Agenda
Crowley City Council
August 6, 2026
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Citizens may address the Council by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the City Secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

Regular Session - August 6, 2026 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Pledge of Allegiance to the American and Texas Flags

"I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with Liberty and Justice for all."

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible."

III. Presentations/Proclamations

IV. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. Discuss and consider approving the minutes from the work session and regular meeting held on July 16, 2026.

2. Discuss and consider approval of Resolution No. R08-2023-393 designating the City Assistant Finance Director as the officer/employee responsible for complying with Section 26.04 of the Texas Tax Code for the city and providing an effective date.

V. City Business

1. Discuss and consider approval of a 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

2. Discuss and consider approval to close all non-essential city operations for a half a day on September 10, 2026, to conduct our 2nd Annual Employee Co-Op.

3. Discuss and consider approval of a revised development plan for Karis Addition Phase 2A

4. Discuss tax rate calculations, and establish the proposed tax rate (take a record vote).

VI. 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 City Secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE council 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 City Officials and Staff.

VII. Items of Community Interest

Items of community interest include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees or citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety

VIII. Executive Session

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following: 1) Section 551.071 - Consultation with Attorney, 2) Section 551.072 - Deliberations about Real Property, 3) Section 551.074 - Personnel Matters, and 4) Section 551.087 - Business Prospect/Economic Development.

1. Discuss the value and exchange of real property located within the city pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code.

IX. Reconvene and Take Action from Executive Session

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

X. Adjournment

I, the undersigned authority, do hereby certify that this Agenda of the Crowley City Council Regular meeting to be held on August 6, 2026 at 7:00 PM is a true and correct copy posted on July 31, 2026 at 12:30 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol C Cannady

_____

Carol C. Cannady, City Secretary

CITY OF CROWLEY, TEXAS INCORPORATED 1972 *** SEAL

The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations 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
City Council Agenda Report

Presenter:	**Meeting Date:** August 6, 2026
Department:	**Agenda Item:** IV.1.
Subject: Discuss and consider approving the minutes from the work session and regular meeting held on July 16, 2026.	

Background:

Recommendation:

Financial Information:

Attachments:

1. 07162026 CC WS Minutes
2. 07162026 CC Reg Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD JULY 16, 2026. The City Council of the City of Crowley, Texas met in Work Session on Thursday, July 16, 2026, at 6:30 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Presentations

1. Update on Water Line Repairs and Recent Boil Water Notice

   Assistant City Manager Matt Elgin gave council members a detailed account of what led up to the the water boil situation. He explained that on July 4, the City of Crowley received a report of a water leak near Main Street across from Walmart. Crews determined the leak was connected to the 16-inch transmission main from the east pump station. Because the line was deep and could not be easily isolated, a contractor was brought in, and crews gathered necessary parts with assistance from Arlington, Mansfield, and the Johnson County Special Utility District. Repair preparations continued through July 6, but excavation difficulties delayed the work until July 7. After the east pump station was shut down, crews discovered that loose or deteriorated bolts at the flanged connection of a 12-inch valve caused the leak. The 12-inch line had not been fully isolated, requiring crews to locate and close more than eight additional valves overnight. The extended shutdown caused significant pressure loss, and the Hampton Road elevated storage tank dropped below measurable levels. Customers were asked to conserve water, and a formal Boil Water Notice was issued on July 8 and reported to the media and TCEQ. Temporary repairs were completed around 9:30 a.m., allowing the east pump station to resume operation. On July 9, water samples were collected throughout the system for required testing before the Boil Water Notice could be lifted. Tests came back normal and the ban was lifted at 11:40 am on July 9, 2026.

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on July 2, 2026.

   No discussion

City Business

1. Discuss and consider Fiscal Year 2026-27 CCPD Budget Amendment #1 for the purchase of two Citizen on Patrol vehicles.

   No discussion

2. Discuss and consider a construction bid award in the amount of $455,969.00 to McDonald Municipal & Industrial, for the Water Pump Station Generator Project, and authorizing the City Manager or her designated representative to execute said contract.

   No discussion

3. Discuss and consider approval of Resolution R07-2026-485 approving the submission of an application for financial assistance from the Texas Water Development Board Water Supply and Infrastructure Grant (WSIG) to fund improvements to the city's utility system in the maximum award limit of $21,000,000; and other matters in connection therewith.

No discussion

4. Discuss and consider approval of a Memorandum of Understanding (MOU) with the North Central Texas Trauma Regional Advisory Council (NCTTRAC) to allow the Crowley Fire Department to participate in the Texas Department of State Health Services Prehospital Whole Blood Pilot Program.

   No discussion

5. Discuss and consider approval of the First Amendment to the Developer's Agreement for the MiraVerde Phase 2 addition between the City of Crowley and Lennar Homes of Texas Land and Construction, Ltd.

   No discussion

6. Discuss and consider approval of resolution R07-2026-486 approving a five-year capital improvement budget for the Karis Municipal Management District.

   No discussion

7. Discuss and consider entering into an Interlocal Agreement (ILA) with the Crowley Independent School District for Eagle Drive Pedestrian Crossing Improvements.

   No discussion

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 6:54 p.m.

ATTEST:

_____ _____

Billy Davis, Mayor Carol C. Cannady, City Secretary

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD JULY 16, 2026. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, July 16, 2026, at 7:00 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Billy Davis called the Regular Session to order at 7:00 p.m. City Secretary Carol Cannady called roll and noted a quorum was present.

Present were
Council Member Tina Pace, Council Member Jerry Beck, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Carl T. Weber III, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:
City Manager, Lori Watson
Asst City Manager, Cristina Winner
Asst City Manager, Matt Elgin
City Attorney, Rob Allibon
City Secretary, Carol Cannady
Police Chief, Kit Long
Planning and Comm Dev Director, Rachel Roberts
Public Works Director, Mike Rocamontes
Director of Utilities, Randal Manus
Asst Finance Director, Heather Gwin
Media Relations Coordinator, Jay Hinton

Absent: None

Invocation and Pledge of Allegiance to the American and Texas Flags

Invocation was given by Media Relations Coordinator Jay Hinton followed by the Pledge of Allegiance to the American and Texas Flags.

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on July 2, 2026.

   Council Member Jim Hirth made the motion to Approve the consent agenda as presented; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

City Business

1. Discuss and consider Fiscal Year 2026-27 CCPD Budget Amendment #1 for the purchase of two Citizen on Patrol vehicles.

   Council Member Carl T. Weber III made the motion to Approve the Fiscal Year 2026-27 CCPD Budget Amendment #1 for the purchase of two Citizen on Patrol vehicles; second by Council

Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Discuss and consider a construction bid award in the amount of $455,969.00 to McDonald Municipal & Industrial, for the Water Pump Station Generator Project, and authorizing the City Manager or her designated representative to execute said contract.

   Council Member Jesse Johnson made the motion to Approve the construction bid award in the amount of $455,969.00 to McDonald Municipal & Industrial, for the Water Pump Station Generator Project and to authorize the City Manager or her designated representative to execute said contract; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Discuss and consider approval of Resolution R07-2026-485 approving the submission of an application for financial assistance from the Texas Water Development Board Water Supply and Infrastructure Grant (WSIG) to fund improvements to the city's utility system in the maximum award limit of $21,000,000; and other matters in connection therewith.

   Council Member Tina Pace made the motion to Approve Resolution R07-2026-485 approving the submission of an application for financial assistance from the Texas Water Development Board Water Supply and Infrastructure Grant (WSIG) to fund improvements to the city's utility system in the maximum award limit of $21,000,000; second by Council Member Carl T. Weber III, council voted unanimously to approve the motion as presented. Motion carried 7-0.

4. Discuss and consider approval of a Memorandum of Understanding (MOU) with the North Central Texas Trauma Regional Advisory Council (NCTTRAC) to allow the Crowley Fire Department to participate in the Texas Department of State Health Services Prehospital Whole Blood Pilot Program.

   Council Member Jerry Beck made the motion to Approve the Memorandum of Understanding (MOU) with the North Central Texas Trauma Regional Advisory Council (NCTTRAC) to allow the Crowley Fire Department to participate in the Texas Department of State Health Services Prehospital Whole Blood Pilot Program; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 7-0.

5. Discuss and consider approval of the First Amendment to the Developer's Agreement for the MiraVerde Phase 2 addition between the City of Crowley and Lennar Homes of Texas Land and Construction, Ltd.

   Council Member Jesse Johnson made the motion to Approve the First Amendment to the Developer's Agreement for the MiraVerde Phase 2 addition between the City of Crowley and Lennar Homes of Texas Land and Construction, Ltd; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

6. Discuss and consider approval of resolution R07-2026-486 approving a five-year capital improvement budget for the Karis Municipal Management District.

   Council Member Jim Hirth made the motion to Approve Resolution R07-2026-486 approving a five-year capital improvement budget for the Karis Municipal Management District; second by

Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

7. Discuss and consider entering into an Interlocal Agreement (ILA) with the Crowley Independent School District for Eagle Drive Pedestrian Crossing Improvements.

   Council Member Carl T. Weber III made the motion to Approve entering into an Interlocal Agreement (ILA) with the Crowley Independent School District for Eagle Drive Pedestrian Crossing Improvements; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Advisory Boards and Commissions

1. Consider nominating and/or appointing Nina Campbell to the Parks and Recreation Board.

   Council Member Jerry Beck made the motion to nominate and appoint Nina Campbell to the Parks and Recreation Board; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Comment
None

Items of Community Interest
None

Executive Session
N/A

Reconvene and Take Action from Executive Session
N/A

Adjournment
As there was no further business, Mayor Billy Davis adjourned the meeting at 7:35 p.m.

ATTEST:

_____ _____

Billy Davis, Mayor Carol C. Cannady, City Secretary

City of Crowley, Texas
City Council Agenda Report

Presenter:	**Meeting Date:** August 6, 2026
Department: Finance	**Agenda Item:** IV.2.
Subject: Discuss and consider approval of Resolution No. R08-2023-393 designating the City Assistant Finance Director as the officer/employee responsible for complying with Section 26.04 of the Texas Tax Code for the city and providing an effective date.	

Background:
Texas Tax Code §26.04 requires the governing body to formally designate an officer or employee to perform certain functions for the purpose of the tax rate adoption process. In previous years, the Assistant Finance Director Heather Gwin has prepared the tax rate worksheets and information.

Recommendation:
Staff recommends approval.

Financial Information:
None

Attachments:
1. RES R08-2026-487 Designated Officer Tax Code 26.04

RESOLUTION NO. R08-2026-487

A RESOLUTION OF THE CITY COUNCIL OF CROWLEY, TEXAS, DESIGNATING THE OFFICER OR EMPLOYEE RESPONSIBLE FOR COMPLYING WITH SECTION 26.04 OF THE TEXAS TAX CODE FOR THE CITY; 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 Local Government Code; and

WHEREAS, Section 26.04 of the Texas Tax Code requires an officer or employee designated by the governing body to perform certain functions for purpose of the tax rate adoption process.

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

SECTION 1.

That, in accordance with Section 26.04 of the Texas Tax Code, the City Council hereby designates the City Assistant Finance Director as the officer responsible for complying with Section 26.04.

SECTION 2.

That this resolution shall be effective immediately from and after its passage.

PASSED AND APPROVED at a regular meeting of the City Council of Crowley, Texas, on this the 6th day of August, 2026.

_____
Billy P. Davis, Mayor

ATTEST:

_____
Carol C. Cannady, City Secretary

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** August 6, 2026
Department: Community Development	**Agenda Item:** V.1.
Subject: Discuss and consider approval of a 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	

Background:

BACKGROUND AND OVERVIEW	
Request	Preliminary plat for Teeter Ranch
Applicant	Steve Hawkins (home builder and developer)
Location	801 S Hampton Rd at FM 1187 (se corner)
Surrounding Zoning	General Commercial; Creekside PD; R-3 single family residential
Future Land Use Plan Designation	Mixed-use
Staff Recommendation	To be provided at meeting
Planning & Zoning Commission Recommendation	None -- automatic approval due to lack of quorum

BACKGROUND & CURRENT STATUS OF PROPERTY

This preliminary plat is for the Teeter Ranch planned development district. The plat proposes two phases: Phase 1 will have 99 residential lots, and Phase 2 will have 90 residential lots. There will be six* open space lots, with both city/public and HOA lots. The Teeter Ranch planned development district allows for two lot types, PD-R-3 and PD-R-4. The PD-R-3 lots are similar to the city's standard R-3 zoning district, and the PD-R-4 lot type is a smaller, alley/rear entry garage lot type intended to be a transition between the more standard PD-R-3 district and the proposed future mixed use across the street.

**Tentative; pending Parks Board review*

STAFF REVIEW

Comprehensive Land Use Plan
The Future Land Use Plan classifies this property as **Mixed-Use**.

This property was rezoned as a PD district to fit with the mixed-use concept. This side of Hampton Rd will be single family residential only, and the intent is that the property across Hampton will eventually be rezoned to a mix of multifamily and a small amount of commercial. Staff consider the project 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.

As you'll see below and on the attached comment letter, there are several comments outstanding on the Teeter Ranch preliminary plat and plans. Other than the parks dedication (see below), most of the plat comments are minor and can easily be corrected without any substantive impacts on the plat drawing.

Requirements from the Zoning Ordinance (Teeter Ranch planned development district)

The plat meets the requirements of the Teeter Ranch planned development district ordinance.

Requirements from the Subdivision Regulations (Ch. 98)

The plat does not comply with the requirements of the subdivision regulations.

- The Parks Board approval of the proposed park land dedication is not noted on the plat. For residential developments, park dedication provisions are to be addressed by the Parks Board prior to approval of the preliminary plat. The park dedication agreement shall be noted on the face of the plat with the approval date. The park land dedication is scheduled to be considered by the Parks Board on August 5. Staff will have an update for the Council on August 6 as to whether the park land dedication was approved by the Parks Board.
- Staff have reviewed the proposed park land dedication and determined that it meets requirements. Staff recommend approval of the dedication. However, the park land dedication shown on the plat drawing does not match the park land exhibit for consideration by the Parks Board. The requirement is 3 acres, and the area shown on the plat is approximately 1.6 acres. the plat drawing will need to be updated to match what is proposed in the park land dedication exhibit.
- The lot summary table on page 2 of the plat shows 5 open space lots. This number is actually six. The lots are shown correctly on the plat drawing; only the table has the error. This is a minor error that can easily be corrected.

Public Works / Infrastructure Requirements (Technical Specifications)

The plat has not addressed all comments from the Public Works and Utilities departments and the city engineer (see attached letter). As you'll see in the attached comment letter, the applicant has addressed most of the comments on the civil plans. However, there are some comments remaining, and as of the date the agenda for this meeting was posted, our engineers are still reviewing the flood study. They will complete the flood study review and provide comments in time for the Council meeting on Aug. 6.

- **FLOOD STUDY**: The city's engineers advised city staff that their remaining comments are mostly an issue of displaying consistent information across documents and are not a concern with design. For this reason, they considered conditional approval to be acceptable at the Planning & Zoning Commission stage of review. Staff will update the Council during the meeting on whether there are unaddressed comments and whether the recommendation from TNP has changed.
- **SIDEWALKS**: The sidewalks as shown in the plans do not meet city requirements (see attached comment letter). Public

Works staff are still in discussion with the developer's engineer on this item. Staff will have an update for the Council at the meeting.

- **PARK ACCESS**:City access requirements for park land have not been resolved. The city requires mid-block ramps with bollards to allow city equipment to access trails for maintenance while preventing vehicle access by the public.
- **BLOCK LENGTH**: The applicant is also requesting a variance from the maximum block length requirement. The Public Works Design Criteria Manual states that residential developments may have a maximum block length of 650 feet. The city may approve longer block lengths where existing development surrounding the property limits lot and block layout, or where other natural topographic or floodplain conditions limit street and lot layout. The main intent of the block length maximum is to increase connectivity. In this case, there are elements limiting how this development can connect to surrounding areas. The existing commercial development to the east does not have any streets that this development could connect to. To the south, floodplain limits development. And the topography to the north does not allow for a connection to FM 1187. The applicant is providing a trail that will connect to a sidewalk on FM 1187, which will allow residents to walk or bike to the adjacent commercial area. The Planning staff assessment is that the applicant has established an interior block and street arrangement that respects the intent of the block length requirement, and existing conditions beyond the applicant's control are sufficient to warrant a variance.

RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION
The Planning & Zoning Commission did not have a quorum at the meeting where they considered this plat, so the plat was therefore automatically approved by the Commission.

ACTION BY THE CITY COUNCIL
Sample motions are provided below. You are not required to use any of these motions. If you are not approving the requested variance, the motion should be to deny or to approve with conditions.

Approval: I make a motion to approve Case # PPLT-2026-003.

Approval with Conditions: I make a motion to approve Case # PPLT-2026-003 with the following conditions [list conditions].

Deny: I make a motion to disapprove Case # PPLT-2026-003.

Postpone (if the applicant requests postponement): I make a motion to continue the case until [date requested by the applicant].

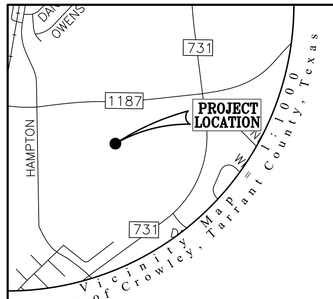
Recommendation:

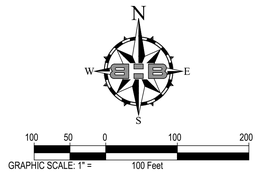
Staff are still in discussions with the applicant about the unresolved review comments, so we do not have a recommendation for you at this time. We will provide a recommendation at the meeting.

Financial Information:

Attachments:

1. PPLT-2026-003 plat drawing
2. PPLT-2026-003_MAP_zoning
3. PPLT-2026-003_MAP_aerial
4. PPLT-2026-003_MAP_FLUP
5. PPLT-2026-003_Teeter_CL_3nd subm
6. PPLT-2026-003_PlatApplication

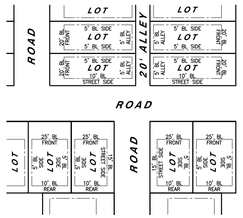




LEGEND

- BL.....Building Line
- ● CIRF.....Found 1/2-inch Capped Iron Rod
- ● CIRF(M).....Found 5/8-inch Capped Iron Rod Marked "Mizell RPLS 1967"
- CONC.....Concrete
- DE.....Drainage Easement
- DMH.....Drainage Manhole
- DRTCT.....Deed Records, Tarrant County, Texas
- GC.....General Commercial
- ○ IRS.....Set 5/8-inch Capped Iron Rod marked "BHB INC"
- OE.....Overhead Electric
- PAE.....Pedestrian Access Easement
- ○ PIC.....Point in Creek
- POB.....Point of Beginning
- PP.....Power Pole
- PRTCT.....Plat Records, Tarrant County, Texas
- R-3/R-4.....Single Family Residential
- SMH.....Sanitary Sewer Manhole
- SSE.....Sanitary Sewer Easement
- ● TXDOT.....4" Brass Disk marked "TxDOT"
- ● TXDOT(A).....Found 5/8-inch Aluminum Capped Iron Rod Marked "TXDOT"
- UE.....Utility Easement
- VTE.....25' X 25' Visibility Triangle Easement
- WMK.....Water Marker
- WV.....Water Valve
- ---SS---.....Underground Sanitary Sewer Line
- ---W---.....Underground Water Nile

TYPICAL LOT LAYOUT



GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are 5/8 inch capped iron rod marked "BHB INC" set unless otherwise noted.
4. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
6. The City shall not be held responsible for damages occasioned by 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.
7. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fine and withholding of utility services and building permits.
8. The mandatory property owners' or homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of landscape systems, features or elements located in parkways, common areas, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
9. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
10. Lot 5X, Block 8 and Lots 54X, 56X-58X, Block 1 will be an open space lot to be maintained by the HOA. Lot 55X, Block 1, is to be dedicated to the City as park and open space.

FLOOD ZONE NOTE

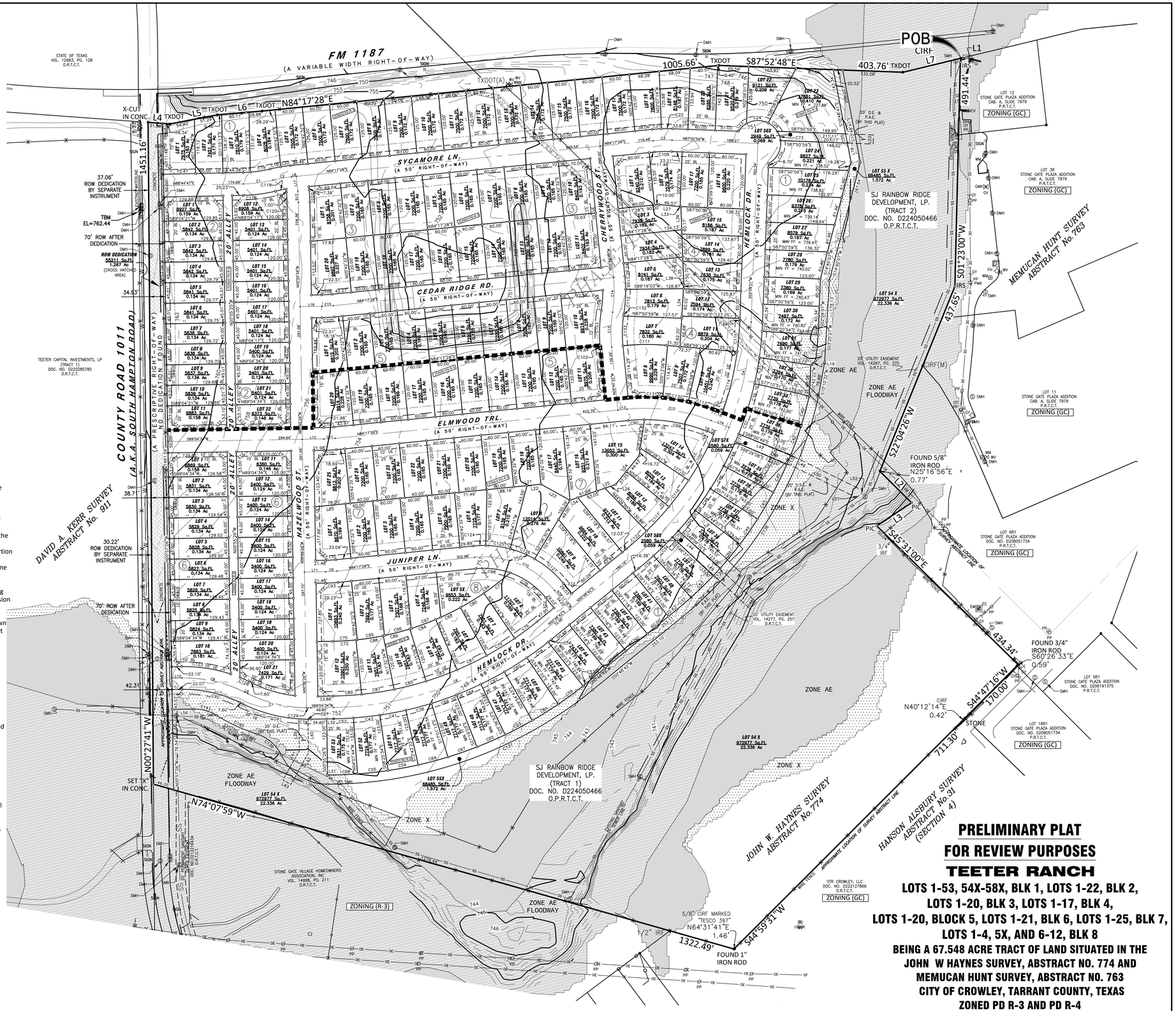
A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0430L, Map Revised March 21, 2019 and Community Panel Number 48439C0440K, Map Revised September 25, 2009. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

A. A portion of the subject property lies within FLOODWAY AREAS IN ZONE AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights per FIRM, Flood Insurance Rate Map, Community Panel Number48439C0430L, Map Revised March 21, 2019 and Community Panel Number 48439C0440K, Map Revised September 25, 2009. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

B. A portion of the subject property lies within OTHER FLOOD AREAS - Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0430L, Map Revised March 21, 2019 and Community Panel Number 48439C0440K, Map Revised September 25, 2009. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0430L, Map Revised March 21, 2019 and Community Panel Number 48439C0440K, Map Revised September 25, 2009.



PRELIMINARY PLAT
FOR REVIEW PURPOSES
TEETER RANCH

LOTS 1-53, 54X-58X, BLK 1, LOTS 1-22, BLK 2, LOTS 1-20, BLK 3, LOTS 1-17, BLK 4, LOTS 1-20, BLOCK 5, LOTS 1-21, BLK 6, LOTS 1-25, BLK 7, LOTS 1-4, 5X, AND 6-12, BLK 8

BEING A 67.548 ACRE TRACT OF LAND SITUATED IN THE JOHN W HAYNES SURVEY, ABSTRACT NO. 774 AND MEMUCAN HUNT SURVEY, ABSTRACT NO. 763

CITY OF CROWLEY, TARRANT COUNTY, TEXAS

ZONED PD R-3 AND PD R-4

JULY 2026 **SHEET 1 OF 2**

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

OWNER / DEVELOPER:
SJ RAINBOW RIDGE DEVELOPMENT, LP.
7201 HAWKINS VIEW DRIVE, STE 101
FORT WORTH TX, 76132

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	12°25'25"	300.00'	65.05'	N82°32'04"E	64.92'
C2	7°58'07"	300.00'	41.72'	N80°18'25"E	41.69'
C3	7°51'33"	300.00'	41.15'	N88°13'15"E	41.12'
C4	19°24'26"	700.00'	237.10'	S11°51'14"W	235.97'
C5	29°15'15"	700.00'	357.41'	S36°11'05"W	353.54'
C6	38°16'45"	749.72'	500.88'	S69°56'38"W	491.62'
C7	25°30'34"	300.00'	133.57'	N76°26'57"W	132.47'
C8	27°13'50"	300.00'	142.58'	N77°18'35"W	141.24'
C9	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C10	56°31'14"	200.00'	197.29'	N67°26'55"W	189.39'
C11	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C12	26°49'19"	400.00'	187.25'	S82°17'52"E	185.55'
C13	14°34'34"	300.00'	76.32'	N01°34'45"E	76.11'
C14	14°31'33"	300.00'	76.06'	N01°36'16"E	75.85'
C15	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C16	4°47'05"	300.00'	25.05'	N03°18'59"W	25.05'
C17	3°15'23"	275.00'	15.63'	S87°07'05"W	15.63'
C18	4°10'09"	325.00'	23.65'	S78°24'26"W	23.64'
C19	9°10'02"	275.00'	44.00'	S80°54'23"W	43.95'
C20	3°47'58"	325.00'	21.55'	S82°23'29"W	21.55'
C21	3°35'18"	325.00'	20.35'	S86°05'07"W	20.35'
C22	4°16'15"	325.00'	24.23'	N89°59'07"W	24.22'
C23	28°12'14"	50.00'	24.61'	S46°15'08"W	24.36'
C24	56°37'42"	50.00'	49.42'	S88°40'06"W	47.43'
C25	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C26	69°12'25"	50.00'	60.39'	N27°32'49"E	56.79'
C27	2°07'29"	325.00'	12.05'	N89°51'42"W	12.05'
C28	31°06'43"	50.00'	27.15'	N47°27'42"W	26.82'
C29	1°30'05"	725.00'	19.00'	N02°54'04"E	19.00'
C30	4°44'44"	700.29'	58.00'	N05°56'37"E	57.98'
C31	4°35'01"	725.00'	58.00'	N10°31'38"E	356.06'
C32	4°35'01"	725.00'	58.00'	N19°41'41"E	57.98'
C33	1°30'05"	848.00'	22.22'	S02°54'04"W	22.22'
C34	4°34'55"	725.00'	57.98'	N45°39'58"E	57.96'
C35	3°52'49"	848.00'	57.43'	S05°35'31"W	57.42'
C36	3°20'55"	725.00'	42.37'	N49°35'43"E	42.37'
C37	2°51'16"	848.00'	42.25'	S49°23'04"W	42.24'
C38	4°17'50"	775.00'	58.12'	N75°07'42"E	58.11'
C39	4°35'01"	725.00'	58.00'	N15°06'39"E	57.98'
C40	4°35'01"	848.00'	67.84'	S15°06'39"W	67.82'
C41	4°17'50"	775.00'	58.13'	N79°25'31"E	58.11'
C42	4°35'01"	848.00'	67.84'	S19°41'41"W	67.82'
C43	2°49'19"	1179.95'	58.12'	N83°43'21"E	58.11'
C44	4°34'59"	725.00'	57.99'	N25°48'21"E	57.98'
C45	4°34'59"	848.00'	67.83'	S25°48'21"W	67.81'
C46	4°35'01"	725.00'	58.00'	N30°23'21"E	57.98'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C47	4°35'01"	848.00'	67.84'	S30°23'21"W	67.82'
C48	4°35'01"	725.00'	58.00'	N34°58'22"E	57.98'
C49	4°35'01"	848.00'	67.84'	S34°58'22"W	67.82'
C50	4°34'58"	725.00'	57.99'	N39°33'21"E	57.97'
C51	4°34'58"	848.00'	67.83'	S39°33'21"W	67.81'
C52	3°12'17"	775.00'	43.35'	S87°28'25"W	43.34'
C53	4°34'55"	848.00'	67.82'	S45°39'58"W	67.80'
C54	4°17'50"	898.00'	67.35'	S79°25'31"W	67.33'
C55	4°17'50"	898.00'	67.35'	S83°43'21"W	67.33'
C56	0°40'55"	775.00'	9.22'	N51°09'10"E	9.22'
C57	0°40'55"	898.00'	10.69'	S51°09'10"W	10.69'
C58	4°17'50"	775.00'	58.13'	N53°38'32"E	58.11'
C59	4°17'50"	898.00'	67.35'	S53°38'32"W	67.33'
C60	4°17'50"	775.00'	58.12'	N57°56'22"E	58.11'
C61	4°17'50"	898.00'	67.35'	S57°56'22"W	67.33'
C62	4°17'50"	775.00'	58.13'	N62°14'12"E	58.11'
C63	4°17'50"	898.00'	67.35'	S62°14'12"W	67.33'
C64	4°17'50"	775.00'	58.12'	N66°32'02"E	58.11'
C65	4°17'50"	898.00'	67.35'	S66°32'02"W	67.33'
C66	4°17'50"	775.00'	58.13'	N70°49'52"E	58.11'
C67	4°17'50"	898.00'	67.35'	S70°49'52"W	67.33'
C68	3°12'17"	898.00'	50.23'	N87°28'25"E	50.22'
C69	4°17'50"	898.00'	67.35'	S75°07'42"W	67.33'
C72	4°54'35"	605.00'	51.84'	N86°37'16"E	51.83'
C74	3°31'52"	325.00'	20.03'	S88°00'41"E	20.03'
C75	5°11'01"	605.00'	54.74'	S86°28'49"W	54.72'
C76	4°48'34"	725.00'	60.86'	S53°13'00"W	60.84'
C77	6°54'45"	605.00'	72.99'	N52°09'54"E	72.95'
C78	31°28'42"	175.00'	96.15'	S54°55'39"E	94.94'
C79	5°42'32"	725.00'	72.24'	S58°28'33"W	72.21'
C80	5°42'32"	605.00'	60.28'	N58°28'33"E	60.26'
C81	5°42'32"	725.00'	72.24'	S64°11'05"W	72.21'
C82	5°42'32"	605.00'	60.28'	N64°11'05"E	60.26'
C83	5°42'32"	725.00'	72.24'	S69°53'38"W	72.21'
C84	5°42'32"	605.00'	60.28'	N69°53'38"E	60.26'
C85	5°42'32"	725.00'	72.24'	S75°36'10"W	72.21'
C86	5°42'32"	605.00'	60.28'	N75°36'10"E	60.26'
C87	5°42'32"	725.00'	72.24'	S81°18'42"W	72.21'
C88	5°42'32"	605.00'	60.28'	N81°18'42"E	60.26'
C89	4°54'35"	725.00'	62.13'	S86°37'16"W	62.11'
C90	5°27'31"	375.00'	35.73'	N87°01'14"E	35.71'
C93	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C94	17°09'29"	605.00'	181.18'	S57°17'16"W	180.50'
C95	5°41'37"	605.00'	60.12'	S81°02'44"W	60.10'
C96	5°45'18"	605.00'	60.77'	S75°19'16"W	60.74'
C97	6°34'38"	605.00'	69.45'	S69°08'29"W	69.41'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C98	25°02'32"	175.00'	76.49'	S83°11'16"E	75.88'
C99	21°21'48"	375.00'	139.82'	S79°34'07"E	139.01'
C100	9°49'49"	675.00'	115.81'	S28°36'44"W	115.67'
C101	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'
C102	1°00'40"	325.00'	5.74'	S05°12'12"E	5.74'
C103	13°33'23"	325.00'	76.90'	S02°04'50"W	76.72'
C104	9°18'54"	275.00'	44.71'	S04°13'11"W	44.66'
C105	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C106	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'
C107	4°47'05"	325.00'	27.14'	N03°18'59"W	27.13'
C108	7°51'33"	275.00'	37.72'	N88°13'15"E	37.69'
C109	5°26'44"	300.00'	28.51'	N03°11'45"W	28.50'
C110	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'
C111	11°06'25"	484.25'	93.87'	N89°25'10"E	93.73'
C112	9°33'25"	325.00'	54.21'	N04°05'45"E	54.15'
C113	7°48'07"	450.10'	61.29'	N73°01'08"W	61.24'
C114	12°39'59"	625.00'	138.17'	S13°35'22"W	137.89'
C115	5°34'36"	675.00'	65.70'	S04°56'19"W	65.67'
C116	6°09'16"	675.00'	72.50'	S36°36'16"W	72.47'
C117	6°09'16"	675.00'	72.50'	S42°45'32"W	72.47'
C118	12°25'25"	325.00'	70.47'	N82°32'04"E	70.33'
C119	4°56'47"	275.00'	23.74'	N78°47'45"E	23.73'
C120	4°47'05"	275.00'	22.97'	S03°18'59"E	22.96'
C121	20°07'35"	275.00'	96.60'	N73°45'27"W	96.10'
C122	4°58'33"	675.00'	58.62'	S48°19'26"W	58.60'
C123	19°16'35"	325.00'	109.34'	N81°17'13"W	108.83'
C124	6°52'33"	225.00'	27.00'	S87°43'45"W	26.99'
C125	13°44'10"	225.00'	53.94'	N81°57'54"W	53.81'
C126	14°48'57"	225.00'	58.18'	N67°41'21"W	58.02'
C127	21°05'35"	225.00'	82.83'	N49°44'05"W	82.36'
C128	4°10'22"	325.00'	23.67'	N65°46'50"W	23.66'
C129	1°43'12"	300.00'	9.01'	N89°56'10"E	9.01'
C130	8°05'33"	400.79'	56.61'	N80°57'58"W	56.56'
C131	10°15'31"	425.00'	76.09'	N89°54'39"W	75.99'
C132	0°58'24"	275.00'	4.67'	N08°22'19"E	4.67'
C133	13°35'39"	275.00'	65.25'	S01°05'18"W	65.09'
C134	1°31'40"	848.00'	22.61'	N42°36'41"E	22.61'
C135	1°31'40"	848.00'	22.61'	N22°45'01"E	22.61'
C136	38°01'24"	868.00'	576.03'	S31°48'01"W	565.52'
C137	39°10'15"	919.09'	628.35'	S70°24'31"W	616.18'
C138	65°40'25"	110.22'	126.33'	N58°03'14"W	119.53'
C139	46°47'20"	89.53'	73.11'	N49°02'15"W	71.10'
C140	14°41'47"	381.33'	97.81'	N65°09'07"W	97.54'
C141	33°03'26"	90.00'	51.93'	N74°19'56"W	51.21'

Line Table		
Line #	Direction	Length
L1	S09°05'02"W	8.93
L2	S45°17'58"E	97.77
L3	S56°25'14"W	91.70
L4	S85°49'20"E	48.14
L5	N79°01'11"E	105.69
L6	N85°14'04"E	98.46
L7	N76°27'51"E	130.80
L8	N84°17'28"E	10.50
L9	S63°41'40"E	7.60
L10	N89°04'30"E	22.09
L11	N89°04'34"E	46.48
L12	N89°04'34"E	46.98
L13	N84°17'28"E	20.04
L14	S68°53'13"E	42.44
L15	S89°04'34"W	33.86
L16	N89°04'34"E	47.51

Line Table		
Line #	Direction	Length
L17	N05°42'32"W	32.39
L18	S10°48'41"E	42.28
L20	N84°17'28"E	67.62
L21	S84°17'28"W	60.00
L22	N84°17'28"E	30.73
L23	S61°08'30"E	72.86
L24	S39°18'35"W	81.68
L25	S70°52'42"W	43.81
L26	N70°52'42"E	24.65
L27	S84°24'13"E	46.57
L32	S89°04'34"W	15.25
L33	S87°50'59"E	1.68
L34	S03°28'05"W	65.05
L35	S02°05'48"E	60.17
L36	S02°05'48"E	50.74
L37	N03°28'05"E	9.45

Line Table		
Line #	Direction	Length
L38	S03°28'05"W	8.89
L39	N00°55'26"W	69.44
L40	S00°55'26"E	73.78
L41	N29°04'34"E	73.84
L42	S29°04'34"W	79.20
L43	N60°55'26"W	20.00
L44	S47°28'17"E	231.56
L45	N47°18'22"W	231.56
L46	S42°36'41"W	20.00
L47	N67°23'02"W	142.37
L48	S67°06'53"E	141.76
L49	N63°43'08"W	156.45
L50	S63°43'08"E	149.95
L51	N55°10'02"E	13.46
L52	N22°01'26"E	8.24
L53	N02°09'01"E	20.00

Line Table		
Line #	Direction	Length
L54	N70°52'42"E	17.78
L55	N10°48'41"W	20.52
L56	S89°09'01"W	47.70

TEETER RANCH PHASE 1

LOT SIZE AND DENSITY - R3 & R4 DISTRICT			PD
RESIDENTIAL LOTS (R3)	**Number of lots**		77
	Minimum lot size	7,200 sq.ft.	7,200 sq.ft.
	Minimum dwelling size	1,400 sq.ft.	1,800 sq.ft.
RESIDENTIAL LOTS (R4)	**Number of lots**		22
	Minimum lot size	6,000 sq.ft.	4,800 sq.ft.
	Minimum dwelling size	1,200 sq.ft.	1,400 sq.ft.
OPEN SPACE LOTS			2
GROSS ACREAGE			67.548
RESIDENTIAL LOTS (R3)	**MINIMUM** LOT WIDTH	60 FT	60 FT
	MINIMUM LOT DEPTH	100 FT	100 FT
	FRONT (PRIMARY STREET)	25'	25'
	FRONT (CORNER LOT)	15'	15'
	SIDE PROPERTY LINE	7.5'	5'
	REAR PROPERTY LINE	10'	10'
RESIDENTIAL LOTS (R4)	**MINIMUM** LOT WIDTH	40 FT	40 FT (45 FT on corner lot)
	MINIMUM LOT DEPTH	100 FT	120 FT
	FRONT (PRIMARY STREET)	25'	20'
	FRONT (CORNER LOT)	15'	10'
	SIDE PROPERTY LINE	5'	5'
	REAR PROPERTY LINE	10'	5'
Density per acre	District R3	6 DU/Acre	6 DU/Acre
	District R4	7 DU/Acre	7 DU/Acre

TEETER RANCH PHASE 2

LOT SIZE AND DENSITY - R3 & R4 DISTRICT			PD
RESIDENTIAL LOTS (R3)	**Number of lots**		69
	Minimum lot size	7,200 sq.ft.	7,200 sq.ft.
	Minimum dwelling size	1,400 sq.ft.	1,800 sq.ft.
RESIDENTIAL LOTS (R4)	**Number of lots**		21
	Minimum lot size	6,000 sq.ft.	4,800 sq.ft.
	Minimum dwelling size	1,200 sq.ft.	1,400 sq.ft.
OPEN SPACE LOTS			4
GROSS ACREAGE			67.548
RESIDENTIAL LOTS (R3)	**MINIMUM** LOT WIDTH	60 FT	60 FT
	MINIMUM LOT DEPTH	100 FT	100 FT
	FRONT (PRIMARY STREET)	25'	25'
	FRONT (CORNER LOT)	15'	15'
	SIDE PROPERTY LINE	7.5'	5'
	REAR PROPERTY LINE	10'	10'
RESIDENTIAL LOTS (R4)	**MINIMUM** LOT WIDTH	40 FT	40 FT (45 FT on corner lot)
	MINIMUM LOT DEPTH	100 FT	120 FT
	FRONT (PRIMARY STREET)	25'	20'
	FRONT (CORNER LOT)	15'	10'
	SIDE PROPERTY LINE	5'	5'
	REAR PROPERTY LINE	10'	5'
Density per acre	District R3	6 DU/Acre	6 DU/Acre
	District R4	7 DU/Acre	7 DU/Acre

BAIRD, HAMPTON & BROWN
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OWNER / DEVELOPER:
SJ RAINBOW RIDGE DEVELOPMENT, LP.
7201 HAWKINS VIEW DRIVE, STE 101
FORT WORTH TX, 76132

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS SJ Rainbow Ridge Development, LP., being the owners of the hereon described property to wit:

BEING a tract of land situated in the John W. Haynes Survey, Abstract Number 774, and the Memucan Hunt Survey, Abstract Number 763, City of Crowley, Tarrant County, Texas, and being all of tracts 1 and 2 as described by deed to SJ Rainbow Ridge Development, LP as recorded in Document Number D224050466, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod (illegible) for the northeast corner of said Tract 2, same being the northwest corner of Lot 12, Block 1, Stone Gate Plaza Addition, an addition to the City of Crowley, Tarrant County, Texas as shown on the plat recorded in Cabinet A, Slide 7979, Plat Records, Tarrant County, Texas (PRTCT), and being in the south right-of-way line of F.M 1187 (a variable width right-of-way);

THENCE with the common line between said Tract 2 and said Stone Gate Plaza Addition the following courses and distances:

South 09°05'02" West, a distance of 8.93 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF);

South 01°23'00" West, a distance of 491.44 feet to an CIRF;

South 22°04'26" West, passing at a distance of 188.02 feet, a found 5/8-inch iron rod marked "MIZELL RPLS 1967" for the most westerly corner of Lot 11, Block 1 of said Stone Gate Plaza Addition, same being the northwest corner of Lot 6R1, Block 1, Stone Gate Plaza Addition, an addition to the City of Crowley, Tarrant County, Texas as shown on the plat recorded in Document Number D208051734, PRTCT, and now continuing with the common line between said Tract 2 and said Lot 6R1 in all for a total distance of 437.65 feet to a point for the south corner of said Tract 2, and being in the northeast line of the aforementioned Tract 1 from which a found 5/8-inch iron rod bears North 25°16'42" East, a distance of 0.77 feet;

THENCE with the southeast line of said Lot 6R1 the following courses and distances:

South 45°17'58" East, a distance of 97.77 feet to a point in a creek;

South 56°25'15" West, a distance of 91.70 feet to a point in a creek;

South 45°31'00" East, a distance of 434.34 feet to a point for a re-entrant corner in said Lot 6R1, same being in the southeast line of said Tract 1 from which a found 3/4-inch iron rod bears South 60°26'33" East, a distance of 0.59 feet;

THENCE South 44°47'16" West, with the common line between said Tract 1 and said Lot 6R1, passing at a distance of 3.68 feet, a found 1/2-inch capped iron rod marked "W.A.I." for an ell corner in said Lot 6R1, same being the northeast corner of Lot 16R1, Block 1 of the said Stone Gate Plaza Addition as recorded in Document Number D208051734, PRTCT and now continuing with the common line between the said Tract 1 and said Lot 16R1, passing at a distance of 165.02 feet, a found 1/2-inch capped iron rod (illegible) for the northwest corner of said Lot 16R1, same being the most northerly corner of a tract of land as described by deed to STR Crowley, LLC as recorded in Document Number D222127866, DRTCT, and now continuing with the common line between said Tract 1 and the said STR Crowley tract in all for a total distance of 170.00 feet to the center of a found Stone from which a found 5/8-inch iron rod bears South 40°12'14" West, a distance of 0.42 feet;

THENCE South 44°59'31" West, with the common line between said Tract 1 and the said STR Crowley tract, a distance of 711.30 feet to a found 1-inch iron rod from which a found 5/8-inch capped iron rod marked "TESCO 397" bears North 64°31'41" East, a distance of 1.46 feet;

THENCE North 74°07'59" West, continuing with the said common line, passing at a distance of 145.92 feet, a found 1/2-inch iron rod for a corner in the said STR Crowley tract, same being the east corner of a tract of land as described by deed to Stone Gate Village Homeowners Association, Inc. as recorded in Volume 14998, Page 211, DRTCT, and now continuing with the common line between said Tract 1 tract and the said Stone Gate Village Homeowners Association tract in all for a total distance of 1322.49 feet to a found X-cut in County Road 1011, also known as South Hampton Road (a variable width right-of-way), for the southwest corner of said Tract 1, and being in the east line of a tract of land as described by deed to Teeter Capital Investments, LP (Tract 1) as recorded in Document Number D220285785, DRTCT;

THENCE North 00°27'41" West, with the common line between the said SJ Rainbow Ridge Development Tract 1 and the said Teeter Capital Investments tract, a distance of 1451.16 feet to an X-cut found in said County Road 1011 for the northwest corner of the said SJ Rainbow Ridge Development Tract 1, same being the northeast corner of the said Teeter Capital Investments tract, and being in the south right-of-way line of the aforementioned F.M. 1187;

THENCE with the common line between the said SJ Rainbow Ridge Development Tract 1 and the said south right-of-way line the following courses and distances:

South 85°49'20" East, a distance of 48.14 feet to a found TXDOT 4-inch brass disc (TXDOT);

North 79°01'11" East, a distance of 105.69 feet to a TXDOT;

North 85°14'04" East, a distance of 98.46 feet to a TXDOT;

North 84°17'28" East, passing at a distance of 505.56 feet, a found 5/8-inch aluminum capped iron rod marked "TXDOT" for the northeast corner of the said SJ Rainbow Ridge Development Tract 1, same being the northwest corner of the aforementioned Tract 2, and now continuing with the common line between said Tract 2 and the said south right-of-way line in all for a total distance of 1005.66 feet to a TXDOT;

THENCE continuing with the common line between said Tract 2 and the said south right-of-way line the following courses and distances:

South 87°52'48" East, a distance of 403.76 feet to a TXDOT;

North 76°27'51" East, a distance of 130.80 feet to the **POINT OF BEGINNING** and containing 2,942,371 feet or 67.548 acres of land more or less.

Owner's Certificate of Dedication

NOW, THEREFORE, known all men by these presents:
That SJ Rainbow Ridge Development, LP., through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as **Lots 1-53, 54X-58X, Block 1, Lots 1-22, Block 2, Lots 1-20, Block 3, Lots 1-17, Block 4, Lots 1-20, Block 5, Lots 1-21, Block 6, Lots 1-25, Block 7 and Lots 1-4, 5X, 6-12, Block 8, TEETER RANCH,** an addition to the City of Crowley, Tarrant/Johnson 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of City of Crowley, Tarrant County, Texas.

WITNESS, my hand, this the _____ day of _____, 2026.

BY:

SJ Rainbow Development Corporation, LP.

_____
Brent Teeter,
Authorized Agent

_____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared _____, known to be the person whose name is subscribed hereto.

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

_____
Notary Public

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

Approved for preparation of final plat

_____ _____/_____/_____
Billy Davis, Mayor, City of Crowley, Texas Date

The City of Crowley Parks Board accepted the dedication of Parkland Lot 55X, Block 1 on _____

REQUESTED VARIANCES

1. A VARIANCE FOR BLOCK LENGTH TO EXCEED 650'.

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

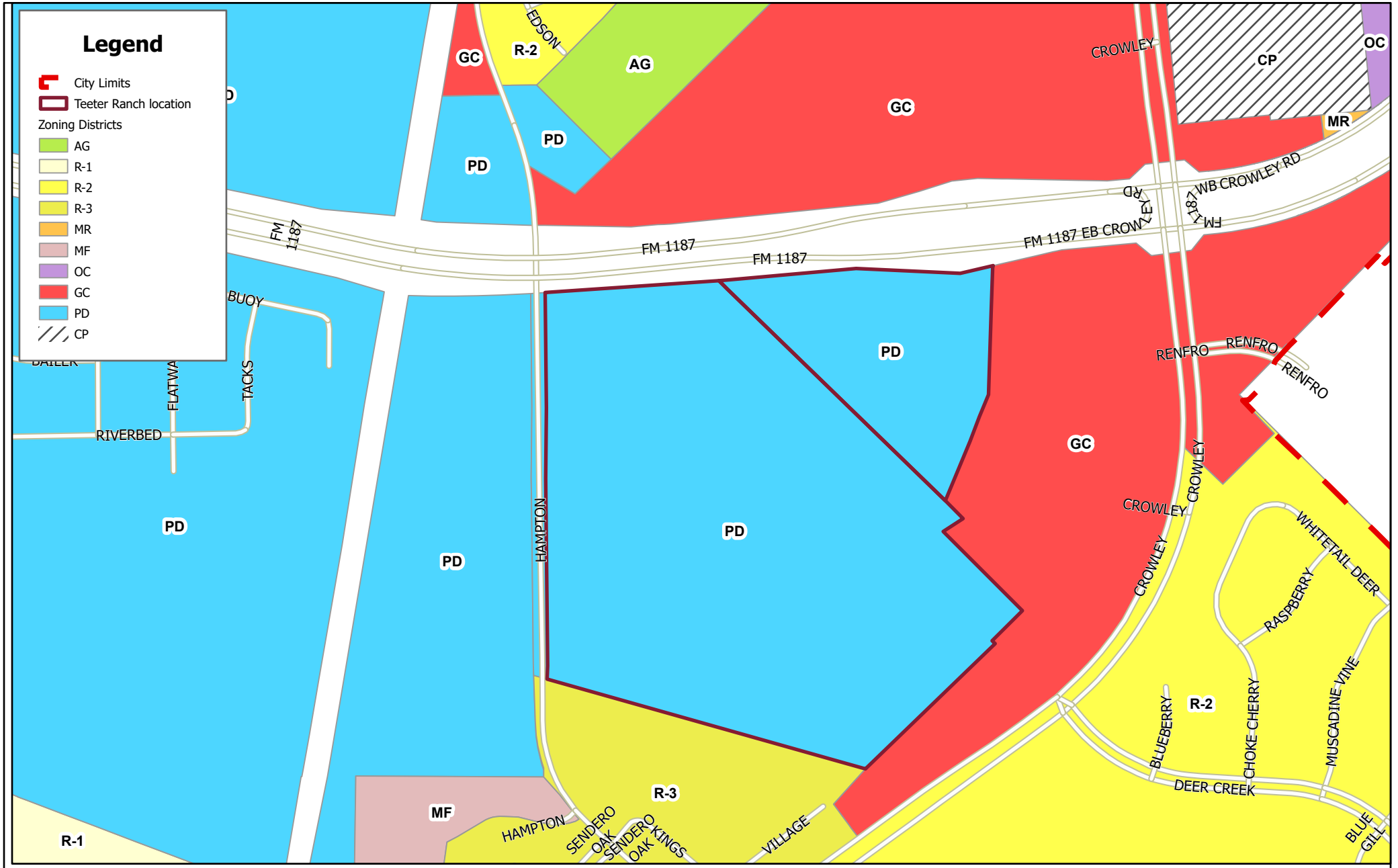
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: July 07, 2026

PRELIMINARY PLAT
FOR REVIEW PURPOSES
TEETER RANCH

LOTS 1-53, 54X-58X, BLK 1, LOTS 1-22, BLK 2, LOTS 1-20, BLK 3, LOTS 1-17, BLK 4, LOTS 1-20, BLOCK 5, LOTS 1-21, BLK 6, LOTS 1-25, BLK 7, LOTS 1-4, 5X, AND 6-12, BLK 8
BEING A 67.548 ACRE TRACT OF LAND SITUATED IN THE JOHN W HAYNES SURVEY, ABSTRACT NO. 774 AND MEMUCAN HUNT SURVEY, ABSTRACT NO. 763
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
ZONED PD R-3 AND PD R-4
JULY 2026 SHEET 2 OF 2

Drawing: H:\Survey23\180 Teeter Property Crowley Hawkins\001\Dwg\Final Plat\PP TEETER 5-6-2026.dwg



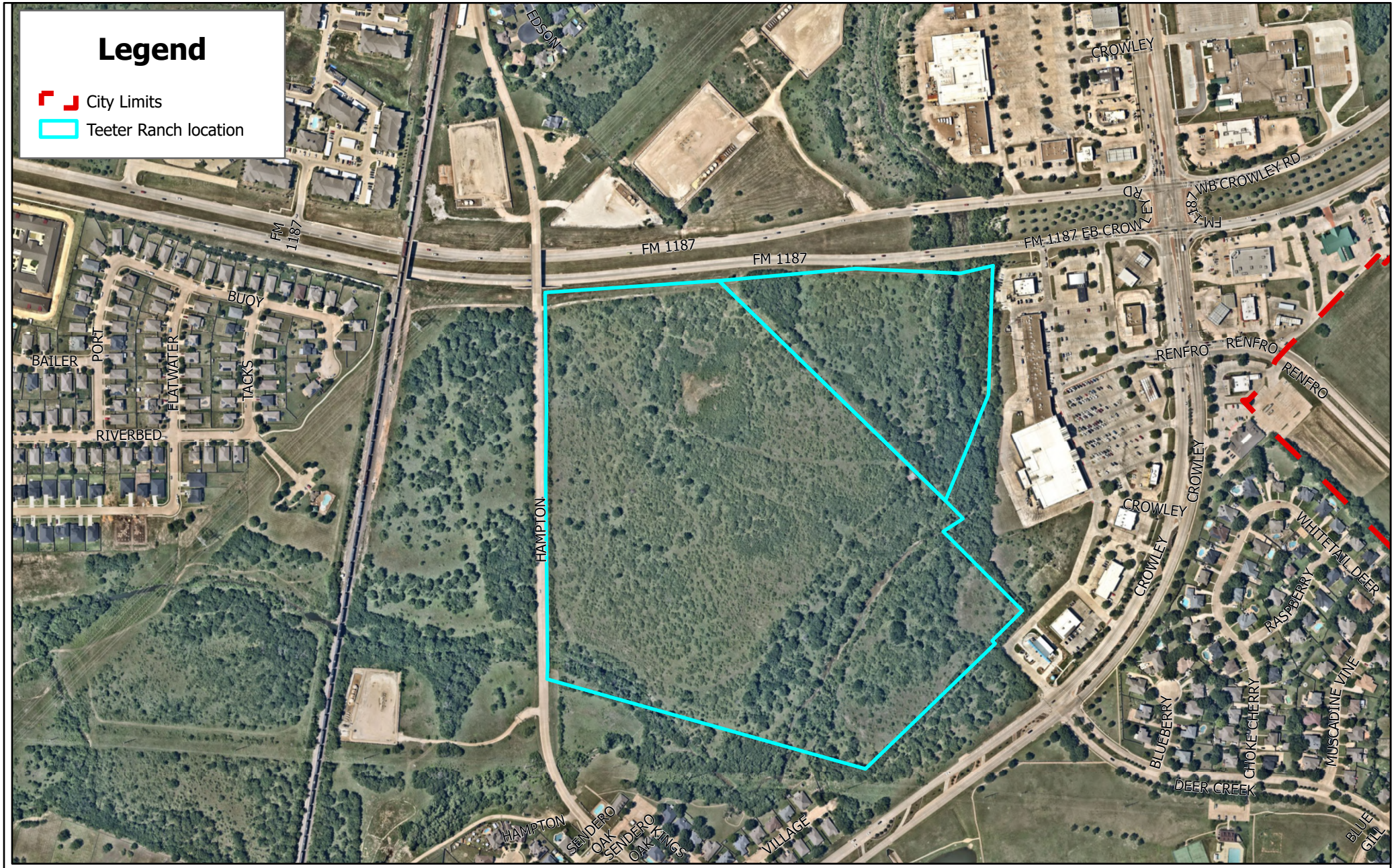
City of Crowley

6/16/2026

Case # PPLT-2026-003
Teeter Ranch preliminary plat
Zoning

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

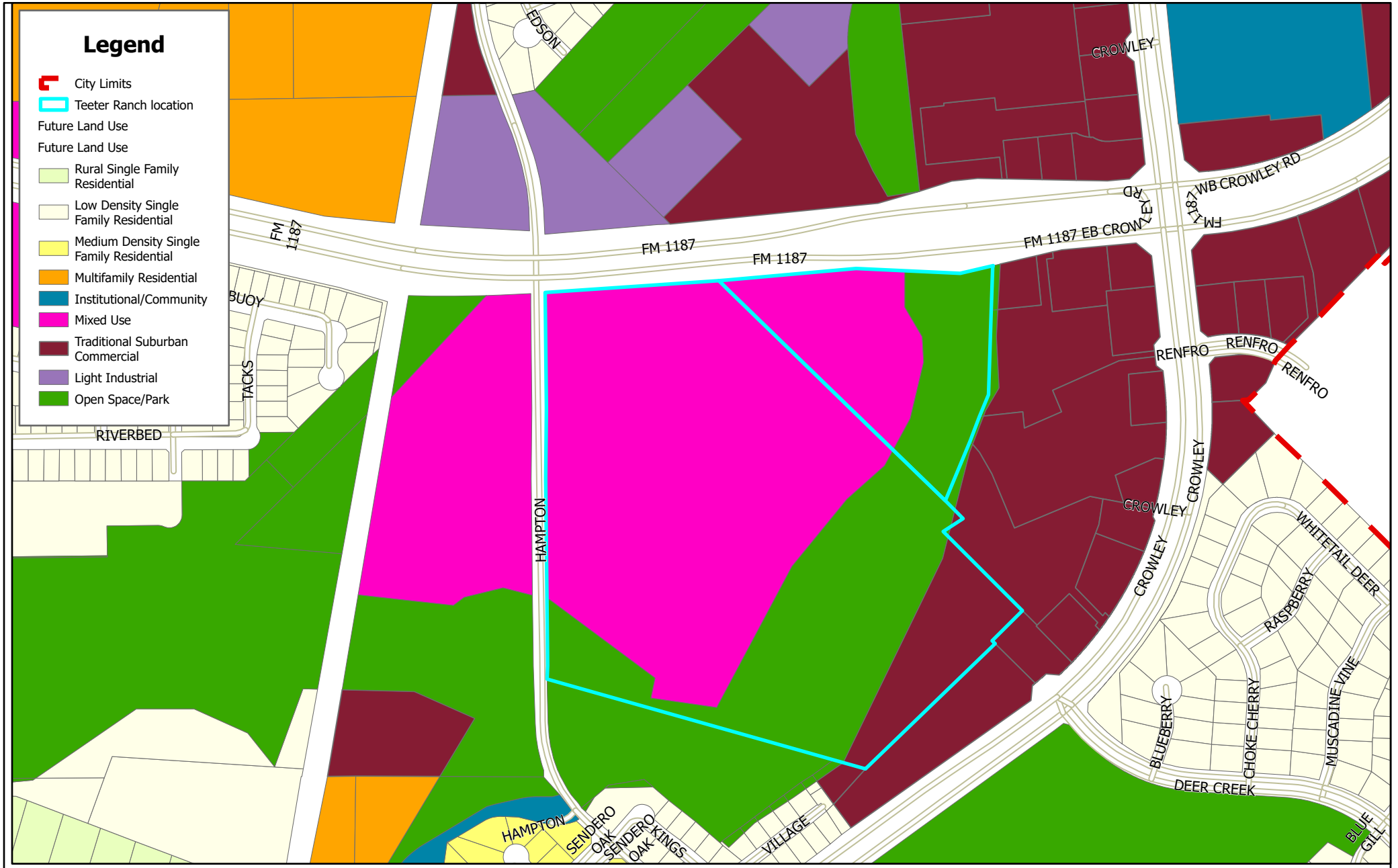
6/16/2026

Case # PPLT-2026-003
Teeter Ranch preliminary plat
Aerial View

N

DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information, should review or consult the primary data and information sources to ascertain the usability of the information.



City of Crowley

6/16/2026

Case # PPLT-2026-003
Teeter Ranch preliminary plat
Future Land Use Plan

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.

July 29, 2026

Chris Blevins
BHB
17330 Preston Road Suite 205B
Dallas, TX 75252

Staff Review of Teeter Ranch preliminary plat, Case # PPLT-2026-003

Dear Chris,

Comments on the July 16 revisions to the Teeter Ranch preliminary plat and plans are provided below. Please note that no revisions will be accepted before the City Council meeting. Final comments, including comments from the City Council, will be provided after the Council consideration on August 6.

Planning comments (contact Rachel Roberts, 817-297-2201 ext. 3030)
All comments except those related to the park land dedication have been addressed. Those comments are included below for reference.

1. The Parks Board approval of the park land dedication must be shown on the plat.
   RESPONSE: Coordination with the Parks Board is pending and this comment will be addressed when the Board has approved the dedication.
   STAFF COMMENT: **Noted. This comment will remain unaddressed until the Park Board decision has been added to the face of the plat.**

2. Please see attached mark-up.
   ADDRESSED, except park land dedication of Lot 54X Block 1 cannot be accepted unless the Parks Board has considered whether to accept the dedication.

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

1. Please see attached letter.
2. The flood study review has not yet been completed. Comments on the flood study will be provided not later than the day after the City Council meeting on August 6.

Public Works comments (contact Mike Rocamontes, 817-297-2201 ext. 3290)

1. Previous comments on the sidewalk are not resolved. The sidewalk extension to the southern property line moves pedestrians onto Hampton Rd. to cross the creek.
2. City access requirements for park land have not been resolved. Mid-block ramps with bollards to access parkland have not been shown. We'll need two access points. Possible locations; Sycamore Ln. and Hemlock, Hemlock @ Elmwood Trl., Hemlock @ Hazelwood St.
3. I've attached an illustration of the Minor Collector description for Crowley. Your plan doesn't include a bike lane on the west side of Hampton. If you narrow the road lanes to 11.5' there would be room for the bike lane (southbound).

Utilities comments (contact Randy Manus, 817-297-2201 ext. 3210)

Utilities comments have been added to the engineering comment letter.

Fire Department comments (contact Dave Anderson, 817-297-2201 ext. 5020)

No comments.

Sincerely,



Rachel Roberts
Planning & Development Director

www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
KATY
THE WOODLANDS
HOUSTON

Memorandum

To: Rachel Roberts

From: Chris Edwards, P.E.

CC: Bhumika Thakore

Date: July 27, 2026

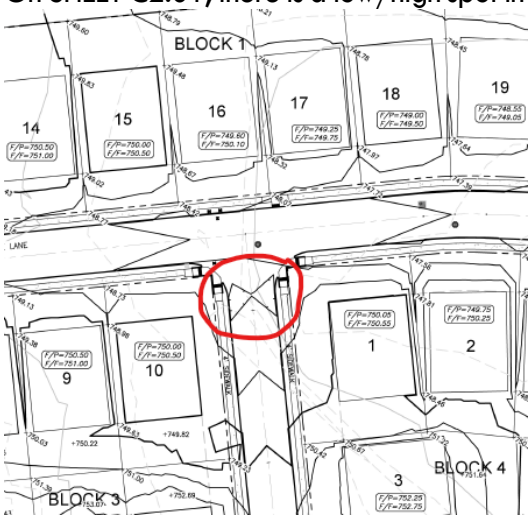
RE: **Single Family Residential - Teeter Ranch**
Preliminary Civil Plans
Review #5

Rachel,

We have reviewed the Preliminary Plat application for the above-referenced site that we received on July 16, 2026, and offer the following comments:

CIVIL PLANS

1. General – Provide sidewalk along frontage of FM 1187 per previous Utilities Department comment #7.
   Comment Addressed
2. On SHEET C1.03, the drainage area labels display a C coefficient of 0.6 rather than 0.62. Please adjust.
   Comment Addressed
3. On SHEET C1.04, the Inlet calculation Table for B2a and B2b have their areas switched. Please revise so that the inlet calculation for each one is using the appropriate area.
   Comment Addressed
4. On SHEET C2.01, there is a low/high spot in the road with no inlet (see below). Please revise grading.



   Comment Addressed
5. SHEET C3.01 – There is a label for *8" SS LINE A* south of its connection to Line H. Shouldn't this be *LINE B*? Please revise as necessary to avoid confusion.
   Comment Addressed
6. SHEETS C4.00-C4.11- There are multiple instances where the IN and OUT elevation labels in profile appear to be swapped. For example, there are IN elevations that are lower than the corresponding

OUT elevations, manholes with multiple OUT elevations with one lower IN elevation, etc. Please correct to avoid confusion.

Comment Addressed

7. SHEETS C4.00-C4.11- There are multiple instances where the proposed sewer line is crossing above a proposed waterline. At these locations, a TCEQ-approved mitigation method per *Title 30, Texas Administrative Code, (30 TAC), Chapter 217, Rule §217.53* shall be indicated on the plans:

   (5) If a collection system pipe crosses above a water supply pipe, each portion of the collection system pipe within nine feet of the water supply pipe must either be encased in a casing pipe according to subparagraph (A) of this paragraph, or must be constructed using at least 150 psi pressure class pipe according to subparagraph (B) of this paragraph.

   (A) A casing pipe for a collection system pipe that crosses above a water supply pipe must be constructed of at least 150 psi pressure class pipe that is:

   (i) sealed at both ends with cement grout or a manufactured seal;

   (ii) at least two nominal sizes larger than the wastewater collection pipe; and

   (iii) supported by spacers between the collection system pipe and the encasing pipe at a maximum of five-foot intervals.

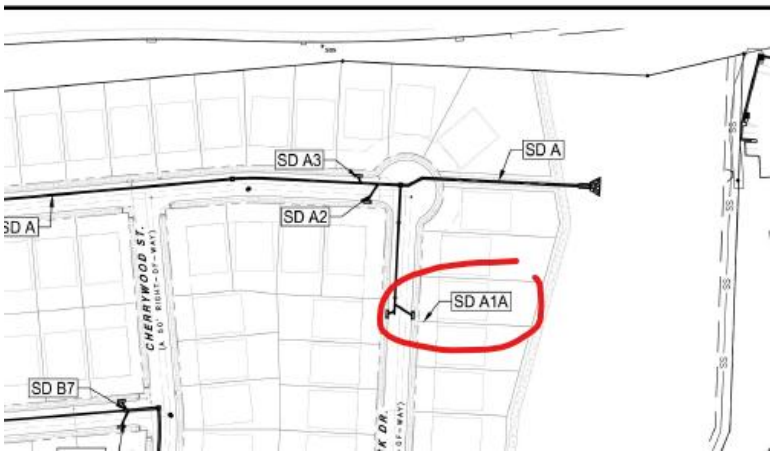
   (B) A collection system pipe that crosses above a water supply pipe must be constructed of at least 150 psi pressure class, corrosion-resistant, non-brittle pipe and must use manufacturer-approved adapters. Gasketed joints, compression joints, and other non-bonded joints must be designed to seal at atmospheric pressure.

   Partially addressed. The mitigation methods are shown, but multiple water crossings are violating the minimum cover requirement (60" below proposed grade).

8. SHEETS C4.06- The proposed sewer line does not show up in plan view. Show it with same linetype and lineweight as other sewer lines to avoid confusion.

   Comment Addressed

9. On SHEET C6.00, there is a callout for SD A1A that does not point to any storm line (see below). Please revise.



Comment Addressed

10. General SD P&P – Please provide HGL calculations and identify the design flow, capacity, and velocity in the storm profiles.
    Comment Addressed
11. General SD P&P – Some storm pipes have a slope below 0.5% (SDA1, SDB for example). Where possible, please update design so that pipe slopes stay at or above 0.5% or show velocity calculations at or above 2 fps.
    Comment Addressed

FLOOD STUDY (Review to be provided by 8/5/2026)

Please provided area weighted CN and impervious percentage calculations with the Flood Study.

The minimum finished floor elevations on the plat do not match those listed in the report. Please adjust accordingly so that the two are consistent with each other.

Please provide Mod Puls Sub reach Calculations.

Ultimate condition subbasin C shows an increase in Curve Number from existing/proposed to ultimate conditions In Table 3. Please revise Ultimate subbasin C to match the previous conditions or provide explanation for the soil type-based CN change from proposed to ultimate conditions.

Ultimate Condition impervious percentage in Table 3 do not match the model. Please revise.

Please use different line types or colors for the Time of Concentration Flow paths on EX-3 so that the assumed flow type transition locations can be identified.

Time of Concentration flowpath for subbasin E assumes a Sheet Flow n-value of 0.15 while all others assume 0.24. Please revise N-values to be consistent across all subbasins, or provide justification in the report for the variation.

The Fully Developed WSE entries in Table 7 do not match the RAS model's Proposed Ultimate 100-Year results. Please revise.

The WSE and Ultimate WSE columns (columns 2 & 4) in Table 8 do not match the elevations from the RAS model. How are the WSE and Ultimate WSE determined in Table 8? If they are not intended to be taken from the model, please provide associated calculations.

CLARIFICATION TO PREVIOUS DCM-CONSTRUCTION STANDARDS COMMENTS 1-3

12. Sheet C4.03 – The 8" SS trunk line currently shown from SS Line B STA 0+00 to STA 3+46.70, for service connections, shall be a separate parallel sewer line, not along the same alignment as the deeper main. The only connection to the SS Line B main will be at the drop manhole at STA 0+00. Provide an appropriate detail for the upstream manhole on the trunk line, as it will likely be too short for the standard manhole detail to apply. The City will not accept a cleanout as an alternative to a manhole at the end of the trunk line.
    Comment Addressed

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

Sincerely,
tnp
teague nall & perkins



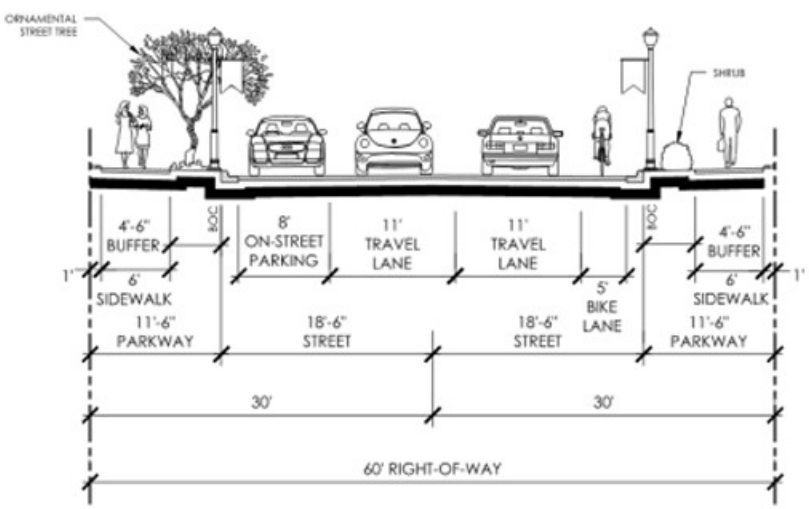
Chris Edwards, PE
Senior Engineer, Associate Principal

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

cedwards@tnpinc.com
www.tnpinc.com

(Image from below of the City of Crowley's Minor Collector Undivided Roadway Section)

C2U



C2U - MINOR COLLECTOR 2 LANE UNDIVIDED

NOT TO SCALE

CITY OF CROWLEY
Plat Application
Community Development Department

Case # PPLT-2026-003
(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:

- [x] Preliminary Plat
- [ ] Minor Plat
- [ ] Final Plat
- [ ] Amending Plat
- [ ] Replat
- [ ] Vacating Plat

Property Information

Project Name: Teeter Ranch

Project Address: 801 S. Hampton Road

Survey/ Abstract, Tract(s): John W Haynes Survey Abstract No. 774 and Memucan Hunt Survey Abstract No. 763

Addition, Block, Lots:

Project Description: 189 Lot Single Family Development

Gross Acreage: 67.548 Zoning District: PD - Single Family

Number of Lots Proposed: 189

Applicant & Owner Information

Applicant Name: Steve Hawkins Company: Snikwah, LP

Applicant Address: 7201 Hawkins View Drive Suite 101 City: Fort Worth State: Texas

ZIP Code: 76132 Telephone No: 817-737-4446 Email: [redacted]

Application Status (check one) [x] **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

Developer (Legal name of the company entering into the agreement): Snikwah, LP

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

Company's Address: 7201 Hawkins View Drive Suite 101 City: Fort Worth State: Texas

ZIP Code: 76132 Telephone No: 817-737-4446 Email: [redacted]

Developer: Steve Hawkins

Address: 7201 Hawkins View Drive Suite 101 City: Fort Worth State: Texas

ZIP Code: 76132 Telephone No: 817-737-4446 Email: [redacted]

Engineer: Christopher H Blevins, P.E. - Baird, Hampton & Brown

Address: 17330 Preston Road Suite 205B City: Dallas State: Texas

ZIP Code: 75252 Telephone No: 214-960-5696 Email: [redacted]

Surveyor: Robert A Lee - Baird, Hampton & Brown

Address: 6300 Ridglea Place Suite 700 City: Fort Worth State: Texas

ZIP Code: 76116 Telephone No: 817-338-1277 Email: [redacted]

Land Planner:

Address: City: State:

ZIP Code: Telephone No: Email:

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

Name: Christopher H Blevins, P.E. - Baird, Hampton & Brown

Address: 17330 Preston Road Suite 205B City: Dallas State: Texas

ZIP Code: 75252 Telephone No: 214-960-5696 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: Steve Hawkins

SIGNATURE: DATE: 9-2-2025

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 # 26-000013

Date Submitted: 5/26/26

Total Fee: $

Date of Payment:

Accepted By: RR

City of Crowley, Texas
City Council Agenda Report

Presenter: Lacy Duncan	**Meeting Date:** August 6, 2026
Department: Human Resource	**Agenda Item:** V.2.
Subject: Discuss and consider approval to close all non-essential city operations for a half a day on September 10, 2026, to conduct our 2nd Annual Employee Co-Op.	

Background:
Staff is requesting approval to close City facilities for one-half day (1p-5:30p) to conduct the City's Second Annual Employee Co-Op. This annual event provides an opportunity to invest in employee development while bringing staff together to strengthen communication, collaboration, and organizational culture.

Last year's inaugural Employee Co-Op received overwhelmingly positive feedback from employees and served as the catalyst for several meaningful internal initiatives that have strengthened collaboration, communication, and employee engagement across the organization. Based on that success, staff is excited to continue building on this momentum through the second annual event.

The morning session will be dedicated to leadership development for the City's leadership team. Dr. Joe Nerio will facilitate training focused on developing effective leadership skills and equipping supervisors with tools to better support their teams and serve the organization. The afternoon session will bring all City employees together for a keynote presentation by two speakers, Craig Barnes and Jeff McKissack. These presentations will include "Civility in the Workplace" and "They Did What Online."

Essential public safety services will continue to operate throughout the event to ensure uninterrupted emergency response. City facilities will reopen and resume normal business the next morning as scheduled.

Recommendation:
Staff respectfully requests approval of the half-day closure to allow employees to participate in the City's Second Annual Employee Co-Op.

Financial Information:
Costs associated with the event, including speaker fees, are already allocated in the 25-26 FY Budget.

Attachments:
None

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** August 6, 2026
Department: Community Development	**Agenda Item:** V.3.
Subject: Discuss and consider approval of a revised development plan for Karis Addition Phase 2A	

Background:
The planned development district ordinance for Karis requires a development plan be approved by the City Council prior to consideration of the preliminary plat. In 2024, the city approved a development plan for phases 2A and 2B and, in 2025, a final plat for Phase 2A. The developer then decided to take a different direction with this phase; they requested a code amendment (granted earlier this year) and then applied for a new preliminary plat. The development plan is under consideration at this meeting, and the preliminary plat for this phase will go to the Council for consideration at the next meeting.

The development plan serves as a guide for any future plats of property within the plan's boundaries. Rather than showing elements that would be included on a plat, such as easements and exact lot dimensions, it shows the block and lot arrangement with general information about the lot types, the streets plan (including parkway landscaping), and the parks / open space plan. Under the Karis planned development district regulations, development plans go directly to the City Council for consideration, so there is no Commission recommendation for this agenda item.

The development plan was reviewed by Planning, Public Works, Utilities, and Fire Department staff, as well as the city engineer. All comments from Fire, Utilities, and the city engineer have been addressed. There are a few remaining comments from Public Works and Planning staff (see attached letter). For the Planning and Public Works staff comments, all substantive comments have been addressed, and staff recommend conditional approval. The remaining minor comments need to be addressed before staff stamp the development plan as approved.

Action by the City Council
Sample motions are provided below.

Approve: I make a motion to approve the development plan for Karis Phase 2A.
Approve with conditions: I make a motion to approve the development plan for Karis Phase 2A with the following conditions [list conditions].
Postpone: I make a motion to continue consideration of the Karis Phase 2A development plan until [specify date].
Deny: I make a motion to disapprove the development plan for Karis Phase 2A.

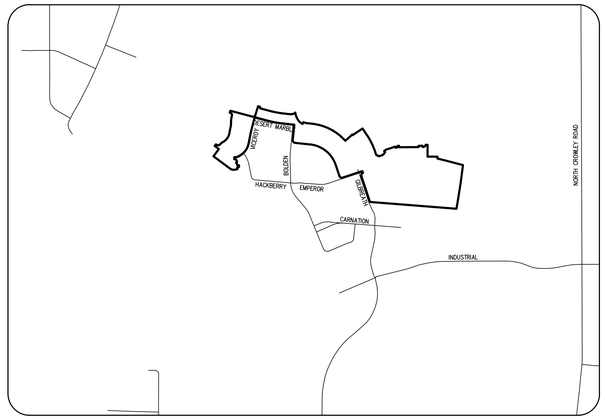
Recommendation:

Staff recommend conditional approval contingent on all remaining comments being resolved.

Financial Information:

Attachments:
1. Karis Phase 2A Development Plan
2. Karis 2A_development plan_CommentLetter_2nd subm

DEVELOPMENT PLANS
FOR
KARIS PHASE 2A
CITY OF CROWLEY
TARRANT COUNTY, TEXAS



Vicinity Map
N.T.S.

INDEX OF DRAWINGS

1	Phase 2A Plan
2	Land Use Table & Lot Details
3	Thoroughfare Plan
4	Paving Sections
5-15	Landscape Plans
16	Parks And Open Space Layout
17	Proposed Trails Master Plan
18-35	Product Types / Elevations
36	Fence Plan
37	Cementitious Fiber Board Table

JULY 2026

PREPARED BY:
SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy • Suite 200 Richardson, TX 75080 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Greg Helsel • greg.helsel@spiarsengineering.com

DISTRICT
KARIS MUNICIPAL MANAGEMENT DISTRICT
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TX 77.27
(713) 860-6480
SANJAY BAPT ~ SBAPT@ABHR.COM

PREPARED FOR:
OWNER/DEVELOPER
CH TNC KARIS OWNER, LLC
212 W. MAIN STREET
ARLINGTON, TX 76010
(817) 200-6543
KYLE DOSSEY ~ KDOSSEY@TNCDEV.COM

26-036 KARIS PHASE 2A

Plotted by: Helsel Plot Date: 7/14/2026 6:57 PM
Drawing: G:\2026_JOBS\26-036 Karis 2A\CAD\Exhibits\Development Plans\Cover Sheet.dwg Saved By: Helsel Save Time: 7/13/2026 2:30:52 PM

T. TOLER SURVEY
ABSTRACT NO. 1536

N
W E
S

0 60 120 240
1 inch = 120 ft.

DESERT MARBLE DRIVE
SPRING AZURE STREET
VICEROY STREET
VICEROY STREET
RED ADMIRAL LANE
GLABRATA AVENUE
SWALLOWTAIL LANE
BLUE PANSY WAY
CROWLEY INDEPENDENT SCHOOL DISTRICT
BOLDEN AVENUE
EXISTING KARIS PHASE 1C
PAINTED LADY DRIVE
PEARL CRESCENT PLACE
HACKBERRY EMPEROR STREET
HACKBERRY EMPEROR STREET
SPICEBUSH CIRCLE
SPICEBUSH CIRCLE
GLASSWING AVENUE
WHITE PEACOCK DRIVE
SWALLOWTAIL LANE
ATCHISON, TOPEKA & SANTA FE RAILROAD
M. WALTERS SURVEY
ABSTRACT NO. 1598
EXISTING
KARIS PHASE 1A

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Date: XX/XX/2026
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KARIS PHASE 2A

CITY OF CROWLEY
TARRANT COUNTY, TEXAS

PHASE 2A PLAN

Revisions	Date

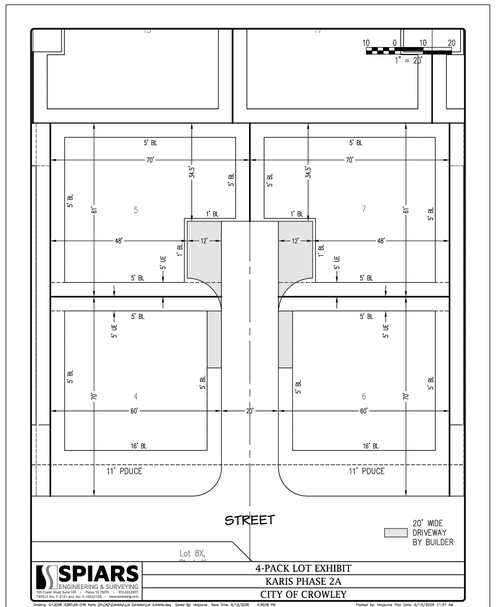
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Checked By: GTH

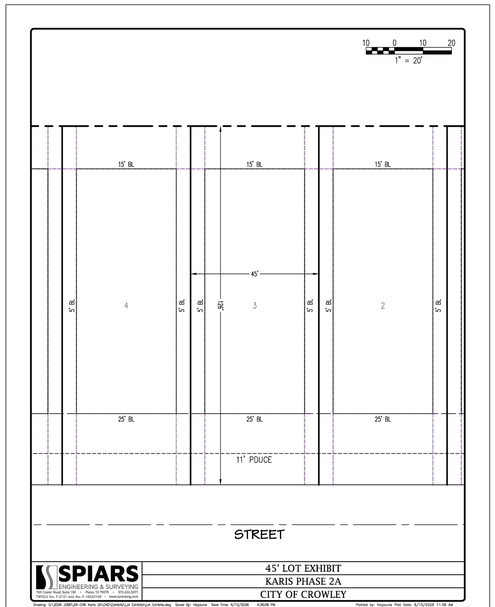
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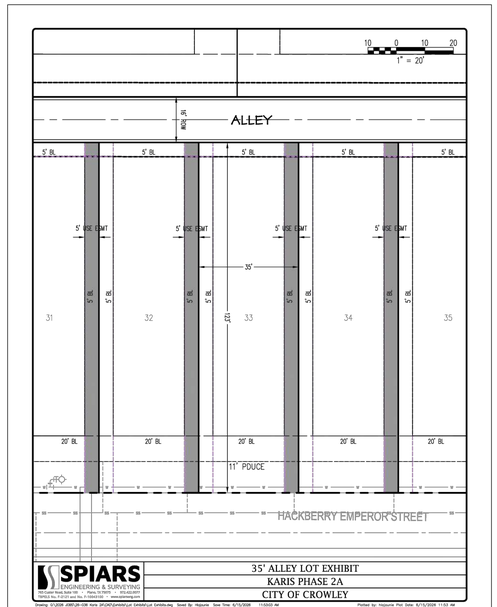
SEI No. 26-036

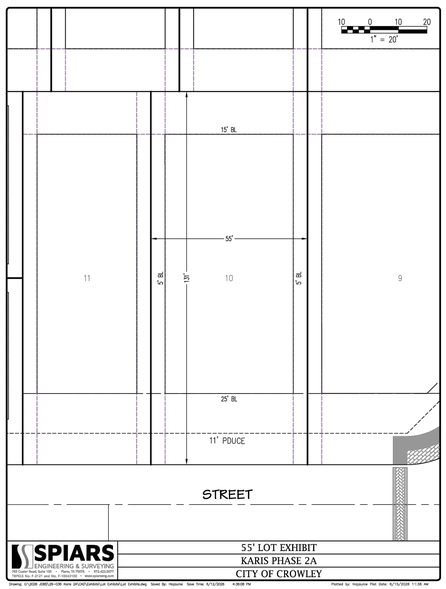
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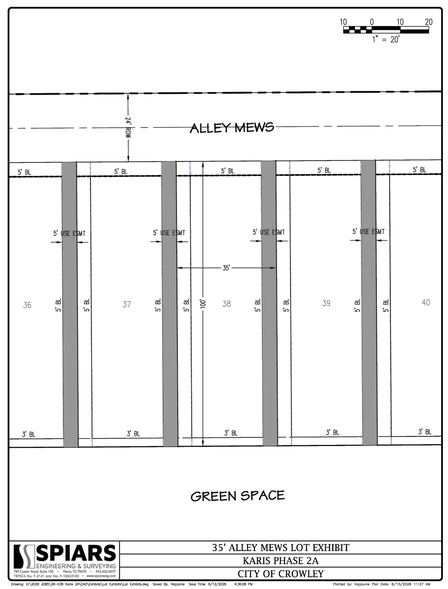
Type of Dwelling Unit	Planning Title	Lot Width at Street Frontage (linear feet)	Phase 1	Phase 2A	Phase 2B	Phase 3A	Phase 3B	Phase 4A	Phase 4B	Phase 5A	Phase 5B	Phase 6	Total
Single-Family Attached and 4 Group Clusters	TH and 4 packs	16 to 38, per accepted builder plans	95	48	28	48	56	52	60	48	48	24	**507**
Single-Family Detatched	SF-D less than 55'	25 to 54, per accepted builder plans	175	136	90	118	114	121	123	90	90	70	**1127**
Single-Family Detatched	55' and above	55 and above, per accepted builder plans	54	27	29	42	42	43	47	50	50	20	**404**
		Total Attached Units	95	48	28	48	56	52	60	48	48	24	**507**
		Total Detatched Units	229	163	119	160	156	164	170	140	140	90	**1531**
		Grand Total All Types	**324**	**211**	**147**	**208**	**212**	**216**	**230**	**188**	**188**	**114**	**2038**











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KARIS PHASE 2A
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

LANDUSE TABLE & LOT DETAILS

Revisions	Date

Scale:
Drawn By: TC
Checked By: GTH

Sheet 2

SEI No. 26-036

Plotted by: Holjeurie Plot Date: 7/14/2026 6:57 PM
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T. TOLER SURVEY
ABSTRACT NO. 1536

M. WALTERS SURVEY
ABSTRACT NO. 1598

LEGEND

- = Denotes One Way Sections
- = Denotes 28' B-B Sections
- = Denotes Phase Line
- = Denotes 16' Alley
- = Denotes 24' Alley Mews
- = Denotes 20' Alley

N W E S

0 60 120 240

1 inch = 120 ft.

CROWLEY INDEPENDENT SCHOOL DISTRICT

TEXAS ELECTRIC TRANSMISSION EASEMENT

ATCHISON, TOPEKA & SANTA FE RAILROAD
BURLINGTON NORTHERN & SANTA FE RAILROAD

EXISTING KARIS PHASE 1C

EXISTING KARIS PHASE 1A

SPRING AZURE STREET
VICEROY STREET
DESERT MARBLE DRIVE
RED ADMIRAL LANE
GLABEATH AVENUE
SWALLOWTAIL LANE
BLUE PANSY WAY
SPICEBUSH CIRCLE
GLASSWING AVENUE
WHITE PEACOCK DRIVE
JULES VERNE DRIVE
ALLEY 16
BOLDEN AVENUE
PEARL CRESCENT PLACE
PAINTED LADY DRIVE
HACKBERRY EMPEROR STREET
CARNATION DRIVE
ALLEY 1
ALLEY 2
ALLEY 3
ALLEY 4
ALLEY 5
ALLEY 6
ALLEY 9
ALLEY 23
DESERT ROSE LANE
DAISY WAY
GOLDENROD DRIVE
MARIGOLD LANE
KARIS BOULEVARD
BEVERLY STREET
ALMOND BLOSSOM CIRCLE
BLUEBONNET PLACE

IND

Plotted by: Hollands Plot Date: 7/15/2026 11:13 AM

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KARIS PHASE 2A
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

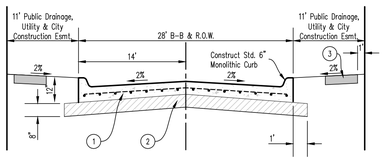
THOROUGHFARE PLAN

Revisions	Date

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Drawn By: TC
Checked By: GTH

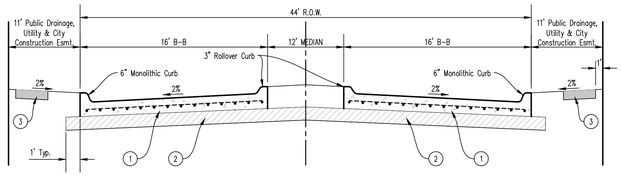
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SEI No. 26-036



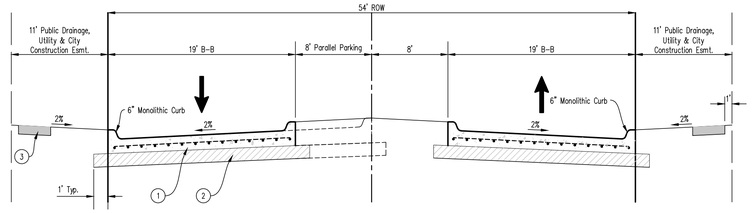
Notes:
1. 7" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)
3. 5' Sidewalk (See Sidewalk Requirements Per City Standards.)

TYPICAL 28' ROW
28' BB PAVEMENT SECTION
NOT TO SCALE



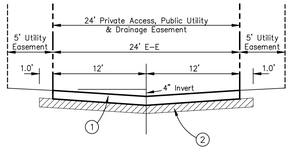
Notes:
1. 7" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)
3. 5' Sidewalk (See Sidewalk Requirements Per City Standards.)

LOCAL DIVIDED ROADWAY
NOT TO SCALE



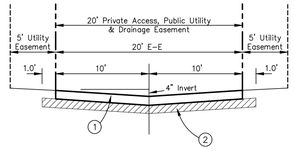
Notes:
1. 7" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)
3. 5' Sidewalk (See Sidewalk Requirements Per City Standards.)

DIVIDED ROADWAY w/PARALLEL PARKING
SWALLOWTAIL LANE
NOT TO SCALE



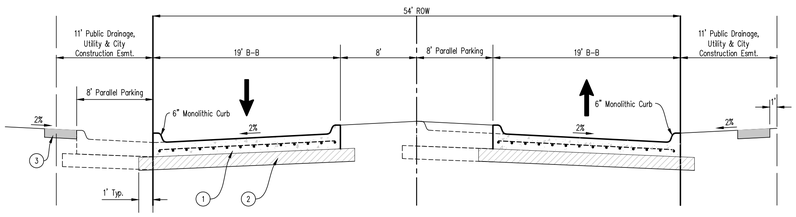
Notes:
1. 5" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)

24' ALLEY SECTION
NOT TO SCALE



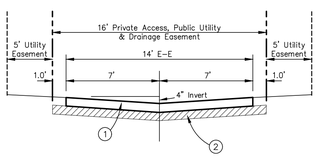
Notes:
1. 5" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)

20' ALLEY SECTION
NOT TO SCALE



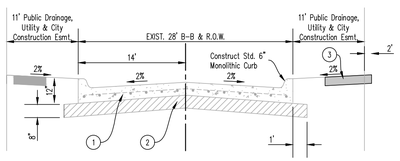
Notes:
1. 7" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)
3. 5' Sidewalk (See Sidewalk Requirements Per City Standards.)

DIVIDED ROADWAY w/PARALLEL PARKING
GLASSWING AVENUE
NOT TO SCALE



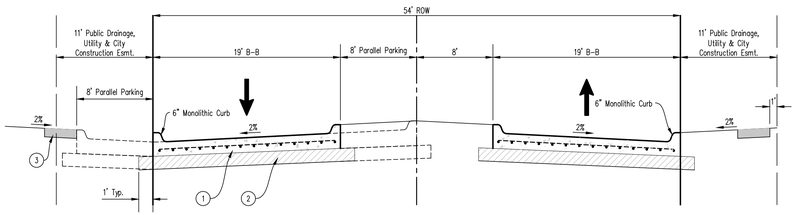
Notes:
1. 5" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)

16' ALLEY SECTION
NOT TO SCALE



Notes:
1. 7" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)
3. 8' Trail (See Sidewalk Requirements Per City Standards.)

EXISTING 28' ROW
28' BB PAVEMENT SECTION
BOLDEN AVENUE
NOT TO SCALE



Notes:
1. 7" Reinf. Conc. w/No. 4 Bars At 24" C-C
2. 8" Lime Stabilized Subgrade @ 39 lb/sy (6.5%)
3. 5' Sidewalk (See Sidewalk Requirements Per City Standards.)

DIVIDED ROADWAY w/PARALLEL PARKING
GLASSWING AVENUE
NOT TO SCALE

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KARIS PHASE 2A
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

TYPICAL PAVING SECTIONS

Revisions

Date

Scale: N/A
Drawn By: TC
Checked By: GTH

Sheet 4

SEI No. 26-036

Plotted by: Hojavia Plot Date: 7/14/2026 6:59 PM
Drawing: G:\2026 JOBS\26-036 Karis 2A\CAD\Landdev\Development Plans\Typical Paving Sections.dwg Saved By: Hojavia Save Time: 7/14/2026 2:13:32 PM

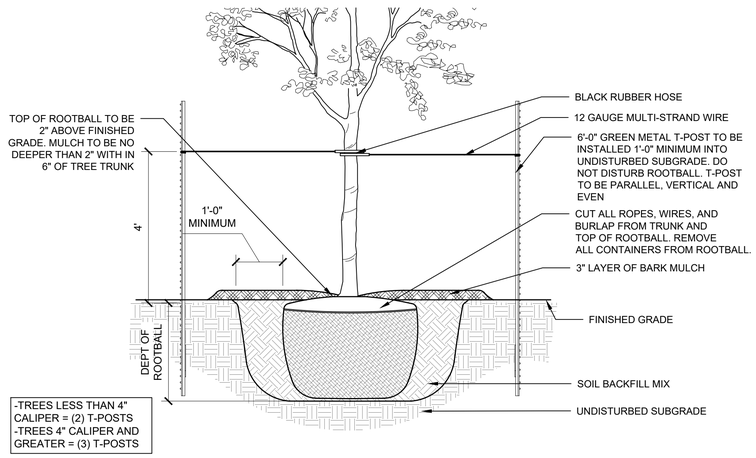
Planting Schedule

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARK
SHADE TREES					
QM	CHINKAPIN OAK	*QUERCUS MUHLENBERGIA*	3" CAL., 12-16' HT, 4-5' SPRD	PER PLAN	STRONG CENTRAL LEADER WITH FULL AND UNIFORM CANOPY, MATCHED, WELL BRANCHED.
QS	RED OAK	*QUERCUS SHUMARDII*	3" CAL., 12-16' HT, 4-5' SPRD	PER PLAN	STRONG CENTRAL LEADER WITH FULL AND UNIFORM CANOPY, MATCHED, WELL BRANCHED.
QV	LIVE OAK	*QUERCUS VIRGINIANA*	3" CAL., 12-16' HT, 4-5' SPRD	PER PLAN	STRONG CENTRAL LEADER WITH FULL AND UNIFORM CANOPY, MATCHED, WELL BRANCHED.
UP	LACEBARK ELM	*ULMUS PARVIFOLIA 'LACEBARK'*	3" CAL., 12-16' HT, 4-5' SPRD	PER PLAN	STRONG CENTRAL LEADER WITH FULL AND UNIFORM CANOPY, MATCHED, WELL BRANCHED.
UC	CEDAR ELM	*ULMUS CRASSIFOLIA*	3" CAL., 12-16' HT, 4-5' SPRD	PER PLAN	STRONG CENTRAL LEADER WITH FULL AND UNIFORM CANOPY, MATCHED, WELL BRANCHED.

PER KARIS PD, (2) 3" CALIPER TREE IS REQUIRED PER LOT LESS THAN 70' IN WIDTH.

PER KARIS PD, (1) 3" CALIPER TREE IS REQUIRE PER 30' OF STREET FRONTAGE FOR LOTS GREATER THAN 70' IN WIDTH AND FOR SINGLE FAMILY ATTACHED HOMES.

PER KARIS PD, (1) 3" CALIPER TREE IS REQUIRE PER 35' OF STREET FRONTAGE OR FRACTION THEREOF FOR OPEN SPACE AREA.



1 TREE PLANTING

SECTION NOT TO SCALE

Planting General Notes

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL EXAMINE THE SPECIFICATIONS AND GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS AND DETAILS.
6. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
7. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
8. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
9. ALL WIRE BASKETS SHALL HAVE THE TOP HALF REMOVED PRIOR TO PLANTING. ALL BURLAP AND TWINE SHALL BE REMOVED FROM THE TOP ONE–THIRD (1/3) OF THE ROOT BALL SIDES. THE REMAINING BOTTOM HALF OF THE WIRE BASKET SHALL BE CUT AND REMOVED TO THE GREATEST EXTENT POSSIBLE USING A KNIFE. IF SYNTHETIC BURLAP HAS BEEN USED, ALL BURLAP SHALL BE COMPLETELY REMOVED FROM THE ENTIRE ROOT BALL PRIOR TO FINAL PLACEMENT.
10. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
11. IF DISCREPANCIES WITH THE PLAN AND PLANTING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING IF CONFLICTS BETWEEN UNDERGROUND UTILITIES & PLANTING, THE PROJECT LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF THE CONFLICT AND PROVIDE A SOLUTION BEFORE PLANTING MATERIAL IS INSTALLED.
13. ALL SHADE TREES TO BE MATCHED, WELL BRANCHING AND WITH A STRONG CENTRAL LEADER.

General Notes

1. LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
2. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT AT ANY DISCREPANCIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
7. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
8. COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
9. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM INCORRECT LAYOUT.
11. ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF–SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
15. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.

Symbol Legend

TYP.	TYPICAL
℄	CENTER LINE
C.J.	CONTROL JOIN
E.J.	EXPANSION JOIN
EQ.	EQUAL
POB	POINT OF BEGINNING
SIM.	SIMILAR
ALIGN	ALIGN
	MATCHLINE
	PROPERTY LINE
	LIMIT OF CONSTRUCTION
	CENTER LINE
	EXISTING TREE
X.X	MATERIAL REFERENCE MATERIAL REFERENCE
X LX.X.X	DETAILS REFERENCE DETAILS REFERENCE
XXXX	NOTES REFERENCE NOTES REFERENCE
X LX.X.X	ELEVATION REFERENCE ELEVATION REFERENCE
X LX.X.X	SECTION REFERENCE SECTION REFERENCE
X LX.X.X	ENLARGEMENT REFERENC ENLARGEMENT REFERENC

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469.987.3100 www.landprint.la

REGISTERED LANDSCAPE ARCHITECT CAMPBELL 2505 STATE OF TEXAS

01/11/2026

Project

KARIS
PHASE 2A
DEVELOPMENT
PLAN

Crowley, TX

The Nehemiah Company

Project Number	TNCn015
Drawn By	XY
Checked By	CC
Issue Date	05-29-2026

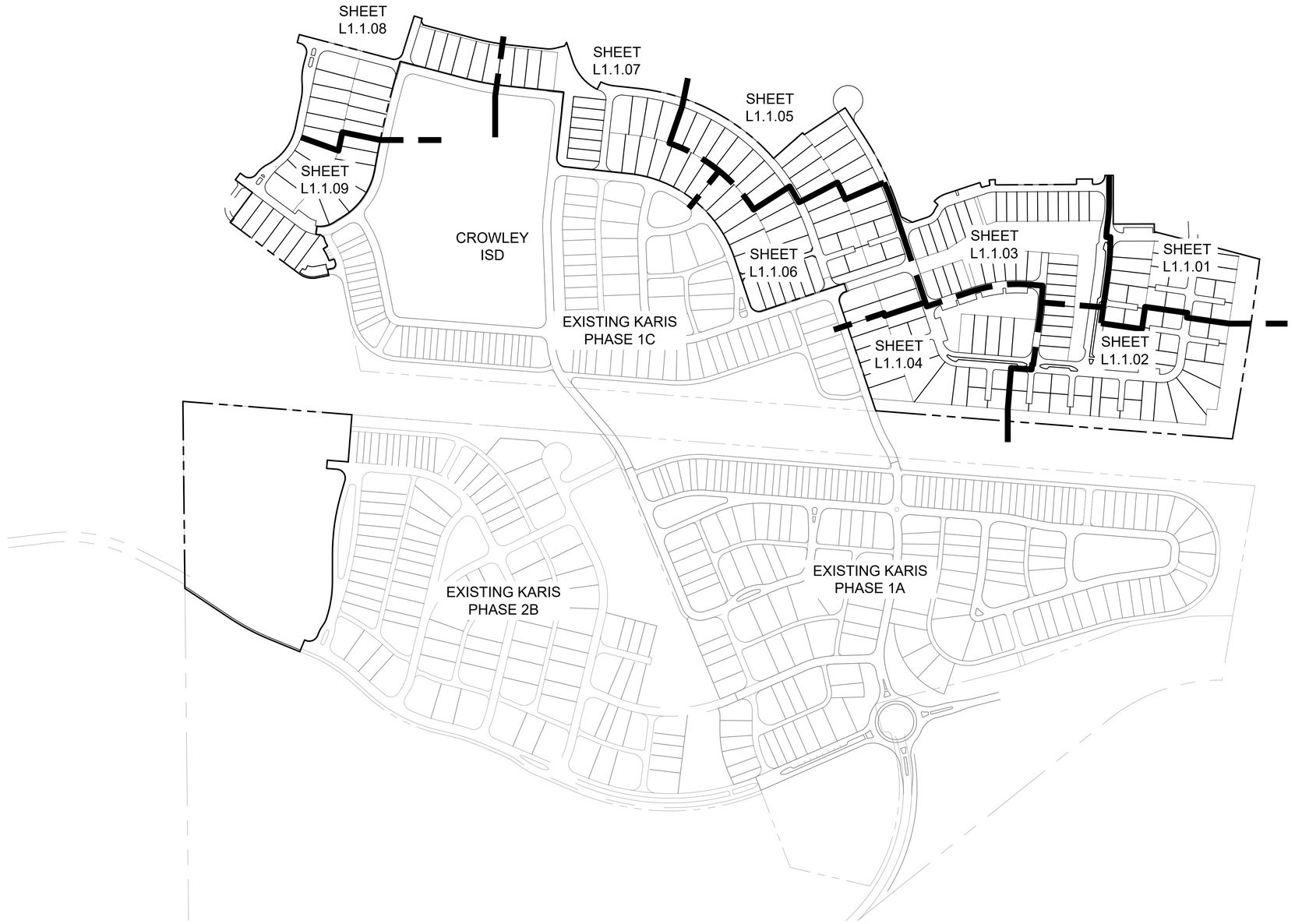
Revisions

Sheet Title

General Notes, Legends and Details

Sheet Number

L0.0.01



1 Keymap

PLAN

0' 100' 200' 400'
SCALE: 1"=200' NORTH

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Dallas, Texas 75230
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CHRISTOPHER CAMPBELL 2605 STATE OF TEXAS

01/11/2026

Project

KARIS
PHASE 2A
DEVELOPMENT
PLAN

Crowley, TX

The Nehemiah Company

Project Number	TNCn015
Drawn By	XY
Checked By	CC
Issue Date	05-29-2026

Revisions

Sheet Title

Keymap

Sheet Number

L0.0.02



1 Site

PLAN

SCALE: 1"=30' NORTH

Landprint.

Landscape Architecture & Urban Design

7822 Mason Dells Drive
Dallas, Texas 75230
469.987.3100 www.landprint.la

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER A. CAMPBELL
2505
STATE OF TEXAS

01/11/2026

Project

KARIS
PHASE 2A
DEVELOPMENT
PLAN

Crowley, TX

The Nehemiah Company

Project Number	TNCn015
Drawn By	XY
Checked By	CC
Issue Date	05-29-2026

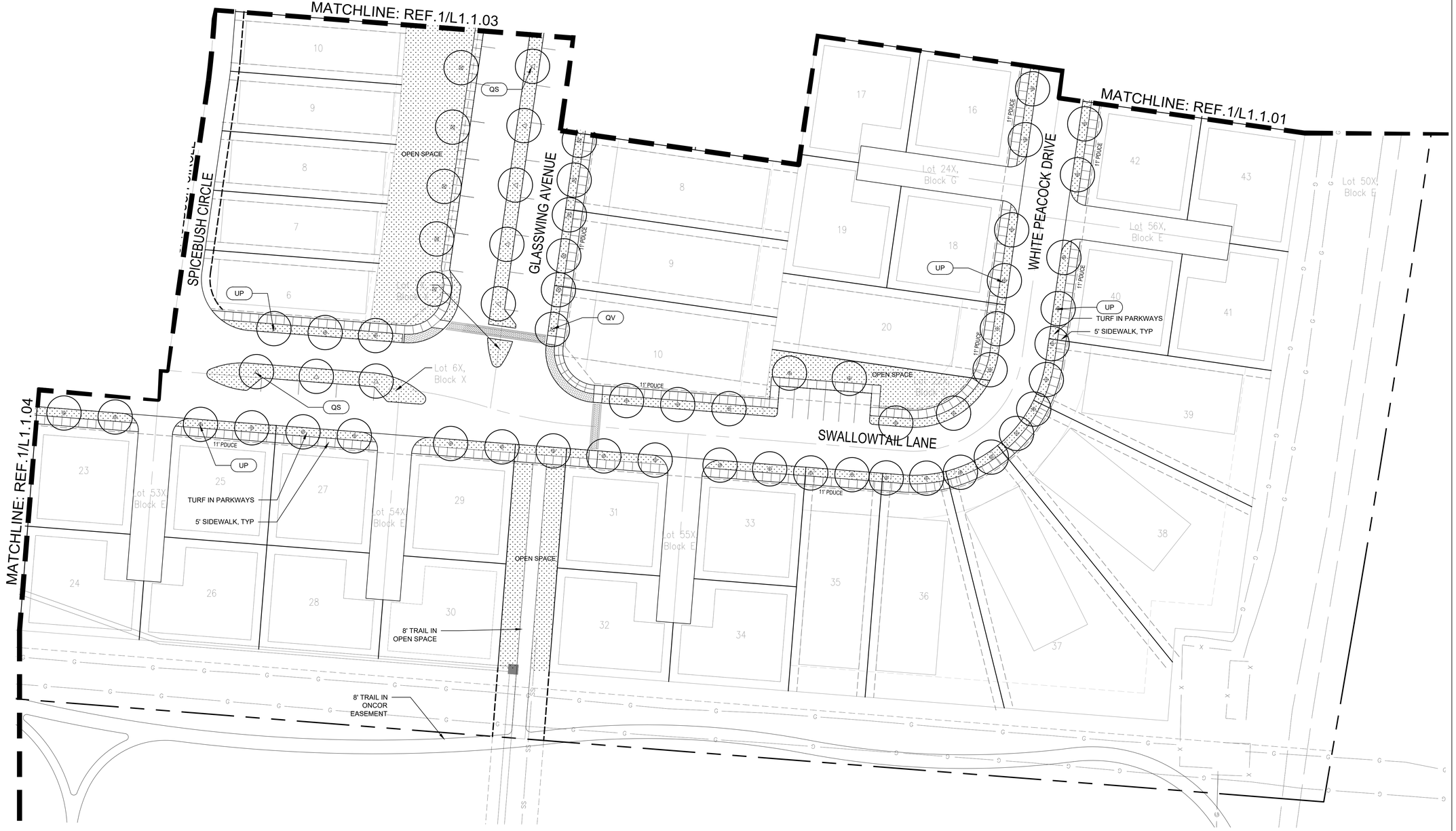
Revisions

Sheet Title

Landscape
Development
Plan

Sheet Number

L1.1.01



1 Site PLAN

0' 15' 30' 60' SCALE: 1"=30' NORTH

Landprint.

Landscape Architecture & Urban Design

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Dallas, Texas 75230
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LICENSED LANDSCAPE ARCHITECT CHRISTOPHER A. CAMPBELL 2505 STATE OF TEXAS

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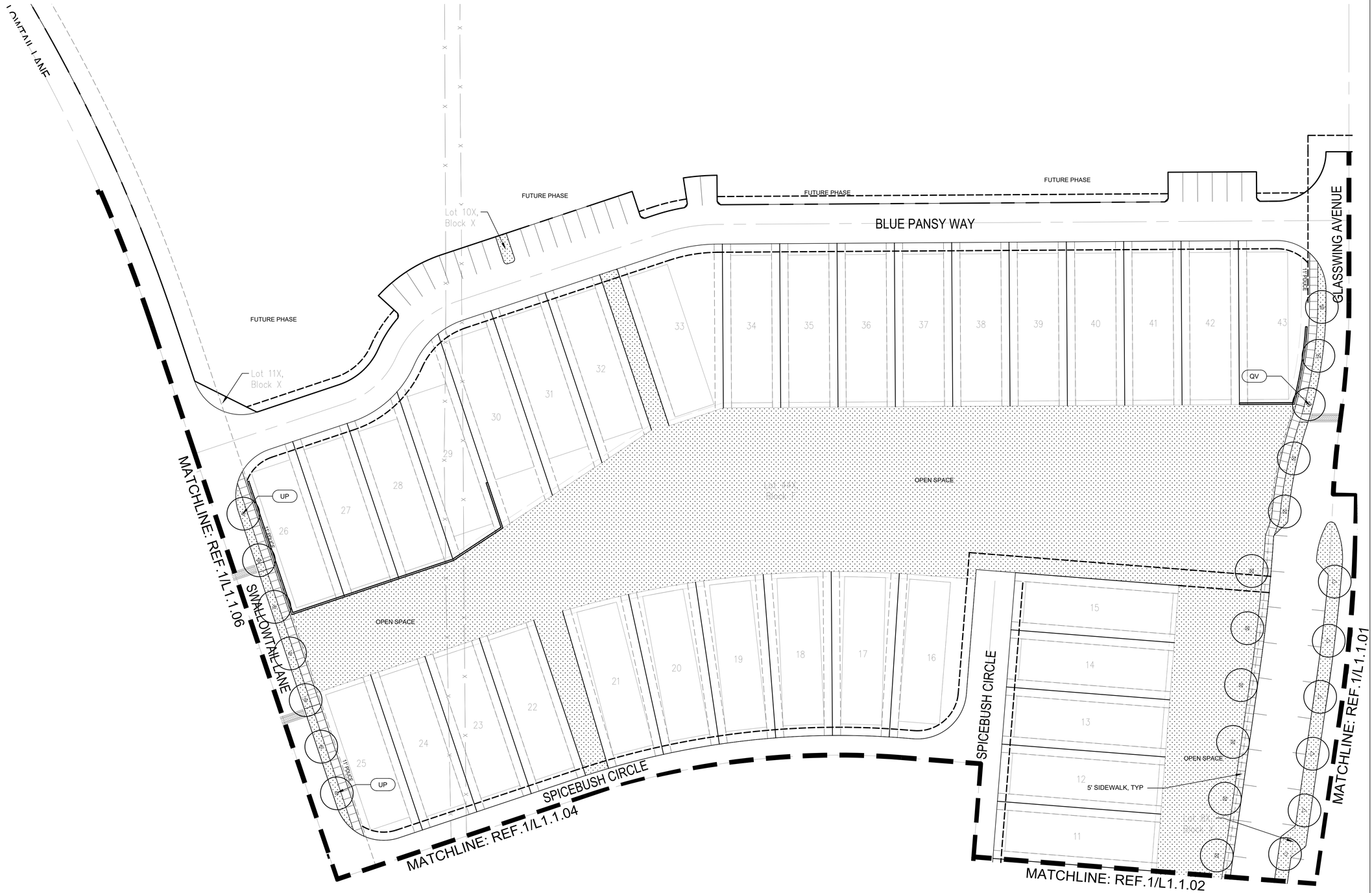
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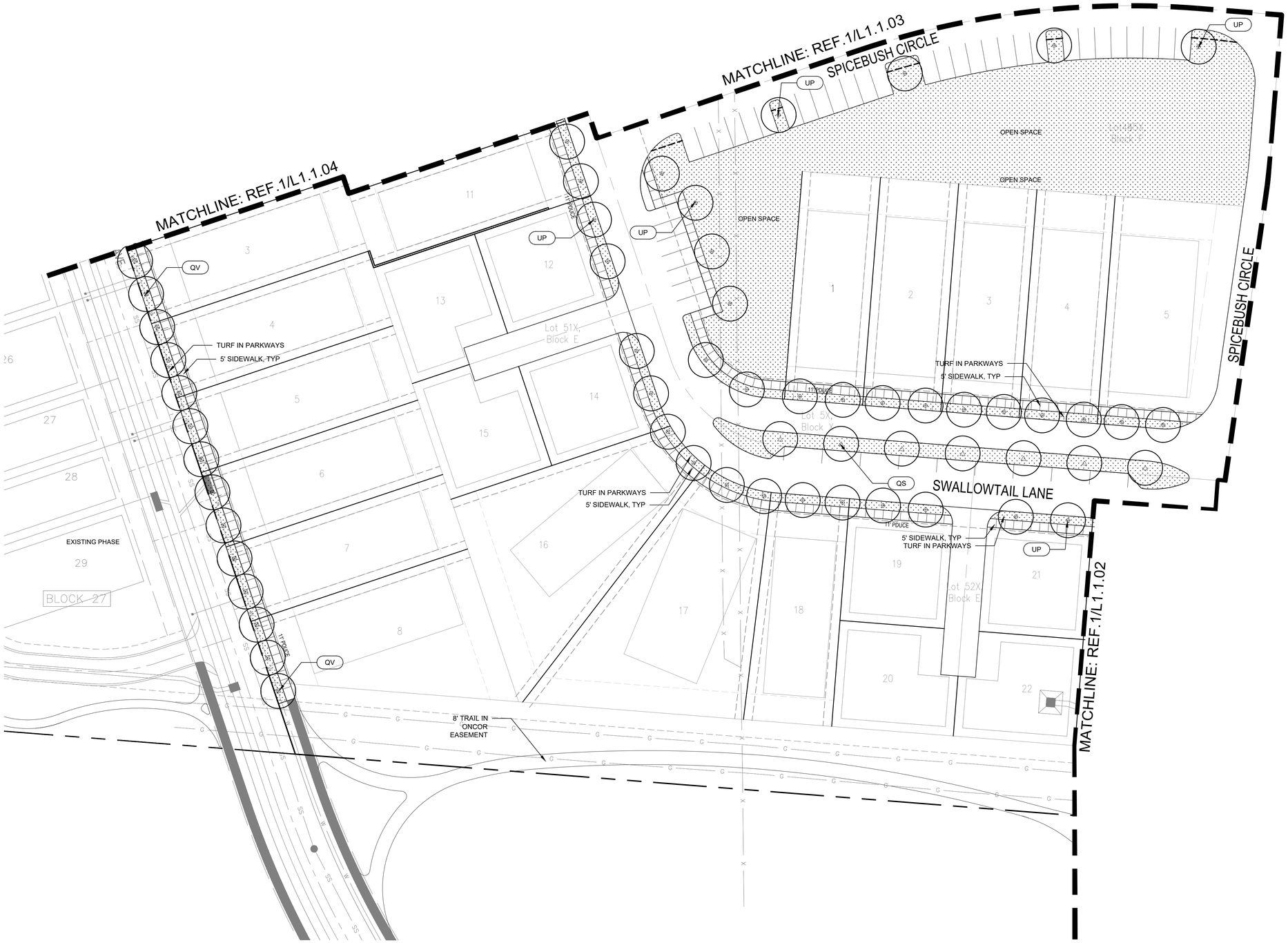
Sheet Title

Landscape Development Plan

Sheet Number

L1.1.02


SWALLOWTAIL LANE
FUTURE PHASE
FUTURE PHASE
FUTURE PHASE
BLUE PANSY WAY
GLASSWING AVENUE
Lot 10X, Block X
Lot 11X, Block X
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
UP
QV
OPEN SPACE
OPEN SPACE
OPEN SPACE
SWALLOWTAIL LANE
SPICEBUSH CIRCLE
SPICEBUSH CIRCLE
MATCHLINE: REF.1/L1.1.06
MATCHLINE: REF.1/L1.1.04
MATCHLINE: REF.1/L1.1.02
MATCHLINE: REF.1/L1.1.01
5' SIDEWALK, TYP
11' FENCE
11' FENCE
11' FENCE



1 Site PLAN

0' 15' 30' 60'
SCALE: 1"=30'
NORTH

Landprint.

Landscape Architecture & Urban Design

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CHRISTOPHER CAMPBELL 3605 STATE OF TEXAS

01/11/2026

Project

KARIS
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The Nehemiah Company

Project Number	TNCn015
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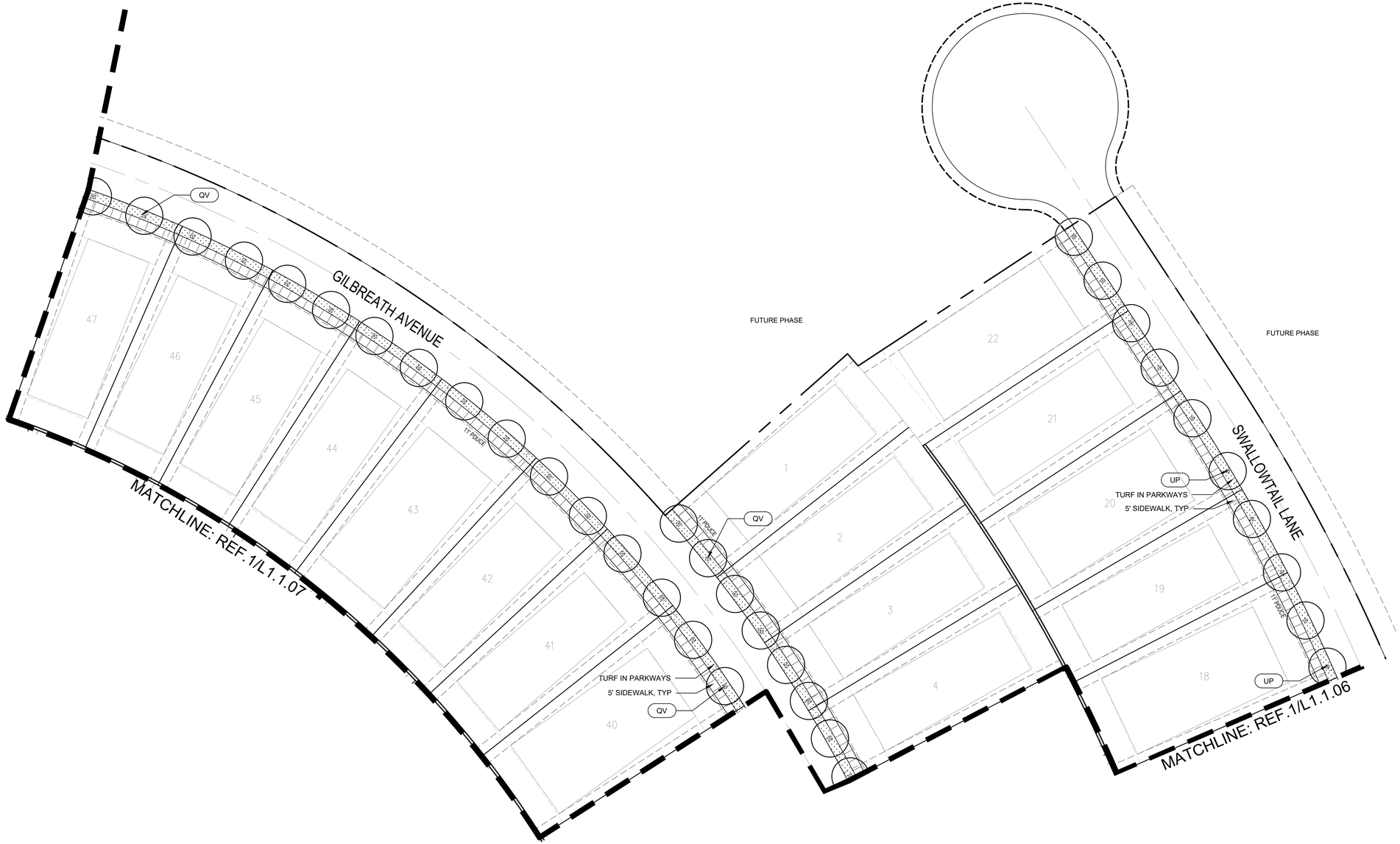
Revisions

Sheet Title

Landscape
Development
Plan

Sheet Number

L1.1.04



1 Site
PLAN

0' 15' 30' 60'
SCALE: 1"=30'
NORTH

Landprint.

Landscape Architecture & Urban Design

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER A. CAMPBELL
2605
STATE OF TEXAS

01/11/2026

Project

KARIS
PHASE 2A
DEVELOPMENT
PLAN

Crowley, TX

The Nehemiah Company

Project Number	TNCn015
Drawn By	XY
Checked By	CC
Issue Date	05-29-2026

Revisions

Sheet Title

Landscape
Development
Plan

Sheet Number

L1.1.05



1 Site
PLAN

0' 15' 30' 60'
SCALE: 1"=30' NORTH

Landprint.

Landscape Architecture & Urban Design

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CHRISTOPHER A. CAMPBELL
1005
STATE OF TEXAS
LANDSCAPE ARCHITECT
01/11/2026

Project

KARIS
PHASE 2A
DEVELOPMENT
PLAN

Crowley, TX

The Nehemiah Company

Project Number	TNCn015
Drawn By	XY
Checked By	CC
Issue Date	05-29-2026

Revisions

Sheet Title

Landscape
Development
Plan

Sheet Number

L1.1.06



1 Site
PLAN

0' 15' 30' 60'
SCALE: 1"=30' NORTH

Landprint.

Landscape Architecture & Urban Design

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER A. CAMPBELL
2605
STATE OF TEXAS

01/11/2026

Project

KARIS
PHASE 2A
DEVELOPMENT
PLAN

Crowley, TX

The Nehemiah Company

Project Number	TNCn015
Drawn By	XY
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Issue Date	05-29-2026

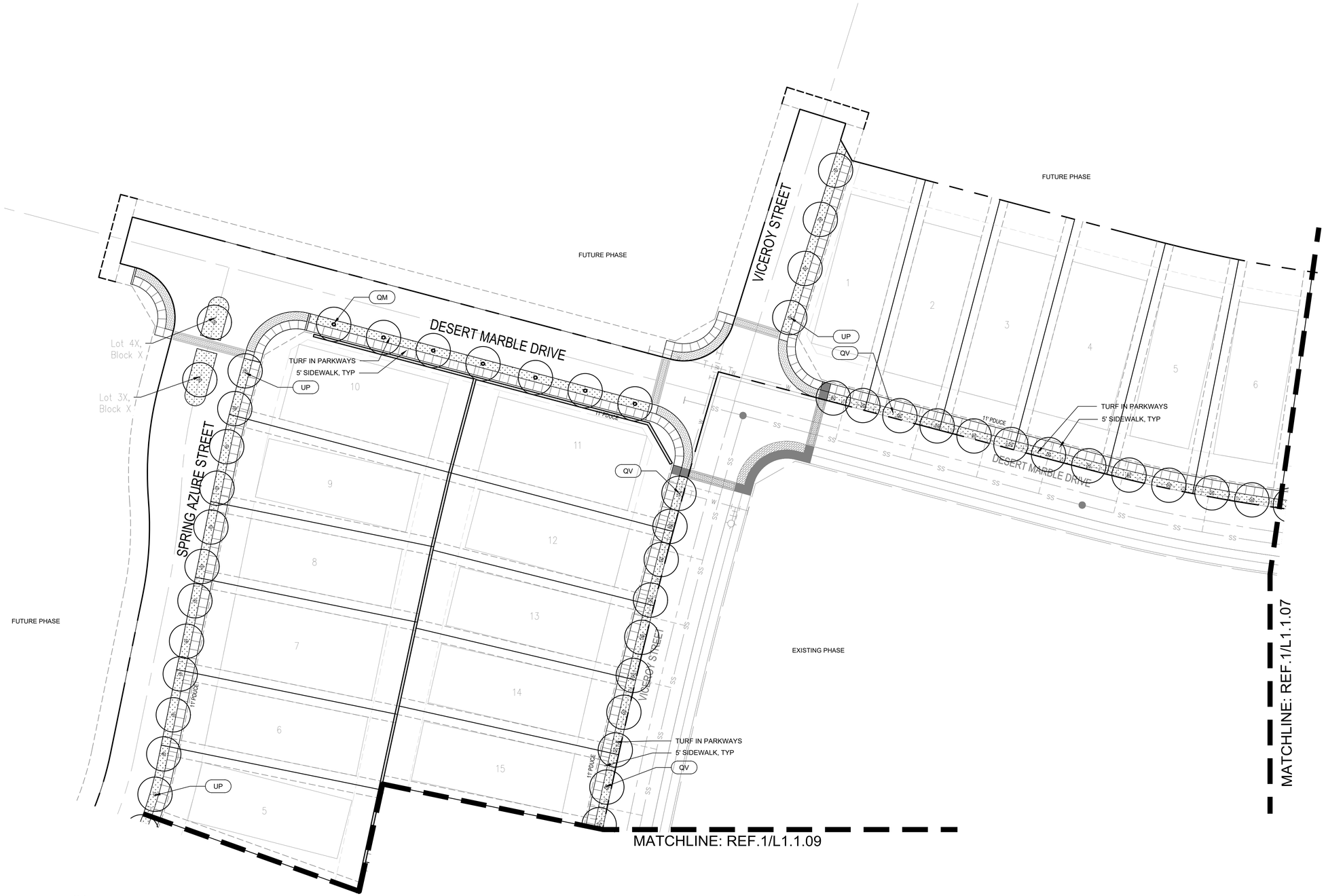
Revisions

Sheet Title

Landscape
Development
Plan

Sheet Number

L1.1.07



1 Site PLAN

SCALE: 1"=30' NORTH

Landprint.

Landscape Architecture & Urban Design

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LICENSED LANDSCAPE ARCHITECT CHRISTOPHER A. CAMPBELL 2695 STATE OF TEXAS

01/11/2026

Project

KARIS
PHASE 2A
DEVELOPMENT
PLAN

Crowley, TX

The Nehemiah Company

Project Number	TNCn015
Drawn By	XY
Checked By	CC
Issue Date	05-29-2026

Revisions

Sheet Title

Landscape
Development
Plan

Sheet Number

L1.1.08



1 Site
PLAN

0' 15' 30' 60'
SCALE: 1"=30' NORTH

Landprint.

Landscape Architecture & Urban Design

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Dallas, Texas 75230
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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER A. CAMPBELL
2005
STATE OF TEXAS

05/11/2026

Project

KARIS
PHASE 2A
DEVELOPMENT
PLAN

Crowley, TX

The Nehemiah Company

Project Number	TNCn015
Drawn By	XY
Checked By	CC
Issue Date	05-29-2026

Revisions

Sheet Title

Landscape
Development
Plan

Sheet Number

L1.1.09

T. TOLER SURVEY
ABSTRACT NO. 1536

N
W E
S

0 60 120 240
1 inch = 120 ft.

DESERT MARBLE DRIVE
SPRING ADIRE STREET
VICEROY STREET
VICEROY STREET
POPPYSEED LANE
RED ADMIRAL LANE
PEARL CRESCENT PLACE
GILBREATH AVENUE
SWALLOWTAIL LANE
BLUE PANSY WAY
SPICEBUSH CIRCLE
SPICEBUSH CIRCLE
GLASSWING AVENUE
WHITE PEACOCK DRIVE
SWALLOWTAIL LANE
JULES VERNE DRIVE
BOLDEN AVENUE
PAINTED LADY DRIVE
HACKBERRY EMPEROR STREET
HACKBERRY EMPEROR STREET
HACKBERRY EMPEROR STREET
ALLEY 16
CROWLEY INDEPENDENT SCHOOL DISTRICT
EXISTING KARIS PHASE 1C
ATCHISON, TOPEKA & SANTA FE RAILROAD
BURLINGTON NORTHERN & SANTA FE RAILROAD
TEXAS ELECTRIC TRANSMISSION EASEMENT
M. WALTERS SURVEY
ABSTRACT NO. 1598
ALLEY 1
ALLEY 1
ALLEY 1
CARNATION DRIVE
BOLDEN AVENUE
ALLEY 5
ALLEY 2
ALLEY 2
DESERT ROSE LANE
EXISTING KARIS PHASE 1B
ALLEY 4
BEVERLY STREET
ALLEY 7
ALMOND BLOSSOM CIRCLE
ALLEY 8
BLUEBONNET PLACE
CARNATION DRIVE
ALMOND BLOSSOM CIRCLE
ALLEY 9
ALLEY 6
ALLEY 3
DAISY WAY
GOLDENROD DRIVE
ALLEY 23
MARIGOLD LANE
INDUSTRIAL

LEGEND

- PHASE LINE
- PROPOSED OPEN SPACE
- EXISTING OPEN SPACE
- 700' OPEN SPACE RADIUS POINT
- 700' OPEN SPACE RADIUS

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ENGINEERING & SURVEYING
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TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

These plans are released for the purpose of interim review under the authority of GREG T. HELSEL, P.E. 120339

Date: XX/XX/2026
It is not to be used for construction.

KARIS PHASE 2A
CITY OF CROWLEY
TARRANT COUNTY, TEXAS
PARKS & OPEN SPACE LAYOUT

Revisions	Date

Scale: ##########
Drawn By: TC
Checked By: GTH
Sheet 16
SEI No. 26-036

Plotted by: Hidjanie Plot Date: 7/15/2026 11:10 AM
Drawing: C:\2026_JOBS\26-036 Karis 2A\CAD\Exhibits\Development Plans\Plans & Open Space Layout.dwg Saved By: Hidjanie Save Time: 7/15/2026 11:09:37 AM

PROPERTY: 564.0 AC

PHASE 1A: 38.3 AC
28.9 AC LOTS/ROADS/ALLEYS
2.19 AC OPEN SPACE
4.41 AC BUFFER/UNDISTURBED
2.79 AC AMENITY

PHASE 1B: 17.9 AC
14.3 AC LOTS/ROADS/ALLEYS
1.71 AC OPEN SPACE
1.87 AC BUFFER/UNDISTURBED

PHASE 1C: 28.6 AC
15.7 AC LOTS/ROADS/ALLEYS
0.59 AC OPEN SPACE
2.28 AC BUFFER/UNDISTURBED
10.0 AC SCHOOL

PHASE 2A: 39.4 AC
35.6 AC LOTS/ROADS/ALLEYS
2.48 AC OPEN SPACE
1.34 AC BUFFER/UNDISTURBED

PHASE 2B: 47.7 AC
31.1 AC LOTS/ROADS/ALLEYS
5.96 AC OPEN SPACE
10.6 AC BUFFER/UNDISTURBED

PHASE 3A: 75.1 AC
63.4 AC LOTS/ROADS/ALLEYS
3.91 AC OPEN SPACE
4.36 AC BUFFER/UNDISTURBED
3.48 AC UNDEVELOPABLE

PHASE 3B: 72.7 AC
34.4 AC LOTS/ROADS/ALLEYS
0.16 AC OPEN SPACE
22.8 AC BUFFER/UNDISTURBED
0.70 AC POND
2.70 AC UNDEVELOPABLE
11.9 AC FLOODPLAIN

PHASE 4: 69.7 AC
55.7 AC LOTS/ROADS/ALLEYS
2.13 AC OPEN SPACE
7.26 AC BUFFER/UNDISTURBED
4.60 AC UNDEVELOPABLE

PHASE 5: 127.0 AC
58.7 AC LOTS/ROADS/ALLEYS
8.83 AC OPEN SPACE
13.6 AC BUFFER/UNDISTURBED
5.00 AC UNDEVELOPABLE
22.2 AC FLOODWAY
18.7 AC FLOODPLAIN

PHASE 6: 47.6 AC
19.7 AC LOTS/ROADS/ALLEYS
0.90 AC OPEN SPACE
18.1 AC BUFFER/UNDISTURBED
4.45 AC FLOODWAY
4.45 AC FLOODPLAIN

TD-4
+/- 13,528 LFF

TD-3A
+/- 14,888 LFF

TD-3B
+/- 8,814 LFF

8' GREEN BELT TRAIL

+/- 10.0 AC
SCHOOL
PARCEL

TD-1C
+/- 3,236 LFF

TD-2A
+/- 8,453 LFF

TD-2B
+/- 6,475 LFF

TD-1A
+/- 6,496 LFF

GREENBELT
TRAILHEAD

TD-1B
+/- 2,955 LFF

+/- 2.79 AC
AMENITY
PARCEL

8' OFFSITE
GREENBELT
TRAIL

DEER CREEK PEDESTRIAN BRIDGE

TD-5
+/- 13,674 LFF

TD-6
+/- 4,821 LFF

PROGRAMMED OPEN SPACE
FLOODWAY
FLOODPLAIN
POND
BUFFER/UNDISTURBED
UNDEVELOPABLE LAND

SCALE: 1"=300'
0 150' 300' 450' 750'

KARIS ▪ CROWLEY, TEXAS ▪ MASTER PLAN
PN1018172 12.08.2023 | NEHEMIAH

City of Crowley APPROVED

EXHIBIT

LandDesign.

12/8/2023 3:53 PM JKALAMAJA \\CORP.LANDDESIGN.COM\LDCORP\DATA\PROJECTS\CLT_2018\1018172\CAD\EXHIBITS\1018172-EXH-CALCS.DWG

KARIS

PRODUCT TYPE: SINGLE-FAMILY COTTAGE HOMESITES 30’






The cottage lots and front elevations appeal to individuals and families who desire single-family units with limited yard maintenance.

35' HOME: ALLEY ENTRY - MEWS

HOUSING TYPE ELEMENTS:

Lot Area: 3,150 SF min.
Lot Width: 35' min.
Lot Depth: 90' min.
Maximum Number of Stories: 3
Garage Orientation: Alley loaded
Front Yard Setback: 3' Back of curb
Minimum Interior Side Yard Setback: 5'
Minimum Corner Side Yard Setback: 15' Back of curb
Minimum Rear Yard Setback: 5'
Minimum Dwelling Unit Size; 1,250 SF min.
Maximum Lot Coverage: 80%

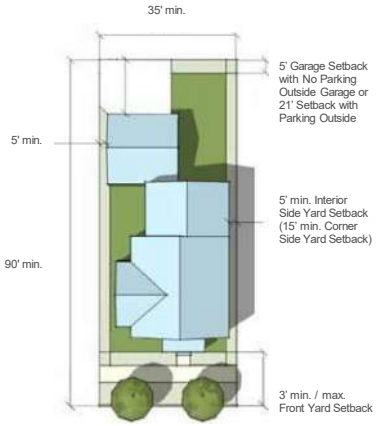
EXCEPTIONS TO MINIMUM SETBACK:

Minimum side setback to accessory building may be reduced to 3' (with the Town Architect's approval) when greater setback would be otherwise required.*
Minimum alley corner side yard setback on alley corner lots (lots at the intersection of an alley and a street or at the intersection of two alleys) may be reduced to 5' (subject to additional requirements from the City fire codes and from Ch. 98 of city code).

ALLOWED ENCROACHMENTS INTO SETBACK*:

1. Porches: up to 7' into front setback and 3' into corner side yard setback but in no event into the Public Sidewalk, Drainage, Utility, and City Construction Easement (PDUCE), private utility easement, or any public easement. 30% of products require 7' porches.
2. Box windows and fireplaces that do not extend to the foundation (up to 2' into all setbacks).
3. Balconies, awnings, and overhanging eaves (up to 2' into all setbacks).
4. Bay windows and fireplaces that extend to the foundation (up to 4' into front and corner side yard setbacks).
5. Stoops and stairs (up to 5' into front and rear setbacks).
6. Foundation encroachments of 4" to 6" on all setbacks are allowed for architectural details such as brick ledges.





Illustrations may not accurately reflect all lot variations. Please see text for specific requirements.

*Subject to additional fire rating requirements of City of Crowley

SECTION VI: PRODUCT TYPES

PRODUCT TYPE: 4 GROUP CLUSTER LOTS









Four Group Cluster Lots are detached housing types frequently used for transition between urban multi-family and single-family lot areas. Each unit is located on a separate platted lot. Units will consist of single or two-story.

**Subject to fire rating requirements of City of Crowley*

4 GROUP CLUSTER – FRONT LOTS: ALLEY ENTRY

KARIS

HOUSING TYPE ELEMENTS:

Lot Area: 2,100 SF min.
Lot Width: 35' min.
Lot Depth: 60' min.
Maximum Number of Stories: 2
Garage Orientation: Alley loaded
Minimum Front Yard Setback: 16' Back of curb
Minimum Interior Side Yard Setback: 5'
Minimum Corner Side Yard Setback: 15' Back of curb
Minimum Rear Yard Setback: 5'
Minimum Dwelling Unit Size: 1,000 SF
Maximum Lot Coverage: 80%

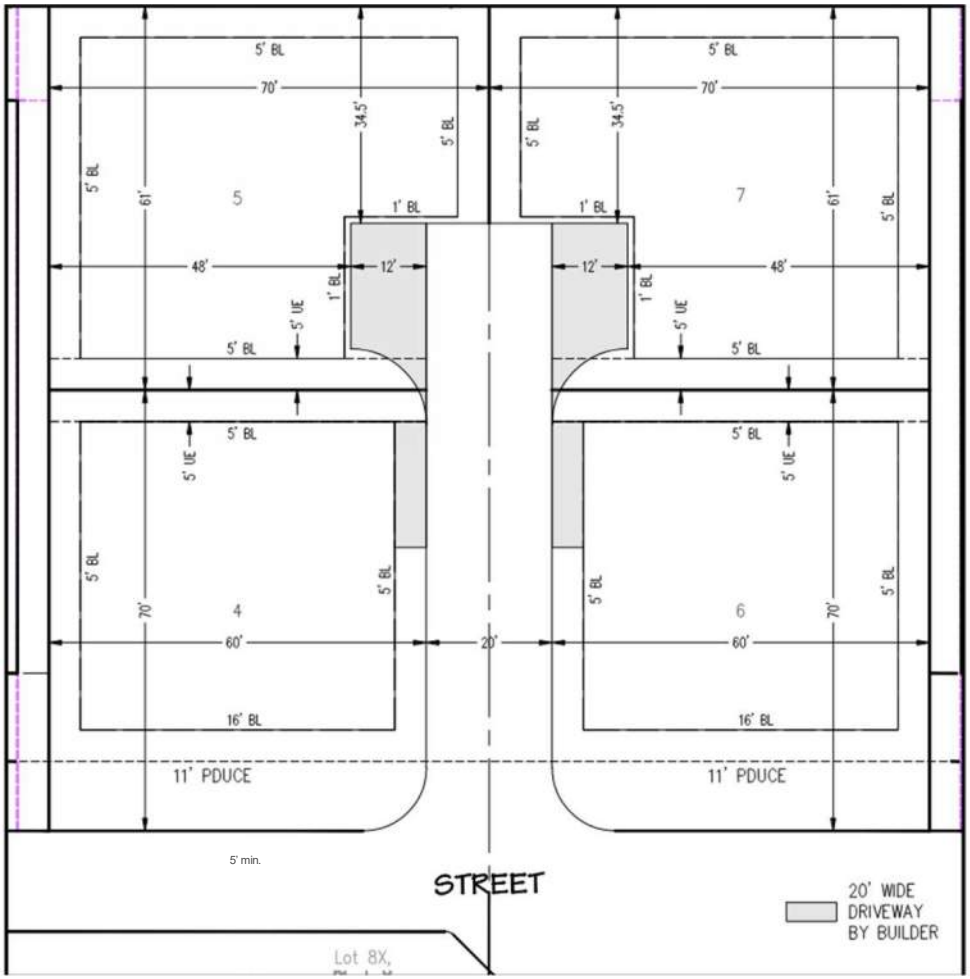
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ALLOWED ENCROACHMENTS INTO SETBACK*:

1. Porches: up to 7' into front setback and 3' into corner side yard setback but in no event into the Public Sidewalk, Drainage, Utility, and City Construction Easement (PDUCE), private utility easement, or any public easement. 30% of products require 7' porches.
2. Box windows and fireplaces that do not extend to the foundation (up to 2' into all setbacks).
3. Balconies, awnings, and overhanging eaves (up to 2' into all setbacks).
4. Bay windows and fireplaces that extend to the foundation (up to 4' into front and corner side yard setbacks).
5. Stoops and stairs (up to 5' into front and rear setbacks).
6. Foundation encroachments of 4" to 6" on all setbacks are allowed for architectural details such as brick ledges.
7. Driveways only may be located within 1' of the property line

*Subject to additional fire rating requirements of City of Crowley



Illustrations may not accurately reflect all lot variations. Please see text for specific requirements.

4 GROUP CLUSTER – REAR LOTS: ALLEY ENTRY

KARIS

HOUSING TYPE ELEMENTS:

Lot Area: 2,100 SF min.
Lot Width: 35' min.
Lot Depth: 60' min.
Maximum Number of Stories: 2
Garage Orientation: Alley loaded
Minimum Front Yard Setback: 1' Back of curb
Minimum Interior Side Yard Setback: 5'
Minimum Corner Side Yard Setback: N/A
Minimum Rear Yard Setback: 5'
Minimum Dwelling Unit Size: 1,000 SF
Maximum Lot Coverage: 80%

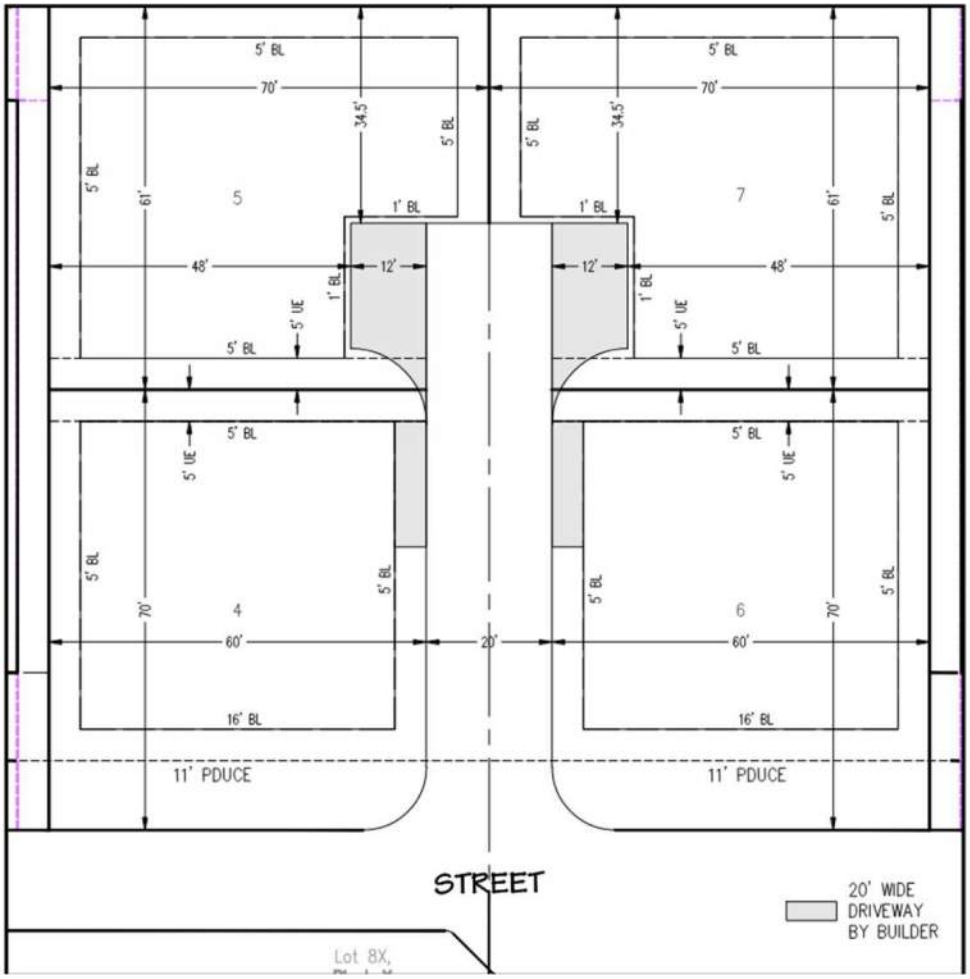
EXCEPTIONS TO MINIMUM SETBACK:

Minimum side setback to detached garages or accessory building may be reduced to 3' (with the Town Architect's approval) when greater setback would be otherwise required.* Minimum alley corner side yard setback on alley corner lots (lots at the intersection of an alley and a street or at the intersection of two alleys) may be reduced to 5' (subject to additional requirements from the City fire codes and from Ch. 98 of city code).

ALLOWED ENCROACHMENTS INTO SETBACK*:

1. Porches: up to 7' into front setback and 3' into corner side yard setback but in no event into the Public Sidewalk, Drainage, Utility, and City Construction Easement (PDUCE), private utility easement, or any public easement. 30% of products require 7' porches.
2. Box windows and fireplaces that do not extend to the foundation (up to 2' into all setbacks).
3. Balconies, awnings, and overhanging eaves (up to 2' into all setbacks).
4. Bay windows and fireplaces that extend to the foundation (up to 4' into front and corner side yard setbacks).
5. Stoops and stairs (up to 5' into front and rear setbacks).
6. Foundation encroachments of 4" to 6" on all setbacks are allowed for architectural details such as brick ledges.
7. Driveways only may be located within 1' of the property line

*Subject to additional fire rating requirements of City of Crowley



Illustrations may not accurately reflect all lot variations. Please see text for specific requirements.

PRODUCT TYPE: SINGLE FAMILY HOMESITE 40’









45’ HOME: FRONT ENTRY

KARIS

HOUSING TYPE ELEMENTS:

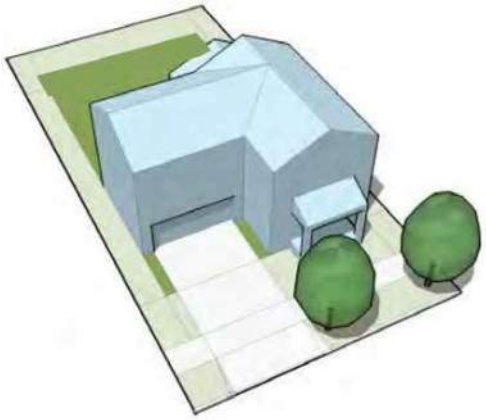
Lot Area: 5,400 SF min.
Lot Width: 45’ min.
Lot Depth: 120’ min.
Maximum Number of Stories: 3
Garage Orientation: Front loaded
Minimum Front Yard Setback: 25’ Back of curb
Minimum Interior Side Yard Setback: 5’
Minimum Corner Side Yard Setback: 15’ Back of curb
Minimum Rear Yard Setback: 15’
Minimum Dwelling Unit Size; 2,500 SF
Maximum Lot Coverage: 75%

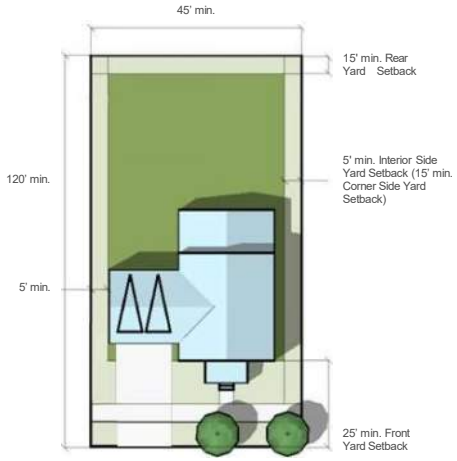
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Minimum side setback to detached garages or accessory building may be reduced to 3’ (with the Town Architect’s approval) when greater setback would be otherwise required.*
Minimum alley corner side yard setback on alley corner lots (lots at the intersection of an alley and a street or at the intersection of two alleys) may be reduced to 5’ (subject to additional requirements from the City fire codes and from Ch. 98 of city code).

ALLOWED ENCROACHMENTS INTO SETBACK*:

1. Porches: up to 7’ into front setback and 3’ into corner side yard setback but in no event into the Public Sidewalk, Drainage, Utility, and City Construction Easement (PDUCE), private utility easement, or any public easement. 30% of products require 7’ porches.
2. Box windows and fireplaces that do not extend to the foundation (up to 2’ into all setbacks).
3. Balconies, awnings, and overhanging eaves (up to 2’ into all setbacks).
4. Bay windows and fireplaces that extend to the foundation (up to 4’ into front and corner side yard setbacks).
5. Stoops and stairs (up to 5’ into front and rear setbacks).
6. Foundation encroachments of 4” to 6” on all setbacks are allowed for architectural details such as brick ledges.





Illustrations may not accurately reflect all lot variations. Please see text for specific requirements.

*Subject to additional fire rating requirements of City of Crowley

PRODUCT TYPE: EXECUTIVE SINGLE FAMILY HOMESITES 50′



Executive Homes are the most commonly used traditional lot types. These offer a moderately sized backyard.

55’ HOME: FRONT ENTRY

KARIS

HOUSING TYPE ELEMENTS:

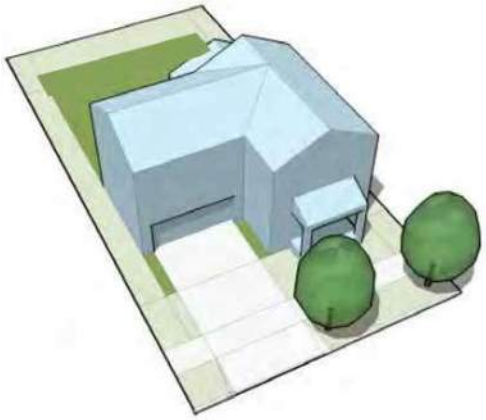
Lot Area: 7,000 SF min.
Lot Width: 55’ min.
Lot Depth: 120’ min.
Maximum Number of Stories: 3
Garage Orientation: Front loaded
Minimum Front Yard Setback: 25’ Back of curb
Minimum Interior Side Yard Setback: 5’
Minimum Corner Side Yard Setback: 15’ Back of curb
Minimum Rear Yard Setback: 15’
Minimum Dwelling Unit Size; 2,500 SF
Maximum Lot Coverage: 75%

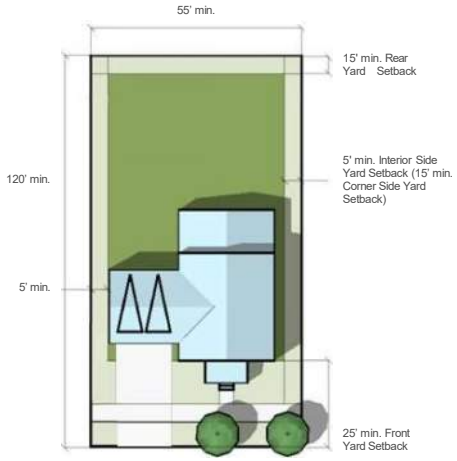
EXCEPTIONS TO MINIMUM SETBACK:

Minimum side setback to detached garages or accessory building may be reduced to 3’ (with the Town Architect’s approval) when greater setback would be otherwise required.* Minimum alley corner side yard setback on alley corner lots (lots at the intersection of an alley and a street or at the intersection of two alleys) may be reduced to 5’ (subject to additional requirements from the City fire codes and from Ch. 98 of city code).

ALLOWED ENCROACHMENTS INTO SETBACK*:

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2. Box windows and fireplaces that do not extend to the foundation (up to 2’ into all setbacks).
3. Balconies, awnings, and overhanging eaves (up to 2’ into all setbacks).
4. Bay windows and fireplaces that extend to the foundation (up to 4’ into front and corner side yard setbacks).
5. Stoops and stairs (up to 5’ into front and rear setbacks).
6. Foundation encroachments of 4” to 6” on all setbacks are allowed for architectural details such as brick ledges.

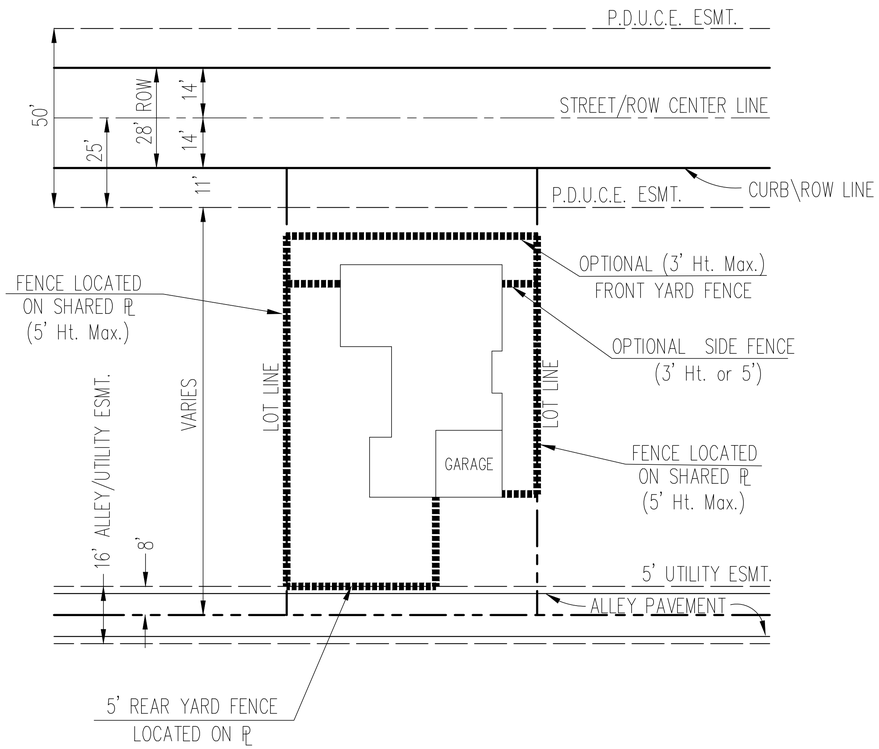




Illustrations may not accurately reflect all lot variations. Please see text for specific requirements.

*Subject to additional fire rating requirements of City of Crowley

TYPICAL LOT
GENERAL RESIDENTIAL FENCE LOCATION



NOTE: FENCING MAY BE INSTALLED AROUND OR WITHIN PARKS & OPEN SPACE CONSISTENT WITH MATERIALS LISTED BELOW. LOCATIONS WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT AT A LATER TIME.

MATERIALS: WOOD, WROUGHT IRON, OR TUBULAR STEEL
COLOR: BLACK, WHITE, EARTH TONES
TYPICAL HEIGHTS: 5' OR 3' (As Shown)

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These plans are released for the purpose of interim review under the authority of GREG T. HELSEL, P.E. 120339

Date: XX/XX/2026
It is not to be used for construction.

KARIS PHASE 2A
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

FENCE PLAN

Revisions | Date

Scale: 1" = 20'
Drawn By: TC
Checked By: GTH

Sheet 36

SEI No. 26-036

Drawing: C:\2026_JOBS\26-036 Karis 2A\CAD\Exhibits\Development Plans\Fence Plan.dwg Saved By: tSutton Save Time: 6/18/2026 10:35:39 AM
Plotted by: tsUpton Plot Date: 7/14/2026 6:58 PM

					PD Exhibit B, Paragraph G
	KARIS	Approximate Total Number of Buildings (Master Plan)	Percentage of Buildings Predominantly CFB	Number of Buildings Predominantly CFB (Master Plan)	Percentage of Buildings Predominantly CFB (Master Plan)
SF	Single Family Buildings	1531	25%	383	25%
TH	Condo/Townhome Buildings	507	25%	127	25%
A	Apartment Buildings	0	50%	0	0%
R	Retail Buildings	0	50%	0	0%
O	Office Buildings	0	25%	0	0%
S	School Buildings	1	0%	0	0%
	Building Totals	2039		MAX 30% per PD	25%

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KARIS PHASE 2A
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

CEMENTITIOUS FIBER BOARD TABLE

Revisions | Date

Scale:
Drawn By: TC
Checked By: GTH

Sheet 37

SEI No. 26-036

Drawing: G:\2026_JOBS\26-036 Karis 2A\CAD\Exhibits\Development Plans\Cementitious Fiber Board Table.dwg Saved By: Hidjaunk Save Time: 7/14/2026 9:02:18 AM
Plotted by: Hidjaunk Plot Date: 7/15/2026 1:30 PM

July 29, 2026

Kyle Dossey
The Nehemiah Company
212 W Main St
Arlington, TX 76010

Staff Review of revised Karis Phase 2A development plan

Dear Kyle,

Review comments for the Karis Addition Phase 2A revised development plan are provided below. No revisions will be accepted before the August 6 City Council meeting.

Planning comments (Rachel Roberts; 817-297-2201 ext. 3030)

Please see attached letter.

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

All comments have been addressed.

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

1. They still show "pull in" street parking on blind curves, but they removed a few spaces to allow more site distance. They could go a step further and remove the last tree or two from the curves leading into those parking spaces.
2. Looking at the landscaping, they still show trees at intersections that will prevent motorists from seeing the stop signs.

Utilities comments (Randy Manus; 817-297-2201 ext. 3210)

No comments.

Fire Department comments (Dave Anderson; 817-297-2201 ext. 5020)

All comments have been addressed.

Sincerely,

Rachel Roberts

Rachel Roberts
Planning & Development Director

Planning Review Comments
PD District Development Plan

SUBDIVISION: Karis 2A
APPLICANT: The Nehemiah Company

Submittal #:	2		
Reviewed by:	Rachel Roberts	Date:	7.28.2026

These comments are in addition to any comments provided by other review staff.

1) Sheet 2 table: in the column "lot width at street frontage," the lot widths given say "per accepted builder plans"; the ordinance says this, too. However, the lot width is set by the plat, not the builder. We're not asking the table to be changed since it matches the ordinance -- Just something to note.

   RESPONSE: ***Noted.***

2) Sheet 3 – Blue Pansy Way (Snapdragon on the preliminary plat and in the landscape development plan) is not color-coded to show what type of ROW it is. Is it an alley?

   RESPONSE: ***The name has been updated to Blue Pansy Way (24' Alley Mews), and it is now color coded based on the legend on the thoroughfare plan.***
   STAFF RESPONSE: ADDRESSED.

3) Sheet 1.107, trail on Bolden shows "5' mini. trail in open space"; this should be an 8 ft trail to match the previously-approved trail and trail exhibit included elsewhere in the development plan. This trail should then carry on northward through the open space at the end of Bolden to connect to the next/future phase.

   RESPONSE: ***Updated to show 8' trail per comment.***

   STAFF RESPONSE: ADDRESSED.

4) Sheet 16: street names don't match previous sheets or the preliminary plat.

   RESPONSE: ***Street names have been updated so preliminary plat and development plans match.***

   STAFF RESPONSE: ADDRESSED.

5) Previously, we had talked 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 development plan, although I do see an open space noted between Block E lots 31 and 23 on one side and 29 and 30 on the other. Will a trail be added in the open space? It's noted on the plat as only a drainage and utility easement.

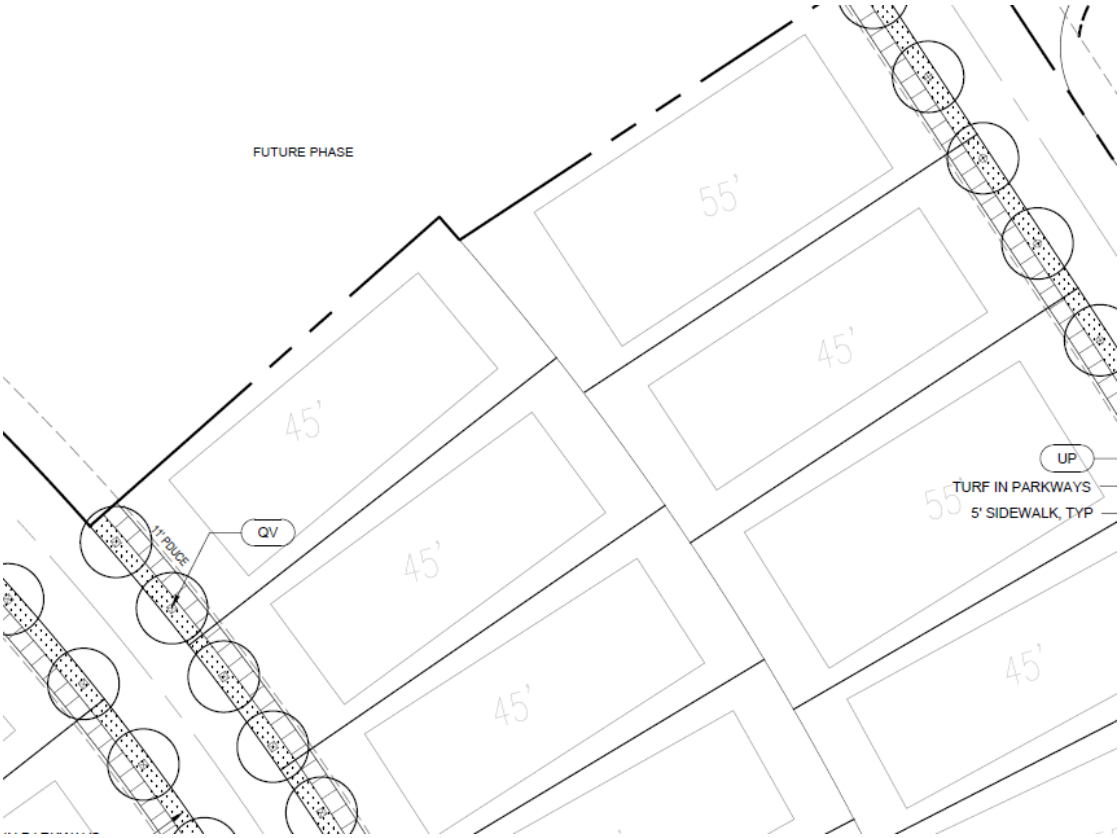
RESPONSE: ***The 8' trail mentioned previously has been added to the preliminary paving plans and landscape plans per comment. The open space lot easement in Block E (5) has been relabeled as an Access, Drainage, and Utility Easement on the preliminary plat***.

STAFF RESPONSE: ADDRESSED, but please provide documentation of approval from Oncor to continue the trail across the Oncor easement to connect with the existing Phase 1A.

6) Please show the lot size information more clearly. The City Council will want to see more easily what lot sizes are proposed.

RESPONSE: ***Lot details have been added to the land use plan for each lot type.***

STAFF RESPONSE: I should have provided an illustration to help make my comment more clear. The previous submittal showed the lot type for each lot on the plan. This information was shown very lightly, which might make it difficult for Council members to read, so I requested this information be shown more clearly (for example, with a slightly darker gray). In this screenshot below from the first submittal, you can see that some lots are 45' lot types, and some lots are 55' lot types. On the second submittal, this information was replaced with lot numbers. The lot numbers are a helpful addition, but the lot information should be added back to the development plan.



7) No elevations were provided for the following building types: 35' alley-entry mews; 45' front-entry; 55' front-entry; 4-group cluster. Under the Karis PD regulations, the development plan must include elevations that generally depict representative architecture along a typical block face

within the development plan area. A separate elevation shall be submitted for each building type proposed within a development plan area.

RESPONSE: ***Elevations have now provided for 35' alley-entry mews; 45' front entry; 55' front-entry; 4-group cluster.***

STAFF RESPONSE: *More information needed*. This elevation is labeled as 40' homesite; is it intended to represent 40' and 45' homes? Likewise, the homes shown as 50' homesites are intended to represent 55' and 55' homes?



8) Illustrations for typical lot layouts do not include 45' front entry building type or 4-group cluster building type.

RESPONSE: ***Typical lot layouts have now provided for 35' alley-entry mews; 45' front entry; 55' front entry; 4-group cluster.***

STAFF RESPONSE: ADDRESSED.

9) Illustrations for typical lot layout for 55' front entry building type don't include latest updates to the requirements.

RESPONSE: All typical lot layouts have been reviewed to match latest PD requirements.

STAFF RESPONSE: ADDRESSED.

10) Please check the numbers for the table showing number of homes allowed to predominately cementitious fiberboard. For 25% of townhomes, the number should be 127, and for single family detached homes, the number should be 383 for a total of 510.

RESPONSE*: Cementitious Fiberboard table has been updated.*
STAFF RESPONSE: ADDRESSED.
NOTE: No change is required to the development plan, but please note that apartment buildings, office buildings, and apartment buildings are shown on the table on sheet 37 but are not planned for this project.

11) 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 you do need to show the entire lot on at least one sheet. We previously did not call this out, 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.

RESPONSE**: **Sheet viewports have been updated to show full lots on each sheet instead of lots being split between different sheets.
STAFF RESPONSE: ADDRESSED.

City of Crowley, Texas
City Council Agenda Report

Presenter: Heather Gwin	**Meeting Date:** August 6, 2026
Department: Finance	**Agenda Item:** V.4.
Subject: Discuss tax rate calculations, and establish the proposed tax rate (take a record vote).	

Background:
Rates and calculations will be presented at the meeting.

Recommendation:

Financial Information:

Attachments:
None

City of Crowley, Texas
City Council Agenda Report

Presenter: Lori Watson	**Meeting Date:** August 6, 2026
Department: City Manager	**Agenda Item:** VIII.1.
Subject: Discuss the value and exchange of real property located within the city pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code.	

Background:
Texas Government Code Section 551.072 authorizes a governmental body to convene a closed (executive) session to deliberate the purchase, exchange, lease, or value of real property—but only when conducting such deliberations in an open meeting would have a detrimental effect on the body's negotiating position with a third party.

Recommendation:
Discuss the matter in a closed session; any action on the matter will be taken in open session.

Financial Information:

Attachments:
None