



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

**Call to Order**

**Election of Chair and Vice Chair of Planning and Zoning**

**Determination of Quorum**

**Approval of Meeting Minutes for January 19, 2021**

**Items to be considered and acted upon**

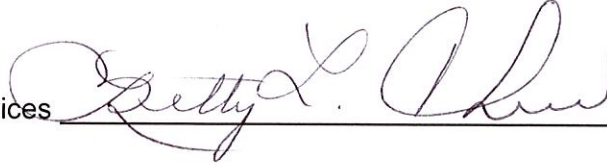
1. Consider and act on a Final Plat of Block E, F, G; Crown Pointe Addition Phase IV being a 19.80 acre tract of land Wesley Franklin Survey, Abstract No. 468, and McKinney and Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located in the 4200 Block of IH-20 Service Road North.
2. Consider and Act on a Final Plat of a Replat The Reserves at Trinity Addition, being 140.302 acres, City of Willow Park, Parker County, Texas, located on Meadow Place Drive.
3. PUBLIC HEARING to consider a request to amend the City of Willow Park Zoning Ordinance Sec.14.06.014 (a) to permit Auto Body Repair – Fully Enclosed Shop Area as permitted use in the “C” Commercial District Special Use Permit (SUP) required in accordance with Article 14.013.
4. Consider and Act on a Preliminary Plat of Lot 1, 2; Block 1, Worth Cre Addition, being a 16.334 acre tract of land E. Oxer Survey, Abstract No. 1031 and J.H. Phelps Survey Abstract No. 1046, ETJ of Willow Park, Parker County, Texas, located in the 9700 Block of Bankhead Hwy.
5. Consider and Act on a Final Plat of Lot 1, Block 1, Worth Cre Addition, being a 2.398 acre tract of land E. Oxer Survey, Abstract No. 1031 and J.H. Phelps Survey Abstract No. 1046, ETJ of Willow Park, Parker County, Texas, located in the 9700 Block of Bankhead Hwy.
6. Consider and Act on a Preliminary Plat Lots 1 through 3, Block 1, Porter Addition, being 11.921 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.
7. Consider and Act on a Final Plat, Lot 1, Block 1, Porter Addition, being 4.00 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.



City of Willow Park  
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Agenda

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 March 4, 2021 at 5:00 pm.

Director of Development Services

A handwritten signature in cursive script, reading "Betty L. Chew", written over a horizontal line.

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 or by fax (817) 441-6900 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  
Tuesday, January 19, 2021 6:00 PM  
Minutes

Call to Order

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

**Determination of Quorum**

**Present:**

Acting Chairman Sharon Bruton  
Commissioner Billy Weikert  
Commissioner Alternate Scott Smith

**Absent:**

Commissioner Jared Fowler, Rodney Wilkins and Joe Lane

Also, Present:  
Betty Chew

**Approval of Meeting Minutes for November 17, 2020.**

Commissioner Smith made a motion to approve the minutes of the November 17, 2020 Planning and Zoning Commission meeting.

Seconded by Commissioner Weikert.

Motion passed with a vote of 3-0.

**Items to be considered and acted upon**

- 1. Consider and Act on a request by James and Ruby J. Simons to abandon 30 foot and 60 foot road easements located on Block 15 and Block 16, El Chico Addition, located on Chuck Wagon Trail.**

Betty Chew addressed the Commission stating James and Ruby Simons are requesting the City abandon a 30 foot and a 60 foot road easement which crosses their property. There are no utilities located in these right of way easements. Other right of way easements in this subdivision have been abandoned. The owners will replat the property once the right of way easements are abandoned.



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd Willow Park, TX 76087  
Tuesday, January 19, 2021 6:00 PM  
Minutes

Motion made by Commissioner Weikert to recommend a 30 foot road easement and a 60 foot road easement on Block 15 and Block 16, El Chico Addition be abandoned and vacated with the property owners replatting the property.

Seconded by Commissioner Smith.

Aye Votes: Acting Chairman Bruton, Commissioners Weikert and Smith.

Motion passed with a vote of 3-0.

Acting Chairman Bruton adjourned the meeting at 6:10 pm.

APPROVED:

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Sharon Bruton, Acting Chairman Planning and Zoning Commission





**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> February 16, 2021 March 16, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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**AGENDA ITEM: 1**

Consider and Act on the Final Plat of Block E, F, G Crown Pointe Addition Phase IV being a 19.80 acre tract of land Wesley Franklin Survey, Abstract No. 468, and McKinney and Williams Survey Abstract No. 954, City of Willow Park, Parker County, Texas, located in the 4200 Block of I-20 Service Road N.

**BACKGROUND:**

This is a final plat for a proposed 19.80 acre subdivision. The preliminary plat was approved June 11, 2019. The owner proposes to subdivide the property into 3 acreage lots. The property is zoned C/IH-20 Overlay "Commercial/IH-20 Overlay District".

Access to the subdivision will be from the I-20 Service Road and Mary Lou Drive (70' ROW). J.D. Towles Drive a proposed (60' ROW) in this area will be extended west and connect with the I-20 Service Road. J.D. Towles Drive to the east is a minor collector street (60' ROW). Jimma Drive (50' ROW) will extend from the I-20 Service Rd northwest to J.D. Towles Drive. TXDOT has reviewed and issued permits for J.D. Towles Drive and Jimma Drive to tie into the IH-20 Service Road

The subdivision will be served by the City of Willow Park utility system. Water service will be extended, by the developer, from mains in the I-20 Service Road, Mary Lou Drive and J.D Towles Drive. A looped water system will be provided to service the subdivision. Fire hydrants will be installed in the subdivision in compliance with I.S.O. regulations for commercial development. Sanitary sewer service will be provided by utility extension of an 8 inch sanitary sewer main in J.D. Towles Drive. Utility extension will be in accordance with the City Of Willow Park Utility Extension Policy.

Stormwater in the subdivision flows primarily west to east with the west part of the subdivision Stormwater flowing northwest. An existing TXDOT culvert passes under IH-20 east of the subdivision. There are two box culverts (Double 5'X5') being installed in Mary Lou Drive. The stormwater drainage plan has been approved by the City Engineer.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Final Plat as presented.

**EXHIBITS:**

Plat Application  
Final Plat

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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  Replat  Amended

**PROPERTY DESCRIPTION:**

SUBMITTAL DATE: JANUARY 5, 2021

Address (if assigned): \_\_\_\_\_

Name of Additions: CROWN POINTE ADDITION, PHASE IV

Location of Addition: INTERSTATE HIGHWAY NO. 20 WEST OF MARY LOU LANE

Number of Lots: 3 Gross Acreage: 19.80 Zoning: C # of New Street Intersections: 2

**IH20 OVERLAY**

**PROPERTY OWNER:**

Name: MIT-MAR LAND, LP

Contact: JIM MARTIN, MARTIN LAND

Address: 66470 S. F.M. 56

Phone: 817-441-2102

City: GLEN ROSE

Fax: \_\_\_\_\_

State: TX Zip: 76043

Email: Jim@MartinLandSales.com

Signature: 

**APPLICANT:**

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: 

**SURVEYOR:**

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: 

**ENGINEER:**

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

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: TRI - COUNTY

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): ATMOS TEXAS GAS

**APPLICATION FEES**

*Handwritten initials: RL*

\$25 PER LOT

~~\$375.00~~ ~~\$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).

**City Use Only**

Fees Collected: \$ \_\_\_\_\_ \$ \_\_\_\_\_

Receipt Number: \$ \_\_\_\_\_ \$ \_\_\_\_\_



**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: CROWN POINTE ADDITION, PHASE IV  
 Applicant: BARRON-STARK ENGINEERS, CHUCK STARK  
 Property Owner(s): MIT-MAR LAND, LP  
 Location of Addition: INTERSTATE HIGHWAY NO. 20 WEST OF CROWN LANE

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

APPLICANT

STAFF

- |   |           |       |
|---|-----------|-------|
| A. Preliminary Plat Application (original signatures)         | <u>NA</u> | _____ |
| B. Preliminary Plat Drawing (5 paper copies & 1 digital)      | <u>7</u>  | _____ |
| C. Preliminary Drainage Analysis (5 paper copies & 1 digital) | <u>7</u>  | _____ |
| D. Concept Construction Plan (5 paper copies & 1 digital)     | <u>7</u>  | _____ |
| E. Tree Survey  | <u>7</u>  | _____ |
| F. Location and Dimensions of Existing Structures             | <u>7</u>  | _____ |
| G. Sectionalizing or Phasing of Plats                         | <u>7</u>  | _____ |
| H. Zoning Classification of All Properties Shown on the Plat  | <u>7</u>  | _____ |
| I. Dimensions of all Proposed or Existing Lots                | <u>7</u>  | _____ |
| J. Location of 100-year Flood Limits Where Applicable         | <u>7</u>  | _____ |

**III. REQUIRED DOCUMENTS FOR A FINAL PLAT**

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

**IV. REQUIRED DOCUMENTS FOR A REPLAT**

- |   |           |       |
|---|-----------|-------|
| A. Replat Application (original signatures)                 | <u>NA</u> | _____ |
| B. Replat Drawing (5 paper copies & 1 digital copy)         | <u>7</u>  | _____ |
| C. Original Plat for comparison                             | <u>7</u>  | _____ |
| D. Drainage Study (5 paper copies & 1 digital)              | <u>7</u>  | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing  | <u>7</u>  | _____ |
| F. Written Metes and Bounds Description                     | <u>7</u>  | _____ |
| G. Dimensions of All Proposed or Existing Lots              | <u>7</u>  | _____ |
| H. Area in acres for each lot                               | <u>7</u>  | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | <u>7</u>  | _____ |
| J. Parker County Tax Certificate                            | <u>7</u>  | _____ |

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

- |   |           |       |
|---|-----------|-------|
| A. Amended Plat Application (original signatures)           | <u>NA</u> | _____ |
| B. Final Plat Drawing (5 paper copies & 1 digital)          | <u>7</u>  | _____ |
| C. Original Plat for comparison                             | <u>7</u>  | _____ |
| D. Drainage Study (5 paper copies & 1 digital)              | <u>7</u>  | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing  | <u>7</u>  | _____ |
| F. Written Metes and Bounds Description                     | <u>7</u>  | _____ |
| G. Dimensions of All Proposed or Existing Lots              | <u>7</u>  | _____ |
| H. Area in acres for each lot                               | <u>7</u>  | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | <u>7</u>  | _____ |



VI.	REQUIREMENTS ON ALL PLATS	<u>APPLICANT</u>	<u>STAFF</u>
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	NA	N/A
G.	Date the Drawing was Prepared	✓	✓
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"	✓	✓
L.	North Arrow	✓	✓
M.	Name, Address, Telephone, of Property Owner	✓	✓
N.	Name, Address, Telephone of Developer	✓	✓
O.	Name, Address, Telephone of Surveyor	✓	✓
P.	Seal of Registered Land Surveyor	✓	✓
Q.	Consecutively Numbered Plat Notes and Conditions	✓	✓
R.	City of Willow Park Plat Dedication Language	✓	✓
S.	Location and Dimensions of Public Use Area	✓	✓
T.	Graphic Scale of Not Greater Than 1" = 200'	✓	✓
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'	✓	✓
AA.	Surveyor's Certification of Compliance	✓	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	✓	✓

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	<u>APPLICANT</u>	<u>STAFF</u>
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	WITH MYLAR FINAL PLAT	_____
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)	WITH MYLAR FINAL PLAT	_____
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)	WITH MYLAR FINAL PLAT	_____

**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

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**Applicant Questions:**

Front building setback: 25 ft.                      Rear building setback: 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: *02/08/2021*

Willow Park  
Plat  
Public Works Review

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**Applicant Questions:**

Is the project serviced by an existing road?  Yes  No  
If yes, which road? IH 20 & MARY LOU DRIVE

Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? 8" & 12"

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? 8"  
If no, what type and size is the septic system? \_\_\_\_\_

**Staff Review:**

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

Yes  No

Any additional concerns: \_\_\_\_\_

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Approved  Not Approved  Needs More Information or Corrections

Public Works Approval Signature: M. GUELKER Date: 02/08/2021

Willow Park  
Plat  
Flood Plain Review

**Applicant Questions:**

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	

**Staff Review:**

Base flood elevations confirmed?	<u>N/A</u>	Yes	No
Does the proposed project pose any safety concerns?		Yes	<input checked="" type="radio"/> No

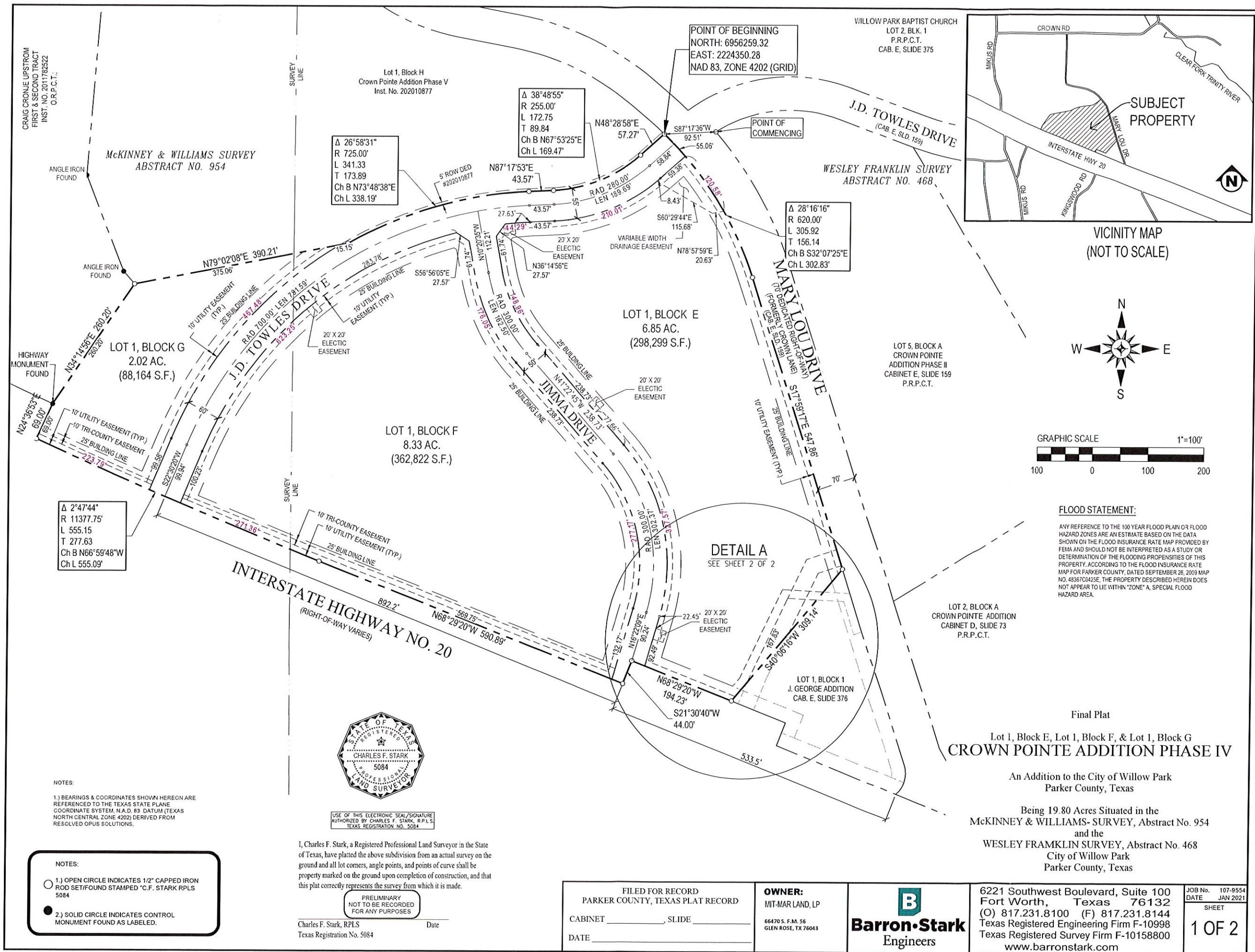
Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 02/08/2021





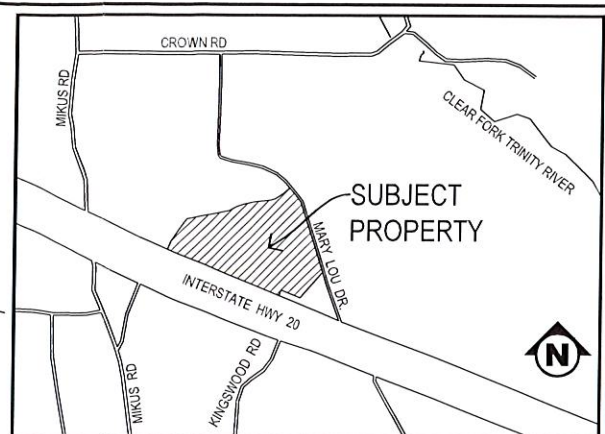
CRAIG CRONJE UPSTROM  
FIRST & SECOND TRACT  
INST. NO. 2011782522  
O.R.P.C.T.;

McKINNEY & WILLIAMS SURVEY  
ABSTRACT NO. 954

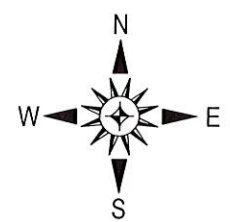
Lot 1, Block H  
Crown Pointe Addition Phase V  
Inst. No. 202010877

POINT OF BEGINNING  
NORTH: 6956259.32  
EAST: 2224350.28  
NAD 83, ZONE 4202 (GRID)

WILLOW PARK BAPTIST CHURCH  
LOT 2, BLK. 1  
P.R.P.C.T.  
CAB. E, SLIDE 375



VICINITY MAP  
(NOT TO SCALE)



**FLOOD STATEMENT:**  
ANY REFERENCE TO THE 100 YEAR FLOOD PLAN 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 SEPTEMBER 26, 2009 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

NOTES:  
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

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



I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

Charles F. Stark, RPLS Date  
Texas Registration No. 5084

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_

OWNER:  
MIT-MAR LAND, LP  
66470 S. F.M. 56  
GLEN ROSE, TX 76043



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

JOB No. 107-9554  
DATE JAN 2021  
SHEET

1 OF 2

Final Plat  
Lot 1, Block E, Lot 1, Block F, & Lot 1, Block G  
**CROWN POINTE ADDITION PHASE IV**

An Addition to the City of Willow Park  
Parker County, Texas  
Being 19.80 Acres Situated in the  
McKINNEY & WILLIAMS- SURVEY, Abstract No. 954  
and the  
WESLEY FRAMKLIN SURVEY, Abstract No. 468  
City of Willow Park  
Parker County, Texas



**LEGAL DESCRIPTION**

BEING 19.80 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468 and the MCKINNEY & WILLIAMS SURVEY, Abstract No. 954, City of Willow Park, Parker County, Texas, being all of that certain tract of land described in deed to MIT-MAR Land, LP, recorded in Instrument Numbers 201907266 and 201907277 Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the intersection of the east line of Mary Lou Drive, (a 70' Dedicated Right-of-Way), and the south line of J.D. Towles Drive (a 60' Dedicated Right-of-Way), said COMMENCING point being the Northwest corner of Lot 5, Block A, CROWN POINTE ADDITION, PHASE II, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 159, Plat Records, Parker County, Texas;

THENCE S 87°17'36" W, a distance of 92.51 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084", in the west line of said Mary Lou Drive (70' Dedicated Right-of-Way), the POINT OF BEGINNING and the most north, northeast corner of the herein described 19.80 acre tract, being at the beginning of a curve to the right, whose radius is 620.00 feet and whose long chord bears S 32°07'25" E, a chord distance of 302.83 feet;

THENCE along the west line of said Mary Lou Drive and along said curve, in a southeasterly direction, through a central angle of 28°16'16", an arc distance of 305.92 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 17°59'17" E, continuing along the west line of said Mary Lou Drive, a distance of 547.86 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northwesterly line of Lot 1, Block 1, J. George Addition, an addition to the City of Willow Park as recorded in Cabinet E, Slide 376, Plat Records Parker County, Texas;

THENCE S 40°06'16" W, along the common line of said MIT-MAR Land, LP tract and said Lot 1, Block 1, a distance of 309.14 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northeaster line of Interstate Highway No. 20 (Right-of-Way varies), at the most easterly southeast corner of said MIT-MAR Land, LP tract and being the most westerly southwest corner of said Lot 1, Block 1;

Thence N 68°29'20" W with the Interstate 20 northeast line a distance of 194.23 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence S 21°30'40" W, continuing with said northeast line, a distance of 44.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 68°29'20" W, continuing with said northeast line, a distance of 590.89 feet to 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 11377.75 feet and whose long chord bears N 66°59'48" W, a chord distance of 555.09 feet;

Thence along said curve, in a northwesterly direction and continuing with said northeast line, through a central angle of 02°47'44", an arc distance of 555.15 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most westerly southwest corner of said MIT-MAR Land, LP tract;

Thence N 24°36'53" E, continuing with said northeast line, a distance of 69.00 feet to a Highway Monument found at the most southerly corner of that certain tract of land described in deed as Second Tract, to Craig Cronje Upstrom, recorded in Instrument Number 2011782522, Official Records, Parker County, Texas;

THENCE N 34°14' 56" E, along the common line of said MIT-MAR Land, LP tract and said Second Tract, a distance of 260.20 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most southerly corner of Lot 1, Block H, Crown Pointe Addition, Phase V, recorded in Instrument Number 202010877, Official Public Records, Parker County, Texas;

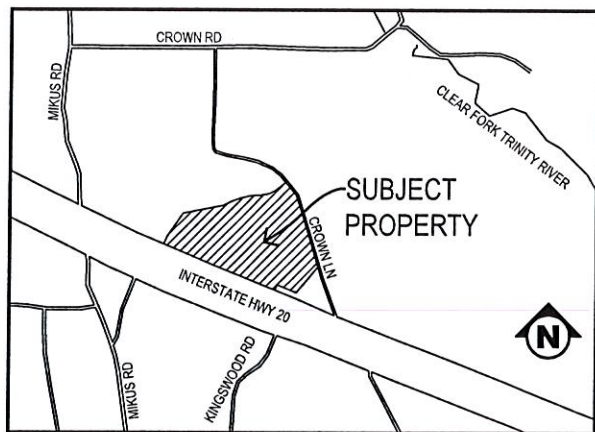
Thence N 79°02'08" E, a distance of 390.21 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 725.00 feet and whose long chord bears N 73°48'38" E, a chord distance of 338.19 feet;

Thence along said curve, in a northeasterly direction, through a central angle of 26°58'31", an arc distance of 341.33 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 87°17'53" E, a distance of 43.57 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 255.00 feet and whose long chord bears N 67°53'25" E, a chord distance of 169.47 feet;

Thence along said curve, in a northeasterly direction, through a central angle of 38°48'55", an arc distance of 172.75 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 48°28'58" E, a distance of 57.27 feet to the POINT OF BEGINNING and containing 19.80 acres (862.350 square feet) of land, more or less.



VICINITY MAP (NOT TO SCALE)

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That MIT-MAR LAND, LP, acting herein by and through their duly authorized representative, does hereby certify and adopt this plat designating the hereinabove described property as LOT 1, BLOCK E, LOT 1, BLOCK F, and LOT 1, BLOCK G, CROWN POINTE ADDITION PHASE 4, an addition to the City of Willow Park, Texas (City) and does hereby dedicate to the public use forever, the right-of-ways, easements and encumbrances shown hereon. MIT-MAR LAND, LP, herein certifies the following:

1. The public improvements and dedication shall be free and clear of all debt, liens, and/ or encumbrances.
2. The easements 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 easement 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 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.
7. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MIT-MAR LAND, LP

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

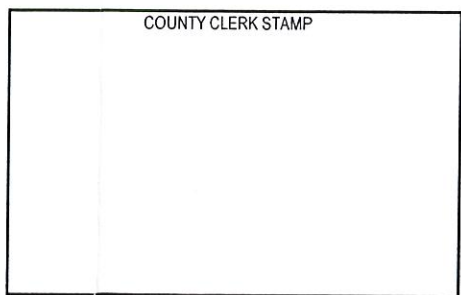
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the state of Texas



**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 SEPTEMBER 26, 2009 MAP NO. 48387C0425E. THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN 'ZONE' A, SPECIAL FLOOD HAZARD AREA.

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 property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSES

Charles F. Stark, RPLS  
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

**APPROVED BY CITY OF WILLOW PARK**

APPROVED BY \_\_\_\_\_ CITY COUNCIL  
CITY OF WILLOW PARK

SIGNED: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

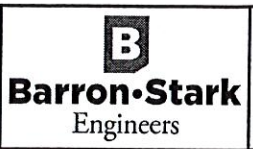
ATTEST: \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD

CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

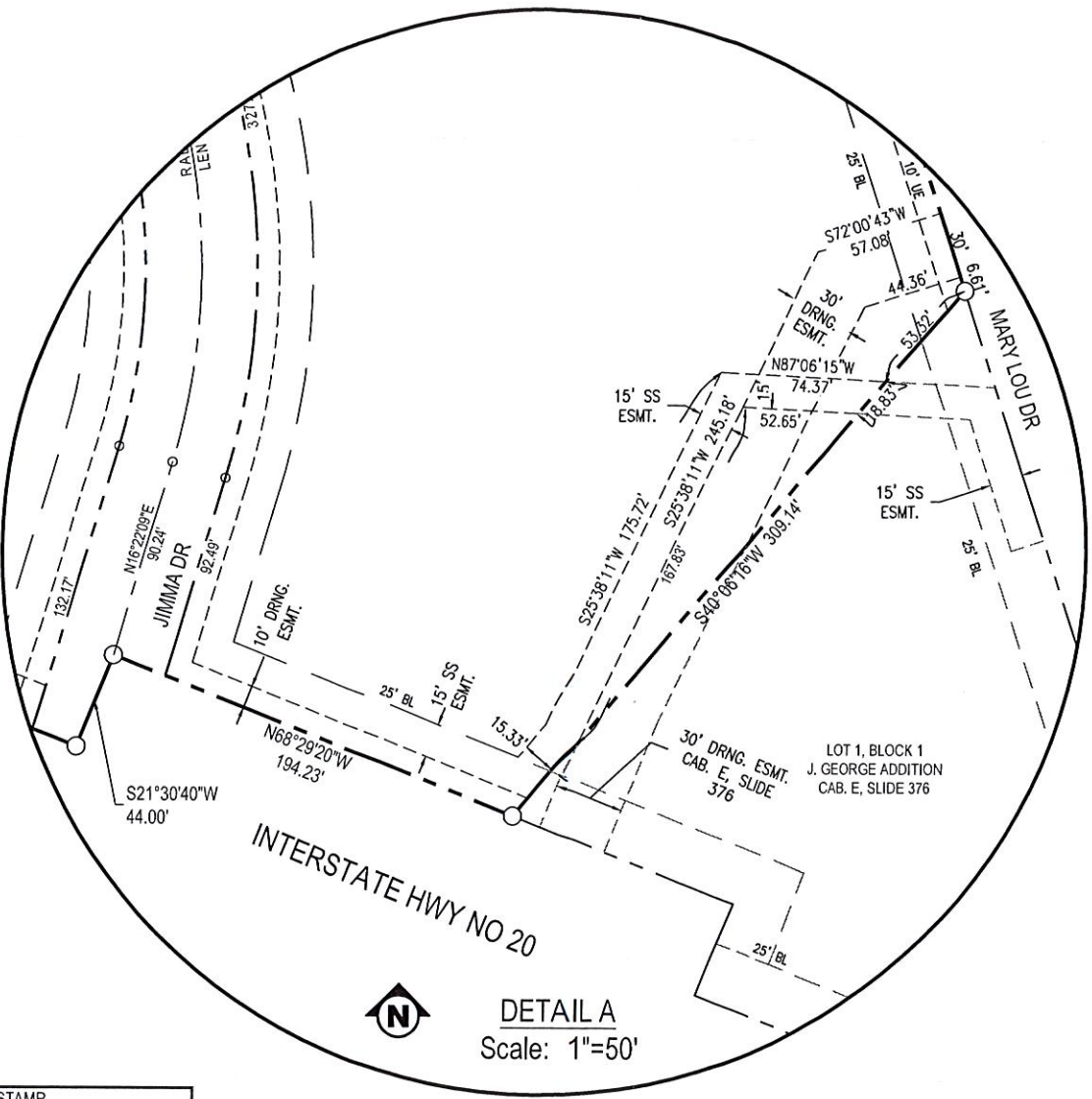
DATE \_\_\_\_\_

**OWNER:**  
MIT-MAR LAND, LP  
66470 S. F.M. 56  
GLEN ROSE, TX 76043



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

JOB No. 107-9554  
DATE JAN 2021  
SHEET  
**2 OF 2**



Final Plat  
Lot 1, Block E, Lot 1, Block F, & Lot 1, Block G  
**CROWN POINTE ADDITION PHASE IV**  
An Addition to the City of Willow Park  
Parker County, Texas  
Being 19.80 Acres Situated in the  
MCKINNEY & WILLIAMS- SURVEY, Abstract No. 954  
and the  
WESLEY FRANKLIN SURVEY, Abstract No. 468  
City of Willow Park  
Parker County, Texas





**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> February 16, 2021 March 16, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
---	--	------------------------------------

**AGENDA ITEM: 2**

Consider and Act on a Final Plat of a Replat The Reserves at Trinity Addition, being 140.302 acres, City of Willow Park, Parker County, Texas, located on Meadows Place Drive.

**BACKGROUND:**

The owner WPD Trinity, LLC (Kyle Wilks) proposes to replat this 140.302 acre subdivision. The replat is presented to:

1. Adjust the flood plain and floodway to reflect the FEMA approved LOMR (Letter of Map Revision). This is based on the actual flood study of the property.
2. Adjust Bridge Street to its "As Built" location where it crosses the Clear Fork of the Trinity.
3. Adjust the lot line 5 feet north between Lot 1R, Block 8 and Lot 1R, Block 10. (Community Center lot).
4. Combine Lot 1 and Lot 2, Block 6 into a single buildable lot.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

The Final Plat of a Replat The Reserves at Trinity Addition meets the requirements of the Subdivision Ordinance and staff recommends approval as presented.

**EXHIBITS:**

Plat Application  
Final Plat

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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**

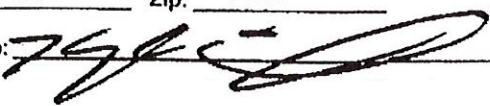
Type of Plat:  Preliminary  Final  Replat  Amended

**PROPERTY DESCRIPTION:**

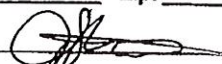
**SUBMITTAL DATE:** 01-18-21

Address (if assigned): Trinity Meadows Ln  
Name of Additions: Reserves at Trinity replat  
Location of Addition: Trinity Meadows Ln  
Number of Lots: 95 Gross Acreage: 140 ac Zoning: \_\_\_\_\_ # of New Street Intersections: N/A (replat)

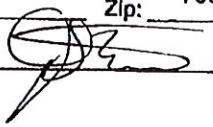
**PROPERTY OWNER:**

Name: WPD TRINITY, LLC Contact: Kyle Wilks  
Address: 17010 INTERSTATE 20 Phone: 817-850-3600  
City: CISCO Fax: \_\_\_\_\_  
State: TX Zip: 76437 Email: kyle.wilks@wilksdevelopment.com  
Signature: 

**APPLICANT:**

Name: Texas Surveying, Inc. Contact: James Stevens  
Address: 104 S Walnut St Phone: 817-594-0400 ext. 107  
City: Weatherford Fax: \_\_\_\_\_  
State: TX Zip: 76086 Email: james@txsurveying.com  
Signature: 

**SURVEYOR:**

Name: Texas Surveying, Inc. Contact: James Stevens  
Address: 104 S Walnut St Phone: 817-594-0400 ext. 107  
City: Weatherford Fax: \_\_\_\_\_  
State: TX Zip: 76086 Email: james@txsurveying.com  
Signature: 



**ENGINEER:**

Name: Jordan Engineering, LLC

Contact: Jordan Bishop

Address: P.O. Box 1325


Phone: 817-319-9931

City: Aledo

Fax: \_\_\_\_\_

State: TX Zip: 76008

Email: jbishop@jordanengineer.com

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: Oncor

Water Provider: city

Wastewater Provider: city

Gas Provider (if applicable): \_\_\_\_\_

**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).

**City Use Only**

Fees Collected: \$ \_\_\_\_\_ \$ \_\_\_\_\_

Receipt Number: \$ \_\_\_\_\_ \$ \_\_\_\_\_

**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: The Reserves at Trinity

Applicant: Texas Surveying, Inc. - James Stevens

Property Owner(s): WPD Trinity, LLC

Location of Addition: Trinity Meadows Ln

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

**APPLICANT**                      **STAFF**

- |   |       |       |
|---|-------|-------|
| 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**

- |   |       |       |
|---|-------|-------|
| 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**

- |   |   |   |
|---|---|---|
| A. Replat Application (original signatures)                 | ✓ | ✓ |
| B. Replat Drawing (5 paper copies & 1 digital copy)         | ✓ | ✓ |
| 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 | ✓ | ✓ |
| J. Parker County Tax Certificate                            | ✓ | ✓ |

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

- |   |       |       |
|---|-------|-------|
| 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 | _____ | _____ |





Willow Park  
Plat  
Building Official Review

Applicant Questions: PER "PD" PLANNED DEVELOPMENT

Front building setback: \_\_\_\_\_ ft. Rear building setback: \_\_\_\_\_ ft.

Side building setback: \_\_\_\_\_ ft. Side building setback: \_\_\_\_\_ 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: 02/08/2021



Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?  Yes  No  
If yes, which road? Trinity Meadows Ln

Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? 12"/8"

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? \_\_\_\_\_

Is the project serviced by an existing sewer line?  Yes  No  
If yes, what size line? 8"/10"  
If no, what type and size is the septic system? \_\_\_\_\_

**Staff Review:**

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

Yes  No

Any additional concerns: \_\_\_\_\_

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: M. GUCKER Date: 02/08/2021

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? 836' - 841'  
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?      Yes      No  
Does the proposed project pose any safety concerns?      Yes      No

THIS PLAT REFLECTS FEMA LOMR

Approved

Not Approved

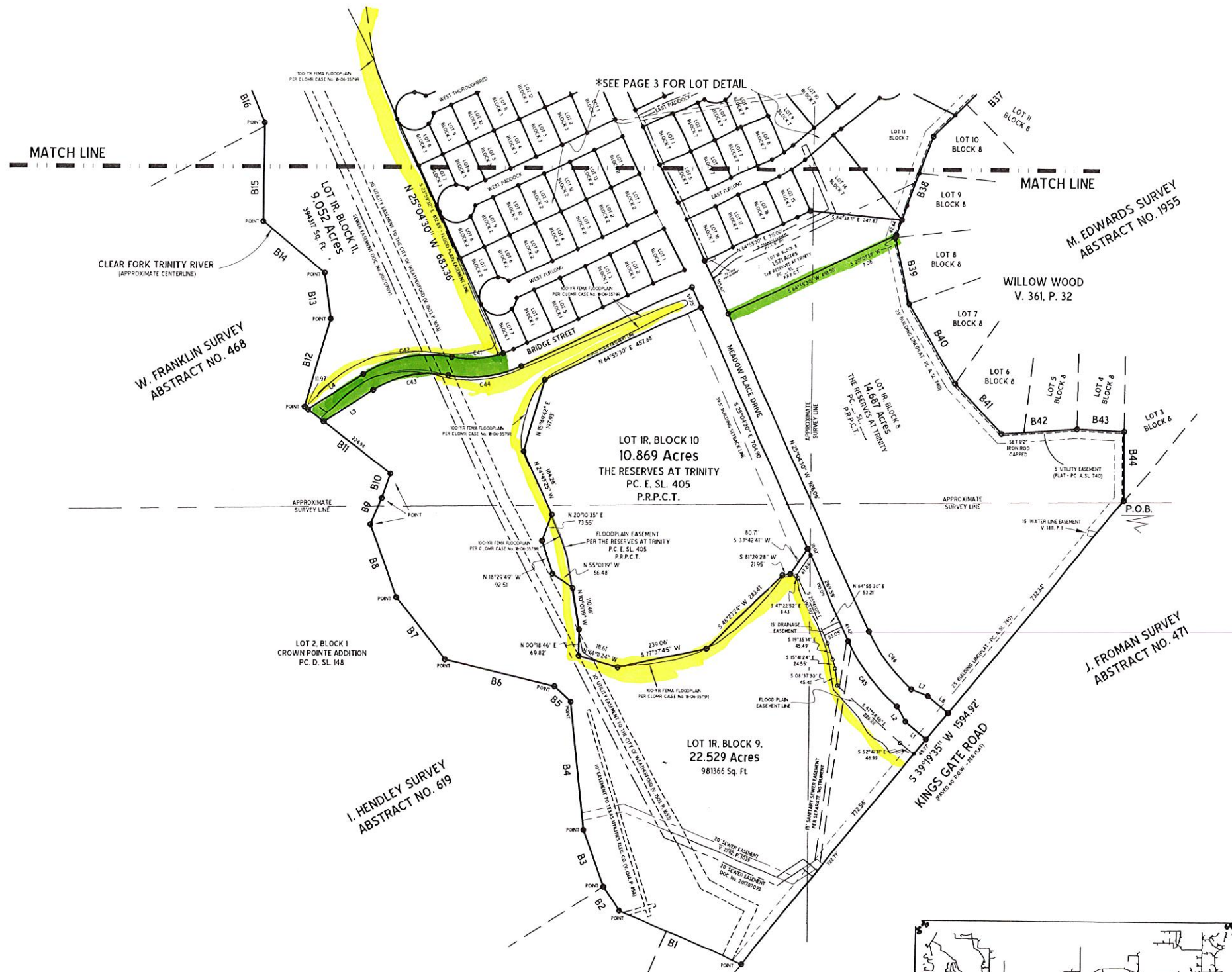
Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

02/08/2021



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
B1	N 66°55'33" W	356.22
B2	N 35°07'07" W	75.46
B3	N 20°44'43" W	161.89
B4	N 06°39'20" W	341.87
B5	N 46°37'02" W	59.97
B6	N 76°48'22" W	302.35
B7	N 38°32'03" W	210.00
B8	N 20°14'28" W	205.06
B9	N 22°27'19" E	75.76
B10	N 19°06'55" E	68.26
B11	N 52°26'00" W	289.92
B12	N 15°54'04" E	242.57
B13	N 07°58'02" W	123.34
B14	N 50°46'27" W	215.39
B15	N 00°10'48" E	261.71
B16	N 23°12'56" W	280.36
B37	S 44°36'33" W	363.88
B38	S 20°01'39" W	285.41
B39	S 12°53'49" E	180.17
B40	S 30°25'58" E	244.61
B41	S 43°10'50" E	181.51
B42	N 85°58'58" E	205.15
B43	S 87°23'04" E	126.42
B44	S 00°36'36" E	183.34

LOT LINE TABLE

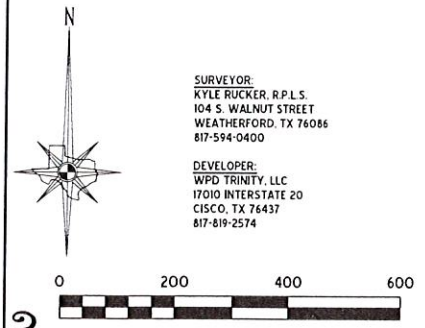
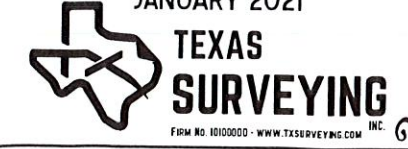
LINE	BEARING	DISTANCE
L1	N 49°32'56" W	72.38
L2	N 30°52'24" W	46.84
L3	S 56°58'30" W	155.24
L4	N 56°58'30" E	172.86
L5	N 16°51'38" E	29.20
L6	N 64°55'30" E	29.02
L7	S 68°13'27" E	46.84
L8	S 49°32'56" E	70.61

LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD
C41	275.00'	138.91'	S 85°39'30" W	137.43'
C42	325.00'	244.78'	S 78°33'06" W	239.04'
C43	275.00'	207.12'	N 78°33'06" E	202.26'
C44	325.00'	199.69'	N 82°31'37" E	196.56'
C45	510.00'	217.85'	S 37°18'43" E	216.19'
C46	450.00'	192.22'	N 37°18'43" W	190.76'

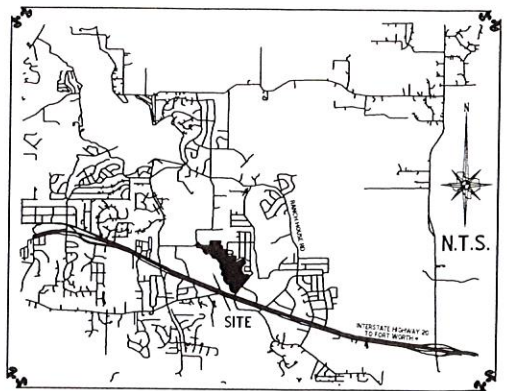
**FINAL PLAT**  
 LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2;  
 LOTS 1-14, BLOCK 3; LOTS 1R, 3-18, & 19R,  
 LOTS 1-5, BLOCK 5; LOTS 1R, & 3-18,  
 BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R &  
 2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1R,  
 BLOCK 10, LOT 1R & 2R, BLOCK 11  
**THE RESERVES AT TRINITY**  
 AN ADDITION  
 TO THE CITY OF WILLOW PARK,  
 PARKER COUNTY, TEXAS  
 BEING A 140.302 ACRES SUBDIVISION LOCATED IN  
 WILLOW PARK, PARKER COUNTY, TEXAS &  
 BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING  
 TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405  
 PLAT RECORDS, PARKER COUNTY, TEXAS

JANUARY 2021



**SURVEYOR:**  
 KYLE RUCKER, R.P.L.S.  
 104 S. WALNUT STREET  
 WEATHERFORD, TX 76086  
 817-594-0400

**DEVELOPER:**  
 WPD TRINITY, LLC  
 17010 INTERSTATE 20  
 CISCO, TX 76437  
 817-619-2574



MATCH LINE

MATCH LINE

CLEAR FORK TRINITY RIVER  
 (APPROXIMATE CENTERLINE)

W. FRANKLIN SURVEY  
 ABSTRACT NO. 468

M. EDWARDS SURVEY  
 ABSTRACT NO. 1955

WILLOW WOOD  
 V. 361, P. 32

LOT 1R, BLOCK 10  
 10.869 Acres  
 THE RESERVES AT TRINITY  
 P.C. E. SL. 405  
 P.R.P.C.T.

LOT 2, BLOCK 1  
 CROWN POINT ADDITION  
 P.C. D. SL. 148

I. HENDLEY SURVEY  
 ABSTRACT NO. 619

LOT 1R, BLOCK 9  
 22.529 Acres  
 981566 Sq. Ft.

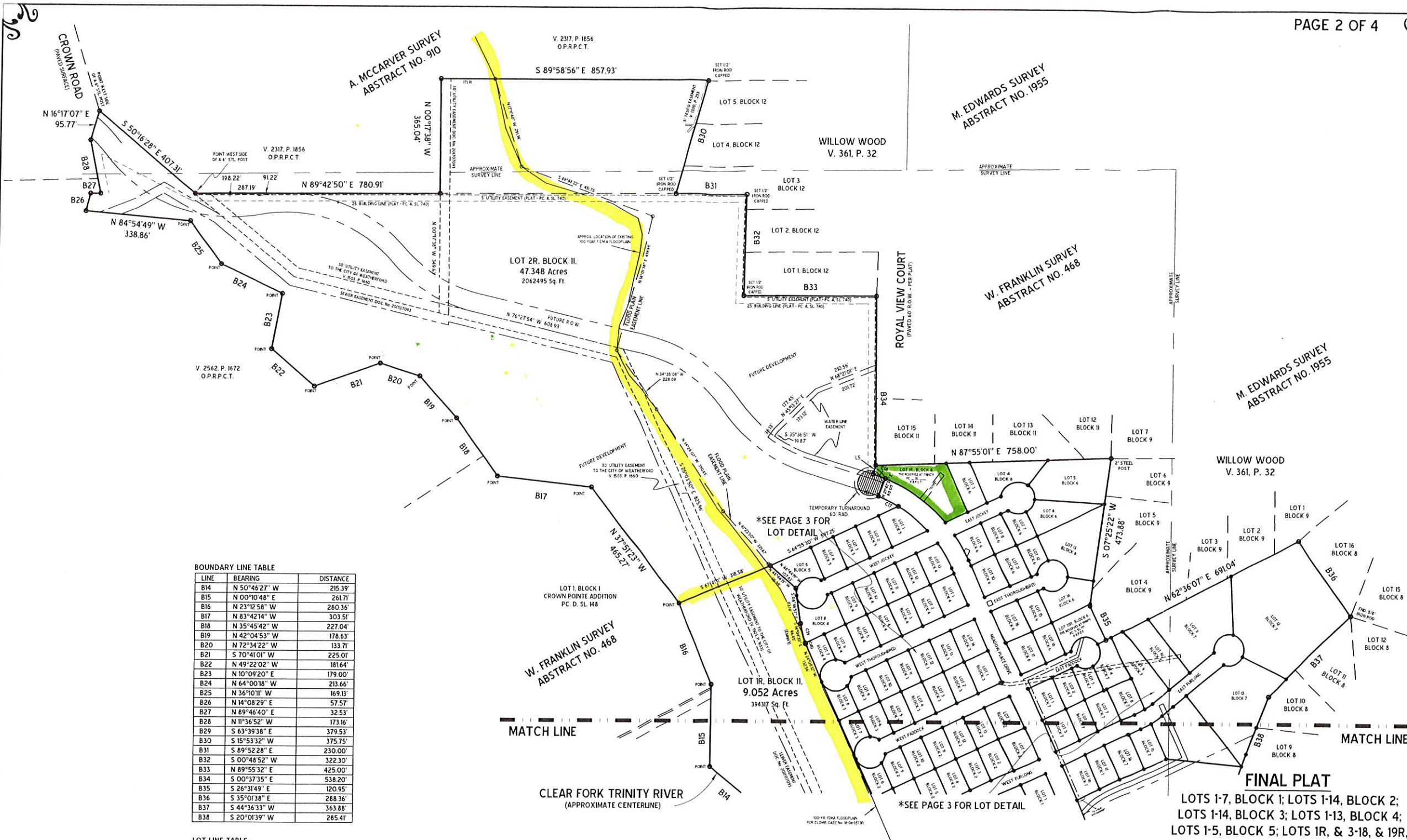
J. FROMAN SURVEY  
 ABSTRACT NO. 471

KINGS GATE ROAD  
 S 39°19'35" W 1594.92'  
 (RANGE 10 S, TOWNSHIP 10 N, RANGE 10 E)

LAWLEY  
 V. 2539, P. 144T

N.T.S.





**BOUNDARY LINE TABLE**

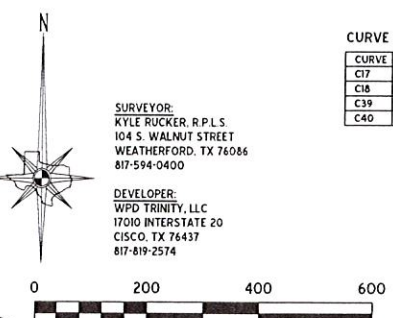
LINE	BEARING	DISTANCE
B14	N 50°46'27" W	215.39'
B15	N 00°10'48" E	261.71'
B16	N 23°12'58" W	280.36'
B17	N 83°42'14" W	303.51'
B18	N 35°45'42" W	227.04'
B19	N 42°04'53" W	178.63'
B20	N 72°34'22" W	133.71'
B21	S 70°41'01" W	225.01'
B22	N 49°22'02" W	181.64'
B23	N 10°09'20" E	179.00'
B24	N 64°00'18" W	213.66'
B25	N 36°10'11" W	169.13'
B26	N 14°08'29" E	57.57'
B27	N 89°46'40" E	32.53'
B28	N 11°36'52" W	173.16'
B29	S 63°39'38" E	379.53'
B30	S 15°53'32" W	375.75'
B31	S 89°52'52" E	230.00'
B32	S 00°48'52" W	322.30'
B33	N 89°55'32" E	425.00'
B34	S 00°37'35" E	538.20'
B35	S 26°31'49" E	120.95'
B36	S 35°01'38" E	288.36'
B37	S 44°36'33" W	363.88'
B38	S 20°01'39" W	285.41'

**LOT LINE TABLE**

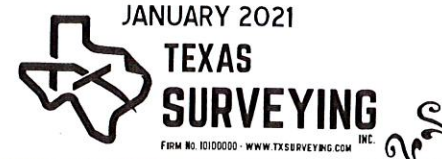
LINE	BEARING	DISTANCE
L5	N 16°51'38" E	29.20'

**CURVE TABLE**

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C17	450.00'	72.10'	N 63°37'00" W	72.03'
C18	510.00'	43.91'	S 70°40'23" E	43.89'
C19	357.89'	64.08'	S 13°54'42" E	63.99'
C40	357.89'	2.47'	S 19°14'20" E	2.47'



**FINAL PLAT**  
 LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2;  
 LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4;  
 LOTS 1-5, BLOCK 5; LOTS 1R, & 3-18, & 19R,  
 BLOCK 6; LOTS 1-18, BLOCK 7; LOTS 1R &  
 2R, BLOCK 8; LOT 1R, BLOCK 9; LOT 1R,  
 BLOCK 10; LOT 1R & 2R, BLOCK 11  
**THE RESERVES AT TRINITY**  
 AN ADDITION  
 TO THE CITY OF WILLOW PARK,  
 PARKER COUNTY, TEXAS  
 BEING A 140.302 ACRES SUBDIVISION LOCATED IN  
 WILLOW PARK, PARKER COUNTY, TEXAS &  
 BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING  
 TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405  
 PLAT RECORDS, PARKER COUNTY, TEXAS



JANUARY 2021



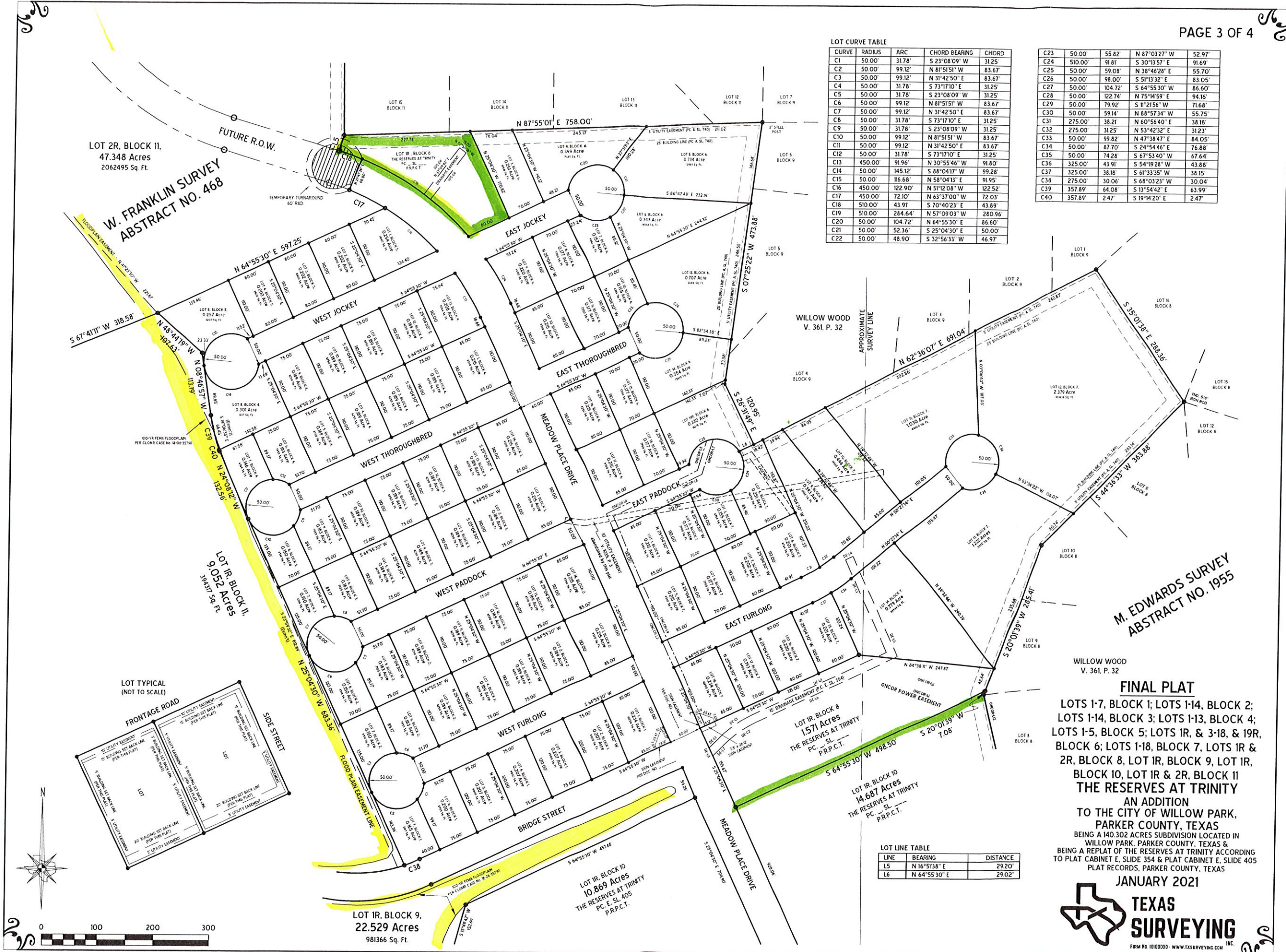
LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	31.78'	S 23°08'09" W	31.25'
C2	50.00'	99.12'	N 81°51'51" W	83.67'
C3	50.00'	99.12'	N 31°42'50" E	83.67'
C4	50.00'	31.78'	S 73°17'10" E	31.25'
C5	50.00'	31.78'	S 23°08'09" W	31.25'
C6	50.00'	99.12'	N 81°51'51" W	83.67'
C7	50.00'	99.12'	N 31°42'50" E	83.67'
C8	50.00'	31.78'	S 73°17'10" E	31.25'
C9	50.00'	31.78'	S 23°08'09" W	31.25'
C10	50.00'	99.12'	N 81°51'51" W	83.67'
C11	50.00'	99.12'	N 31°42'50" E	83.67'
C12	50.00'	31.78'	S 73°17'10" E	31.25'
C13	450.00'	91.96'	N 30°55'46" W	91.80'
C14	50.00'	145.12'	S 88°04'17" W	99.28'
C15	50.00'	116.68'	N 58°04'13" E	91.95'
C16	450.00'	122.90'	N 51°12'08" W	122.52'
C17	450.00'	72.10'	N 63°37'00" W	72.03'
C18	510.00'	43.91'	S 70°40'23" E	43.89'
C19	510.00'	284.64'	N 57°09'03" W	280.96'
C20	50.00'	104.72'	N 64°55'30" E	86.60'
C21	50.00'	52.36'	S 25°04'30" E	50.00'
C22	50.00'	48.90'	S 32°56'33" W	46.97'

C23	50.00'	55.82'	N 87°03'27" W	52.97'
C24	510.00'	91.81'	S 30°13'57" E	91.69'
C25	50.00'	59.08'	N 36°46'28" E	55.70'
C26	50.00'	98.00'	S 51°13'32" E	83.05'
C27	50.00'	104.72'	S 64°55'30" W	86.60'
C28	50.00'	122.74'	N 75°14'59" E	94.16'
C29	50.00'	79.92'	S 11°21'56" W	71.68'
C30	50.00'	59.14'	N 88°57'34" W	55.75'
C31	275.00'	38.21'	N 60°56'40" E	38.18'
C32	275.00'	31.25'	N 53°42'32" E	31.23'
C33	50.00'	99.82'	N 47°38'47" E	84.05'
C34	50.00'	87.70'	S 24°54'46" E	76.88'
C35	50.00'	74.28'	S 67°53'40" W	67.64'
C36	325.00'	43.91'	S 54°19'28" W	43.88'
C37	325.00'	38.18'	S 61°33'35" W	38.15'
C38	275.00'	30.06'	S 68°03'23" W	30.04'
C39	357.89'	64.08'	S 13°54'42" E	63.99'
C40	357.89'	2.47'	S 19°14'20" E	2.47'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L5	N 16°51'38" E	29.20'
L6	N 64°55'30" E	29.02'



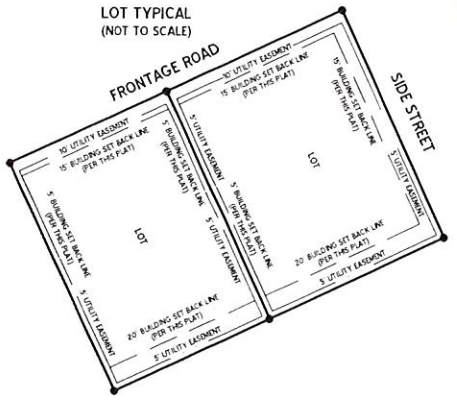
**FINAL PLAT**  
 LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2;  
 LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4;  
 LOTS 1-5, BLOCK 5; LOTS 1R, & 3-18, & 19R,  
 BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R &  
 2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1R,  
 BLOCK 10, LOT 1R & 2R, BLOCK 11  
**THE RESERVES AT TRINITY**  
 AN ADDITION  
 TO THE CITY OF WILLOW PARK,  
 PARKER COUNTY, TEXAS  
 BEING A 140.302 ACRES SUBDIVISION LOCATED IN  
 WILLOW PARK, PARKER COUNTY, TEXAS &  
 BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING  
 TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405  
 PLAT RECORDS, PARKER COUNTY, TEXAS  
 JANUARY 2021



LOT 2R, BLOCK II,  
 47.348 Acres  
 2062495 Sq. Ft.

W. FRANKLIN SURVEY  
 ABSTRACT NO. 468

M. EDWARDS SURVEY  
 ABSTRACT NO. 1955



LOT 1R, BLOCK 9,  
 22.529 Acres  
 981366 Sq. Ft.

LOT 1R, BLOCK 10  
 10.869 Acres  
 THE RESERVES AT TRINITY  
 PC, E. SL. 405  
 P.R.P.C.T.

LOT 1R, BLOCK 8  
 1.571 Acres  
 THE RESERVES AT TRINITY  
 PC, E. SL. 354  
 P.R.P.C.T.

LOT 1R, BLOCK 10  
 14.687 Acres  
 THE RESERVES AT TRINITY  
 PC, E. SL. 405  
 P.R.P.C.T.



BEING A 140.302 ACRES TRACT OF LAND BEING CALLED OUT OF THE A MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE I HENDLEY SURVEY, ABSTRACT NO. 619, THE M. EDWARDS SURVEY, ABSTRACT NO. 1955, AND THE J. FROMAN SURVEY, ABSTRACT NO. 471, ALL IN PARKER COUNTY, TEXAS, BEING A REPLAT OF THE RESERVES AT TRINITY, ACCORDING TO PLAT CABINET E, SLIDE 354 AND PLAT CABINET E, SLIDE 405, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK 8, WILLOW WOOD, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AS RECORDED IN VOLUME 361-A, PAGE 32, PLAT RECORDS OF PARKER COUNTY, TEXAS, IN THE CALLED NORTH RIGHT OF WAY OF KINGS GATE ROAD FOR THE MOST SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 39°19'35" W 1594.92 FEET ALONG SAID KINGS GATE ROAD TO A POINT, IN THE APPROXIMATE CENTERLINE OF CLEAR FORK TRINITY RIVER, FOR THE MOST SOUTHERLY CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER THE FOLLOWING COURSES AND DISTANCES:

N 64°55'33" W 354.22 FEET  
N 35°07'07" W 75.44 FEET BEING THE SOUTHEAST CORNER OF THAT CERTAIN LOT 1, BLOCK B OF CROWN POINTE ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PC. D. SL. 148, P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER AND THE EAST LINE OF SAID CROWN POINTE ADDITION THE FOLLOWING COURSES AND DISTANCES:

N 20°44'43" W 161.89 FEET  
N 04°39'20" W 341.67 FEET  
N 46°37'02" W 59.97 FEET  
N 76°48'22" W 302.35 FEET  
N 38°32'03" W 210.00 FEET  
N 20°14'28" W 205.06 FEET  
N 22°27'19" E 75.76 FEET  
N 19°06'55" E 68.26 FEET  
N 52°26'00" W 289.92 FEET  
N 15°54'04" E 242.57 FEET  
N 07°58'02" W 123.34 FEET  
N 50°46'27" W 215.39 FEET  
N 00°10'48" E 261.71 FEET  
N 23°12'58" W 280.36 FEET  
N 37°51'23" W 465.27 FEET  
N 83°42'14" W 303.51 FEET  
N 35°45'42" W 227.04 FEET  
N 42°04'53" W 178.63 FEET  
N 72°34'22" W 133.71 FEET  
N 70°41'01" W 225.01 FEET  
N 49°22'02" W 181.64 FEET  
N 10°09'20" E 179.00 FEET  
N 64°00'18" W 213.66 FEET  
N 36°10'11" W 169.13 FEET  
N 04°54'49" W 338.66 FEET  
N 14°08'29" E 57.57 FEET  
THENCE N 89°46'40" E 32.53 FEET  
THENCE N 11°36'52" W 173.16 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER AND THE EAST LINE OF SAID V. 2562 P. 1672 THE FOLLOWING COURSES AND DISTANCES:

N 42°04'53" W 178.63 FEET  
N 72°34'22" W 133.71 FEET  
S 70°41'01" W 225.01 FEET  
N 49°22'02" W 181.64 FEET  
N 10°09'20" E 179.00 FEET  
N 64°00'18" W 213.66 FEET  
N 36°10'11" W 169.13 FEET  
N 04°54'49" W 338.66 FEET  
N 14°08'29" E 57.57 FEET  
THENCE N 89°46'40" E 32.53 FEET  
THENCE N 11°36'52" W 173.16 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.

THENCE N 16°17'07" E 95.77 FEET TO A POINT ON THE WEST SIDE OF A 6" STEEL POST, BEING THE WESTERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2317, P. 1856, O.P.R.P.C.T., FOR THE NORTH CORNER OF THIS TRACT.

THENCE S 50°16'28" E 407.31 FEET ALONG SAID V. 2317, P. 1856 TO A POINT ON THE WEST SIDE OF A 6" STEEL POST, AT THE SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2317, P. 1856, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE SAID V. 2317, P. 1856 THE FOLLOWING COURSES AND DISTANCES:

N 89°42'50" E 780.91 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
N 00°17'38" W 365.04 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
S 89°58'56" E 857.93 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT 5, BLOCK 12 OF SAID WILLOW WOOD ADDITION, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG SAID WILLOW WOOD ADDITION THE FOLLOWING COURSES AND DISTANCES:

S 15°53'32" W 375.75 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.  
S 89°52'28" E 230.00 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR AN ELL CORNER OF THIS TRACT.  
S 00°48'52" W 322.30 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR AN ELL CORNER OF THIS TRACT.  
N 89°55'32" E 425.00 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
S 00°37'35" E 538.20 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
N 87°55'01" E 78.80 FEET TO A 2" STEEL POST, FOR CORNER OF THIS TRACT.  
S 07°25'22" W 473.88 FEET TO A FOUND 1/2" IRON ROD, FOR CORNER OF THIS TRACT.  
S 26°31'49" E 120.95 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
N 42°36'07" E 491.04 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
S 35°01'38" E 288.36 FEET TO A FOUND 5/8" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 44°36'33" W 363.88 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 20°01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 12°53'49" E 180.17 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 30°25'58" E 244.61 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 43°10'50" E 181.51 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.  
N 85°18'58" E 205.15 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 87°23'04" E 126.42 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
S 00°36'36" E 183.34 FEET TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

**SURVEYORS CERTIFICATE**

THAT KYLE BRUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WILLOW PARK.

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

KYLE BRUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8444  
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
104 S. WALNUT STREET, WEATHERFORD, TEXAS 72686  
WEATHERFORD@TEXASURVEYING.COM - 817-384-0060  
FIELD DATE MAY 19, 2016 - 30605533P  
PLAT PREPARATION DATED AUGUST 2020

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT THE GRANTEES AT MEADOW PLACE LLC & WFO TRINITY, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THE PLAT DESCRIBING THE INTERESTS DESCRIBED PROPERTY AT LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1R, & 3-18, & 19R, BLOCK 6; LOTS 1-18, BLOCK 7; LOTS 1R & 2R, BLOCK 8; LOT 1R, BLOCK 9; LOT 1R, BLOCK 10; LOT 1R & 2R, BLOCK 11; THE RESERVES AT TRINITY, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, DOES HEREBY CERTIFY THE FOLLOWING: 1. THE STREETS AND ALLEYS SHOWN THEREON, WFO DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THE AND/OR ENCUMBRANCES, 2. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT, 3. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS 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 OF WILLOW PARK, 4. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR PLACING 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 CROSS THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE CITY AND CITY OF WILLOW PARK'S USE THEREOF, 6. THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNTS WHICH MAY IN ANY MANNER INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS, 7. THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, PATROLLING, MAINTAINING, READING METERS AND ADJOINING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME THE PERMISSION FROM ANYONE, 8. ALL INSTRUMENTS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

WITNESS MY HAND AT \_\_\_\_\_ PARKER COUNTY, TEXAS  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
NAME \_\_\_\_\_ DATE \_\_\_\_\_

**BOUNDARY LINE TABLE**

Table with columns: LINE, BEARING, DISTANCE. Contains 44 rows of survey data.

**ONCOR ESMT. LINE TABLE**

Table with columns: LINE, BEARING, DISTANCE. Contains 11 rows of oncorner easement data.

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**LOT CURVE TABLE**

Table with columns: CURVE, RADIUS, ARC, CHORD BEARING, CHORD. Contains 46 rows of lot curve data.

**DRAINAGE ESMT. CURVE TABLE**

Table with columns: CURVE, RADIUS, ARC, CHORD, CHORD. Contains 3 rows of drainage easement curve data.

**DRAINAGE ESMT. LINE TABLE**

Table with columns: LINE, BEARING, DISTANCE. Contains 7 rows of drainage easement line data.

**STATEMENT ACKNOWLEDGING EASEMENTS**

WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS WHICH MAY IN ANY MANNER INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME THE PERMISSION FROM ANYONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

**FLOOD HAZARD NOTE**

AT THE TIME OF THIS SURVEY, THIS PROPERTY IS LOCATED IN THE FOLLOWING SPECIAL FLOOD ZONE HAZARD AREAS: ZONE AE FLOODWAY AND ZONE AE - AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOODPLAIN, SHADED X - AREA SUBJECT TO THE 0.2% ANNUAL CHANCE FLOOD AND ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FIRM MAP NO. 48367C030E DATED SEPTEMBER 28, 2008 AND MAP NO. 48367C030E DATED APRIL 5, 2009 (NOT SHOWN FOR CLARITY) FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV

**PROPERTY CORNER NOTE**

ALL PROPERTY CORNERS ON OUTER BOUNDARY ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED. ALL LOT CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.

**COMMON ACCESS AND PARKING NOTE**

A BLANKET ACCESS, MAINTENANCE, AND PARKING EASEMENT IS GRANTED ACROSS ALL PARKING DRIVEWAY AND/OR ENTRANCES. THIS EASEMENT IS FOR ACCESS, MAINTENANCE, AND/OR PARKING ACROSS ALL LOTS OF THIS SUBDIVISION, HOWEVER IT IS NOT INTENDED TO SERVE AS A CURRENT OR FUTURE PUBLIC RIGHT OF WAY.

**BUILDING SETBACK**

ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY THE CITY OF WILLOW PARK'S MUNICIPAL CODE OF ORDINANCES.

**LIEN HOLDER NOTE**

THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.

**SUBSURFACE UTILITIES**

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

**FUTURE DEVELOPMENT, CONSTRUCTION AND LANDSCAPING**

ALL FUTURE CONSTRUCTION AND/OR DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO CURRENT ZONING DISTRICT REGULATIONS OF THE CITY OF WILLOW PARK. DROUGHT TOLERANT AND NATIVE SPECIES OF PLANTS ONLY TO BE USED IN LANDSCAPING AND GREEN SPACE. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

**LOT NOTES**

LOT 1, BLOCK 8, IS TO BE THE COMMUNITY CENTER LOT.  
LOTS 1-7, BLOCK 1 SHALL HAVE NO ACCESS TO BRIDGE STREET.

**CITY OF WILLOW PARK, TEXAS  
CITY COUNCIL**

NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
CITY MAYOR

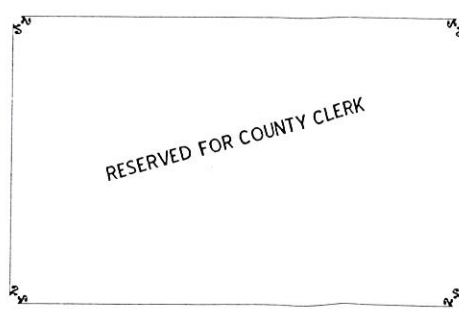
BY: \_\_\_\_\_  
CITY SECRETARY

**FINAL PLAT**

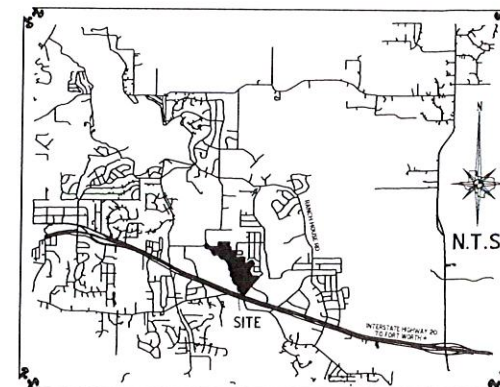
LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2;  
LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4;  
LOTS 1-5, BLOCK 5; LOTS 1R, & 3-18, & 19R,  
BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R &  
2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1R,  
BLOCK 10, LOT 1R & 2R, BLOCK 11  
THE RESERVES AT TRINITY  
AN ADDITION  
TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS  
BEING A 140.302 ACRES SUBDIVISION LOCATED IN  
WILLOW PARK, PARKER COUNTY, TEXAS &  
BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING  
TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405  
PLAT RECORDS, PARKER COUNTY, TEXAS  
JANUARY 2021



FIRM NO. 10100000 - WWW.TXSURVEYING.COM



PLAT CAB. \_\_\_\_\_, SLIDE \_\_\_\_\_







**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> March 16, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
--	--	------------------------------------

**AGENDA ITEM: 3**

Consider text amendment to the City of Willow Park Zoning Ordinance.

**BACKGROUND:**

The applicant is requesting the City amend the Zoning Ordinance to classify “Auto Body Repair Within a Fully Enclosed Shop Area” as a permitted use Special Use Permit (SUP) required in the “C” Commercial District. The SUP will require public hearings by both Planning and Zoning Commission and City Council, as well as approval of a site plan and other conditions approved by the Planning and Zoning Commission and City Council.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Consider request for amendment.

**EXHIBITS:**

Request Letter

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ N/A



February 23, 2021

Honorable Mayor & City Council  
Honorable Planning & Zoning Commission  
City of Willow Park  
516 Ranch House Road  
Willow Park, Texas 76087

Re: Request for a Text Amendment to City of Willow Park Zoning Ordinance

Mayor, Council, and Commissioners:

Please accept this letter as the request of Basic Developers, LLC for a text amendment to the City of Willow Park Zoning Ordinance. Basic Developers are the owners of approximately 12 acres on the south side of Interstate 20 immediately west of Trinity Christian Church.

The requested text amendment is as follows:

Amend Article 14.06.014(a) - "C" Commercial regulations to include "Auto Body Repair Within a Fully Enclosed Shop Area" as a permitted use with the requirement anyone requesting this use obtain a Special Use Permit (SUP) in accordance with the requirements of Article 14.13 of the Zoning Ordinance.

We respectfully request this item be placed on the next available Planning & Zoning and Council agendas for discussion and action. Barron-Stark Engineers has been designated the Authorized Agent for this request. Please feel free to contact me directly if you would like to discuss.

Sincerely,

**BARRON-STARK ENGINEERS, LP**

Chuck Stark, PE, RPLS  
Managing Principal

Cc: Rex Ramsey – Basic Developers, LLC

6221 Southwest Boulevard, Suite 100, Fort Worth, Texas 76132  
817-231-8100 \* 817-231-8144 (fax)  
Texas Engineering Firm F-10998 \* Texas Surveying Firm #10158800



**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> March 16, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
--	--	------------------------------------

**AGENDA ITEM: 4**

Consider and Act on a Preliminary Plat of Lot 1 and 2, Block 1, Worth Cre Addition, being a 16.334 acre tract of land E. Oxer Survey, Abstract No. 1031 and J.H. Phelps Survey Abstract No. 1046, ETJ of Willow Park, Parker County, Texas located in the 9700 Block of Bankhead Hwy.

**BACKGROUND:**

This is a preliminary plat of a 2 lot subdivision located in the City’s Extraterritorial Jurisdiction (ETJ). The owners propose to subdivide the property as follows:

Lot 1 (2.398 acres) undeveloped land.

Lot 2 (13.936 acres) partially developed with industrial office space.

Access to the subdivision will be from Bankhead Hwy. Bankhead Hwy. serves as an east-west connector through eastern Parker County and functions as a minor arterial. There is an existing 50 foot north/south access easement which has been dedicated prior to platting through the subdivision.

The subdivision will be served from private wells and private sewage disposal systems.

Stormwater flows from northeast to southwest across the subdivision.

There are existing electric easements on the property.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat.

**EXHIBITS:**

Plat Application  
Preliminary Plat

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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: [X] Preliminary \_\_\_ Final \_\_\_ Replat \_\_\_ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: \_\_\_\_\_

Address (if assigned): 9700 BLK. BANKHEAD HWY.

Name of Additions: WORTH CRE ADDITION

Location of Addition: ON BANKHEAD HIGHWAY IN THE ETS

Number of Lots: 1 Gross Acreage: 2.298 Zoning: N/A # of New Street Intersections: 0

16.334

PROPERTY OWNER:

Name: WCRE BANKHEAD OFFICES, LLC

Contact: RYAN LUNSFORD

Address: 3750 UNIVERSITY, STE. 200

Phone: (817) 757-0130

City: FT. WORTH

Fax: \_\_\_\_\_

State: TEXAS Zip: 76109

Email: RYAN.LUNSFORD@WORTHCRE.NET

Signature: [Handwritten Signature]

APPLICANT:

Name: RYAN LUNSFORD

Contact: RYAN LUNSFORD

Address: 3750 UNIVERSITY, STE 200

Phone: (817) 757-0130

City: FT. WORTH

Fax: \_\_\_\_\_

State: TEXAS Zip: 76109

Email: RYAN.LUNSFORD@WORTHCRE.NET

Signature: [Handwritten Signature]

SURVEYOR:

Name: FORREST NANCE

Contact: FORREST NANCE

Address: 1400 EVERMAN PARKWAY, STE 140

Phone: (817) 395-9356

City: FT. WORTH

Fax: (817) 744-7554

State: TEXAS Zip: 76140

Email: FORREST.NANCE@TOPOGRAPHIC.COM

Signature: [Handwritten Signature]

**ENGINEER:**

Name: N/A 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

<p><b>UTILITY PROVIDERS</b></p> <p>Electric Provider: _____</p> <p>Water Provider: _____</p> <p>Wastewater Provider: _____</p> <p>Gas Provider (if applicable): _____</p>
---

**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).

<p><b>City Use Only</b></p> <p>Fees Collected: \$ _____ \$ _____</p> <p>\$ _____ \$ _____</p> <p>Receipt Number: _____</p>
--

**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: WORTH CRE ADDITION  
 Applicant: RYAN LUNSFORD  
 Property Owner(s): WCRE BANKHEAD OFFICES, LLC  
 Location of Addition: ON BANKHEAD HIGHWAY IN THE ESS

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

APPLICANT                      STAFF

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

**III. REQUIRED DOCUMENTS FOR A FINAL PLAT**

- |    |  |       |       |
|----|--|-------|-------|
| 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**

- |    |  |       |       |
|----|--|-------|-------|
| A. | Replat Application (original signatures)                 | _____ | _____ |
| B. | Replat Drawing (5 paper copies & 1 digital copy)         | _____ | _____ |
| 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 | _____ | _____ |
| J. | Parker County Tax Certificate                            | _____ | _____ |

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

- |    |  |       |       |
|----|--|-------|-------|
| 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	✓	N/A
D.	Front and Rear Building Setback Lines	✓	N/A
E.	Side Setback Lines	✓	N/A
F.	City Boundaries Where Applicable	✓	✓
G.	Date the Drawing was Prepared	✓	✓
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"	✓	✓
L.	North Arrow	✓	✓
M.	Name, Address, Telephone, of Property Owner	✓	✓
N.	Name, Address, Telephone of Developer	✓	✓
O.	Name, Address, Telephone of Surveyor	✓	✓
P.	Seal of Registered Land Surveyor	✓	✓
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'	✓	✓
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'	✓	✓
AA.	Surveyor's Certification of Compliance	✓	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	✓	✓

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	_____	_____
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)	_____	_____
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

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Applicant Questions:

Front building setback: N/A ft.                      Rear building setback: N/A ft.  
Side building setback: N/A ft.                      Side building setback: N/A 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? N/A                                      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

ETJ NO BUILDING REQUIREMENTS

---

Approved                      Not Approved                      Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CHEW      Date: 03/08/2012

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?  Yes  No  
If yes, which road? E. BANKHEAD HIGHWAY

Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? UNSIZE

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? \_\_\_\_\_

Is the project serviced by an existing sewer line? Yes  No   
If yes, what size line? \_\_\_\_\_  
If no, what type and size is the septic system? \_\_\_\_\_

**Staff Review:**

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

Yes  No

Any additional concerns: \_\_\_\_\_

Approved                      Not Approved                      Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 08/08/2021



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? Yes  No
- Does the proposed project pose any safety concerns? Yes  No

ETJ - NO DRAINAGE IMPROVEMENTS  
REQUIRED IN SUBDIVISION

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

03/08/2021









**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> March 16, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
--	--	------------------------------------

**AGENDA ITEM: 5**

Consider and Act on a Final Plat of Lot 1, Block 1, Worth Cre Addition, being a 2.398 acre tract of land E. Ozer Survey Abstract No. 1031 and J.H. Phelps Survey Abstract No. 1046, ETJ of Willow Park, Parker County, Texas Located in the 9700 Block of Bankhead Hwy.

**BACKGROUND:**

This is a Final Plat of Lot 1, Block 1, Worth Cre Addition located in the City’s Extraterritorial Jurisdiction (ETJ).

Access to the subdivision will be from Bankhead Hwy. Bankhead Hwy. serves as an east-west connector through eastern Parker County and functions as a minor arterial. There is 25 foot of the existing access easement on the east side of the lot.

The subdivision will be served from private wells and private sewage disposal systems.

Stormwater flows across the lot to the southwest side of the lot.

There is an existing electric easement on the west side of the lot.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Final Plat of Lot 1, Block 1, Worth Cre Addition.

**EXHIBITS:**

- Plat Application
- Final Plat

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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 \_\_\_ Replat \_\_\_ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: \_\_\_\_\_

Address (if assigned): 9700 BLK. BANKHEAD HWY

Name of Additions: WORTH CRE ADDITION

Location of Addition: ON BANKHEAD HIGHWAY IN THE ETS

Number of Lots: 1 Gross Acreage: 2.398 Zoning: N/A # of New Street Intersections: 0

PROPERTY OWNER:

Name: WPRE BANKHEAD OFFICES, LLC

Contact: RYAN LUNSFORD

Address: 3750 UNIVERSITY, STE 200

Phone: (817) 757-0130

City: Ft. Worth

Fax: \_\_\_\_\_

State: TEXAS Zip: 76109

Email: RYAN.LUNSFORD@WORTHCRE.NET

Signature: [Handwritten Signature]

APPLICANT:

Name: RYAN LUNSFORD

Contact: RYAN LUNSFORD

Address: 3750 UNIVERSITY, STE 200

Phone: (817) 757-0130

City: Ft. Worth

Fax: \_\_\_\_\_

State: TEXAS Zip: 76109

Email: RYAN.LUNSFORD@WORTHCRE.NET

Signature: [Handwritten Signature]

SURVEYOR:

Name: FORREST NANCE

Contact: FORREST NANCE

Address: 1400 EVERMAN PARKWAY, STE 140

Phone: (817) 395-9350

City: Ft. Worth

Fax: (817) 744-7554

State: TEXAS Zip: 76140

Email: FORREST.NANCE@TOPDOG.PAPITL.COM

Signature: [Handwritten Signature]

**ENGINEER:**


Name: N/A 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

<p><b>UTILITY PROVIDERS</b></p> <p>Electric Provider: _____</p> <p>Water Provider: _____</p> <p>Wastewater Provider: _____</p> <p>Gas Provider (if applicable): _____</p>
---

**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).

<b>City Use Only</b>	
Fees Collected: \$ _____	\$ _____
\$ _____	\$ _____
Receipt Number: _____	



**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: NORTH CREE ADDITION  
 Applicant: RYAN WINSFORD  
 Property Owner(s): WORE BANKHEAD OFFICES, LLC  
 Location of Addition: ON BANKHEAD HIGHWAY IN THE ETS

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

APPLICANT

STAFF

- |   |       |       |
|---|-------|-------|
| 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**

- |   |     |     |
|---|-----|-----|
| A. Final Plat Application (original signatures)             | ✓   | ✓   |
| B. Final Plat Drawing (5 paper copies & 1 digital copy)     | ✓   | ✓   |
| C. Drainage Study (5 paper copies & 1 digital)              | N/A | N/A |
| 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                        | N/A | N/A |
| K. Plans for fire hydrants                                  | N/A | N/A |
| L. Plans for all proposed streets and sidewalks             | N/A | N/A |

**IV. REQUIRED DOCUMENTS FOR A REPLAT**

- |   |       |       |
|---|-------|-------|
| A. Replat Application (original signatures)                 | _____ | _____ |
| B. Replat Drawing (5 paper copies & 1 digital copy)         | _____ | _____ |
| 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 | _____ | _____ |
| J. Parker County Tax Certificate                            | _____ | _____ |

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

- |   |       |       |
|---|-------|-------|
| 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 — <i>EASEMENTS</i>	✓	✓
F.	City Boundaries Where Applicable	✓	✓
G.	Date the Drawing was Prepared	✓	✓
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"	✓	✓
L.	North Arrow	✓	✓
M.	Name, Address, Telephone, of Property Owner	✓	✓
N.	Name, Address, Telephone of Developer	✓	✓
O.	Name, Address, Telephone of Surveyor	✓	✓
P.	Seal of Registered Land Surveyor	✓	✓
Q.	Consecutively Numbered Plat Notes and Conditions	✓	N/A
R.	City of Willow Park Plat Dedication Language	✓	✓
S.	Location and Dimensions of Public Use Area	✓	N/A
T.	Graphic Scale of Not Greater Than 1" = 200'	✓	✓
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'	✓	✓
AA.	Surveyor's Certification of Compliance	✓	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	✓	✓

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
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)	_____	_____
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

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Applicant Questions:

Front building setback: N/A ft.

Rear building setback: N/A ft.

Side building setback: N/A ft.

Side building setback: N/A 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? N/A       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

ETI NO BUILDING REQUIREMENTS

---

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW Date: 03/08/2021

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?  Yes  No  
If yes, which road? E. BANKHEAD HIGHWAY

Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? UNSURE

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? \_\_\_\_\_

Is the project serviced by an existing sewer line? Yes  No  
If yes, what size line? \_\_\_\_\_  
If no, what type and size is the septic system? \_\_\_\_\_

**Staff Review:**

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?  
Yes  No

Any additional concerns: \_\_\_\_\_

Approved                      Not Approved                      Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUECKE Date: 03/08/2021



Willow Park  
Plat  
Flood Plain Review

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**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

ETJ - NO DRAINAGE IMPROVEMENTS  
REQUIRED ON LOT.

Approved                      Not Approved                      Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 03/08/2021

**GENERAL NOTES:**

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE PARKER COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 4836700450F, REVISED SEPTEMBER 26, 2006, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".

STATE OF TEXAS  
COUNTY OF PARKER §

WHEREAS WCRC BANKHEAD OFFICES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE E. OXER SURVEY, ABSTRACT NO. 1031 AND THE J.H. PHELPS SURVEY, ABSTRACT NO. 1046, PARKER COUNTY, TEXAS AND BEING PART OF A CALLED 9,885 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO WCRC BANKHEAD OFFICES, LLC AS RECORDED IN INSTRUMENT NO. 2019282026 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.P.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHEAST CORNER OF A CALLED 36,509 ACRE TRACT DESCRIBED IN DEED TO MACCELLAN PIPELINE TERMINALS, L.P. AS RECORDED IN VOLUME 2863, PAGE 1788 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS (D.R.P.C.T.) AND IN THE NORTH RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY;

THENCE NORTH 0°51'46" EAST WITH THE WEST LINE OF SAID TRACT 1 AND THE EAST LINE OF SAID 36,509 ACRE TRACT, A DISTANCE OF 500.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

THENCE OVER AND ACROSS SAID TRACT 1 THE FOLLOWING:

NORTH 43°08'11" EAST, A DISTANCE OF 186.40 FEET TO A 3" METAL FENCE POST FOUND;

NORTH 87°47'24" EAST, A DISTANCE OF 38.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET ON THE EAST LINE OF SAID TRACT 1 AND IN THE WEST LINE OF A CALLED 6,471 ACRE TRACT DESCRIBED AS TRACT 2 IN SAID DEED RECORDED IN INSTRUMENT NO. 2019282026, O.P.R.P.C.T.;

THENCE WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID TRACT 2 THE FOLLOWING:

SOUTH 10°46'41" WEST, A DISTANCE OF 7.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

SOUTH 0°18'59" EAST, A DISTANCE OF 651.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE SOUTHEAST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF SAID TRACT 2 AND IN SAID NORTH RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY;

THENCE NORTH 85°19'52" WEST WITH THE SOUTH LINE OF SAID TRACT 1 AND SAID NORTH RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY, A DISTANCE OF 182.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,398 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT \_\_\_\_\_, ACTING BY AND THROUGH THE UNDERSIGNED, THE DUTY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOT 1, BLOCK 1, WORTH CRE ADDITION** IN ADDITION TO THE E.J. OF WILLOW PARK, PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL, RIGHTS-OF-WAY AND PUBLIC PLACES, THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY \_\_\_\_\_

NAME & TITLE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CERTIFICATE OF SURVEYOR:**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED UNDER MY SUPERVISION ON THE GROUND BETWEEN DECEMBER 9 AND 18, 2020.

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

FORREST C. NANCE, R.P.L.S. NO. 6809  
DATE \_\_\_\_\_

**LEGEND**

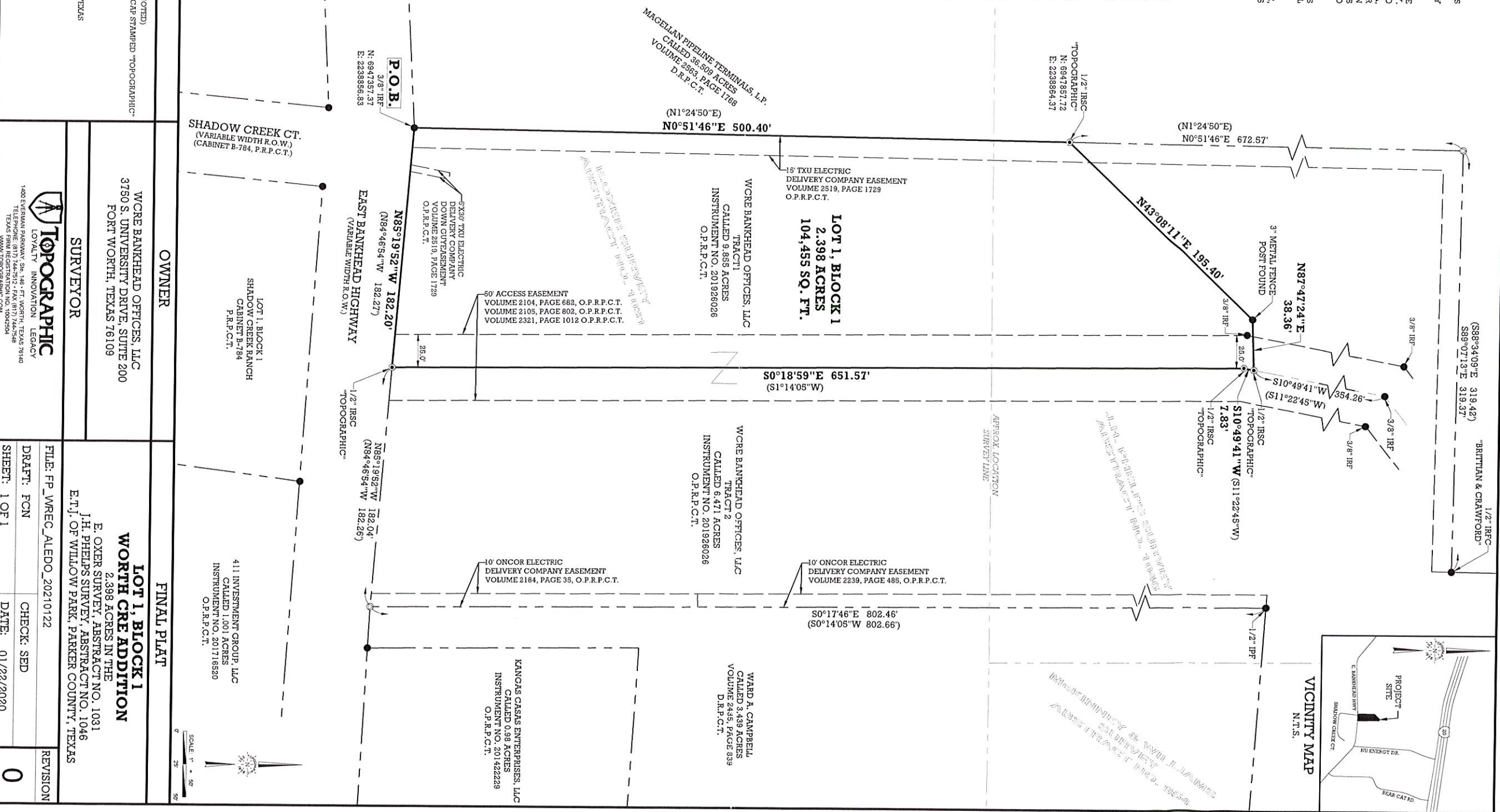
SUBJECT PROPERTY LINE ● MONUMENT FOUND/AS NOTED

ADJOINER LINE ○ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

APPROXIMATE ABSTRACT LINE

EASEMENT

O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER CO., TEXAS  
D.R.P.C.T. = DEED RECORDS, PARKER CO., TEXAS  
P.R.P.C.T. = PLAT RECORDS, PARKER CO., TEXAS  
OXXX = DEED CALLS  
P.O.B. = PLACE OF BEGINNING  
IPF = IRON PIPE FOUND  
IRF = IRON ROD FOUND



BRITLIAN & CRAWFORD  
1/2" IRFC  
S88°34'09"E 319.42'  
S89°07'13"E 319.37'

MACCELLAN PIPELINE TERMINALS, L.P.  
CALLED 36,509 ACRES  
VOLUME 2863, PAGE 1788  
D.R.P.C.T.

15' TXU ELECTRIC  
DELIVERY COMPANY EASEMENT  
VOLUME 2519, PAGE 1729  
O.P.R.P.C.T.

WCRC BANKHEAD OFFICES, LLC  
TRACT 1  
CALLED 9,885 ACRES  
INSTRUMENT NO. 2019282026  
O.P.R.P.C.T.

WCRC BANKHEAD OFFICES, LLC  
TRACT 2  
CALLED 6,471 ACRES  
INSTRUMENT NO. 2019282026  
O.P.R.P.C.T.

WARD A. CAMPBELL,  
CALLED 4,439 ACRES  
VOLUME 2435, PAGE 839  
D.R.P.C.T.

KANGAS CASAS ENTERPRISES, LLC  
CALLED 0.98 ACRES  
INSTRUMENT NO. 201422229  
O.P.R.P.C.T.

10' ONCOR ELECTRIC  
DELIVERY COMPANY EASEMENT  
VOLUME 2184, PAGE 35, O.P.R.P.C.T.

10' ONCOR ELECTRIC  
DELIVERY COMPANY EASEMENT  
VOLUME 2239, PAGE 485, O.P.R.P.C.T.

50' ACCESS EASEMENT  
VOLUME 2104, PAGE 662, O.P.R.P.C.T.  
VOLUME 2105, PAGE 802, O.P.R.P.C.T.  
VOLUME 2321, PAGE 1012 O.P.R.P.C.T.

30' TXU ELECTRIC  
DELIVERY COMPANY  
EASEMENT  
VOLUME 2519, PAGE 1729  
O.P.R.P.C.T.

30' TXU ELECTRIC  
DELIVERY COMPANY  
EASEMENT  
VOLUME 2519, PAGE 1729  
O.P.R.P.C.T.

SHADOW CREEK CT.  
(VARIABLE WIDTH R.O.W.)  
(CABINET B-784, P.R.P.C.T.)

LOT 1, BLOCK 1  
SHADOW CREEK RANCH  
CABINET B-784  
P.R.P.C.T.

411 INVESTMENT GROUP, LLC  
CALLED 1,001 ACRES  
INSTRUMENT NO. 201716526  
O.P.R.P.C.T.

APPROX LOCATION  
SURVEY LINE

PROJECT SITE  
SHADOW CREEK CT.  
NU ENERGY DR.  
BEAR CAT RD.





**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> March 16, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
--	--	------------------------------------

**AGENDA ITEM: 6**

Consider and act on a Preliminary Plat Lots 1 through 3, Block 1, Porter Addition, being 11.921 acres J.M. Froman Survey, Abstract No. 471 City of Willow Park, Parker County, Texas.

**BACKGROUND:**

This is a preliminary plat of a proposed 3 lot subdivision. The property is zoned Commercial/IH-20 Overlay District. This plat also proposes the abandonment of Stagecoach Trail right of way. There is a proposed extension of Bankhead Hwy. to the IH-20 Service Road. This would replace Stagecoach Trail and connect Bankhead Hwy. to the IH-20 Service Road. The Bankhead right of way (60 foot) will be dedicated from the adjacent property to the west. The subdivision will be served by the City of Willow Park water system. Water service will be provided by extension of an 8 inch water main in Bankhead Hwy. to service each lot. Fire hydrants will be installed along the water main in compliance with I.S.O. regulations. Utility extension will comply with the City of Willow Park Utility Extension Policy.

Wastewater service will be provided by private on-site sewage disposal systems installed on each lot.

Stormwater flows north to south to the center of the subdivision. Development of each of these acreage lots will require submittal of a stormwater drainage study and drainage improvement plans. Side lot line easements are being provided to accommodate stormwater flow. Stormwater drainage improvements will comply with the City of Willow Park Design Standards.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends the following action:

1. Recommendation to vacate and abandon Stagecoach Trail right of way as it crosses the subdivision. Right of way to be incorporated into Lot 3, Porter Addition.
2. Recommendation to accept proposed Bankhead Hwy. right of way and said right of way improvements constructed upon acceptance.
3. Recommend approval of the Preliminary Plat of Lots 1 through 3, Block 1, Porter Addition subject to the following conditions:
  - a. Cross access and fire lane easements to be provided across each lot (25' minimum).
  - b. Entrance locations will be approved with site development plans for IH-20 Service Road and Bankhead Hwy.

**EXHIBITS:**

Plat Application  
Preliminary Plat

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>
-------------------------	------------------------



# 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     Replat     Amended

**PROPERTY DESCRIPTION:**

SUBMITTAL DATE: February 25, 2021

Address (if assigned): TBD

Name of Additions: PORTER ADDITION, LOTS 1 THROUGH 3, BLOCK 1

Location of Addition: BANKHEAD HIGHWAY @ INTERSTATE HIGHWAY NO. 20

Number of Lots: 3    Gross Acreage: 11.921    Zoning: \_\_\_\_\_    # of New Street Intersections: -0-

**PROPERTY OWNER:**

Name: BASIC DEVELOPERS, LLC

Contact: REX RAMSEY

Address: 206 E. US HIGHWAY 80

Phone: 972-298-3384

City: FORNEY

Fax: \_\_\_\_\_

State: TX    Zip: 75126

Email: rex@forneyfence.com

Signature: \_\_\_\_\_

**APPLICANT:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHUCK STAR, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX    Zip: 76132

Email: chucks@barronstark.com

Signature: \_\_\_\_\_

**SURVEYOR:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHUCK STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX    Zip: 76132

Email: chucks@barronstark.com

Signature: \_\_\_\_\_



**ENGINEER:**

Name: BARRON STARK ENGINEER, LP

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

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

<b>UTILITY PROVIDERS</b>	
Electric Provider:	<u>ONCOR</u>
Water Provider:	<u>CITY OF WILLOW PARK</u>
Wastewater Provider:	<u>CITY OF WILLOW PARK</u>
Gas Provider (if applicable):	<u>TEXAS GAS</u>

**APPLICATION FEES**



\$345.00 \$15  
\$300.00 PLUS \$10 PER LOT ~~FOR LOTS UP TO 1/2 ACRE~~  
\$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).

<b>City Use Only</b>	
Fees Collected: \$ _____	\$ _____
Receipt Number: _____	\$ _____

**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: PORTER ADDITION

Applicant: BARRON STARK ENGINEERS, LP

Property Owner(s): BASIC DEVELOPERS, LLC

Location of Addition: BANHEAD HIGHWAY AND INTERSTATE HWY NO 20

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

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

**III. REQUIRED DOCUMENTS FOR A FINAL PLAT**

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

**IV. REQUIRED DOCUMENTS FOR A REPLAT**

A. Replat Application (original signatures)	<u>NA</u>	<u>_____</u>
B. Replat Drawing (5 paper copies & 1 digital copy)	<u>_____</u>	<u>_____</u>
C. Original Plat for comparison	<u>_____</u>	<u>_____</u>
D. Drainage Study (5 paper copies & 1 digital)	<u>_____</u>	<u>_____</u>
E. Submit 1 mylar copy and 1 paper copy from county filing	<u>_____</u>	<u>_____</u>
F. Written Metes and Bounds Description	<u>_____</u>	<u>_____</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>_____</u>
J. Parker County Tax Certificate	<u>_____</u>	<u>_____</u>

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

A. Amended Plat Application (original signatures)	<u>NA</u>	<u>_____</u>
B. Final Plat Drawing (5 paper copies & 1 digital)	<u>_____</u>	<u>_____</u>
C. Original Plat for comparison	<u>_____</u>	<u>_____</u>
D. Drainage Study (5 paper copies & 1 digital)	<u>_____</u>	<u>_____</u>
E. Submit 1 mylar copy and 1 paper copy from county filing	<u>_____</u>	<u>_____</u>
F. Written Metes and Bounds Description	<u>_____</u>	<u>_____</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>_____</u>



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	✓	✓
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"	✓	✓
L.	North Arrow	✓	✓
M.	Name, Address, Telephone, of Property Owner	✓	✓
N.	Name, Address, Telephone of Developer	✓	✓
O.	Name, Address, Telephone of Surveyor	✓	✓
P.	Seal of Registered Land Surveyor	✓	✓
Q.	Consecutively Numbered Plat Notes and Conditions	✓	✓
R.	City of Willow Park Plat Dedication Language	✓	✓
S.	Location and Dimensions of Public Use Area	✓	✓
T.	Graphic Scale of Not Greater Than 1" = 200'	✓	✓
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"	✓	✓
AA.	Surveyor's Certification of Compliance	✓	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage" <i>ON IMPROVEMENT PLANS</i>	✓	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	<u>With Final Plat</u>	_____
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)	<u>with Final Plat</u>	_____
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)	<u>with Final Plat</u>	_____

**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: 50 ft.                      Rear building setback: 25 ft.

Side building setback: 10 ft.                      Side building setback: 10 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

SHOW CROSS ACCESS EASEMENTS  
ON PLAT.

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 03/09/2021



Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?  Yes  No  
If yes, which road? BANKHEAD AND I20

Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? 8"

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? \_\_\_\_\_

Is the project serviced by an existing sewer line?  Yes  No  
If yes, what size line? \_\_\_\_\_

If no, what type and size is the septic system? INDIVIDUAL ON-SITE WATERWATER SYSTEMS

**Staff Review:**

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?  
 Yes  No

Any additional concerns: \_\_\_\_\_

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 03/09/2021

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

STORMWATER DRAINAGE PLAN  
WITH EACH LOT DEVELOPMENT

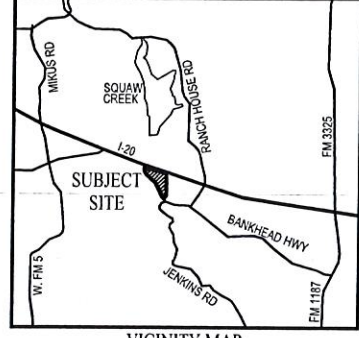
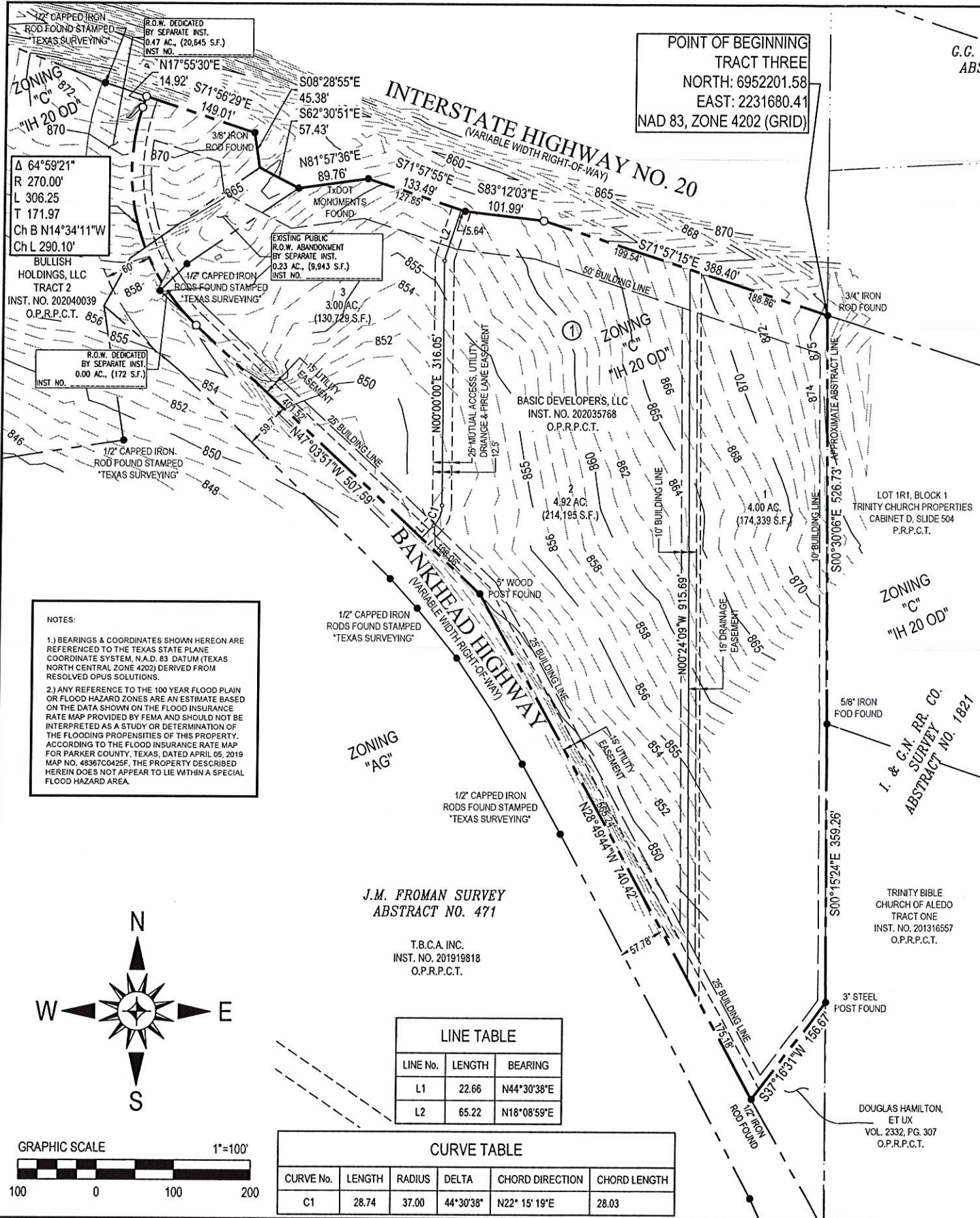
Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 03/09/2021





**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

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

Charles F. Stark, RPLS  
 Texas Registration No. 5084  
 USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, RPLS, TEXAS REGISTRATION NO. 5084



**LEGAL DESCRIPTION**

BEING 11.921 acres situated in the J.M. FROMAN SURVEY, Abstract No. 471, City of Willow Park, Parker County, Texas, being all of that certain tract of land described in deed to Basic Developers, LLC, recorded in Instrument Number 202035768, Official Public Records, Parker County, Texas, and a portion of the existing Right-of-Way of Bankhead Highway, being more particularly described as follows:

Beginning at a 3/4" iron rod found in the southwesterly line of Interstate Highway No. 20 (a variable width Right-of-Way), at the northeast corner of said Basic Developers, LLC tract, also being the northwest corner of Lot 1R1, Block 1, TRINITY CHURCH PROPERTIES, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 504, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6952201.58 and EAST: 2231680.41, for reference;

THENCE S 00°30'06" E, along the common line of said Basic Developers, LLC, tract, and said Lot 1R1, a distance of 526.73 feet to a 5/8" iron rod found at a northerly southwest corner said Lot 1R1 and being the northwest corner of that certain tract of land described in deed as Tract One to Trinity Bible Church of Aledo, recorded in Instrument Number 201616557, Official Public Records, Parker County, Texas;

THENCE S 00°15'24" E, along the common line of said Basic Developers, LLC, tract, and said Tract One to Trinity Bible Church of Aledo, a distance of 359.26 feet to a 3" steel post found at the southeast corner of said Basic Developers, LLC, tract and being north corner of that certain tract of land described in deed to Douglas Hamilton, et ux, recorded in Volume 2332, Page 304, Official Public Records, Parker County, Texas;

THENCE S 37°16'31" W, along the common line of said Basic Developers, LLC, tract and said Hamilton tract, a distance of 156.67 feet to a 1/2" iron rod found in the northeasterly line of Bankhead Highway (a variable width Right-of-Way) being the west corner of said Hamilton tract, for the most south corner of said Basic Developers, LLC, tract;

THENCE along the northeasterly line of said Bankhead Highway, as follows:

N 28°49'44" W, a distance of 740.42 feet to a 5" wood post found;  
 N 47°03'51" W, a distance of 507.59 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 270.00 feet and whose long chord bears N 14°34'11" W, a chord distance of 290.10 feet;

THENCE leaving the northeasterly line of said Bankhead Highway, along said curve in a northwesterly direction, crossing the southeasterly and northwesterly lines of said Bankhead Highway, through a central angle of 64°59'21", an arc distance of 306.25 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE N 17°55'30" E, a distance of 14.92 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the southwesterly line of said Interstate Highway No. 20;

THENCE along the southwesterly line of said Interstate Highway No. 20, as follows:

S 71°56'29" E, a distance of 149.01 feet to a 3/8" iron rod found;  
 S 08°28'55" E, a distance of 45.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";  
 S 62°39'51" E, a distance of 57.43 feet to a Texas Department of Transportation monument found;  
 N 81°57'36" E, a distance of 89.76 feet to a Texas Department of Transportation monument found;  
 S 71°57'55" E, a distance of 133.49 feet to a Texas Department of Transportation monument found;  
 S 83°12'03" E, a distance of 101.99 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";  
 S 71°57'15" E, a distance of 388.40 feet to the POINT OF BEGINNING and containing 11.921 acres (519,263 square feet) of land, more or less.

**OWNER DEDICATION:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Basic Developers, LLC, being the owners of the above described tract of land does hereby certify and adopt this plat designating the hereinabove described property as Lots 1 through 3, Block 1 PORTER ADDITION, an Addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets, easements, and encumbrances shown hereon.

**Basic Developers, LLC herein certifies the following:**

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- 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.

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.

Basic Developers, LLC

Rex Ramsey

STATE OF TEXAS  
 COUNTY OF PARKER  
 Before me, the undersigned authority, on this day appeared Rex Ramsey, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**APPROVED BY CITY OF WILLOW PARK**

APPROVED BY \_\_\_\_\_ CITY COUNCIL CITY OF WILLOW PARK

SIGNED: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY CLERK STAMP**

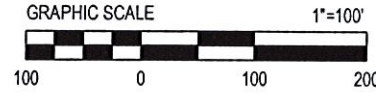
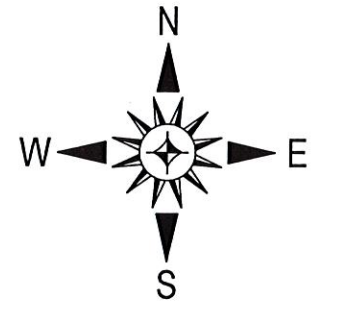
\_\_\_\_\_

**Preliminary Plat**  
 Lots 1 through 3, Block 1  
**PORTER ADDITION**  
 An Addition to the City of Willow Park, Parker County, Texas

Being 11.921 Acres Situated in the  
 J.M. FROMAN SURVEY, Abstract No. 471  
 City of Willow Park, Parker County, Texas

**NOTES:**

- BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
- 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, TEXAS, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



**LINE TABLE**

LINE No.	LENGTH	BEARING
L1	22.66	N44°30'38"E
L2	65.22	N18°08'59"E

**CURVE TABLE**

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.74	37.00	44°30'38"	N22° 15' 19"E	28.03

<p><b>Barron-Stark</b> Engineers</p>	<p>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</p>	<p><b>OWNER:</b>          BASIC DEVELOPERS, LLC          206 E. US HIGHWAY 80          FORNEY, TX 75126</p>	<p>FILED FOR RECORD          PARKER COUNTY, TEXAS PLAT RECORD</p> <p>CABINET _____ SLIDE _____</p> <p>DATE _____</p>
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**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> March 16, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
--	--	------------------------------------

**AGENDA ITEM: 7**

Consider and act on a Final Plat Lot 1, Block 1, Porter Addition, being 4.00 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.

**BACKGROUND: 7**

This is a final plat of Lot 1 (4 acres) of a 3 lot subdivision. The property is zoned Commercial/IH-20 Overlay District. This lot is being purchased by Trinity Bible Church, the owner of the adjoining property to the east of this lot.

This lot has frontage on IH-20 Service Road and Bankhead Hwy. The lot will be served by the City of Willow Park water system with extension of the 8 inch water main. Fire protection will be provided from fire hydrants installed along the water main. Wastewater service will be provided by a private on-site sewage disposal system.

Development of the lot will require a stormwater drainage study and drainage improvement plans.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Final Plat of Lot 1, Block 1, Porter Addition as presented with the addition of a cross access and fire lane easement.

**EXHIBITS:**

Plat Application  
Final Plat

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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  Replat  Amended

**PROPERTY DESCRIPTION:**

**SUBMITTAL DATE:** February 25, 2021

Address (if assigned): TBD

Name of Additions: PORTER ADDITION, LOT 1, BLOCK 1

Location of Addition: BANKHEAD HIGHWAY @ INTERSTATE HIGHWAY NO. 20

Number of Lots: 1 Gross Acreage: 4.0 Zoning: \_\_\_\_\_ # of New Street Intersections: -0-

**PROPERTY OWNER:**

Name: BASIC DEVELOPERS, LLC

Contact: REX RAMSEY

Address: 206 E. US HIGHWAY 80

Phone: 972-298-3384

City: FORNEY

Fax: \_\_\_\_\_

State: TX Zip: 75126

Email: rex@forneyfence.com

Signature: 

**APPLICANT:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHUCK STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: 

**SURVEYOR:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHUCK STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: 

**ENGINEER:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD., #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: *Charles Stark*

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: ONCOR

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): TEXAS GAS

**APPLICATION FEES**

*[Handwritten signature]*

\$325.00 <sup>\$25</sup> \$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).

**City Use Only**

Fees Collected: \$ \_\_\_\_\_ \$ \_\_\_\_\_

Receipt Number: \$ \_\_\_\_\_ \$ \_\_\_\_\_



**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: PORTER ADDITION

Applicant: BARRON STARK ENGINEERS, LP

Property Owner(s): BASIC DEVELOPERS, LLC

Location of Addition: BANHEAD HIGHWAY AND INTERSTATE HWY NO 20

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

**APPLICANT**                      **STAFF**

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

**III. REQUIRED DOCUMENTS FOR A FINAL PLAT**

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

**IV. REQUIRED DOCUMENTS FOR A REPLAT**

A.	Replat Application (original signatures)	<u>NA</u>	<u>      </u>
B.	Replat Drawing (5 paper copies & 1 digital copy)	<u>      </u>	<u>      </u>
C.	Original Plat for comparison	<u>      </u>	<u>      </u>
D.	Drainage Study (5 paper copies & 1 digital)	<u>      </u>	<u>      </u>
E.	Submit 1 mylar copy and 1 paper copy from county filing	<u>      </u>	<u>      </u>
F.	Written Metes and Bounds Description	<u>      </u>	<u>      </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>      </u>
J.	Parker County Tax Certificate	<u>      </u>	<u>      </u>

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

A.	Amended Plat Application (original signatures)	<u>NA</u>	<u>      </u>
B.	Final Plat Drawing (5 paper copies & 1 digital)	<u>      </u>	<u>      </u>
C.	Original Plat for comparison	<u>      </u>	<u>      </u>
D.	Drainage Study (5 paper copies & 1 digital)	<u>      </u>	<u>      </u>
E.	Submit 1 mylar copy and 1 paper copy from county filing	<u>      </u>	<u>      </u>
F.	Written Metes and Bounds Description	<u>      </u>	<u>      </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>      </u>

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	✓	✓
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"	✓	✓
L.	North Arrow	✓	✓
M.	Name, Address, Telephone, of Property Owner	✓	✓
N.	Name, Address, Telephone of Developer	✓	✓
O.	Name, Address, Telephone of Surveyor	✓	✓
P.	Seal of Registered Land Surveyor	✓	✓
Q.	Consecutively Numbered Plat Notes and Conditions	✓	✓
R.	City of Willow Park Plat Dedication Language	✓	✓
S.	Location and Dimensions of Public Use Area	✓	✓
T.	Graphic Scale of Not Greater Than 1" = 200'	✓	✓
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'	✓	✓
AA.	Surveyor's Certification of Compliance	✓	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage"	✓	✓

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	With Final Plat	OK
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)	With Final Plat	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)	With Final Plat	OK

**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

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**Applicant Questions:**

Front building setback: 50 ft.

Rear building setback: 25 ft.

Side building setback: 10 ft.

Side building setback: 10 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?,  Yes  No

Are the proposed easements sufficient to provide service?  Yes  No

Does the proposed project pose any planning concerns?  Yes  No

SHOW CROSS ACCESS EASEMENTS

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Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 03/09/2021

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?  Yes  No  
If yes, which road? BANKHEAD AND I20

Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? \_\_\_\_\_

Will the project require the extension of a water line?  Yes  No  
Does the project use well water?  No  Yes  Drinking  Irrigation  
If yes, which aquifer does the well pull from? \_\_\_\_\_

Is the project serviced by an existing sewer line?  Yes  No  
If yes, what size line? \_\_\_\_\_

If no, what type and size is the septic system? INDIVIDUAL ON-SITE WASTE WATER SYSTEM

**Staff Review:**

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

Yes  No

Any additional concerns:

8" WATER MAIN EXTENSION BY DEVELOPER

Approved  Not Approved  Needs More Information or Corrections

Public Works Approval Signature: MICHELE GUELKER Date: 03/09/2021



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**

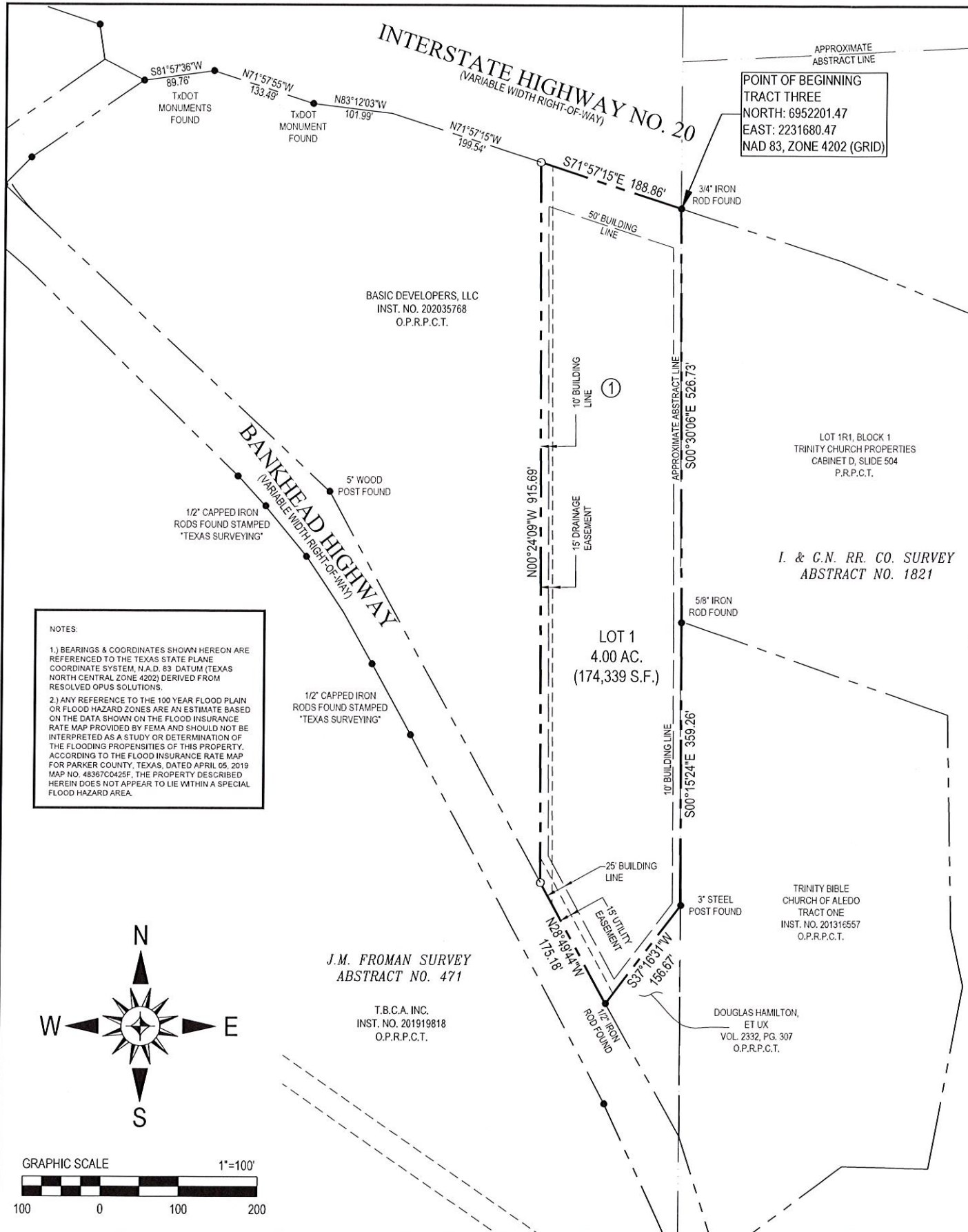
DRAINAGE STUDY REQUIRED WITH  
SITE DEVELOPMENT

**Approved**

Not Approved

Needs More Information or Corrections

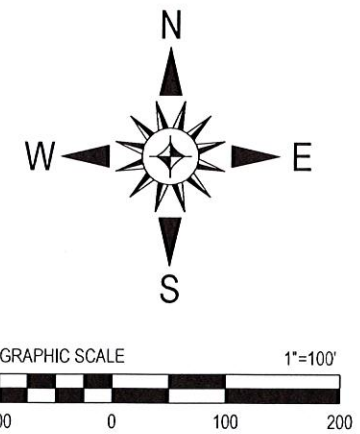
Flood Plain Manager Approval Signature: DEREK TURNER                      Date: 03/09/2021



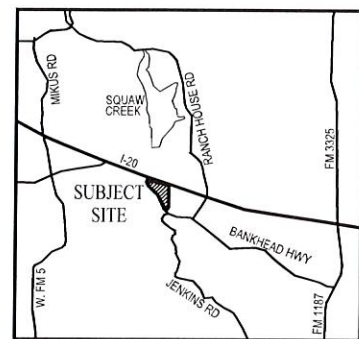
**NOTES:**

1) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

2) 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, TEXAS, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



**POINT OF BEGINNING**  
TRACT THREE  
NORTH: 6952201.47  
EAST: 2231680.47  
NAD 83, ZONE 4202 (GRID)



**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

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

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 property 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



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

**LEGAL DESCRIPTION**

BEING a 4.00 acre tract of land situated in the J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of the Basic Developers, LLC tract as evidenced by deed recorded in Instrument No. 202035768, Deed Records Parker County, Texas and being more particularly described as follows:

- BEGINNING at a found 3/4 inch iron rod in the south line of Interstate Highway 20 for the northwest corner of Lot 1R1, Block 1, Trinity Church Properties, an addition to the City of Willow Park as recorded in Cabinet D, Slide 504, Plat Records Parker County, Texas;
- Thence South 00°30'06" East a distance of 526.73 feet to a found 5/8 inch iron rod;
- Thence South 00°15'24" East a distance of 359.26 feet to a found 3 inch steel fence post;
- Thence South 37°16'31" West a distance of 156.67 feet to a found 1/2 inch iron rod in the northeast line of Bankhead Highway (variable width ROW);
- Thence North 28°49'44" West with the Bankhead Highway northeast line a distance of 175.18 feet to a set 1/2 inch iron rod;
- Thence North 00°24'09" West a distance of 915.69 feet to a set 1/2 inch iron rod in the south line of Interstate Highway 20;
- Thence South 71°57'15" East with the Interstate Highway 20 south line a distance of 188.86 feet to the POINT OF BEGINNING and CONTAINING 4.00 acres, 174,339 square feet of land, more or less.

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

That, Basic Developers, LLC, being the owners of the above described tract of land does hereby certify and adopt this plat designating the herein above described property as Lots 1, Block 1, PORTER ADDITION, an Addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets, easements, and encumbrances shown hereon.

Basic Developers, LLC herein certifies the following:

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The streets, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- 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.
- The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- 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.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Basic Developers, LLC

Rex Ramsey

STATE OF TEXAS  
COUNTY OF PARKER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**APPROVED BY CITY OF WILLOW PARK**

APPROVED BY \_\_\_\_\_ CITY COUNCIL  
CITY OF WILLOW PARK

SIGNED: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY CLERK STAMP

**Final Plat**  
Lots 1, Block 1  
**PORTER ADDITION**  
An Addition to the City of Willow Park, Parker County, Texas

Being 4.00 Acres Situated in the  
J.M. FROMAN SURVEY, Abstract No. 471  
City of Willow Park, Parker County, Texas

**Barron-Stark Engineers**

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:**  
BASIC DEVELOPERS, LLC

206 E. US HIGHWAY 80  
FORNEY, TX 75126

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD

CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

DATE \_\_\_\_\_