



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, September 21, 2021 6:00 pm
Agenda

Call to Order

Determination of Quorum

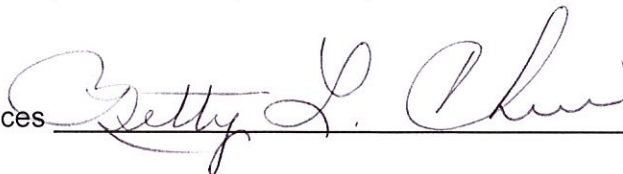
Approval of Meeting Minutes for August 17, 2021

Items to be considered and acted upon

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

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 September 9, 2021 at 5:00 pm.

Director of Development Services



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



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

Call to Order

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

Determination of Quorum

Present:

Chairman: Jared Fowler

Commissioner: Sharon Bruton, Billy Weikert, Scott Smith

Absent:

Commissioner: Rodney Wilkins

Also, Present:

Betty Chew

Approval of Meeting Minutes for July 20, 2021.

Commissioner Smith made a motion to approve the minutes of the July 20, 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. 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**

Betty Chew addressed the Commission stating this is a final plat of Lots 2 and 3 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. 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.



City of Willow Park
Planning & Zoning Commission
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Tuesday, August 17, 2021, 6:00 PM
Minutes

The 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. Water service will be provided by extension of an 8 inch water main in Bankhead Hwy. Wastewater service will be provided by private on-site sewage disposal systems. Stormwater flows north to south to the center of the subdivision.

Staff recommends approval of the Final Plat of Lot 2 and 3, Block 1, Porter Addition. The plat will be released for filing subject to revised construction plans.

Chuck Stark, Barron Stark Engineers addressed the Commission and stated one septic system will serve Lot 2.

Commissioner Weikert made a motion to recommend to City Council approval of the Final Plat Lot 2 and 3, Block 1, Porter Addition, being 7.918 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.

Seconded by Commissioner Bruton.

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

Motion Passed with a vote of 4 – 0.

Chairman Fowler adjourned the meeting at 6:05 p.m.

APPROVED:

Jared Fowler, Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: September 21, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider a Preliminary Plat for Dove Ridge Addition being 11.461 acres of land International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas located on the southwest corner of Emsley Road and White Settlement Road.

BACKGROUND:

The owner Colt Cantrell, proposes to subdivide this 11.461 acre tract into 6 single family residential lots. The lots will have frontage on Emsley Road and White Settlement Road, both existing right of ways.

The subdivision will be served by City water. There is an 8 inch water main in White Settlement Road that will serve Lots 1, 2 and 3.. The developer is extending a 6 inch water main in Emsley Road to service Lots 4, 5, and 6. There will be two fire hydrants installed to provide fire protection to the area. Sanitary sewer service is not available to the area. Private sewage systems will be installed on each lot.

Stormwater flows from west to east across the subdivision.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Preliminary Plat for Dove Ridge Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval as presented.

EXHIBITS:

- Plat Application
- Preliminary Plat

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



City of Willow Park Development Services

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

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

Type of Plat: Preliminary Final Replat Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 08-16-2021

Address (if assigned): _____

Name of Additions: DOVE RIDGE ADDITION

Location of Addition: SOUTHWEST CORNER AT THE INTERESECTION OF
WHITE SETTLEMENT ROAD & EMSLEY ROAD

Number of Lots: 6 Gross Acreage: 11.461 Zoning: RESIDENTIAL # of New Street Intersections: na

PROPERTY OWNER:

Name: CANTRELL COMMERCIAL REAL ESTATE, LLC Contact: COLT CANTRELL

Address: 111 COTTONWOOD STREET Phone: 817. 447.8900

City: WEATHERFORD Fax: _____

State: TX Zip: 76086 Email: colt@cantrellcommercial.com

Signature: _____

APPLICANT:

Name: CANTRELL COMMERCIAL REAL ESTATE, LLC Contact: COLT CANTRELL

Address: 111 COTTONWOOD STREET Phone: 817. 447.8900

City: WEATHERFORD Fax: _____

State: TX Zip: 76086 Email: colt@cantrellcommercial.com

Signature: _____

SURVEYOR:

Name: PERC Engineering – TBPELS Firm No. 10194323 Contact: Merle W. Miller, RPLS

Address: 4055 INTERNATIONAL PLAZA, STE 430 Phone: 817.380.5110

City: FORT WORTH Fax: _____

State: TX Zip: 76109 Email: Merle.Miller@perc-eng.com

Signature: _____

ENGINEER:

Name: WASTELINE ENGINEERING, INC.

Contact: JAVIER REYES

Address: 208 S. FRONT STREET

Phone: 817. 441.1300

City: ALEDO

Fax: _____

State: TX Zip: 76008

Email: jreyes@wasteline-eng.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 Electric

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: ALL HOMES WILL BE ON SEPTIC SYSTEMS

Gas Provider (if applicable): na

APPLICATION FEES

09/09/2021
PD
#390.00

_____ \$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: DOVE RIDGE ADDITION

Applicant: COLT CANTRELL

Property Owner(s): CANTRELL COMMERCIAL REAL ESTATE, LLC

Location of Addition: SOUTHWEST CORNER AT THE INTERESECTION OF WHITE SETTLEMENT ROAD & EMSLEY ROAD

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

A. Preliminary Plat Application (original signatures)	<u>X</u>	<u>OK</u>
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	<u>X</u>	<u>OK</u>
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	<u>X</u>	<u>OK</u>
D. Concept Construction Plan (5 paper copies & 1 digital)	<u> </u>	<u>N/A</u>
E. Tree Survey	<u> </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> </u>	<u>N/A</u>
H. Zoning Classification of All Properties Shown on the Plat	<u>X</u>	<u>OK</u>
I. Dimensions of all Proposed or Existing Lots	<u>X</u>	<u>OK</u>
J. Location of 100-year Flood Limits Where Applicable	<u> </u>	<u>N/A</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> </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> </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> </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	X	✓
B.	Names of Owners of Property within 200 feet	X	✓
C.	Names of Adjoining Subdivisions	X	✓
D.	Front and Rear Building Setback Lines	X	✓
E.	Side Setback Lines	X	✓
F.	City Boundaries Where Applicable	X	✓
G.	Date the Drawing was Prepared	X	✓
H.	Location, Width, Purpose of all Existing Easements	X	✓
I.	Location, Width, Purpose of all Proposed Easements	X	✓
J.	Consecutively Numbered or Lettered Lots and Blocks	X	✓
K.	Map Sheet Size of 18"x24" to 24"x36"	X	OK
L.	North Arrow	X	✓
M.	Name, Address, Telephone, of Property Owner	X	✓
N.	Name, Address, Telephone of Developer	X	✓
O.	Name, Address, Telephone of Surveyor	X	✓
P.	Seal of Registered Land Surveyor	X	✓
Q.	Consecutively Numbered Plat Notes and Conditions	X	✓
R.	City of Willow Park Plat Dedication Language	X	✓
S.	Location and Dimensions of Public Use Area	X	✓
T.	Graphic Scale of Not Greater Than 1" = 200'	X	✓
U.	All Existing and Proposed Street Names	X	✓
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	X	✓
W.	Subdivision Boundary in Bold Lines	X	✓
X.	Subdivision Name	X	✓
Y.	Title Block Identifying Plat Type	X	✓
Z.	Key Map at 1"=2000'	X	✓
AA.	Surveyor's Certification of Compliance	X	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	X	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	X	✓

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

Applicant Questions:

Front building setback: 30 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. CHIEW Date: 09/12/2021

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? White Settlement Rd. & Emsley Rd.

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

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? OSSF and size to be designed by home builder.

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: 09/10/2021

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	<input checked="" type="radio"/> 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: 09/09/2021

INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY ABSTRACT NO. 2007

POB
STEEL FENCE POST
NAD83 (GRID)
N. 696955.8
E. 222694.5

CALLED 88.121 ACRES
JACK DILL KNOX, ET AL
VOL. 1502, PG. 116
VOL. 1502, PG. 750
DRPCT

REMAINDER
JACK DILL KNOX, ET AL
VOL. 1502, PG. 116
VOL. 1502, PG. 750
DRPCT

CALLED 3.0 ACRES
HARRY GARDNER, JR.
VOL. 1296, PG. 462
OPRPCT

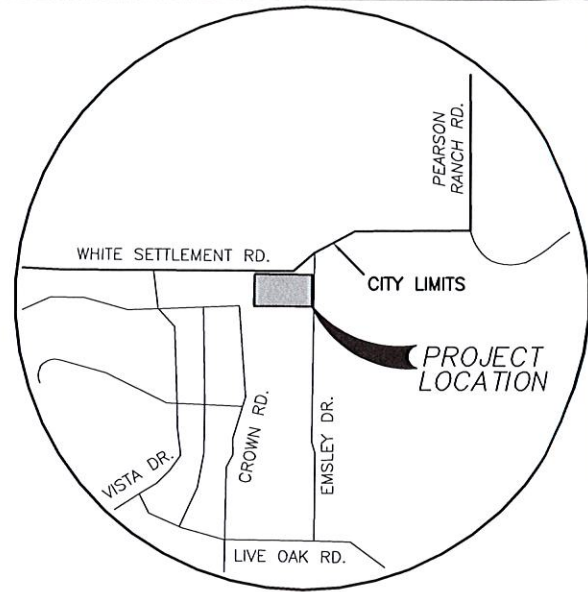
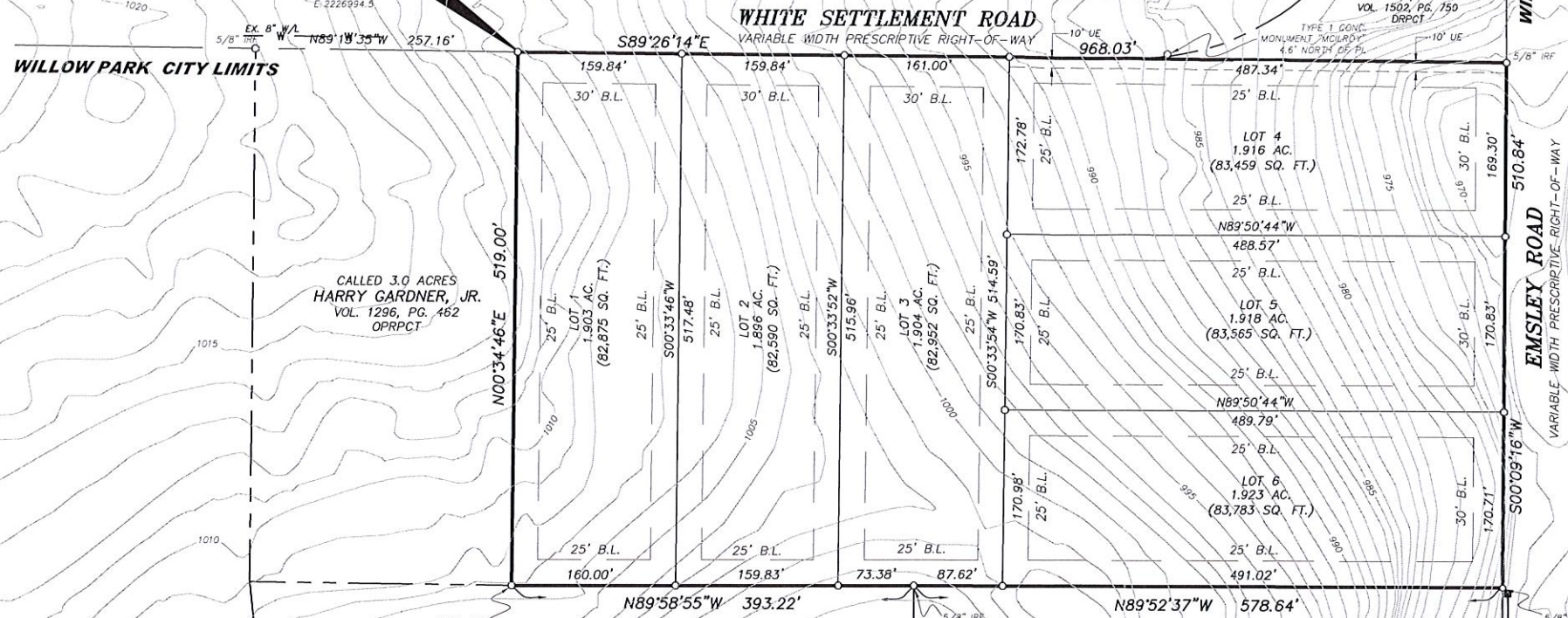
CALLED 6.492 ACRES
HEATHER VANTREASE
VOL. 2180, PG. 719
OPRPCT

CALLED 6.0 ACRES
ERIC P. & ANDREA
F. OLSEN
VOL. 1508, PG. 358
OPRPCT

WILLOW PARK CITY LIMITS

WILLOW PARK CITY LIMITS

EMSLEY ROAD



VICINITY MAP
1" = 2,000'

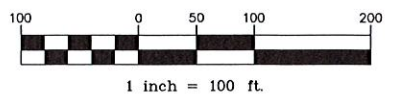
LEGEND/ABBREVIATIONS

5/8" CIRF	CAPPED IRON ROD FOUND	VOL.	VOLUME
O CIRS	UNLESS NOTED OTHERWISE, CAPPED IRON ROD SET STAMPED "PERC ENGINEERING"	PG.	PAGE
DRPCT	DEED RECORDS PARKER COUNTY, TEXAS	ESMT.	EASEMENT
PRPCT	PLAT RECORDS PARKER COUNTY, TEXAS	POB	POINT OF BEGINNING
OPRPCT	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS	CIRF	CAPPED IRON ROD FOUND
		IRF	IRON ROD FOUND
		CC#	COUNTY CLERK'S INSTRUMENT NO.
		B.L.	BUILDING SETBACK LINE
		UE	UTILITY EASEMENT

SEE SURVEYOR'S CERTIFICATE, OWNER'S DEDICATION AND PLAT NOTES ON PAGE 2 OF 2

PRELIMINARY PLAT
DOVE RIDGE ADDITION
LOTS 1 THRU 6
BEING A 11.461 ACRE LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY ABSTRACT NO. 2007
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
6 BUILDABLE LOTS

JUNE 2021
SURVEYOR:



LAND USE TABLE			
LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
RESIDENTIAL	11.461	499,224	6
TOTAL	11.461	499,224	6

APPROVED BY
CITY OF WILLOW PARK, TEXAS

Plat Approval Date: _____

BY: _____ Date _____
Mayor

BY: _____ Date _____
City Administrator

ENGINEER:
WASTELINE ENGINEERING, INC.
208 S. FRONT STREET
ALEDO, TX 76008
CONTACT: JAVIER REYES
TEL: (817) 441-1300

OWNER/DEVELOPER:
CANTRELL COMMERCIAL REAL ESTATE, LLC
111 COTTONWOOD STREET
WEATHERFORD, TX, 76086
CONTACT: COLT CANTRELL
TEL: (817) 447-8900



4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com
SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD SURVEY (I. & G.N. R.R. CO. SURVEY), ABSTRACT NO. 2007, PARKER COUNTY, TEXAS;

BEING A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY, ABSTRACT NO. 2007, PARKER COUNTY, TEXAS, BEING ALL OF A CALLED 11.463 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED (WITH VENDOR'S LIEN) TO CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK NO. 202119610, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (OPRPCT), SAID 11.461 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND, AS DESCRIBED IN THE OWELTY DEED TO HARRY GARDNER, JR., FILED FOR RECORD IN VOLUME 1296, PAGE 462, DEED RECORDS, PARKER COUNTY, TEXAS (DRPCT), BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WHITE SETTLEMENT ROAD (A VARIABLE.L.E WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 3.0 ACRE TRACT OF LAND, BEARS NORTH 89 DEGREES 15 MINUTES 35 SECONDS WEST, A DISTANCE OF 257.16 FEET, SAID BEGINNING POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6969955.8 E:2226994.5 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 635.8 FEET (4.6 LEFT ~ PERPENDICULAR) PASSING A TYPE I CONCRETE MONUMENT STAMPED "MCILROY", AND CONTINUING IN ALL A TOTAL DISTANCE OF 968.03 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF EMSLEY ROAD (A VARIABLE.L.E WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A TYPE I CONCRETE MONUMENT STAMPED "MCILROY" BEARS, NORTH 00 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 241.88 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 510.84 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 6.0 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO ERIC P. & ANDREA F. OLSEN, FILED FOR RECORD IN VOLUME 1508, PAGE 358, DRPCT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 6.0 ACRE TRACT OF LAND BEARS SOUTH 00 DEGREES 14 MINUTES 32 SECOND WEST, A DISTANCE OF 451.7 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 37 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 6.0 ACRE TRACT OF LAND, A DISTANCE OF 578.64 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID 6.0 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 6.492 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO HEATHER VANTREASE, FILED FOR RECORD IN VOLUME 2180, PAGE 719, DRPCT.

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID 6.492 ACRE TRACT OF LAND, A DISTANCE OF 393.22 FEET, TO A CAPPED IRON ROD SET STAMPED "PERC ENGINEERING", BEING THE SOUTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 3.0 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID 11.463 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF SAID CALLED 3.0 ACRE TRACT OF LAND, A DISTANCE OF 519.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.461 ACRES (499,224 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS DOVE RIDGE ADDITION, LOTS 1 THRU 6, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE ___ DAY OF _____, 2021.

BY: _____
COLT CANTRELL

TITLE: _____
PRESIDENT

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED COLT CANTRELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PLAT NOTES

- 1. THE FIRE LANES ARE DEDICATED FOR FIRE LANE PURPOSES.
- 2. THE PUBLIC IMPROVEMENTS AND DEDICATION SHALL BE FREE AND CLEAR OF ALL DEBT. LIENS, AND/OR ENCUMBRANCES.
- 3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
- 4. NO BUILDINGS, FENCES, TREES, SCRUBS 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.
- 5. THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 6. 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.
- 7. THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE 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 NECESSITY OF PROCURING PERMISSION FROM ANYONE.
- 8. ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.
- 9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48367C0300E, MAP REVISED SEPTEMBER 26, 2008. THE SURVEYOR HAS NOT PERFORMED A STUDY OF THE LIMITS OF THE FLOODPLAIN AND THIS DESIGNATION IS BASED SOLELY ON OVERLAYING THE FLOOD MAP ONTO THE SUBJECT TRACT.
- 10. THE BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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.

MERLE W. MILLER DATE: JUNE 16, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5438
STATE OF TEXAS



STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT
DOVE RIDGE ADDITION

LOTS 1 THRU 6
BEING A 11.461 ACRE LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY ABSTRACT NO. 2007 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS 6 BUILDABLE LOTS

JUNE 2021
SURVEYOR:

ENGINEER:
WASTELINE ENGINEERING, INC.
208 S. FRONT STREET
ALEDO, TX 76008
CONTACT: JAMER REYES
TEL: (817) 441-1300

OWNER/DEVELOPER:
CANTRELL COMMERCIAL REAL ESTATE, LLC
111 COTTONWOOD STREET
WEATHERFORD, TX, 76086
CONTACT: COLT CANTRELL
TEL: (817) 447-8900



4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com
SHEET 2 OF 2



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: September 21, 2021	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 2

Consider a Final Plat for Dove Ridge Addition being 11.461 acres of land International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas located on the southwest corner of Emsley Road and White Settlement Road.

BACKGROUND:

The owner Colt Cantrell, proposes to subdivide this 11.461 acre tract into 6 single family residential lots. The lots will have frontage on Emsley Road and White Settlement Road, both existing right of ways.

The subdivision will be served by City water. There is an 8 inch water main in White Settlement Road that will serve Lots 1, 2 and 3.. The developer is extending a 6 inch water main in Emsley Road to service Lots 4, 5, and 6. There will be two fire hydrants installed to provide fire protection to the area. Sanitary sewer service is not available to the area. Private sewage systems will be installed on each lot.

Stormwater flows from west to east across the subdivision.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat for Dove Ridge Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval as presented.

EXHIBITS:

- Plat Application
- Final Plat

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



City of Willow Park Development Services

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

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

Type of Plat: Preliminary Final Replat Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 08-24-2021

Address (if assigned): _____

Name of Additions: DOVE RIDGE ADDITION

Location of Addition: SOUTHWEST CORNER AT THE INTERESECTION OF
WHITE SETTLEMENT ROAD & EMSLEY ROAD

Number of Lots: 6 Gross Acreage: 11.461 Zoning: RESIDENTIAL # of New Street Intersections: na

PROPERTY OWNER:

Name: CANTRELL COMMERCIAL REAL ESTATE, LLC Contact: COLT CANTRELL

Address: 111 COTTONWOOD STREET Phone: 817. 447.8900

City: WEATHERFORD Fax: _____

State: TX Zip: 76086 Email: colt@cantrellcommercial.com

Signature: _____

APPLICANT:

Name: CANTRELL COMMERCIAL REAL ESTATE, LLC Contact: COLT CANTRELL

Address: 111 COTTONWOOD STREET Phone: 817. 447.8900

City: WEATHERFORD Fax: _____

State: TX Zip: 76086 Email: colt@cantrellcommercial.com

Signature: _____

SURVEYOR:

Name: PERC Engineering – TBPELS Firm No. 10194323 Contact: Merle W. Miller, RPLS

Address: 4055 INTERNATIONAL PLAZA, STE 430 Phone: 817.380.5110

City: FORT WORTH Fax: _____

State: TX Zip: 76109 Email: Merle.Miller@perc-eng.com

Signature: _____

ENGINEER:

Name: WASTELINE ENGINEERING, INC.

Contact: JAVIER REYES

Address: 208 S. FRONT STREET

Phone: 817. 441.1300

City: ALEDO

Fax: _____

State: TX Zip: 76008

Email: jreyes@wasteline-eng.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 Electric

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: ALL HOMES WILL BE ON SEPTIC SYSTEMS

Gas Provider (if applicable): na

APPLICATION FEES

PL
09/09/2021

450.00 \$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: DOVE RIDGE ADDITION

Applicant: COLT CANTRELL

Property Owner(s): CANTRELL COMMERCIAL REAL ESTATE, LLC
SOUTHWEST CORNER AT THE INTERESECTION OF

Location of Addition: WHITE SETTLEMENT ROAD & EMSLEY ROAD

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

- | | | |
|---|---------------|---------------|
| A. Preliminary Plat Application (original signatures) | <u>X</u> | <u> </u> |
| B. Preliminary Plat Drawing (5 paper copies & 1 digital) | <u>X</u> | <u> </u> |
| C. Preliminary Drainage Analysis (5 paper copies & 1 digital) | <u>X</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>X</u> | <u> </u> |
| I. Dimensions of all Proposed or Existing Lots | <u>X</u> | <u> </u> |
| J. Location of 100-year Flood Limits Where Applicable | <u> </u> | <u> </u> |

N/A

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- | | | |
|---|---------------|---------------|
| A. Final Plat Application (original signatures) | <u>X</u> | <u> </u> |
| B. Final Plat Drawing (5 paper copies & 1 digital copy) | <u>X</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>X</u> | <u> </u> |
| F. Dimensions of All Proposed or Existing Lots | <u>X</u> | <u> </u> |
| G. Area in acres for each lot | <u>X</u> | <u> </u> |
| H. Any Existing Structures which Encroach and Setback Lines | <u>X</u> | <u> </u> |
| I. Parker County Tax Certificate | <u>X</u> | <u> </u> |
| J. Plans for all water & sewer lines | <u>X</u> | <u> </u> |
| K. Plans for fire hydrants | <u>X</u> | <u> </u> |
| L. Plans for all proposed streets and sidewalks | <u> </u> | <u> </u> |

✓
OK
N/A
OK
✓
✓
N/A
✓
✓
N/A

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

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	_____	_____
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**

Applicant Questions:

Front building setback: 30 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?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Does the site include any drainage easements?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Does the site include any roadway/through fare easements?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

Staff Review:

Does the plat include all the required designations?	<input type="radio"/> Yes	<input type="radio"/> No
Are the setbacks for the building sufficient?	<input type="radio"/> Yes	<input type="radio"/> No
Are there any easement conflicts?	<input type="radio"/> Yes	<input type="radio"/> No
Do the proposed easements align with neighboring easements?	<input type="radio"/> Yes	<input type="radio"/> No
Are the proposed easements sufficient to provide service?	<input type="radio"/> Yes	<input type="radio"/> No
Does the proposed project pose any planning concerns?	<input type="radio"/> Yes	<input type="radio"/> No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature: _____ Date: _____

**Willow Park
Plat
Public Works Review**

Applicant Questions:

Is the project serviced by an existing road?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If yes, which road? <u>White Settlement Rd. & Emsley Rd.</u>		
Is the project serviced by an existing water line?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
If yes, what size line? _____		
Will the project require the extension of a water line?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Does the project use well water?	<input checked="" type="radio"/> No	<input type="radio"/> Drinking <input type="radio"/> Irrigation
If yes, which aquifer does the well pull from? _____		
Is the project serviced by an existing sewer line?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
If yes, what size line? _____		
If no, what type and size is the septic system? <u>OSSF and size to be designed by home builder.</u>		

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: _____ Date: _____

**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? _____		
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? _____		
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? _____		

Staff Review:

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

Approved

Not Approved

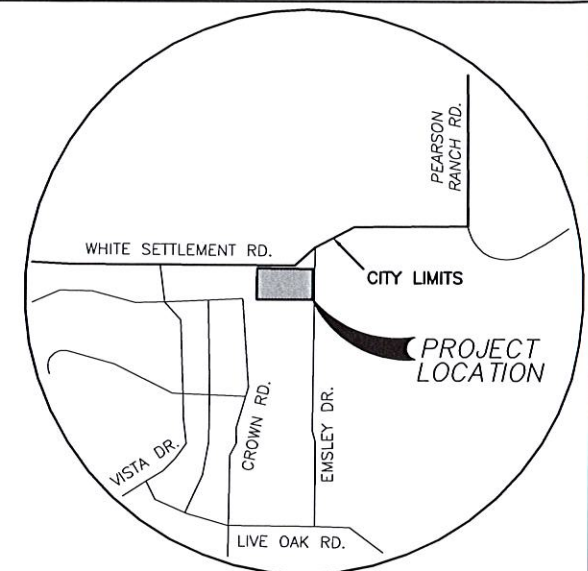
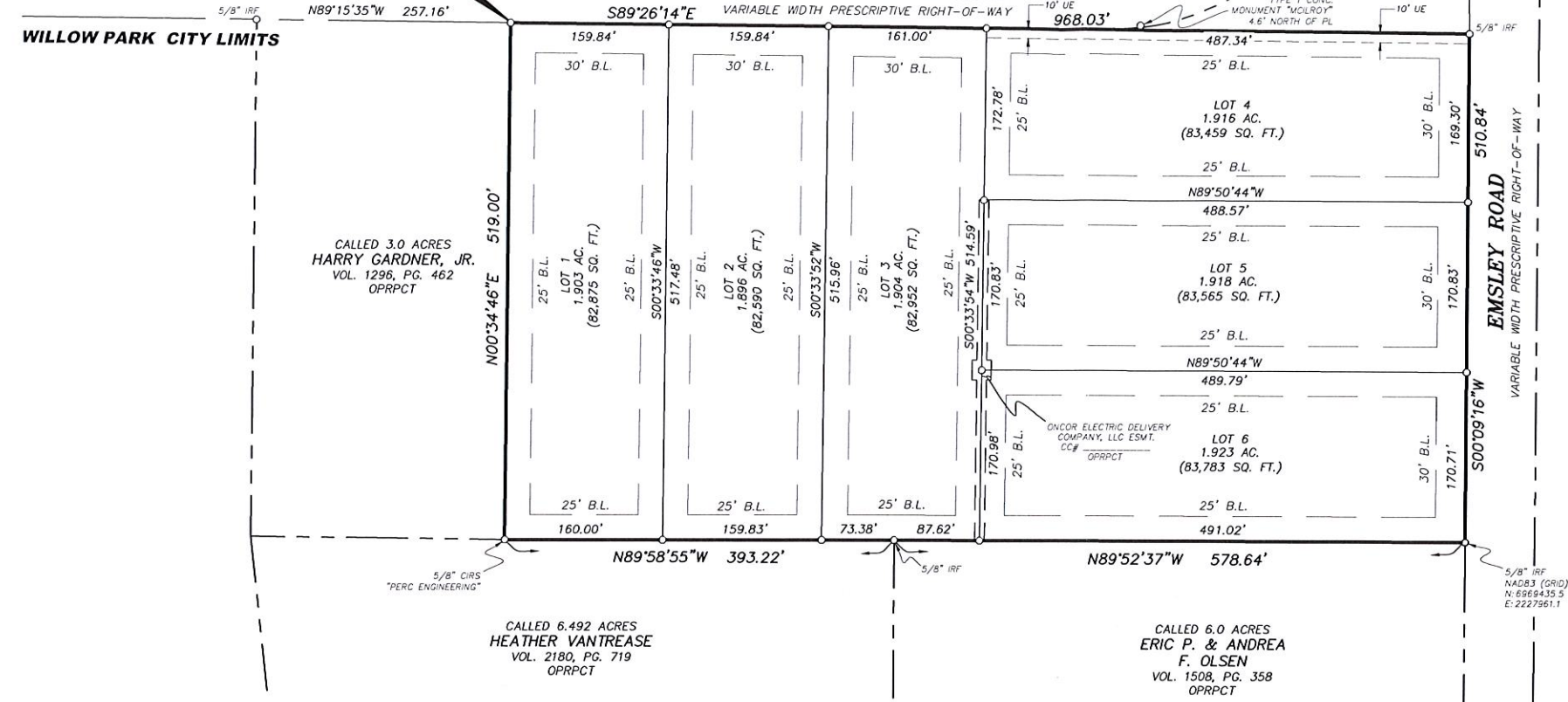
Needs More Information or Corrections

Flood Plain Manager Approval Signature: _____ Date: _____

INTERNATIONAL & GREAT NORTHERN
RAILROAD COMPANY SURVEY ~
ABSTRACT NO. 2007

CALLED 88.121 ACRES
JACK DILL KNOX, ET AL
VOL. 1502, PG. 116
VOL. 1502, PG. 750
DRPCT

POB
STEEL FENCE POST
NAD83 (GRID)
N: 6962955.8
E: 2226994.5



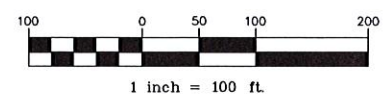
VICINITY MAP
1" = 2,000'

ANGELA LYNCH CHILDERS
CC #201920075
OPRPCT

LEGEND/ABBREVIATIONS

5/8" CIRF	CAPPED IRON ROD FOUND	VOL.	VOLUME
○ CIR	UNLESS NOTED OTHERWISE, CAPPED IRON ROD SET STAMPED "PERC ENGINEERING"	PG.	PAGE
DRPCT	DEED RECORDS PARKER COUNTY, TEXAS	ESMT.	EASEMENT
PRPCT	PLAT RECORDS PARKER COUNTY, TEXAS	POB	POINT OF BEGINNING
OPRPCT	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS	CIRF	CAPPED IRON ROD FOUND
		IRF	IRON ROD FOUND
		CC#	COUNTY CLERK'S INSTRUMENT NO.
		BL	BUILDING SETBACK LINE
		UE	UTILITY EASEMENT

SEE SURVEYOR'S CERTIFICATE, OWNER'S DEDICATION AND PLAT NOTES ON PAGE 2 OF 2



**APPROVED BY
CITY OF WILLOW PARK, TEXAS**

APPROVED BY: _____ DATE: _____

SIGNED: _____ Mayor _____ Date

ATTEST: _____ City Secretary _____ Date

COUNTY CLERK STAMP

LAND USE TABLE

LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
RESIDENTIAL	11.461	499,224	6
TOTAL	11.461	499,224	6

ENGINEER:
WASTELINE ENGINEERING, INC.
208 S. FRONT STREET
ALEDO, TX 76008
CONTACT: JAVIER REYES
TEL: (817) 441-1300

OWNER/DEVELOPER:
CANTRELL COMMERCIAL REAL ESTATE, LLC
111 COTTONWOOD STREET
WEATHERFORD, TX, 76086
CONTACT: COLT CANTRELL
TEL: (817) 447-8900

FINAL PLAT
DOVE RIDGE ADDITION
LOTS 1 THRU 6
BEING A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY ABSTRACT NO. 2007 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
6 BUILDABLE LOTS

SEPTEMBER 2021
SURVEYOR:

PERC ENGINEERING

4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com
SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD SURVEY (I. & G.N. R.R. CO. SURVEY), ABSTRACT NO. 2007, PARKER COUNTY, TEXAS;

BEING A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY, ABSTRACT NO. 2007, PARKER COUNTY, TEXAS, BEING ALL OF A CALLED 11.463 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED (WITH VENDOR'S LIEN) TO CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK NO. 202119610, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (OPRPCT), SAID 11.461 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND, AS DESCRIBED IN THE OWELTY DEED TO HARRY GARDNER, JR., FILED FOR RECORD IN VOLUME 1296, PAGE 462, DEED RECORDS, PARKER COUNTY, TEXAS (DRPCT), BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WHITE SETTLEMENT ROAD (A VARIABLE.L.E WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 3.0 ACRE TRACT OF LAND, BEARS NORTH 89 DEGREES 15 MINUTES 35 SECONDS WEST, A DISTANCE OF 257.16 FEET, SAID BEGINNING POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6969955.8 E:2226994.5 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 635.8 FEET (4.6 LEFT ~ PERPENDICULAR) PASSING A TYPE I CONCRETE MONUMENT STAMPED "MCILROY", AND CONTINUING IN ALL A TOTAL DISTANCE OF 968.03 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF EMSLEY ROAD (A VARIABLE.L.E WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A TYPE I CONCRETE MONUMENT STAMPED "MCILROY" BEARS, NORTH 00 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 241.88 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 510.84 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 6.0 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO ERIC P. & ANDREA F. OLSEN, FILED FOR RECORD IN VOLUME 1508, PAGE 358, DRPCT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 6.0 ACRE TRACT OF LAND BEARS SOUTH 00 DEGREES 14 MINUTES 32 SECOND WEST, A DISTANCE OF 451.7 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 37 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 6.0 ACRE TRACT OF LAND, A DISTANCE OF 578.64 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID 6.0 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 6.492 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO HEATHER VANTREASE, FILED FOR RECORD IN VOLUME 2180, PAGE 719, DRPCT.

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID 6.492 ACRE TRACT OF LAND, A DISTANCE OF 393.22 FEET, TO A CAPPED IRON ROD SET STAMPED "PERC ENGINEERING", BEING THE SOUTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 3.0 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID 11.463 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF SAID CALLED 3.0 ACRE TRACT OF LAND, A DISTANCE OF 519.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.461 ACRES (499,224 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS DOVE RIDGE ADDITION, LOTS 1 THRU 6, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE ___ DAY OF SEPTEMBER, 2021.

BY: COLT CANTRELL

TITLE: PRESIDENT

STATE OF TEXAS)
COUNTY OF)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED COLT CANTRELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF SEPTEMBER, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

PLAT NOTES

- 1. THE FIRE LANES ARE DEDICATED FOR FIRE LANE PURPOSES.
2. THE PUBLIC IMPROVEMENTS AND DEDICATION SHALL BE FREE AND CLEAR OF ALL DEBT. LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SCRUBS 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.
5. THE CITY IS NOT RESPONSIBLE.L.E FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. 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.
7. THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE 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 NECESSITY OF PROCURING PERMISSION FROM ANYONE.
8. ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48367C0300E, MAP REVISED SEPTEMBER 26, 2008. THE SURVEYOR HAS NOT PERFORMED A STUDY OF THE LIMITS OF THE FLOODPLAIN AND THIS DESIGNATION IS BASED SOLELY ON OVERLAYING THE FLOOD MAP ONTO THE SUBJECT TRACT.
10. THE BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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.



MERLE W. MILLER DATE: SEPTEMBER __, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5438
STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF SEPTEMBER, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

FINAL PLAT
DOVE RIDGE ADDITION

LOTS 1 THRU 6
BEING A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY ABSTRACT NO. 2007
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
6 BUILDABLE LOTS

SEPTEMBER 2021

SURVEYOR:



4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com
SHEET 2 OF 2

ENGINEER:
WASTELINE ENGINEERING, INC.
208 S. FRONT STREET
ALEDO, TX 76008
CONTACT: JAVIER REYES
TEL: (817) 441-1300

OWNER/DEVELOPER:
CANTRELL COMMERCIAL REAL ESTATE, LLC
111 COTTONWOOD STREET
WEATHERFORD, TX, 76086
CONTACT: COLT CANTRELL
TEL: (817) 447-8900