



Regular Session  
Council Agenda Packet  
April 1, 2021



**CITY OF CROWLEY**  
**CITY COUNCIL**  
**Council Regular Session**  
**April 1, 2021**  
**ATTENDANCE SHEET**

	<u>Worksession</u>	<u>Regular</u>
Council Member Johnny Shotwell, Place 1	_____	_____
Council Member Jerry Beck, Place 2	_____	_____
Council Member Jesse Johnson, Place 3	_____	_____
Mayor Pro Tem Carl Weber III, Place 4	_____	_____
Council Member Jimmy McDonald, Place 5	_____	_____
Council Member Christine Gilbreath, Place 6	_____	_____
Mayor Billy Davis	_____	_____
<b>Staff:</b>		
Robert Loftin, City Manager	_____	_____
Lori Watson, Finance Director/Asst City Mgr	_____	_____
Jack Thompson, EDC Director/Asst City Mgr	_____	_____
Rob Allibon, City Attorney	_____	_____
Carol Konhauser, City Secretary	_____	_____
Pleasant Brooks, Fire Chief	_____	_____
Kit Long, Chief of Police	_____	_____
Mike Rocamontes, Public Works Director	_____	_____
Rachel Roberts, Planning & Comm Dev Director	_____	_____
Cristina Winner, Community Services Director	_____	_____
Lisa Hansen, HR Administrator	_____	_____
Julie Hepler, Special Event Coordinator .	_____	_____
Jay Hinton, Media Relations	_____	_____





**AGENDA  
CROWLEY CITY COUNCIL  
APRIL 1, 2021  
WORKSESSION - 6:30 p.m.**

**Crowley City Hall  
201 E. Main Street  
Crowley TX 76028**

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*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).*

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**WORKSESSION - April 1, 2021 - 6:30 pm**

**I. CALL TO ORDER AND ROLL CALL**

**II. NON-ACTION ITEMS FOR DISCUSSION**

1. None.

**DISCUSSION OF ITEMS LISTED ON THE AGENDA**

**III. 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 regular meeting held March 18, 2021.

**IV. PUBLIC HEARINGS**

1. None.

**V. CITY BUSINESS**

1. Discuss and consider approval of a preliminary plat for Karis Addition phases 1-3, an approximately 263.10 acre tract owned by Bauer Farms LLC and located west of the railroad line, north of Main St and Race St, east of McCart, in the F. M. Wells Survey Abstract 1683, S. T. Wells Survey Abstract No 1684, T. Toler Survey Abstract 1536, J. C. Hunton Survey Abstract 728, J. W. Haynes Survey Abstract 780, S. S. Reynolds Survey Abstract 1316, and the John Click Survey Abstract 287. **Case # PP-2021-004.**

**VI. ADJOURNMENT**





**AGENDA  
CROWLEY CITY COUNCIL  
APRIL 1, 2021  
REGULAR SESSION - 7:00 p.m.**

**Crowley City Hall  
201 E. Main Street  
Crowley TX 76028**

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**REGULAR SESSION - April 1, 2021 - 7:00 pm**

**I. CALL TO ORDER AND ROLL CALL**

**II. INVOCATION**

**III. PLEDGE TO 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."*

**IV. PRESENTATIONS/PROCLAMATIONS**

1. Proclamation - Child Abuse Prevention Month.

**V. CONSENT AGENDA**

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1. Discuss and consider approving the minutes from the regular meeting held March 18, 2021.

**VI. PUBLIC HEARINGS**

1. None.

**VII. CITY BUSINESS**

1. Discuss and consider approval of a preliminary plat for Karis Addition phases 1-3, an approximately 263.10 acre tract owned by Bauer Farms LLC and located west of the railroad line, north of Main St and Race St, east of McCart, in the F. M. Wells Survey Abstract 1683, S. T. Wells Survey Abstract No 1684, T. Toler Survey Abstract 1536, J. C. Hunton Survey Abstract 728, J. W. Haynes Survey Abstract 780, S. S. Reynolds Survey Abstract 1316, and the John Click Survey Abstract 287. **Case # PP-2021-004.**

**VIII. ADVISORY BOARDS AND COMMISSIONS**

**1. Reports**

None

**2. Appointments/Reappointments**

None

**IX. 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.*

**X. ITEMS OF COMMUNITY INTEREST**

*\*\*\*An agenda information packet is available for public inspection in the Crowley Library and on the City website, under Agenda Packets\*\*\**



*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*

#### **XI. 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 as permitted by Government Code:

- 1. Section 551.071 (Consultation with Attorney)**
- 2. Section 551.072 (Deliberations about Real Property)**
- 3. Section 551.074 (Personnel Matters)**
- 4. Section 551.087 (Business Prospect/Economic Development)**

#### **XII. 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.*

#### **XIII. ADJOURNMENT**

**I, the undersigned authority, do hereby certify that this Agenda of the City Council Meeting to be held on Thursday, April 1, 2021, of the governing body of the City of Crowley is a true and correct copy posted on \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ am/ pm to the City Website and at Crowley City Hall, a place convenient and readily accessible to the public at all times.**

City of Crowley

\_\_\_\_\_  
Carol C. Konhauser, City Secretary

THE CITY COUNCIL RESERVES THE RIGHT OF THE FOLLOWING:

1. ITEMS DO NOT HAVE TO BE CONSIDERED IN THE SAME ORDER AS SHOWN ON THIS AGENDA;
  2. THE COUNCIL MAY CONTINUE OR RECESS ITS DELIBERATIONS TO THE NEXT CALENDAR DAY IF IT DEEMS IT NECESSARY.
- 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, or email [ckonhauser@ci.crowley.tx.us](mailto:ckonhauser@ci.crowley.tx.us) for further information.

**NOTICE:** A quorum of the Crime Control and Prevention District Board of Directors and the Economic Development Board of Directors will be present at this meeting; however, neither Board will take action on any items on this posted agenda.



## **Child Abuse Prevention Month Proclamation**

**WHEREAS**, children are our future and our greatest resource; and

**WHEREAS**, every child deserves a nurturing family and safe environment to grow into a healthy, productive member of the community; and

**WHEREAS**, child abuse is one of our nation's most serious public health problems and threatens the safety of our community; and

**WHEREAS**, in Tarrant County, 6,203 children were confirmed as victims of child abuse or neglect in 2020; and

**WHEREAS**, Alliance For Children provided trauma-informed services to 2,125 children in 2020;

**WHEREAS**, finding solutions to prevent child abuse is a community responsibility and depends on the involvement of all citizens; and

**WHEREAS**, effective child abuse prevention, investigation and treatment programs succeed because of partnerships among public and private agencies, schools, religious organizations, medical services, and the business community.

**NOW, THEREFORE, BE IT RESOLVED**, that I, Billy Davis, Mayor of the City of Crowley, Texas do hereby proclaim the month of April 2021 as Child Abuse Prevention Month in the City of Crowley, Texas and urge all citizens to work together to help reduce child abuse and neglect significantly in the years to come.

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BILLY P. DAVIS, Mayor

ATTEST:

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CAROL KONHAUSER, City Secretary





## Crowley City Council

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### AGENDA REPORT

**Meeting Date:** April 1, 2021

**Agenda Item:** V-1

**Staff Contact:** Carol C. Konhauser  
City Secretary  
**E-mail:** [ckonhauser@ci.crowley.tx.us](mailto:ckonhauser@ci.crowley.tx.us)  
**Phone:** 817-297-2201-X 4000

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**SUBJECT:** Discuss and consider approving the minutes from the regular meeting held March 18, 2021.

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#### **BACKGROUND/DISCUSSION**

Consider approval of minutes as presented.

#### **FINANCIAL IMPACT**

None

#### **RECOMMENDATION**

Staff recommends approval of the minutes as presented; council consideration is respectfully requested.

#### **ATTACHMENTS**

- Minutes



**MINUTES OF THE CITY COUNCIL WORK SESSION HELD Mar 18, 2021.** The City Council of the City of Crowley, Texas met in Work Session on Thursday, March 18, 2021, at 6:30 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis  
Council Member Johnny Shotwell, City Council Place 1  
Council Member Jerry Beck, City Council Place 2  
Council Member Jesse Johnson, City Council Place 3  
Mayor Pro-Tem Carl T. Weber III, City Council Place 4  
Council Member Jimmy McDonald, City Council Place 5

City staff included: Asst City Mngr/Finance Director, Lori Watson  
Asst City Mngr/EDC Director, Jack Thompson  
City Attorney, Rob Allibon  
City Secretary, Carol Konhauser  
Police Lieutenant, Michael Roach  
Planning and Community Dev Director, Rachel Roberts  
Community Services Director, Cristina Winner  
Special Event Coordinator, Julie Hepler

Absent: Council Member Christine Gilbreath, City Council Place 6

### **CALL TO ORDER/ ROLL CALL**

Mayor Billy Davis called the Work Session to order at 6:30 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

### **DISCUSSION OF NON-ACTION ITEMS**

1. **None.**

### **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 regular meeting held Mar 4, 2021.**  
No discussion.

### **PUBLIC HEARING**

1. **None.**

### **CITY BUSINESS**

1. **Discuss and consider Special Event Permit for Annual Celebration of Freedom Event to be held on Saturday, July 10, 2021. Consider adoption of Ordinance No. 03-2021-423 approving the traffic plan for the day of the event.**

No discussion.

2. **Discuss and consider adoption of Resolution R03-2021-350 to temporarily close Bicentennial Park on Saturday, July 10, 2021, for the safety of the public during the set up and preparation for the Celebration of Freedom Event.**

No discussion

3. **Discuss Special Event Permit for the Celebration of Freedom Parade to be held on Saturday, July 10, 2021.**

Special Event Coordinator Julie Hepler discussed the obstacles that staff would face holding the traditional parade due to the on-going construction on Main St. She presented an alternative route for the parade that was half the distance of the normal route. Ms Hepler also added that there were concerns from staff that this route would create significant traffic flow issues due to much of the



normal traffic having to be re-routed along with the additional traffic of the parade participants. Finally, she stated that staff was not in favor of holding the parade this year do to the concerns for the safety of participants.

Lieutenant Roach explained to council that this shorter parade would actually require more police presence than the traditional parade due to the construction, one-way streets, and detours. He further stated that the normal parade route has traditionally required 100% staffing and that he did know how where they would get additional personnel.

- 4. Discuss and consider approval of a preliminary plat for Creekside Phase 5, an approximately 88.091-acre tract located south of 1187 at Canoe Way, between Lasater Ranch and existing Creekside development, in the Ely Wickson Survey Abstract 1691 and the David A Kerr Survey Abstract 911. Case # PP-2021-003.**

Planning and Community Development Director Rachel Roberts informed council that there was a variance request on this plat and staff did support it. She also reminded council that if they were going to approve the plat, that they would need to state their approval or denial of the variance as part of their motion. Additionally, she stated the Planning and Zoning Committee did approve the preliminary plat with two conditions, the first that an application was submitted to FEMA and second that certain easements were abandoned prior to submitting the final plat for approval.

#### **ADJOURNMENT**

As there was no further business to discuss, the work session was adjourned at 6:42 pm.



**MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD March 18, 2021.** The City Council of the City of Crowley, Texas met in Regular Session on Thursday, March 18, 2021, at 7:00 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis  
Council Member Johnny Shotwell, City Council Place 1  
Council Member Jerry Beck, City Council Place 2  
Council Member Jesse Johnson, City Council Place 3  
Mayor Pro-Tem Carl T. Weber III, City Council Place 4  
Council Member Jimmy McDonald, City Council Place 5

City staff included: Asst City Mngr/Finance Director, Lori Watson  
Asst City Mngr/EDC Director, Jack Thompson  
City Attorney, Rob Allibon  
City Secretary, Carol Konhauser  
Police Lieutenant, Michael Roach  
Planning and Community Dev Director, Rachel Roberts  
Community Services Director, Cristina Winner  
Special Event Coordinator, Julie Hepler

Absent: Council Member Christine Gilbreath, City Council Place 6

### **CALL TO ORDER/ ROLL CALL**

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

### **INVOCATION/PLEDGE OF ALLEGIANCE**

Invocation was given by Council Member Jesse Johnson followed by the Pledge of Allegiance to the American and Texas Flags.

### **PRESENTATIONS/PROCLAMATIONS**

1. **None.**

### **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 regular meeting held Mar 4, 2021.**

Council Member Jimmy McDonald made the motion to approve the Consent Agenda item(s), second by Council Member Jerry Beck; council voted unanimously to approve the motion as presented. Motion carried 6-0.

### **PUBLIC HEARING**

1. **None.**

### **CITY BUSINESS**

1. **Discuss and consider Special Event Permit for Annual Celebration of Freedom Event to be held on Saturday, July 10, 2021. Consider adoption of Ordinance No. 03-2021-423 approving the traffic plan for the day of the event.**

Council Member Jesse Johnson made the motion to approve the Special Event Permit for the Annual Celebration of Freedom, second by Council Member Carl Weber, council voted unanimously to approve the motion as presented. Motion carried 6-0.



2. **Discuss and consider adoption of Resolution R03-2021-350 to temporarily close Bicentennial Park on Saturday, July 10, 2021, for the safety of the public during the set up and preparation for the Celebration of Freedom Event.**

Council Member Jimmy McDonald made the motion to approve Resolution R03-2021-350, second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 6-0

3. **Discuss Special Event Permit for the Celebration of Freedom Parade to be held on Saturday, July 10, 2021.**

Council Member Jimmy McDonald made the motion to cancel the Celebration of Freedom Parade, second by Council Member Jesse Johnson. Council Member Jerry Beck voted nay; council voted 5-1 on the motion as presented. Motion carried 5-1

4. **Discuss and consider approval of a preliminary plat for Creekside Phase 5, an approximately 88.091-acre tract located south of 1187 at Canoe Way, between Lasater Ranch and existing Creekside development, in the Ely Wickson Survey Abstract 1691 and the David A Kerr Survey Abstract 911. Case # PP-2021-003.**

Council Member Jesse Johnson made the motion to approve the preliminary plat for Creekside Phase 5 with the variance and two conditions which were approved by the Planning and Zoning Committee, second by Council Member Carl Weber, council voted unanimously to approve the motion as presented. Motion carried 6-0

#### **ADVISORY BOARDS AND COMMISSIONS**

*Reports/appointments or reappointments.*

1. Reports:  
None
2. Appointments/Reappointments:  
None

#### **PUBLIC COMMENT**

Mayor Davis asked if there were any citizens or visitors wishing to speak.

Terri Horn, Crowley Chamber of Commerce, stepped forward to announce upcoming Chamber events. She reminded everyone about the Mar 25, 2021 Lunch and Learn as well as the Ribbon Cutting for Smoke on the Bone.

#### **ITEMS OF COMMUNITY INTEREST**

Mayor Davis then asked if there were any community interest items.

As there was no further business, Mayor Davis adjourned the meeting at 7:07 p.m.

ATTEST:

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Billy Davis, Mayor

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Carol C. Konhauser, City Secretary





## City of Crowley City Council AGENDA REPORT

**Meeting Date:** April 1, 2021

**Agenda Item:** VII-1

**Staff Contact:** Rachel Roberts

**E-mail:** rroberts@ci.crowley.tx.us

**Phone:** 817/297-2201 x 3030

**SUBJECT:** Discuss and consider approval of a preliminary plat for Karis Addition phases 1-3, an approximately 263.10 acre tract owned by Bauer Farms LLC and located west of the railroad line, north of Main St and Race St, east of McCart, in the F. M. Wells Survey Abstract 1683, S. T. Wells Survey Abstract No 1684, T. Toler Survey Abstract 1536, J. C. Hunton Survey Abstract 728, J. W. Haynes Survey Abstract 780, S. S. Reynolds Survey Abstract 1316, and the John Click Survey Abstract 287. **Case # PP-2021-004**

### BACKGROUND AND OVERVIEW

<b>Request</b>	Preliminary plat for Karis Addition phases 1 – 3
<b>Applicant</b>	Scott Koehler of Graham Associates on behalf of The Nehemiah Company and Bauer Farms and Land LLC
<b>Location</b>	West of railroad tracks and Industrial Blvd/Beverly, north of Trail and Race streets
<b>Zoning of Property</b>	Karis planned development district (Ordinance # 06-2018-332)
<b>Surrounding Zoning</b>	SF 6.0, SF 7.2, SF 9.6, SF 20, 2F, MF, GC, I, and PD
<b>Future Land Use Plan Designation</b>	High Density Single Family Residential, Medium Density Single Family Residential, and Open Space/Park.
<b>Staff Recommendation</b>	Approve conditionally
<b>Planning &amp; Zoning Commission Recommendation</b>	Approve conditionally

### BACKGROUND & CURRENT STATUS OF PROPERTY

Karis Addition (phases 1 – 3) is located on 263 acres west of the rail line, north of Trail St and Race St, east of McCart and Trail St, and running north to just above Industrial. It will eventually connect to Trails Trace to the west and to the south (Trails Trace has received only preliminary plat approval; no construction is expected for Trails Trace prior to submittal of a final plat application for Karis) and will eventually expand farther to the north, but those future developments are not included in this preliminary plat. The development includes open space 29 lots, which will be maintained by the Karis Municipal Management District. The plat also includes one lot for a school and one for an amenity center.

### STAFF REVIEW

<i>Comprehensive Land Use Plan</i>
The Future Land Use Plan classifies this property as <b>High Density Single Family Residential, Medium Density Single Family Residential, and Open Space/Park.</b>



One purpose of the High Density Single Family Residential category is to provide options for the development of higher-density, owner-occupied housing and to encourage high density residential uses along residential corridors. Attached housing is appropriate for this category. The comprehensive plan specifically names the Karis development as an example of this land use category.

One purpose of the Medium Density Single Family Residential land use category is to allow “small lot single family development to make efficient use of land in close proximity to commercial corridors...” The comprehensive plan states that attached and detached single-family homes are appropriate in this category. The plan also specifically names the Karis development as an example of this land use category.

The Karis project will have a large amount of land set aside for parks and open space, roughly following the areas designated in the comprehensive plan.

The preliminary plat conforms to the comprehensive land use plan.

<i>Development Requirements</i>
In addition to conformance with the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

***Requirements of the zoning district (planned development district regulations for Karis)***

The plat meets the requirements of the zoning district.

***Requirements from the General Development Ordinance (Ch. 98)***

The plat meets the requirements of the general development ordinance.

***Public Works / Infrastructure Requirements (Technical Specifications)***

The plat meets the required technical specifications. A letter from the city’s engineers recommending approval of the preliminary plat is included with this report.

***Other Requirements***

The property includes land that was previously platted as Deer Creek Estates, an unbuilt subdivision. The city approved vacating the plat last year, but the county clerk’s office would not accept the filing format (this format had been accepted by the clerk’s office in the past but is no longer accepted). The applicant is in the process of updating the document for filing, but at this time, the Deer Creek Estates plat has not been abandoned.

**STAFF RECOMMENDATION**

Based on the above analysis, staff recommends conditional approval, with the condition that the Deer Creek Estates plat must be vacated (filed with and accepted by Tarrant County) prior to application for a final plat.

**RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION**

The Planning & Zoning Commission considered this case during its meeting on March 22. The Commission voted to recommend approval with the condition recommended by staff.



## **ACTION BY THE CITY COUNCIL**

Sample motions are provided below. You are not required to use any of these motions. *If the Council would like to approve the variance, you will need to include the approval in your motion.*

Approval: Based on the information presented, I find that the request is in compliance with the comprehensive land use plan and meets city requirements. I make a motion to approve the preliminary plat for Karis Addition phases 1 through 3 with the requested variance.

Approval with Conditions: Based on the information presented, I find that the request is in compliance with the comprehensive land use plan and will meet city requirements under certain conditions. I make a motion to approve the preliminary plat for Karis Addition phases 1 through 3 with the requested variance on the condition that the Deer Creek Estates vacating plat must be filed with Tarrant County prior to application for a final plat. *[or list other conditions]*

Deny: Based on the information presented, I find that the proposed plat does not meet city requirements *[or does not conform to the comprehensive plan]* and make a motion to deny the preliminary plat for Karis Addition.

### **ATTACHMENTS:**

- Maps showing location, future land use plan classification, and zoning classification
- Plat drawing
- Application

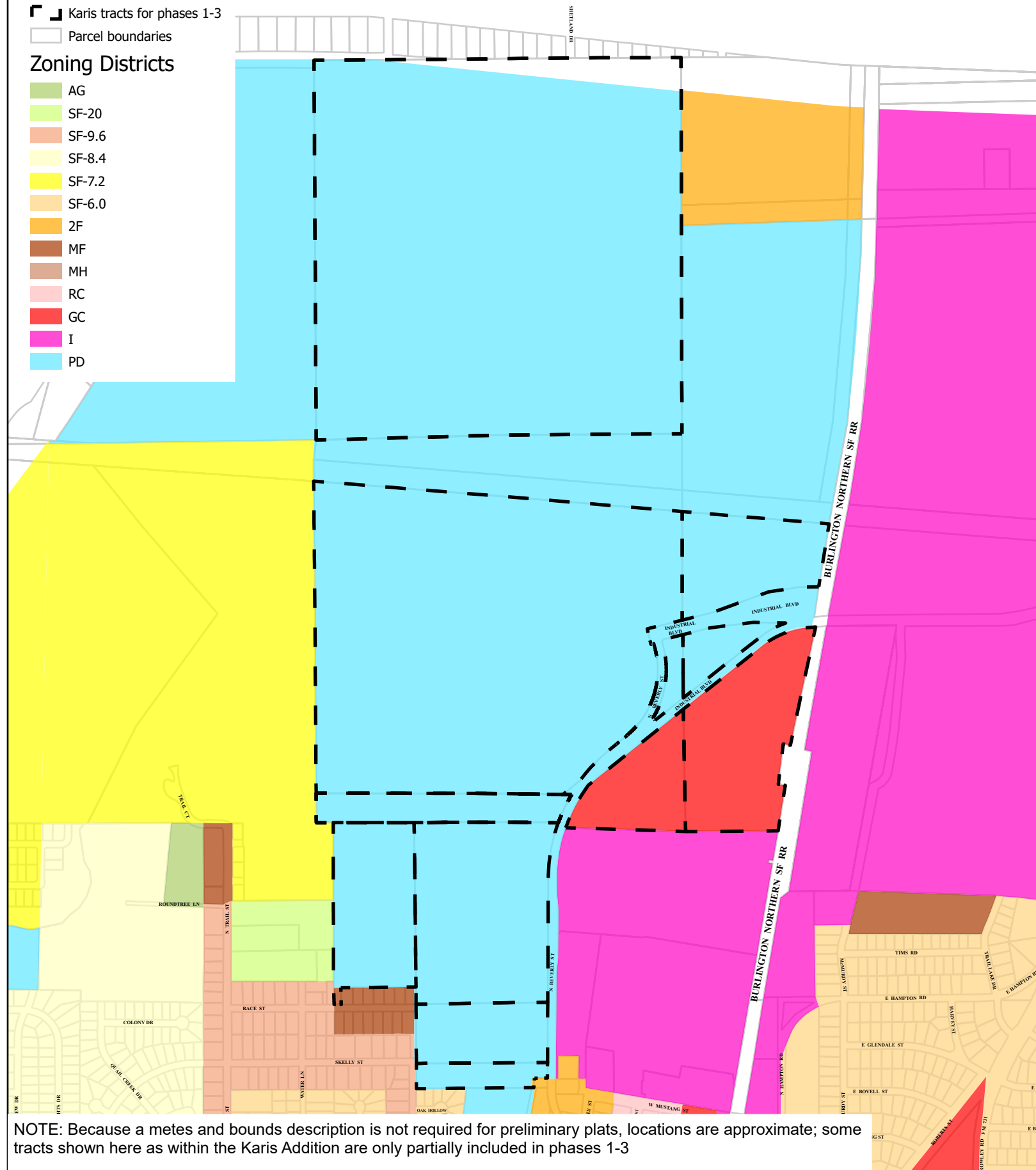


Karis tracts for phases 1-3

Parcel boundaries

## Zoning Districts

- AG
- SF-20
- SF-9.6
- SF-8.4
- SF-7.2
- SF-6.0
- 2F
- MF
- MH
- RC
- GC
- I
- PD



NOTE: Because a metes and bounds description is not required for preliminary plats, locations are approximate; some tracts shown here as within the Karis Addition are only partially included in phases 1-3

0 250 500 1,000 Feet

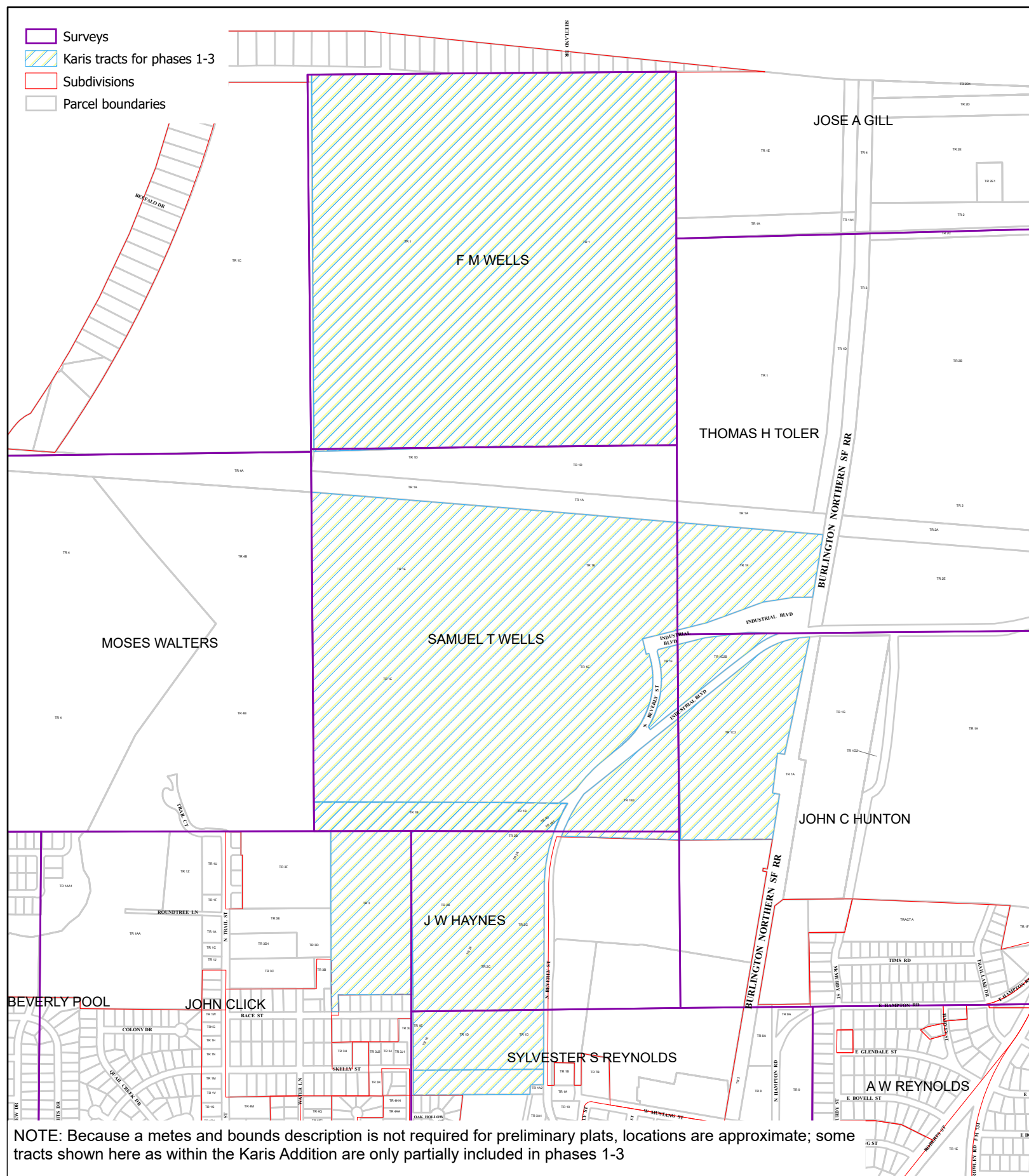


Zoning district classifications for  
Karis Addition phases 1 - 3





- Surveys
- Karis tracts for phases 1-3
- Subdivisions
- Parcel boundaries



0 250 500 1,000 Feet



Approximate locations of tracts to be platted as  
Karis Addition Phases 1 - 3





## Surveys

Surveys

## Karis tracts for phases 1-3

Karis tracts for phases 1-3

## Subdivisions

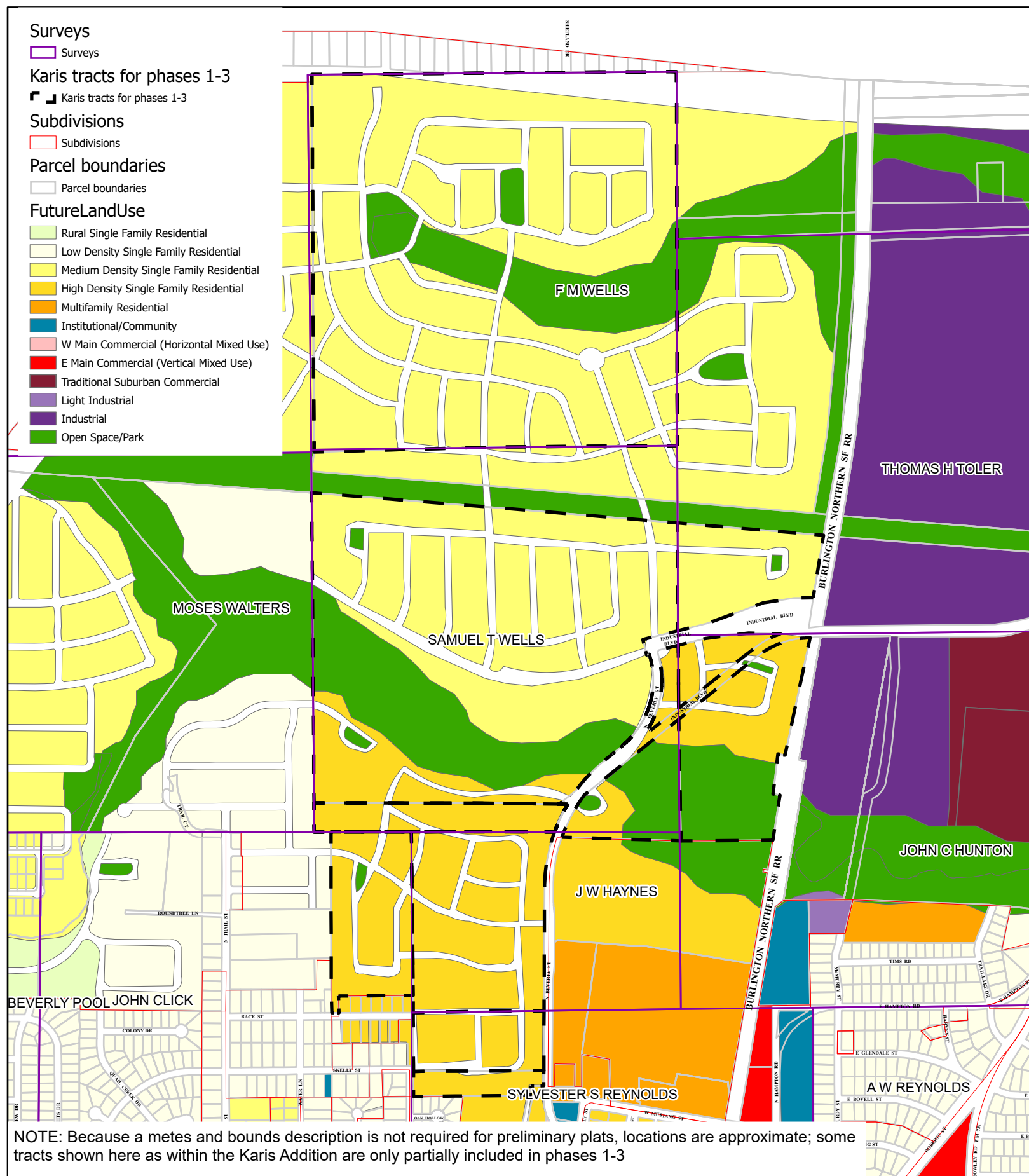
Subdivisions

## Parcel boundaries

Parcel boundaries

## FutureLandUse

- Rural Single Family Residential
- Low Density Single Family Residential
- Medium Density Single Family Residential
- High Density Single Family Residential
- Multifamily Residential
- Institutional/Community
- W Main Commercial (Horizontal Mixed Use)
- E Main Commercial (Vertical Mixed Use)
- Traditional Suburban Commercial
- Light Industrial
- Industrial
- Open Space/Park



0 250 500 1,000 Feet



Future Land Use Map classifications for  
Karis Addition phases 1 - 3





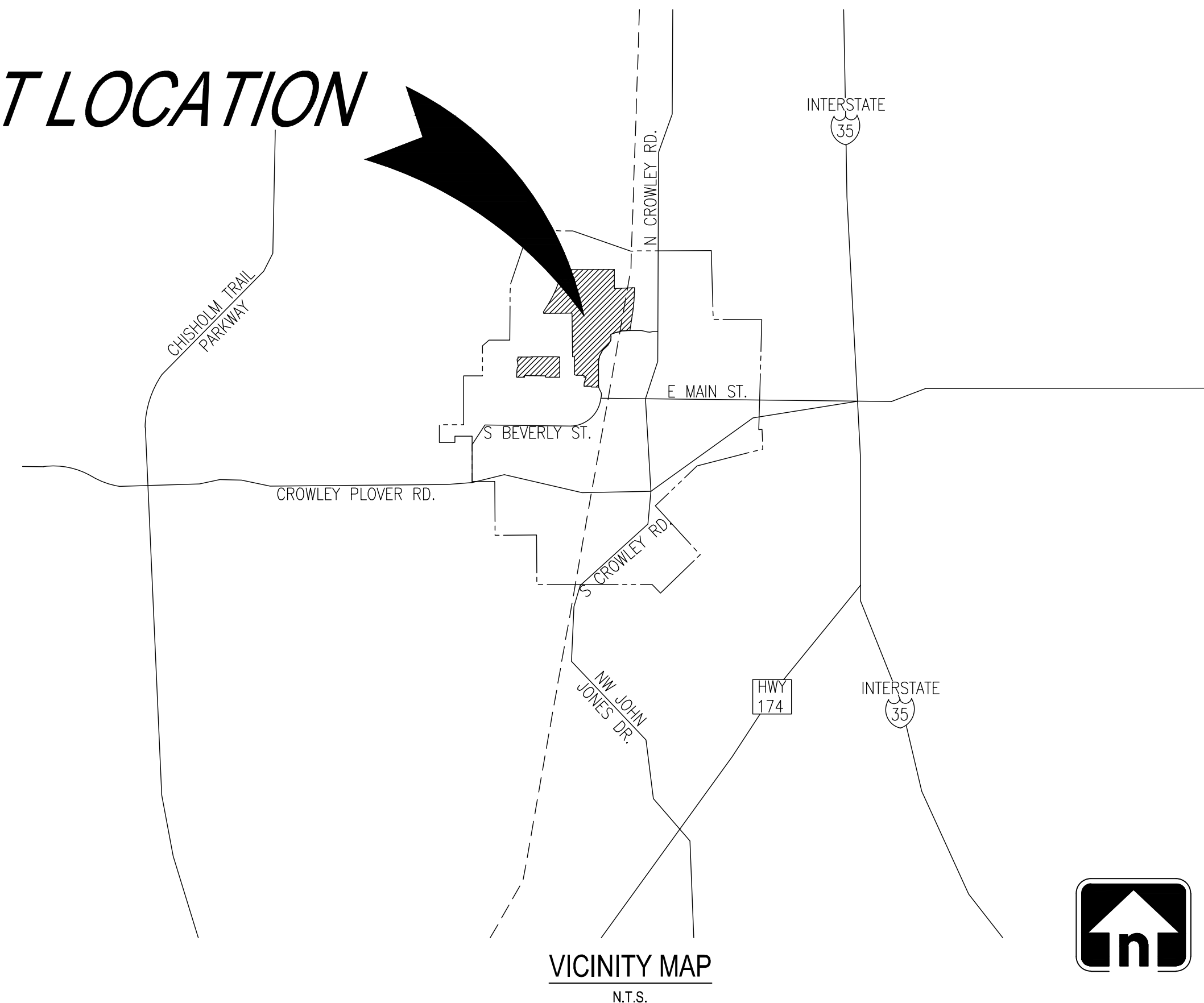
# KARIS

## PRELIMINARY PLAT FOR PHASE 1, 2, & 3



## CITY OF CROWLEY TEXAS

### PROJECT LOCATION



### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
P1-P17	PRELIMINARY PLAT
T1	TYPICAL SECTIONS
DA1-DA2	DRAINAGE AREA MAP
STM1-STM5	STORM SEWER LAYOUT
SA1-SA3	WASTEWATER FLOW STUDY
WS1-WS5	WATER & SANITARY SEWER LAYOUT

### OWNER/DEVELOPER

THE NEHEMIAH COMPANY  
4010 NORTH COLLINS STREET  
ARLINGTON, TX 76005  
(817) 200-6543  
JOHN JORDAN JJORDAN@TNCDEV.COM

### DISTRICT

KARIS MUNICIPAL  
MANAGEMENT DISTRICT  
3100 MCKINNON ST.  
SUITE 1100  
DALLAS, TX 75201  
(214) 981-9090  
CHRIS JORDAN  
CJORDAN@CRAWLAW.NET

### ENGINEER



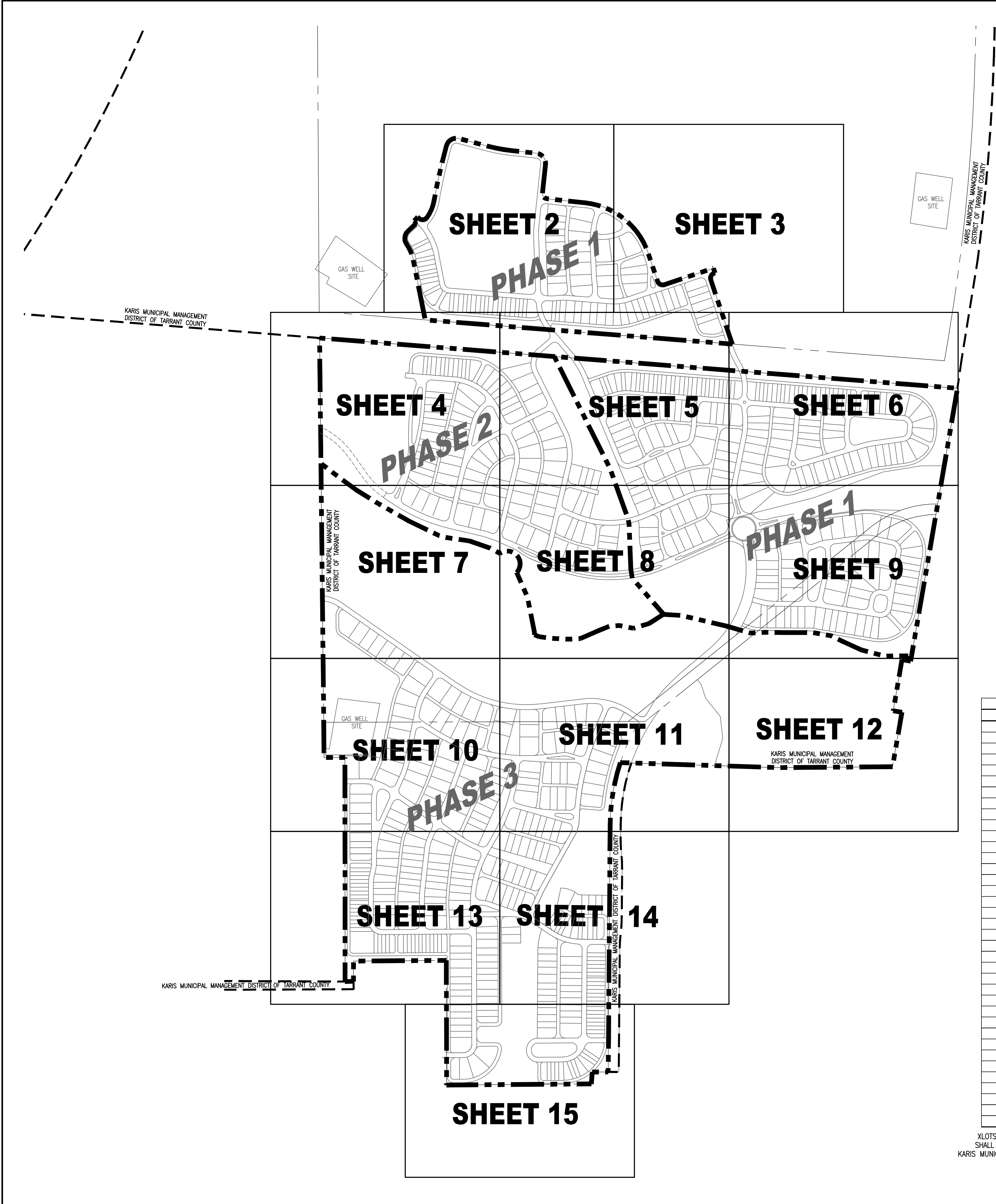
Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
400 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-11917BPLS FIRM: 101538-00



MARCH 2021







**LEGEND**  
C.C.R.T.C.T.= COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T.= PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T.= DEED RECORDS, TARRANT COUNTY, TEXAS  
DOC. = DOCUMENT  
NO. = NUMBER  
FIR = FOUND 1/2 INCH IRON ROD  
SIR = SET 1/2 INCH IRON ROD WITH "GRAHAM ASSOC. INC. CAP  
ZONING PD = PLANNED DEVELOPMENT  
■■■■■ KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY

**NOTES:**  
1. VARIANCES REQUESTED FOR THIS SUBDIVISION  
- BLOCK LENGTH TO EXCEED 650 FEET.  
2. TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)

**LAND USE TABLE**

USE TYPE	PLANNING TITLE	PHASE 1	PHASE 2	PHASE 3
SINGLE FAMILY ATTACHED	TOWNHOMES	97	13	77
SINGLE FAMILY DETACHED	SF-D LESS THAN 60'	176	63	186
SINGLE FAMILY DETACHED	60' AND ABOVE	54	34	88
SCHOOL SITE		1	0	0
AMENITY CENTER		1	0	1
FIRE STATION		0	0	0
TOTAL LOTS		329	110	332
TOTAL ACREAGE PER PHASE		91.3 AC	44.6 AC	127.2 AC
MINIMUM LOT SIZE		0.053 AC	0.053 AC	0.053 AC
ZONED: PD 06-2018-332				
DENSITY		3.59 UNITS/AC.	2.49 UNITS/AC.	2.61 UNITS/AC.
MINIMUM DWELLING SIZE		1,650 SQ.FT.	1,650 SQ.FT.	1,650 SQ.FT.

RECOMMENDED FOR APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
RICHARD ADAMS  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
CITY OF CROWLEY, TEXAS  
APPROVED FOR PREPARATION OF FINAL PLAT  
\_\_\_\_\_  
BILLY P. DAVIS  
MAYOR, CITY OF CROWLEY, TEXAS

DISTRICT ALLEY	
LOT	BLOCK
61X	1
5X	3
33X	6
8X	10
6X	12
5X	13
9X	20
36X	21
4X	23
9X	27
4X	29
22X	31
15X	32
6X	33
14X	35
5X	37
11X	38
6X	39
5X	40
8X	45
10X	46
18X	48
6X	48
2X	50
11X	50
7X	51
12X	52
5X	53
9X	55
27X	55
11X	56
15X	57
32X	59
13X	59
48X	59
53X	59
23X	60

XLOTS THAT ARE ALLEY'S & SHALL BE DEDICATED TO THE KARIS MUNICIPAL MANAGEMENT DISTRICT

P.D.U.C.E.	
LOT	BLOCK
61X	1
1X	4
1X	5
1X	8
1X	9
1X	11
6X	12
5X	13
1X	14
1X	15
1X	16
1X	18
1X	19
1X	30
1X	34
6X	39
5X	40
1X	41
1X	42
1X	43
10X	46
1X	47
14X	48
1X	49
11X	50
1X	54
18X	55
1X	58
13X	59
32X	59

XLOTS THAT ARE PUBLIC SIDEWALK, DRAINAGE, UTILITY & CITY CONSTRUCTION EASEMENT (P.D.U.C.E.)

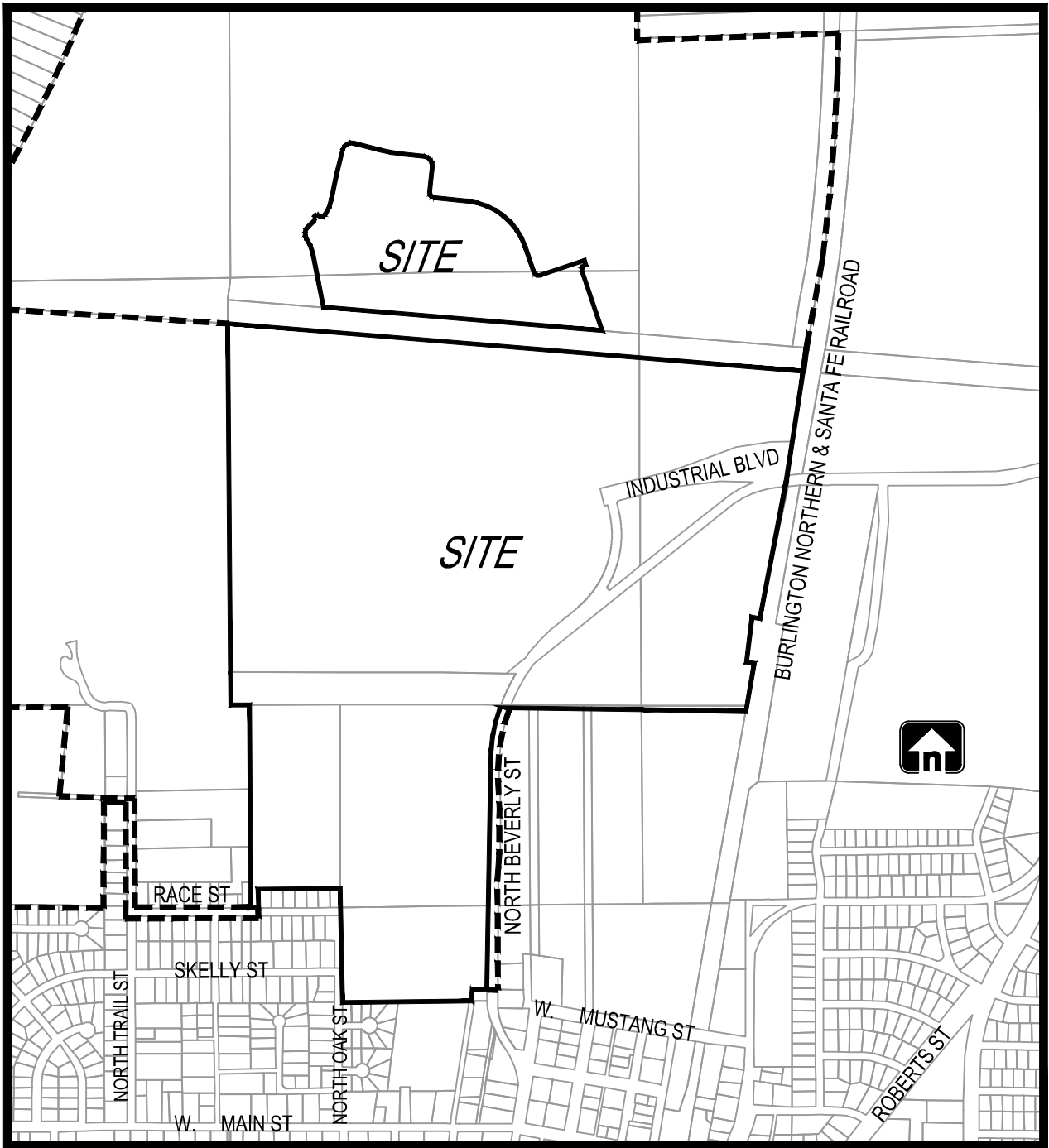
DISTRICT PARKS	
LOT	BLOCK
73X	1
1X	4
34X	6
1X	7
1X	12
21X	13
8X	20
37X	21
1X	22
1X	24
22X	27
1X	28
36X	32
1X	33
1X	36
1X	37
1X	39
11X	40
1X	44
21X	45
60X	46
2X	47
14X	48
10X	50
1X	52
18X	55
28X	59
24X	60
1X	61

XLOTS THAT ARE TO BE DEDICATED TO KARIS MUNICIPAL MANAGEMENT DISTRICT

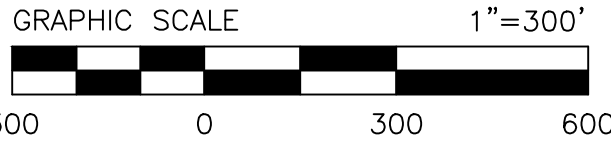
**REVISION DATES**

FEBRUARY 15, 2021
MARCH 9, 2021

**OWNER**  
BAUER FARMS AND LAND, LLC  
9340 HIGHWAY 10 NW  
RAMSEY, MN. 55303  
PHONE: 763-229-3245  
EMAIL: Mindy@bauerMN@gmail.com  
**DEVELOPER**  
MINDY BAUER  
THE NEHEMAH COMPANY  
4010-7 N. COLLINS STREET  
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ENGINEERS & PLANNERS  
600 SIX FLAGS DR. STE. 500  
ARLINGTON, TEXAS 76011  
PHONE: 817-640-8535  
FAX: 817-633-5240  
EMAIL: mpeterson@grahamcivil.com  
MICHAEL L. PETERSON P.E.



**VICINITY MAP**  
(1"=1000')



**PRELIMINARY PLAT**  
KARIS ADDITION, PHASES 1-3  
KEY MAP

**PHASE 1.** LOTS 1-60, 61X, 62-72, 73X, BLOCK 1; LOT 1X, BLOCK 2; LOT 1-4, 5X, 6-11, BLOCK 3; LOT 1X, BLOCK 4; LOT 1X, BLOCK 5; LOTS 1-32, 33X, 34X, BLOCK 6; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8; LOT 1X, BLOCK 9; LOTS 1-7, 8X, 9X, 10-19, BLOCK 10; LOT 1X, BLOCK 11; LOTS 1-5, 6X, 7-21, 22X, 23-28, BLOCK 12; LOTS 1-4, 5X, 6-20, 21X, BLOCK 13; LOT 1X, BLOCK 14; LOT 1X, BLOCK 15; LOT 1X, BLOCK 16; LOT 1X, BLOCK 17; LOT 1X, BLOCK 18; LOT 1X, BLOCK 19; LOTS 1-7, 8X, 9X, 10-14, BLOCK 20; LOTS 1-35, 36X, 37X, BLOCK 21; LOT 1X, BLOCK 22; LOTS 1-3, 4X, 5-14, BLOCK 23; LOT 1X, BLOCK 24; LOT 1, BLOCK 25; LOT 1, BLOCK 26; LOTS 1-8, 9X, 10-21, 22X, BLOCK 27; LOT 1X, BLOCK 28; LOTS 1-3, 4X, 5-11, BLOCK 29; LOT 1X, BLOCK 30; LOTS 1-21, 22X, 23-29, 30X, BLOCK 31; LOTS 1-14, 15X, 16-35, 36X, BLOCK 32;  
**PHASE 2.** LOTS 1X, 2-5, 6X, 7-27, BLOCK 33; LOT 1X, BLOCK 34; LOTS 1-13, 14X, 15-32, BLOCK 35; LOT 1X, BLOCK 36; LOTS 1X, 2-4, 5X, 6-16, BLOCK 37; LOTS 1-10, 11X, 12-22, BLOCK 38; LOTS 1X, 2-5, 6X, 7-9, BLOCK 39; LOTS 1-4, 5X, 6-10, 11X, 12-14, BLOCK 40; LOT 1X, BLOCK 41; LOT 1X, BLOCK 42; LOT 1X, BLOCK 43;  
**PHASE 3.** LOT 1X, BLOCK 44; LOTS 1-7, 8X, 9-20, 21X, BLOCK 45; LOTS 1-3, 10X, 11-27, 28X, 29-59, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-28, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

263.10 ACRES

ZONED: PD

SITUATED IN THE

F.M. WELLS SURVEY, ABSTRACT NO. 1683  
S.T. WELLS SURVEY, ABSTRACT NO. 1684  
T. TOLER SURVEY, ABSTRACT NO. 1536  
J.C. HUNTON SURVEY, ABSTRACT NO. 728  
J.W. HAYNES SURVEY, ABSTRACT NO. 780  
S.S. REYNOLDS SURVEY, ABSTRACT No. 1316  
JOHN CLICK SURVEY, ABSTRACT NO. 287  
CITY OF CROWLEY, TARRANT COUNTY, TEXAS

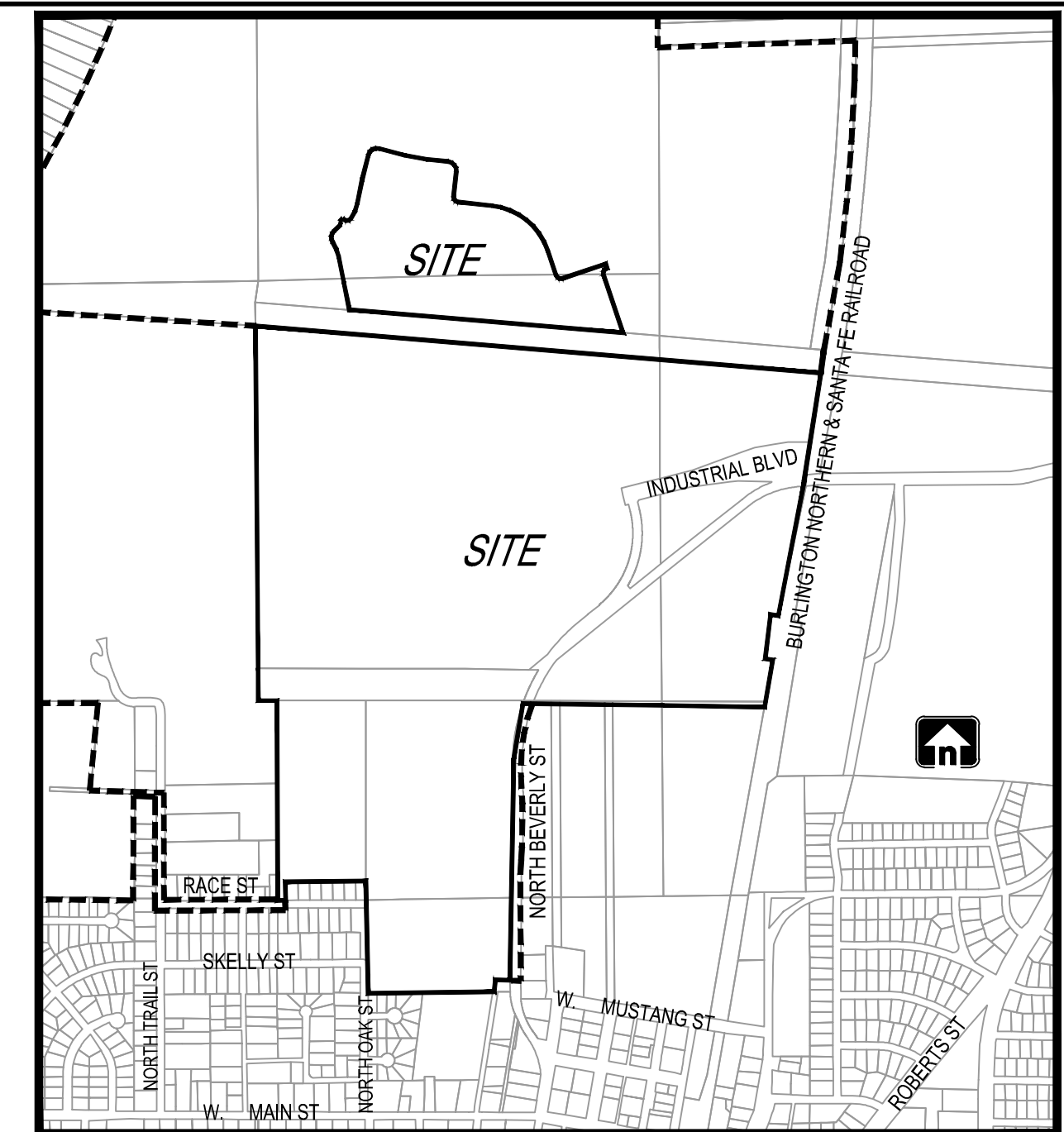
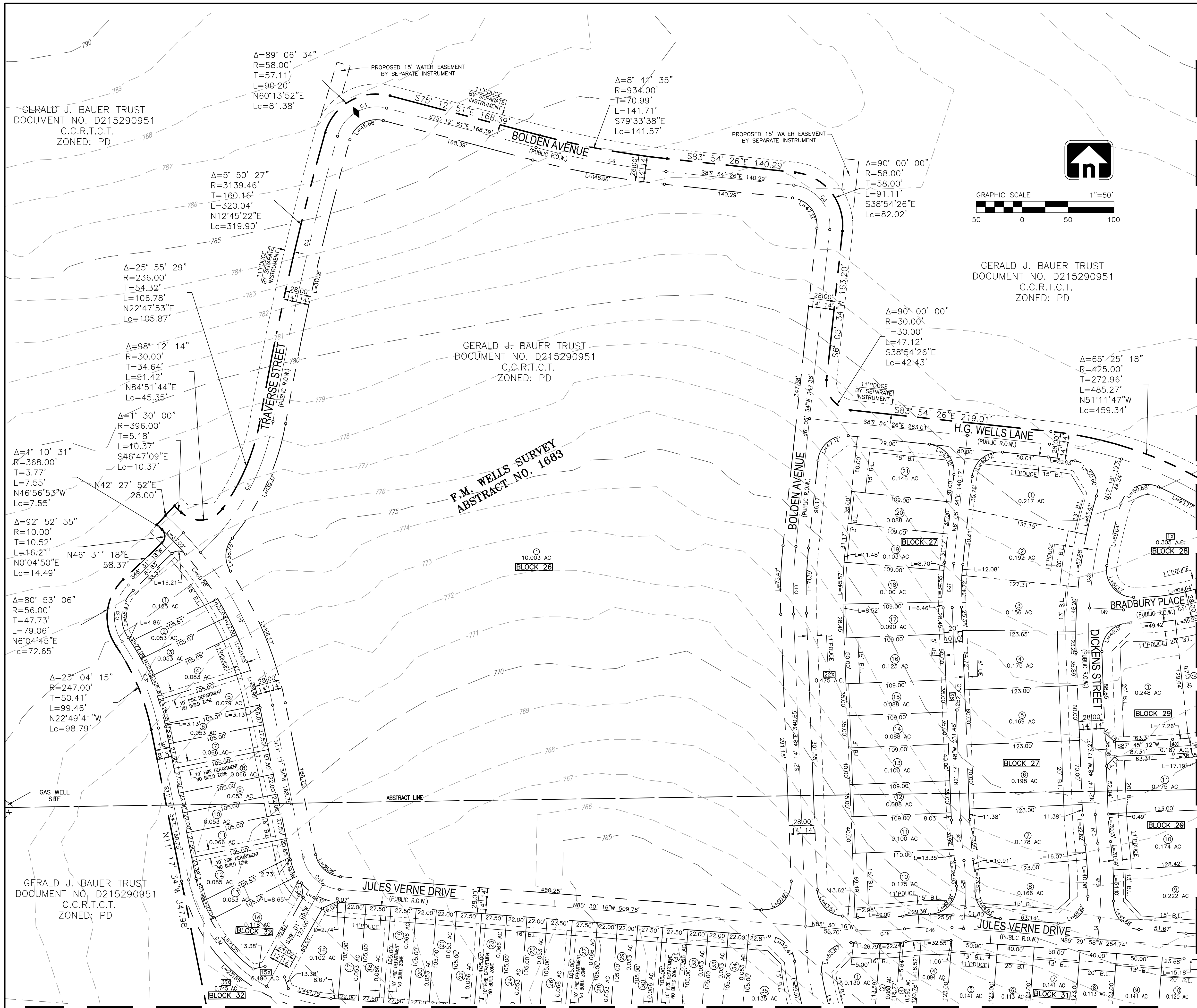
768 SINGLE FAMILY, 3 COMMERCIAL & 89 NON RESIDENTIAL LOTS  
62 BLOCKS

DATE: MARCH 2021



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TYPED FROM: F-11917BPLS FIRM: 101538-00





#### LEGEND:

- PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- BL BUILDING LINE
- EASEMENTS TO BE ABANDONED BY SEPARATE INSTRUMENT OR PLAT
- STREET NAME CHANGE

#### VICINITY MAP

(1"=1000')

#### LEGEND

C.C.R.T.C.T.= COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T.= PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T.= DEED RECORDS, TARRANT COUNTY, TEXAS  
DOC.= DOCUMENT  
NO.= NUMBER  
FIR = FOUND 1/2 INCH IRON ROD  
SIR = SET 1/2 INCH IRON ROD WITH "GRAHAM ASSOC. INC. CAP"

ZONING PD = PLANNED DEVELOPMENT

KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY

#### NOTES:

- VARIANCES REQUESTED FOR THIS SUBDIVISION  
- BLOCK LENGTH TO EXCEED 650 FEET.
- TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)

## PRELIMINARY PLAT

### KARIS ADDITION, PHASES 1-3

**PHASE 1.** LOTS 1-60, 61X, 62-72, 73X, BLOCK 1; LOT 1X, BLOCK 2; LOT 1-4, 5X, 6-11, BLOCK 3; LOT 1X, BLOCK 4; LOT 1X, BLOCK 5; LOTS 1-32, 33X, 34X, BLOCK 6; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8; LOT 1X, BLOCK 9; LOTS 1-7, 8X, 9X, 10-19, BLOCK 10; LOT 1X, BLOCK 11; LOTS 1-5, 6X, 7-21, 22X, 23-28, BLOCK 12; LOTS 1-4, 5X, 6-20, 21X, BLOCK 13; LOT 1X, BLOCK 14; LOT 1X, BLOCK 15; LOT 1X, BLOCK 16; LOT 1X, BLOCK 17; LOT 1X, BLOCK 18; LOT 1X, BLOCK 19; LOTS 1-7, 8X, 9X, 10-14, BLOCK 20; LOTS 1-35, 36X, 37X, BLOCK 21; LOT 1X, BLOCK 22; LOTS 1-3, 4X, 5-14, BLOCK 23; LOT 1X, BLOCK 24; LOT 1X, BLOCK 25; LOT 1, BLOCK 26; LOTS 1-8, 9X, 10-21, 22X, BLOCK 27; LOT 1X, BLOCK 28; LOTS 1-3, 4X, 5-11, BLOCK 29; LOT 1X, BLOCK 30; LOTS 1-21, 22X, 23-29, 30X, BLOCK 31; LOTS 1-14, 15X, 16-35, 36X, BLOCK 32; LOTS 1-14, 15X, 16-35, 36X, BLOCK 32; LOT 1X, BLOCK 34; LOTS 1-13, 14X, 15-32, BLOCK 35; LOT 1X, BLOCK 36; LOTS 1X, 2-4, 5X, 6-16, BLOCK 37; LOTS 1-10, 11X, 12-22, BLOCK 38; LOTS 1X, 2-5, 6X, 7-9, BLOCK 39; LOTS 1-4, 5X, 6-10, 11X, 12-14, BLOCK 40; LOT 1X, BLOCK 41; LOT 1X, BLOCK 42; LOT 1X, BLOCK 43; LOTS 1-7, 8X, 9-20, 21X, BLOCK 45; LOTS 1-9, 10X, 11-27, 28X, 29-59, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X, 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

#### OWNER

BAUER FARMS AND LAND, LLC  
9340 HIGHWAY 10 NW  
RAMSEY, MN, 55303  
PHONE: 763-229-3245  
EMAIL: mindybausermn@gmail.com

#### DEVELOPER

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4010-7 N. COLLINS STREET  
ARLINGTON, TEXAS 76005  
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EMAIL: jjordan@ncdev.com

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MICHAEL L. PETERSON P.E.

DATE: MARCH 2021



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600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TPEC FIRM: F-11917BPLS FIRM: 101538-00



SEE SHEET 2

SEE SHEET 5

SEE SHEET 6

LEGEND:

- PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY  
CONSTRUCTION EASEMENT
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- BL BUILDING LINE
- EASEMENTS TO BE ABANDONED BY SEPARATE  
INSTRUMENT OR PLAT
- STREET NAME CHANGE

LEGEND

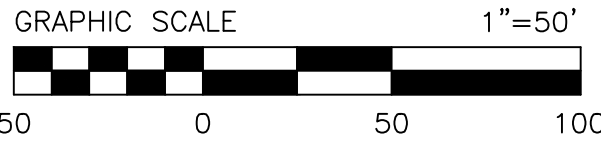
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KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY

NOTES:

1. VARIANCES REQUESTED FOR THIS SUBDIVISION  
- BLOCK LENGTH TO EXCEED 650 FEET.
2. TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
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PRELIMINARY PLAT

KARIS ADDITION, PHASES 1-3

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MINDY BAUER

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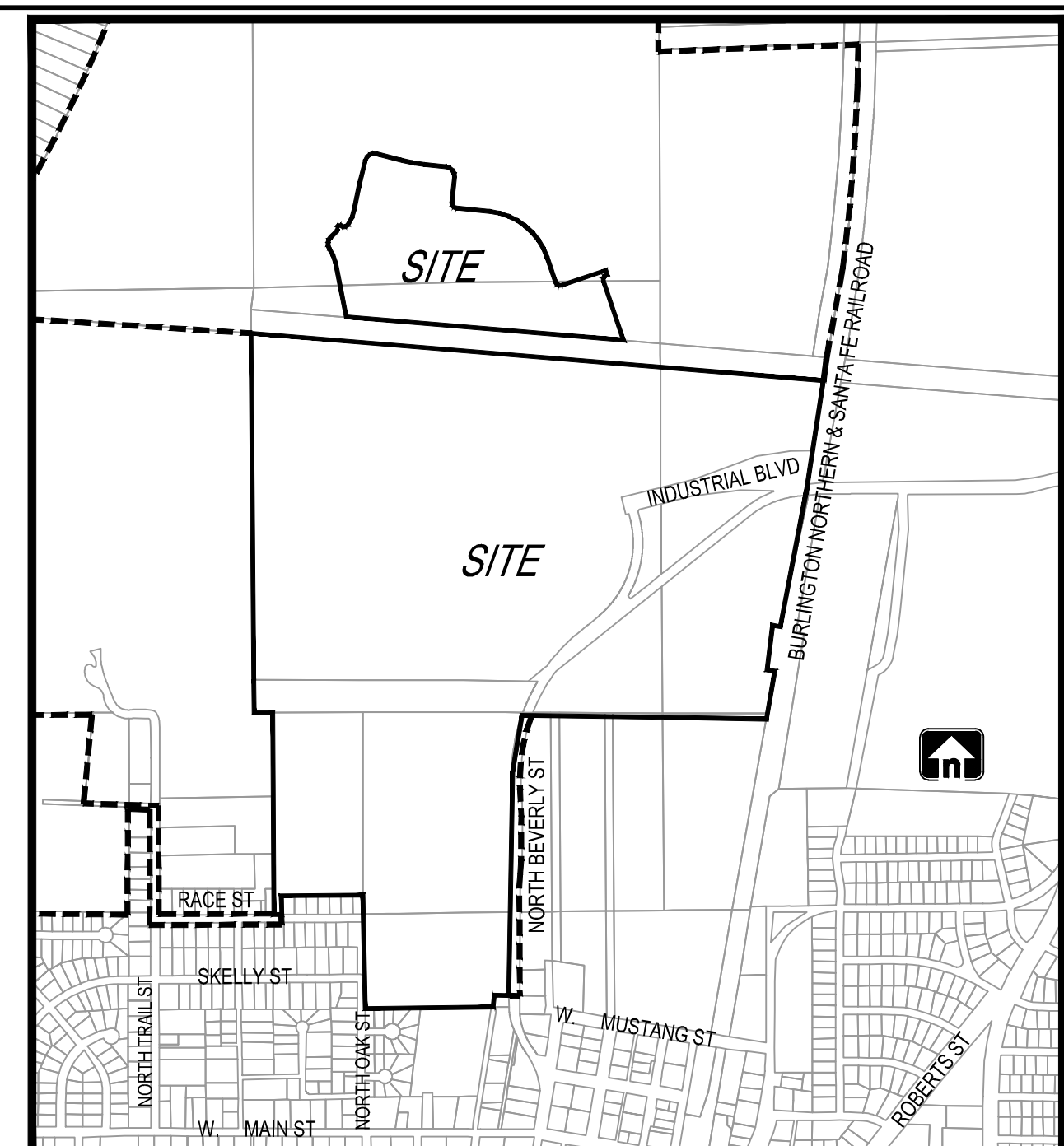
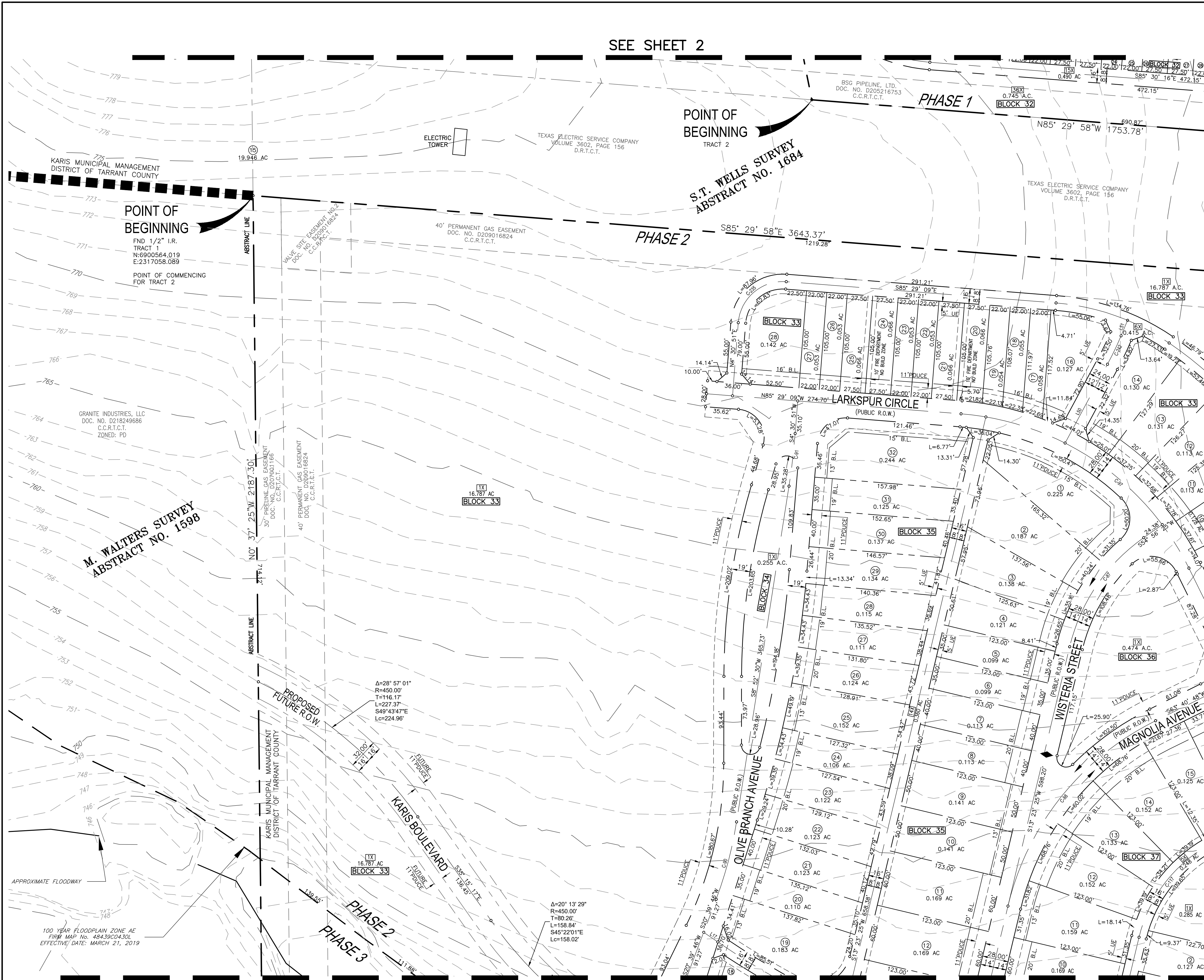


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TYPE FIRM: F-11911TBPLS FIRM: 101538-00

DATE: MARCH 2021

768 SINGLE FAMILY, 3 COMMERCIAL & 89 NON RESIDENTIAL LOTS  
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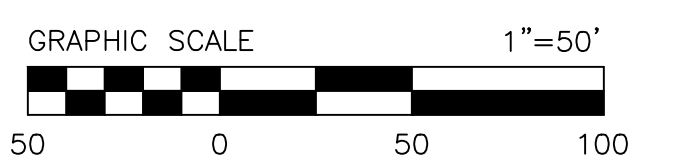


LEGEND:

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KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY



PRELIMINARY PLAT

KARIS ADDITION, PHASES 1-3

- PHASE 1.** LOTS 1-60, 61X, 62-72, 73X, BLOCK 1; LOT 1X, BLOCK 2; LOT 1-4, 5X, 6-11, BLOCK 3; LOT 1X, BLOCK 4; LOT 1X, BLOCK 5; LOTS 1-32, 33X, 34X, BLOCK 6; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8; LOT 1X, BLOCK 9; LOTS 1-7, 8X, 9X, 10-19, BLOCK 10; LOT 1X, BLOCK 11; LOTS 1-5, 6X, 7-21, 22X, 23-28, BLOCK 12; LOTS 1-4, 5X, 6-20, 21X, BLOCK 13; LOT 1X, BLOCK 14; LOT 1X, BLOCK 15; LOT 1X, BLOCK 16; LOT 1X, BLOCK 17; LOT 1X, BLOCK 18; LOT 1X, BLOCK 19; LOTS 1-7, 8X, 9X, 10-14, BLOCK 20; LOTS 1-35, 36X, 37X, BLOCK 21; LOT 1X, BLOCK 22; LOTS 1-3, 4X, 5-14, BLOCK 23; LOT 1X, BLOCK 24; LOT 1, BLOCK 25; LOT 1, BLOCK 26; LOTS 1-8, 9X, 10-21, 22X, BLOCK 27; LOT 1X, BLOCK 28; LOTS 1-3, 4X, 5-11, BLOCK 29; LOT 1X, BLOCK 30; LOTS 1-21, 22X, 23-29, 30X, BLOCK 31; LOTS 1-14, 15X, 16-35, 36X, BLOCK 32;
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768 SINGLE FAMILY, 3 COMMERCIAL & 89 NON RESIDENTIAL LOTS  
62 BLOCKS

DATE: MARCH 2021



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600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TYPED FROM: F-1191/TP/LS FROM: 101538-00

SEE SHEET 2

POINT OF  
BEGINNING

S.T. WELLS SURVEY  
ABSTRACT NO. 1684

PHASE 2

PHASE 1

POINT OF  
BEGINNING

FND 1/2" I.R.  
TRACT 1  
N:6900564.019  
E:2317058.089  
POINT OF COMMENCING  
FOR TRACT 2

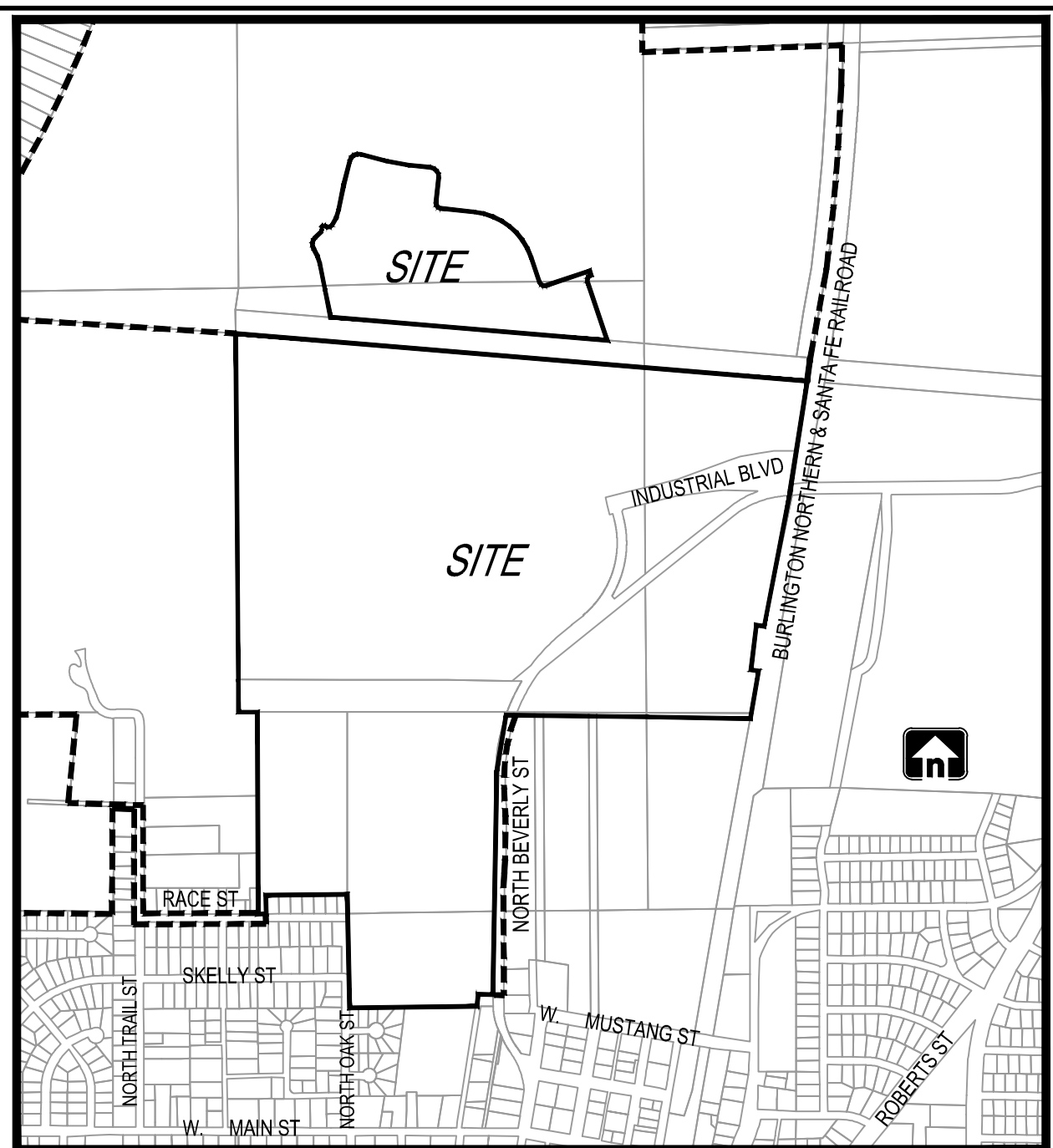
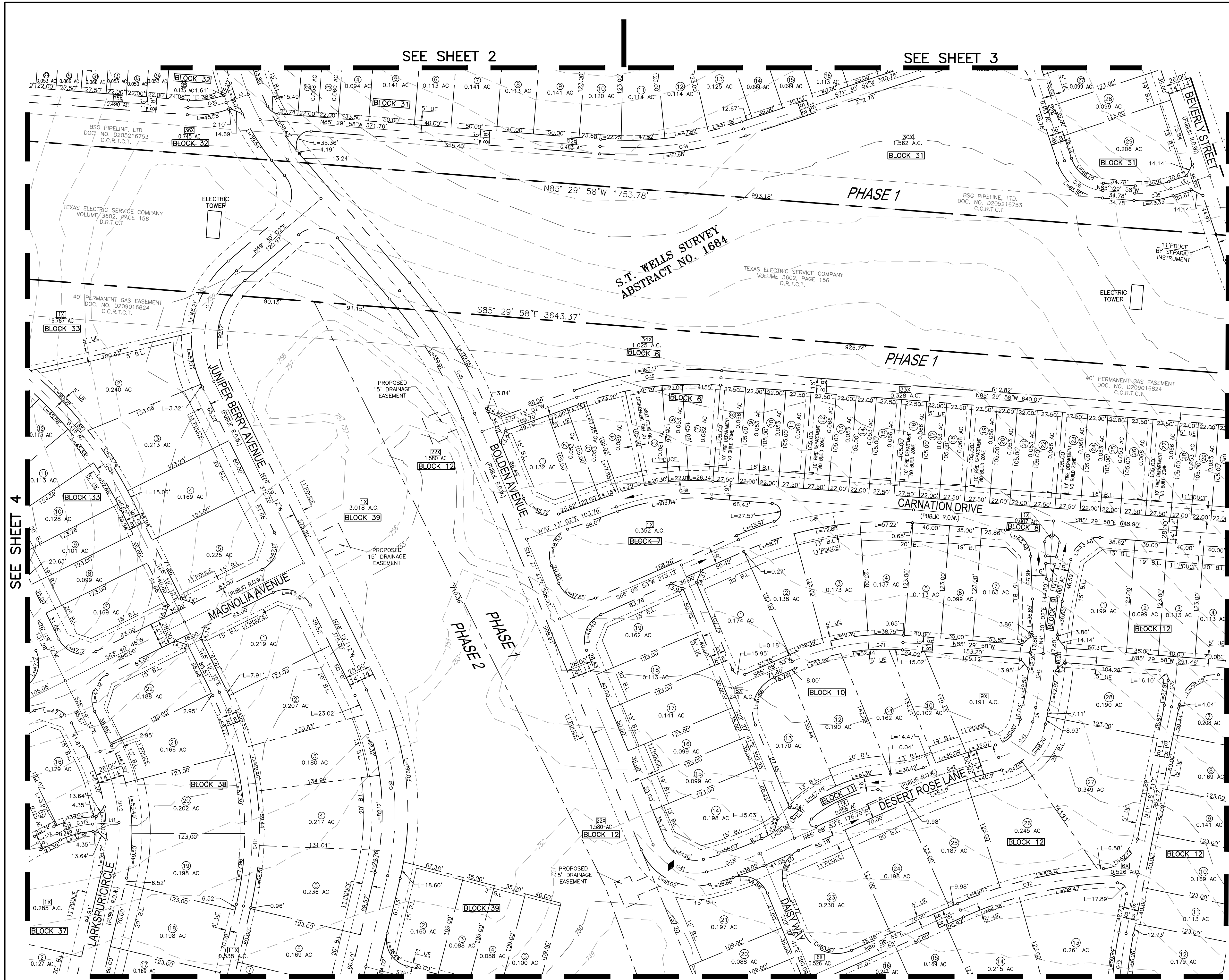
M. WALTERS SURVEY  
ABSTRACT NO. 1598

SEE SHEET 7

NOTES:

- VARIANCES REQUESTED FOR THIS SUBDIVISION  
= BLOCK LENGTH TO EXCEED 650 FEET.
- TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)





**VICINITY MAP**  
(1"=1000')

**LEGEND:**

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**LEGEND:**

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- KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY

**GRAPHIC SCALE** 1"=50'

50 0 50 100

**PRELIMINARY PLAT**  
**KARIS ADDITION, PHASES 1-3**

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**PHASE 2.** LOTS 1X, 2-5, 6X, 7-27, BLOCK 33; LOT 1X, BLOCK 34; LOTS 1-10, 11X, 12-22, BLOCK 38; LOTS 1X, 2-5, 6X, 7-9, BLOCK 39; LOTS 1-4, 5X, 6-10, 11X, 12-14, BLOCK 40; LOT 1X, BLOCK 41; LOT 1X, BLOCK 42; LOT 1X, BLOCK 43; LOTS 1-9, 10X, 11-27, 28X, 29-50, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

**PHASE 3.** LOT 1X, BLOCK 44; LOTS 1-7, 8X, 9-20, 21X, BLOCK 45; LOTS 1-9, 10X, 11-27, 28X, 29-50, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

**OWNER**  
BAUER FARMS AND LAND, LLC  
9340 HIGHWAY 10 NW  
RAMSEY, MN 55053  
PHONE: 763-229-3245  
EMAIL: MindyBauerMN@gmail.com

**MINDY BAUER**

**DEVELOPER**  
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4010-7 N. COLLINS STREET  
ARLINGTON, TEXAS 76010  
PHONE: 817-475-9271  
EMAIL: jordan@necdev.com

**JOHN JORDAN**

**APPLICANT/ENGINEERS**  
GRAHAM ASSOCIATES, INC.  
ENGINEERS & PLANNERS  
600 SIX FLAGS DR. STE. 500  
ARLINGTON, TEXAS 76011  
PHONE: 817-640-8535  
FAX: 817-633-5240  
EMAIL: mpeterson@grahamcivil.com

**MICHAEL L. PETERSON P.E.**

**263.10 ACRES**  
**ZONED: PD**  
**SITUATED IN THE**  
**S.T. WELLS SURVEY, ABSTRACT NO. 1683**  
**T. TOLER SURVEY, ABSTRACT NO. 1536**  
**J.C. HUNTON SURVEY, ABSTRACT NO. 728**  
**J.W. HAYNES SURVEY, ABSTRACT NO. 780**  
**S.S. REYNOLDS SURVEY, ABSTRACT NO. 1316**  
**JOHN CLICK SURVEY, ABSTRACT NO. 287**  
**CITY OF CROWLEY, TARRANT COUNTY, TEXAS**

**768 SINGLE FAMILY, 3 COMMERCIAL & 89 NON RESIDENTIAL LOTS**  
**62 BLOCKS**

**DATE: MARCH 2021**

**Graham Associates, Inc.**  
**CONSULTING ENGINEERS & PLANNERS**  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TYPED: F-11917BPLS FILE: 101538-00

SEE SHEET 4

SEE SHEET 2

SEE SHEET 3

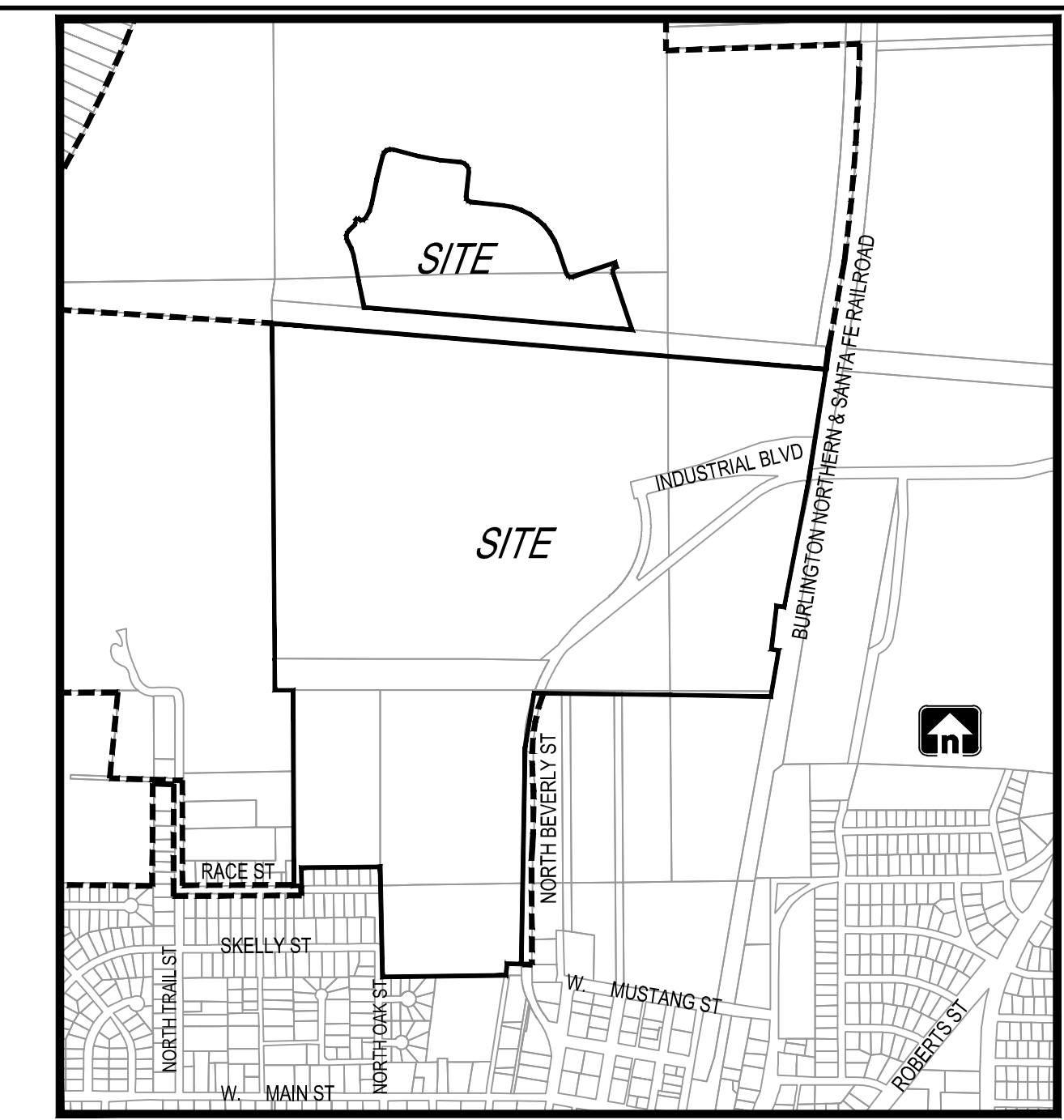
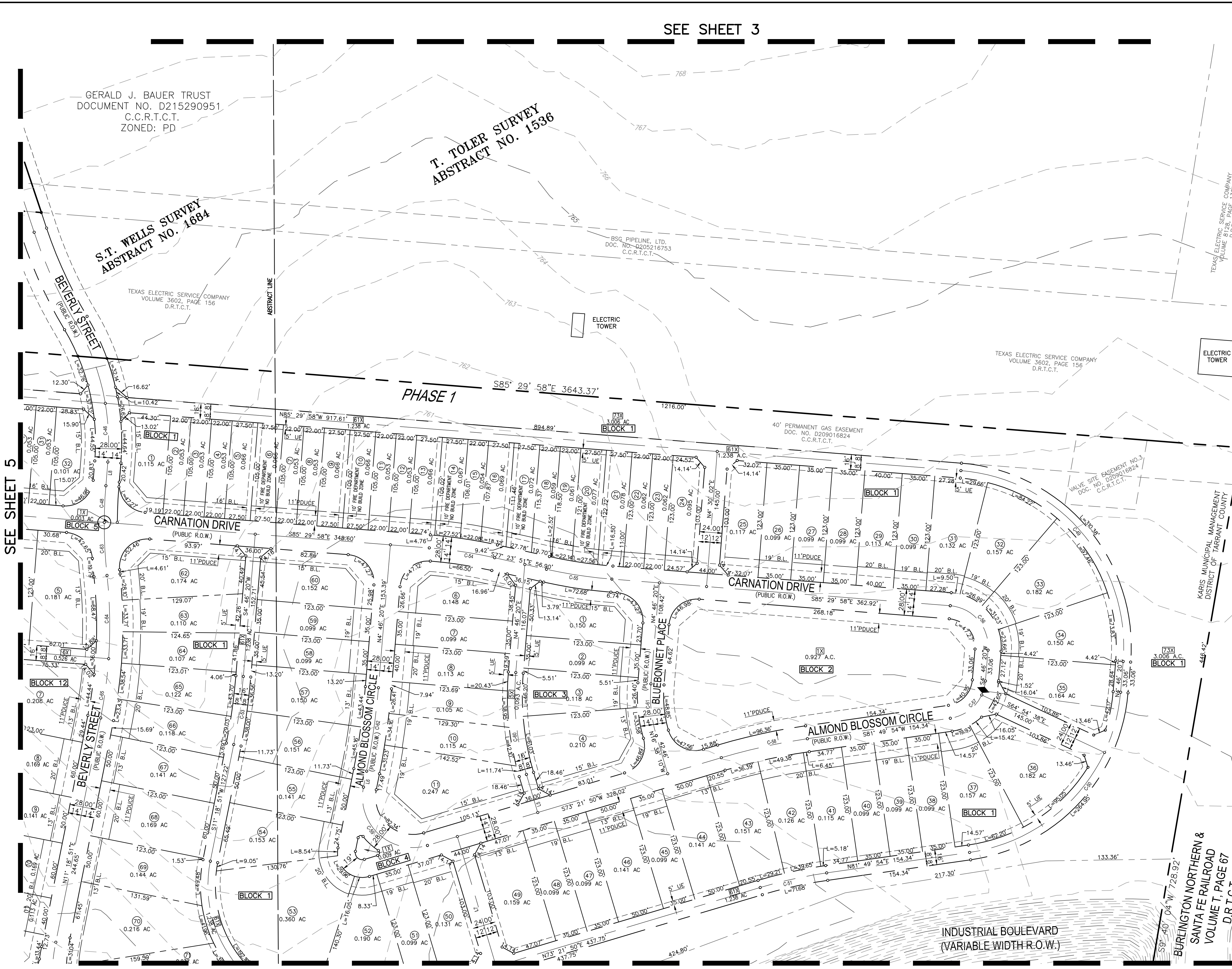
SEE SHEET 8

**NOTES:**

- VARIANCES REQUESTED FOR THIS SUBDIVISION - BLOCK LENGTH TO EXCEED 650 FEET.
- TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)



SEE SHEET 3



VICINITY MAP  
(1"=1000')

**LEGEND:**

PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT  
SSE SANITARY SEWER EASEMENT  
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BL BUILDING LINE  
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KARIS ADDITION, PHASES 1-3

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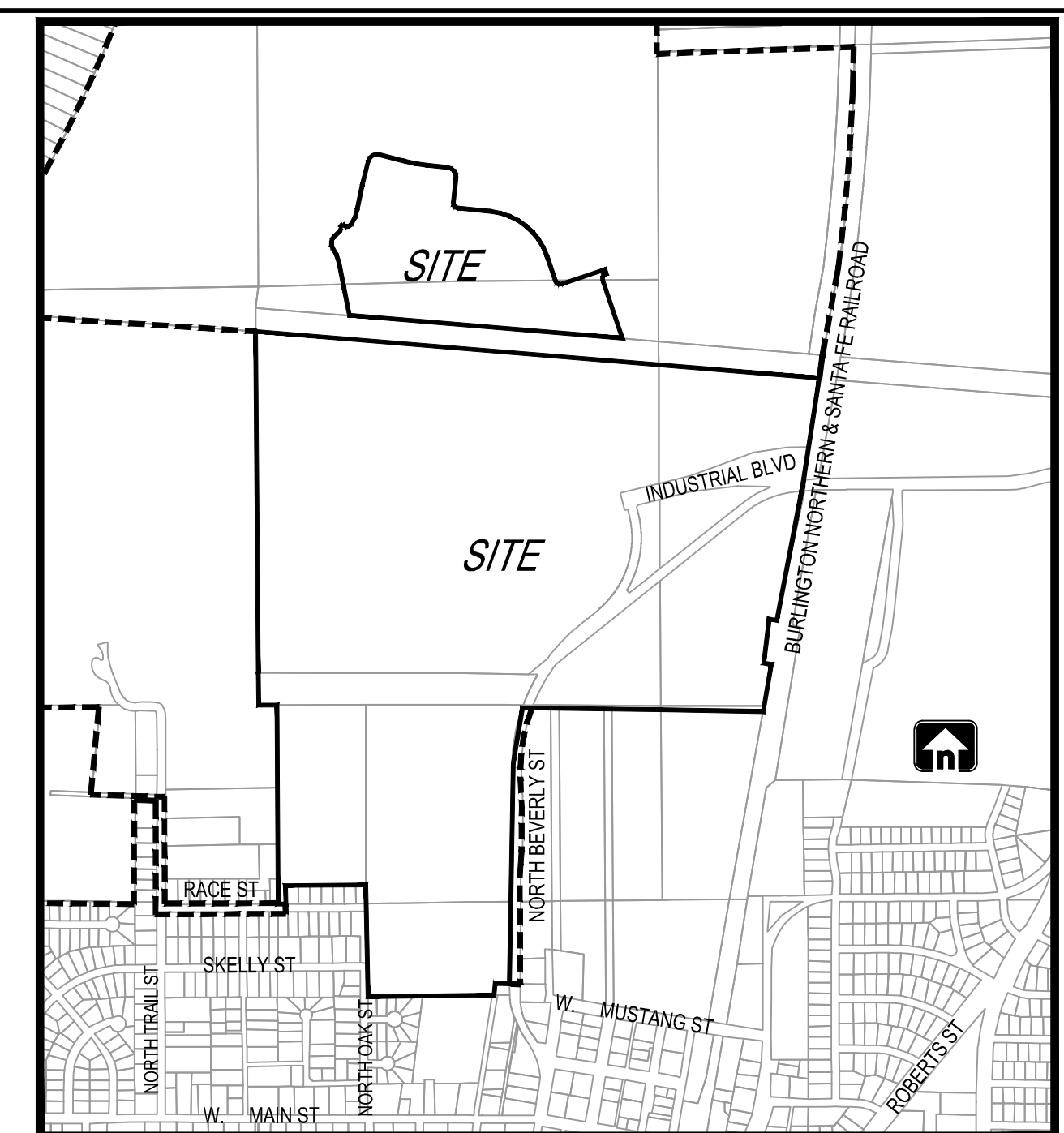
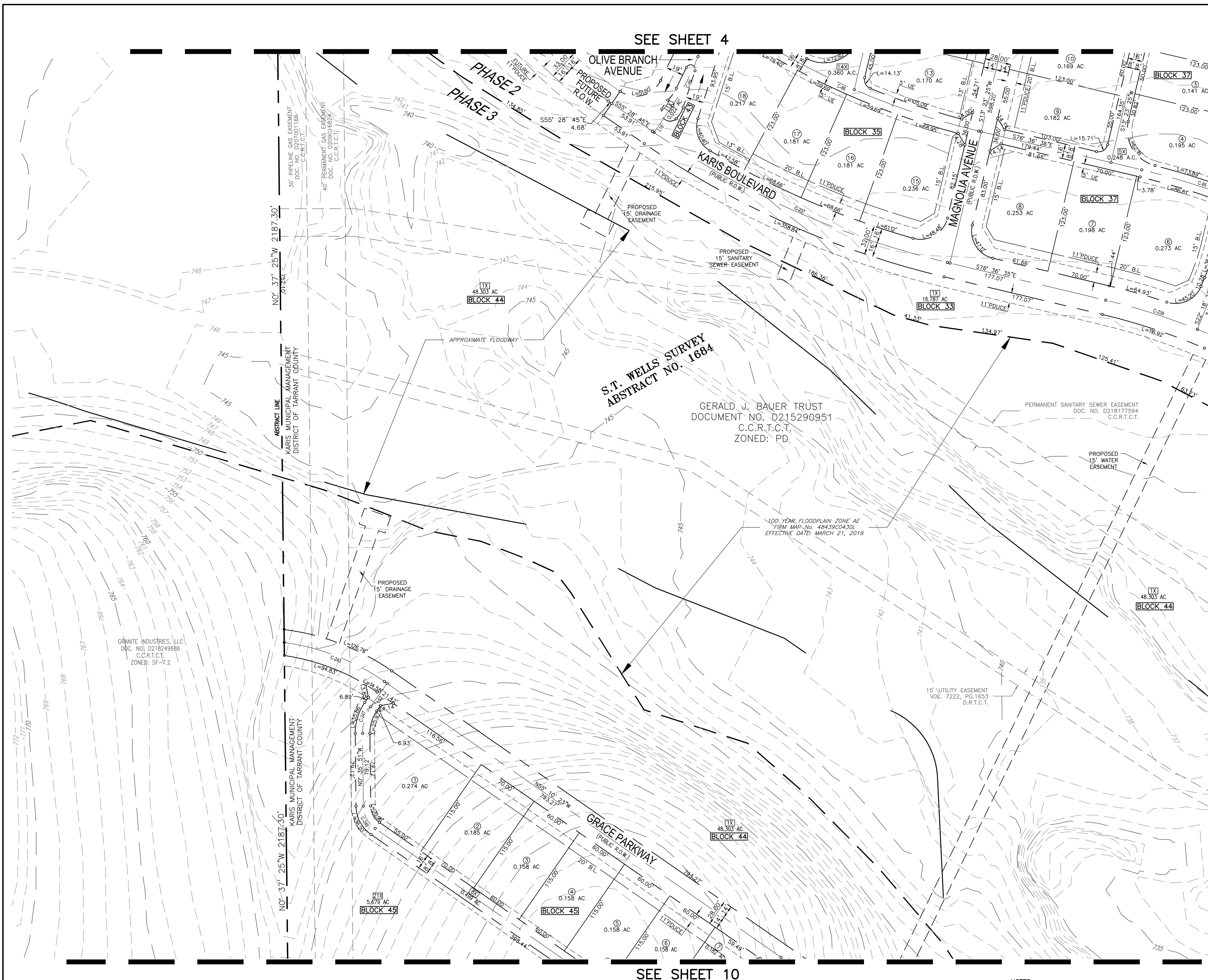
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**NOTES:**

1. VARIANCES REQUESTED FOR THIS SUBDIVISION  
- BLOCK LENGTH TO EXCEED 650 FEET.



2. TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
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**VICINITY MAP**  
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GRAPHIC SCALE 1"=50'

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## PRELIMINARY PLAT

## KARIS ADDITION, PHASES 1-3

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62 BLOCKS

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600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPB FIRM: F-1191/TBPLS FIRM: 101538-00



SHEET  
7-17

NOTES:

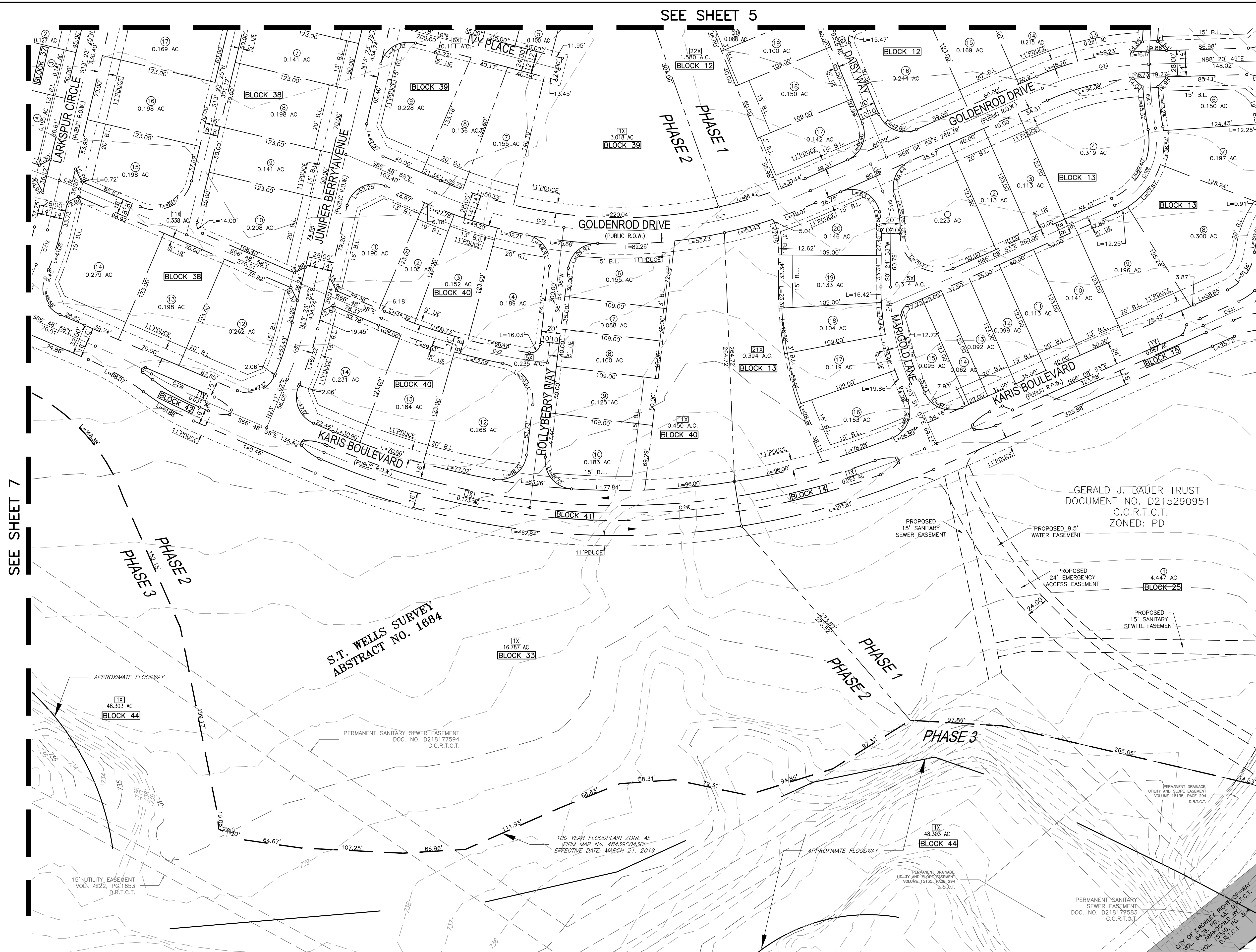
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2. TOTAL LOTS (PHASE 1-329)  
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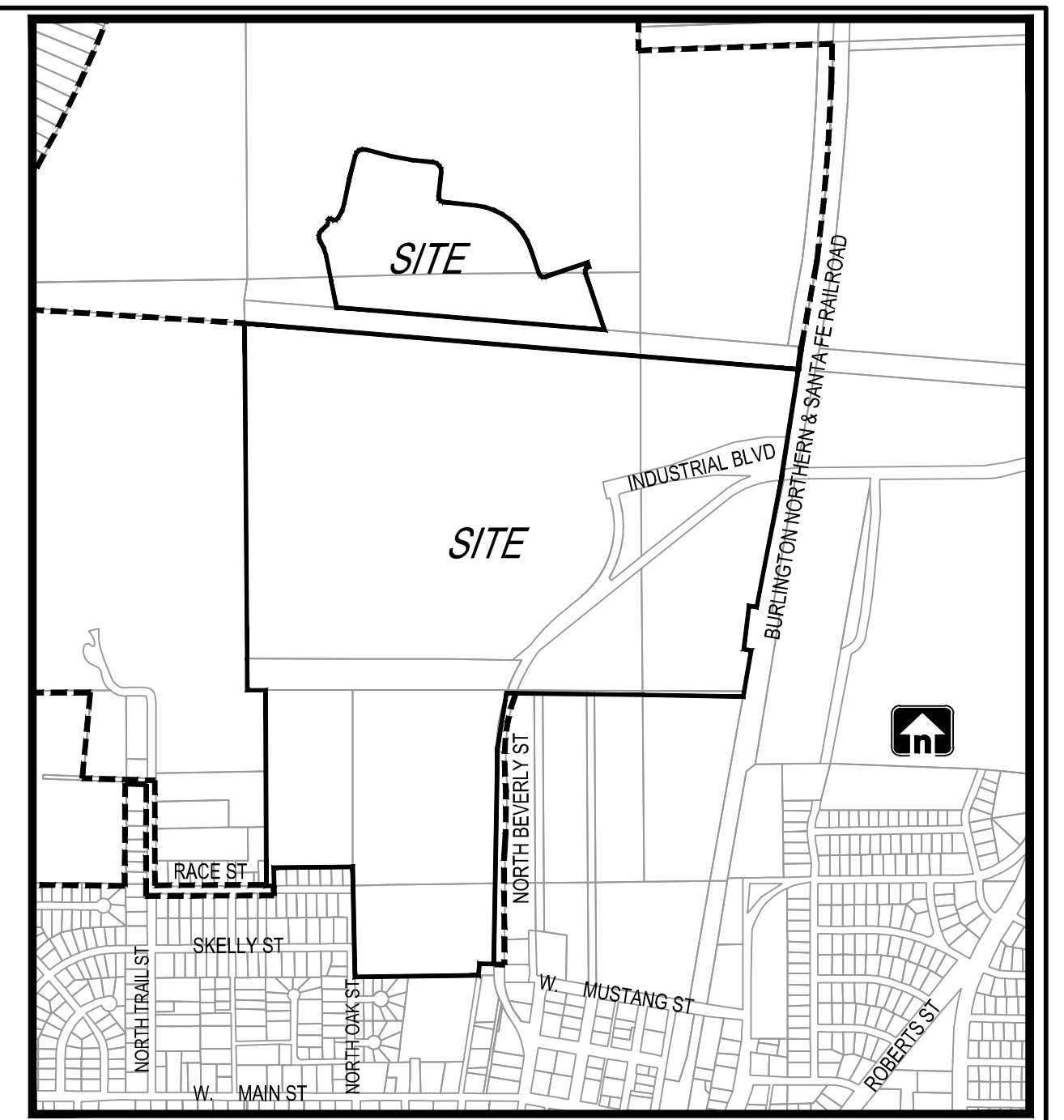
SEE SHEET 5



SEE SHEET 11

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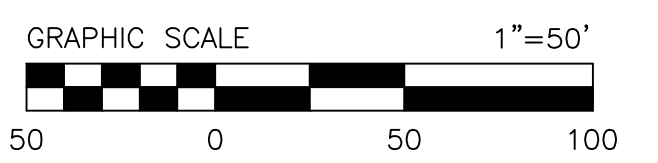
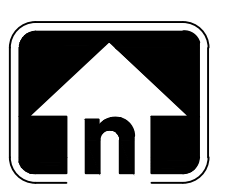


**VICINITY MAP**

(1"=1000')

**LEGEND:**  
PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT  
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**263.10 ACRES**  
ZONED: PD  
SITUATED IN THE  
F.M. WELLS SURVEY, ABSTRACT NO. 1683  
S.T. WELLS SURVEY, ABSTRACT NO. 1684  
T. TOLER SURVEY, ABSTRACT NO. 1536  
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768 SINGLE FAMILY, 3 COMMERCIAL & 89 NON RESIDENTIAL LOTS  
62 BLOCKS

DATE: MARCH 2021

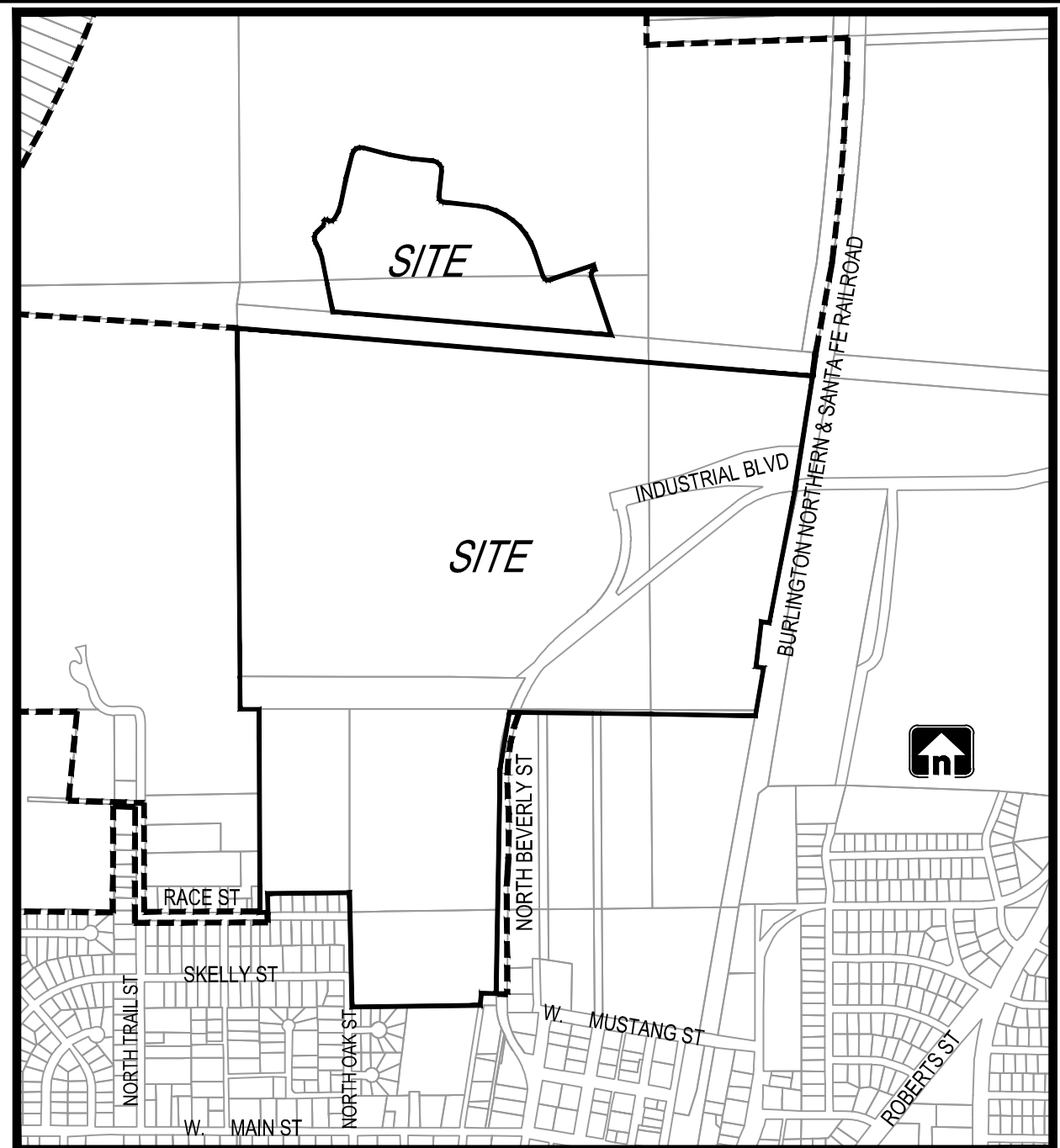
**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TYPE FIRM: F-1191/PLS FIRM: 101538-00



SEE SHEET 6

SEE SHEET 8

SEE SHEET 12



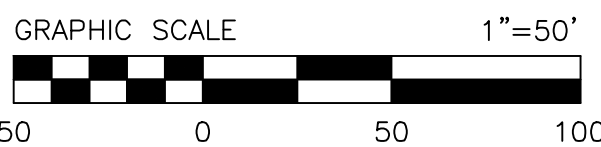
VICINITY MAP  
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LEGEND:

- PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT
- SSE SANITARY SEWER EASEMENT
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- EASEMENTS TO BE ABANDONED BY SEPARATE INSTRUMENT OR PLAT
- STREET NAME CHANGE

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PRELIMINARY PLAT

KARIS ADDITION, PHASES 1-3

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OWNER  
BAUER FARMS AND LAND, LLC  
9340 HIGHWAY 10 W  
RAMSEY, MN. 55303  
PHONE: 763-229-3245  
EMAIL: Mindy@bauermn@gmail.com  
MINDY BAUER  
DEVELOPER  
THE NEVEMIAH COMPANY  
4010-7 N. COLLINS STREET  
ARLINGTON, TEXAS 76005  
PHONE: 817-475-9271  
EMAIL: jjordan@necdev.com  
JOHN JORDAN

APPLICANT/ENGINEERS

GRAHAM ASSOCIATES, INC.  
ENGINEERS & PLANNERS  
600 SIX FLAGS DR. STE. 500  
ARLINGTON, TEXAS 76011  
PHONE: 817-640-8535  
FAX: 817-633-5240  
EMAIL: mpeterson@grahamcivil.com  
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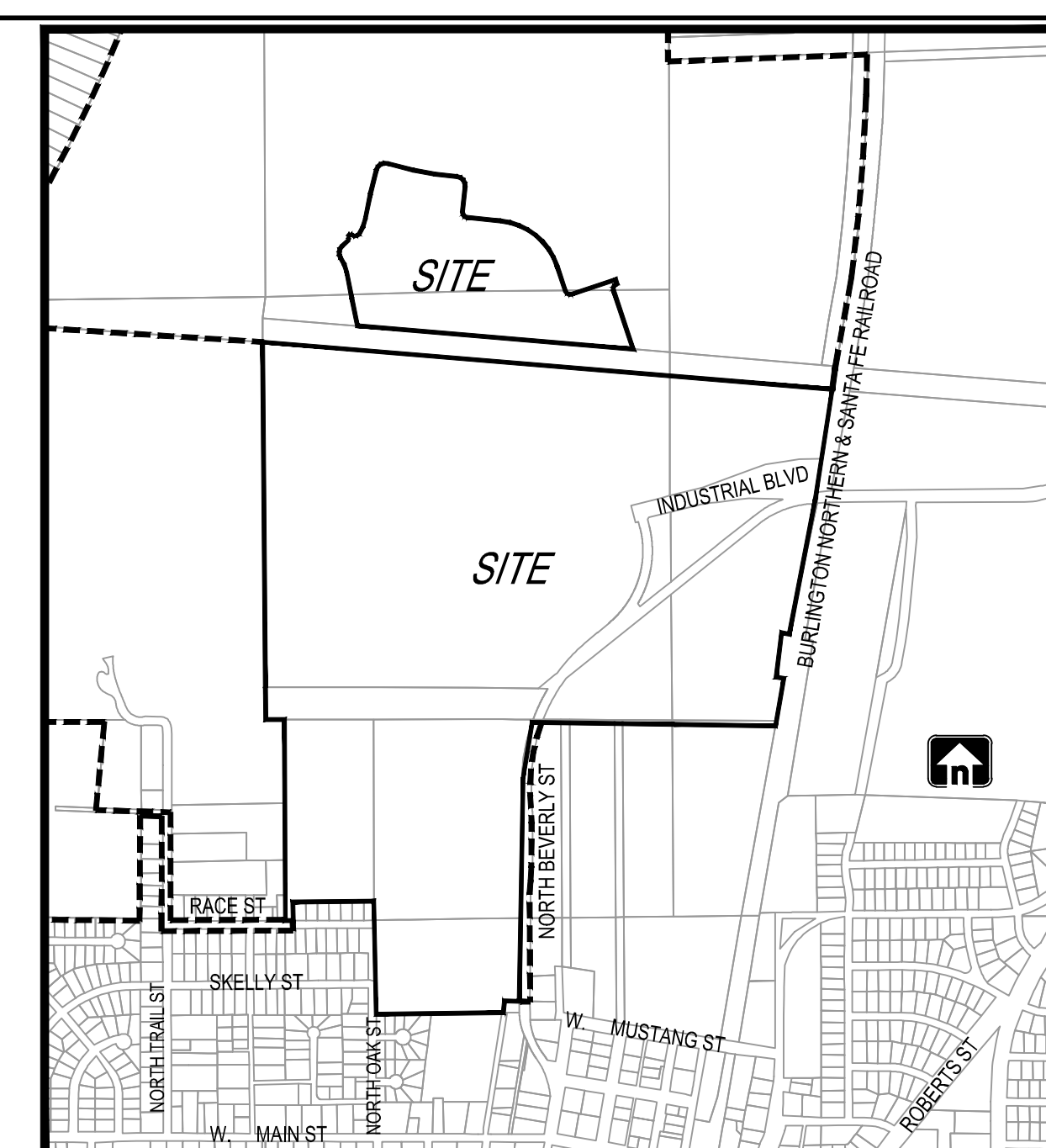


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600 SIX FLAGS DRIVE, SUITE 500  
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TYPED FROM: F-1911/PLS FORM: 101536-00

NOTES:



- VARIANCES REQUESTED FOR THIS SUBDIVISION  
- BLOCK LENGTH TO EXCEED 650 FEET.
- TOTAL LOTS  
(PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)





**VICINITY MAP**  
(1"=1000')

### LEGEND

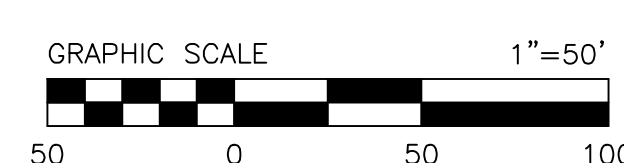
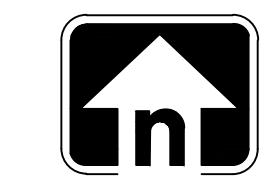
- |   |  |
|---|--|
| PDUCE   | PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT |
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KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY



## PRELIMINARY PLAT

## KARIS ADDITION, PHASES 1-3

**PHASE 1.** LOTS 1-60, IX, 62-72, 73X, BLOCKS 1; LOT 1X, BLOCK 2; LOT 1-4, 5X, 6-11, BLOCK 3;  
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**PHASE 3.** LOT 1X, BLOCK 43; LOTS 1-1, 7X, 8X, 9-20, 21X, BLOCK 44;  
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PHONE: 763-229-3245  
EMAIL: MindyBauerMN@gmail.com

MINDY BAUER

**DEVELOPER**  
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700 SINGLE FAMILY, 5 COMMERCIAL & 89 NON RESIDENTIAL LOTS  
62 BLOCKS

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MICHAEL L. PETERSON P.E.

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600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBE FIRM: F-1191/TBPLS FIRM: 101538-00

SHEET  
10-17

NOTES:

1. VARIANCES REQUESTED FOR THIS SUBDIVISION  
- BLOCK LENGTH TO EXCEED 650 FEET.
2. TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)



SEE SHEET 8

SEE SHEET 10

SEE SHEET 14

SEE SHEET 12

LEGEND:

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**62 BLOCKS**

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TPOE FIRM: F-1191 TPOE S FIRM: 101538-09

SHEET  
11-17

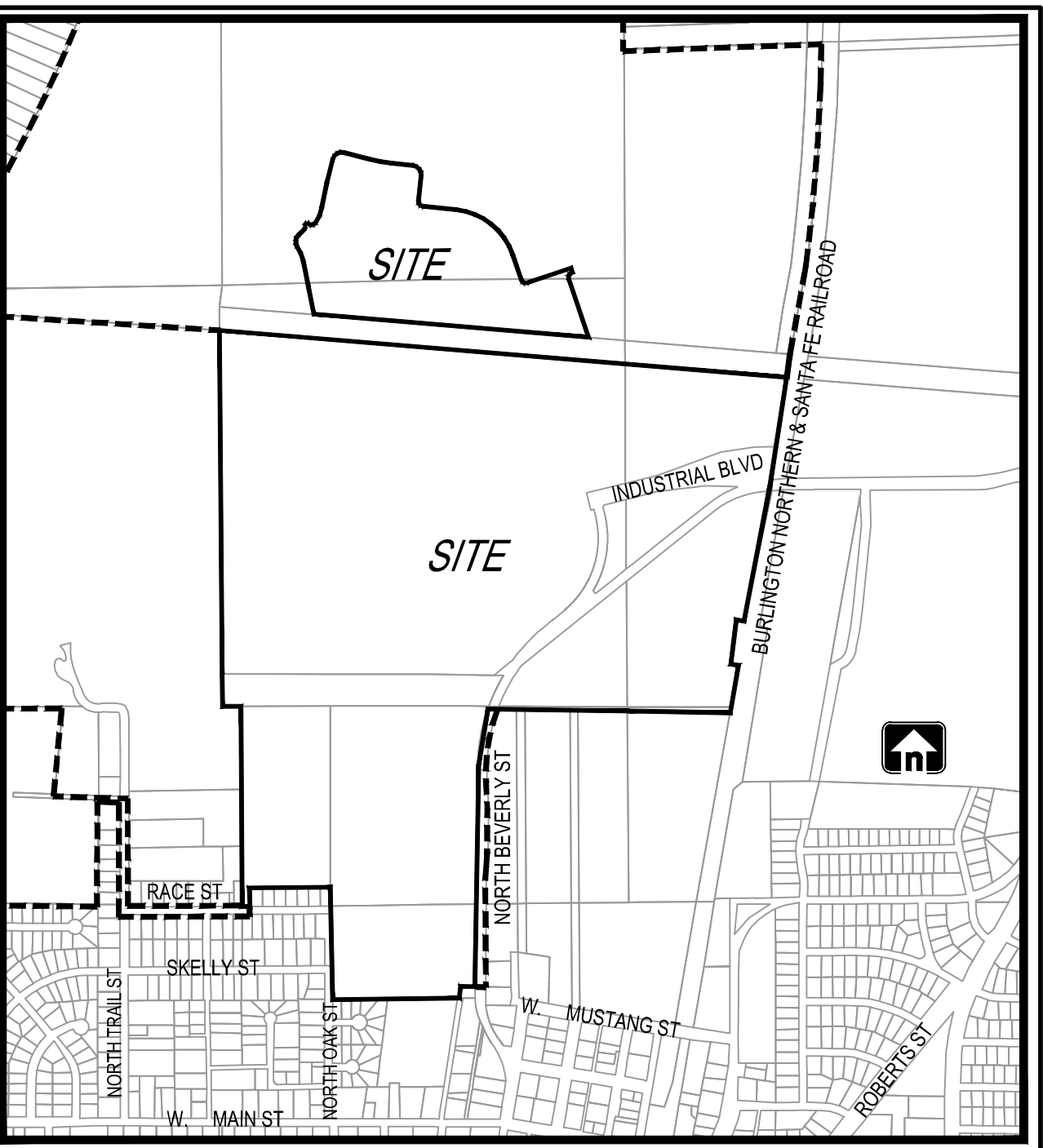
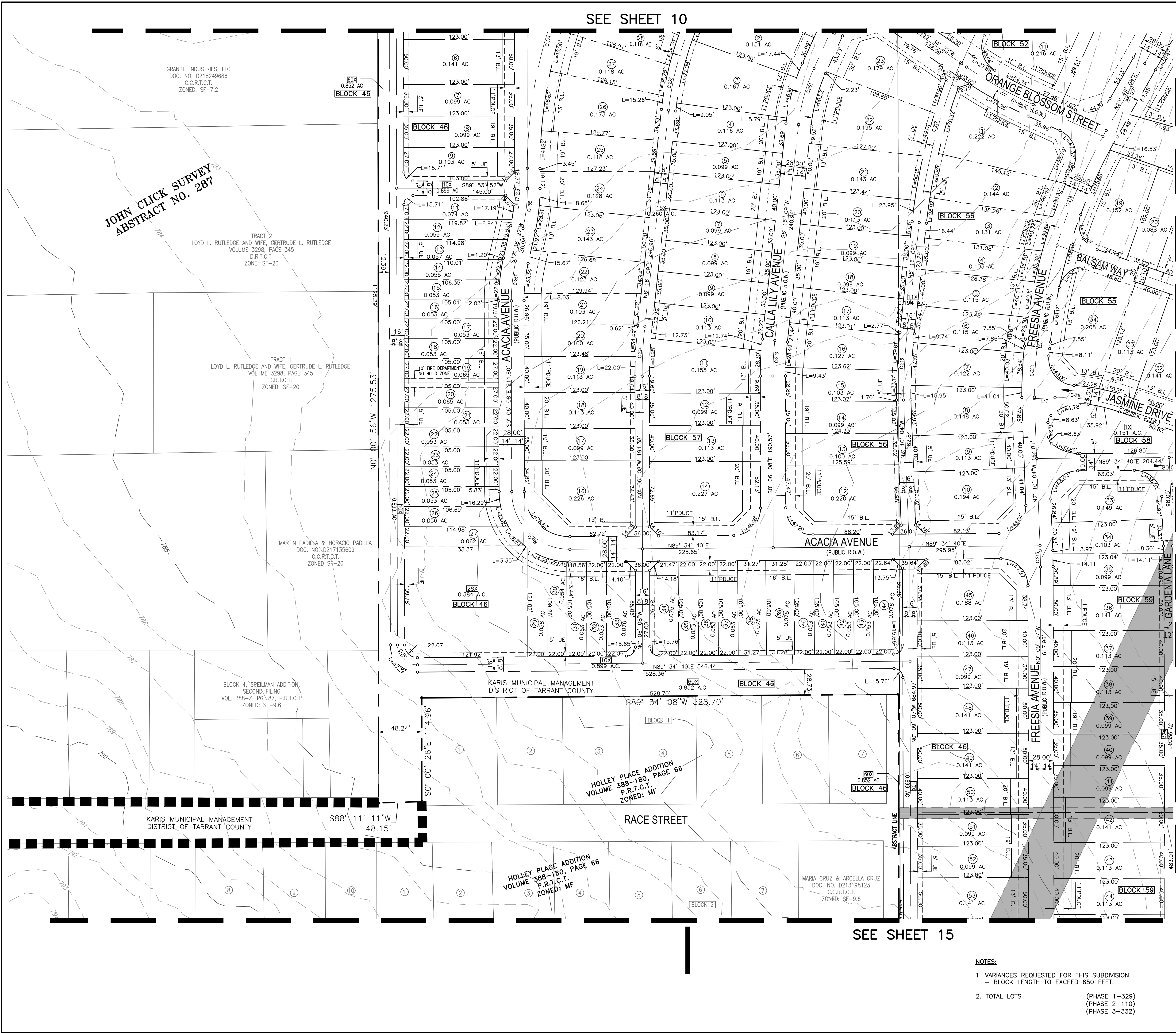
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■■■■■ KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY

**GRAPHIC SCALE** 1"=50'

50 0 50 100

**PRELIMINARY PLAT**

**KARIS ADDITION, PHASES 1-3**

**PHASE 1.** LOTS 1-60, 61X, 62-72, 73X, BLOCK 1; LOT 1X, BLOCK 2; LOT 1-4, 5X, 6-11, BLOCK 3; LOT 1X, BLOCK 4; LOT 1X, BLOCK 5; LOTS 1-32, 33X, 34X, BLOCK 6; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8; LOT 1X, BLOCK 9; LOTS 1-7, 8X, 9X, 10-19, BLOCK 10; LOT 1X, BLOCK 11; LOTS 1-5, 6X, 7-21, 22X, 23-28, BLOCK 12; LOTS 1-4, 5X, 6-20, 21X, BLOCK 13; LOT 1X, BLOCK 14; LOT 1X, BLOCK 15; LOT 1X, BLOCK 16; LOT 1X, BLOCK 17; LOT 1X, BLOCK 18; LOT 1X, BLOCK 19; LOTS 1-7, 8X, 9X, 10-14, BLOCK 20; LOTS 1-35, 36X, 37X, BLOCK 21; LOT 1X, BLOCK 22; LOTS 1-3, 4X, 5-14, BLOCK 23; LOT 1X, BLOCK 24; LOT 1X, BLOCK 25; LOT 1, BLOCK 26; LOTS 1-8, 9X, 10-21, 22X, BLOCK 27; LOT 1X, BLOCK 28; LOTS 1-3, 4X, 5-11, BLOCK 29; LOT 1X, BLOCK 30; LOTS 1-21, 22X, 23-29, 30X, BLOCK 31; LOTS 1-14, 15X, 16-35, 36X, BLOCK 32; LOTS 1X, 2-5, 6X, 7-27, BLOCK 33; LOT 1X, BLOCK 34; LOTS 1-13, 14X, 15-32, BLOCK 35; LOT 1X, BLOCK 36; LOTS 1X, 2-4, 5X, 6-16, BLOCK 37; LOTS 1-10, 11X, 12-22, BLOCK 38; LOTS 1X, 2-5, 6X, 7-9, BLOCK 39; LOTS 1-4, 5X, 6-10, 11X, 12-14, BLOCK 40; LOT 1X, BLOCK 41; LOT 1X, BLOCK 42; LOT 1X, BLOCK 43; LOT 1X, BLOCK 44; LOTS 1-7, 8X, 9-20, 21X, BLOCK 45; LOTS 1-9, 10X, 11-27, 28X, 29-59, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X, 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

**PHASE 2.** LOTS 1X, 2-5, 6X, 7-27, BLOCK 33; LOT 1X, BLOCK 34; LOTS 1-13, 14X, 15-32, BLOCK 35; LOT 1X, BLOCK 36; LOTS 1X, 2-4, 5X, 6-16, BLOCK 37; LOTS 1-10, 11X, 12-22, BLOCK 38; LOTS 1X, 2-5, 6X, 7-9, BLOCK 39; LOTS 1-4, 5X, 6-10, 11X, 12-14, BLOCK 40; LOT 1X, BLOCK 41; LOT 1X, BLOCK 42; LOT 1X, BLOCK 43; LOT 1X, BLOCK 44; LOTS 1-7, 8X, 9-20, 21X, BLOCK 45; LOTS 1-9, 10X, 11-27, 28X, 29-59, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X, 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

**PHASE 3.** LOT 1X, BLOCK 44; LOTS 1-7, 8X, 9-20, 21X, BLOCK 45; LOTS 1-9, 10X, 11-27, 28X, 29-59, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X, 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

**OWNER**  
BAUER FARMS AND LAND, LLC  
9340 HIGHWAY 10 NW  
RAMSEY, MN, 55303  
PHONE: 763-229-3245  
EMAIL: MindybaumerMN@gmail.com

**MINDY BAUER**

**DEVELOPER**  
THE NEHEMIAH COMPANY  
4010-7 N. COLLINS STREET  
ARLINGTON, TEXAS 76005  
PHONE: 817-475-9271  
EMAIL: jordan@tncdev.com

**JOHN JORDAN**

**APPLICANT/ENGINEERS**  
GRAHAM ASSOCIATES, INC.  
ENGINEERS & PLANNERS  
600 SIX FLAGS DR. STE. 500  
ARLINGTON, TEXAS 76011  
PHONE: 817-640-8535  
FAX: 817-633-5240  
EMAIL: mpeterson@grahamcivil.com

**MICHAEL L. PETERSON P.E.**

**263.10 ACRES**  
ZONED: PD  
SITUATED IN THE  
F.M. WELLS SURVEY, ABSTRACT NO. 1683  
S.T. WELLS SURVEY, ABSTRACT NO. 1684  
T. TOLER SURVEY, ABSTRACT NO. 1536  
J.C. HUNTON SURVEY, ABSTRACT NO. 728  
J.W. HAYNES SURVEY, ABSTRACT NO. 780  
S.S. REYNOLDS SURVEY, ABSTRACT NO. 1316  
JOHN CLICK SURVEY, ABSTRACT NO. 287  
CITY OF CROWLEY, TARRANT COUNTY, TEXAS

**768 SINGLE FAMILY, 3 COMMERCIAL & 89 NON RESIDENTIAL LOTS**  
62 BLOCKS

**DATE: MARCH 2021**

**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBE FRM: F-119/TBPLS FRM: 101538-00

**SHEET 13-17**

**NOTES:**

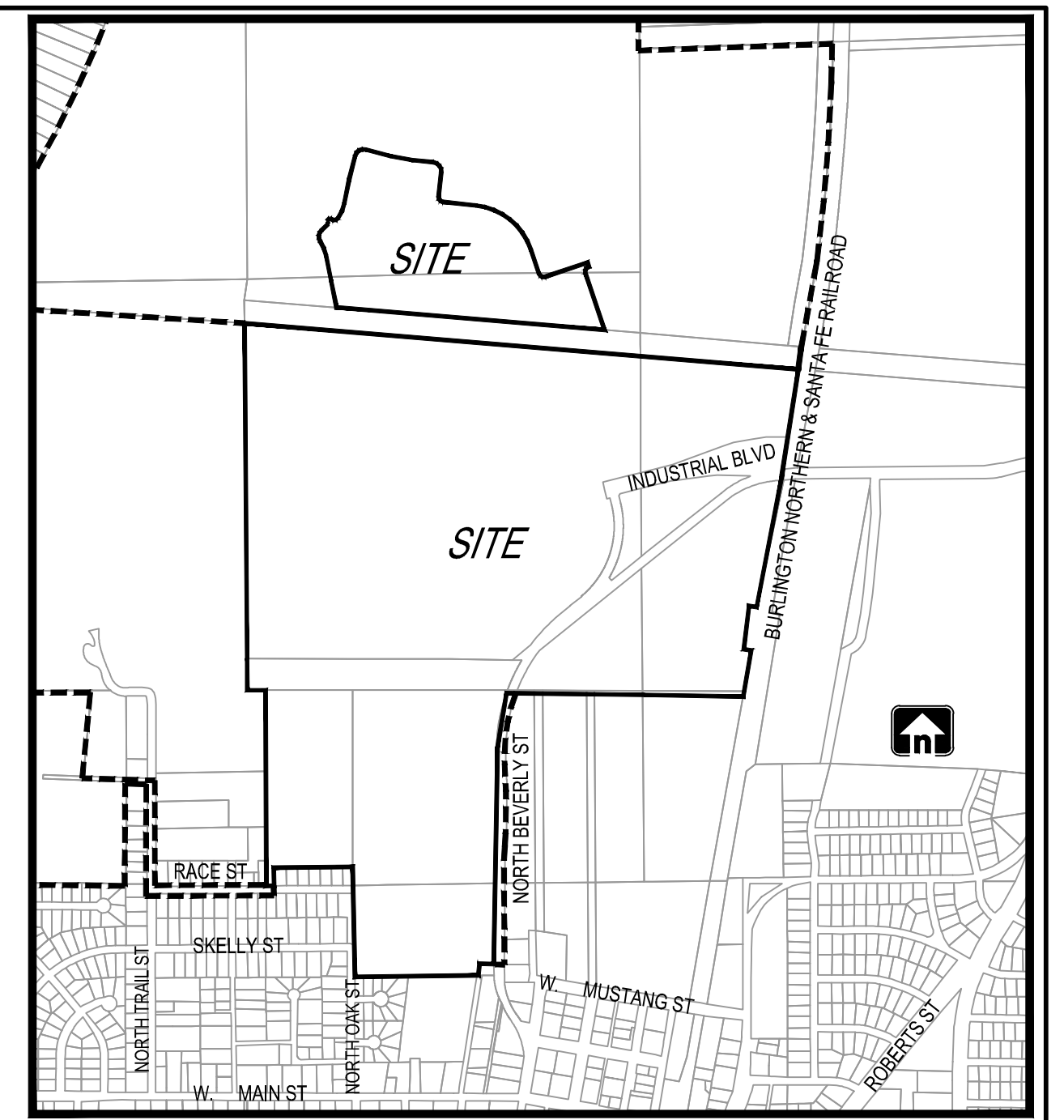
- VARIANCES REQUESTED FOR THIS SUBDIVISION - BLOCK LENGTH TO EXCEED 650 FEET.
- TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)



SEE SHEET 11

SEE SHEET 13

SEE SHEET 15



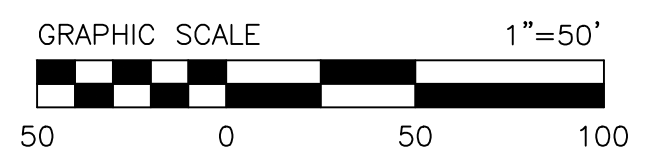
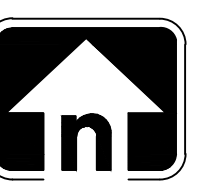
VICINITY MAP  
(1"=1000')

LEGEND:

- PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- BL BUILDING LINE
- EASEMENTS TO BE ABANDONED BY SEPARATE INSTRUMENT OR PLAT
- STREET NAME CHANGE

LEGEND

- C.C.R.T.C.T.= COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T.= PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T.= DEED RECORDS, TARRANT COUNTY, TEXAS
- DOC. = DOCUMENT
- NO. = NUMBER
- FIR = FOUND 1/2 INCH IRON ROD
- SIR = SET 1/2 INCH IRON ROD WITH "GRAHAM ASSOC. INC. CAP"
- ZONING PD = PLANNED DEVELOPMENT



PRELIMINARY PLAT

KARIS ADDITION, PHASES 1-3

**PHASE 1.** LOTS 1-60, 61X, 62-72, 73X, BLOCK 1; LOT 1X, BLOCK 2; LOT 1-4, 5X, 6-11, BLOCK 3; LOT 1X, BLOCK 4; LOT 1X, BLOCK 5; LOTS 1-32, 33X, 34X, BLOCK 6; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8; LOT 1X, BLOCK 9; LOTS 1-7, 8X, 9X, 10-19, BLOCK 10; LOT 1X, BLOCK 11; LOTS 1-5, 6X, 7-21, 22X, 23-28, BLOCK 12; LOTS 1-4, 5X, 6-20, 21X, BLOCK 13; LOT 1X, BLOCK 14; LOT 1X, BLOCK 15; LOT 1X, BLOCK 16; LOT 1X, BLOCK 17; LOT 1X, BLOCK 18; LOT 1X, BLOCK 19; LOTS 1-7, 8X, 9X, 10-14, BLOCK 20; LOTS 1-35, 36X, 37X, BLOCK 21; LOT 1X, BLOCK 22; LOTS 1-3, 4X, 5-14, BLOCK 23; LOT 1X, BLOCK 24; LOT 1, BLOCK 25; LOT 1, BLOCK 26; LOTS 1-8, 9X, 10-21, 22X BLOCK 27; LOT 1X, BLOCK 28; LOTS 1-3, 4X, 5-11, BLOCK 29; LOT 1X, BLOCK 30; LOTS 1-21, 22X, 23-29, 30X, BLOCK 31; LOTS 1-14, 15X, 16-35, 36X, BLOCK 32; LOTS 1-14, 15X, 16-35, 36X, BLOCK 33; LOT 1X, BLOCK 34; LOTS 1-13, 14X, 15-32, BLOCK 35; LOT 1X, BLOCK 36; LOTS 1X, 2-4, 5X, 6-16, BLOCK 37; LOTS 1-10, 11X, 12-22, BLOCK 38; LOTS 1X, 2-5, 6X, 7-9, BLOCK 39; LOTS 1-4, 5X, 6-10, 11X, 12-14, BLOCK 40; LOT 1X, BLOCK 41; LOT 1X, BLOCK 42; LOT 1X, BLOCK 43; **PHASE 2.** LOTS 1X, 2-5, 6X, 7-27, BLOCK 35; LOT 1X, BLOCK 34; LOTS 1-9, 10X, 11-27, 28X, 29-59, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

OWNER

BAUER FARMS AND LAND, LLC  
9340 HIGHWAY 10 NW  
RANNEY, MN. 55303  
PHONE: 763-229-3245  
EMAIL: MindyBauerMN@gmail.com

DEVELOPER

THE NEHEMIAH COMPANY  
4010-7 N. COLLINS STREET  
ARLINGTON, TEXAS 76005  
PHONE: 817-475-9271  
EMAIL: jjordan@ncdev.com

APPLICANT/ENGINEERS

GRAHAM ASSOCIATES, INC.  
ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011  
PHONE: 817-640-8535  
FAX: 817-633-5240  
EMAIL: mpeterson@grahamcivil.com  
MICHAEL L. PETERSON P.E.

DATE: MARCH 2021

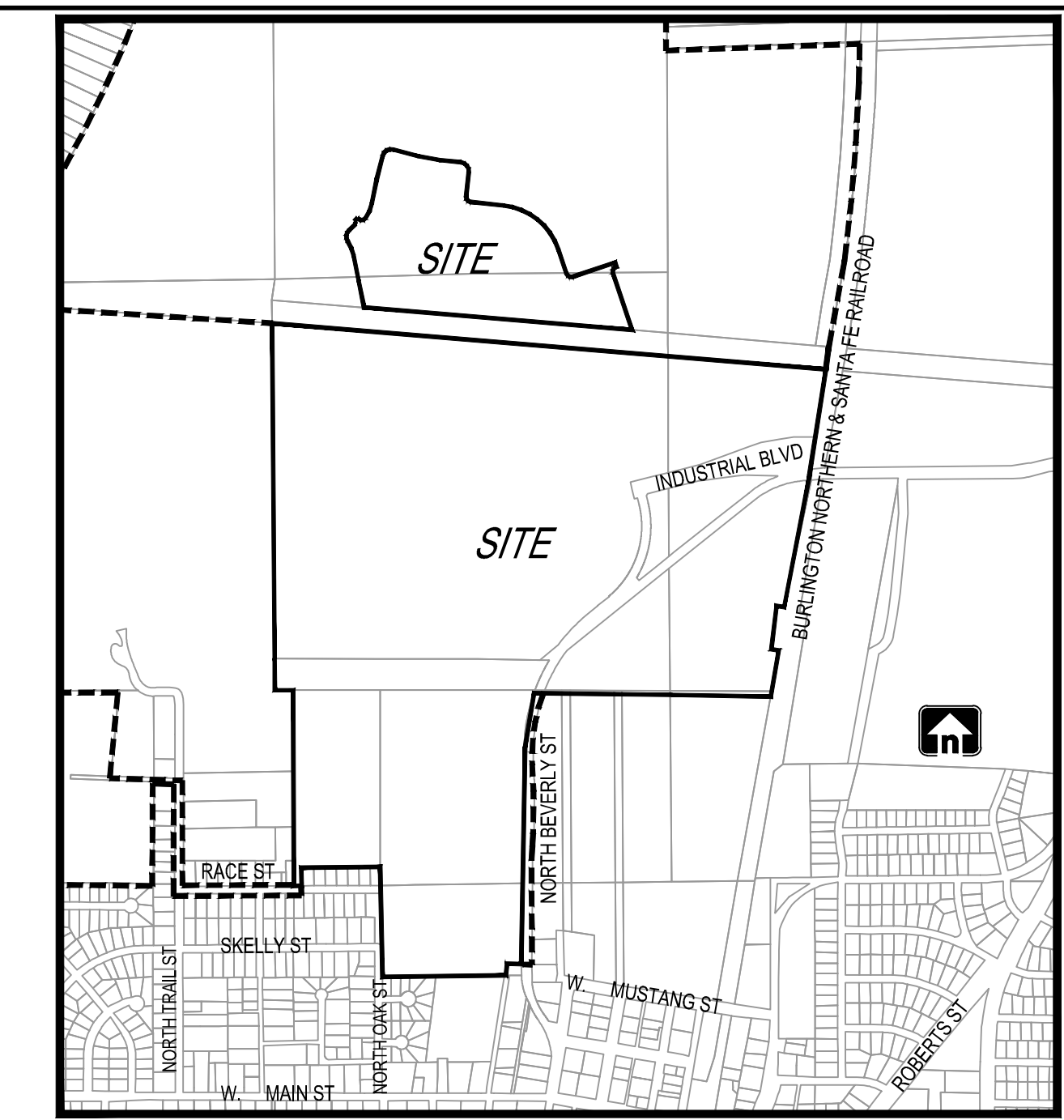
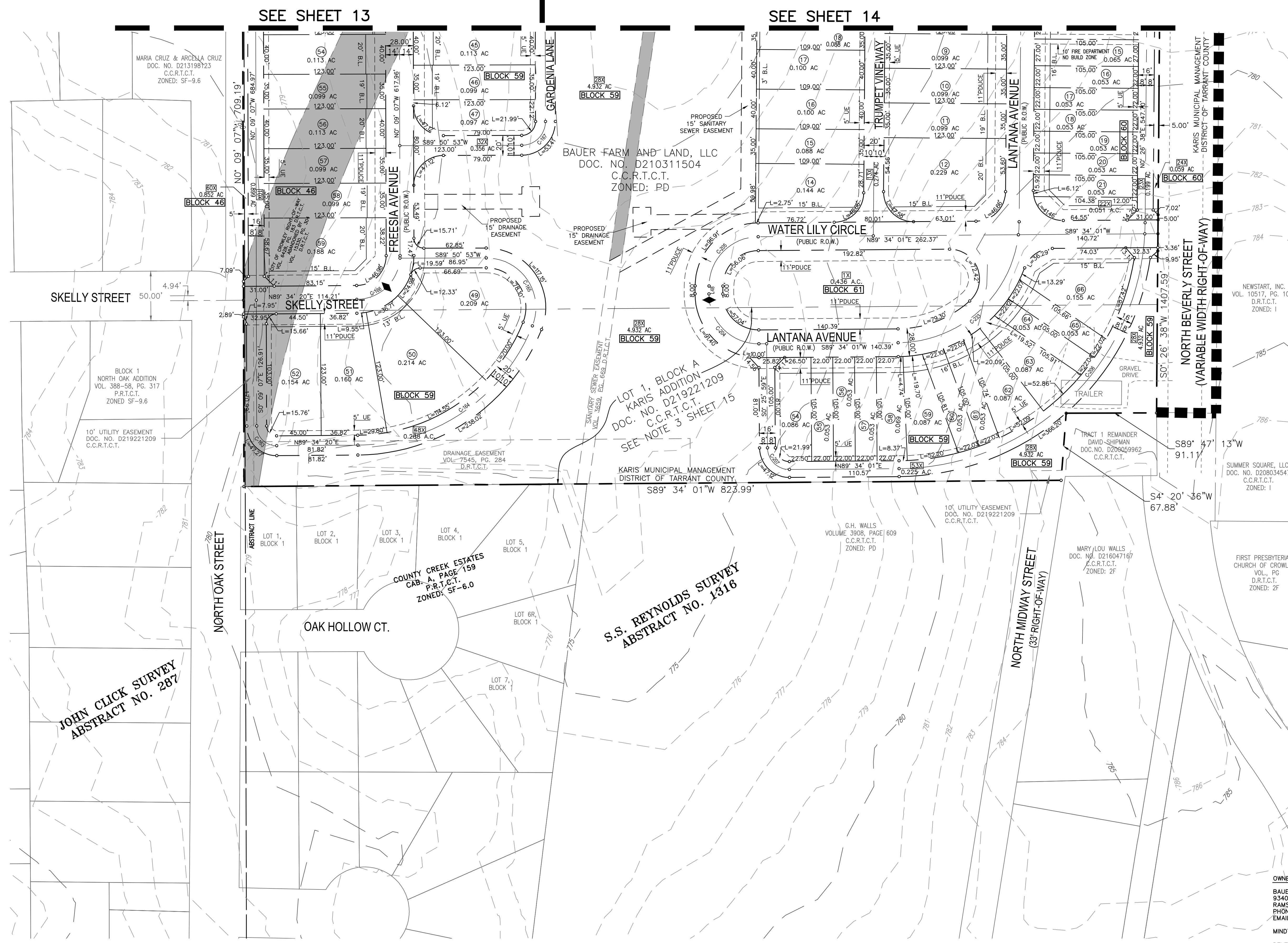


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CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TPOE FIRM: F-115/115PLS FIRM: 101536-00

NOTES:

- VARIANCES REQUESTED FOR THIS SUBDIVISION  
- BLOCK LENGTH TO EXCEED 650 FEET.
- TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)





**LEGEND:**

PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT

SSE SANITARY SEWER EASEMENT

UE UTILITY EASEMENT

BL BUILDING LINE

EASEMENTS TO BE ABANDONED BY SEPARATE INSTRUMENT OR PLAT

STREET NAME CHANGE

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KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY

**GRAPHIC SCALE**

50 0 50 100

1"=50'

## PRELIMINARY PLAT

### KARIS ADDITION, PHASES 1-3

**PHASE 1.** LOTS 1-60, 61X, 62-72, 73X, BLOCK 1; LOT 1X, BLOCK 2; LOT 1-4, 5X, 6-11, BLOCK 3; LOT 1X, BLOCK 4; LOT 1X, BLOCK 5; LOTS 1-32, 33X, 34X, BLOCK 6; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8; LOT 1X, BLOCK 9; LOTS 1-7, 8X, 9X, 10-19, BLOCK 10; LOT 1X, BLOCK 11; LOTS 1-5, 6X, 7-21, 22X, 23-28, BLOCK 12; LOTS 1-4, 5X, 6-20, 21X, BLOCK 13; LOT 1X, BLOCK 14; LOT 1X, BLOCK 15; LOT 1X, BLOCK 16; LOT 1X, BLOCK 17; LOT 1X, BLOCK 18; LOT 1X, BLOCK 19; LOTS 1-7, 8X, 9X, 10-14, BLOCK 20; LOTS 1-35, 36X, 37X, BLOCK 21; LOT 1X, BLOCK 22; LOTS 1-3, 4X, 5-14, BLOCK 23; LOT 1X, BLOCK 24; LOT 1, BLOCK 25; LOT 1, BLOCK 26; LOTS 1-8, 9X, 10-21, 22X BLOCK 27; LOT 1X, BLOCK 28; LOTS 1-3, 4X, 5-11, BLOCK 29; LOT 1X, BLOCK 30; LOTS 1-21, 22X, 23-29, 30X, BLOCK 31; LOTS 1-14, 15X, 16-35, 36X, BLOCK 32; LOTS 1-3, 4X, 5-14, BLOCK 33; LOT 1X, BLOCK 34; LOTS 1-13, 14X, 15-32, BLOCK 35; LOT 1X, BLOCK 36; LOTS 1X, 2-4, 5X, 6-16, BLOCK 37; LOTS 1-10, 11X, 12-22, BLOCK 38; LOTS 1X, 2-5, 6X, 7-9, BLOCK 39; LOTS 1-4, 5X, 6-10, 11X, 12-14, BLOCK 40; LOT 1X, BLOCK 41; LOT 1X, BLOCK 42; LOT 1X, BLOCK 43; LOTS 1-7, 8X, 9-20, 21X, BLOCK 45; LOTS 1-9, 10X, 11-27, 28X, 29-59, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

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**MICHAEL L. PETERSON P.E.**

**263.10 ACRES**

**ZONED: PD**

**SITUATED IN THE**

F.M. WELLS SURVEY, ABSTRACT NO. 1683

S.T. WELLS SURVEY, ABSTRACT NO. 1684

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CITY OF CROWLEY, TARRANT COUNTY, TEXAS

**768 SINGLE FAMILY, 3 COMMERCIAL & 89 NON RESIDENTIAL LOTS**

**62 BLOCKS**

**DATE: MARCH 2021**

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CONSULTING ENGINEERS & PLANNERS

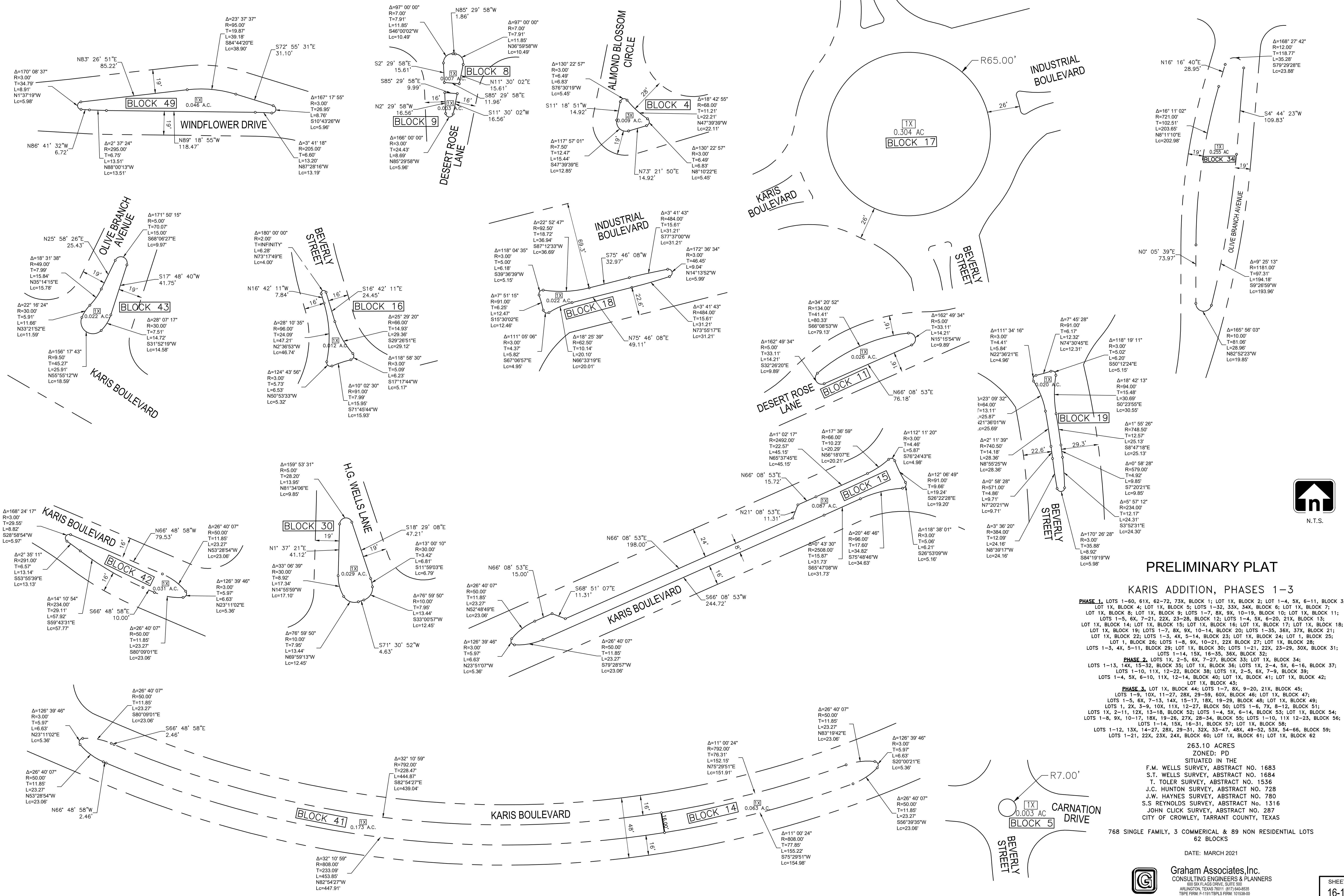
600 SIX FLAGS DRIVE, SUITE 500

ARLINGTON, TEXAS 76011 (817) 640-8535

TYPE FROM F-1191(TPLS FROM: 101538-00)

- NOTES:**
- VARIANCES REQUESTED FOR THIS SUBDIVISION - BLOCK LENGTH TO EXCEED 650 FEET.
  - TOTAL LOTS (PHASE 1-329)  
(PHASE 2-110)  
(PHASE 3-332)
  - LOT 1, BLOCK A, KARIS ADDITION SHALL BE REPLATTED IN ITS ENTIRETY WITH THE PLATTING OF PHASE 3.





PRELIMINARY PLAT

KARIS ADDITION, PHASES 1-3

**PHASE 1.** LOTS 1-60, 61X, 62-72, 73X, BLOCK 1; LOT 1X, BLOCK 2; LOT 1-4, 5X, 6-11, BLOCK 3; LOT 1X, BLOCK 4; LOT 1X, BLOCK 5; LOTS 1-32, 33X, 34X, BLOCK 6; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8; LOT 1X, BLOCK 9; LOTS 1-7, 8X, 9X, 10-19, BLOCK 10; LOT 1X, BLOCK 11; LOTS 1-5, 6X, 7-21, 22X, 23-28, BLOCK 12; LOTS 1-4, 5X, 6-20, 21X, BLOCK 13; LOT 1X, BLOCK 14; LOT 1X, BLOCK 15; LOT 1X, BLOCK 16; LOT 1X, BLOCK 17; LOT 1X, BLOCK 18; LOT 1X, BLOCK 19; LOTS 1-7, 8X, 9X, 10-14, BLOCK 20; LOTS 1-35, 36X, 37X, BLOCK 21; LOT 1X, BLOCK 22; LOTS 1-3, 4X, 5-14, BLOCK 23; LOT 1X, BLOCK 24; LOT 1, BLOCK 25; LOT 1, BLOCK 26; LOTS 1-8, 9X, 10-21, 22X, BLOCK 27; LOT 1X, BLOCK 28; LOTS 1-3, 4X, 5-11, BLOCK 29; LOT 1X, BLOCK 30; LOTS 1-21, 22X, 23-29, 30X, BLOCK 31; LOTS 1-14, 15X, 16-35, 36X, BLOCK 32;

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**PHASE 3.** LOT 1X, BLOCK 44; LOTS 1-7, 8X, 9-20, 21X, BLOCK 45; LOTS 1-9, 10X, 11-27, 28X, 29-59, 60X, BLOCK 46; LOT 1X, BLOCK 47; LOTS 1-5, 6X, 7-13, 14X, 15-17, 18X, 19-29, BLOCK 48; LOT 1X, BLOCK 49; LOTS 1, 2X, 3-9, 10X, 11X, 12-27, BLOCK 50; LOTS 1-6, 7X, 8-12, BLOCK 51; LOTS 1X, 2-11, 12X, 13-18, BLOCK 52; LOTS 1-4, 5X, 6-14, BLOCK 53; LOT 1X, BLOCK 54; LOTS 1-8, 9X, 10-17, 18X, 19-26, 27X, 28-34, BLOCK 55; LOTS 1-10, 11X, 12-23, BLOCK 56; LOTS 1-14, 15X, 16-31, BLOCK 57; LOT 1X, BLOCK 58; LOTS 1-12, 13X, 14-27, 28X, 29-31, 32X, 33-47, 48X, 49-52, 53X, 54-66, BLOCK 59; LOTS 1-21, 22X, 23X, 24X, BLOCK 60; LOT 1X, BLOCK 61; LOT 1X, BLOCK 62

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768 SINGLE FAMILY, 3 COMMERCIAL & 89 NON RESIDENTIAL LOTS  
62 BLOCKS

DATE: MARCH 2021

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CONSULTING ENGINEERS & PLANNERS  
60138 FLORES DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TYPE FIRM F-1191/TBPLS FIRM 101538-00

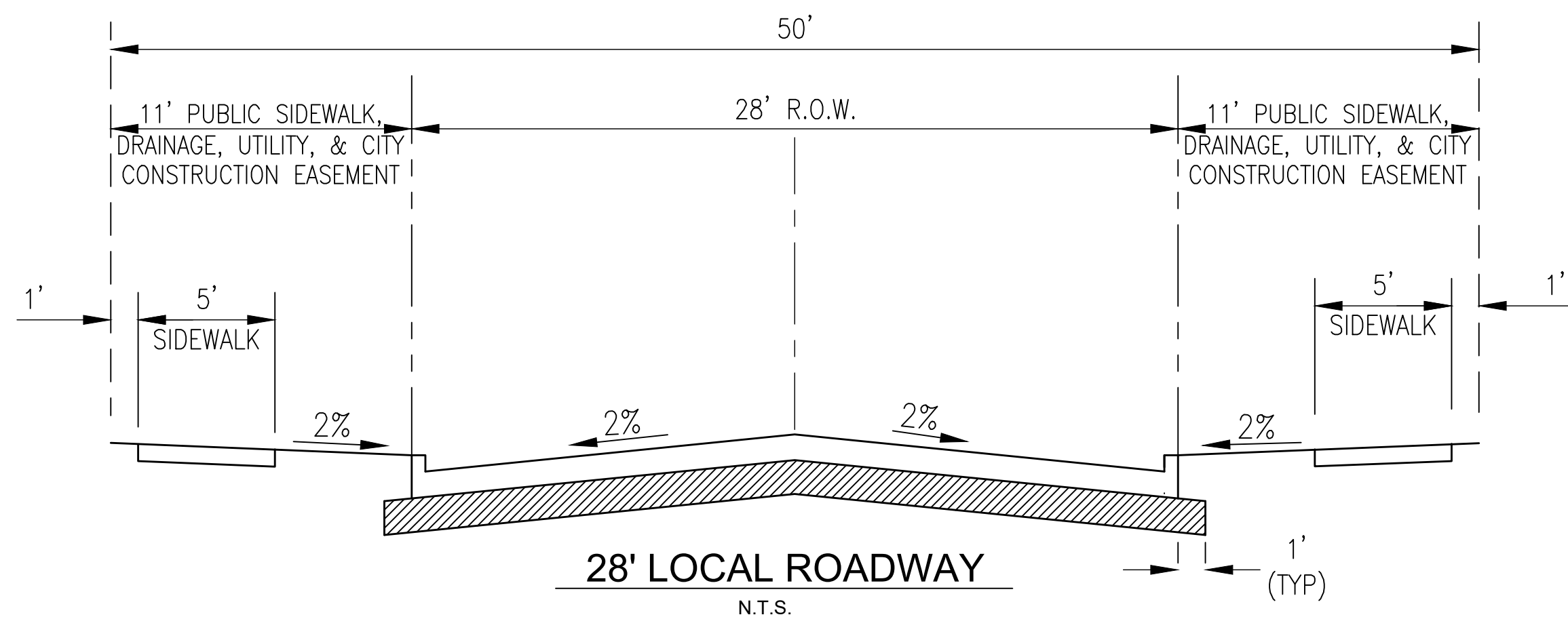


CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	65° 25' 18"	411.00'	263.97'	469.29'	S51° 11' 47"E	444.21'
C-2	38° 06' 08"	250.00'	86.33'	166.25'	N28° 53' 13"E	163.21'
C-3	5° 50' 27"	3125.46'	159.44'	318.61'	N12° 45' 22"E	318.47'
C-4	89° 06' 34"	44.00'	43.32'	68.43'	N60° 13' 52"E	61.74'
C-6	8° 41' 35"	948.00'	72.06'	143.83'	S79° 33' 38"E	143.70'
C-8	90° 00' 00"	44.00'	44.00'	69.12'	S38° 54' 26"E	62.23'
C-10	8° 20' 22"	504.50'	36.78'	73.43'	S1° 55' 23"W	73.37'
C-12	36° 14' 35"	382.00'	125.02'	241.64'	N29° 24' 51"W	237.63'
C-14	74° 12' 42"	44.00'	33.28'	56.99'	N48° 23' 55"W	53.09'
C-15	11° 54' 29"	250.00'	26.07'	51.96'	S88° 32' 30"W	51.87'
C-16	11° 54' 47"	250.00'	26.08'	51.98'	S88° 32' 39"W	51.89'
C-17	22° 59' 10"	250.00'	50.83'	100.30'	S83° 00' 27"W	99.62'
C-19	20° 06' 29"	214.00'	37.94'	75.10'	S8° 25' 54"E	74.72'
C-21	42° 32' 31"	250.00'	97.33'	185.62'	S71° 59' 31"W	181.39'
C-23	19° 30' 02"	500.00'	85.92'	170.18'	N7° 30' 13"E	169.36'
C-24	5° 05' 36"	353.00'	15.70'	31.38'	N4° 47' 36"W	31.37'
C-25	11° 50' 08"	397.00'	41.15'	82.01'	N1° 25' 20"W	81.86'
C-26	16° 14' 20"	208.00'	29.67'	58.95'	N10° 21' 58"W	58.75'
C-27	8° 20' 22"	331.50'	24.17'	48.25'	N1° 55' 23"E	48.21'
C-28	5° 05' 36"	500.00'	22.24'	44.65'	N4° 47' 36"W	44.43'
C-29	11° 50' 08"	250.00'	25.91'	51.44'	N1° 25' 20"W	51.55'
C-30	80° 53' 06"	48.00'	40.91'	67.76'	S6° 04' 45"W	62.27'
C-31	23° 04' 15"	255.00'	52.04'	102.68'	S22° 49' 41"E	101.99'
C-32	74° 12' 42"	171.00'	129.35'	221.49'	S48° 23' 55"E	206.32'
C-33	24° 10' 45"	100.00'	21.42'	42.20'	N82° 24' 22"E	41.89'
C-34	22° 59' 10"	395.00'	80.31'	158.47'	S83° 00' 27"W	157.41'
C-35	22° 59' 10"	100.00'	20.33'	40.12'	S83° 00' 27"W	39.85'
C-36	67° 00' 50"	48.00'	31.78'	56.14'	N51° 59' 33"W	53.00'
C-39	18° 03' 42"	250.00'	39.73'	78.81'	S78° 43' 21"W	78.48'
C-40	18° 02' 17"	500.00'	79.36'	157.41'	S31° 28' 49"E	156.76'
C-41	81° 29' 20"	50.00'	43.07'	71.11'	S63° 12' 21"E	65.27'
C-42	10° 16' 03"	590.00'	53.01'	105.73'	N71° 16' 54"E	105.59'
C-43	65° 06' 05"	50.00'	31.92'	56.81'	N43° 51' 53"E	53.80'
C-44	6° 48' 49"	500.00'	29.76'	59.46'	N7° 54' 26"E	59.42'
C-45	24° 17' 00"	377.00'	81.11'	159.78'	S82° 21' 32"W	158.59'
C-46	35° 31' 41"	250.00'	80.09'	155.02'	N12° 59' 30"W	152.55'
C-48	4° 29' 10"	500.00'	19.58'	39.15'	N2° 31' 45"E	39.14'
C-49	90° 16' 18"	189.00'	189.90'	297.78'	N40° 21' 49"W	267.92'
C-50	77° 03' 34"	189.00'	150.50'	254.19'	N43° 18' 07"E	235.46'
C-51	8° 28' 04"	493.00'	36.50'	72.86'	N77° 35' 52"E	72.79'
C-52	117° 57' 01"	133.00'	221.13'	273.80'	S47° 39' 39"E	227.95'
C-53	6° 32' 31"	645.00'	36.86'	73.64'	S8° 02' 36"W	73.60'
C-54	8° 06' 07"	500.00'	35.41'	70.70'	S81° 26' 55"E	70.64'
C-55	8° 06' 07"	500.00'	35.41'	70.70'	S81° 26' 55"E	70.64'
C-56	90° 16' 18"	44.00'	44.21'	69.32'	S40° 21' 49"E	62.37'
C-57	77° 03' 34"	44.00'	35.04'	59.18'	S43° 18' 07"W	54.82'
C-58	8° 28' 04"	638.00'	47.23'	94.29'	S77° 35' 52"W	94.20'
C-59	117° 57' 01"	54.00'	89.78'	111.17'	N47° 39' 39"W	92.55'
C-60	21° 24' 30"	295.00'	55.76'	110.23'	N5° 55' 55"W	109.59'
C-61	21° 24' 30"	150.00'	28.35'	56.05'	N5° 55' 55"W	55.72'
C-62	6° 32' 31"	790.00'	45.15'	90.20'	N8° 02' 36"E	90.15'
C-63	6° 31' 40"	500.00'	28.51'	56.97'	N2° 58' 40"W	56.93'
C-64	17° 33' 21"	500.00'	77.21'	153.20'	N2° 32' 10"E	152.60'
C-65	17° 33' 21"	500.00'	77.21'	153.20'	N2° 32' 10"E	152.60'
C-66	28° 01' 02"	250.00'	62.37'	122.25'	N2° 41' 40"W	121.03'
C-67	28° 01' 02"	250.00'	62.37'	122.25'	N2° 41' 40"W	121.03'
C-68	24° 17' 00"	250.00'	53.79'	105.96'	N82° 21' 32"E	105.16'
C-69	28° 21' 09"	395.00'	99.78'	195.46'	S80° 19' 28"W	193.48'
C-71	28° 21' 09"	250.00'	63.15'	123.71'	S80° 19' 28"W	122.45'
C-72	22° 11' 56"	445.00'	87.30'	172.41'	N77° 14' 51"E	171.34'
C-73	7° 33' 49"	355.00'	23.47'	46.86'	N7° 31' 56"E	46.83'
C-75	11° 47' 10"	399.00'	41.18'	82.08'	N5° 25' 16"E	81.93'
C-76	22° 11' 56"	300.00'	58.85'	116.23'	N77° 14' 51"E	115.51'
C-77	47° 02' 09"	500.00'	217.59'	410.47'	N89° 39' 58"E	399.04'
C-78	47° 02' 09"	500.00'	217.59'	410.47'	N89° 39' 58"E	399.04'
C-79	75° 49' 14"	100.00'	77.88'	132.33'	N11° 35' 25"E	122.89'

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-80	39° 42' 38"	300.00'	108.33'	207.92'	N6° 27' 53"W	203.79'
C-81	9° 47' 37"	350.00'	29.99'	59.83'	N18° 17' 14"E	59.75'
C-82	16° 16' 26"	645.00'	92.22'	183.20'	S74° 57' 11"E	182.59'
C-84	1° 42' 27"	786.00'	11.71'	23.42'	S67° 40' 11"E	23.42'
C-85	8° 05' 10"	786.00'	55.56'	110.93'	S72° 33' 59"E	110.84'
C-86	21° 07' 49"	810.00'	151.08'	298.72'	S66° 02' 40"E	297.03'
C-87	41° 33' 00"	200.00'	75.87'	145.04'	S34° 09' 55"W	141.88'
C-88	50° 17' 22"	300.00'	140.82'	263.32'	S38° 32' 07"W	254.94'
C-89	13° 44' 59"	250.00'	30.14'	59.99'	S27° 32' 16"W	59.85'
C-90	11° 47' 16"	420.00'	43.36'	86.41'	S14° 46' 08"W	86.26'
C-91	4° 21' 39"	750.00'	28.56'	57.08'	S6° 41' 41"W	57.07'
C-97	59° 09' 57"	300.00'	170.31'	309.79'	N55° 54' 11"W	296.21'
C-107	24° 15' 59"	250.00'	53.75'	105.88'	S11° 43' 07"E	105.09'
C-108	76° 26' 55"	75.00'	59.07'	100.07'	N27° 55' 26"E	92.81'
C-109	9° 49' 42"	399.00'	34.31'	68.44'	N5° 23' 11"W	68.36'
C-110	24° 15' 59"	100.00'	21.50'	42.35'	S11° 43' 07"E	42.04'
C-111	39° 42' 38"	345.00'	124.58'	239.11'	S6° 27' 53"E	234.35'
C-112	39° 42' 38"	200.00'	72.22'	138.62'	S6° 27' 53"E	135.86'
C-113	8° 54' 58"	250.00'	19.49'	38.90'	S17° 50' 54"W	38.86'
C-117	50° 17' 22"	155.00'	72.76'	136.05'	S38° 32' 07"W	131.72'
C-118	23° 09' 51"	100.00'	20.49'	40.43'	S75° 15' 43"W	40.15'
C-120	9° 54' 06"	350.00'	30.32'	60.49'	N71° 05' 56"E	60.41'
C-128	9° 08' 58"	105.00'	8.40'	16.77'	N74° 22' 10"E	16.75'
C-129	12° 47' 02"	395.00'	44.25'	88.13'	N76° 11' 12"E	87.95'
C-130	19° 59' 51"	331.00'	58.36'	115.53'	S87° 25' 21"E	114.94'
C-131	87° 13' 35"	195.00'	185.78'	296.87'	S33° 48' 38"E	269.02'
C-132	89° 41' 43"	195.00'	193.97'	305.27'	S54° 39' 01"W	275.04'
C-133	9° 14' 35"	274.00'	22.15'	44.20'	N85° 07' 25"W	44.15'
C-134	26° 17' 09"	250.00'	58.37'	114.69'	N76° 36' 08"W	113.69'
C-135	12° 34' 58"	315.00'	34.73'	69.18'	N5° 44' 16"W	69.04'
C-136	12° 34' 58"	170.00'	18.74'	37.33'	S5° 44' 16"E	37.26'
C-137	90° 00' 00"	21.00'	21.00'	32.99'	S32° 58' 16"W	29.70'
C-139	9° 08' 58"	250.00'	20.00'	39.92'	N74° 22' 10"E	39.88'
C-140	12° 47' 02"	250.00'	28.01'	55.78'	N76° 11' 12"E	55.66'
C-141	19° 59' 51"	186.00'	32.79'	64.92'	S87° 25' 21"E	64.59'
C-142	87° 13' 35"	50.00'	47.64'	76.12'	S33° 48' 38"E	68.98'
C-143	89° 41' 43"	50.00'	49.73'	78.27'	S54° 39' 01"W	70.52'
C-144	9° 14' 35"	419.00'	33.87'	67.59'	N85° 07' 25"W	67.52'
C-145	15° 23' 32"	250.00'	33.78'	67.16'	N82° 02' 56"W	66.96'
C-146	19° 52' 07"	300.00'	52.54'	104.03'	S2° 38' 31"W	103.51'
C-147	25° 34' 10"	445.00'	100.98'	198.59'	S0° 12' 31"E	196.95'
C-149	9° 06' 00"	292.00'	23.24'	46.38'	N81° 58' 26"W	46.33'
C-150	87° 22' 58"	44.00'	42.03'	67.11'	N56° 16' 03"E	60.79'
C-152	8° 52' 35"	744.50'	57.79'	115.34'	N12° 15' 53"W	115.23'
C-153	14° 49' 42"	575.00'	74.82'	148.81'	N0° 24' 44"W	148.40'
C-163	90° 16' 33"	20.00'	20.10'	31.51'	S45° 17' 23"E	28.35'
C-164	67° 50' 59"	191.00'	128.47'	226.18'	N55° 38' 51"E	213.20'
C-165	111° 52' 29"	50.00'	73.95'	97.63'	N34° 12' 53"W	82.84'
C-166	89° 43' 27"	44.00'	43.79'	68.90'	N44° 42' 37"E	62.08'
C-167	90° 00' 00"	24.00'	24.00'	37.70'	S44° 50' 53"W	33.94'
C-168	2° 00' 57"	647.00'	11.38'	22.76'	S1° 09' 36"E	22.76'
C-169	90° 19' 12"	64.00'	64.36'	100.89'	S45° 15' 44"E	90.76'
C-174	24° 31' 29"	514.00'	111.72'	220.01'	S12° 09' 37"W	218.34'
C-180	12° 37' 05"	500.00'	55.28'	110.11'	S18° 06' 49"W	109.89'
C-181	23° 01' 21"	292.00'	59.47'	117.13'	S23° 18' 57"W	116.54'
C-183	20° 52' 23"	845.00'	155.64'	307.84'	N65° 36' 34"W	306.14'
C-184	22° 41' 59"	160.00'	32.12'	63.39'	N66° 50' 44"W	62.98'
C-185	31° 11' 47"	990.00'	276.38'	539.03'	N71° 05' 37"W	532.40'
C-186	2° 37' 24"	300.00'	6.87'	13.74'	N88° 00' 13"W	13.73'
C-187	15° 06' 44"	200.00'	26.53'	52.75'	N81° 45' 33"W	52.60'
C-189	15° 55' 03"	255.00'	35.65'	70.84'	N88° 35' 37"W	70.61'
C-190	23° 37' 05"	255.00'	53.31'	105.11'	S68° 49' 33"E	104.37'
C-192	79° 57' 26"	22.00'	18.45'	30.70'	S17° 02' 18"E	28.27'
C-194	17° 24' 49"	1201.00'	183.93'	365.01'	S14° 14' 01"W	363.61'
C-195	89° 34' 42"	22.00'	21.84'	34.40'	S50° 18' 57"W	31.00'
C-197	19° 21' 22"	1346.00'	229.55'	454.72'	S13° 15' 44"W	452.56'

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-198	25° 37' 20"	186.00'	42.30'	83.18'	S16° 23' 43"W	82.49'
C-199	4° 47' 02"	186.00'	7.77'	15.53'	S26° 48' 52"W	15.53'
C-200	90° 00' 00"	24.00'	24.00'	37.70'	N78° 55' 16"E	33.94'
C-201	33° 09' 13"	153.00'	45.54'	88.53'	S72° 39' 21"E	87.30'
C-202	89° 40' 35"	24.00'	23.86'	37.56'	S44° 23' 40"E	33.85'
C-204	90° 46' 53"	50.00'	50.69'	79.22'	N45° 02' 33"W	71.19'
C-205	89° 13' 07"	50.00'	49.32'	77.86'	N44° 57' 27"E	70.23'
C-206	86° 33' 37"	250.00'	235.42'	377.69'	N46° 17' 13"E	342.78'
C-207	90° 00' 00"	22.00'	22.00'	34.56'	S45° 25' 59"E	31.11'
C-208	33° 09' 13"	300.00'	89.30'	173.59'	S72° 39' 21"E	171.18'
C-209	34° 20' 36"	267.00'	82.51'	160.04'	S73° 15' 02"E	157.66'
C-210	21° 19' 50"	200.00'	37.66'	74.46'	S81° 30' 09"E	74.03'
C-211	15° 02' 46"	750.00'	99.05'	196.95'	S81° 42' 34"E	196.39'
C-212	8° 40' 29"	250.00'	18.96'	37.85'	S84° 58' 40"E	37.81'
C-213	23° 33' 39"	1000.00'	208.55'	411.21'	N18° 02' 19"E	408.32'
C-214	23° 32' 59"	600.00'	125.07'	246.61'	N18° 02' 39"E	244.88'
C-215	2° 00' 57"	500.00'	8.80'	17.59'	N1° 09' 36"W	17.59'
C-216	6° 37' 07"	645.00'	37.29'	74.51'	N2° 57' 36"E	74.47'
C-217	16° 18' 54"	645.00'	92.46'	183.66'	N14° 25' 37"E	183.04'
C-218	13° 13' 42"	744.00'	86.27'	171.77'	N17° 48' 30"E	171.39'
C-220	4° 27' 47"	790.00'	30.78'	61.54'	S22° 11' 28"W	61.52'
C-222	10° 00' 17"	486.00'	42.54'	84.86'	N60° 34' 30"W	84.75'
C-223	6° 22' 17"	355.00'	19.76'	39.48'	S3° 05' 01"W	39.46'
C-224	6° 22' 17"	500.00'	27.83'	55.60'	N3° 05' 01"E	55.57'
C-225	18° 09' 12"	350.00'	55.91'	110.89'	N15° 20' 46"E	110.43'
C-226	26° 14' 24"	445.00'	10.19'	20.37'	S88° 00' 13"E	20.37'
C-227	4° 27' 47"	645.00'	25.13'	50.24'	N22° 11' 28"E	50.23'
C-228	7° 31' 56"	1000.00'	65.83'	131.46'	N16° 11' 37"E	131.37'
C-229	16° 18' 16"	150.00'	21.49'	42.68'	N20° 34' 47"E	42.54'
C-232	18° 41' 40"	200.00'	32.92'	65.26'	N9° 47' 28"E	64.97'
C-233	89° 07' 23"	123.00'	121.13'	191.33'	S45° 00' 19"W	172.61'

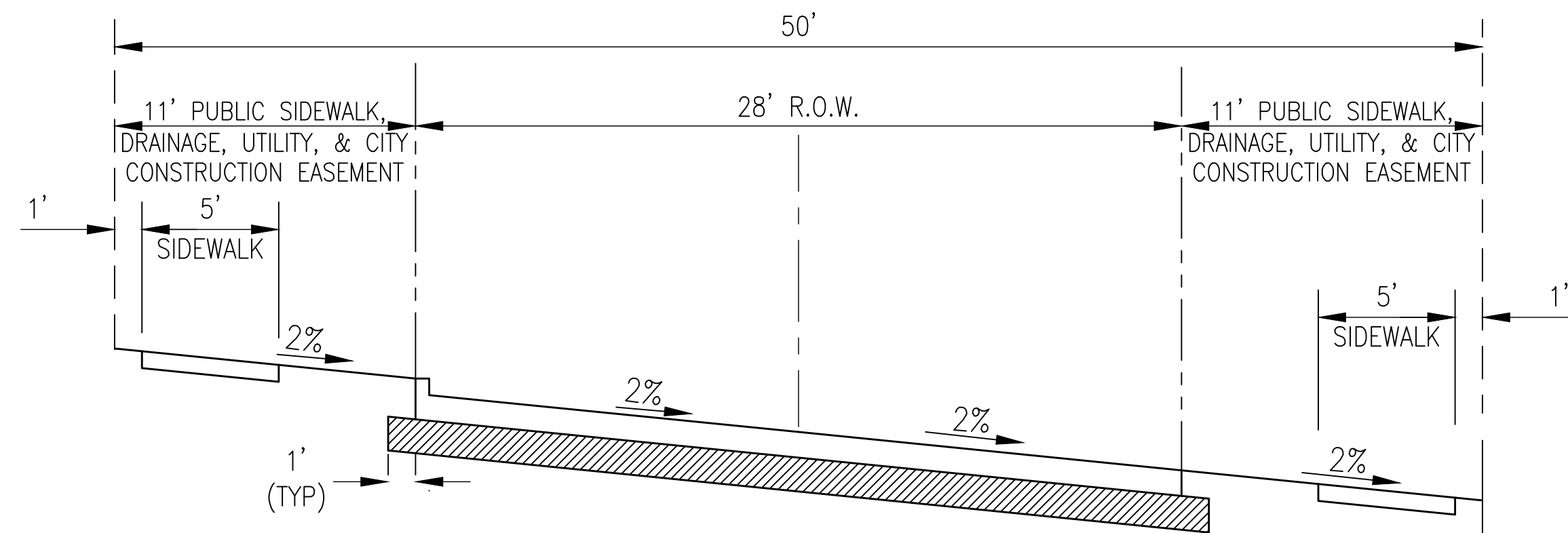




**28' LOCAL ROADWAY**  
N.T.S.

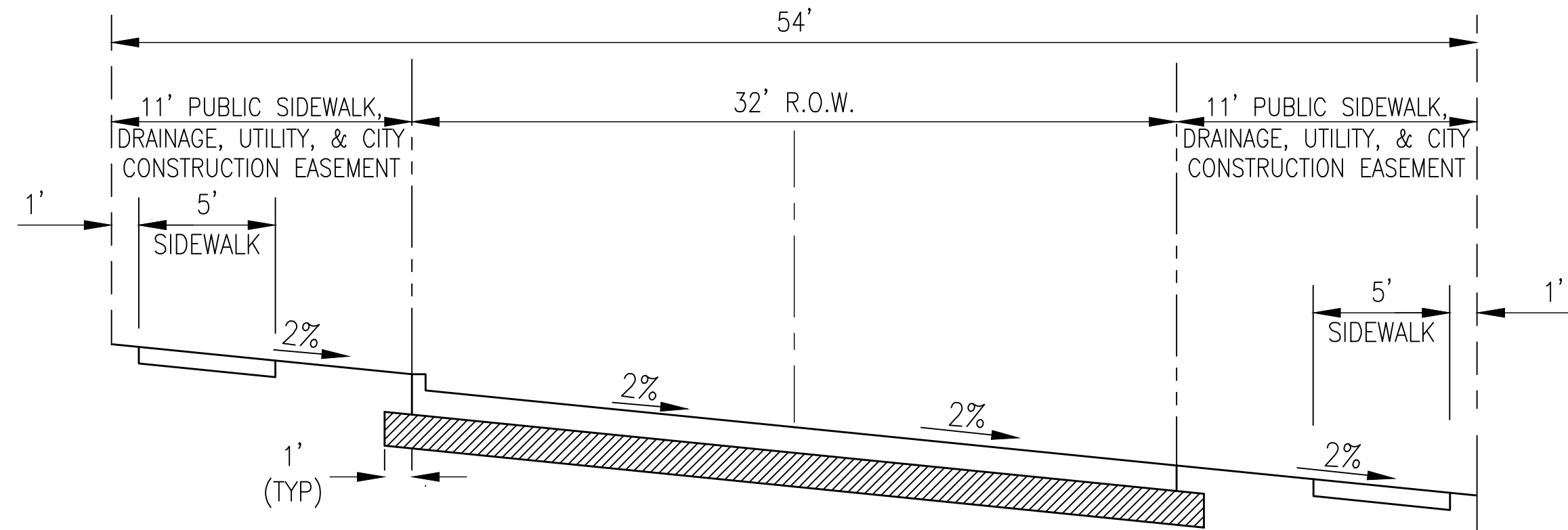
BOLDEN AVENUE  
TRAVERS STREET  
JULES VERNE DRIVE  
DICKENS STREET  
BRADBURY PLACE  
H.G. WELLS LANE  
BEVERLY STREET  
WISTERIA STREET  
MAGNOLIA STREET  
LARKSPUR STREET  
ALMOND BLOSSOM CIRCLE  
BLUEBONNET PLACE  
JUNIPER BERRY AVENUE  
GOLDENROD DRIVE  
VIOLET DRIVE

SUNFLOWER STREET  
PEACH BLOSSOM AVENUE  
ROSEMARY LANE  
TULIP PLACE  
ORCHID DRIVE  
ACACIA AVENUE  
ORANGE BLOSSOM STREET  
WINDFLOWER DRIVE  
CALLA LILLY AVENUE  
HONEYSUCKLE AVENUE  
FREESIA AVENUE  
JASMINE DRIVE  
LANTANA AVENUE  
WATER LILLY CIRCLE  
CARNATION DRIVE



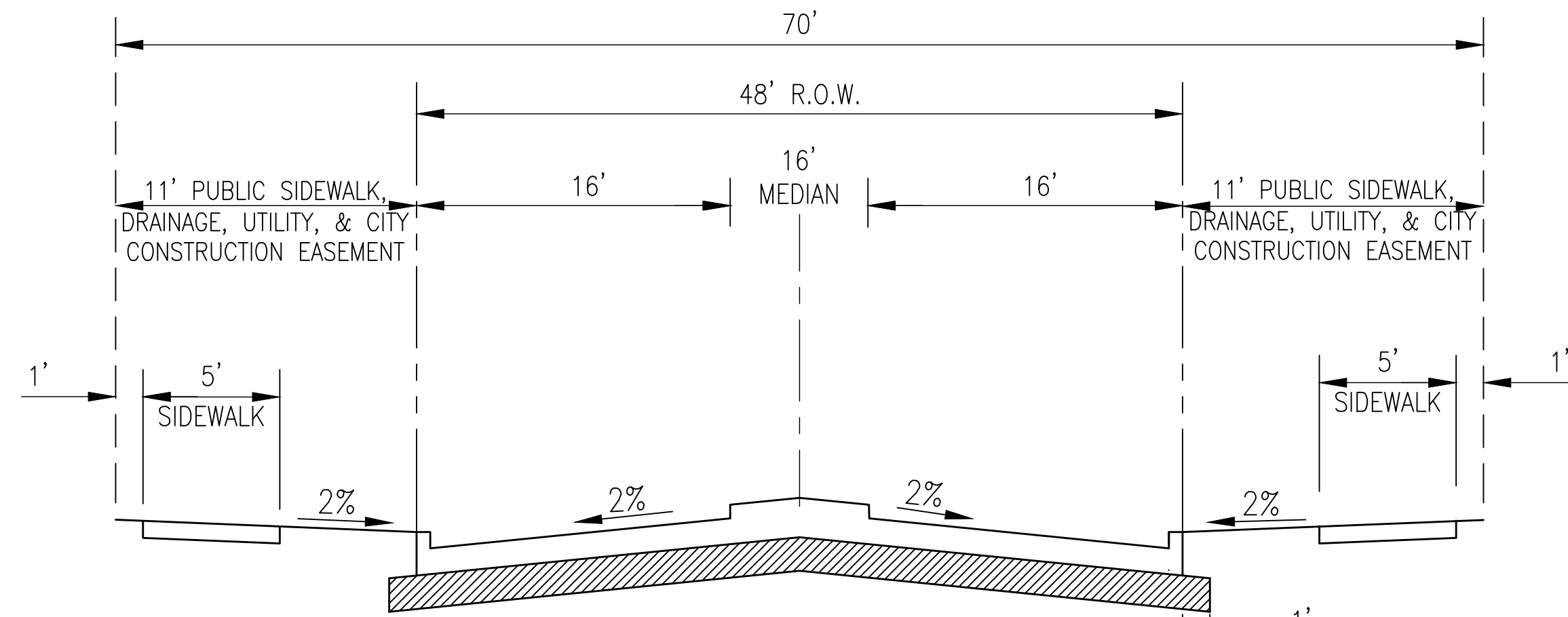
**28' LOCAL ROADWAY**

N.T.S.  
GRACE PARKWAY



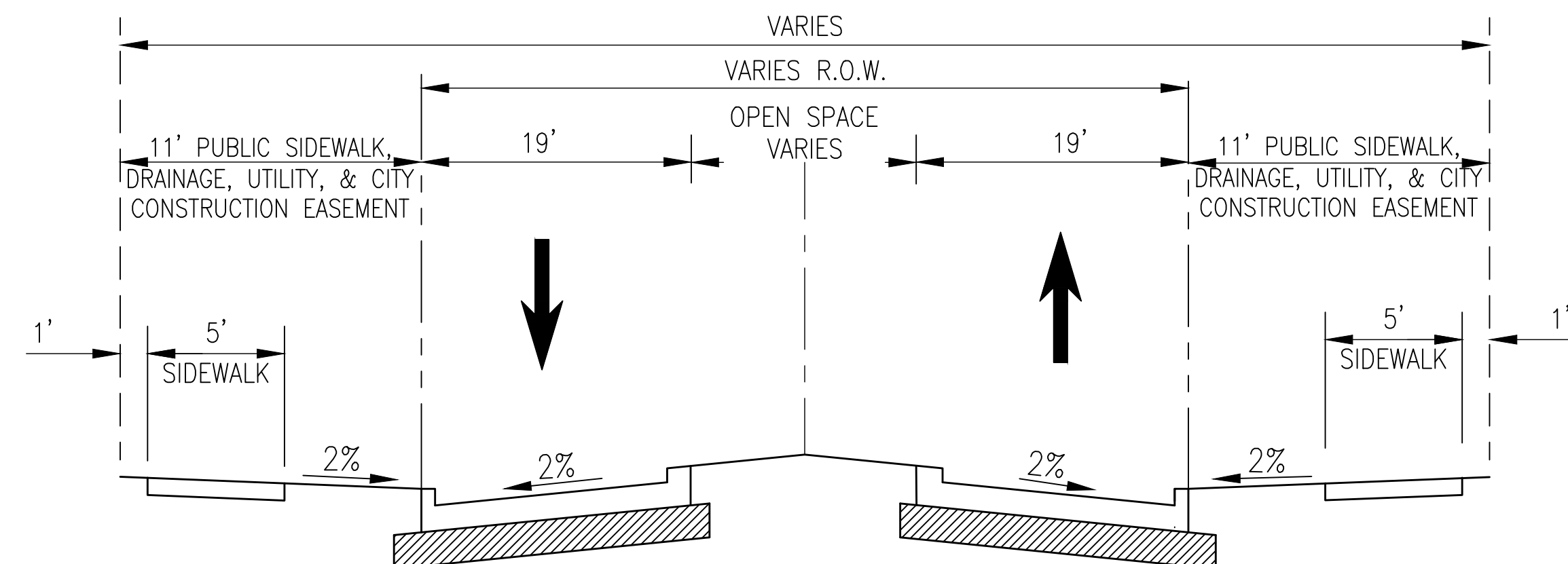
**32' LOCAL ROADWAY**

N.T.S.  
KARIS BOULEVARD



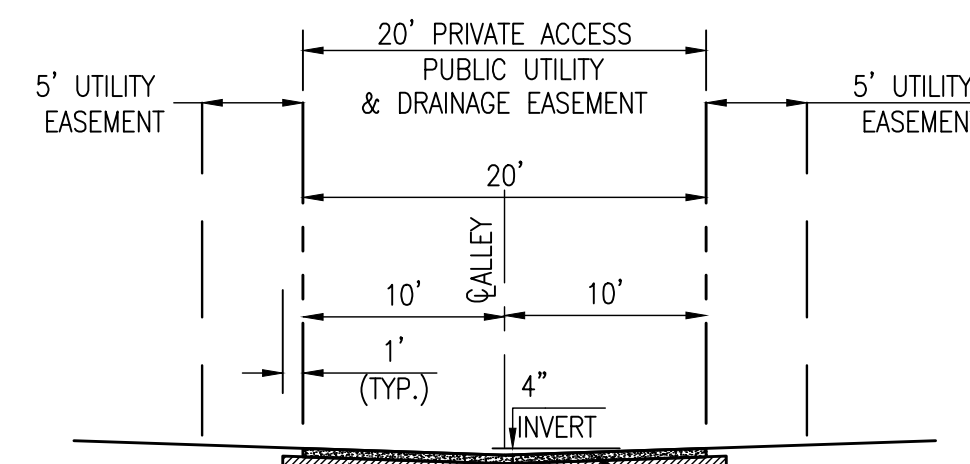
**PRIMARY ROADWAY**

N.T.S.  
DESERT ROSE LANE  
KARIS BOULEVARD



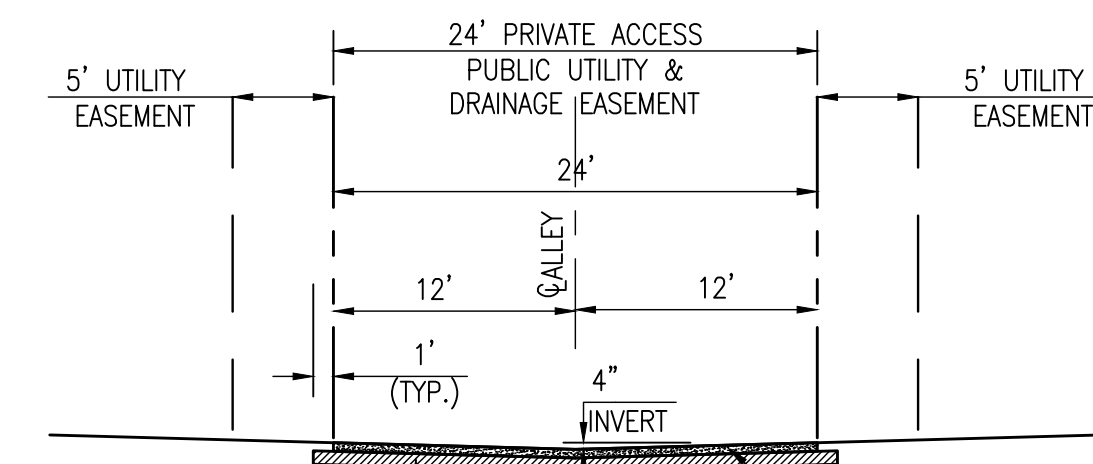
**ONE WAY AT OPEN SPACE**

N.T.S.  
CARNATION DRIVE  
OLIVE BRANCH AVENUE  
INDIGO STREET  
WINDFLOWER DRIVE  
JASMINE DRIVE



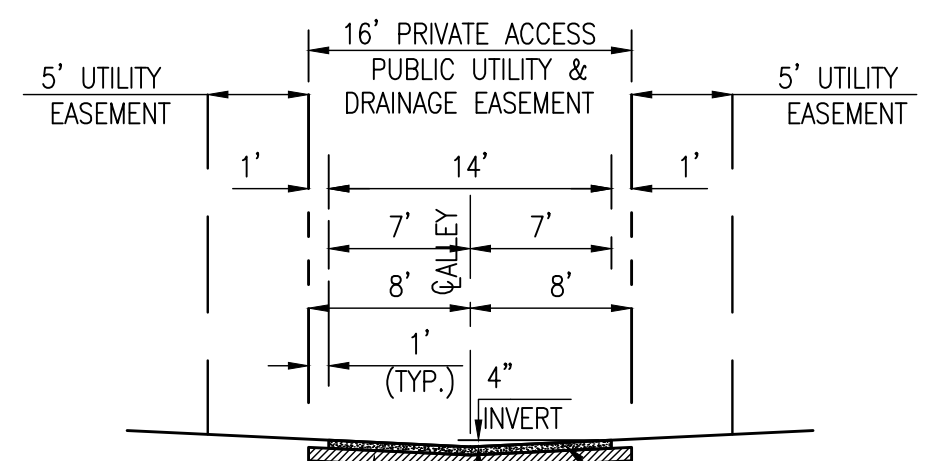
**20' ALLEY**

N.T.S.  
HOLLY BERRY WAY  
DAISY WAY  
MARIGOLD LANE  
BLUEBELL LANE  
ZINNIA WAY  
BALSAM WAY  
GARDENIA LANE  
PRIMROSE CIRCLE  
TRUMPET VINE WAY  
MULBERRY LANE



**24' ALLEY**

N.T.S.  
IVY PLACE



**16' ALLEY**

N.T.S.



**KARIS**  
**PHASE 1,2 & 3**

PRELIMINARY PLAT

TYPICAL SECTIONS

CROWLEY, TEXAS  
TARRANT COUNTY



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SSK FLUGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-4535  
TPEE FIRM: F-119/TBPLS FIRM: 101538-00

DRAWN BY: GAI  
DATE: 2/8/2021

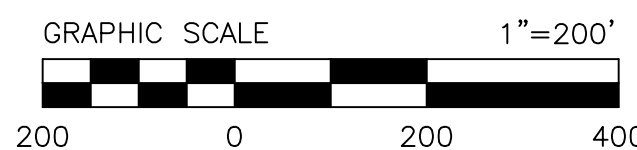
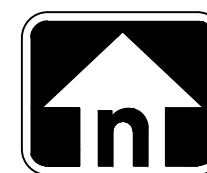
PROJECT NO. 2760-1016  
SHEET 1 OF 1

SHEET  
T1





- LEGEND
- XX  
X.XX → DRAINAGE AREA DESIGNATION
  - BASIN ACRE
  - DRAINAGE AREA DIVIDE
  - - - - - PHASE LINE
  - PROPOSED STORM



KARIS  
PHASE 1, 2 & 3

DRAINAGE AREA MAP

CITY OF CROWLEY  
TARRANT COUNTY, TEXAS



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
400 5th FLORISS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 840-8555  
TYPE FIRM: F-1191/TPLS FIRM: 101538-00

DRAWN BY: GAI  
DATE: 2/12/2021

PROJECT NO. 2760-1016  
SHEET 1 OF 2

SHEET  
DA1

MATCH LINE SEE SHEET DA2

PLOTTED BY: CURS CONNORS  
PLOT DATE: 5/10/2021 6:08 PM  
FILE NAME: J:\CROWLEY\KARIS\PRELIMINARY\PHASES 1, 2, 3\DA1\DRAINAGE AREA MAP.DWG  
SHEET SIZE: ARCH FULL BLEED (24.00 X 36.00 INCHES) 1" = 1'



MATCH LINE SEE SHEET DA1

LEGEND

XX  
X.XX

DRAINAGE AREA DESIGNATION

BASIN ACRE

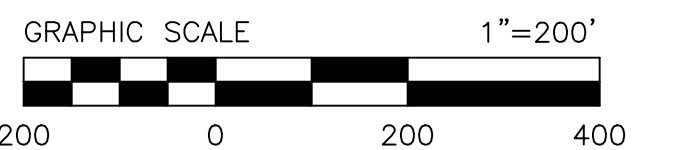
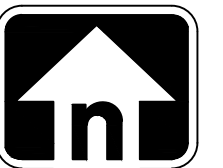
DRAINAGE AREA DIVIDE

PHASE LINE

PROPOSED STORM

RUNOFF COMPUTATIONS

DRAINAGE AREA NO.	AREA IN ACRES	ZONING	C	Tc (MIN)	Is (IN/HR)	Qp (CFS)	h100 (IN/HR)	Q100 (CFS)
A1	4.47	R	0.67	10.00	5.74	17.20	9.24	27.69
A2	2.12	R	0.67	10.00	5.74	8.16	9.24	13.13
A3	19.71	R	0.67	10.00	5.74	75.84	9.24	122.08
A4	11.78	R/Open Space	0.49	15.00	4.86	28.06	7.98	46.04
A5	6.81	R/Open Space	0.52	10.00	5.74	20.34	9.24	32.74
A6	1.10	R	0.67	10.00	5.74	4.23	9.24	6.81
A7	1.15	R	0.67	10.00	5.74	4.43	9.24	7.12
A8	2.75	R	0.67	10.00	5.74	10.58	9.24	17.03
A9	1.86	R	0.67	10.00	5.74	7.15	9.24	11.52
A10	0.62	R	0.67	10.00	5.74	2.39	9.24	3.84
A11	3.42	R	0.67	10.00	5.74	13.16	9.24	21.18
A12	0.51	Paving	0.90	10.00	5.74	2.64	9.24	4.24
A13	0.70	Paving	0.90	10.00	5.74	3.62	9.24	5.82
A14	0.51	R	0.67	10.00	5.74	1.96	9.24	3.16
A15	0.65	R	0.67	10.00	5.74	2.50	9.24	4.03
A16	0.58	R	0.67	10.00	5.74	2.23	9.24	3.59
A17	2.31	R	0.67	10.00	5.74	8.89	9.24	14.31
A18	0.89	R	0.67	10.00	5.74	3.42	9.24	5.51
A19	3.93	R	0.67	10.00	5.74	15.12	9.24	24.34
A20	0.57	R	0.67	10.00	5.74	2.19	9.24	3.53
B1	29.89	R	0.67	15.00	4.86	97.35	7.98	159.73
B2	3.66	R	0.67	10.00	5.74	14.08	9.24	22.67
B3	4.38	R	0.67	10.00	5.74	16.85	9.24	27.13
B4	0.96	R	0.67	10.00	5.74	3.69	9.24	5.95
B5	9.41	School	0.88	10.00	5.74	47.56	9.24	76.55
B6	1.85	R	0.67	10.00	5.74	7.12	9.24	11.46
B7	3.46	R	0.67	10.00	5.74	13.31	9.24	21.43
B8	3.44	R	0.67	10.00	5.74	13.24	9.24	21.31
B9	9.20	R/Open Space	0.54	10.00	5.74	28.53	9.24	45.93
C1	2.76	R	0.67	10.00	5.74	10.62	9.24	17.09
C2	1.18	R	0.67	10.00	5.74	4.54	9.24	7.31
C3	2.17	R	0.67	10.00	5.74	8.35	9.24	13.44
D1	1.08	R	0.67	10.00	5.74	4.16	9.24	6.69
D2	2.88	R	0.67	10.00	5.74	11.08	9.24	17.84
D3	0.44	R	0.67	10.00	5.74	1.69	9.24	2.73
E1	1.13	R	0.67	10.00	5.74	4.35	9.24	7.00
E2	1.86	R	0.67	10.00	5.74	7.16	9.24	11.52
E3	0.49	R	0.67	10.00	5.74	1.89	9.24	3.05
F1	11.28	R/Open Space	0.57	10.00	5.74	36.93	9.24	59.44
H1	0.86	R	0.67	10.00	5.74	3.31	9.24	5.33
H2	1.34	R	0.67	10.00	5.74	5.16	9.24	8.30
H3	3.15	R	0.67	10.00	5.74	12.12	9.24	19.51
H4	1.16	R	0.67	10.00	5.74	4.46	9.24	7.18
H5	1.80	R	0.67	10.00	5.74	6.93	9.24	11.15
H6	1.44	R	0.67	10.00	5.74	5.54	9.24	8.92
H7	0.92	R	0.67	10.00	5.74	3.54	9.24	5.70
I1	1.09	R	0.67	10.00	5.74	4.19	9.24	6.75
J1	0.50	R	0.67	10.00	5.74	1.92	9.24	3.10
J2	2.87	R	0.67	10.00	5.74	11.04	9.24	17.78
J3	4.95	R	0.67	10.00	5.74	19.05	9.24	30.66
J4	0.44	R	0.67	10.00	5.74	1.69	9.24	2.73
J5	0.88	R	0.67	10.00	5.74	3.39	9.24	5.45
K1	0.88	R	0.67	10.00	5.74	3.39	9.24	5.45
K2	1.27	R	0.67	10.00	5.74	4.89	9.24	7.87
L1	1.32	R	0.67	10.00	5.74	5.08	9.24	8.18
M1	0.55	R	0.67	10.00	5.74	2.12	9.24	3.41
M2	2.54	R	0.67	10.00	5.74	9.77	9.24	15.73
M3	2.34	R	0.67	10.00	5.74	9.00	9.24	14.49
M4	2.32	R	0.67	10.00	5.74	8.93	9.24	14.37
M5	2.10	R	0.67	10.00	5.74	8.08	9.24	13.01
M6	1.69	R	0.67	10.00	5.74	6.50	9.24	10.47
N1	1.92	R	0.67	10.00	5.74	7.39	9.24	11.89
O1	1.51	R	0.67	10.00	5.74	5.81	9.24	9.35
O2	1.15	R	0.67	10.00	5.74	4.43	9.24	7.12
O3	0.81	R	0.67	10.00	5.74	3.12	9.24	5.02
O4	3.35	R	0.67	10.00	5.74	12.89	9.24	20.75
O5	2.12	R	0.67	10.00	5.74	8.16	9.24	13.13
O6	7.82	R	0.55	10.00	5.74	24.70	9.24	39.76
O7	2.52	R	0.67	10.00	5.74	9.70	9.24	15.61
O8	1.63	R	0.67	10.00	5.74	6.27	9.24	10.10
O9	10.33	R	0.55	10.00	5.74	32.63	9.24	52.53
O10	1.55	MF	0.77	10.00	5.74	6.85	9.24	11.03
O11	1.76	R	0.67	10.00	5.74	6.77	9.24	10.90
P1	0.88	R	0.67	10.00	5.74	3.39	9.24	5.45
P2	0.95	R	0.67	10.00	5.74	3.66	9.24	5.88
P3	2.76	R	0.67	10.00	5.74	10.62	9.24	17.09
P4	1.00	R	0.67	10.00	5.74	3.85	9.24	6.19
P5	1.25	R	0.67	10.00	5.74	4.81	9.24	7.74
Q1	0.71	R	0.67	10.00	5.74	2.73	9.24	4.40
R1	3.03	R	0.67	10.00	5.74	11.66	9.24	18.77
S1	22.31	R	0.55	18.13	4.45	54.55	7.36	90.35
T1	67.89	R	0.55	30.20	3.38	126.18	5.74	214.40
U1	10.16	R	0.67	10.00	5.74	39.10	9.24	62.93
V1	1.81	R	0.67	10.00	5.74	6.96	9.24	11.21
W1	0.97	R	0.67	10.00	5.74	3.73	9.24	6.01
W2	3.28	R	0.67	10.00	5.74	12.62	9.24	20.32



KARIS  
PHASE 1, 2 & 3

DRAINAGE AREA MAP

CITY OF CROWLEY  
TARRANT COUNTY, TEXAS



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
400 SW FLORISS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-6555  
TYPE FROM F-11911/1/PLS FROM: 101036-00

DRAWN BY: GAI  
DATE: 2/11/2021

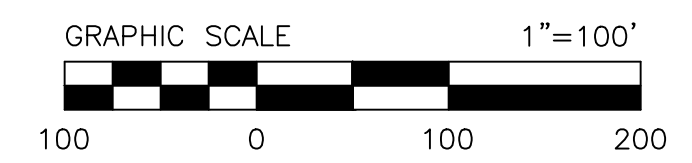
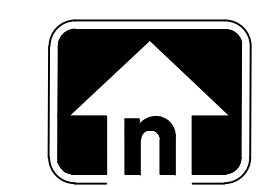
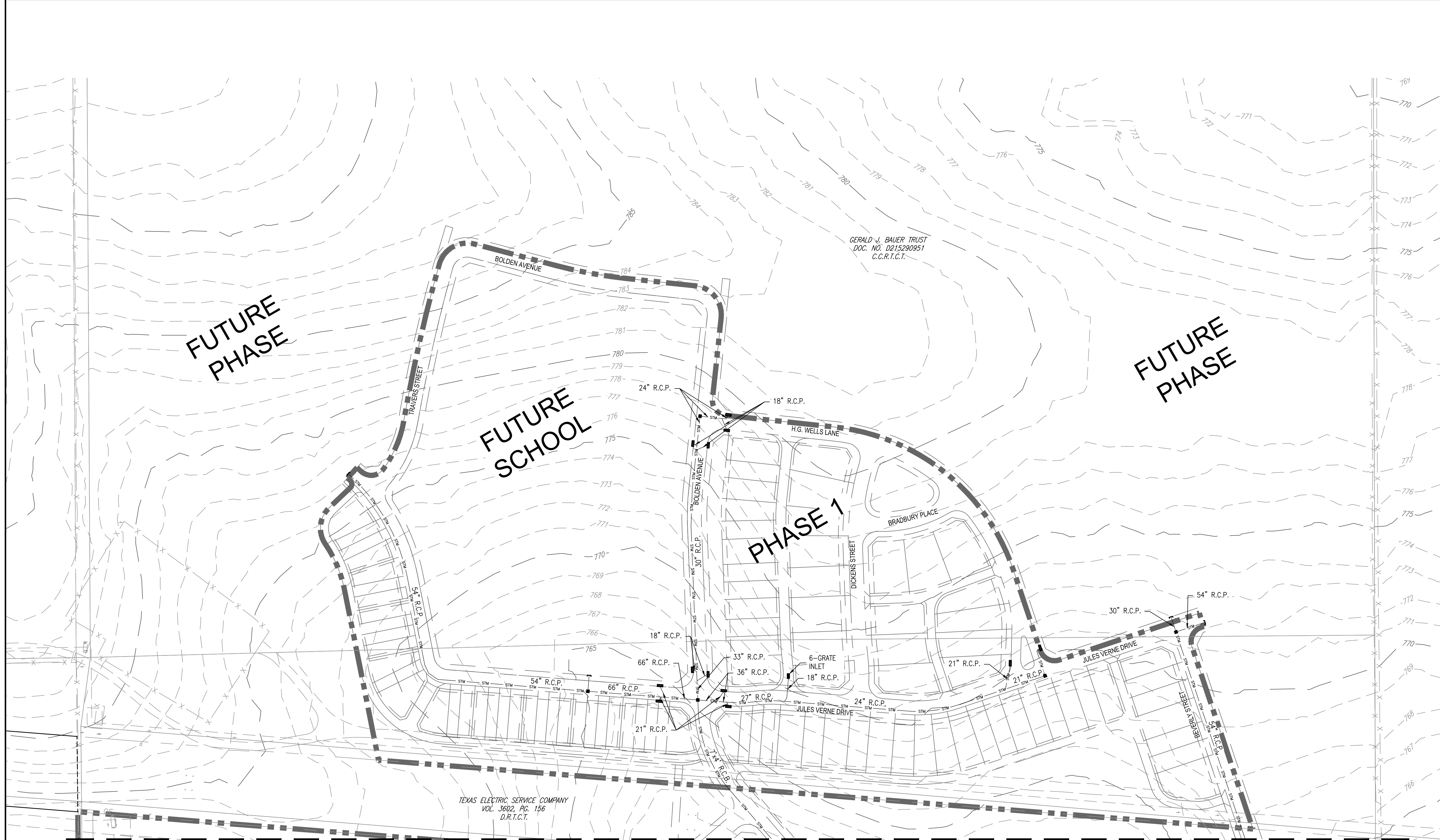
PROJECT NO. 2760-1016  
SHEET 2 OF 2


SHEET  
DA2



CAUTION:  
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

- LEGEND
- PROPOSED CURB INLET
  - PROPOSED JUNCTION BOX
  - STM PROPOSED STORM
  - STM PROPOSED STORM OUTFALL
  - PROPOSED CHANNEL
  - STM PROPOSED CULVERT
  - PHASE LINE



KARIS PHASE 1, 2 & 3		
PRELIMINARY PLAT		
STORM SEWER LAYOUT		
CROWLEY, TEXAS TARRANT COUNTY		
 <b>Graham Associates, Inc.</b> CONSULTING ENGINEERS & PLANNERS 400 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 640-8535 TBP# FIRM: F-119171BPLS FIRM: 101038-00		
DRAWN BY: GAI	PROJECT NO. 2760-1016	SHEET
DATE: 2/12/2021	SHEET 1 OF 5	STM1

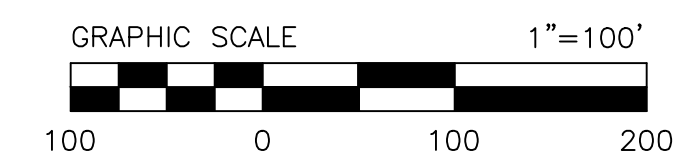
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PLOTTED ON: 2/12/2021 8:27 AM  
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SHEET SIZE: ARCH FULL BLEED (24.00 X 36.00 INCHES) 1" = 1'




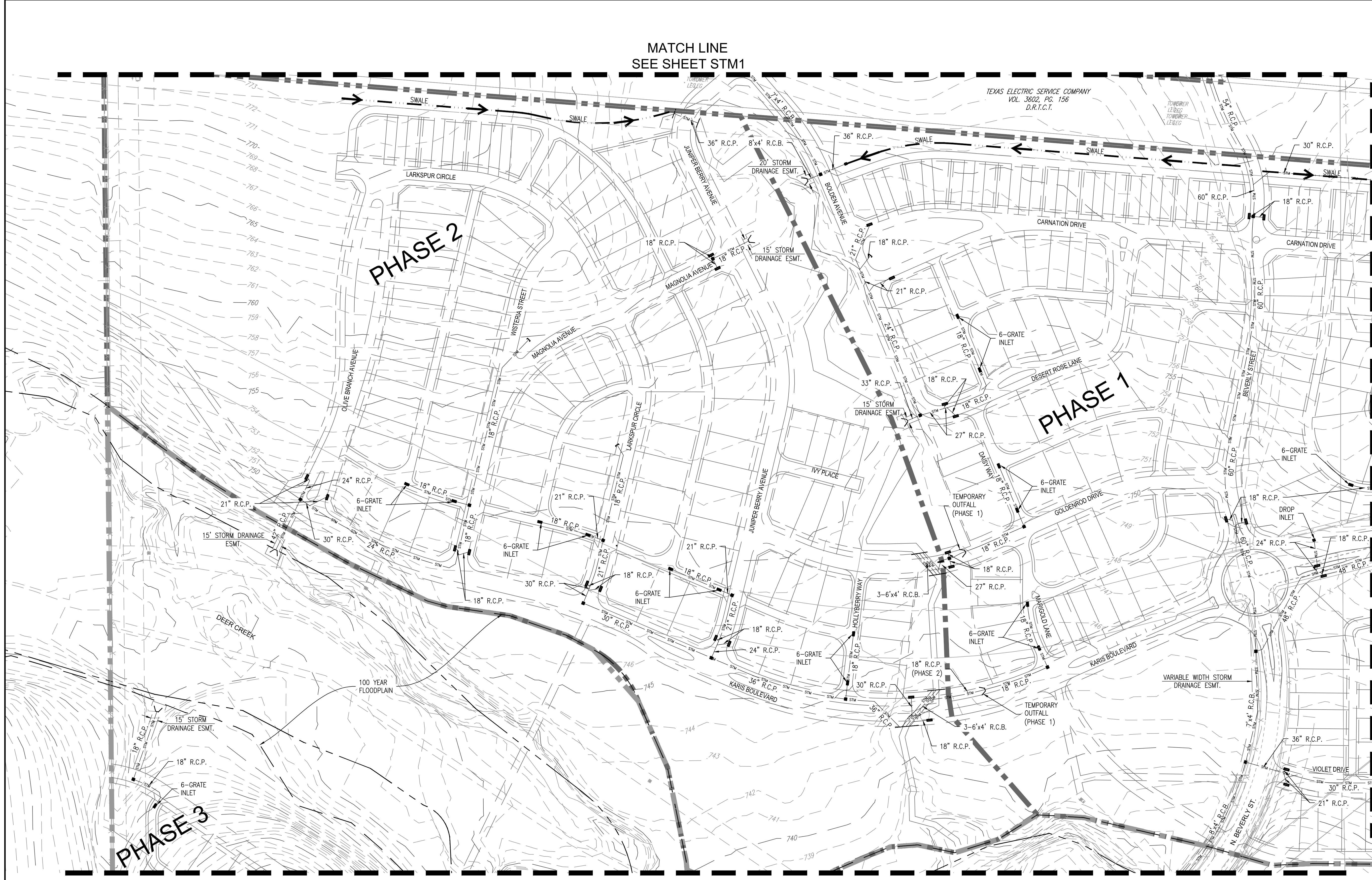
CAUTION:  
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

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  - PROPOSED JUNCTION BOX
  - STM PROPOSED STORM
  - STM PROPOSED STORM OUTFALL
  - PROPOSED CHANNEL
  - STM PROPOSED CULVERT
  - PHASE LINE

MATCH LINE  
SEE SHEET STM3



KARIS PHASE 1,2 & 3		
PRELIMINARY PLAT		
STORM SEWER LAYOUT		
CROWLEY, TEXAS TARRANT COUNTY		
 Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 400 S.W. FLORISS DRIVE, SUITE 600 ARLINGTON, TEXAS 76011 (817) 840-8535 TYPE FIRM: F-1191/TBPLS FIRM: 101538-00		
DRAWN BY: GAI	PROJECT NO. 2760-1016	SHEET
DATE: 2/12/2021	SHEET 2 OF 5	STM2



MATCH LINE  
SEE SHEET STM1

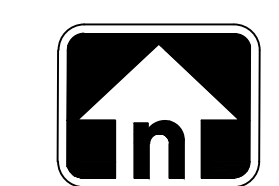
MATCH LINE  
SEE SHEET STM4

PLOTTED BY: CHRIS CONNORS  
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SHEET SIZE: ARCH FULL BLEED (24.00 X 36.00 INCHES) 1" = 1'



CAUTION:  
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- LEGEND
- PROPOSED CURB INLET
  - PROPOSED JUNCTION BOX
  - STM
  - STM
  - PROPOSED STORM
  - PROPOSED STORM OUTFALL
  - PROPOSED CHANNEL
  - STM
  - STM
  - PROPOSED CULVERT
  - PHASE LINE



KARIS  
PHASE 1,2 & 3

PRELIMINARY PLAT

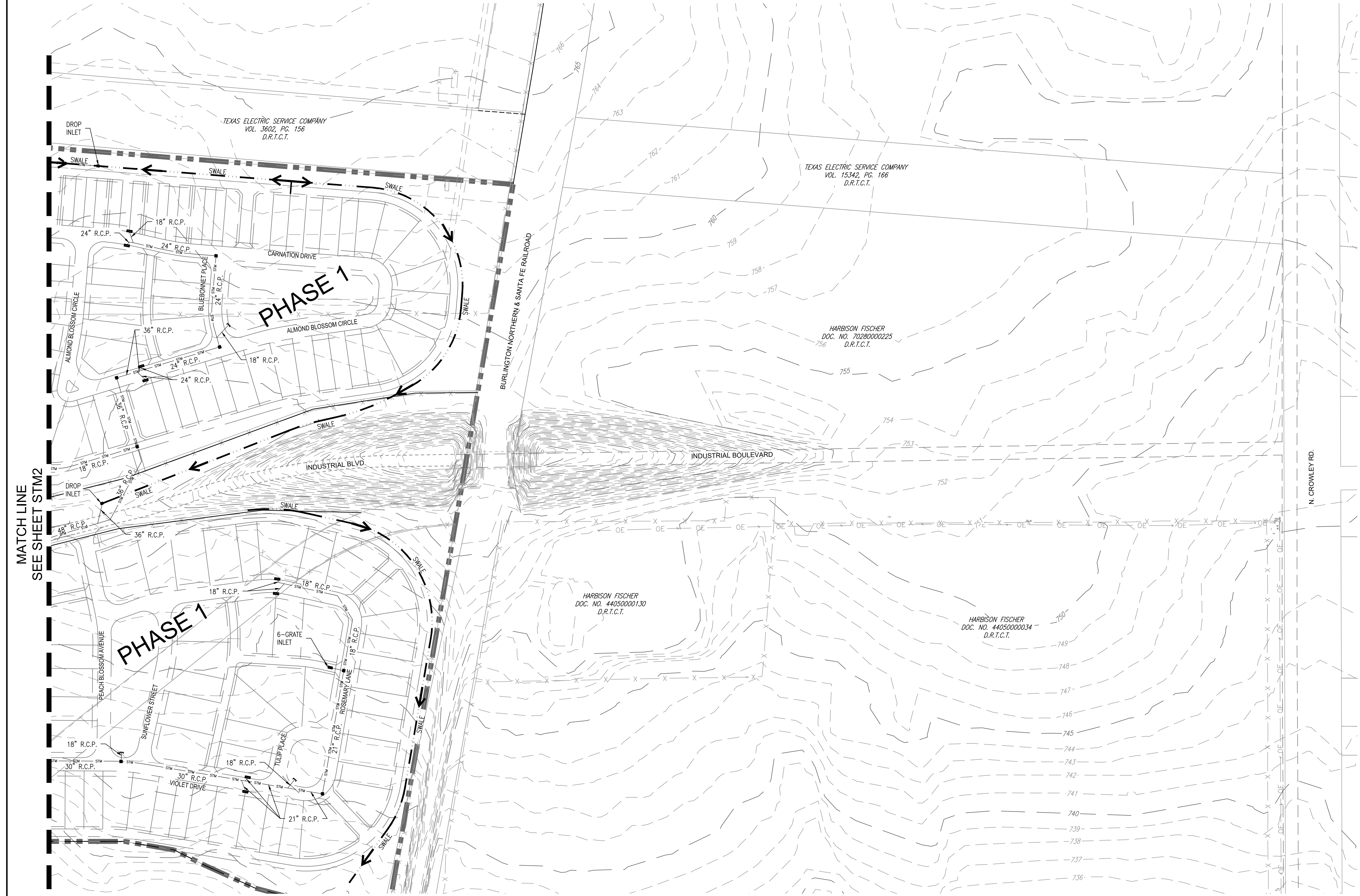
STORM SEWER LAYOUT

CROWLEY, TEXAS  
TARRANT COUNTY



DRAWN BY: GAI	PROJECT NO. 2760-1016	SHEET
DATE: 2/12/2021	SHEET 3 OF 5	STM3

MATCH LINE  
SEE SHEET STM2



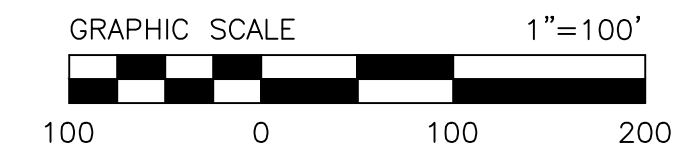
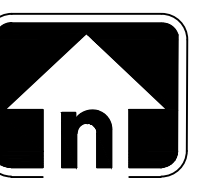
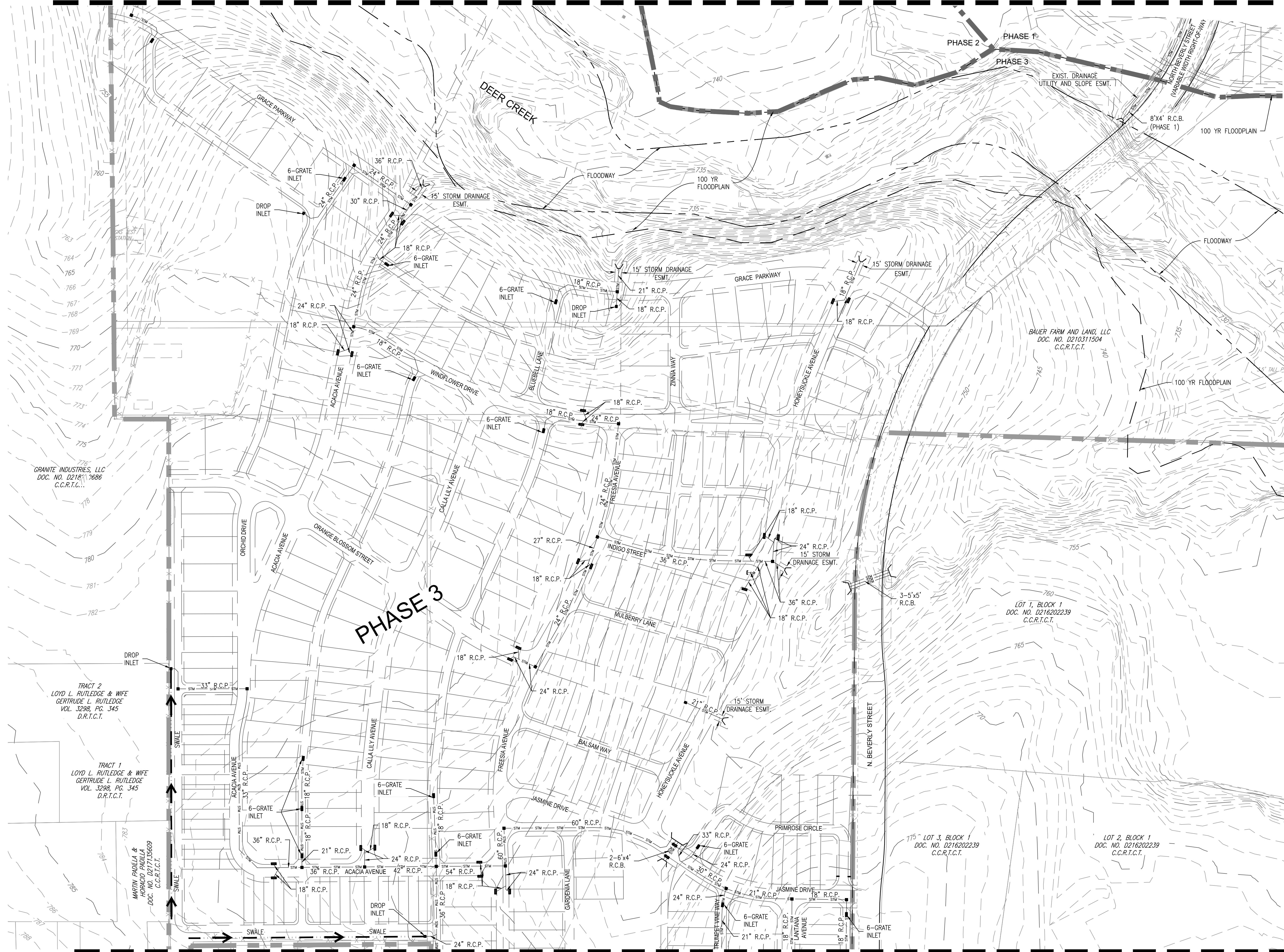
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PLOTTED ON: 2/12/2021 10:20 AM  
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SHEET SIZE: ARCH FULL BLEED @ (36.00 X 24.00 INCHES) 1" = 1'



MATCH LINE  
SEE SHEET STM2

CAUTION:  
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

- LEGEND
- PROPOSED CURB INLET
  - PROPOSED JUNCTION BOX
  - STM
  - STM
  - STM
  - PROPOSED STORM
  - PROPOSED STORM OUTFALL
  - PROPOSED CHANNEL
  - STM
  - STM
  - PROPOSED CULVERT
  - PHASE LINE



KARIS PHASE 1,2 & 3		
PRELIMINARY PLAT		
STORM SEWER LAYOUT		
CROWLEY, TEXAS TARRANT COUNTY		
Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 400 SW FLUGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 840-4535 TXPE FIRM F-11917BPLS FIRM 101538-00		
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DATE: 2/12/2021	SHEET 4 OF 5	STM4

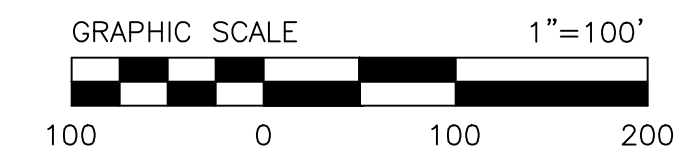
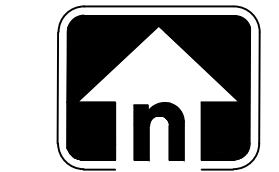
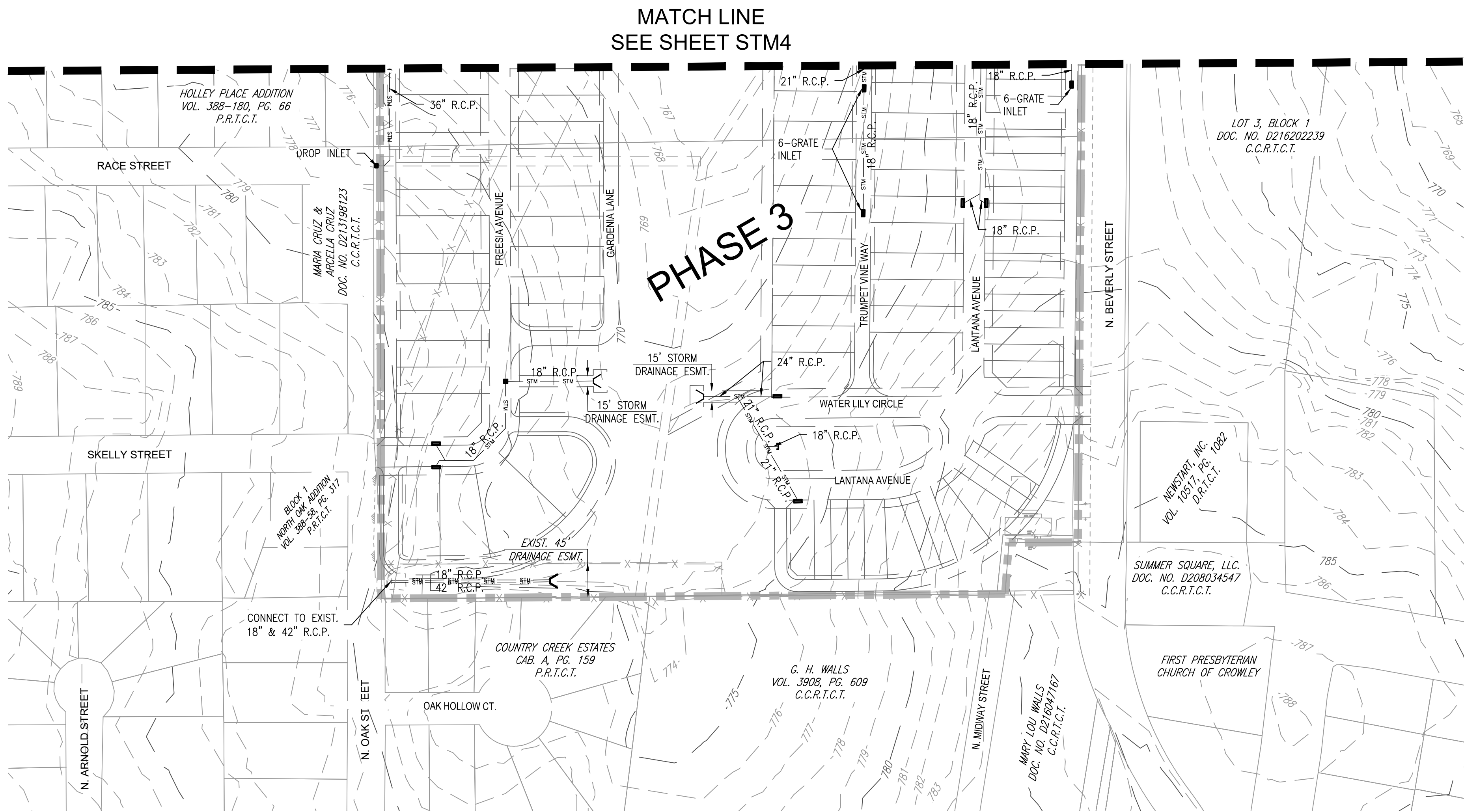
MATCH LINE  
SEE SHEET STM5

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SHEET SIZE: ARCH FULL BLEED 0 (36.00 X 24.00 INCHES) 1" = 1'



CAUTION:  
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- LEGEND
- PROPOSED CURB INLET
  - PROPOSED JUNCTION BOX
  - STM
  - STM
  - PROPOSED STORM
  - STM
  - PROPOSED STORM OUTFALL
  - PROPOSED CHANNEL
  - STM
  - PROPOSED CULVERT
  - PHASE LINE



KARIS  
PHASE 1,2 & 3

PRELIMINARY PLAT

STORM SEWER LAYOUT

CROWLEY, TEXAS  
TARRANT COUNTY



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
400 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-6555  
TBP# FIRM: F-119171BPLS FIRM: 101536-00

DRAWN BY: GAI  
DATE: 2/12/2021

PROJECT NO. 2760-1016  
SHEET 5 OF 5

SHEET  
STM5



CAUTION:

EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

Average Daily Flow	Residential	100	GPCD
	Light Industrial	1700	GPAD
	Multi Family	100	GPCD
	School	15	GPCD
	Commercial	35	GPCD

Peaking Factor (M) By Harmon's Equation  
 $M = 1 + 14 / (4 + P^{0.5})$

Where: P=Population by thousands

Land Use	Capita Factor	Capita factor used
Residential	3.5 persons per lot	3.5 persons per lot
Comm/Office	1 person per 400 SF	1 person per 400 SF
School	60-75 students per acre	67.50 students per acre
Undeveloped	14 persons per acre	17.50 persons per acre

Infiltration 100 GPD PER ACRE

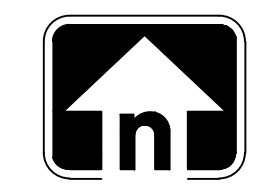
Area	Land Use	Design Point	Basin Area (ac)	Density (people/ac)	Population	Number of Units	Ave. Load (GPM) ***	Ave. Flow (GPM)	Peak Factor	Flow (Peak) (GPM)	Infiltration (GPM)	Flow (Design) (GPM)	Flow (Design) (MGD)	Slope of System (ft/ft)	Full Flow Diameter (in)	0.75 Full Flow (in)	Sewer Size (in) ***	COMMENTS
OSA-1	Residential	A-8B	35.3		620	177	0.0694	43.02	3.92	169.84	2.45	171.29	0.25					Future Proposed
Flow to Design Point A-8B=											171.29	0.25	0.0040	6.17	6.8619	8		
A7	Residential	A-7	11.07		245	70	0.0694	17.01	4.11	70.01	0.77	70.77	0.10					
Flow to Design Point A-7=											70.77	0.10	0.0040	4.43	4.9261	8		
A6	Residential	A-6	5.25		154	44	0.0694	10.69	4.19	44.78	0.36	45.15	0.07					
Flow to Design Point A-6=											45.15	0.07	0.0040	3.74	4.1618	8		
Flow A8		A-5	-	-	-	-	-	-	-	-	-	628.54	0.91					
Flow A6		A-5	-	-	-	-	-	-	-	-	-	70.77	0.10					
A5	Residential	A-5	1.92		25	7	0.0694	1.70	4.37	7.43	0.13	7.57	0.01					
Flow to Design Point A-5=											752.03	1.08	0.0016	12.75	14.1905	15		
A4	Residential	A-4	8.10		123	35	0.0694	8.51	4.22	35.89	0.56	36.45	0.05					
Flow to Design Point A-4=											36.45	0.05	0.0040	3.45	3.8408	8		
Flow A5		A-3	-	-	-	-	-	-	-	-	-	752.03	1.08					
Flow A4		A-3	-	-	-	-	-	-	-	-	-	36.45	0.05					
A3	Residential	A-3	5.82		91	26	0.0694	6.32	4.25	26.89	0.40	27.29	0.04					
Flow to Design Point A-3=											815.77	1.17	0.0016	13.15	14.8301	15		
A2		A-2	14.45		210	60	0.0694	14.58	4.14	60.38	1.00	61.38	0.09					
Flow to Design Point A-2=											61.38	0.09	0.0040	4.20	4.6700	8		
Flow A3		A-1	-	-	-	-	-	-	-	-	-	815.77	1.17					
Flow A2		A-1	-	-	-	-	-	-	-	-	-	61.38	0.09					
A1	COMMERCIAL	A-1	3.80	1 person per 400 SF	15	-	0.0243	0.36	4.40	1.60	0.26	1.87	0.00					Amenities Center Area =6,000 SF
Flow to Design Point A-1=											879.01	1.27	0.0012	14.27	15.8794	16		
Flow A-8B		A-8										171.29	0.25					
Flow A9		A-8										401.91	0.58					
A8	Residential	A-8	11.3		189	54	0.0694	13.13	4.16	54.56	0.78	55.34	0.08					
Flow to Design Point A-8=											628.54	0.91	0.0016	11.92	13.2674	15		
OSA-2	Residential	A-11	64.61		1134	324	0.0694	78.75	3.76	296.42	4.49	300.91	0.43					Future Proposed
Flow to Design Point A-11=											300.91	0.43	0.0029	8.09	9.0032	10		
Flow A11		A-10	-	-	-	-	-	-	-	-	-	300.91	0.43					
OSA-3	Residential	A-10	3.46		63	18	0.0694	4.38	4.29	18.78	0.24	19.02	0.03					
A10	School	A-10	11.02	67.50 students per acre	744	-	0.0104	7.75	3.88	30.06	0.77	30.83	0.04					
Flow to Design Point A-10=											350.78	0.51	0.0029	8.57	9.5360	10		
Flow A10		A-9	-	-	-	-	-	-	-	-	-	350.78	0.51					
A9	Residential	A-9	6.99		175	50	0.0694	12.15	4.17	50.66	0.49	51.15	0.07					
Flow to Design Point A-9=											401.91	0.58	0.0022	9.50	10.5688	12		
B3	Residential	B-3	7.92		116	33	0.0694	8.02	4.23	33.90	0.55	34.45	0.05					
Flow to Design Point B-3=											34.45	0.05	0.0040	3.38	3.7603	8		
B2	Residential	B-2	24.52		431	123	0.0694	29.90	4.01	119.79	1.70	121.49	0.17					
Flow to Design Point B-2=											121.49	0.17	0.0040	5.42	6.0325	8		
Flow B3		B-1	-	-	-	-	-	-	-	-	-	34.45	0.05					
Flow B2		B-1	-	-	-	-	-	-	-	-	-	121.49	0.17					
B1	Residential	B-1	11.90		179	51	0.0694	12.40	4.17	51.64	0.83	52.46	0.08					
Flow to Design Point B-1=											208.40	0.30	0.0040	6.64	7.3855	8		
OSC-2	Residential	C-8	70.64		700	200	0.0694	48.61	3.89	189.32	4.91	291.34	0.4195					Existing Area and 14 lots from C7
Flow to Design Point C-8=											291.34	0.4195	0.0029	7.99	8.8947	10		
C7	Residential	C-7	9.28		217	62	0.0694	15.07	4.13	62.31	0.64	62.96	0.09					
Flow to Design Point C-7=											62.96	0.09	0.0040	4.24	4.7145	8		
OSC-1	Residential	C-6B	42.09		350	100	0.0694	24.31	4.05	98.41	2.92	152.01	0.22					Existing Area
Flow to Design Point C-6B=											152.01	0.22	0.0040	5.90	6.5614	8		
Flow C6B		C-6A	-	-	-	-	-	-	-	-	-	152.01	0.22					
C6		C-6A	6.23		126	36	0.0694	8.75	4.21	36.88	0.43	37.31	0.05					
Flow to Design Point C-6A=											189.32	0.27	0.0040	6.40	7.1243	8		
Flow C6A		C-5B	-	-	-	-	-	-	-	-	-	189.32	0.27					
Flow C7		C-5B	-	-	-	-	-	-	-	-	-	62.96	0.09					
Flow C8		C-5B	-	-	-	-	-	-	-	-	-	291.34	0.42					
C5	Residential	C-5B	1.47		35	10	0.0694	2.43	4.34	10.56	0.10	10.66	0.02					10 lots from C5
Flow to Design Point C-5B=											554.27	0.80	0.0022	10.71	11.9227	12		
Flow C5B		C-5A	-	-	-	-	-	-	-	-	-	554.27	0.80					
C5	Residential	C-5A	8.39		151	43	0.0694	10.45	4.19	43.80	0.58	44.38	0.06					
Flow to Design Point C-5A=											598.65	0.86	0.0016	11.71	13.0272	15		
C4	Residential	C-4	10.28		277	60	0.0694	19.20	4.09	78.60	0.71	79.31	0.11					
Flow to Design Point C-4=											79.31	0.11	0.0040	4.62	5.1410	8		
OSC-3		C-3A	13.43		238	68	0.0694	16.53	4.12	68.09	0.93	103.53	0.15					
C3	Residential	C-3A	6.8		147	42	0.0694	10.21	4.19	42.81	0.47	43.28	0.06					42 lots from C3
Flow to Design Point C-3A=											146.81	0.21	0.0040	5.82	6.4764	8		
Flow C3A		C-3	-	-	-	-	-	-	-	-	-	146.81	0.21					
C3	Residential	C-3	6.46		77	22	0.0694	5.35	4.27	22.85	0.45	23.30	0.03					
Flow to Design Point C-3=											170.11	0.24	0.0040	6.15	6.8442	8		
Flow C3		C-2	-	-	-	-	-	-	-	-	-	170.11	0.24					
Flow C4		C-2	-	-	-	-	-	-	-	-	-	79.31	0.11					
C2		C-2	5.19		70	20	0.0694	4.86	4.28	20.82	0.36	21.18	0.03					
Flow to Design Point C-2=											270.60	0.39	0.0029	7.77	8.6518	10		
Flow C5A		C-1	-	-	-	-	-	-	-	-	-	598.65	0.86					
Flow C2		C-1	-	-	-	-	-	-	-	-	-	270.60	0.39					
C1	Residential	C-1	5.84		77	22	0.0694	5.35	4.27	22.85	0.41	23.25	0.03					
Flow to Design Point C-1=											892.50	1.29	0.00120	14.35	15.9704	18		
Flow C1		C-1A	-	-	-	-	-	-	-	-	-	892.50	1.29					
OSC-4	Light Industrial	C-1A	58.98		-	-	1.1806	69.63	4.30	299.38	4.10	303.48	0.44					
OSC-5	Fire Station/Light Industrial	C-1A	4.28		-	-	1.1806	5.05	4.44	22.45	0.30	22.75	0.03					
Flow to Design Point C-1A=											1218.73	1.75	0.00120	16.13	17.9495	18		



CAUTION:  
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

LEGEND

- DESIGN POINT
- SANITARY SEWER AREA DESIGNATION BASIN AREA
- SANITARY SEWER BASIN AREA
- PROPOSED SANITARY SEWER TRUNK MAIN
- PROPOSED PARALLEL SANITARY SEWER MAIN
- PHASING LINE



KARIS  
PHASE 1, 2 & 3

PRELIMINARY PLAT

WASTEWATER SERVICE MAP

CROWLEY, TEXAS  
TARRANT COUNTY



DRAWN BY: GAI	PROJECT NO. 2760-1016	SHEET
DATE: 3/8/2021	SHEET 2 OF 3	SA2

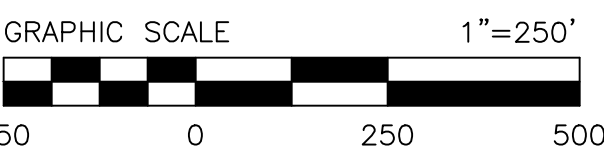
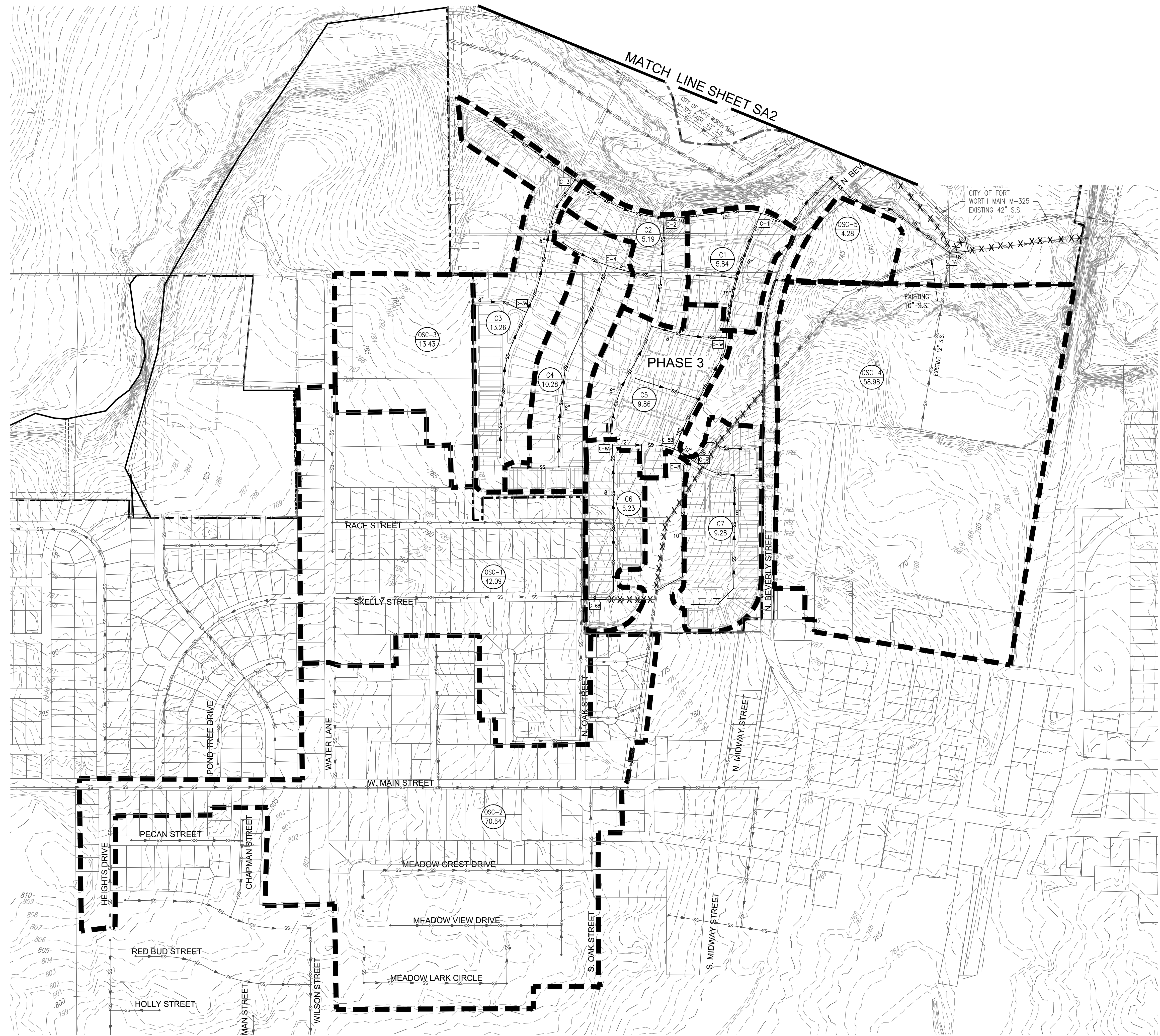
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CAUTION:  
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LEGEND

- DESIGN POINT  
SANITARY SEWER AREA DESIGNATION  
BASIN AREA  
SANITARY SEWER BASIN AREA  
PROPOSED SANITARY SEWER TRUNK MAIN  
PROPOSED PARALLEL SANITARY SEWER MAIN  
PHASING LINE  
SEWER ABANDONMENT



KARIS  
PHASE 1, 2 & 3

PRELIMINARY PLAT

WASTEWATER SERVICE AREA MAP

CROWLEY, TEXAS  
TARRANT COUNTY



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
400 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-6555  
TBP# FIRM: F-11917BPLS FIRM: 101536-00

DRAWN BY: GAI  
DATE: 3/8/2021

PROJECT NO. 2760-1016  
SHEET 3 OF 3

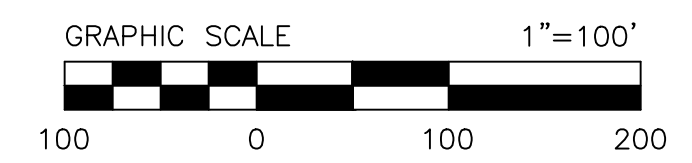
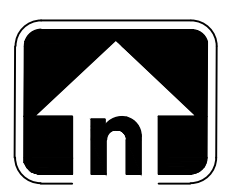
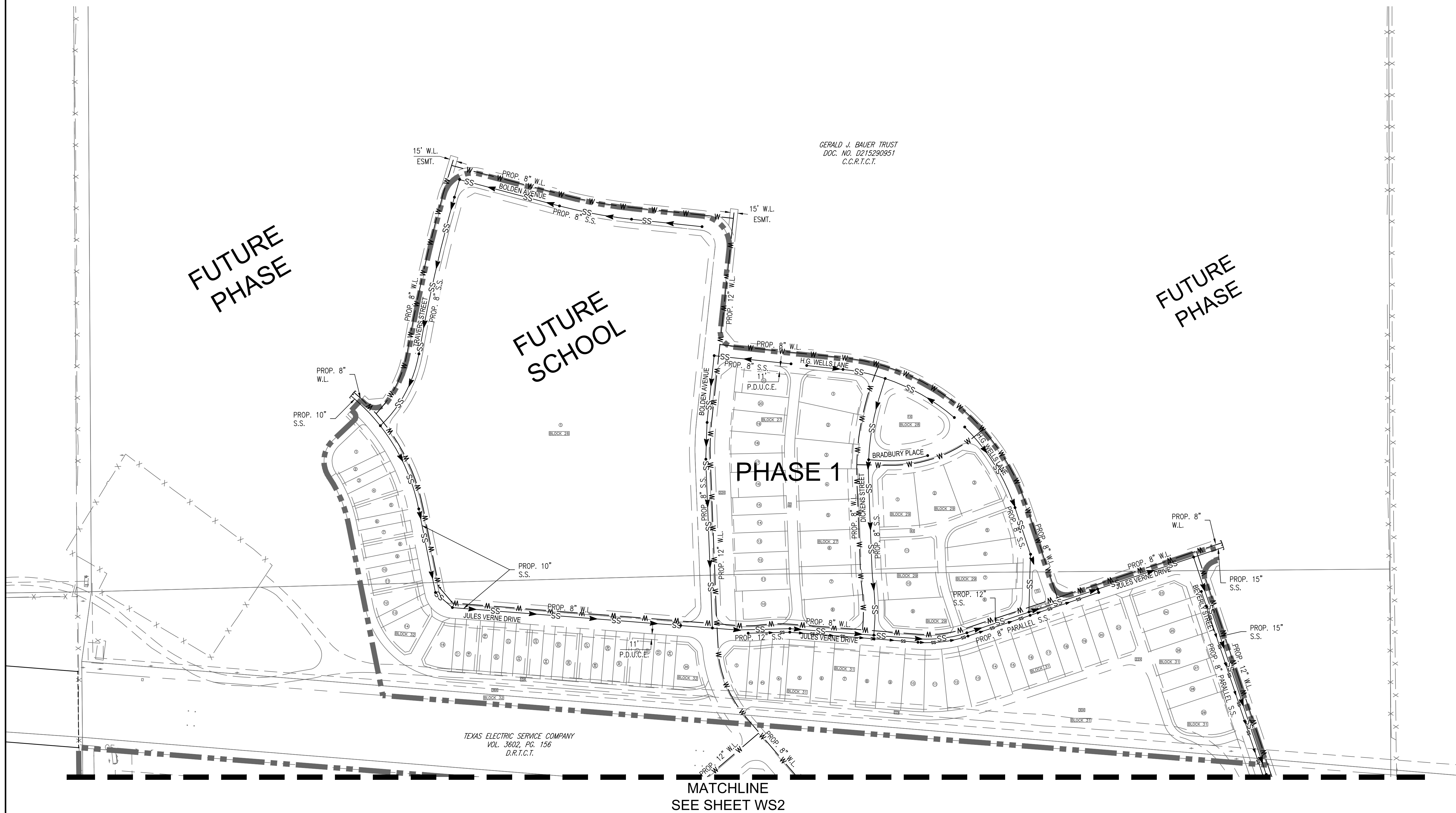
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CAUTION:  
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- LEGEND
- W — W — W — PROPOSED WATER LINE
  - SS — PROPOSED SANITARY SEWER
  - S — S — S — PROPOSED PARALLEL SANITARY SEWER
  - ■ — ■ — PHASING LINE



KARIS PHASE 1, 2 & 3		
PRELIMINARY PLAT		
WATER AND SANITARY SEWER LAYOUT		
CROWLEY, TEXAS TARRANT COUNTY		
 <b>Graham Associates, Inc.</b> CONSULTING ENGINEERS & PLANNERS 401 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 640-6535 TBP# F-119171BPLS FIRM: 101538-00		
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DATE: 3/8/2021	SHEET 1 OF 5	WS1

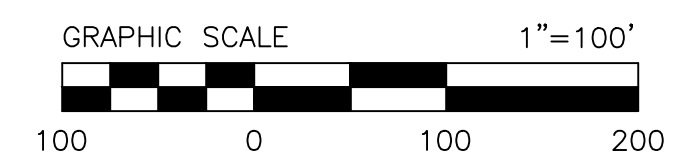
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CAUTION:  
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- LEGEND
- W — W — W PROPOSED WATER LINE
  - SS — SS — SS PROPOSED SANITARY SEWER
  - SS — SS — SS PROPOSED PARALLEL SANITARY SEWER
  - PHASING LINE

MATCHLINE  
SEE SHEET WS3



KARIS PHASE 1,2 & 3		
PRELIMINARY PLAT		
WATER AND SANITARY SEWER LAYOUT		
CROWLEY, TEXAS TARRANT COUNTY		
 Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 400 SR FLUGS DRIVE, SUITE 600 ARLINGTON, TEXAS 76011 (817) 840-9535 TYPE FIRM F-1191(TBPLS FIRM 101538-00)		
DRAWN BY: GAI	PROJECT NO. 2760-1016	SHEET
DATE: 2/11/2021	SHEET 2 OF 5	WS2

MATCHLINE  
SEE SHEET WS1

MATCHLINE  
SEE SHEET WS4

PHASE 2

PHASE 1

AMENITY CENTER

DEER CREEK

TEXAS ELECTRIC SERVICE COMPANY  
VOL. 3602, PG. 156  
D.R.T.C.T.

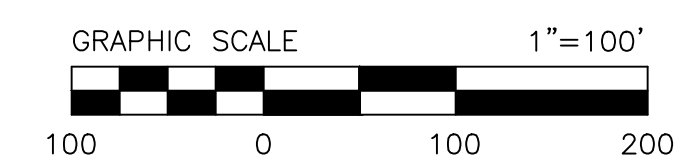
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CAUTION:  
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

LEGEND

- W — W — W — PROPOSED WATER LINE  
— SS — PROPOSED SANITARY SEWER  
— — — — — PHASING LINE



KARIS  
PHASE 1,2 & 3

PRELIMINARY PLAT

WATER AND SANITARY SEWER LAYOUT

CROWLEY, TEXAS  
TARRANT COUNTY



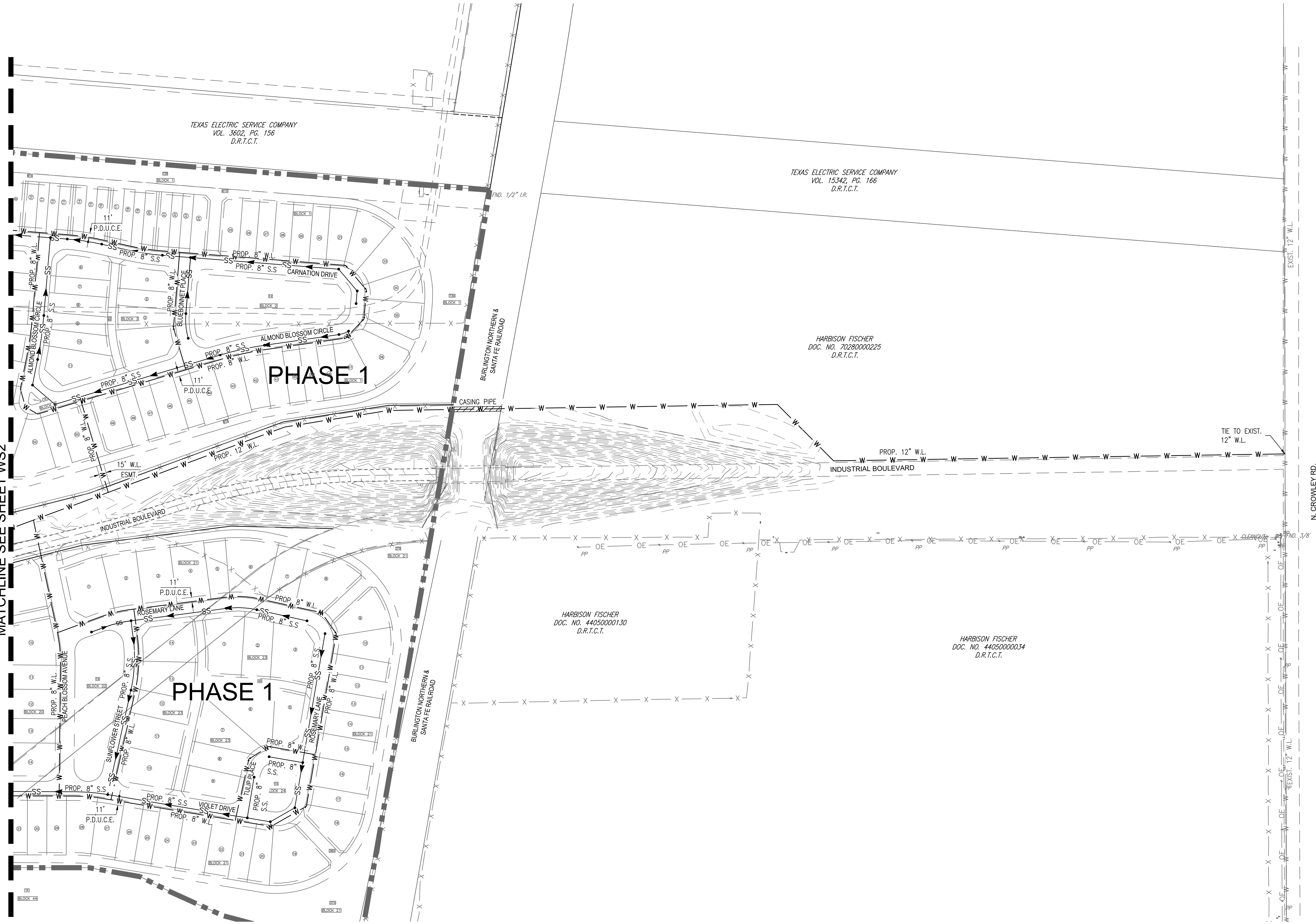
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PROJECT NO. 2760-1016  
SHEET 3 OF 5

SHEET  
WS3

MATCHLINE SEE SHEET WS2

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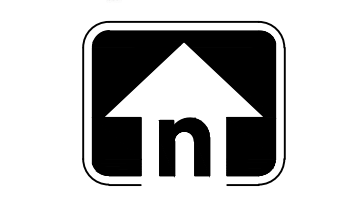
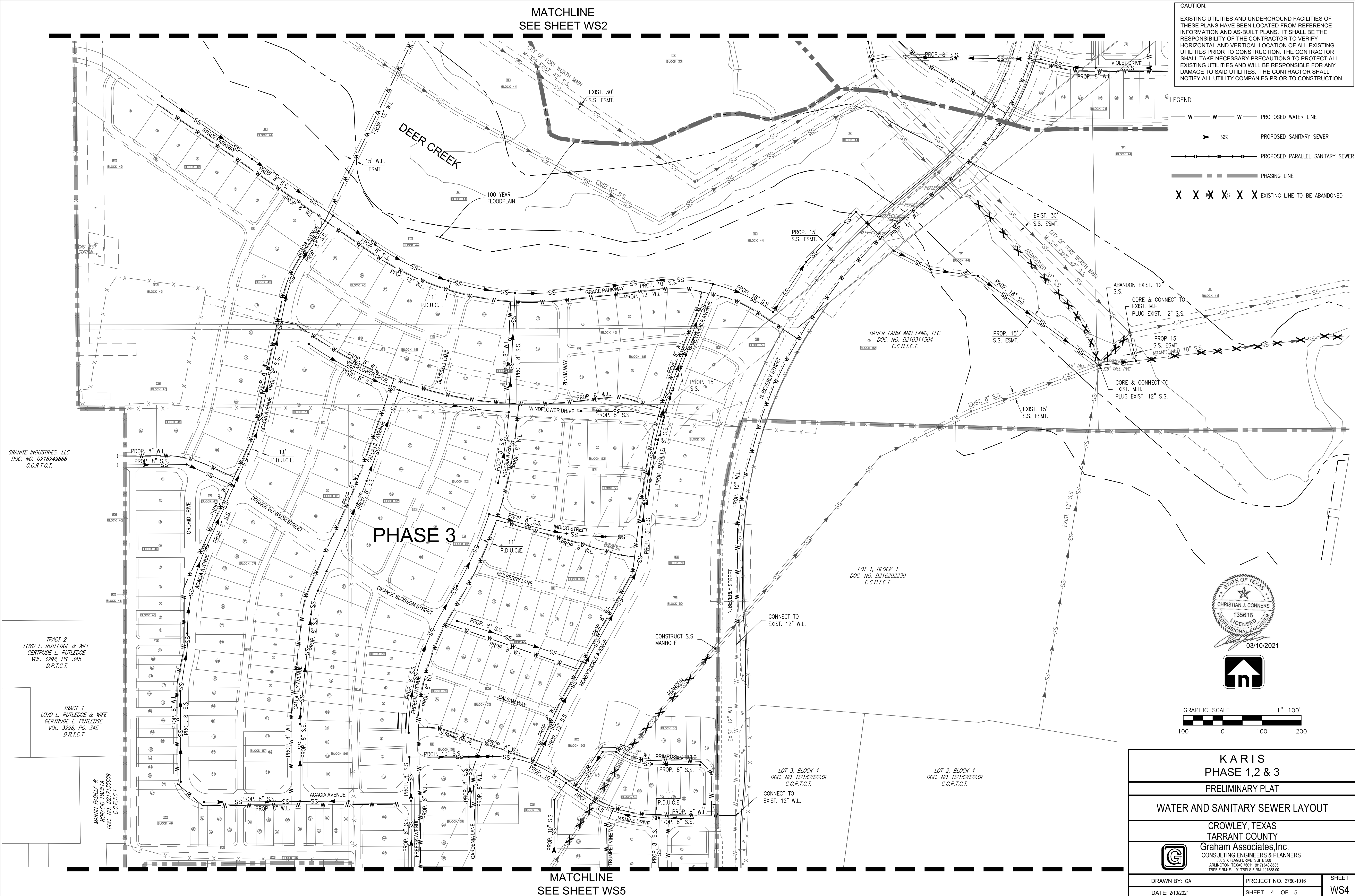




MATCHLINE  
SEE SHEET WS2

CAUTION:  
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

LEGEND  
W W W PROPOSED WATER LINE  
SS PROPOSED SANITARY SEWER  
SS PROPOSED PARALLEL SANITARY SEWER  
PHASING LINE  
X X X X X EXISTING LINE TO BE ABANDONED



KARIS PHASE 1,2 & 3		
PRELIMINARY PLAT		
WATER AND SANITARY SEWER LAYOUT		
CROWLEY, TEXAS TARRANT COUNTY		
Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 400 S. FLORISS DRIVE, SUITE 200 ARLINGTON, TEXAS 76011 (817) 840-9535 TYPE FIRM F-11917BPLS FIRM 101538-00		
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DATE: 2/10/2021	SHEET 4 OF 5	WS4

MATCHLINE  
SEE SHEET WS5



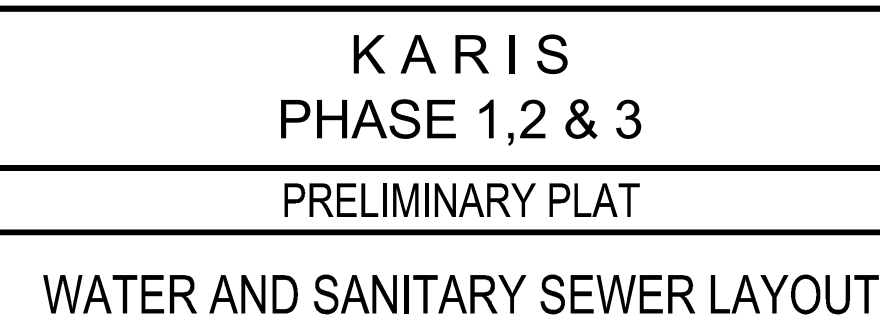
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

W W W  
 PROPOSED WATER LINE

PROPOSED SANITARY SEWER

PHASING LINE

EXISTING LINE TO BE ABANDONED



 **Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TELE FIRM: F-1101/TRP S FIRM: 101632-00

PROJECT NO. 2760-101
SHEET 5 OF 5

SHEET  
WS5

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## Memorandum

**To:** Rachel Roberts  
**From:** Brian M. Avirett, PE  
**cc:** CRO 19008  
**Date:** March 15, 2021  
**RE:** **Karis Addition Preliminary Plat Review - 3rd Submittal**

Rachel,

TNP has reviewed the preliminary plat for the Karis Addition, Phases 1, 2 and 3 and recommend acceptance. All comments have been satisfactorily addressed.

Thanks

Brian M Avirett, PE

Brian M Avirett, P.E.





## CITY OF CROWLEY PLAT APPLICATION

**Application Requirements:** Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Applications must also include either: 1) a completed Civil Plan Review application or 2) a letter of approval from the Public Works Department stating that the civil plans for this project have been approved or that plans are not required. Incomplete applications will not be accepted. The applicant is required to submit sufficient information that describes and justifies the proposal. See the attached checklist for minimum requirements.

**Select the applicable plat type below:**

<input checked="" type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Minor Plat
<input type="checkbox"/>	Final Plat	<input type="checkbox"/>	Amending Plat
<input type="checkbox"/>	Replat	<input type="checkbox"/>	Vacating Plat

### Property Information

Project Name Karis Addition

Project Address \_\_\_\_\_

Survey / Abstract, Tract(s) F.M. Wells 1683, S.T. Wells 1684, T. Toler 1536, J.C. Hunton 728, J.W. Haynes 780, S.S. Reynolds 1316, John Click 287

Addition, Block, Lots 769 Single Family, 90 Non Residential, 61 Blocks

Project Description Master Plan Residential Community

Gross Acreage 263.10 Zoning PD

# of Lots Proposed 859

### Applicant & Owner Information

Applicant Scott Koehler Company Graham Associates, Inc.

Applicant Address 600 Six Flags Drive, ste 500 Arlington, TX 76011

Telephone No (817) 640 - 8535 Email \_\_\_\_\_

Ownership Status (check one) ☐ Property owner ☒ Authorized Representative ☐ Other (specify below)

If applicant is not the property owner:

Owner Bauer Farms and Land, LLC

Owner Address 7210 161st. Lane NW Ramsey, MN 55303

Telephone No (763) 229-3245 Email \_\_\_\_\_





## CITY OF CROWLEY PLAT APPLICATION

Developer The Nehemiah Company  
Address 4010-7 N. Collins St. Arlington, TX 76055  
Telephone No (817) 475 - 9271 Email \_\_\_\_\_

Engineer Chris Conners, P.E. Company Graham Associates, Inc.  
Address 600 Six Flags Drive, ste 500 Arlington, TX 76011  
Telephone No (817) 640 - 8535 Email \_\_\_\_\_

Surveyor Mike Peterson, P.E., R.P.L.S. Company Graham Associates, Inc.  
Address 600 Six Flags Drive, ste 500 Arlington, TX 76011  
Telephone No (817) 640 - 8535 Email \_\_\_\_\_

Land Planner \_\_\_\_\_ Company \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone No \_\_\_\_\_ Email \_\_\_\_\_

**Point of contact:** This person will be the primary point of contact for all matters concerning this plat application.

Name Scott Koehler Company Graham Associates, Inc.

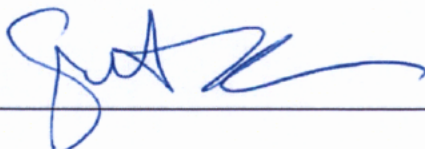
**If applicant is not the point of contact:**

Address \_\_\_\_\_ Telephone No \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Email \_\_\_\_\_

### SIGNATURE OF APPLICANT

**A notarized letter of authorization from the property owner is required if the applicant is not the owner.**

SIGNATURE 

DATE 12/23/2020

PRINTED NAME Scott R. Koehler