



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, August 17, 2021 6:00 pm  
Agenda

**Call to Order**

**Determination of Quorum**

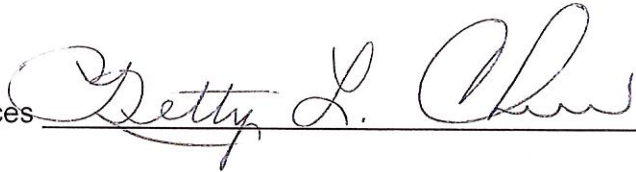
**Approval of Meeting Minutes for July 20, 2021**

**Items to be considered and acted upon**

1. Consider and act on a Final Plat Lot 2 and 3, Block 1, Porter Addition, being a 7.918 acre tract of land J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.

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 August 5, 2021 at 5:00 pm.

Director of Development Services

  
\_\_\_\_\_

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 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, July 20, 2021, 6:00 PM  
Minutes

Call to Order

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

**Determination of Quorum**

**Present:**

Chairman: Jared Fowler  
Commissioner: Rodney Wilkins, Billy Weikert, Scott Smith

**Absent:**

Commissioner: Sharon Bruton

Also, Present:  
Betty Chew

**Approval of Meeting Minutes for June 15, 2021.**

Commissioner Wilkins made a motion to approve the minutes of the June 15, 2021 Planning and Zoning Commission meeting.

Seconded by Commissioner Weikert.

Motion passed with a vote of 4-0.

**Items to be considered and acted upon:**

- 1. PUBLIC HEARING to consider and act on a request to rezone from R-1 Single Family District to R-5 Single Family Medium Density District, 20.31 acres situated in the A. McCarver Survey, Abstract No. 910, and the M.M. Edwards Survey, Abstract No. 1955, City of Willow Park, Parker County, Texas, being a portion of that certain tract of land described in deed to Bulwark Asset Management, Ltd., recorded in Instrument Number 201732162, Official Public Records, Parker County, Texas, located between Yucca Road and Royal View Drive.**
  - a. Open Public Hearing**
  - b. Close Public Hearing**
  - c. Make Recommendation**



City of Willow Park  
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Betty Chew addressed the Commission stating Bulwark Asset Management, LTD is the owner of this 20.31 acre tract of land located between Yucca Road and Royal View Drive. The property is located in Planning Area 3 as identified in the City Comprehensive Plan. Planning Area 3 is situated along Interstate 20 and extending north. A more compact area of mixed-use retail, office and residential development is proposed. The Future Land Use Plan shows Medium Density Residential for this area.

This property is west of the Willow Wood Addition. The properties to the south and west are outside the City Limits in the City's Extraterritorial Jurisdiction. The property was recently annexed by petition of the property owner. All property upon annexation is placed in the R-1 Single Family District Zoning classification. The owner is requesting R-5 Single Family Medium Density District Zoning for future residential development.

THOSE IN FAVOR OF ZONING REQUEST:

Will Shoonover – Barron Stark Engineers, addressed the Commission stating the owner is requesting R-5 Zoning to connect with the development along Meadow Place in the Wilks Development. The flood plan will be "Dedicated Open Space". There are 60 residential lots proposed for the tract.

Jim Martin – owner and developer of the property, stated the price point for the homes will be +/- \$600,000. The storm drainage will be designed in compliance with the City's drainage ordinance.

THOSE OPPOSED TO ZONING REQUEST:

Mark Wagner – 3325 Royal View, expressed concern about the density of the development and traffic.

Marty Brooks – 500 Verde Road, stated he had concerns about drainage as the area currently has drainage problems.

Marcy Galle – 500 Squaw Creek Road, requested the zoning change be denied and require a flood study, T.I.A., and require submittal of the development proposal for the property in Weatherford E.T.J.

Michael Murray – 3328 Royal View, requested the zoning be denied and develop 1 acre lots. He feels 60 lots will change the character of the neighborhood.





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Russell Dean – 600 Royal View Ct, stated he does not want the density the zoning will allow.

Tamara Dean – 600 Royal View Ct, stated she does not want the density and small houses.

Tandy Blackstock – 3037 Yucca Road, stated she moved to Willow Park in November of 2020. She has concerns over wildlife and 60 homes proposed. Water run-off is presently a problem, and she feels the development will increase the problem.

Commissioner Weikert made a motion to recommend rezoning from R-1 Single Family District, to R-5 Single Family Medium Density District, 20.31 acres A. McCarver Survey, Abstract No. 910 and M.M. Edwards Survey, Abstract No. 1955, City of Willow Park, Parker County, Texas.

Motion died for lack of a second.

Commissioner Smith made a motion to recommend denying the request to rezone from R-1 Single Family District to R-5 Single Family Medium Density District, 20.31 acres A. McCarver Survey, Abstract No. 910 and M.M Edwards Survey, Abstract No.1955, City of Willow Park, Parker County, Texas.

Seconded by Commissioner Wilkins.

AYE VOTES: Commissioners Wilkins, Smith and Weikert.

NO VOTES: Chairman Fowler.

Motion passed with a vote of 3 – 1.

**2. Consider and act on a Final Plat of a Replat Lots 2 through 5, Block E, Crown Pointe Addition Phase IV, being 5.29 acres, City of Willow Park, Parker County, Texas, located on IH-20 Service Road North at Jimma Drive and Mary Lou Drive.**

Betty Chew addressed the Commission stating this is a replat of 5.29 acres of this 6.85 acre Block. Block E was platted into five lots for development with offices and medical facilities. The property is zoned Commercial/IH-20 Overlay District. Access to the subdivision will be off the IH-20 Service Road to Mary Lou Drive, Jimma Drive and J.D. Towles Road. A 24 foot access, fire lane and utility easement is being platted to service the lots.

Staff recommends approval of the Replat of Block E, Crown Pointe Addition, Phase IV as presented.



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Planning & Zoning Commission  
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Commissioner Wilkins made a motion to recommend to City Council approval of the Final Plat of a Replat Lots 2 through 5, Block E, Crown Pointe Addition Phase IV, being 5.29 acres, City of Willow Park, Parker County, Texas, as presented.

Seconded by Commissioner Smith.

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

Motions Passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 7:10 p.m.

APPROVED:

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Jared Fowler, Chairman Planning and Zoning Commission



**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> August 17, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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**AGENDA ITEM: 1**

Consider and Act on a Final Plat Lot 2 and 3, Block 1, Porter Addition, being a 7.918 acre tract of land J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.

**BACKGROUND:**

This is a Final Plat of Lots 2 and 3 (7.92 acres) of this 3 lot subdivision. The property is zoned Commercial/IH-20 Overlay District. Lot 2 is being developed with offices, shop area and a fencing material warehouse. A Special Use Permit was approved by City Council May 18, 2021 for this development. Lot 3 is for future development. The abandoned Stagecoach Trail right of way is a part of Lot 3 with the new Bankhead Hwy right of way to the west.

These lots have frontage on IH-20 Service Road and Bankhead Hwy. A 25 foot mutual access, utility, drainage, and fire lane easement is dedicated with this plat. 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. Fire hydrants will be installed in compliance with I.S.O. regulations. Wastewater service will be provided by private on-site sewage disposal systems.

Stormwater flows north to south to the center of the subdivision.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Final Plat of Lot 2 and 3, Block 1, Porter Addition as presented.

Plat will be released for filing subject to revised Construction Plans.

**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:** JULY 27, 2021

Address (if assigned): TBD

Name of Additions: PORTER ADDITION, LOTS 2 &3, BLOCK 1

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

Number of Lots: 2 Gross Acreage: 7.92 Zoning: 'C' # of New Street Intersections: -0-  
**IH-20 OVERLAY**

**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: *By, Charles F. Stark, Authorized Agent*

**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: *Charles F. Stark*

**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: *Charles F. Stark, RPLS*

**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 F. Stark, PE

**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**

 \$350.00 <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).

<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**

APPLICANT

STAFF

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

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	✓	✓
B.	Names of Owners of Property within 200 feet	✓	✓
C.	Names of Adjoining Subdivisions	✓	✓
D.	Front and Rear Building Setback Lines	✓	✓
E.	Side Setback Lines	✓	✓
F.	City Boundaries Where Applicable	✓	✓
G.	Date the Drawing was Prepared	✓	✓
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"	✓	OK
L.	North Arrow	✓	✓
M.	Name, Address, Telephone, of Property Owner	✓	✓
N.	Name, Address, Telephone of Developer	✓	OK
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
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? *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: 08/10/2021



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  Drinking  Irrigation  
If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line?  Yes  No  
If yes, what size line? N/A

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

Approved  Not Approved  Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 08/12/2021

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

NEED DRAINAGE STUDY AND  
CALCULATIONS. COMPLETED

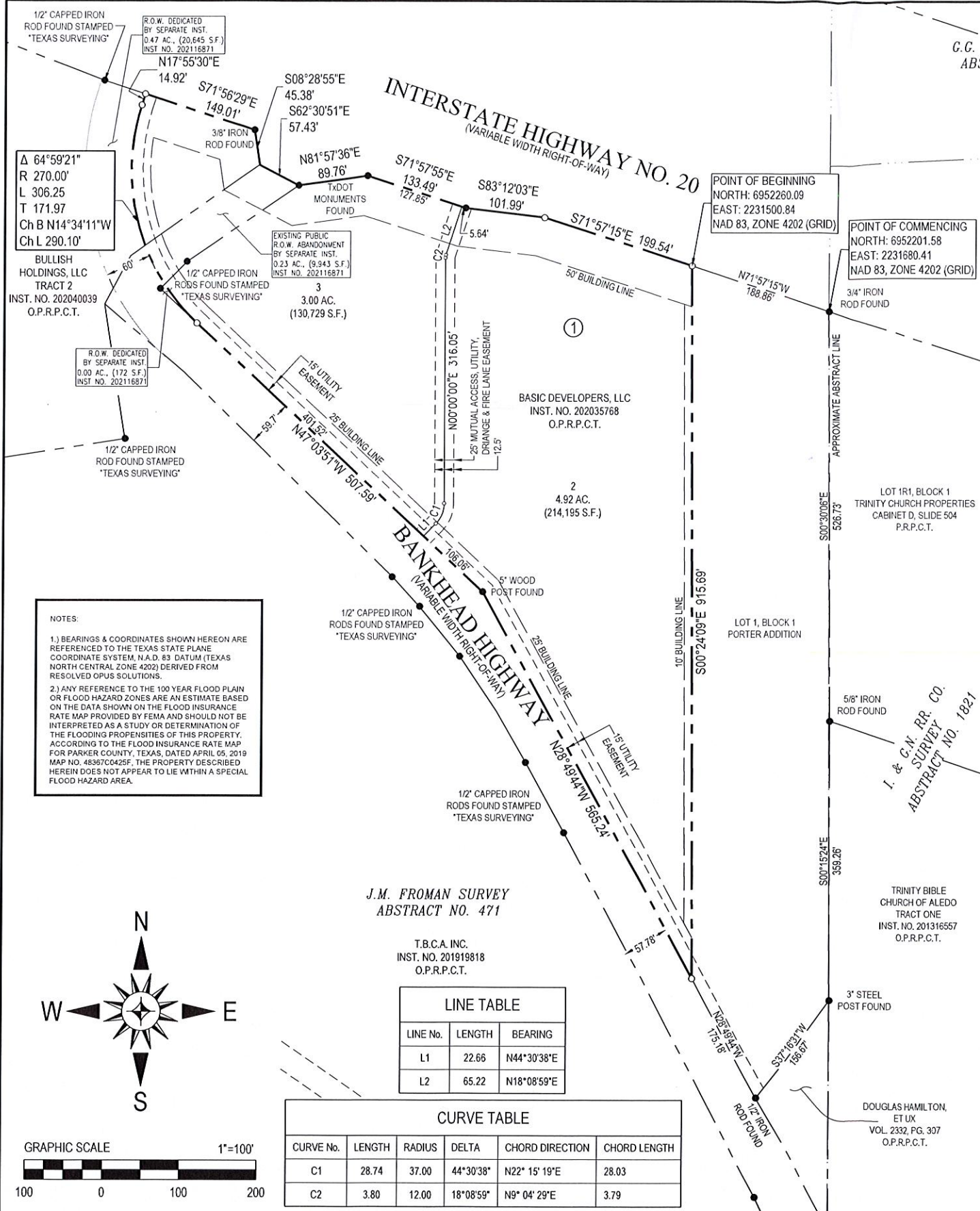
Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 08/10/2021

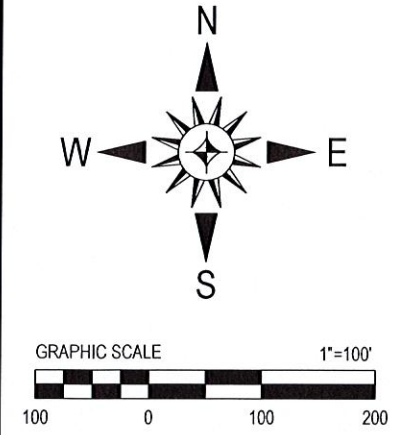




**NOTES:**

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.

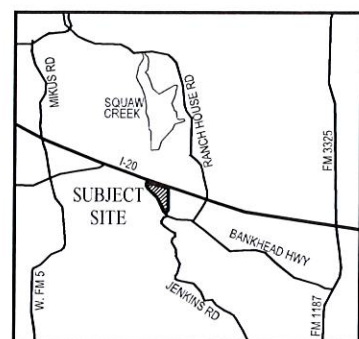


**LINE TABLE**

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
C2	3.80	12.00	18°08'59"	N9°04'29"E	3.79



**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 plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark, RPLS  
Texas Registration No. 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, RPLS, TEXAS REGISTRATION NO. 5084

**LEGAL DESCRIPTION**

BEING 7.918 acres situated in the J.M. FROMAN SURVEY, Abstract No. 471, 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:

COMMENCING 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 N 71°57'15" W, along the southwesterly line of said Interstate Highway No. 20, a distance of 188.86 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the POINT OF BEGINNING and northeast corner of the herein described tract, said BEGINNING POINT having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6952260.09 and EAST: 2231500.84, for reference;

THENCE S 09°24'09" E, leaving the southwesterly line of said Interstate Highway No. 20, being across and through said Basic Developers, LLC, tract, a distance of 915.69 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northeasterly line of Bankhead Highway (a variable width Right-of-Way);

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

N 28°49'44" W, a distance of 565.24 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°30'51" 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 199.54 feet to the POINT OF BEGINNING and containing 7.918 acres (344,924 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 heretofore described property as Lots 2 and 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 aiding 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 2 and 3, Block 1  
**PORTER ADDITION**  
An Addition to the City of Willow Park, Parker County, Texas

Being 7.918 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 \_\_\_\_\_