



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, November 16, 2021 6:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for September 29, 2021

Items to be considered and acted upon

1. Consider and act on a Final Plat Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition, being a Replat of Lot 1R2 and Lot 1R3, Block A, Crown Bluff Addition and 7.591 acres, David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas, located in the 4400 Block of IH-20 Service Road and Clear Fork Circle.

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on November 8, 2021 at 5:00 pm.

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Wednesday, September 29, 2021, 6:00 PM
Minutes

Call to Order

The meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Chairman: Jared Fowler

Commissioner: Sharon Bruton, Billy Weikert, Scott Smith, Rodney Wilkins.

Absent:

None

Also, Present:

Betty Chew

Approval of Meeting Minutes for August 17, 2021.

Commissioner Smith made a motion to approve the minutes of the August 17, 2021 Planning and Zoning Commission meeting.

Seconded by Commissioner Weikert.

Motion passed with a vote of 5-0.

Items to be considered and acted upon:

- 1. Consider and act on a Preliminary Plat of Lots 1 thru 6, Dove Ridge Addition, being an 11.461 acre tract of land International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas located on the southwest corner of Emsley Road and White Settlement Road.**

Betty Chew addressed the Commission stating this is a preliminary plat of a 6 lot single family residential subdivision. Colt Cantrell is the owner and developer. The lots will have frontage on Emsley Road and White Settlement Road. The subdivision will be served by City water. There is an 8 inch water main in White Settlement Road and the developer is extending a 6 inch water



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main in Emsley Road along with two fire hydrants. Sanitary sewer service is not available to the area. Private sewage systems will be installed on each lot.

Colt Cantrell addressed the Commission to answer questions.

Commissioner Wilkins made a motion to recommend to City Council approval of the Preliminary Plat of Lots 1 thru 6, Dove Ridge Addition, being 11.461 acres International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas.

Seconded by Commissioner Weikert.

AYE VOTES: Chairman Fowler, Commissioners Bruton, Weikert, Wilkins and Smith.

Motion Passed with a vote of 5 – 0.

2. Consider and Act on a Final Plat of Lots 1 thru 6, Dove Ridge Addition, being an 11.461 acre tract of land International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas located on the southwest corner of Emsley Road and White Settlement.

Commissioner Wilkins made a motion to recommend to City Council approval of the Final Plat of Lots 1 thru 6, Dove Ridge Addition, being 11.461 acres International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas.

Seconded by Commissioner Weikert.

AYE VOTES: Chairman Fowler, Commissioners Bruton, Weikert, Wilkins and Smith.

Motion Passed with a vote of 5 – 0.

Chairman Fowler adjourned the meeting at 6:10 pm.

APPROVED:

Jared Fowler, Chairman Planning and Zoning Commission



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: November 16, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and act on Final Plat Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition, City of Willow Park, Parker County, Texas.

BACKGROUND:

The owner, Jamie Mitchell, proposes to replat Lots 1R2 and 1R3 into Lot 1R4, a 4.897 acre lot. Lot 1, Block B, is a 7.499 acre lot. A PD-Planned Development District RV Storage was approved May 11, 2021. The Planned Development "Willow Park RV Storage" will consist of 340 recreational vehicle storage units and a leasing office. The storage units will be pre-engineered standing seam metal buildings. The leasing office will be site-built construction with stone and/or brick veneer.

Lot 1R4 has primary frontage on the IH-20 Service Road with secondary frontage on Bankhead Hwy. and Clear Fork Circle. There is a 25 foot mutual access, fire lane, and public utility easement shared with 415 RV Sales. This entrance/exit is the only entrance on the IH-20 Service Road. Lot 1, Block B have frontage on Bankhead Hwy. and Clear Fork Circle. There is a variable width right-of-way dedication on Clear Fork Circle to achieve a 50 foot dedication.

The lots will be serviced by City water from 6-inch and 8-inch water mains. The water mains will be extended in the easements for fire protection and to provide domestic water to the lots. A private on-site sewage system will serve Lot 1R4.

Stormwater flows primarily to the south. Drainage improvement plans have been submitted and are being reviewed.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat of Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval. The Final Plat will be released for filing upon approval of the improvement plans.

EXHIBITS:

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

PLAT APPLICATION
MUST BE AN ORIGINAL DOCUMENT - FAXED COPIES WILL NOT BE ACCEPTED
ALL SIGNATURES MUST BE ORIGINAL

Type of Plat: ___ Preliminary ___ Final [x] Replat ___ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 10/26/21

Address (if assigned): TBA

Name of Additions: CROWN BLUFF ADD.; LOT 1B4, BLK A & LOT 1, BLK B

Location of Addition: CLEAR FORK CIRCLE & BUNKHEAD HWY.

Number of Lots: 2 Gross Acreage: 12.49 Zoning: C/PD # of New Street Intersections: 0

PROPERTY OWNER:

Name: GUMPER CAMPER STORAGE, LLC Contact: JAMIE MITCHELL

Address: 6647 SOUTH FM 56 Phone: 254-396-3382

City: GLEN ROSE Fax:

State: TX Zip: 76043 Email: jmittchella@charroenergy.com

Signature: [Handwritten Signature]

APPLICANT:

Name: SAME AS PROPERTY OWNER Contact:

Address: Phone:

City: Fax:

State: Zip: Email:

Signature:

SURVEYOR:

Name: BARRON-STARK ENG. Contact: CHUCK STARK

Address: 6221 SOUTHWEST BLVD. Phone: 817-296-9550

City: F.W. Fax:

State: TX Zip: 76132 Email: chuck@barronstark.com

Signature: [Handwritten Signature]

ENGINEER:

Name: SAME AS SURVEYOR Contact: _____
 Address: _____ Phone: _____
 City: _____ Fax: _____
 State: _____ Zip: _____ Email: _____
 Signature: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant Surveyor _____ Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS	
Electric Provider:	<u>ONCOR</u>
Water Provider:	<u>WILLOW PARK</u>
Wastewater Provider:	<u>WILLOW PARK</u>
Gas Provider (if applicable):	<u>N/A</u>

JD 10/26/2021

APPLICATION FEES

_____ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR
 _____ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

<i>City Use Only</i>	
Fees Collected: \$ <u>375.⁰⁰</u>	\$ _____
Receipt Number: \$ _____	\$ _____

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition: LOTS 1R4, BLOCK A + LOT 1, BLOCK B, CROWN BLUFF
 Applicant: GLAMPER CAMPER STORAGE, LLC
 Property Owner(s): SAME
 Location of Addition: CROWN BLUFF ADDITION

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT	<u>APPLICANT</u>	<u>STAFF</u>
A. Preliminary Plat Application (original signatures)	_____	_____
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	_____	_____
D. Concept Construction Plan (5 paper copies & 1 digital)	_____	_____
E. Tree Survey	_____	_____
F. Location and Dimensions of Existing Structures	_____	_____
G. Sectionalizing or Phasing of Plats	_____	_____
H. Zoning Classification of All Properties Shown on the Plat	_____	_____
I. Dimensions of all Proposed or Existing Lots	_____	_____
J. Location of 100-year Flood Limits Where Applicable	_____	_____

III. REQUIRED DOCUMENTS FOR A FINAL PLAT	<u>APPLICANT</u>	<u>STAFF</u>
A. Final Plat Application (original signatures)	_____	_____
B. Final Plat Drawing (5 paper copies & 1 digital copy)	_____	_____
C. Drainage Study (5 paper copies & 1 digital)	_____	_____
D. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
E. Written Metes and Bounds Description	_____	_____
F. Dimensions of All Proposed or Existing Lots	_____	_____
G. Area in acres for each lot	_____	_____
H. Any Existing Structures which Encroach and Setback Lines	_____	_____
I. Parker County Tax Certificate	_____	_____
J. Plans for all water & sewer lines	_____	_____
K. Plans for fire hydrants	_____	_____
L. Plans for all proposed streets and sidewalks	_____	_____

IV. REQUIRED DOCUMENTS FOR A REPLAT	<u>APPLICANT</u>	<u>STAFF</u>
A. Replat Application (original signatures)	<u>w/ MYLAR</u>	<u>OK</u>
B. Replat Drawing (5 paper copies & 1 digital copy)	<u>/</u>	<u>OK</u>
C. Original Plat for comparison	<u>/</u>	<u>✓</u>
D. Drainage Study (5 paper copies & 1 digital)	<u>/</u>	<u>OK</u>
E. Submit 1 mylar copy and 1 paper copy from county filing	<u>w/ Mylar</u>	<u>OK</u>
F. Written Metes and Bounds Description	<u>N/A</u>	<u>N/A</u>
G. Dimensions of All Proposed or Existing Lots	<u>✓</u>	<u>✓</u>
H. Area in acres for each lot	<u>/</u>	<u>✓</u>
I. Any Existing Structures which Encroach and Setback Lines	<u>/</u>	<u>N/A</u>
J. Parker County Tax Certificate	<u>w/ Mylar</u>	<u>OK</u>

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT	<u>APPLICANT</u>	<u>STAFF</u>
A. Amended Plat Application (original signatures)	_____	_____
B. Final Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Original Plat for comparison	_____	_____
D. Drainage Study (5 paper copies & 1 digital)	_____	_____
E. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
F. Written Metes and Bounds Description	_____	_____
G. Dimensions of All Proposed or Existing Lots	_____	_____
H. Area in acres for each lot	_____	_____
I. Any Existing Structures which Encroach and Setback Lines	_____	_____

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	/	✓
B.	Names of Owners of Property within 200 feet	/	✓
C.	Names of Adjoining Subdivisions	/	✓
D.	Front and Rear Building Setback Lines	/	✓
E.	Side Setback Lines	/	✓
F.	City Boundaries Where Applicable	✓	✓
G.	Date the Drawing was Prepared	/	OK
H.	Location, Width, Purpose of all Existing Easements	/	✓
I.	Location, Width, Purpose of all Proposed Easements	✓	✓
J.	Consecutively Numbered or Lettered Lots and Blocks	✓	✓
K.	Map Sheet Size of 18"x24" to 24"x36"	/	DK
L.	North Arrow	/	✓
M.	Name, Address, Telephone, of Property Owner	/	OK
N.	Name, Address, Telephone of Developer	/	OK
O.	Name, Address, Telephone of Surveyor	/	✓
P.	Seal of Registered Land Surveyor	w/ Mylar	OK
Q.	Consecutively Numbered Plat Notes and Conditions	/	✓
R.	City of Willow Park Plat Dedication Language	/	✓
S.	Location and Dimensions of Public Use Area	N/A	N/A
T.	Graphic Scale of Not Greater Than 1" = 200'	/	OK
U.	All Existing and Proposed Street Names	/	✓
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	/	✓
W.	Subdivision Boundary in Bold Lines	/	✓
X.	Subdivision Name	/	✓
Y.	Title Block Identifying Plat Type	/	✓
Z.	Key Map at 1"=2000'	N/A	N/A
AA.	Surveyor's Certification of Compliance	/	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	/	OK
CC.	Show relationship of plat to existing "water, sewage, and drainage	/	OK

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	N/A	CONSTRUCTION PLANS UNDER REVIEW
B.	A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	w/ Mylar	OK
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (If applicable)	✓	✓

PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ** ft.

Rear building setback: 0' OR 25' ft. *

Side building setback: 25' ft.

Side building setback: 25' ft.

Does the site include any utility/electric/gas/water/sewer easements? Yes No

Does the site include any drainage easements? Yes No

Does the site include any roadway/through fare easements? Yes No

Staff Review:

Does the plat include all the required designations? Yes No

Are the setbacks for the building sufficient? Yes No

Are there any easement conflicts? Yes No

Do the proposed easements align with neighboring easements? N/A Yes No

Are the proposed easements sufficient to provide service? Yes No

Does the proposed project pose any planning concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CHEW Date: 11/09/2021

* THE PD ALLOWS FOR 0' SETBACK (SIDE & REAR) ADJACENT TO
COMMERCIAL ZONED PROPERTY

** 50' SETBACK ON IH 20

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? OLD BANK HEAD / CLEAR FORK CIRCLE / IH 20
Is the project serviced by an existing water line? Yes No
If yes, what size line? 8" + 6"
Will the project require the extension of a water line? Yes No
Does the project use well water? No Drinking Irrigation
If yes, which aquifer does the well pull from? N/A
Is the project serviced by an existing sewer line? Yes No
If yes, what size line? N/A
If no, what type and size is the septic system? HOLDING TANK / DUMP STATION

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes No

Any additional concerns:

EXTEND WATER MAIN IN CLEAR FORK CR. to BANK HEAD

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 11/09/2021

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? _____

Is the footprint of any built improvement in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? _____

Is the footprint of any habitable structure in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? _____

Staff Review:

Base flood elevations confirmed? N/A Yes No

Does the proposed project pose any safety concerns? Yes No

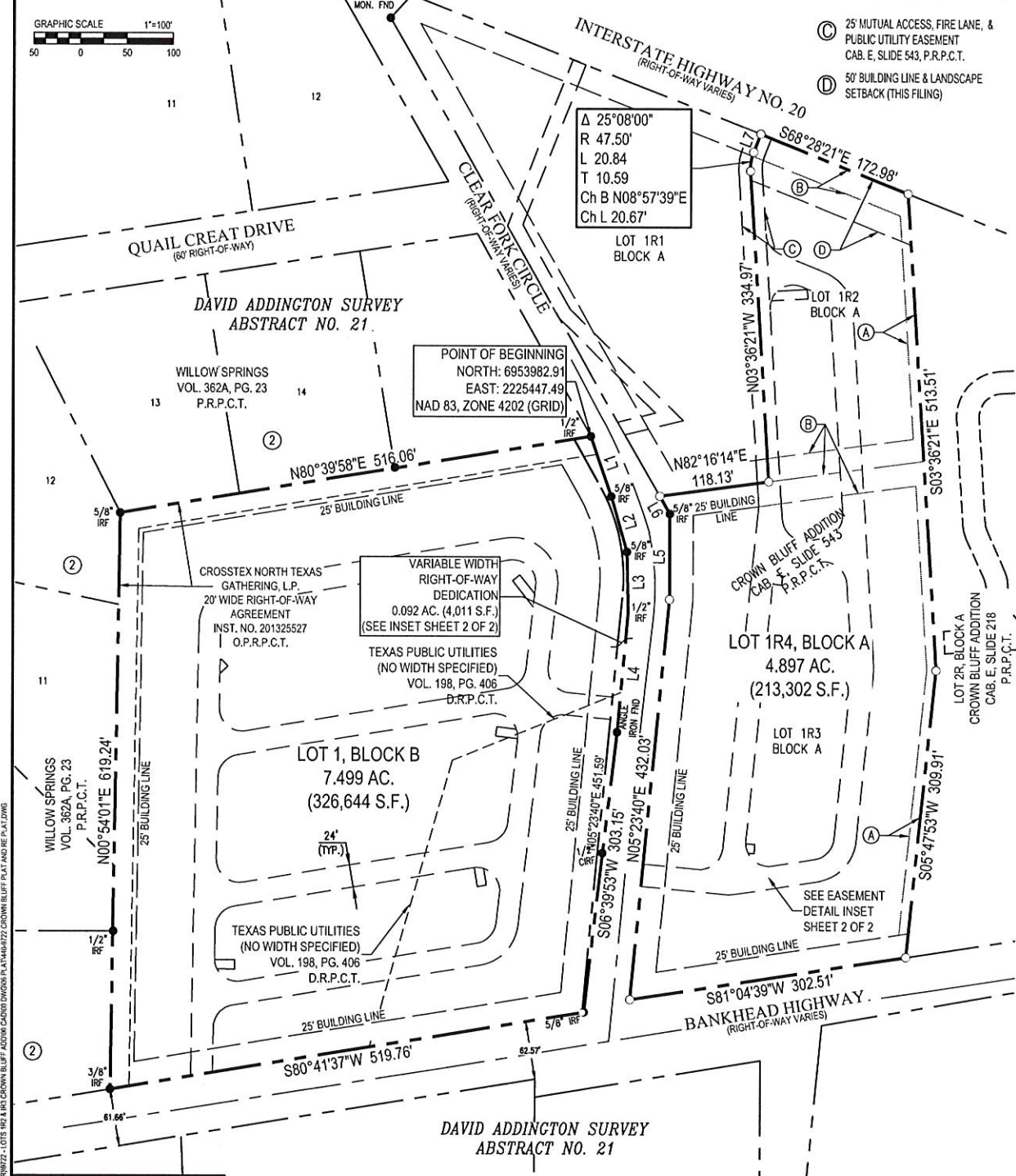
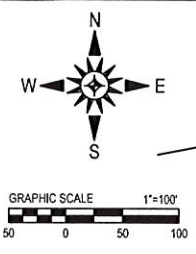
DRAINAGE STUDY NEEDS REVISIONS

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 11/09/2021



- (A) 10' BUILDING LINE, CAB. E. SLIDE 543 (TO BE ABANDONED PER THIS FILING)
- (B) 25' BUILDING LINE, CAB. E. SLIDE 543 (TO BE ABANDONED PER THIS FILING)
- (C) 25' MUTUAL ACCESS, FIRE LANE, & PUBLIC UTILITY EASEMENT CAB. E. SLIDE 543, P.R.P.C.T.
- (D) 50' BUILDING LINE & LANDSCAPE SETBACK (THIS FILING)

LEGAL DESCRIPTION
7.591 ACRE TRACT

BEING 7.591 acres situated in the DAVID ADDINGTON SURVEY, Abstract No. 21, City of Willow Park, Parker County, Texas, being all of those certain tracts of land described in deed as Tracts 1, 2 and 3 to ADA L. Bond, recorded in Instrument Number 201710362, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found in the west line of Clear Fork Circle (Right-of-Way varies) being the northeast corner of said ADA L. Bond Tract 3 and being the southeast corner of Lot 15, Block 2, WILLOW SPRINGS, an Addition to Parker County, Texas, according to the Plat recorded in Volume 362A, Page 23, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6953982.908 and EAST: 2225447.489, for reference;

THENCE along the west line of said Clear Fork Circle, as follows:

S 18°58'20" E, a distance of 68.38 feet to a 5/8" capped iron rod found stamped "Crossway";
 S 15°58'40" E, a distance of 61.74 feet to a 5/8" iron rod found;
 S 01°08'29" E, a distance of 65.06 feet to a 1/2" iron rod found;
 S 05°03'11" W, a distance of 129.14 feet to an angle iron found at the southeast corner of said ADA L. Bond Tract 3 and being the northeast corner of said ADA L. Bond Tract 2;
 S 06°39'53" W, at a distance of 130.74 feet, passing a 1/2" capped iron rod found stamped "Stevens Surveying" at the southeast corner of said ADA L. Bond Tract 2 and being the northeast corner of said ADA L. Bond Tract 1, and continuing, in all, a distance of 303.15 feet to a 5/8" capped iron rod found stamped "Crossway", at the intersection of the west line of said Clearfork Circle with the north line of Bankhead Highway (Right-of-Way varies) and being the southeast corner of said ADA L. Bond Tract 1;

THENCE S 80°41'37" W, along the north line of said Bankhead Highway, a distance of 519.76 feet to a 3/8" iron rod found at the southwest corner of said ADA L. Bond Tract 1 and being the southeast corner of Lot 5, Block 2 of said WILLOW SPRINGS;

THENCE N 00°54'01" E, along the common line of said ADA L. Bond Tracts 1, 2 and 3 and said Block 2, WILLOW SPRINGS, at a distance of 169.90 feet passing a 1/2" iron found at the common rear corner of Lots 5 and 10 of said Block 2, WILLOW SPRINGS, and continuing, in all, a distance of 619.24 feet to a 5/8" capped iron rod found stamped "Crossway" at the northwest corner of said ADA L. Bond Tract 3 and being the common rear corner of Lots 11 and 12 of said Block 2, WILLOW SPRINGS;

THENCE N 80°39'58" E, along the common line of said ADA L. Bond Tract 3 and said Block 2, WILLOW SPRINGS, at a distance of 301.53 feet, passing a 5/8" iron rod found at the common rear corner of Lots 14 and 15 of said Block 2, and continuing, in all, a distance of 516.06 feet to the POINT OF BEGINNING and containing 7.591 acres (330,655 square feet) of land, more or less.

STATE OF TEXAS
COUNTY OF _____

Before Me, the undersigned authority, on this day appeared Jamie Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office this the _____ day of _____, 2021.

Notary Public in and for the State of Texas



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084
 This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark, RPLS
Texas Registration No. 5084

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES**

OWNER DEDICATION:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Clamper Camper Storage, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as, Lot 1R4, Block A and Lot 1, Block B, CROWN BLUFF ADDITION, an addition to the City of Willow Park, Texas ("City") and does hereby dedicate to the public use forever, the fire lanes, easements, and encumbrances shown hereon.

Clamper Camper Storage, LLC., herein certifies the following:

1. The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
2. The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
3. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
4. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
6. The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
7. The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
8. Any modification of this document shall be by means of plat and shall be approved by the City.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

Witness my hand this the _____ day of _____, 2021.

Clamper Camper Storage, LLC.,

Jamie Mitchell

APPROVED BY CITY OF WILLOW PARK

APPROVED BY _____ CITY COUNCIL
CITY OF WILLOW PARK

SIGNED: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY SECRETARY _____ DATE _____

Final Plat

Lot 1R4, Block A
and
Lot 1, Block B

CROWN BLUFF ADDITION

An Addition to the City of Willow Park, Parker County, Texas

Being a Re Plat of
Lot 1R2 and Lot 1R3, Block A
an Addition to the City of Willow Park, Parker County, Texas
according to the Plat recorded in
Cabinet E, Slide 543, Plat Records
Parker County, Texas

and

BEING 7.591 Acres of Land Situated in the
DAVID ADDINGTON SURVEY, ABSTRACT NO. 21
City of Willow Park, Parker County, Texas

PROJECT NO. 440-9722

SHEET 1 OF 2

NOTE:
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

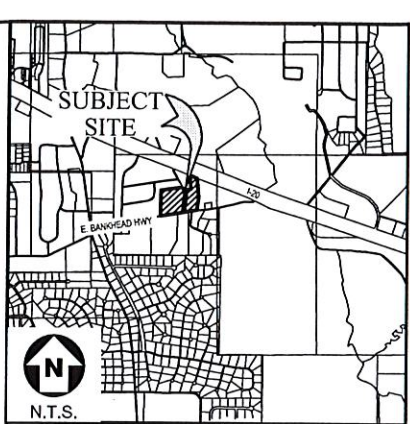
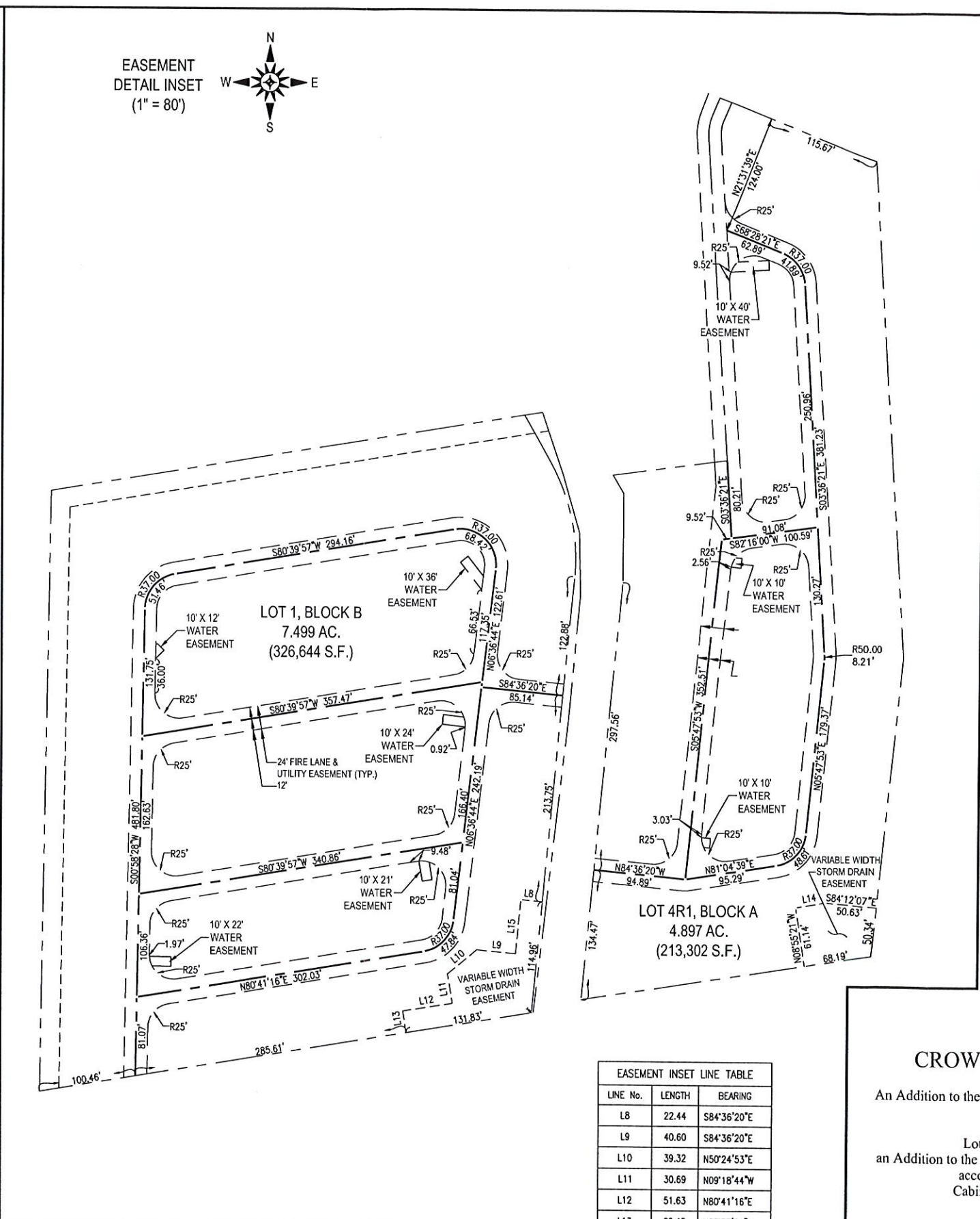
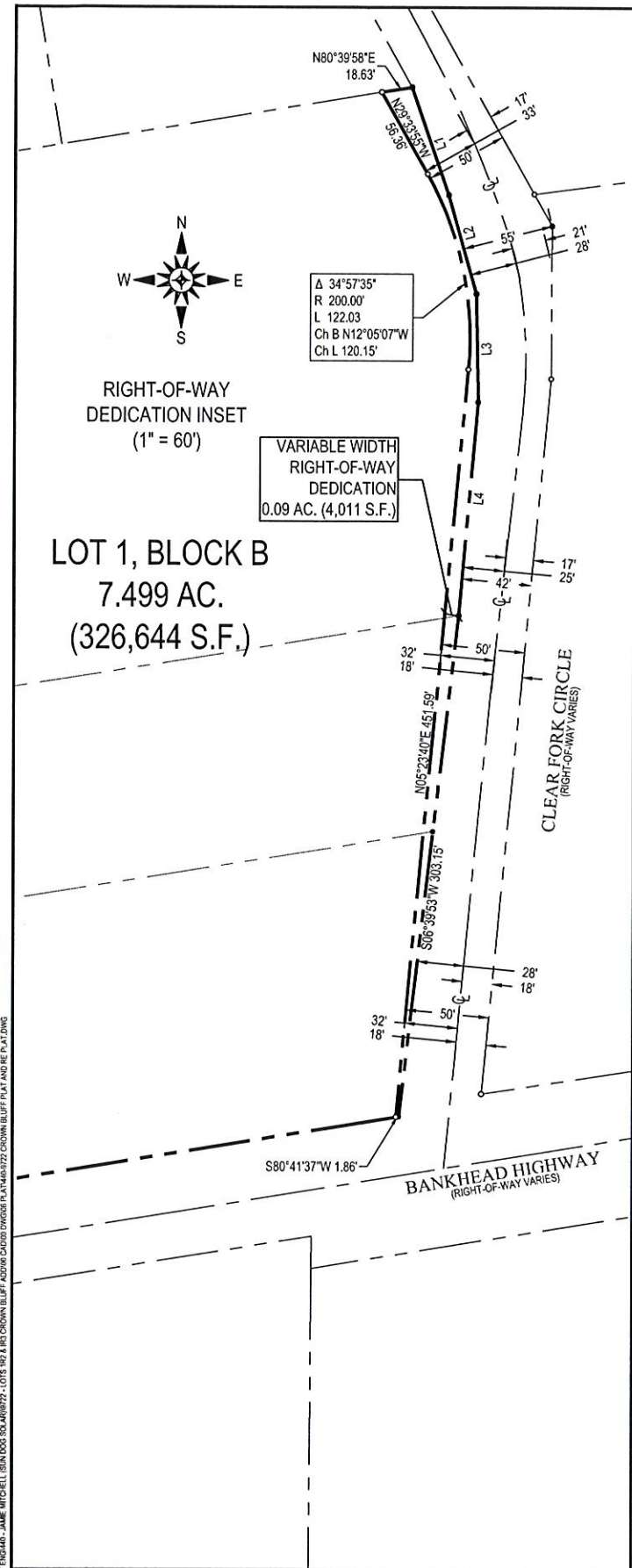


OWNER:
Clamper Camper Storage, LLC,
6647 South FM 56
Glen Rose, TX 76043
C/O JAMIE MITCHELL
PH: 254-396-3382

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	68.38	S18°58'20"E
L2	61.74	S15°58'40"E
L3	65.06	S01°08'29"E
L4	129.14	S05°03'11"W
L5	91.95	N00°08'35"E
L6	21.88	N29°33'55"W
L7	20.97	N21°31'39"E

COUNTY CLERK STAMP



LOCATION MAP
NOT TO SCALE

FLOOD STATEMENT:
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 05, 2019 MAP NO. 483670425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

Final Plat
 Lot 1R4, Block A
 and
 Lot 1, Block B

CROWN BLUFF ADDITION

An Addition to the City of Willow Park, Parker County, Texas

Being a Re Plat of
 Lot 1R2 and Lot 1R3, Block A
 an Addition to the City of Willow Park, Parker County, Texas
 according to the Plat recorded in
 Cabinet E, Slide 543, Plat Records
 Parker County, Texas

and

BEING 7.591 Acres of Land Situated in the
 DAVID ADDINGTON SURVEY, ABSTRACT NO. 21
 City of Willow Park, Parker, County, Texas

EASEMENT INSET LINE TABLE		
LINE No.	LENGTH	BEARING
L8	22.44	S84°36'20"E
L9	40.60	S84°36'20"E
L10	39.32	N50°24'53"E
L11	30.69	N09°18'44"W
L12	51.63	N80°41'16"E
L13	22.45	N08°55'21"W
L14	32.01	N80°21'11"E
L15	56.07	N05°27'52"E

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com



OWNER:
 Clamper Camper Storage, LLC,
 6647 South FM 55
 Glen Rose, TX 76043
 C/O JAMIE MITCHELL
 PH: 254-396-3382

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET _____, SLIDE _____
 DATE _____