Mitchell Purcell, Timothy M. Purcell, Trustee of the Timothy M. Purcell Trust, Diane Purcell Dean, Trustee of the Diane Purcell Dean Trust, Elizabeth M. Potter, Stuart G. Potter III, and Kathryn P. Schwausch recorded in Document No. D211181787 Official Public Records, Tarrant County, Texas.



7/21/2026

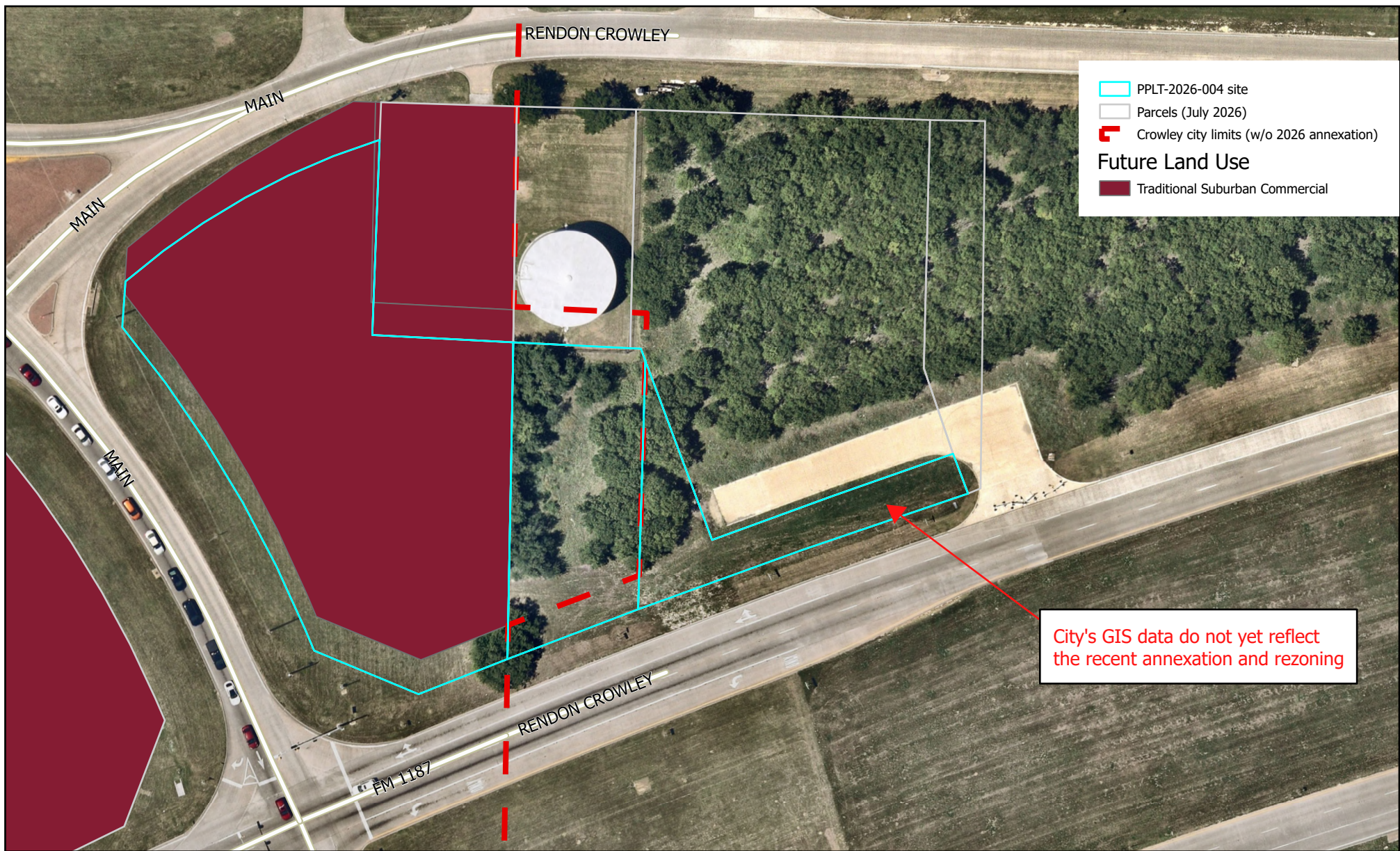
PPLT-2026-004
Aerial View

0 100 200 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.



7/21/2026

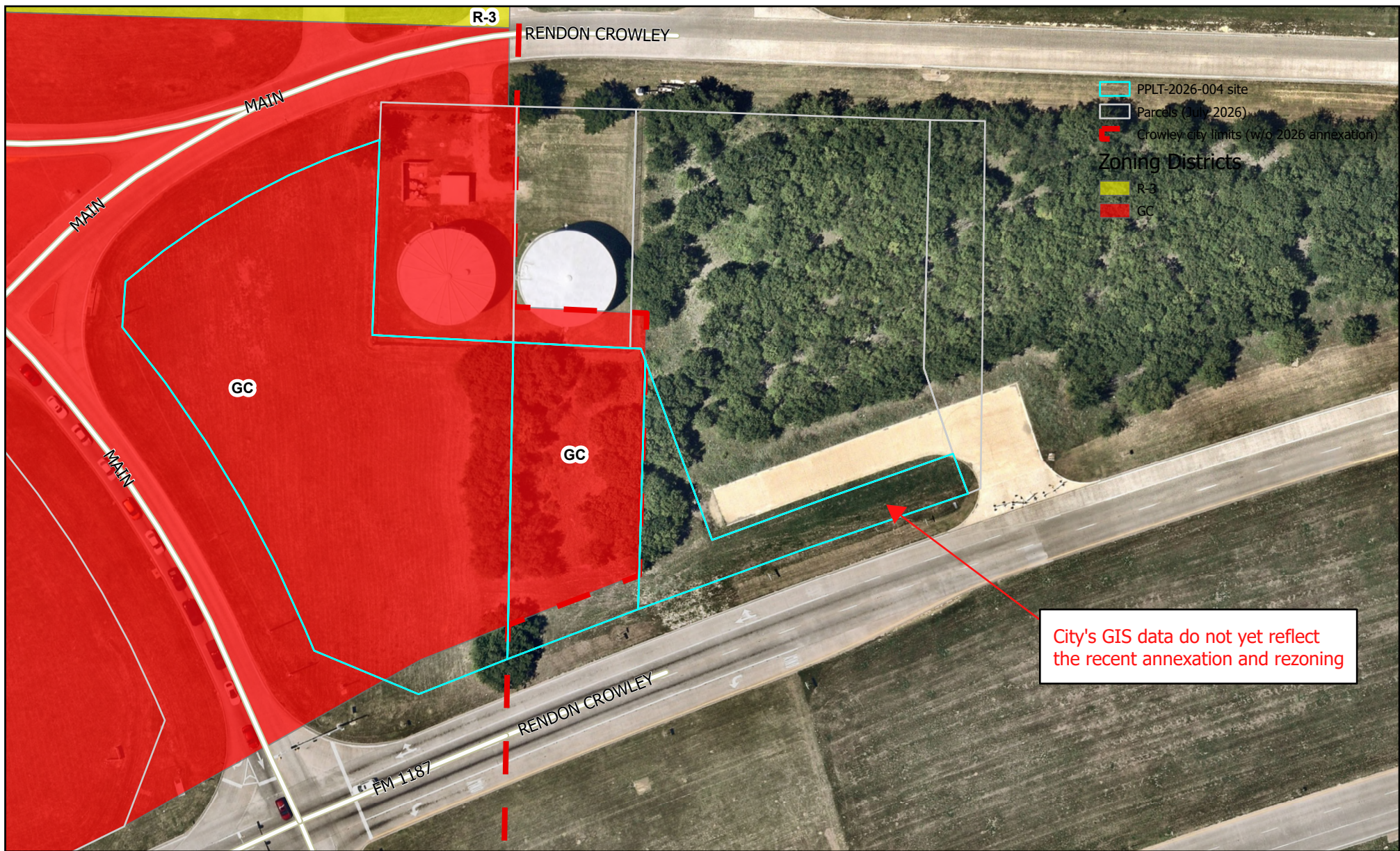
PPLT-2026-004 Future Land Use Plan

0 100 200 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.



7/21/2026

PPLT-2026-004 Zoning

0 100 200 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
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: Braum's Ice Cream & Dairy Store
Project Address: 1180 E Main Street
Survey/ Abstract, Tract(s): _____
Addition, Block, Lots: Lot 1, Block A, Braum's Addition
Project Description: New Braum's Store
Gross Acreage: 1.678 Zoning District: General Commercial (GC)
Number of Lots Proposed: 1

Applicant & Owner Information

Applicant Name: Lane Wren Company: Braum's
Applicant Address: 3000 NE 63rd Street City: Oklahoma City State: OK
ZIP Code: 73121 Telephone No: 405-596-6081 Email: _____

Application Status (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

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

Property Owner: Same as applicant
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): Retail Buildings Inc.
Name and title of the authorized representative who will sign the agreement: Lane Wren, Site Development Manager
Company's Address: 3000 NE 63rd Street City: Oklahoma City State: OK
ZIP Code: 73121 Telephone No: 405-596-6081 Email: _____

Plat Application (cont.)

Developer: Same as Owner
 Address: _____ City: _____ State: _____
 ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: Grant Cox, Crafton & Cox Engineering
 Address: 107 Community Blvd., Ste. 7 City: Longview State: TX
 ZIP Code: 75605 Telephone No: 903-931-2947 Email: [REDACTED]

Surveyor: Alison Hersey, Piburn & Company
 Address: 1100 E Campbell Rd, Ste 240 City: Richardson State: TX
 ZIP Code: 75081 Telephone No: 214-328-3500 Email: [REDACTED]

Land Planner: _____
 Address: _____ City: _____ State: _____
 ZIP Code: _____ Telephone No: _____ Email: _____

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

Name: Same as Engineer
 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>Lane Wien</u> SIGNATURE: <u>[Signature]</u> DATE: <u>6-9-26</u> SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT: PRINTED NAME: _____ SIGNATURE _____ DATE: _____ (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: _____
--	---



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: July 27, 2026
Department: Community Development	Agenda Item: III.E.
Subject: Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance amending portions of City Code Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," subsection D, "Single-Family Residential Fencing," to allow vinyl fencing as a permitted fencing material for residential privacy fencing. Case # ZCA-2026-003.	

Background:

The applicant has requested a zoning text amendment to Chapter 106 of the Comprehensive Zoning Ordinance to allow vinyl fencing as a permitted fencing material within residential zoning districts in the City of Crowley. The request was initiated in conjunction with a proposed fence replacement at 520 E. Glendale Street, which is zoned R-3 Single-Family Residential.

The current zoning ordinance permits wood, masonry, ornamental metal, and other materials specifically authorized by the zoning ordinance. Vinyl fencing is not currently identified as a permitted fencing material. Therefore, approval of a zoning text amendment is required before vinyl fencing may be permitted.

The purpose of this zoning text amendment request is to consider whether vinyl fencing should be added as an allowable fence material within the City's zoning ordinance.

Vinyl fencing has become increasingly common in residential developments because it offers a consistent appearance and can require less routine maintenance than traditional wood fencing. However, concerns have also been raised regarding long-term durability, including performance during extreme heat, hail events, impact damage, discoloration, cracking, and the ability to repair damaged sections.

Because this amendment would establish regulations applicable citywide rather than for a single property, staff requested additional information from the applicant to better evaluate the proposed material and its long-term performance.

Existing Zoning Regulations

Section **106.93 – Screening and Fencing** of the City of Crowley Comprehensive Zoning Ordinance establishes the permitted fencing materials and standards for residential properties.

Under the current ordinance, residential fences are permitted to be constructed of the following materials:

- Masonry (including brick, stone, or similar materials);
- Wood;
- Ornamental metal (such as wrought iron or aluminum);

Vinyl fencing is **not currently listed as a permitted fencing material** under Section 106.93. As a result, the proposed fence cannot be approved under the existing regulations.

The purpose of this request is to consider adding vinyl as an approved material. The amendment, if approved, would allow it (no additional consideration required after the amendment is approved). If the amendment is approved, the City may also wish to establish standards addressing material quality, installation, durability, appearance, and maintenance to ensure compatibility with surrounding development and long-term performance.

Staff Review

During the review process, staff requested additional information from the applicant regarding the proposed vinyl fencing, including:

- The specific type and manufacturer of the proposed vinyl fencing.
- Whether the fencing is installed as complete panels or allows replacement of individual slats.
- Information regarding available grades or thicknesses of vinyl fencing and their resistance to heat, warping, hail damage, ultraviolet exposure, and impacts from lawn maintenance equipment.
- Photographs or examples of similar vinyl fencing installations for illustration purposes.

The applicant has not submitted supplemental information in response to these requests for staff review.

As part of the review, City staff researched how neighboring municipalities regulate vinyl fencing. Staff also consulted with the City's Building Official regarding the applicant's request to allow vinyl fencing. Because the applicant did not provide detailed product specifications or installation information, the Building Official identified potential concerns related to the type of vinyl fencing that may be installed, including its ability to withstand wind loads, long-term wear and tear, and prolonged exposure to the Texas climate. Based on these considerations, staff recommend that, if vinyl fencing is approved, the City consider adopting minimum material and installation standards to ensure adequate durability, structural integrity, weather resistance, and long-term maintenance.

The Planning and Zoning Commission should consider whether allowing vinyl fencing is appropriate for the City of Crowley and, if so, whether additional standards should be adopted if the amendment is approved. Potential standards could include requirements related to material quality, installation methods, color limitations, fence style, minimum thickness, ultraviolet (UV) protection, wind load resistance, post depth and anchoring requirements, and other durability standards to ensure the fencing performs adequately under Texas weather conditions, including prolonged heat exposure and high wind events.

Comparison with Surrounding Municipalities

As part of the review of this zoning text amendment, staff researched fencing regulations and contacted several neighboring municipalities to better understand how vinyl fencing is regulated within the region.

City of Burleson: Staff contacted the City of Burleson Permit Office. Staff were informed that vinyl privacy fencing is generally **not permitted** for residential privacy fences. Wood fencing remains the standard material for residential privacy fencing. *(Staff communication.)*

City of Joshua: The City of Joshua's fence regulations specifically identify **PVC (vinyl) fencing** as an approved fencing material for residential properties, provided the fence complies with the City's applicable design and height standards. – **(City staff reviewed the City of Joshua's development regulations and found that vinyl is listed as an allowable decorative fencing material. No direct communication with City staff was conducted).**

City of Mansfield: The City of Mansfield's zoning ordinance establishes general fence regulations but does not specifically identify vinyl fencing as an approved material. To clarify the City's interpretation, **City staff contacted the Mansfield Planning Department, and planning staff confirmed that vinyl fencing is not permitted under the City's current development regulations.**

City of Kennedale: Staff reviewed the City of Kennedale's Unified Development Code. The ordinance establishes general fencing standards, placement requirements, and permitted fence types. However, vinyl fencing is not specifically identified as a permitted fencing material within the ordinance. – **(City staff contacted the City of Kennedale to obtain information regarding its regulations for vinyl fencing but did not receive a response. However, the City's Building Official, who previously served as the Building Official for the City of Kennedale, confirmed that vinyl fencing was not an approved fencing material during his tenure there).**

City of Benbrook: No direct communication with City staff. A review of the City of Benbrook's fence regulations (Title 17 – Zoning, Chapter 17.96 – Fence Regulations, §17.96.020 – Use Regulations) indicates that vinyl fencing is not expressly prohibited, but it is also not specifically identified as a permitted fencing material. The ordinance instead establishes general fence material standards and identifies prohibited materials.

The review indicates that neighboring municipalities regulate vinyl fencing differently. Some cities expressly allow vinyl fencing as an approved material, while others either prohibit it for privacy fencing or regulate fencing without specifically identifying vinyl as an approved material. This demonstrates that there is no consistent regional approach regarding the use of vinyl fencing, leaving each municipality to establish standards based on its own development objectives and community preferences.

Staff Recommendations

Following staff's review and coordination with neighboring municipalities, it was determined

that there is no consistent regional approach to the regulation of vinyl fencing.

Given the limited information provided with the application and the need for additional evaluation, staff recommend postponement of this zoning text amendment request. Additional time will allow staff to obtain proposed product specifications and installation information from the applicant to supplement the code amendment request, further evaluate potential material and durability standards, and complete additional research before making a final recommendation to the Planning and Zoning Commission.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. Commissioners are not required to use these motions. Please note the ordinance provided to the Commission for review includes language approving the applicant's request and does not include any standards for vinyl fencing, as these were not included in the applicant's request. If the Commission recommends the Council adopt certain standards for vinyl, those conditions will need to be added to your motion to approve.

Commission Recommendation

APPROVAL:

If the Commission is in favor of the request as submitted by the applicant, the motion may be:

Suggested Motion:

I make a motion to recommend approval of Case # ZCA-2026-003, the requested amendment to the City of Crowley Zoning Ordinance to allow vinyl fencing as a permitted fencing material.

APPROVAL WITH CONDITIONS:

If the Commission is generally in favor of the requested amendment but wishes to recommend additional standards, the motion should include the conditions recommended by the Commission.

Suggested Motion if the Commission votes to approve with conditions [staff recommend these conditions or similar conditions deemed appropriate by the Commission to address concerns from the building official and planning staff]:

I make a motion to recommend approval of Case # ZCA-2026-003 with the following conditions:

- Vinyl fencing must have UV protection, must have a minimum thickness [to be specified by the commission], and must be documented to be able to withstand wind loads for this region.

DENIAL:

If the Commission recommends denial of the requested amendment, the motion may be:

Suggested Motion:

I make a motion to recommend denial of Case # ZCA-2026-003.

POSTPONEMENT:

If the Commission determines that additional information is needed before making a recommendation, the motion may be:

Suggested Motion:

I make a motion to postpone consideration of Case # ZCA-2026-003 until August 10, 2026, Planning & Zoning Commission meeting to allow additional time for staff to obtain product specifications and installation information from the applicant and complete its evaluation.

Recommendation:

Staff request postponement for the zoning text amendment request.

Financial Information:

Attachments:

1. ZCA-2026-003 -Code Amendment Application
2. ZCA-2026-003_Amerson Fence Replacement_CL
3. ZCA-2026-003- Draft ordinance_Vinyl Fencing



CITY OF CROWLEY
Code Amendment 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. Please see the current fee schedule for the application fee. The application fee is non-refundable.

Incomplete applications will not be processed.

Section 1. Property Information (APPLICABLE TO PD/SPECIAL DISTRICTS ONLY)

If you are requesting this code amendment for a planned development district or special district, then please complete Section 1. Otherwise, you may skip to Section 2.

Project Name: Angel Amerson Fence
Project Address: 520 East Glendale St, Crowley, TX, 76036
Legal Description: _____ Gross Acreage: 0.5
Project Description: Vinyl Fence No. of Lots: 1

Section 2. Applicant Information (for PD/special districts: Applicant & Owner Information)

Applicant Name: Collin Caffey Company: Magnolia Fence & Patio
Applicant Address: 340 Thomas Place City: Everman State: TX
ZIP Code: 76140 Telephone No: 817-727-7698 Email: _____

(For PD and special districts, if applicant is not property owner, please provide property owner information below)

Application Status (check one) ☐ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: _____
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Section 3. Information Required for Code Amendment Requests

Section(s) of code you are requesting to change: 106.93.D.2.
Proposed change (attach additional pages as needed): Include Vinyl in approved fence materials

Code Amendment Application (cont.)

Reason for requested change (attach additional pages as needed): We are filing to request the ability to install vinyl fencing in the city. There are numerous vinyl fences around and it is a product that has a lifetime warranty and creates great curb appeal. It does not require painting, staining, or sealing, resulting in reduced maintenance and longer service life.

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)

PRINTED NAME: Collin Caffey

SIGNATURE: Collin Caffey DATE: 6/16/2026

FOR PD AND SPECIAL DISTRICTS:

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME: _____

SIGNATURE _____ DATE: _____

(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: _____



June 30, 2026

Kristine Romberg
Magnolia Fence & Patio, LLC
340 Thomas Place
Everman, TX 76140

Staff Review of Amerson Fence Replacement (ZCA-2026-003)

Dear Kristine,

City staff have completed the review of the Amerson Fence Replacement application (MyGov Case #26-000020) and have the following comments. Please submit your revised responses to the staff comments prior to the Planning & Zoning Commission meeting.

Your application is considered completed and is therefore able to be scheduled for consideration by the Planning & Zoning Commission. This request is scheduled to be considered by the Planning & Zoning Commission on Monday, July 27, 2026, and is tentatively scheduled to be considered by the City Council on Thursday, August 20, 2026.

Please note the Planning & Zoning Commission is a recommending body. Any decision by the Planning & Zoning Commission would then be considered by the City Council. The City Council may vote to approve or deny your request or may vote to approve with conditions.

Your primary staff contacts for this ZCA review are listed below.

Planning	Bhumika Thakore
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Planning comments (817-297-2201 x. 3090)

- Please provide additional information regarding the type of vinyl fencing due to conflicting information regarding performance and durability.
- Please clarify whether vinyl fencing is installed in full panels or if individual slats can be replaced similar to wood fencing systems.
- Please also provide information on whether different grades of vinyl fencing exist, and whether certain grades offer improved resistance to warping, heat exposure, hail damage, or impact from lawn maintenance equipment.
- Please provide photographs or examples of the proposed vinyl fencing installed, if available. These examples would not be part of an ordinance to approve the requested amendment, if approved, but would be for illustration purposes to show the types of fencing you are requesting to be allowed.



Note: Nathan Gonzales is the Building Official. If you have any questions related to the building permit process or building code requirements, please feel free to contact him at (817) 297-2201 ext. 3050 or ngonzales@ci.crowley.tx.us.

Sincerely,

A handwritten signature in black ink that reads 'Bhumika'.

Bhumika Thakore
Planner, City of Crowley

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY AMENDING CHAPTER 106, "ZONING," ARTICLE 8, "LANDSCAPING, SCREENING & OPEN SPACE STANDARDS," SECTION 106.93, "SCREENING AND FENCING," SUBSECTION D, "SINGLE-FAMILY RESIDENTIAL FENCING," TO ALLOW VINYL FENCING AS A PERMITTED FENCING MATERIAL FOR RESIDENTIAL PRIVACY FENCING; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the Zoning Ordinance of the City of Crowley regulates and restricts the location, construction, and design of fences and screening walls within the City; and

WHEREAS, the City Council has determined that it is appropriate to amend Chapter 106, Article 8, Section 106.93, "Screening and Fencing," to allow vinyl fencing as an approved fencing material for residential privacy fencing; and

WHEREAS, an application has been submitted requesting a zoning text amendment to Chapter 106 of the Code of Ordinances to permit vinyl fencing as an approved fencing material for residential properties within the City; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas, held a public hearing on July 27, 2026, regarding the proposed zoning text amendment; and

WHEREAS, the City Council of the City of Crowley, Texas, held a public hearing on August 20, 2026, regarding the proposed zoning text amendment; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Texas Local Government Code, the Zoning Ordinance of the City of Crowley, and all other applicable laws regarding notice, publication, and public hearings for zoning text amendments; and

WHEREAS, the City Council finds that the proposed amendment promotes the public health, safety, and general welfare of the citizens of Crowley and is consistent with the intent of the Comprehensive Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, THAT:

SECTION 1.

Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," Subsection D, "Single-Family Residential Fencing," is hereby amended to read as follows:

106.93 SCREENING AND FENCING

...

D. SINGLE FAMILY RESIDENTIAL FENCING

...

(2) Residential Fencing Types: Residential fencing standards are divided into two main categories: perimeter fencing and privacy fencing. Perimeter fencing is required to be completely installed by the developer for the boundary of the approved final plat in the areas as set forth below, prior to the issuance of a building permit. Privacy fencing is an option left up to the builder or homeowner, but if built it shall follow the standards listed below.

[...]

- c. Residential Privacy Fences on Single-Family Residentially Zoned Lots: This section applies to replacement of residential fences (50% or more) or construction of new fences. A permit shall be required for a new fence or replacement fence under this section.
 1. Height: shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.
 2. Approved Materials:
 - i. Masonry (brick, stone, reinforced cement concrete) or any other sustainable material with more than a 30-year life expectancy;
 - ii. Ornamental metal rail fencing;
 - iii. Cedar and redwood with metal posts;
 - iv. Composite fencing with metal posts;
 - v. Vinyl fencing; and
 - vi. Other wooden picket fences, only if constructed with metal posts, metal brackets, and metal caps.
 3. Prohibited materials:
 - i. Chain link (unless replacing or repairing an existing chain link fence);
 - ii. Sheet, roll, or corrugated metal; and,
 - iii. Cast off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.
 4. Location of Fence: Privacy fences may be located along the property line with the following exceptions:
 - i. In the interest of public safety, fences shall not block any sight/visibility triangles on any corner lots.
 - ii. Any fence that is more than two feet high shall be set back at least five feet from the side property line of a corner lot. In the case of a reverse corner lot, any fence that is more than two feet high shall be set back at least 7.5 feet from the side property line.
 5. Orientation of Fence: When any fence or other screening device, whether required or not, is located on a lot adjacent to a public street, said fence or screening device shall orient the side with exposed posts or rails away from view from the adjacent public street.

SECTION 2.

The zoning text amendment as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3.

The City Secretary is directed to incorporate this amendment into the official Code of Ordinances of the City of Crowley

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Zoning Ordinance of the City of Crowley, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Crowley are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary is hereby directed to publish the caption, penalty clause, and effective date of this Ordinance in one issue of the official newspaper of the City, as required by Section 52.013 of the Local Government Code.

SECTION 9.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 20th DAY OF AUGUST, 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: July 27, 2026
Department: Community Development	Agenda Item: III.F.
Subject: Discuss and make a recommendation to the City Council on a preliminary plat for Karis Addition Phase 2A, an approximately 39.6 acre development located in the F. Wells Survey, Abstract Number 1683, the T. Toler Survey, Abstract No. 1536, and the M. Walters Survey, Abstract No. 1598, City of Crowley, Tarrant County, Texas. Case # PPLT-2026-005.	

Background:

BACKGROUND AND OVERVIEW

Request

Preliminary plat for Karis Phase 2A – this would replace the previously-approved preliminary plat for 2A

Surrounding Zoning

Planned development district

Future Land Use Plan

Medium Density Single Family Residential

Designation

Staff Recommendation

To be provided at the Planning & Zoning Commission meeting

BACKGROUND & CURRENT STATUS OF PROPERTY

The city conditionally approved a preliminary plat for Karis Addition phases 2A & 2B in 2024 and conditionally approved a final plat for Phase 2A in June last year. The applicant decided not move forward with filing the final plat because they wanted to amend the lot types included in the plat and to request a code amendment to allow some of the additional lot types to be included. That code amendment was approved this past February. Because the developer is proposing several substantive changes from the previous plat, so a new preliminary plat is required.

STAFF REVIEW

Comprehensive Land Use Plan

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

Staff consider this plat to conform to the comprehensive land use 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.

The review below is based on the first submittal from the applicant. The applicant has submitted revisions in response to staff comments, and those revisions are still under review.

Requirements from the Zoning Ordinance (Ch. 106) and the Karis planned development district ordinance

The plat does not comply with all zoning requirements, although most comments related to zoning have been resolved. As you'll see on the attached comment letter, one lot does not meet the minimum required lot width; the lot should be 55 ft in width, but it is only 54.75 ft.

Requirements from the Subdivision Regulations (Ch. 98)

The plat does not comply with the subdivision regulations (see attached letter).

Public Works / Infrastructure Requirements (Technical Specifications)

The plat does not comply with the infrastructure/technical requirements (see attached letter).

Other Requirements

- The Karis PD ordinance requires the applicant to submit a development plan to the City Council for consideration prior to or concurrently with the preliminary plat application. The development plan is scheduled for Council consideration on August 6.

The developer has requested variances/waivers from the block length regulations. The city granted similar variances on the previous preliminary plat for Phases 2A and 2B. The Public Works Design criteria Manual authorizes the city to approve longer blocks "where surrounding or abutting existing development limits lot and block layout or where other natural topographic or floodplain conditions limit street and lot layout."

Recommendation:

Because the plat and plans are still under review, staff will not have a recommendation until the Planning & Zoning Commission meeting. Based on what we have reviewed so far, the applicant has corrected many of the errors from the previous submittal, but as of the date the agenda packets were sent out, reviews were not far enough along to confirm all errors were corrected.

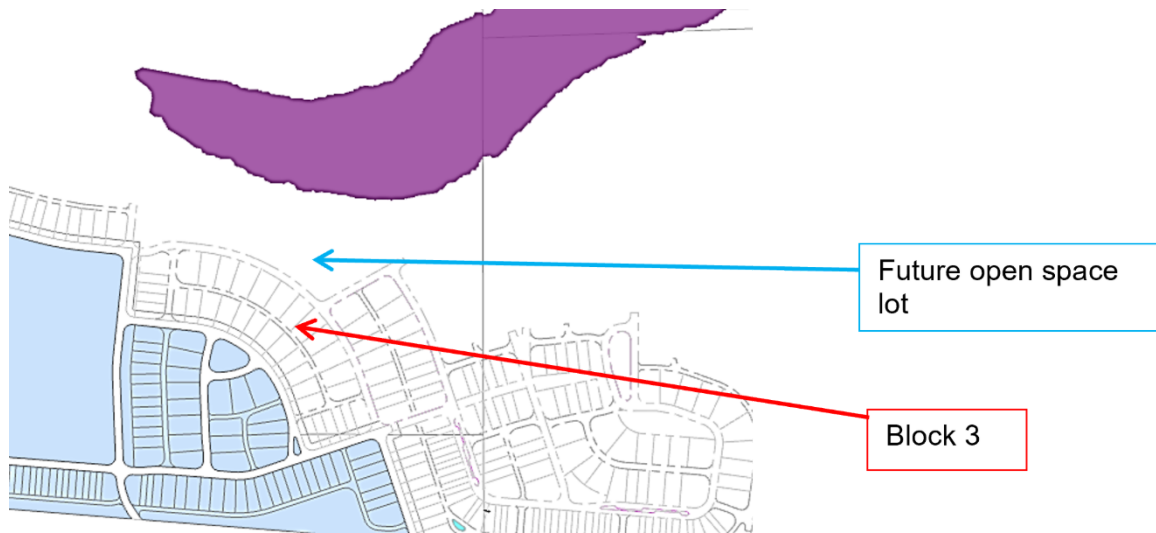
In terms of the variances requested, staff have the following recommendations.

Block 3: Staff recommend granting the variance for this block.

This block faces a future open space lot that abuts the floodplain. No roadways are planned to go through the open space or floodplain, so a roadway added to break up this block would also end here.

Image from previous version of preliminary plat. Floodplain shown in pink; existing Karis

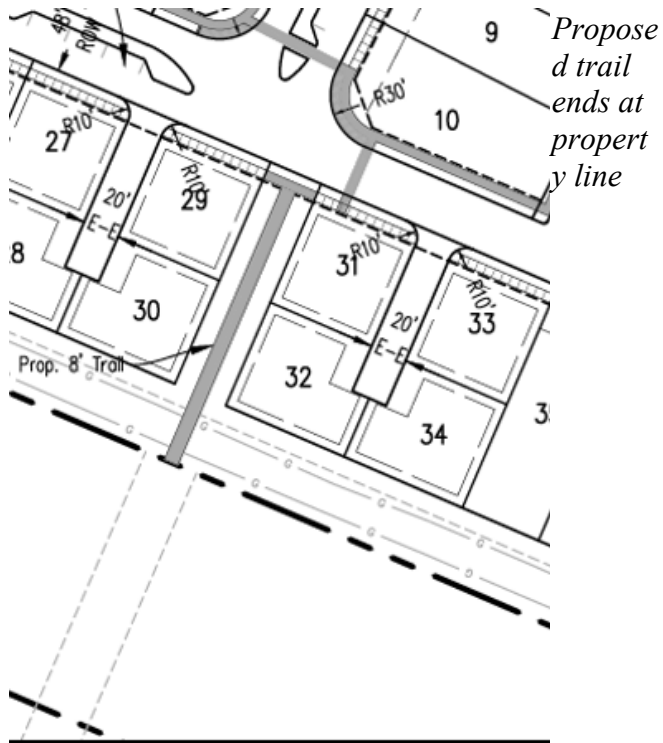
development shown in blue; phase 2 shown in white.



Block 4: Staff recommend granting the variance for this block.

The lots within Phase 2A do not exceed the block length maximum, but the block connects to the future open space area mentioned above, and there are no offsite roadways provided and no future roadways shown to confirm the block will meet the block length requirement in the future as the adjacent property is developed to provide open space amenities as planned. As you can see in the image above, the previous version of Phase 2A proposed a street on the north/west side of Block 4, but it is not shown in this version of the plat. Staff recommend granting the variance for this phase, but as the future phase with the open space goes through the plat review process in the future, any future requests for variances will need to be evaluated at that time.

Block 5: Staff recommend granting the variance for this block on the condition that the offsite portion of the proposed north-south trail is provided to connect this phase to the previous Phase 1A.



The property to the south of this block is Oncor-owned property, and a gas pipeline easement runs behind the lots within the Karis property. The developer would not be able to add a roadway connection through those areas. A railroad runs to the east of the property, and the developer would not be able to make any roadway connections there.

Block 6: Staff recommend granting the variance for this block on the condition that a pedestrian/bicycle connection is added within the mews/open space areas.

Financial Information:

Attachments:

1. PPLT-2026-005_Karis2APreliminaryPlat
2. PPLT-2026-005_Map_aerial
3. PPLT-2026-005_Map_FLUP
4. PPLT-2026-005_Map_Zoning
5. PPLT-2026-005_Karis 2A_CL_compressed_Redacted
6. PPLT-2026-005_OWNER APPL_COMBINED

Printed by: Margaret R. Dyer, 7/15/2018, 4:15 PM
Drawing: 0-2026, 08/25/2018, Karis, 2A/2026/Plat/2018-038, are included. Saved By: Margaret, Save Time: 7/15/2018, 2:46:57 PM

Boundary Line Table			Boundary Line Table			Boundary Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
BL3	S57°55'36"W	37.37'	BL13	S78°42'41"W	15.89'	BL23	S72°42'50"E	28.00'
BL4	S07°29'49"W	28.00'	BL14	S11°17'19"E	16.00'	BL24	S17°17'10"W	10.00'
BL5	S53°03'44"E	15.38'	BL15	S11°17'19"E	5.00'	BL25	S28°57'43"E	13.83'
BL6	S13°21'38"E	3.87'	BL16	S78°42'41"W	41.44'	BL26	N76°01'23"E	31.88'
BL7	S32°04'24"E	4.09'	BL17	N36°38'08"E	28.00'	BL27	N29°16'53"E	13.71'
BL8	S12°55'36"W	3.54'	BL18	S53°21'52"E	15.77'	BL28	S18°13'18"E	55.10'
BL9	S57°55'36"W	15.50'	BL19	N36°38'08"E	3.61'	BL29	N26°22'10"E	28.00'
BL10	S32°04'24"E	1.61'	BL20	N14°47'25"E	33.27'	BL30	S83°54'11"E	80.34'
BL11	N69°24'46"E	15.50'	BL21	N75°12'35"W	10.00'			
BL12	S65°26'04"E	3.53'	BL22	N14°47'25"E	28.00'			

Boundary Curve Table						Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC4	47.12'	30.00'	90°00'00"	N38°54'11"W	42.43'	BC16	45.40'	100.00'	26°00'35"	N49°38'25"E	45.01'
BC5	141.71'	934.00'	8°41'35"	N79°33'23"W	141.57'	BC17	165.61'	186.00'	51°00'50"	N36°59'31"E	160.19'
BC6	377.15'	3139.46'	6°52'59"	S13°16'53"W	376.93'	BC18	55.77'	200.16'	155°7'50"	N03°29'48"E	55.59'
BC7	198.07'	236.00'	48°05'13"	S33°53'00"W	192.31'	BC19	67.31'	200.00'	191°6'56"	N05°08'57"E	66.99'
BC8	59.39'	86.00'	39°34'13"	S77°42'43"W	58.22'	BC20	47.12'	30.00'	90°00'00"	N30°12'35"W	42.43'
BC9	15.45'	114.00'	7°45'48"	S86°23'05"E	15.43'	BC21	45.83'	30.01'	87°30'30"	N61°01'08"E	41.51'
BC10	21.56'	66.00'	18°42'46"	S22°43'01"E	21.46'	BC22	3.82'	10208.91'	0°01'17"	N17°16'31"E	3.82'
BC11	43.39'	216.46'	11°29'10"	S26°19'49"E	43.32'	BC23	120.62'	795.00'	8°41'35"	S79°33'23"E	120.51'
BC12	11.93'	234.46'	2°54'54"	S18°31'07"E	11.93'	BC24	32.23'	92.00'	20°04'27"	N86°03'36"E	32.07'
BC13	25.07'	15.00'	95°46'21"	S30°49'31"W	22.25'	BC25	11.64'	500.00'	1°20'00"	S17°33'18"E	11.64'
BC14	61.06'	73.00'	47°55'27"	N77°19'35"W	59.30'	BC26	129.98'	164.00'	45°24'32"	S40°55'34"E	126.60'
BC15	47.12'	30.00'	90°00'00"	N81°38'08"E	42.43'	BC27	48.12'	136.00'	20°16'21"	S73°46'01"E	47.87'

Plan Summary Table	
Total Acreage	39.597
Total Lots	212 Residential Lots, 21 HOA Lots
Zoning	Zoning PD (Ord. 02-2026-586)
Min. Lot Size	2100 SF
Min. Dwelling Size	1000 SF
Density	5.35 Units/Acre

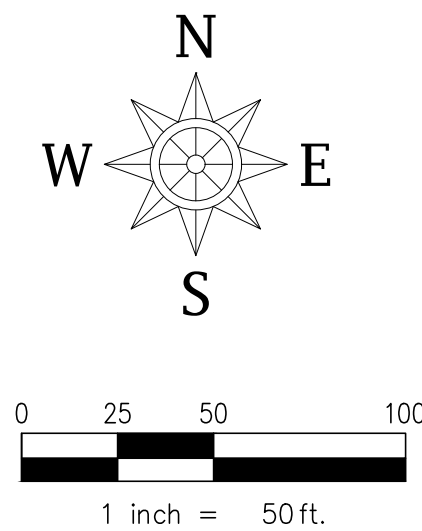
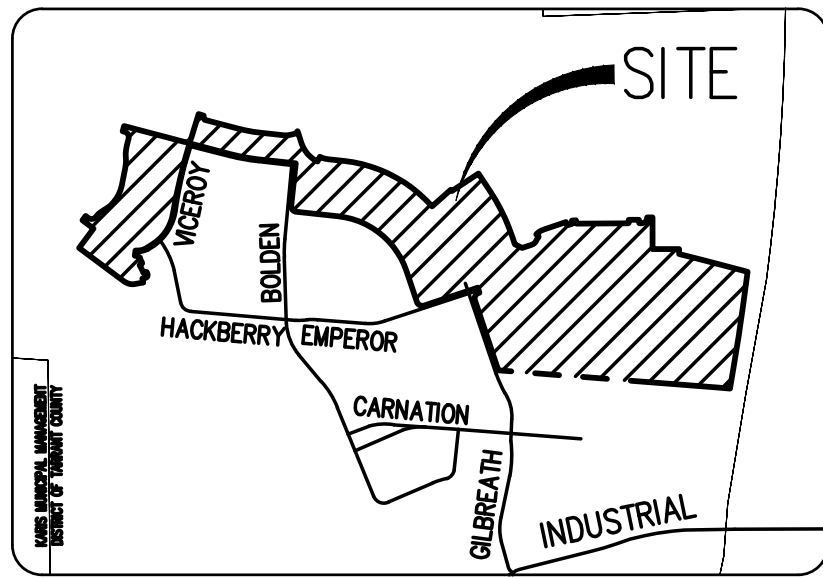
LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSEN-5" O/S PC.
IRF	IRON ROD FOUND
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AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
ULR	UTILITY
DE	DRAINAGE EASEMENT
DLU	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
PODCE	Public Drainage Utility & City Construction Easement
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HME	HAY & BONE TRAIL EASEMENT
VAM	VEHICULAR ACCESS & MAINTENANCE EASEMENT
BY THIS PLAT	
RTW	RIGHT-OF-WAY
Min. FFW	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▲	LOT FRONTAGE
CAB	CABINET
Vol.	VOLUME
Page	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DEED	DEED RECORDS, TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

- NOTES:
- All lot corners are 1/2" iron rods with plastic caps stamped "SPIARSEN" unless otherwise noted.
 - All lots comply with the minimum size requirement of the Zoning District.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
 - All common area/HOA lots or floodplain may contain a public trail or sidewalk.
 - All Common Area/HOA lots are dedicated as public access easements.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - A portion of this property lies within "Zone X" according to Community Panel No. 48439C0430L, dated March 21, 2019, of the National Flood Insurance Rate Maps for Tarrant County, Texas.
 - Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
 - No overhead utilities are permitted on the subject property.
 - 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.
 - Lots 54X-55X, Block 3; Lots 24X-25X, Block 4; Lots 51X-57X, Block 5; Lots 46X-47X, Block 6; Lots 23X-25X, Block 7 shall be owned and maintained by the Karis MMD for access, drainage, and utilities.
 - All 16' Alleys, 20' Alleys, and 24' Alley Mews shall be Private Access, Public Utility & Drainage Easements.

OWNER / APPLICANT
CH TNC Investments, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone (972) 757-7586
Contact: Howard Porteus
hporteus@tncdev.com

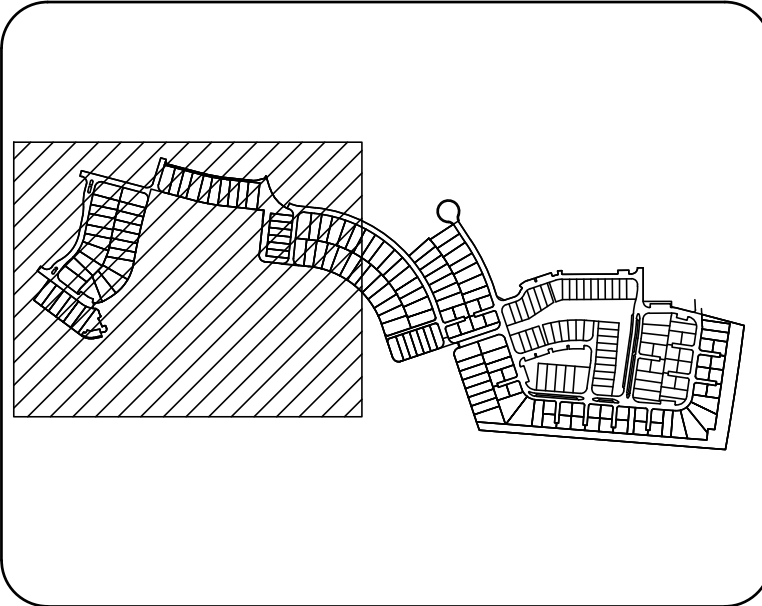
OWNER / APPLICANT
CH TNC Karis Owner, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone (972) 757-7586
Contact: Howard Porteus
hporteus@tncdev.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Greg Hesel
greg.hesel@spiarsengineering.com



VICINITY MAP
1" = 1000'

MATCHLINE SEE SHEET 2



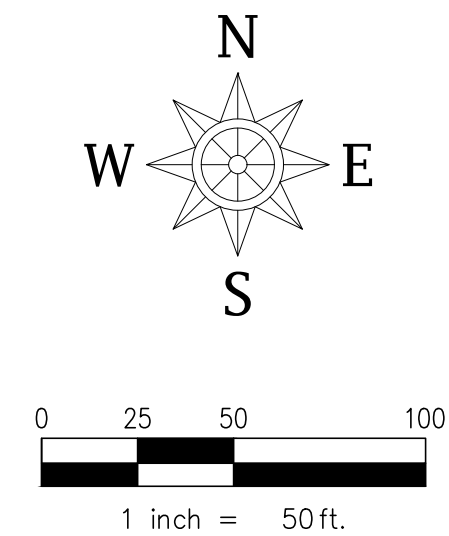
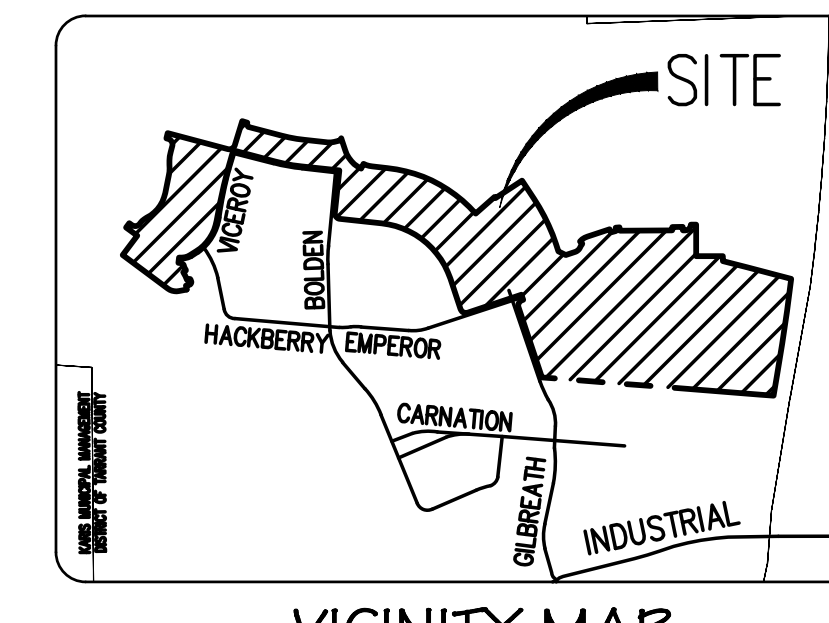
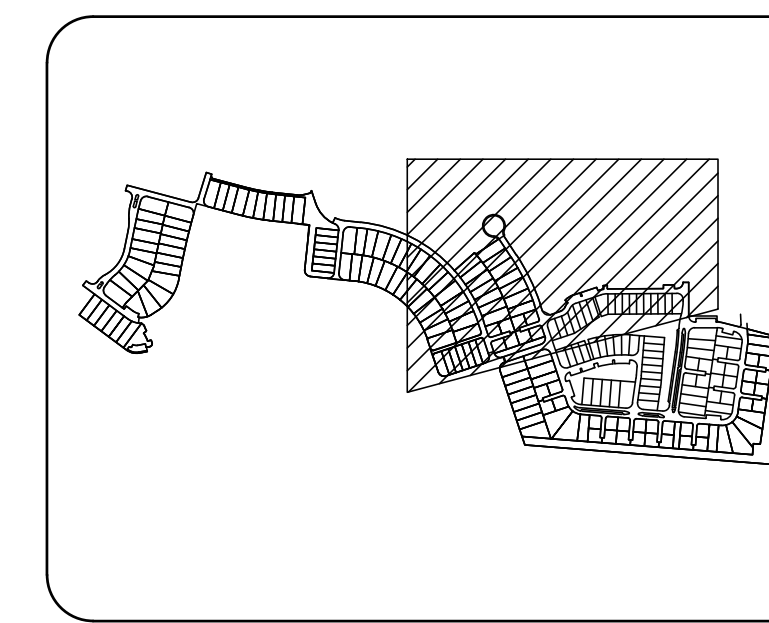
KEY MAP

Preliminary Plat

KARIS PHASE 2A

LOTS 1-6, 7X, BLOCK 1; LOTS 1-20, 21X, BLOCK 2;
LOTS 1-51, 52X, 53X, 54X, 55X, BLOCK 3; LOTS 1-22, 23X-25X, BLOCK 4;
LOTS 1-49, 50X-57X, BLOCK 5; LOTS 1-43, 44X, 45X, 46X, 47X, BLOCK 6;
LOTS 1-20, 21X, 22X-25X, BLOCK 7; LOTS 1X-11X, BLOCK X
211 LOTS & 37 OPEN SPACE / HOA LOTS
39.597 GROSS ACRES
ZONING-PD (ORDINANCE 06-2018-332 AS AMENDED)
OUT OF THE

F. WELLS SURVEY ~ ABSTRACT NO. 1683
T. TOLER SURVEY ~ ABSTRACT NO. 1536
M. WALTERS SURVEY ~ ABSTRACT NO. 1598
CITY OF CROWLEY
TARRANT COUNTY, TEXAS



F. WELLS SURVEY
ABSTRACT NO. 1683

11' PDUCE
By Sep. Doc.

M. WALTERS SURVEY
ABSTRACT NO. 1598

CH TNC Karis Investments LLC
Doc. No. D221088914 OPRCTT
Tract 1
Zoning-PD (Ordinance 06-2018-332)

T. TOLER SURVEY
ABSTRACT NO. 1536

MATCHLINE SEE SHEET 1

Classified by: Classification: Date: 7/15/2000 4:15 PM

[illegible]

PEARL CRESCENT PLACE

RED ADMIRAL LANE

Lot 54X
Block 3

95.81
15' BL
MATCHLINE SEE SHEET 3

24' ALLEY SECTION
NOT TO SCALE

16' ALLEY SECTION

20' ALLEY SECTION

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Zoning	Zoning PD (Ord. 02-2026-586)
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Density	5.35 Units/Acre

Line #	Bearing	Distance
BL1	N71°31'07"E	5.19'
BL2	N18°28'53"W	28.00'
BL31	S18°28'53"E	40.57'
BL32	S63°28'53"E	42.43'
BL33	N71°31'07"E	52.94'
BL34	N03°06'47"W	2.79'
BL35	N47°21'32"W	16.03'
BL36	S18°22'19"E	16.00'
BL37	S63°22'19"E	2.83'
BL38	N71°37'41"E	6.37'
BL39	N35°51'45"E	2.81'

Line #	Bearing	Distance
BL40	N08°40'57"W	16.02'
BL41	S00°21'56"E	16.00'
BL42	S45°21'56"E	2.83'
BL43	N45°38'04"E	2.83'
BL44	N00°21'56"W	16.10'
BL45	N89°43'09"E	54.00'
BL46	S00°21'56"E	16.02'
BL47	S45°21'56"E	2.83'
BL48	N89°38'04"E	10.34'
BL49	N89°59'34"E	28.00'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	47.12'	30.00'	90°00'00"	N26°31'07"E	42.43'
BC2	47.12'	30.00'	90°00'00"	N68°28'53"W	42.43'
BC3	485.27'	425.00'	65°25'18"	N51°11'32"W	459.34'
BC28	529.05'	715.00'	42°33'40"	S62°42'20"E	517.06'
BC29	8.61'	846.00'	0°03'00"	S41°12'59"E	8.61'
BC30	262.56'	1014.00'	14°50'09"	S25°53'58"E	261.83'
BC31	33.31'	39.93'	47°47'23"	N47°37'25"E	32.35'
BC32	22.48'	74.00'	17°24'15"	N32°25'51"E	22.39'
BC33	46.54'	92.00'	28°59'13"	N57°08'04"E	46.05'
BC34	19.00'	124.00'	8°16'48"	N76°01'05"E	18.98'
BC35	20.61'	142.00'	8°19'00"	N85°28'33"E	20.59'
BC36	47.31'	30.00'	90°21'11"	N44°48'49"E	42.56'

Preliminary Plat

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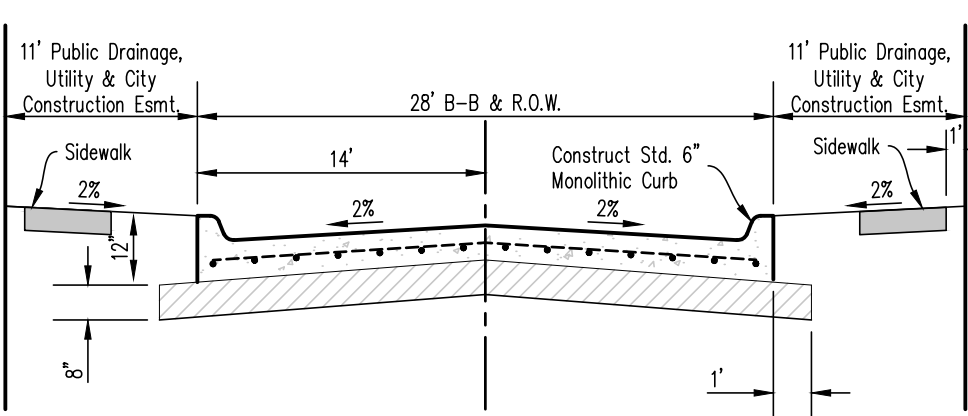
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765 Custer Road, Suite 100
Plano, TX 75075
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PELS No. F-2121 and No. F-1004310
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greg.helsing@spiarsengineering.com

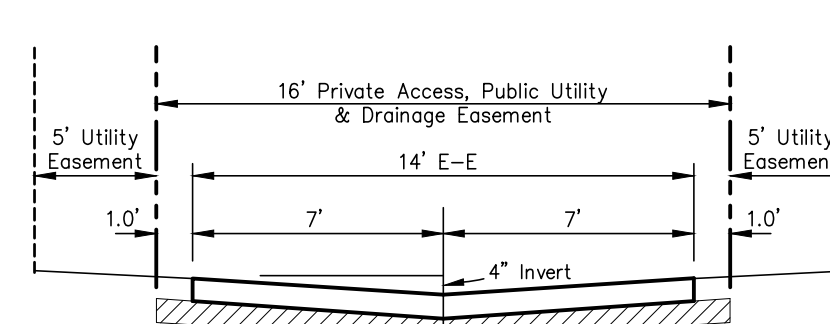
NOTES:

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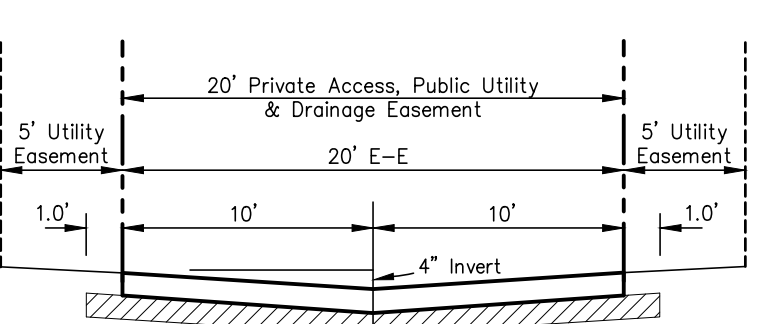
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PUUSE	Public/Utility Use/Utility & City Construction Easement
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(BTP)	BY THIS PLAT
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Min. FF	MINIMUM FINISH FLOOR ELEVATION
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TYPICAL 28' ROW
28' BB PAVEMENT SECTION
NOT TO SCALE



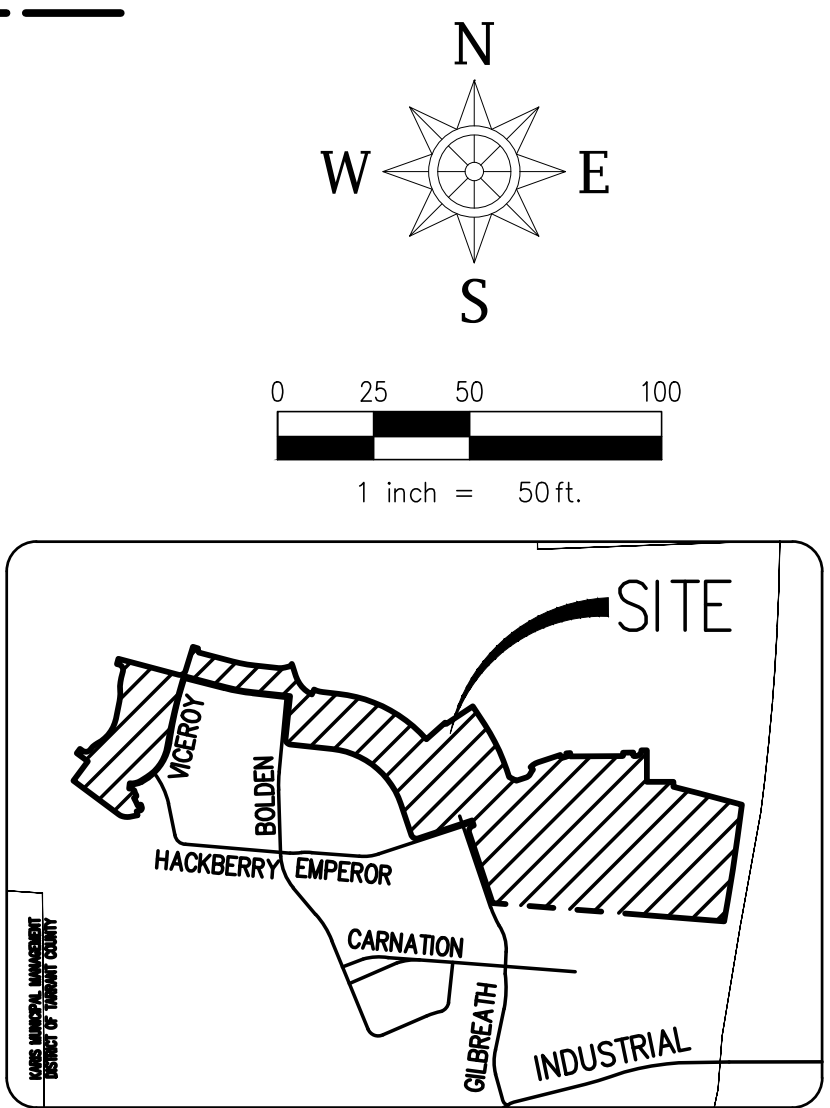
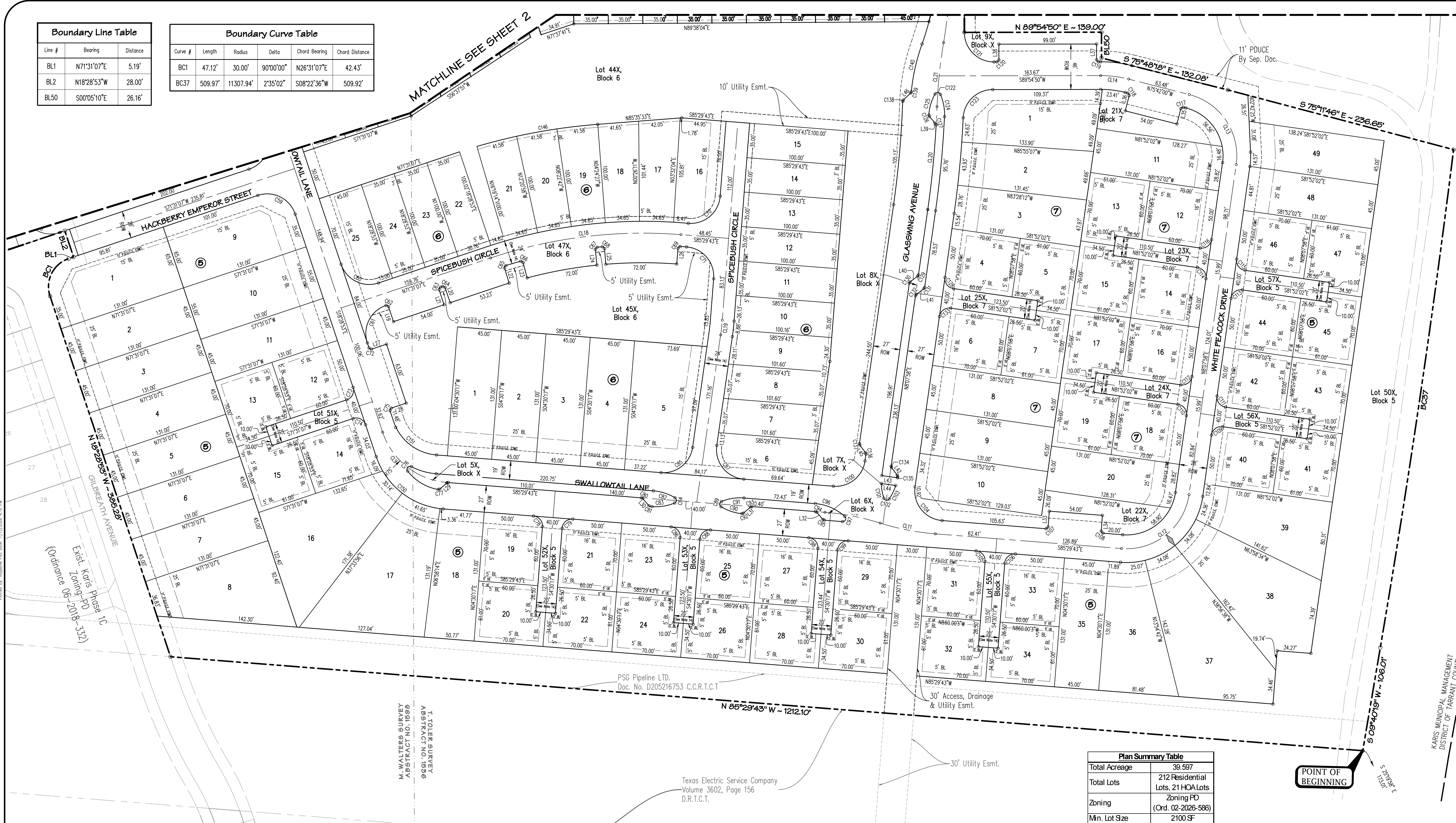
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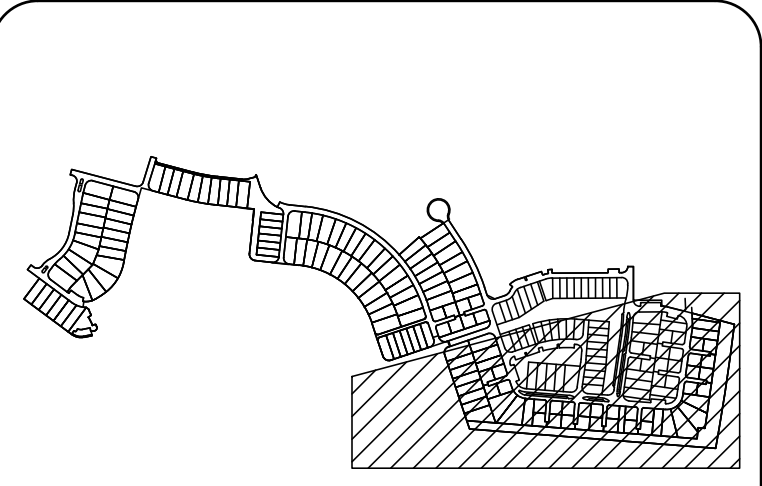
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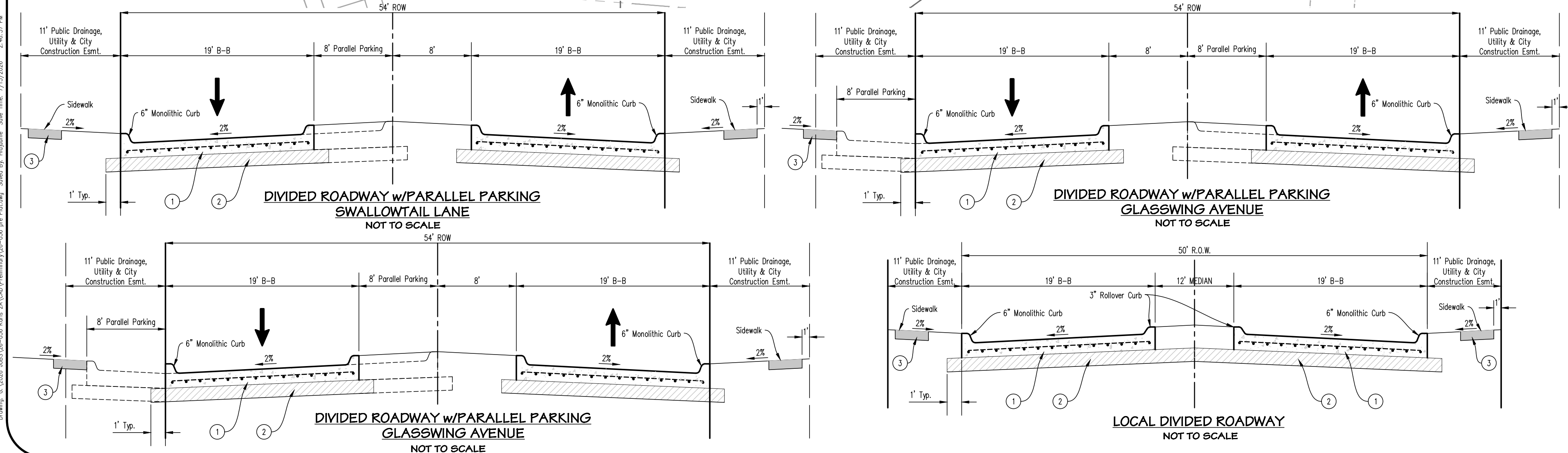
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Mn. Lot Size	2100 SF
Mn. Dwelling Size	1000 SF
Density	5.35 Units/Acre

- NOTES:
- All lot corners are 1/2" iron rods with plastic caps stamped "SPIARSEN" unless otherwise noted.
 - All lots comply with the minimum size requirement of the Zoning District.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
 - All common area/HOA lots or floodplain may contain a public trail or sidewalk.
 - All Common Area/HOA lots are dedicated as public access easements.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - This plot does not alter or remove existing deed restrictions, if any, on this property.
 - A portion of this property lies within "Zone X" according to Community Panel No. 48439C0430L, dated March 21, 2019, of the National Flood Insurance Rate Maps for Tarrant County, Texas.
 - Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
 - No overhead utilities are permitted on the subject property.
 - 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.
 - Lots 54X-55X, Block 3; Lots 24X-25X, Block 4; Lots 51X-57X, Block 5; Lots 46X-47X, Block 6; Lots 23X-25X, Block 7 shall be owned and maintained by the Karis MMD for access, drainage, and utilities.
 - All 16' Alleys, 20' Alleys, and 24' Alley Mews shall be Private Access, Public Utility & Drainage Easements.



Drawing: 6/20/20, 0853-36-338, Karis 2A/CAD/Prepwork/206-138, as indicated. Saved By: Hagan, S. Date: 7/15/2020, 2:46:57 PM
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Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C23	86.76'	86.00'	S74°7'59"	S82°15'47"E	83.12'
C24	3.14'	2.00'	90°00'00"	N08°21'52"W	2.83'
C25	3.14'	2.00'	90°00'00"	N81°38'08"E	2.83'
C26	47.12'	30.00'	90°00'00"	S08°21'52"E	42.43'
C27	18.85'	6.00'	180°00'00"	N53°21'52"W	12.00'
C28	47.12'	30.00'	90°00'00"	N81°38'08"E	42.43'
C29	18.85'	6.00'	180°00'00"	S53°21'52"E	12.00'
C30	58.76'	250.00'	13°28'02"	S43°22'09"W	58.63'
C31	14.42'	250.00'	37°18'18"	S13°08'15"W	14.42'
C32	18.85'	6.00'	180°00'00"	S75°12'35"E	12.00'
C33	47.12'	30.00'	90°00'00"	N30°12'35"W	42.43'
C34	18.85'	6.00'	180°00'00"	N75°12'35"W	12.00'
C35	47.12'	30.00'	90°00'00"	S59°46'37"W	42.43'
C36	47.58'	30.00'	90°51'57"	N29°46'37"W	42.75'
C37	45.84'	30.00'	87°32'34"	N61°01'08"E	41.51'
C38	48.43'	30.00'	92°29'45"	S28°57'43"E	43.34'
C39	38.71'	30.00'	73°56'23"	N30°52'29"W	36.08'
C40	47.12'	30.00'	90°00'04"	N51°05'49"E	42.43'
C41	46.69'	30.00'	89°10'49"	N51°30'24"E	42.12'
C42	47.12'	30.00'	90°00'00"	N38°54'11"W	42.43'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C96	33.23'	50.00'	38°04'25"	S66°27'35"E	32.62'
C97	7.43'	3.00'	141°55'40"	S23°32'27"W	5.67'
C98	15.71'	10.00'	90°00'00"	S40°29'43"E	14.14'
C99	15.71'	10.00'	90°00'00"	N49°30'17"E	14.14'
C100	45.22'	30.00'	86°22'19"	N51°19'08"E	41.06'
C101	15.24'	50.00'	17°27'42"	S09°48'18"E	15.18'
C102	6.63'	3.00'	126°39'46"	S81°52'02"E	5.36'
C103	15.24'	50.00'	17°27'42"	N26°04'14"E	15.18'
C104	38.10'	30.00'	72°45'50"	S49°06'48"E	35.59'
C105	15.71'	10.00'	90°00'00"	S40°29'43"E	14.14'
C106	15.71'	10.00'	90°00'00"	N49°30'17"E	14.14'
C107	3.14'	2.00'	90°00'00"	N49°30'17"E	2.83'
C108	3.14'	2.00'	90°00'00"	S40°29'43"E	2.83'
C109	15.71'	10.00'	90°00'00"	N53°07'58"E	14.14'
C110	15.71'	10.00'	90°00'00"	N36°52'02"W	14.14'
C111	15.71'	10.00'	90°00'00"	N36°52'02"W	14.14'
C112	15.71'	10.00'	90°00'00"	N53°07'58"E	14.14'
C113	15.71'	10.00'	90°00'00"	N53°07'58"E	14.14'
C114	15.71'	10.00'	90°00'00"	N36°52'02"W	14.14'
C115	15.71'	10.00'	90°00'00"	N36°52'02"W	14.14'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C43	15.71'	10.00'	90°00'00"	N63°28'53"W	14.14'
C44	15.71'	10.00'	90°00'00"	N26°31'07"E	14.14'
C45	15.71'	10.00'	90°00'00"	S26°31'07"W	14.14'
C46	15.71'	10.00'	90°00'00"	S63°28'53"E	14.14'
C47	15.71'	10.00'	90°00'00"	N63°28'53"W	14.14'
C48	15.71'	10.00'	90°00'00"	N26°31'07"E	14.14'
C49	47.12'	30.00'	90°00'00"	N26°31'07"E	42.43'
C50	47.12'	30.00'	90°00'00"	N63°28'53"W	42.43'
C51	29.65'	30.00'	56°37'59"	S61°38'02"E	28.46'
C52	255.92'	50.00'	293°15'58"	S56°40'58"W	55.00'
C53	29.65'	30.00'	56°37'59"	N05°00'03"W	28.46'
C54	47.12'	30.00'	90°00'00"	N63°28'53"W	42.43'
C55	15.71'	10.00'	90°00'00"	S26°31'07"W	14.14'
C56	15.71'	10.00'	90°00'00"	S63°28'53"E	14.14'
C57	47.12'	30.00'	90°00'00"	S26°31'07"W	42.43'
C58	47.12'	30.00'	90°00'00"	S26°31'07"W	42.43'
C59	47.12'	30.00'	90°00'00"	S63°28'53"E	42.43'
C60	47.12'	30.00'	90°00'00"	S63°28'53"E	42.43'
C70	47.12'	30.00'	90°00'00"	N49°30'17"E	42.43'
C73	15.71'	10.00'	90°00'00"	S26°31'07"W	14.14'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C116	15.71'	10.00'	90°00'00"	N53°07'58"E	14.14'
C117	3.14'	2.00'	90°00'00"	S59°18'00"W	2.83'
C118	3.14'	2.00'	90°00'00"	N30°42'00"W	2.83'
C119	15.71'	2.00'	90°04'44"	N45°02'48"W	2.83'
C120	3.14'	2.00'	89°55'16"	S44°57'12"W	2.83'
C121	47.12'	30.00'	90°00'00"	N45°05'10"W	42.43'
C122	6.63'	3.00'	126°39'46"	N87°17'28"W	5.36'
C123	45.66'	30.00'	87°12'18"	S46°18'41"W	41.38'
C124	23.26'	49.97'	26°40'07"	N10°37'56"W	23.05'
C125	22.38'	50.00'	25°38'56"	S16°28'21"W	22.20'
C126	1.61'	2.00'	46°13'52"	S19°10'32"E	1.57'
C127	1.59'	2.00'	45°29'16"	S19°32'50"E	1.55'
C128	15.71'	10.00'	90°00'00"	S36°52'02"E	14.14'
C129	1.57'	2.00'	45°00'00"	S30°37'58"W	1.53'
C130	1.57'	2.00'	45°00'00"	S30°37'58"W	1.53'
C131	1.57'	2.00'	45°00'00"	N30°37'58"E	1.53'
C132	1.57'	2.00'	45°00'00"	N30°37'58"E	1.53'
C133	15.71'	10.00'	90°00'00"	S53°07'58"W	14.14'
C134	1.57'	2.00'	45°00'00"	N14°22'02"W	1.53'
C135	1.57'	2.00'	45°00'00"	N14°22'02"W	1.53'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
CL1	50.86'	100.00'	29°08'18"	S67°56'01"E	50.31'
CL2	64.72'	200.00'	18°32'22"	N45°54'19"E	64.43'
CL3	152.51'	200.00'	43°41'24"	N33°19'48"E	148.84'
CL4	71.04'	500.00'	8°08'25"	N07°24'54"E	70.98'
CL5	49.94'	250.00'	11°26'43"	N09°04'03"E	49.86'
CL6	41.39'	150.00'	15°48'41"	N71°32'11"W	41.26'
CL7	800.42'	701.00'	65°25'18"	N51°11'32"W	757.64'
CL8	258.94'	1000.00'	14°50'09"	S25°53'58"E	258.21'
CL9	87.72'	75.00'	67°00'50"	S51°59'18"E	82.81'
CL10	51.45'	250.00'	11°47'30"	S78°17'50"E	51.36'
CL11	54.29'	250.00'	12°26'33"	S79°16'26"E	54.18'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
CL12	96.48'	64.00'	86°22'19"	N51°19'08"E	87.60'
CL13	93.64'	64.00'	83°49'57"	N33°47'01"W	85.51'
CL14	28.62'	114.00'	14°23'10"	N82°53'35"W	28.55'
CL15	43.32'	51.93'	47°47'23"	S47°37'25"W	42.07'
CL16	51.83'	62.00'	47°53'57"	S47°40'42"W	50.34'
CL17	35.20'	112.00'	18°00'24"	S80°37'52"W	35.05'
CL18	195.78'	488.00'	22°59'10"	N83°00'42"E	194.47'
CL19	15.07'	238.00'	3°37'41"	S06°19'08"W	15.07'
CL20	104.80'	1001.00'	5°59'54"	N05°08'01"E	104.75'
CL21	31.27'	500.00'	3°35'01"	N03°55'34"E	31.27'
CL22	83.91'	500.00'	9°36'55"	N04°48'02"E	83.81'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C74	15.71'	10.00'	90°00'00"	S63°28'53"E	14.14'
C76	8.12'	3.00'	154°54'38"	N39°49'50"E	5.86'
C77	1.77'	1.93'	52°26'18"	S74°43'38"W	1.70'
C78	15.71'	10.00'	90°00'00"	S40°29'43"E	14.14'
C79	15.71'	10.00'	90°00'00"	N49°30'17"E	14.14'
C80	1.57'	2.00'	45°00'00"	N62°59'43"W	1.53'
C81	1.57'	2.00'	45°00'00"	N62°59'43"W	1.53'
C82	23.27'	50.00'	26°40'07"	S72°09'39"E	23.06'
C83	23.27'	50.00'	26°40'07"	S81°10'14"W	23.06'
C84	6.63'	3.00'	126°39'46"	S04°30'17"W	5.36'
C86	15.71'	10.00'	90°00'00"	S40°29'43"E	14.14'
C87	49.02'	30.00'	93°37'41"	S38°40'52"E	43.75'
C88	15.71'	10.00'	90°00'00"	N49°30'17"E	14.14'
C89	6.63'	3.00'	126°39'46"	N04°30'17"E	5.36'
C90	22.42'	50.00'	25°41'17"	N71°40'14"W	22.23'
C91	23.27'	50.00'	26°40'05"	N81°10'13"E	23.06'
C92	1.61'	2.00'	45°58'50"	S72°29'42"W	1.56'
C93	1.57'	2.00'	45°00'00"	S72°00'17"W	1.53'
C94	1.57'	2.00'	45°00'00"	N62°59'43"W	1.53'
C95	1.57'	2.00'	45°00'00"	N62°59'43"W	1.53'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C136	1.57'	2.00'	45°00'00"	N14°22'02"W	1.53'
C137	1.57'	2.00'	45°00'00"	N14°22'02"W	1.53'
C138	1.53'	1.97'	44°28'42"	N24°29'03"E	1.49'
C139	1.42'	2.00'	40°48'54"	N25°59'54"E	1.39'
C140	49.75'	200.00'	14°15'10"	N12°43'02"E	49.62'
C141	62.88'	250.00'	14°24'43"	N07°11'56"E	62.72'
C142	47.31'	30.00'	90°21'30"	N45°11'11"W	42.56'
C143	47.31'	30.00'	90°21'11"	S44°48'49"W	42.56'
C144	3.14'	2.00'	90°00'00"	S26°37'41"W	2.83'
C145	3.14'	2.00'	90°00'00"	N63°22'19"W	2.83'
C146	124.75'	600.00'	11°54'47"	S79°38'10"W	124.53'
C147	340.00'	846.00'	23°01'36"	N29°59'41"W	337.72'
C148	634.85'	556.00'	65°25'18"	N51°11'32"W	600.92'
C149	120.62'	795.00'	8°41'35"	S79°33'23"E	120.51'
C150	91.23'	78.00'	67°00'50"	S51°59'18"E	86.12'
C151	58.48'	50.00'	67°00'51"	S51°59'18"E	55.20'
C152	45.96'	164.00'	16°03'31"	S75°52'26"E	45.81'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	1	5,670	0.130
2	1	5,670	0.130
3	1	5,670	0.130
4	1	5,670	0.130
5	1	5,689	0.131
6	1	6,149	0.141

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	2	9,728	0.223
2	2	7,008	0.161
3	2	7,281	0.167
4	2	8,834	0.203
5	2	6,699	0.154
6	2	5,906	0.136
7	2	7,241	0.166
8	2	5,952	0.137
9	2	6,419	0.147
10	2	9,026	0.207
11	2	9,030	0.207
12	2	6,063	0.139
13	2	6,031	0.138
14	2	5,988	0.137
15	2	5,967	0.137
16	2	5,981	0.137
17	2	6,086	0.140
18	2	9,983	0.229
19	2	8,776	0.201
20	2	8,152	0.187

Centerline Line Table		
Line #	Bearing	Distance
CL1	N36°38'08"E	45.42'
CL2	N14°47'25"E	77.02'

Lot Line Table		
Line #	Bearing	Distance
L3	N36°38'08"E	16.00'
L4	N36°38'08"E	16.00'
L5	S36°38'08"W	18.50'
L6	N36°38'08"E	18.50'
L7	S53°21'52"E	12.00'
L8	N53°21'52"W	12.00'
L9	S14°47'25"W	26.77'
L10	N14°47'25"E	26.77'
L11	N75°12'35"W	12.00'
L12	S75°12'35"E	12.00'
L13	S14°47'25"W	18.50'
L14	N14°47'25"E	18.50'
L15	S63°28'53"E	14.14'
L16	N26°31'07"E	14.14'
L17	N26°31'07"E	14.14'
L18	S63°28'53"E	14.14'
L29	S49°30'17"W	9.35'
L30	N40°29'43"W	9.66'
L31	S49°30'17"W	9.65'
L32	N40°29'43"W	9.66'

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OWNER’S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the F. Wells Survey, Abstract No. 1683, T.Toler Survey, Abstract No. 1536 and M. Walters Survey, Abstract 1598, City of Crowley, Tarrant County, Texas, being part of a tract conveyed to CH TNC Investments LLC, by deed recorded in Document No. D221088914 of the Official Public Records, Tarrant County, Texas (OPRTCT) and a tract of land conveyed to CH TNC Karis Owner LLC, by deed recorded in Document No. D221110835 (OPRTCT) with the subject tract being more particularly described as follows:

BEGINNING at a point for the south east corner of said CH TNC Investment LLC Tract, from which the north east corner of a tract of land conveyed to CH TNC Karis Owner LLC, by deed recorded in Document No. D221110835 bears, S 25°19'58" E, 173.01 feet;

THENCE N 85°29'43" W, 1212.10 feet;

THENCE N 18°28'53" W, 385.28 feet;

THENCE around a tangent curve to the right having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 26°31'07" E – 42.43 feet, an arc length of 47.12 feet;

THENCE N 71°31'07" E, 5.19 feet;

THENCE N 18°28'53" W, 28.00 feet;

THENCE S 71°31'07" W, 295.19 feet;

THENCE around a tangent curve to the right having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 63°28'53" W – 42.43 feet, an arc length of 47.12 feet;

THENCE N 18°28'53" W, 167.60 feet;

THENCE around a tangent curve to the left having a central angle of 65°25'18", a radius of 425.00 feet, a chord of N 51°11'32" W – 459.34 feet, an arc length of 485.27 feet;

THENCE N 83°54'11" W, 219.01 feet;

THENCE around a tangent curve to the right having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 38°54'11" W – 42.43 feet, an arc length of 47.12 feet;

THENCE N 06°05'49" E, 221.20 feet;

THENCE N 83°54'11" W, 198.29 feet;

THENCE around a tangent curve to the right having a central angle of 08°41'35", a radius of 934.00 feet, a chord of N 79°33'23" W – 141.57 feet, an arc length of 141.71 feet;

THENCE N 75°12'35" W, 224.97 feet;

THENCE around a non–tangent curve to the left having a central angle of 06°52'59", a radius of 3139.46 feet, a chord of S 13°16'53" W – 376.93 feet, an arc length of 377.15 feet;

THENCE around a reverse curve to the right having a central angle of 48°05'13", a radius of 236.00 feet, a chord of S 33°53'00" W – 192.31 feet, an arc length of 198.07 feet;

THENCE S 57°55'36" W, 37.37 feet;

THENCE around a tangent curve to the right having a central angle of 39°34'13", a radius of 86.00 feet, a chord of S 77°42'43" W – 58.22 feet, an arc length of 59.39 feet;

THENCE S 07°29'49" W, 28.00 feet;

THENCE around a non–tangent curve to the left having a central angle of 07°45'48", a radius of 114.00 feet, a chord of S 86°23'05" E – 15.43 feet, an arc length of 15.45 feet;

THENCE S 53°03'44" E, 15.38 feet;

THENCE S 13°21'38" E, 3.87 feet;

THENCE around a tangent curve to the left having a central angle of 18°42'46", a radius of 66.00 feet, a chord of S 22°43'01" E – 21.46 feet, an arc length of 21.56 feet;

THENCE S 32°04'24" E, 4.09 feet;

THENCE S 12°55'36" W, 3.54 feet;

THENCE S 57°55'36" W, 15.50 feet;

THENCE S 32°04'24" E, 1.61 feet;

THENCE around a tangent curve to the right having a central angle of 11°29'10", a radius of 216.46 feet, a chord of S 26°19'49" E – 43.32 feet, an arc length of 43.39 feet;

THENCE N 69°24'46" E, 15.50 feet;

THENCE S 65°26'04" E, 3.53 feet;

THENCE around a non–tangent curve to the right having a central angle of 02°54'54", a radius of 234.46 feet, a chord of S 18°31'07" E – 11.93 feet, an arc length of 11.93 feet;

THENCE around a compound curve to the right having a central angle of 95°46'21", a radius of 15.00 feet, a chord of S 30°49'31" W – 22.25 feet, an arc length of 25.07 feet;

THENCE S 78°42'41" W, 15.89 feet;

THENCE S 11°17'19" E, 16.00 feet;

THENCE S 11°17'19" E, 5.00 feet;

THENCE S 78°42'41" W, 41.44 feet;

THENCE around a tangent curve to the right having a central angle of 47°55'27", a radius of 73.00 feet, a chord of N 77°19'35" W – 59.30 feet, an arc length of 61.06 feet;

THENCE N 53°21'52" W, 293.37 feet;

THENCE N 36°38'08" E, 126.00 feet;

THENCE N 53°21'52" W, 72.00 feet;

THENCE N 36°38'08" E, 28.00 feet;

THENCE S 53°21'52" E, 15.77 feet;

THENCE around a tangent curve to the left having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 81°38'08" E – 42.43 feet, an arc length of 47.12 feet;

THENCE N 36°38'08" E, 3.61 feet;

THENCE around a tangent curve to the right having a central angle of 26°00'35", a radius of 100.00 feet, a chord of N 49°38'25" E – 45.01 feet, an arc length of 45.40 feet;

THENCE around a non–tangent curve to the left having a central angle of 51°00'50", a radius of 186.00 feet, a chord of N 36°59'31" E – 160.19 feet, an arc length of 165.61 feet;

THENCE N 11°29'06" E, 93.94 feet;

THENCE around a non–tangent curve to the left having a central angle of 15°57'50", a radius of 200.16 feet, a chord of N 03°29'48" E – 55.59 feet, an arc length of 55.77 feet;

THENCE around a non–tangent curve to the right having a central angle of 19°16'56", a radius of 200.00 feet, a chord of N 05°08'57" E – 66.99 feet, an arc length of 67.31 feet;

THENCE N 14°47'25" E, 33.27 feet;

THENCE around a tangent curve to the left having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 30°12'35" W – 42.43 feet, an arc length of 47.12 feet;

THENCE N 75°12'35" W, 10.00 feet;

THENCE N 14°47'25" E, 28.00 feet;

THENCE S 75°12'35" E, 324.61 feet;

THENCE around a non–tangent curve to the left having a central angle of 87°30'30", a radius of 30.01 feet, a chord of N 61°01'08" E – 41.51 feet, an arc length of 45.83 feet;

THENCE around a reverse curve to the right having a central angle of 00°01'17", a radius of 10208.91 feet, a chord of N 17°16'31" E – 3.82 feet, an arc length of 3.82 feet;

THENCE N 17°17'10" E, 127.80 feet;

THENCE S 72°42'50" E, 28.00 feet;

THENCE S 17°17'10" W, 10.00 feet;

THENCE S 28°57'43" E, 13.83 feet;

THENCE S 75°12'35" E, 181.04 feet;

THENCE around a tangent curve to the left having a central angle of 08°41'35", a radius of 795.00 feet, a chord of S 79°33'23" E – 120.51 feet, an arc length of 120.62 feet;

THENCE S 83°54'11" E, 123.23 feet;

THENCE around a tangent curve to the left having a central angle of 20°04'27", a radius of 92.00 feet, a chord of N 86°03'36" E – 32.07 feet, an arc length of 32.23 feet;

THENCE N 76°01'23" E, 31.88 feet;

THENCE N 29°16'53" E, 13.71 feet;

THENCE around a non–tangent curve to the left having a central angle of 01°20'00", a radius of 500.00 feet, a chord of S 17°33'18" E – 11.64 feet, an arc length of 11.64 feet;

THENCE S 18°13'18" E, 55.10 feet;

THENCE around a tangent curve to the left having a central angle of 45°24'32", a radius of 164.00 feet, a chord of S 40°55'34" E – 126.60 feet, an arc length of 129.98 feet;

THENCE N 26°22'10" E, 28.00 feet;

THENCE around a non–tangent curve to the left having a central angle of 20°16'21", a radius of 136.00 feet, a chord of S 73°46'01" E – 47.87 feet, an arc length of 48.12 feet;

THENCE S 83°54'11" E, 80.34 feet;

THENCE around a tangent curve to the right having a central angle of 42°23'42", a radius of 715.00 feet, a chord of S 62°42'20" E – 517.06 feet, an arc length of 529.05 feet;

THENCE N 48°29'31" E, 131.00 feet;

THENCE around a non–tangent curve to the right having a central angle of 00°35'00", a radius of 846.00 feet, a chord of S 41°12'59" E – 8.61 feet, an arc length of 8.61 feet;

THENCE N 56°40'58" E, 165.73 feet;

THENCE S 33°19'02" E, 113.52 feet;

THENCE around a tangent curve to the right having a central angle of 14°50'09", a radius of 1014.00 feet, a chord of S 25°53'58" E – 261.83 feet, an arc length of 262.56 feet;

THENCE S 18°28'53" E, 40.57 feet;

THENCE S 63°28'53" E, 42.43 feet;

THENCE N 71°31'07" E, 52.94 feet;

THENCE around a tangent curve to the left having a central angle of 47°47'23", a radius of 39.93 feet, a chord of N 47°37'25" E – 32.35 feet, an arc length of 33.31 feet;

THENCE around a reverse curve to the right having a central angle of 17°24'15", a radius of 74.00 feet, a chord of N 32°25'51" E – 22.39 feet, an arc length of 22.48 feet;

THENCE N 03°06'47" W, 2.79 feet;

THENCE N 47°21'32" W, 16.03 feet;

THENCE around a non–tangent curve to the right having a central angle of 28°59'13", a radius of 92.00 feet, a chord of N 57°08'04" E – 46.05 feet, an arc length of 46.54 feet;

THENCE N 71°37'41" E, 122.44 feet;

THENCE S 18°22'19" E, 16.00 feet;

THENCE S 63°22'19" E, 2.83 feet;

THENCE N 71°37'41" E, 6.37 feet;

THENCE around a tangent curve to the right having a central angle of 08°46'48", a radius of 124.00 feet, a chord of N 76°01'05" E – 18.98 feet, an arc length of 19.00 feet;

THENCE N 35°51'45" E, 2.81 feet;

THENCE N 08°40'57" W, 16.02 feet;

THENCE around a non–tangent curve to the right having a central angle of 08°19'02", a radius of 142.00 feet, a chord of N 85°28'33" E – 20.59 feet, an arc length of 20.61 feet;

THENCE S 00°21'56" E, 16.00 feet;

THENCE S 45°21'56" E, 2.83 feet;

THENCE N 89°38'04" E, 271.29 feet;

THENCE N 44°38'04" E, 2.83 feet;

THENCE N 00°21'56" W, 16.10 feet;

THENCE N 89°43'09" E, 54.00 feet;

THENCE S 00°21'56" E, 16.02 feet;

THENCE S 45°21'56" E, 2.83 feet;

THENCE N 89°38'04" E, 10.34 feet;

THENCE around a non–tangent curve to the left having a central angle of 90°21'11", a radius of 30.00 feet, a chord of N 44°48'49" E – 42.56 feet, an arc length of 47.31 feet;

THENCE N 89°59'34" E, 28.00 feet;

THENCE S 00°00'26" E, 164.95 feet;

THENCE N 89°54'50" E, 139.00 feet;

THENCE S 00°05'10" E, 26.16 feet;

THENCE S 75°48'18" E, 132.08 feet;

THENCE S 75°11'46" E, 236.65 feet;

THENCE around a non–tangent curve to the right having a central angle of 02°35'02", a radius of 11307.94 feet, a chord of S 08°22'36" W – 509.92 feet, an arc length of 509.97 feet;

THENCE S 09°40'19" W, 106.01 feet, to the POINT OF BEGINNING with the subject tract containing 1,724,861.1 square feet or 39.597 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That CH TNC Karis Owner, LLC through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as Karis Phase 2A 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.

By: CH TNC Karis Owner, LLC

Owner:_____

Title:_____

Date:_____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That CH TNC Investments, LLC through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as Karis Phase 2A 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.

By: CH TNC Investments, LLC

Owner:_____

Title:_____

Date:_____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

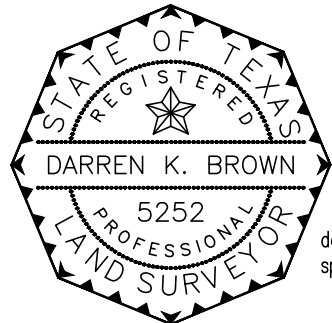
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Celina, Texas.

Dated this the ____ day of _____, 2026.



darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

VARIANCES REQUESTED FOR THIS SUBDIVISION: – BLOCK LENGTH TO EXCEED 650 FEET	
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY	
RECOMMENDED FOR APPROVAL	
_____	_____
Chairman, Planning and Zoning Commission City of Crowley, Texas	Date
APPROVED FOR PREPARATION OF FINAL PLAT	
_____	_____
Mayor, City of Crowley, Texas	Date

Preliminary Plat

KARIS PHASE 2A

LOTS 1-6, 7X, BLOCK 1; LOTS 1-20, 21X, BLOCK 2;
LOTS 1-51, 52X, 53X, 54X, 55X, BLOCK 3; LOTS 1-22, 23X-25X, BLOCK 4;
LOTS 1-49, 50X-57X, BLOCK 5; LOTS 1-43, 44X, 45X, 46X, 47X, BLOCK 6;
LOTS 1-20, 21X, 22X-25X, BLOCK 7; LOTS 1X-11X, BLOCK X
211 LOTS & 37 OPEN SPACE / HOA LOTS
39.597 GROSS ACRES

ZONING-PD (ORDINANCE 06-2018-332 AS AMENDED)
OUT OF THE

F. WELLS SURVEY ~ ABSTRACT NO. 1683

T. TOLER SURVEY ~ ABSTRACT NO. 1536

M. WALTERS SURVEY ~ ABSTRACT NO. 1598

CITY OF CROWLEY
TARRANT COUNTY, TEXAS

OWNER / APPLICANT
CH TNC Investments, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone (972) 757–7586
Contact: Howard Porteus
hporteus@tncddev.com

OWNER / APPLICANT
CH TNC Karis Owner, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone (972) 757–7586
Contact: Howard Porteus
hporteus@tncddev.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422–0077
TBPELS No. F–2121 and No. F–10043100
Contact: Greg Hesel
greg.hesel@spiarsengineering.com

Legend



Karis Ph 2A Prelim Plat
location (approx)



7/21/2026

PLT-2026-005
Aerial View

Plat boundaries shown are approximate.



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.

Legend

 Karis Ph 2A Prelim Plat location (approx)

Future Land Use

-  Low Density Single Family Residential
-  Medium Density Single Family Residential
-  High Density Single Family Residential
-  Industrial
-  Open Space/Park



PLT-2026-005
Future Land Use Plan



7/21/2026

Plat boundaries shown are approximate.



DISCLAIMER

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Legend



Karis Ph 2A Prelim Plat
location (approx)

Zoning Districts



R-3



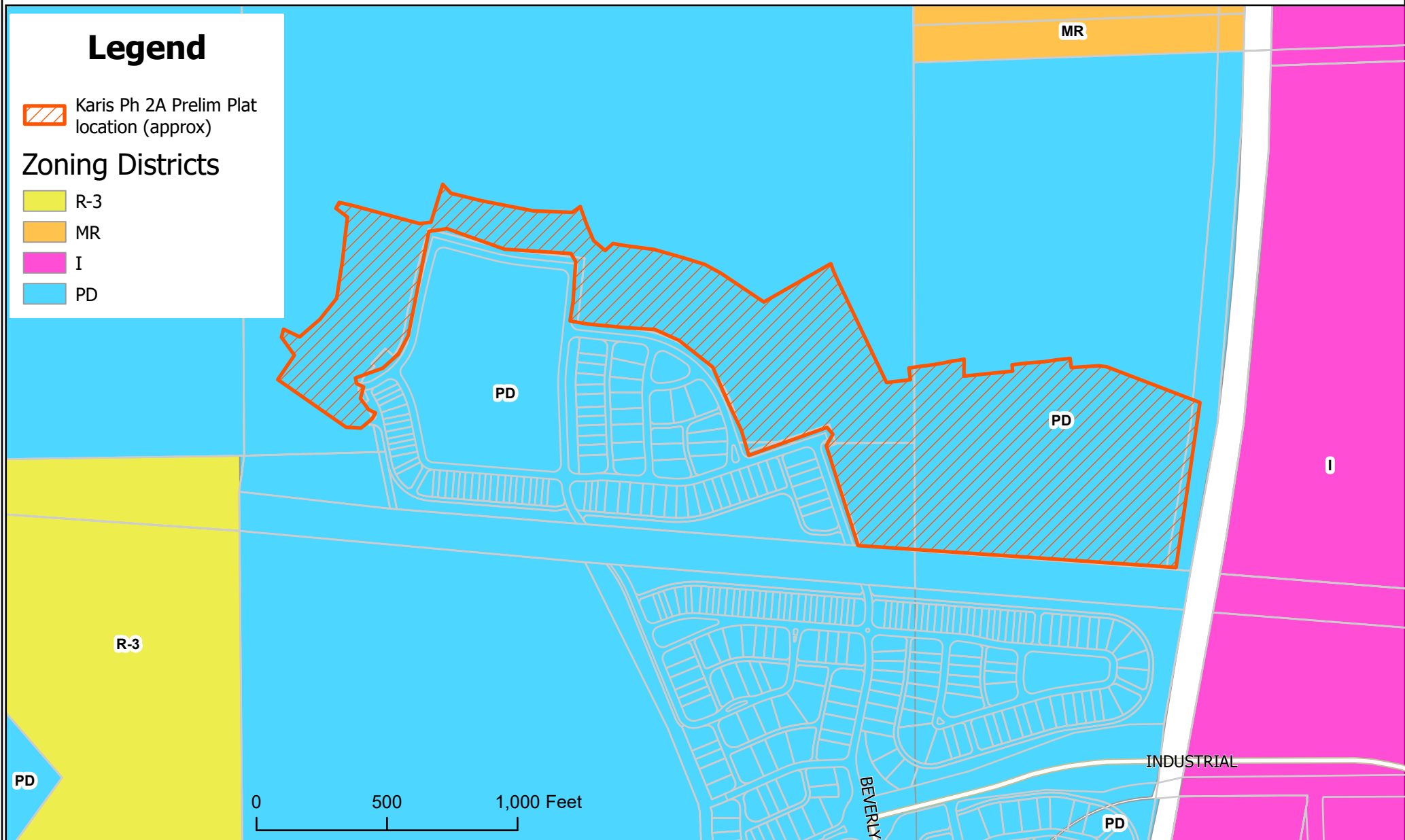
MR



I



PD



7/21/2026

PLT-2026-005
Zoning

Plat boundaries shown are approximate.



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and may not have been prepared for, or be suitable
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the primary data and information sources
to ascertain the usability of the information.



June 29, 2026

Greg Helsel
Spiars engineering
765 Custer Road
Plano, TX 75075

Staff Review of Karis Phase 2A preliminary plat (PPLT-2026-005)

Dear Greg,

City staff have reviewed the preliminary plat for Karis Addition Phase 2A and have the following comments. Please note that because your application is incomplete, these comments are provided as a courtesy only. Please include a comment response letter with your response.

Your primary staff contacts for this plat review are listed below.

Planning	Rachel Roberts
Fire	Dave Anderson
Utilities	Randy Manus
Public Works	Mike Rocamontes

Planning comments (817-297-2201 x. 3030)

Please see attached comment letter and mark-ups.

City engineer comments (contact Planner to relay questions to city engineer)

See attached letter.

Public Works comments (817-297-2201 ext. 3290)

1. Provide paving plans.
2. On-street parking : Pull-in parking
 - Sheet 1 LOT 21 (Viceroy)
 - Sheet 3 LOT 45X Block F (Daffodil Rd. at Petunia Place)
 - Sheet 3 LOT 22X (Daffodil Rd. from Sacred Lotus Ave.)

All these pull in parking locations are placed on blind curves. We've all heard the complaints about speeding motorists in this development. I see this as a potential problem.

Utilities comments (817-297-2201 ext. 3210)

See engineering comments.

Fire Department comments (817-297-2201 ext 5020)

1. Re: alleys: 19' width required. See attached FD comment letter from when the 2A/2B development plan



was reviewed in 2024.

Additional comments:

- a. When do you expect to move forward with platting for phase 2?
- b. All easements notes as by separate document must be filed with the county prior to final platting.
- c. The preliminary plat cannot be approved without the development plan approval. If the development plan has not been approved by the City Council prior to the plat consideration, then any plat approval will be conditional only.

Sincerely,

A handwritten signature in blue ink that reads 'Rachel Roberts'.

Rachel Roberts
Planning & Development Director



Planning Staff Review Comments

PROJECT ADDRESS: n/a

SUBDIVISION: Karis 2A preliminary plat, PPLT-2026-005

APPLICANT: Spiars Engineering for CH TNC Karis Owner

Submittal #:	1		
Reviewed by:	Rachel Roberts	Date:	6.25.26

These comments are in addition to any comments provided by other reviewers.

- 1) List all lots and blocks in the title block.
- 2) The final plat for Karis 2A approved last year showed S. T. Wells Survey Abstract 1684 instead of F. Wells Survey Abstract 1683. Please confirm the plat does not include any part of the S. T. Wells Survey.
- 3) Please draw the vicinity map to scale.
- 4) In the title block (and in any other references to the ordinance number), please see the original ordinance number
- 5) Please show the lot and block numbers for open space lots more clearly, particularly for the lots that are not located in the ROW. They are grayed out to an extent that they are hard to read.
- 6) For lots that are shown only partially on multiple sheets – each lot must be shown fully on one sheet. You don't have to show the full lot on every sheet where the lot appears, but we do need to see the entire lot on at least one sheet. We did not call this out on previous plat reviews, but showing only a part of the lot on each sheet makes it difficult to clearly see lot layout and lot information, and our policy is now to require that whole lots be shown on each sheet. The exception to this is large open space lots.
- 7) The subdivision regulations call for the use of letters for block numbering, but the city allowed previous phases of Karis to use numerals for block numbering. For consistency, please continue to use numerals for block numbers on this plat.
- 8) The previous Phase 2A preliminary plat had variances requested from the maximum block length requirement. If there are no variances requested for this plat, and blocks that exceed 650 ft in length will need to be split to meet the requirement.
- 9) Please note the Parks Board approval for the park land dedication on the face of the plat.
 - a. NOTE: Because this plat includes land not included in the original preliminary plat, and the proposed park land exhibit presented to the Parks Board did not include any of this area, please check with the Public Works Department to see if the proposed park land / open space in this phase will need to be approved by the Parks Board.
- 10) All preliminary plats must be approved by the City Council, so please add a section for the mayor's signature.
- 11) Just to confirm, Snapdragon Way is an alley, and the lots with access on Snapdragon will be mews lots? The street type is not indicated on the proposed development plan Sheet 3 where the



other street types are indicated.

- 12) For the alleys serving the four-pack lots, please include a plat note to the effect that the City of Crowley does not own and will not be responsible for those alleys at any time.
- 13) Some of the 4-pack lots show a 13' setback. There are no 13' setbacks for the lots in the PD ordinance.
- 14) The number of open spaces in the plan summary table and in the title block do not match (21 and 20, respectively).
- 15) Please add "Survey" to F. Wells in the title block for consistency with the other surveys listed in the title block.
- 16) PLAT PAGE 1. Block C Lot 1 please show the side yard setback on the corner side.
- 17) PLAT PAGE 2. Block D Lots 7 and 16, the southern lot line dimensions appears to be 70'. It should be closer to 131'. Is that an error, or am I reading it wrong? Same for Block E Lot 18 (shows 70') and Block F Lot 20 on PLAT PAGE 3 (shows 61').
- 18) PLAT PAGE 2. Please show the side yard setback on the corner side.
 - Block G Lot 43,
 - Block G Lot 26,
 - Block C Lot 30
- 19) PLAT PAGE 3. Some lots for the 4-group clusters will need to be renumbered. Based on the other 4-lot sets on this page, the lot numbers for Block E lots 29 and 30 and for 40 and 45 should be switched (see attached mark-up).
- 20) PLAT PAGE 3. Block G Lots 6-15 (mews lots on Lantana Ln), please show the front setback line.
- 21) PLAT PAGE 3. Block G Lots 16-25 (mews lots on Petunia Place), please show the front setback line.
- 22) PLAT PAGE 3. Previously, we had talked about a pedestrian path being added across the Oncor line to connect this phase to the previous phase, but I don't see that added on the preliminary plat. The proposed development plan shows an open space in Block E, but it's labeled on the plat as a utility and drainage easement.
- 23) PLAT PAGE 3. Block E Lot 33 please show the lot width.
- 24) PLAT PAGE 4. The lot tables show lot areas smaller than the minimum required for the following lots.

Block / Lot	Lot Type	Required Area	Provided Area
G/4	45' front entry	5,400 sf	4,179
G/5	55' front entry	7,000 sf	4,005
F/8	45' front entry	5,400 sf	3,556
F/9	45' front entry	5,400 sf	3,545
F/10	45' front entry	5,400 sf	3,502
F/11	45' front entry	5,400 sf	3,500
F/20	45' front entry	5,400 sf	3,812

- 1) Were Block F and Block G switched during design? An open space in Block G is labeled as Block



F, and open space in Block F is labeled Block G (PLAT PAGE 3). Also, on PLAT PAGE 4, the lot area tables list Lots 23-43 for Lot F, but these lots do not appear to exist, and lots 23-43 for Block G are missing.

- 2) PLAT PAGE 4. Some lots labeled as open space/X lots on the plat are not included in the Open Space Area Table but are instead listed as non-X lots in the residential lot area tables (see attached markups).
- 3) Please provide the lot width at the front setback on the following lots (can be provided on a separate table rather than shown on the plat):
 - Block B, Lots 11-17
 - Block C, Lots 10,16, 17-29
 - Block D, Lots 1-7
 - Block E, Lots 8, 16, 17, 36-39
 - Block F, Lots 1-3
- 4) Any easements noted as “by sep. doc.” will need to be filed with the county clerk’s records prior to final plat.



Preliminary Plat

OUT OF THE
F. WELLS ~ ABSTRACT NO. 1683
OLER SURVEY ~ ABSTRACT NO. 1536
ALLTERS SURVEY ~ ABSTRACT NO. 1598
CITY OF CROWLEY

10. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).

11. No overhead utilities are permitted on the subject property.

12. No other structures are permitted to be established or maintained 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.

Crowley Independent School
District
Doc. No. D223054941
CORTCT
Exist. Karis Phase 1C
Zoning-PD (Ordinance 06-2018-332)

development plan.

Boundary Curve Table				Case #	Length	Bo
Bo	Radius	Delta	Delta Height			
2	30.0"	90°00'00"	N30°45'21"W	8215	45.46'	100
3	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
4	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
5	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
6	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
7	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
8	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
9	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
10	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
11	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
12	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
13	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
14	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
15	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
16	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
17	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
18	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
19	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
20	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
21	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
22	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
23	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
24	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
25	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
26	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
27	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
28	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
29	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
30	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
31	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
32	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
33	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
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38	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
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48	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
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95	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
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98	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
99	30.0"	89°13'	S79°33'57"W	8215	46.87'	100
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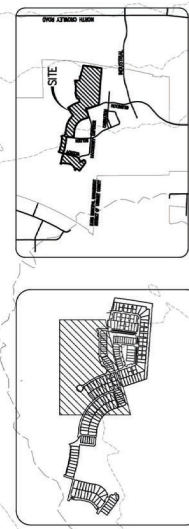
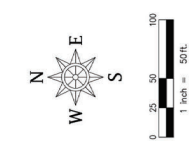
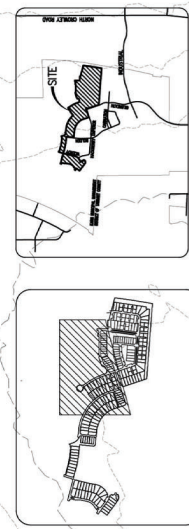
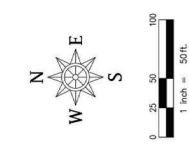
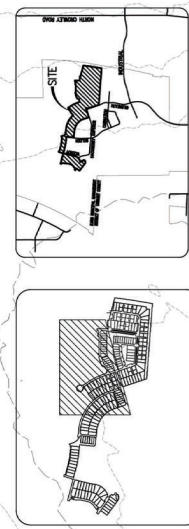
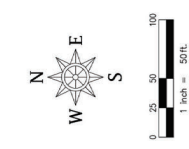
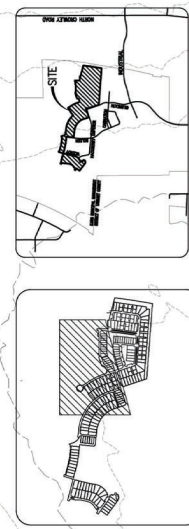
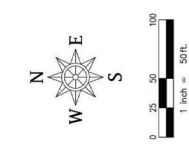
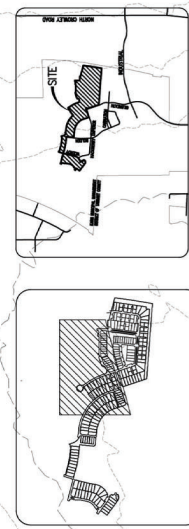
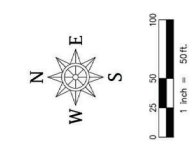
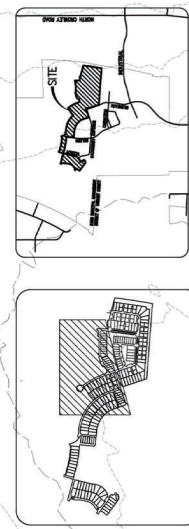
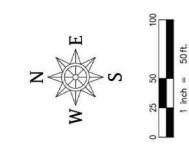
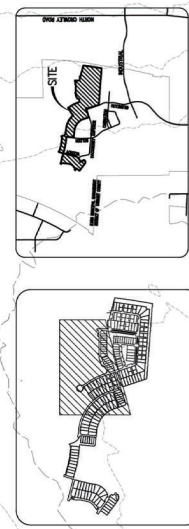
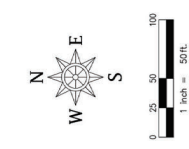
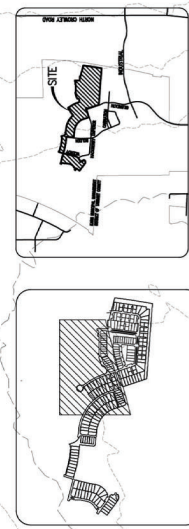
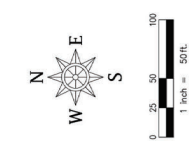
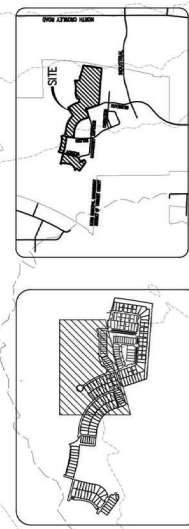
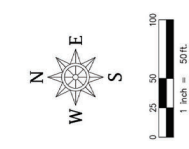
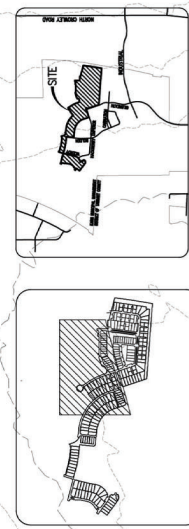
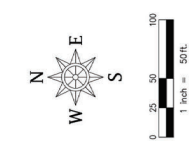
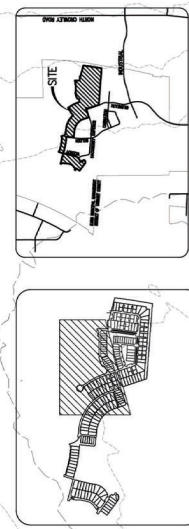
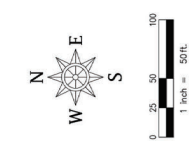
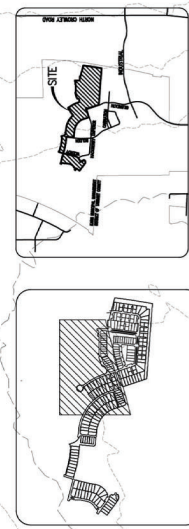
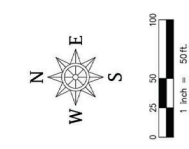
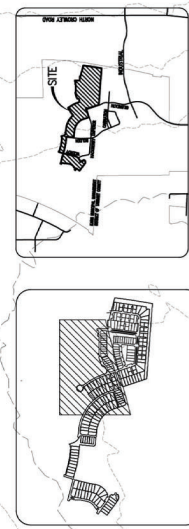
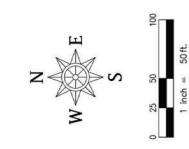
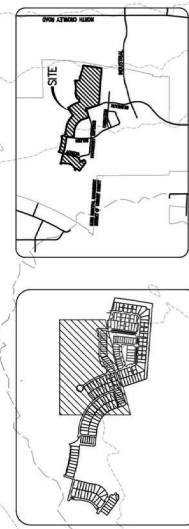
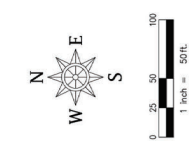
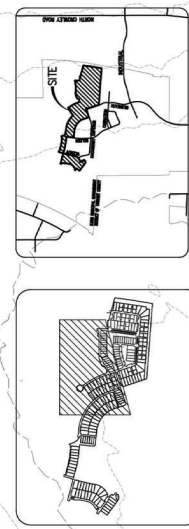
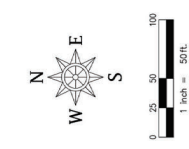
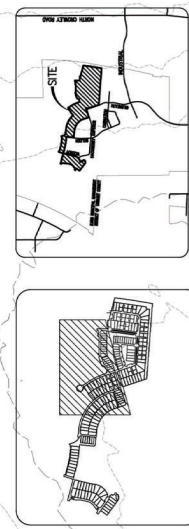
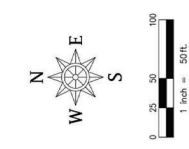
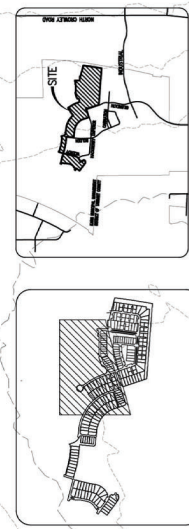
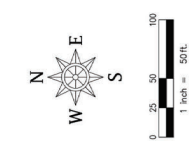
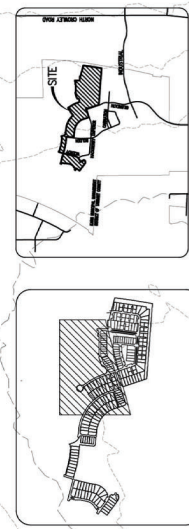
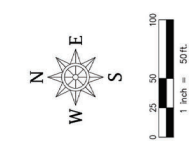
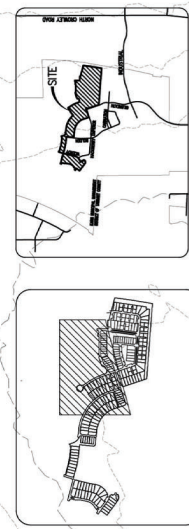
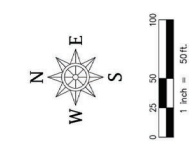
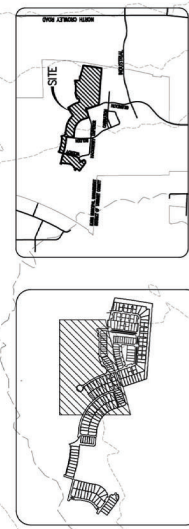
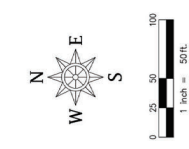
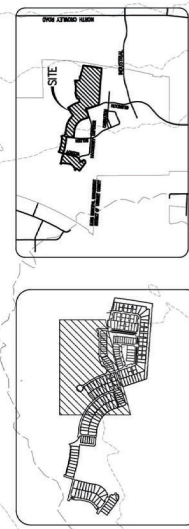
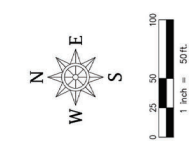
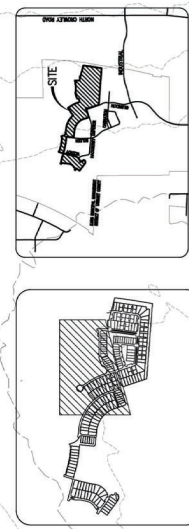
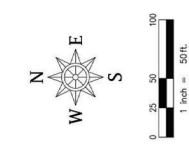
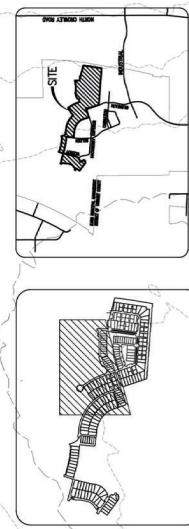
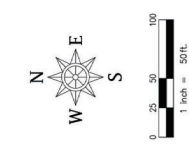
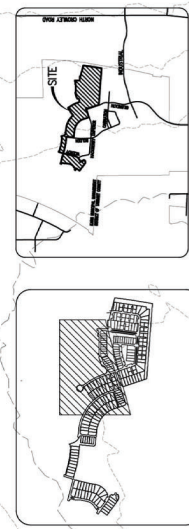
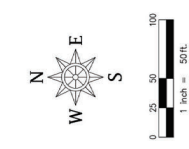
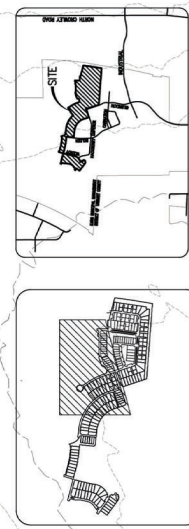
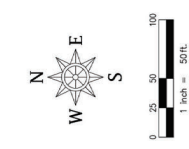
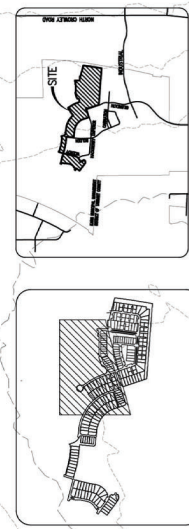
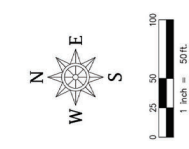
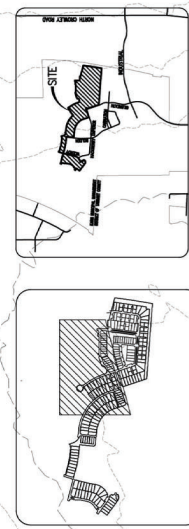
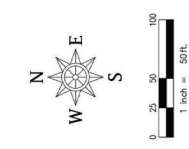
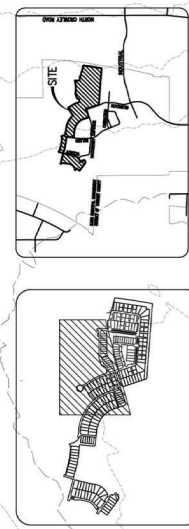
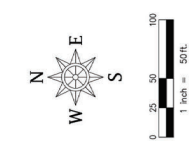
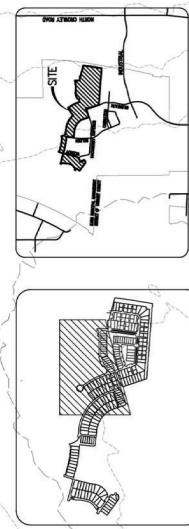
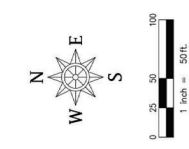
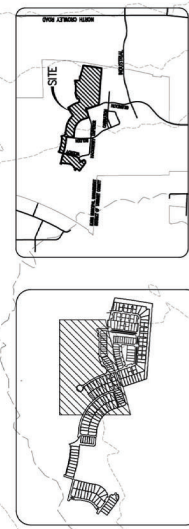
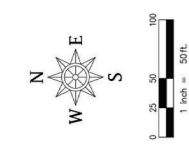
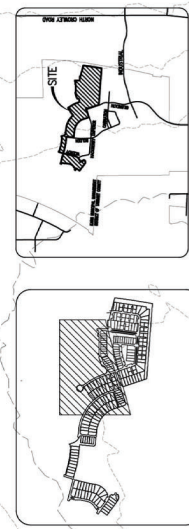
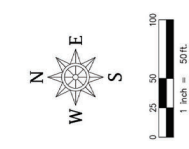
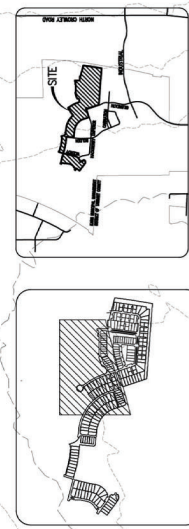
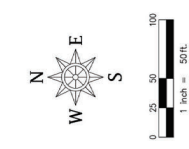
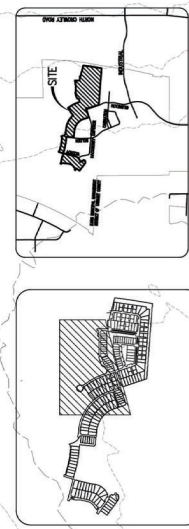
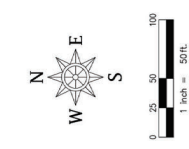
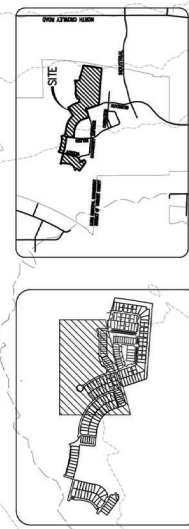
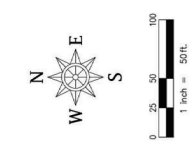
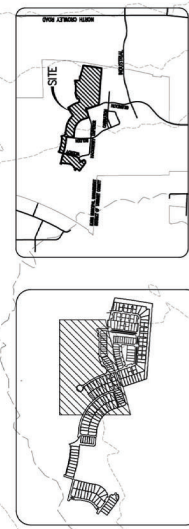
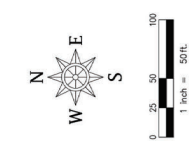
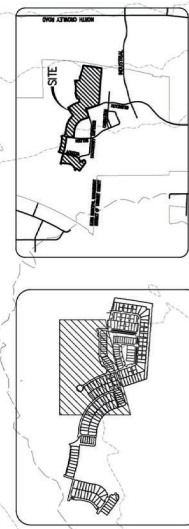
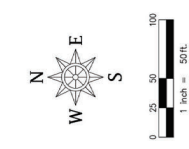
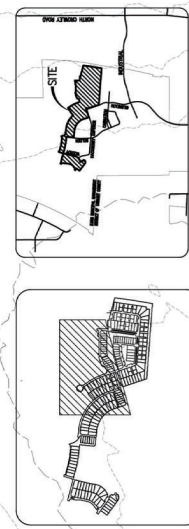
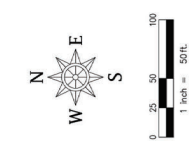
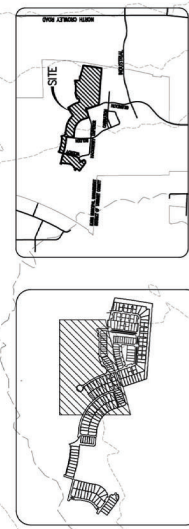
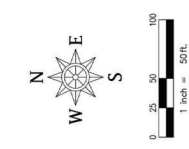
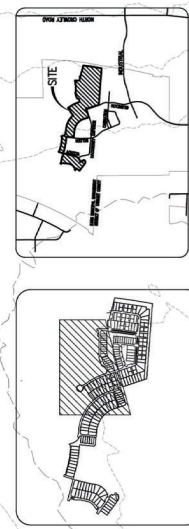
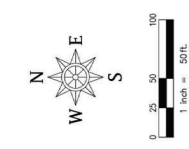
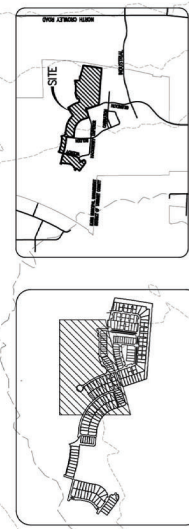
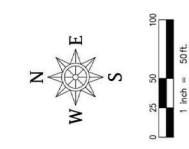
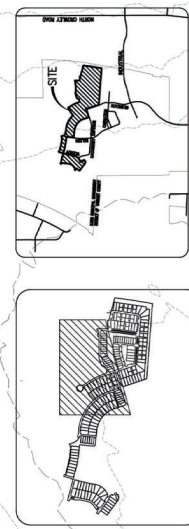
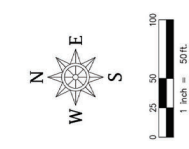
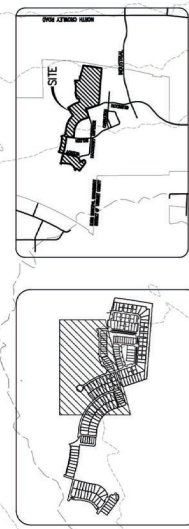
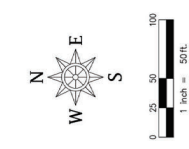
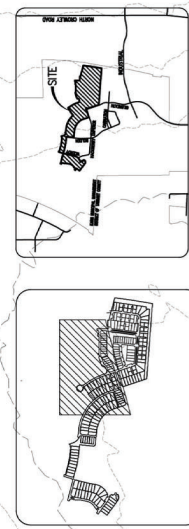
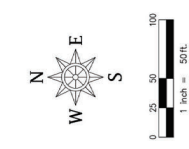
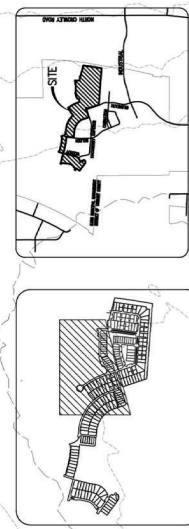
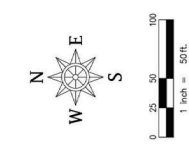
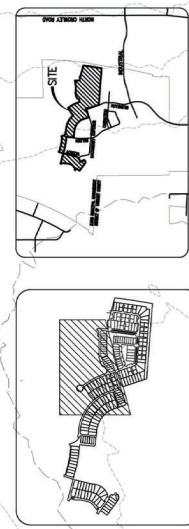
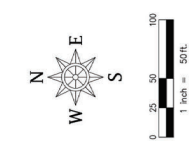
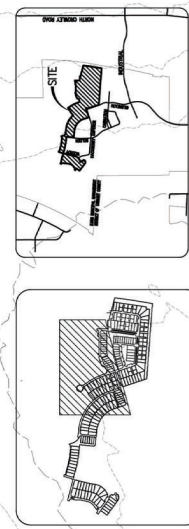
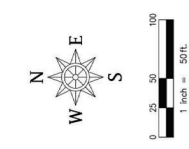
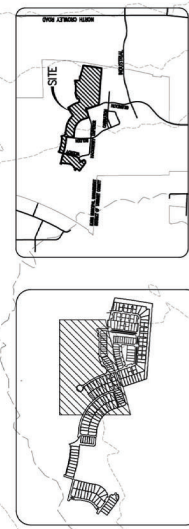
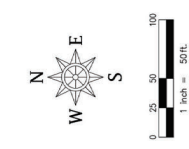
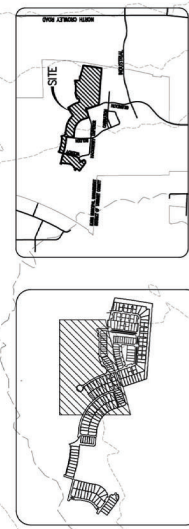
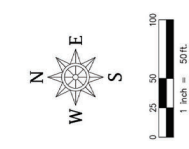
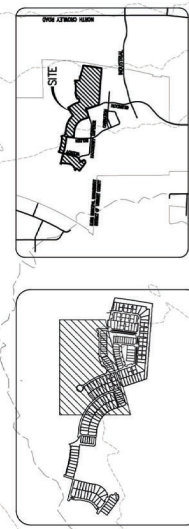
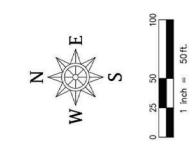
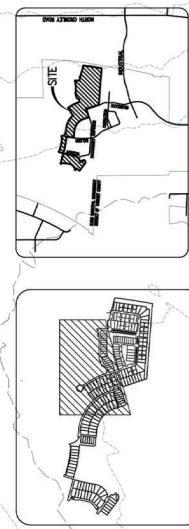
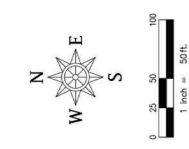
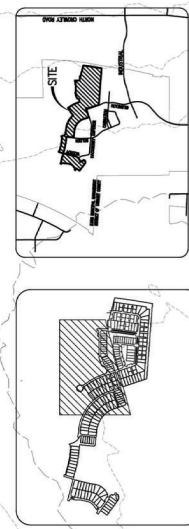
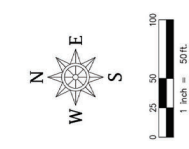
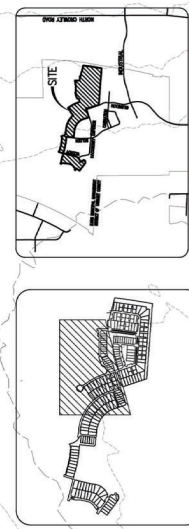
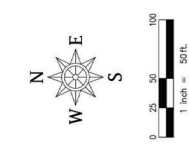
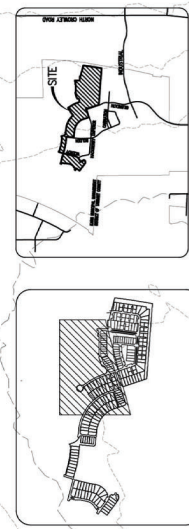
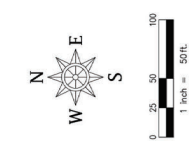
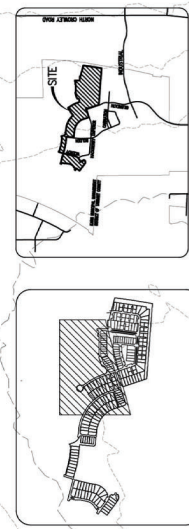
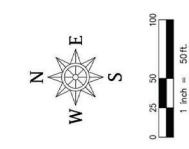
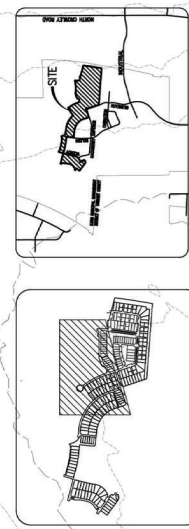
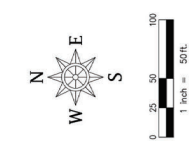
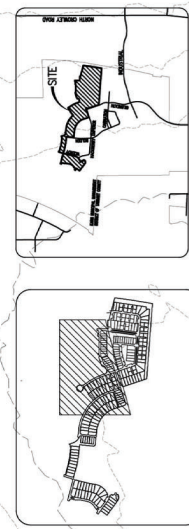
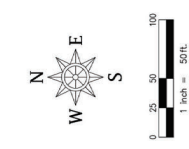
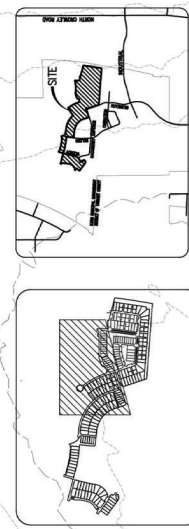
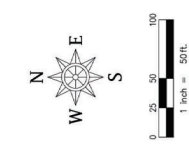
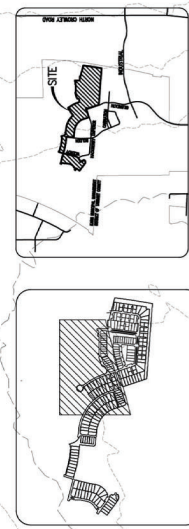
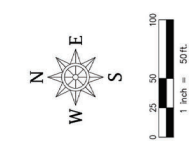
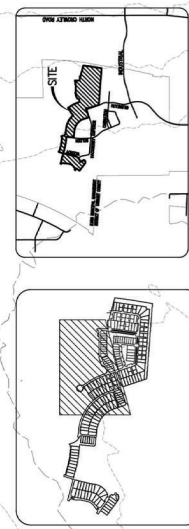
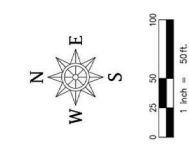
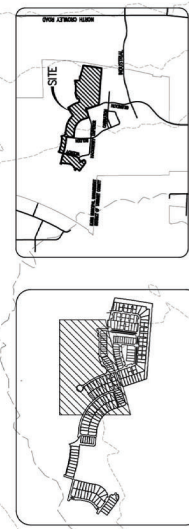
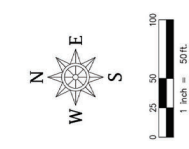
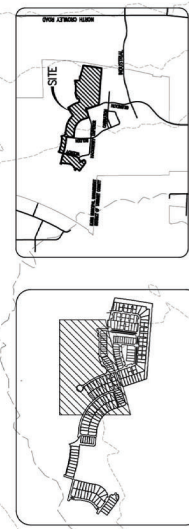
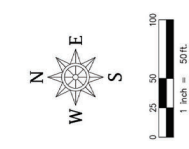
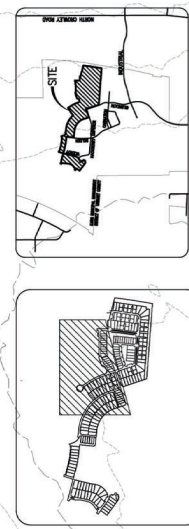
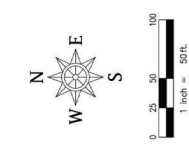
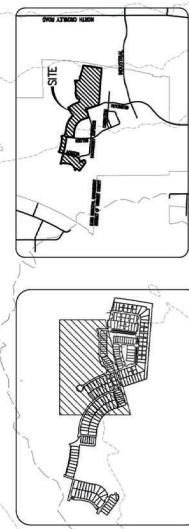
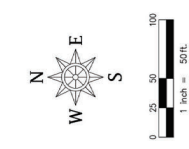
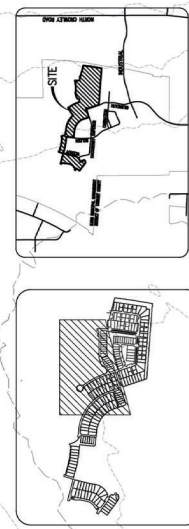
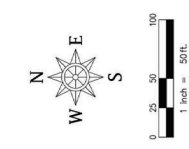
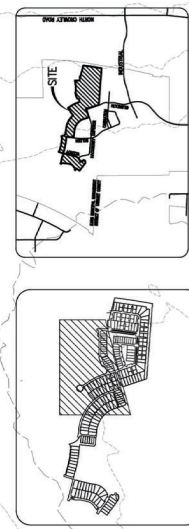
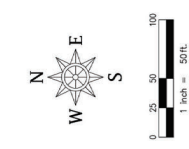
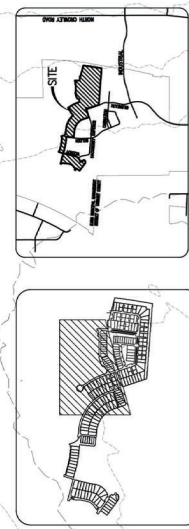
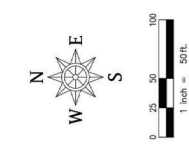
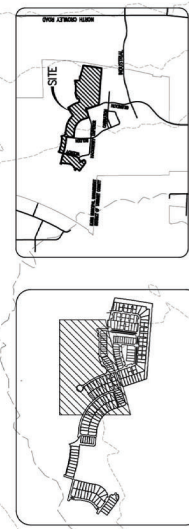
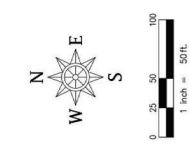
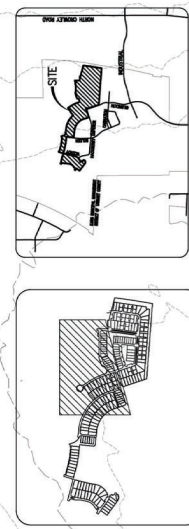
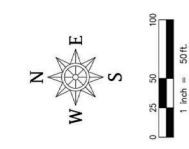
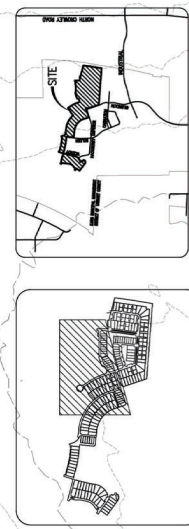
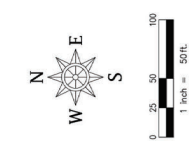
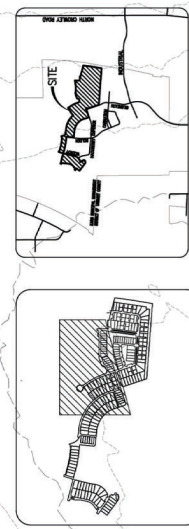
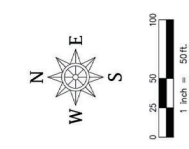
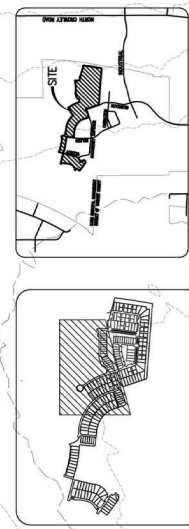
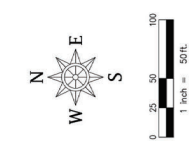
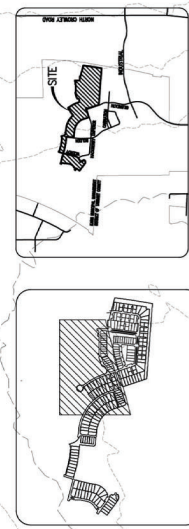
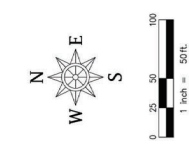
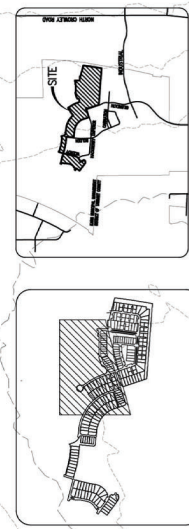
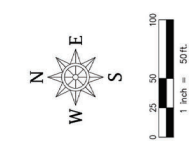
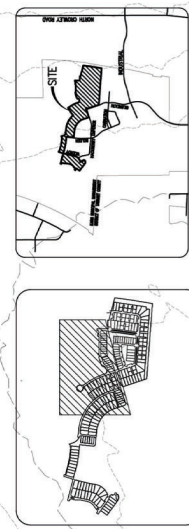
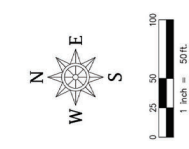
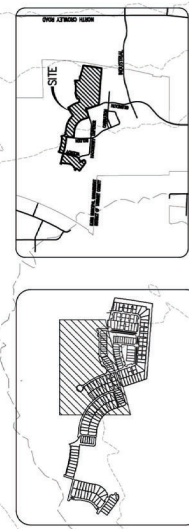
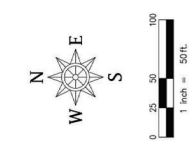
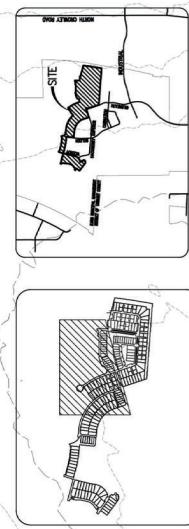
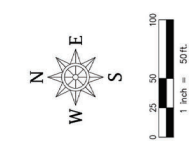
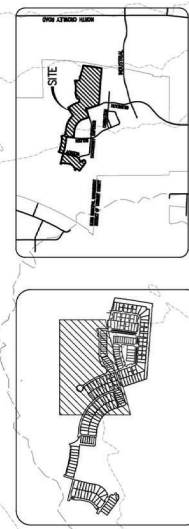
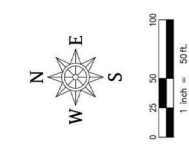
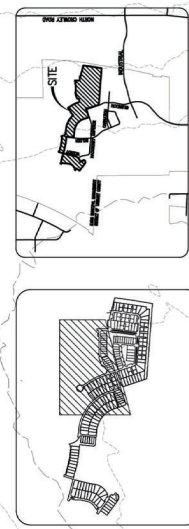
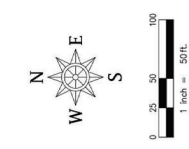
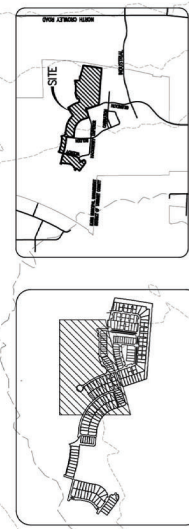
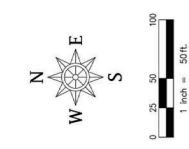
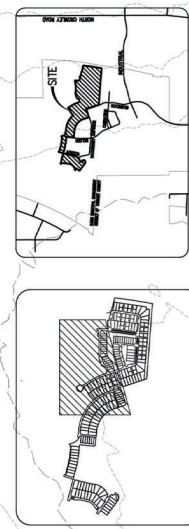
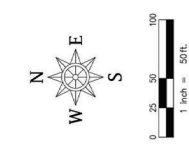
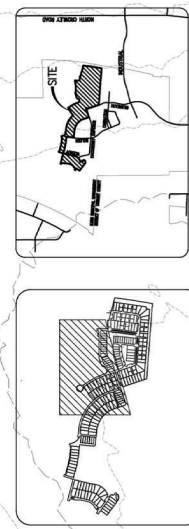
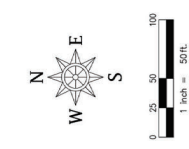
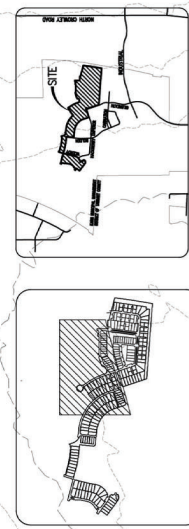
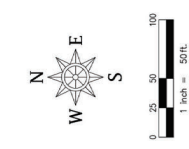
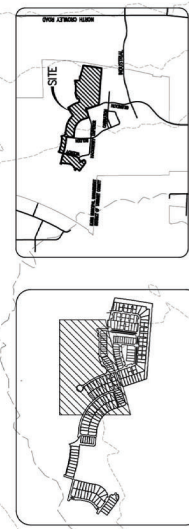
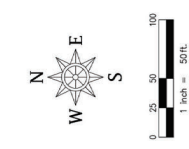
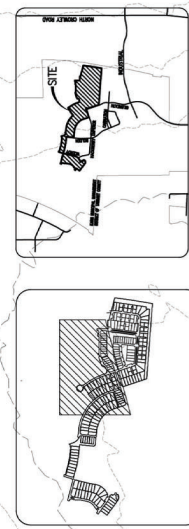
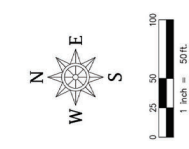
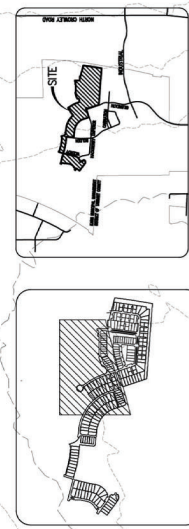
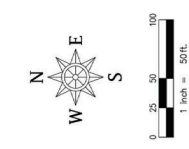
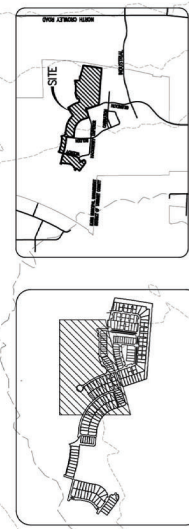
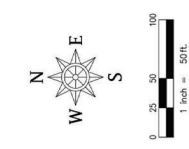
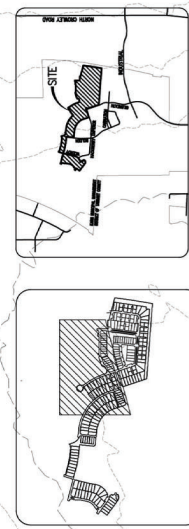
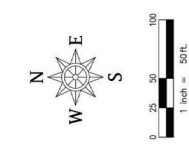
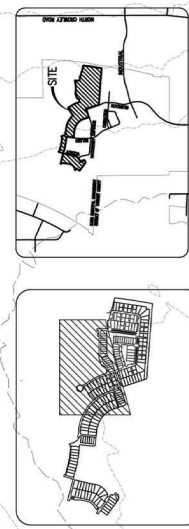
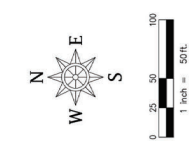
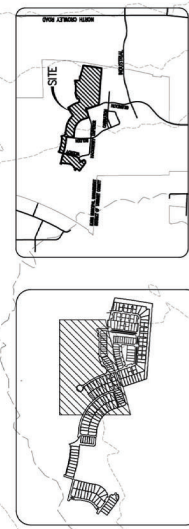
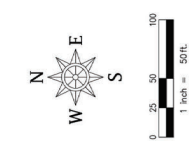
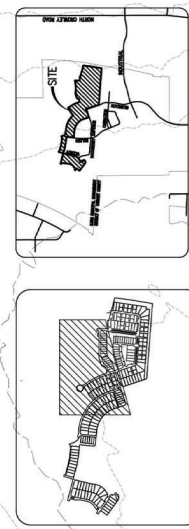
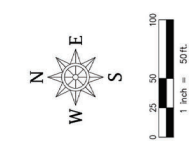
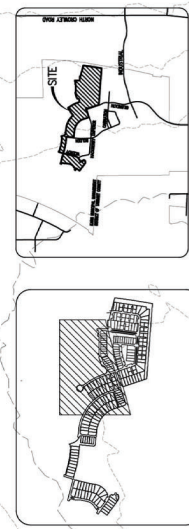
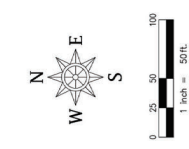
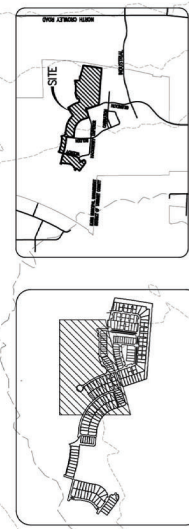
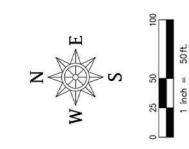
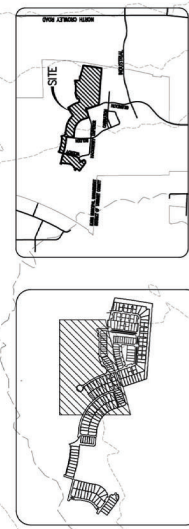
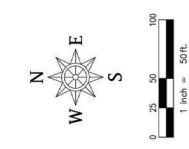
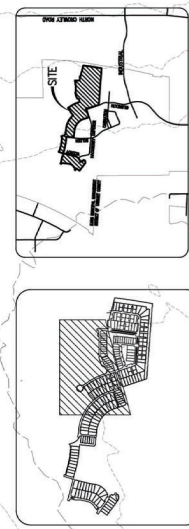
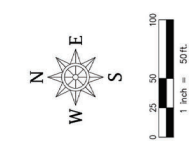
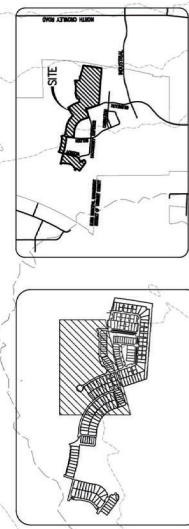
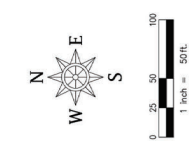
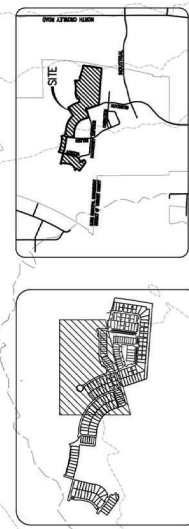
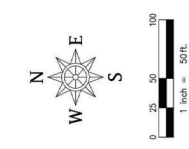
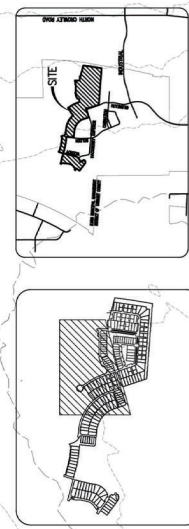
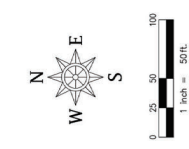
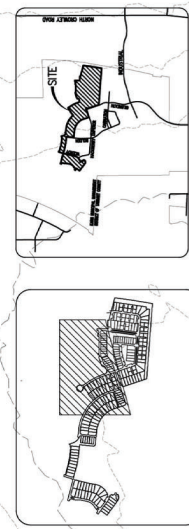
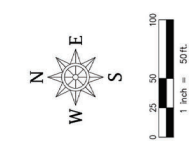
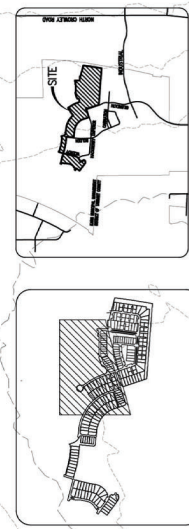
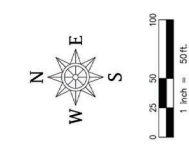
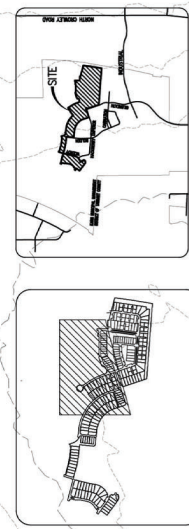
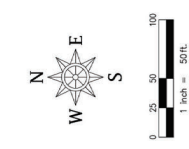
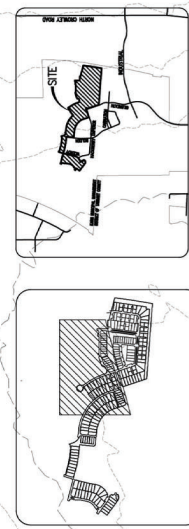
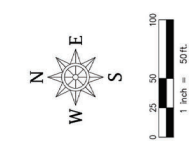
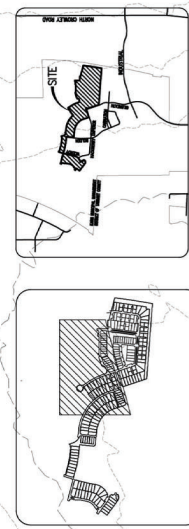
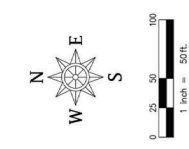
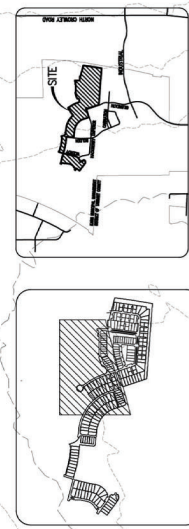
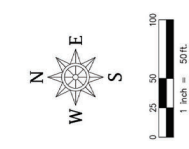
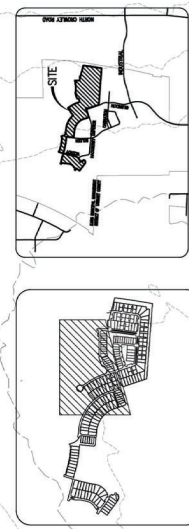
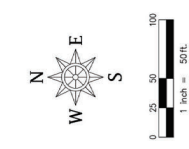
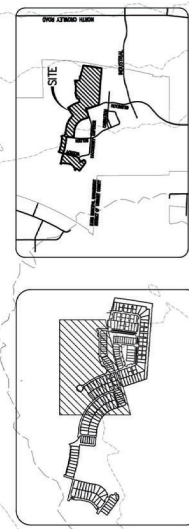
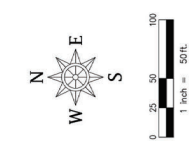
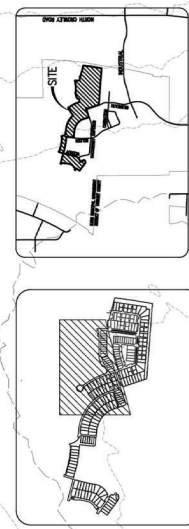
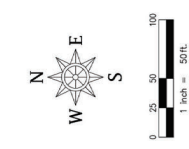
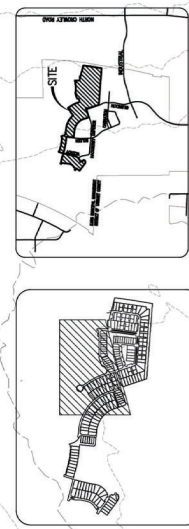
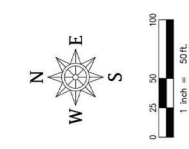
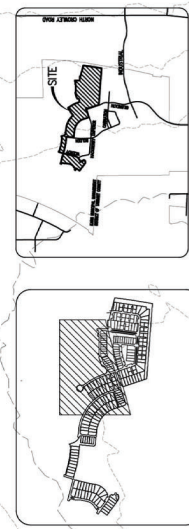
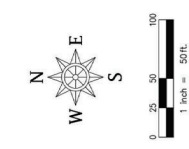
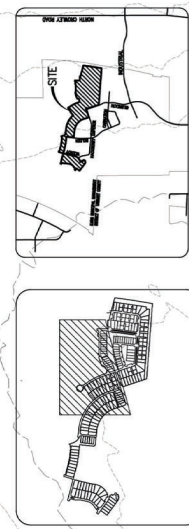
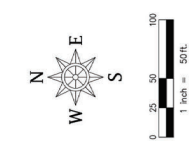
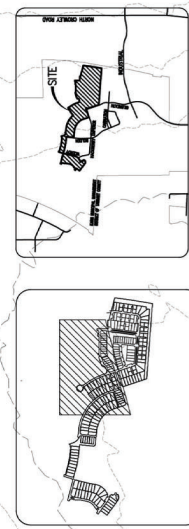
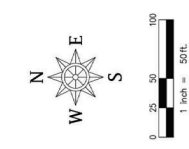
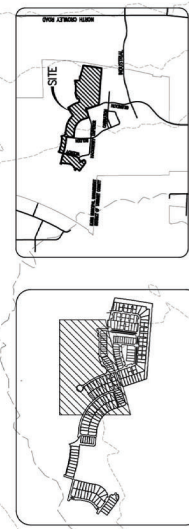
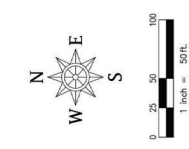
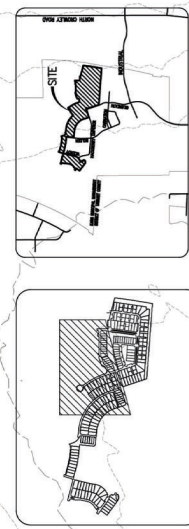
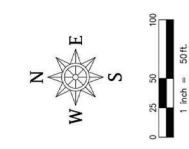
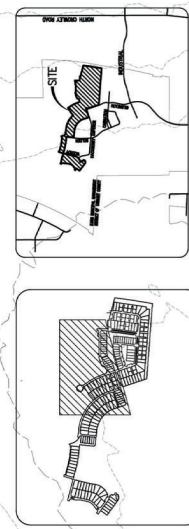
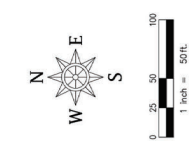
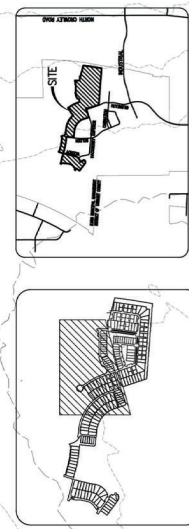
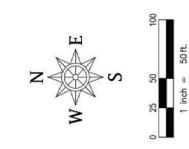
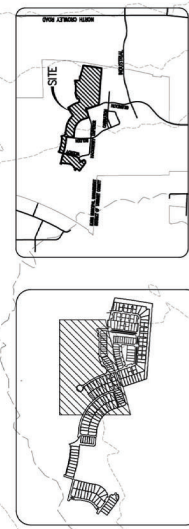
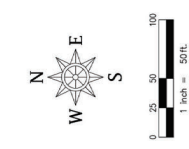
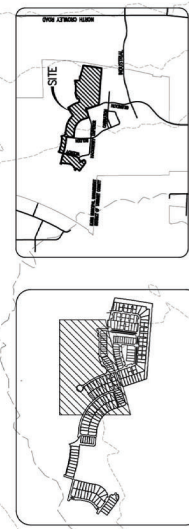
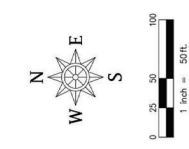
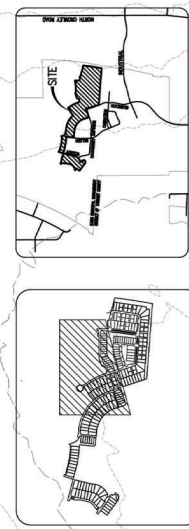
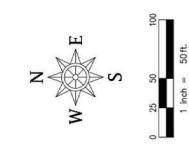
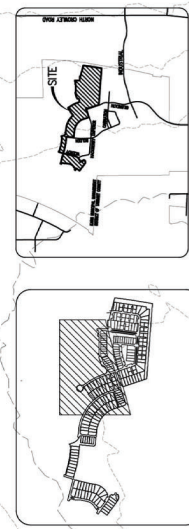
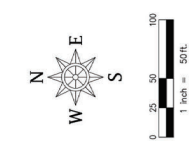
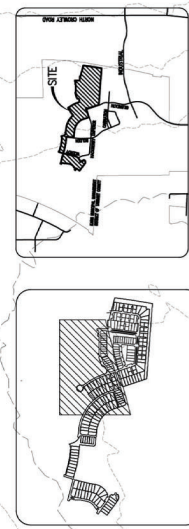
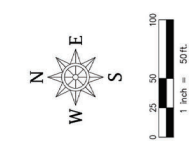
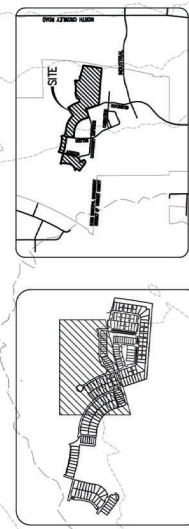
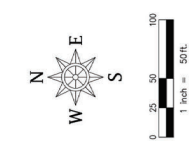
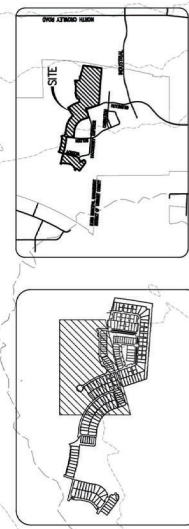
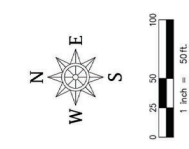
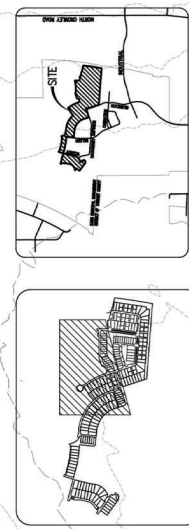
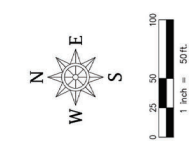
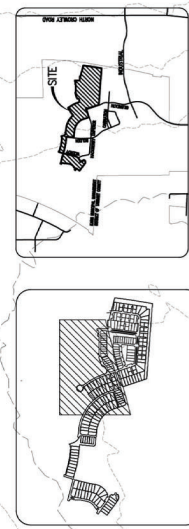
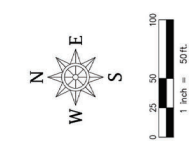
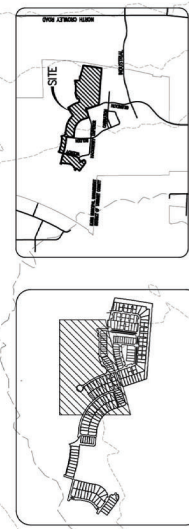
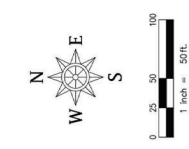
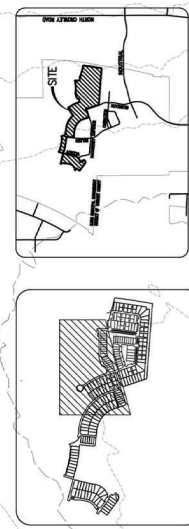
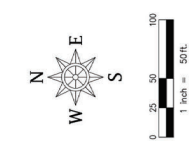
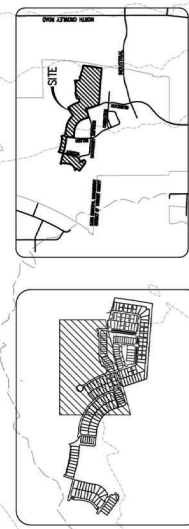
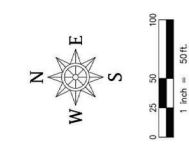
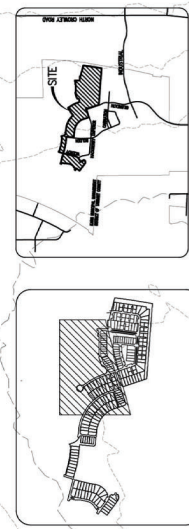
Boundary Line Table			Boundary	
#	Bearing	Distance	Line #	Line #
1	S 79°42'41"W	15.00'	1	S
2	S 117°17'48"E	18.00'	2	S
3	S 117°17'48"E	5.00'	3	S
4	S 79°42'41"W	41.44'	4	N
5	S 79°42'41"W	28.00'	5	N
6	S 79°42'41"W	3.61'	6	N
7	S 79°42'41"W	15.77'	7	N
8	S 79°42'41"W	33.27'	8	N
9	S 79°42'41"W	10.00'	9	N
10	S 79°42'41"W	28.00'	10	S

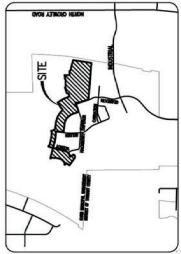
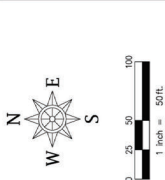
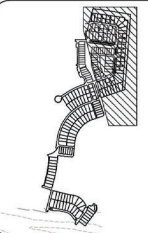
[illegible]

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Please note: Each lot should be shown in its entirety on at least one plat sheet to ensure the lot configuration and dimensions can be adequately reviewed.

This will need to be dedicated before final plat.



[illegible]

KEY MAP

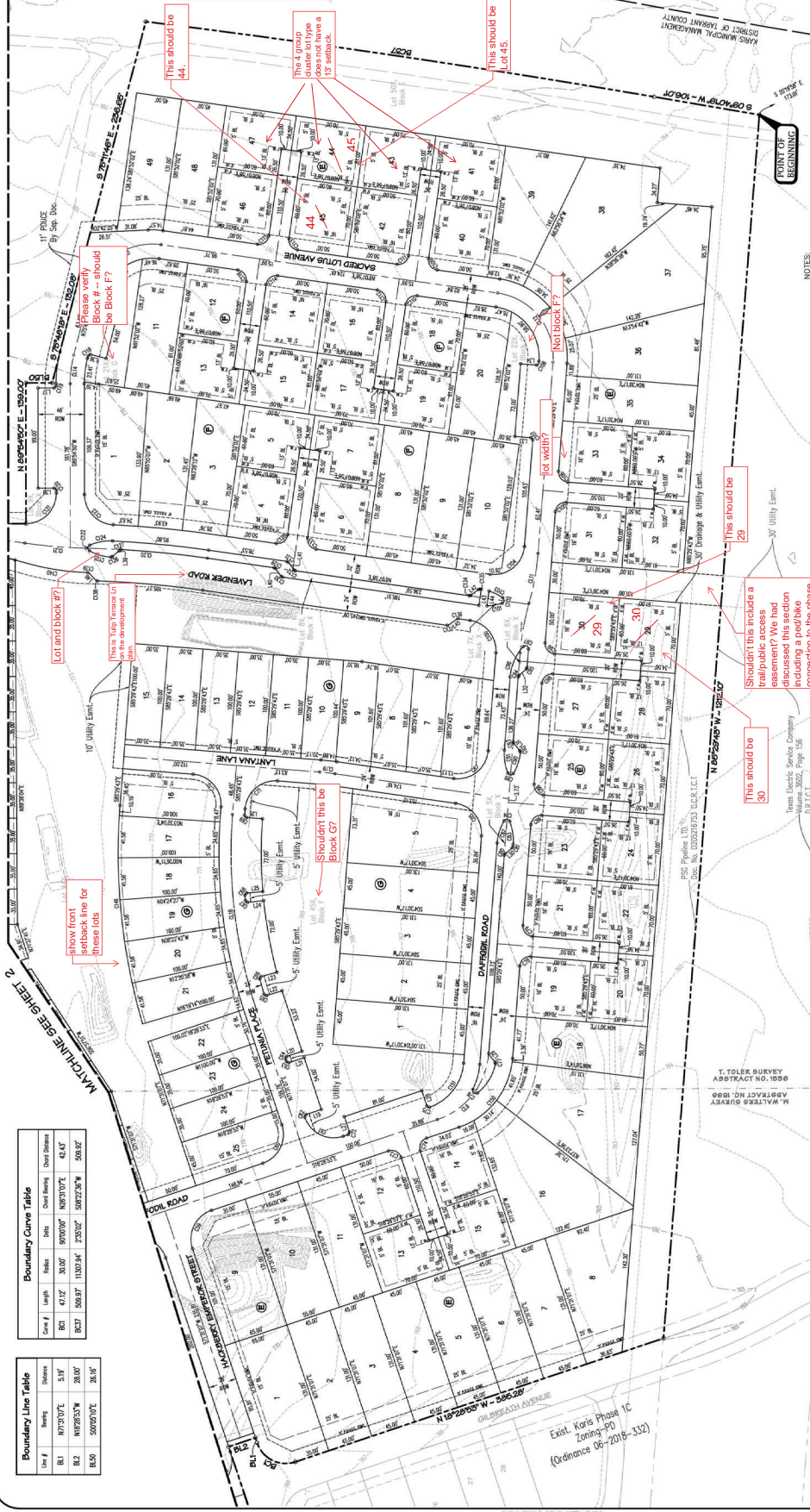
KARIS PHASE 2A
212 LOTS & 20 OPEN SPACE / HOA LOTS
39,597 GROSS ACRES
ZONING-PD (ORDINANCE 02-2026-586)

F. WELLS ~ ABSTRACT NO. 1683
T. TOLER SURVEY ~ ABSTRACT NO. 1536
WALTERS SURVEY ~ ABSTRACT NO. 1598
CITY OF CROWLEY

TARRANT COUNTY, TEXAS

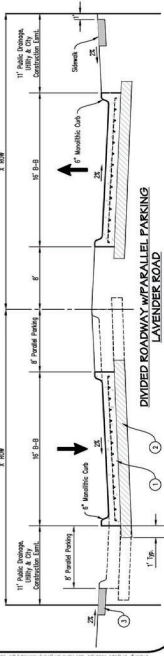
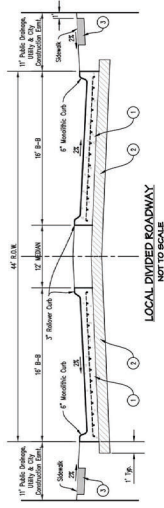
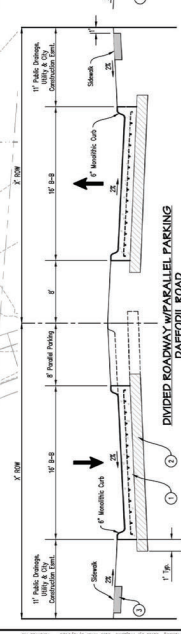
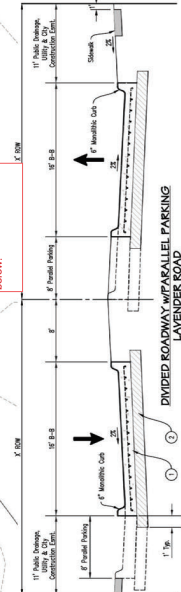
OWNER / APPLICANT
CH2M Hill
212 W. Main Street
Arlington, Texas 76010
Telephone (712) 757-7586
Contact: Howard Porteus
hporteus@ch2m.com

ENGINEER / SURVEYOR
Spartan Engineering, Inc.
765 Court Road, Suite 100
Philo, TX 76205
Telephone: (712) 422-0077
Fax: (712) 422-0077
TFBLS No. F-212 and No. F-1004300
Contact: Greg Heisel
greg.heisel@spartanengineering.com



Plan Summary Table	
Total Acreage	30.597
Total Lots	212 Residential Lots, 21 HOA Lots
Zoning	Zoning PD (Ord. 02-2028-586)
Min. Lot Size	2100 SF
Min. Dwelling Size	1000 SF
Density	5.35 Units/Acre

- NOTES:**
1. Lot corners are "X" iron rods with plastic caps stamped "SPARSENG" unless otherwise noted.
 2. All lots comply with the minimum size requirement of the Zoning District.
 3. This property will be subject to charges related to improvements and the applicant should contact the City regarding any applicable fees due.
 4. All common areas, drainage easements, and detention facilities will be owned and maintained by the City.
 5. All common areas/lot are required to be an HOA "X" lot.
 6. All common area/HOA lots or floodplain may contain a public trail or sidewalk.
 7. All common area/HOA lots are dedicated as public.
 8. Selling a portion of this addition by metes and



Memorandum

To: Rachel Roberts, Planning & Development Director
From: Chris Edwards, P.E. and Sawyer Maness, P.E., C.F.M.
Date: June 25, 2026
RE: **Karis Phase 2A**
Civil Plans for Revised Preliminary Plat
Review #1

Rachel,

We have performed a review of the Preliminary Civil Plans for the above-referenced site that we received on June 15, 2026, and offer the following comments:

GENERAL

1. Include preliminary paving plans showing street widths, intersection radii dimensions, etc. The plan should also include the locations and widths of proposed sidewalks and trails.

PDF PGS. 1 & 3 – PRELIMINARY PLAT

2. Verify with the Fire Department whether the 16' lanes on the divided roadways are sufficient for their use.
3. The front-in on-street parking spaces provided at Lot 21, Block B (pg. 1, Viceroy St.), Lot 45X, Block F (pg. 3, Daffodil Rd. and Petunia Plc.), and Lot 22X, Block C (pg. 3, Daffodil Ln. and Sacred Lotus Ave.) are all placed directly past low radius blind curves. This will create unsafe conditions for drivers exiting the parking spaces. Remove or revise the parking locations or provide suggestions to mitigate the unsafe conditions presented by the blind curves.

PDF PG. 6 – PRELIMINARY WATER & SANITARY SEWER PLAN

4. The sanitary sewer flow arrows and connections at manholes suggest that flow could potentially choose from multiple flow paths at some manholes. Please design the sewer mains to have a single direction of continuation of flow.

PDF PG. 8 – PRELIMINARY WATER & SANITARY SEWER PLAN

5. To provide necessary looping of the water system, a 12" water line will be needed through the proposed Phase 2A layout and will continue offsite to the north and connect to the City's proposed 24" transmission main near the proposed elevated storage tank. The most efficient path for the 12" main appears to be from the existing intersection of Hackberry Emperor St. and Gilbreath Ave. east along Hackberry Emperor St., turning north on Daffodil Rd., and then east on Snapdragon Way, and finally turning north along the future alignment of Lavendar Rd. and continuing to the City's property and connecting near the proposed elevated tank.

6. The sanitary sewer flow arrows and connections at manholes suggest that flow could potentially choose from multiple flow paths at some manholes. Please design the sewer mains to have a single direction of continuation of flow.

FLOOD STUDY (TO BE ADDRESSED WITH FUTURE SUBMITTALS)

7. Please provide updated HEC-RAS and HEC-HMS models to support the future construction plans.
8. Please identify the proposed development on all exhibits. Please include drainage basin delineations on the land use maps.
9. Please provide a proposed land use map reflects current conditions offsite and accounts for the development.
10. The pre-project and proposed drainage areas are not changing in the area of the development. Please update analysis to reflect the design of Phase 2.
11. Please provide a hydraulic workmap with cross section locations, labels, and pre- and post-project floodplain delineations.
12. Please include the lower storm events in the hydrologic and hydraulic models to ensure there is not adverse impacts such as velocities in the 10- and 50-year storm events.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

tnp
teague nall & perkins



Chris Edwards, PE

Senior Engineer, Associate Principal

 817.665.7111 direct | 817.713.8614 mobile | 817.336.5773 front desk
 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137


www.tnpinc.com



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: Karis Phase 2A
Project Address: West of Viceroy St., North of Desert Marble Dr., Northeast of Red Admiral Ln., East of Gilbreath Ave.
Survey/ Abstract, Tract(s): F. Wells Survey - Abstract No. 1683, T Toler Survey - Abstract No. 1536, M. Walters Survey - Abstract No. 1598
Addition, Block, Lots: N/A
Project Description: Single family residential development
Gross Acreage: 39.597 Zoning District: PD - Ordinance 02-2026-586
Number of Lots Proposed: 212

Applicant & Owner Information

Applicant Name: Kyle Dossey Company: CH TNC Karis Owner, LLC
Applicant Address: 212 W Main Street City: Arlington State: Texas
ZIP Code: 76010 Telephone No: (817) 600-6414 Email: [REDACTED]

Application Status (check one) ☒ **Owner** ☐ **Representative** ☐ **Tenant** ☐ **Prospective Buyer**

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

Property Owner: _____
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Information required for the approval of Developer's Agreement N/A

Developer (Legal name of the company entering into the agreement): _____
Name and title of the authorized representative who will sign the agreement: _____
Company's Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Plat Application (cont.)

Developer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Surveyor: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Land Planner: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

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

Name: Greg Helsel

Address: 765 Custer Road City: Plano State: Texas

ZIP Code: 75075 Telephone No: (903) 408-7486 Email: [REDACTED]

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: KYLE DOSSEY

SIGNATURE: [Signature] DATE: June 11th, 2026

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME: _____

SIGNATURE _____ DATE: _____

(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: _____



CITY OF CROWLEY
Plat Application
Community Development Department

Case # _____
(to be assigned by City Staff)

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Developer (Legal name of the company entering into the agreement): _____

Name and title of the authorized representative who will sign the agreement: _____

Company's Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Plat Application (cont.)

Developer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Surveyor: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Land Planner: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

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

Name: Greg Helsel

Address: 765 Custer Road City: Plano State: Texas

ZIP Code: 75075 Telephone No: (903) 408-7486 Email: [REDACTED]

Acknowledgement

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***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>KYLE DOSSEY</u>	
SIGNATURE: <u>[Signature]</u>	DATE: <u>6/29/2020</u>
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:	
PRINTED NAME: _____	
SIGNATURE _____	DATE: _____
(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: _____	