



**BOARD OF ADJUSTMENT - REGULAR MEETING  
WILLOW PARK CITY HALL  
516 RANCH HOUSE RD, WILLOW PARK, TX 76087  
January 20, 2022 at 6:00 P.M.**

**AGENDA**


- I. Call meeting to order
- II. Determination of Quorum
- III. CONSIDER for approval Minutes of July 14, 2021 meeting.
- IV. PUBLIC HEARING to consider a request for a variance to Sec.14.03.007 of the Zoning Ordinance for detached accessory building rebuilt on the same site as original detached accessory building to encroach within the 25' side yard setback in the R-1 Single-Family District on 3.300 acres BBB&C RR Co. Abst. No. 147, City of Willow Park, Parker County, Texas, located at 1717 Ranch House Road.
- V. PUBLIC HEARING to consider a request for a variance to Sec.14.09.001(f) of the Zoning Ordinance to allow an eight-foot board-on-board panel fence to be placed on the existing five-foot pipe fence in the front yard setback (Crown Rd.) in the R-1 Single-Family District on 12.242 acres, McKinney & Williams Survey, Abst. No. 954, City of Willow Park, Parker County, Texas, located at 6 Crown Rd.
- VI. Adjourn

I CERTIFY THAT NOTICE OF THIS MEETING WAS POSTED ON THE BULLETIN BOARD OF THE MUNICIPAL BUILDING OF THE CITY OF WILLOW PARK ON DECEMBER 14, 2022 AT 5:00 P.M.



Betty Chew, 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 Development Department at (817) 441-7108 (ext 102) or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Posted: 1/13/22 



City of Willow Park  
Board of Adjustment  
Regular Meeting  
516 Ranch House Rd Willow Park, TX 76087  
July 14, 2021 6:00 PM  
Minutes

**I. Call Meeting to Order @ 6:30 PM**

**II. Determination of Quorum**

**Present:**

Chairperson Cindi Neverdousky  
Mike Barron  
Richard Kasparian  
Michael Chandler

**Absent:**

Jay Atwood  
Alternate Timothy Griffiths

**III. CONSIDER for approval Minutes of November 12, 2020 and March 24, 2021 meetings.**

Motion made by Board Member Mike Barron to approve the minutes of the November 12, 2020 meeting and the March 24, 2020 meeting.

Second by Board Member Michael Chandler.

Motion passed by unanimous vote.

**IV. PUBLIC HEARING to consider a request for a variance to Sec.14.07.007 of the Zoning Ordinance for the maximum area for a free standing on-premise sign in the C/IH-20 Overlay District on Lot 1R1, Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas, located at 4400 East IH-20 Service Road South.**

Chairperson Neverdousky opened the public hearing.

Betty Chew discussed the applicant, Renee Whitehead's request for a variance to increase the maximum area of sign to allow property owner Kelly Ross to install a free-standing 35' pylon sign with 132 sq. ft. sign cabinet located as stated above at the business of 415 RV Center.

Van Miller of Mello Signs addressed the Board stating this is a refurbished sign which is being relocated.

Chairperson Neverdousky closed the public hearing.

**a. Is the request for a variance owing to special conditions inherent in the property itself?**

Aye votes: 4



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Nay votes: 0  
Vote Passed: 4

**b. Is the condition unique to the property requesting the variance?**

Aye votes: 4  
Nay votes: 0  
Vote Passed: 4

**c. Is the condition self-imposed or self-created?**

Aye votes: 0  
Nay votes: 5  
Vote Passed: 5

**d. Will a literal enforcement of the Zoning Ordinance result in an unnecessary hardship?**

Aye votes: 4  
Nay votes: 0  
Vote Passed: 4

**e. Will the hardship prevent any reasonable use whatsoever?**

Aye votes: 0  
Nay votes: 4  
Vote Passed: 4

**f. Would the grant of the variance be contrary to the public interest?**

Aye votes: 0  
Nay votes: 4  
Vote Passed: 4



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**g. Is the request within the spirit of the ordinance and does it further substantiate justice?**

Aye votes: 4  
Nay votes: 0  
Vote Passed: 4

**Variance was granted.**

**V. PUBLIC HEARING to consider a request for a variance to Sec.14.06.005(b)(10) of the Zoning Ordinance to allow a front yard facing garage door in the R-1 Single-Family District on Lot 11, Block K, Laguna Vista Estates, City of Willow Park, Parker County, Texas located at 449 Cook Road.**

Chairperson Neverdousky opened the public hearing.

Betty Chew discussed the applicant, Debra Wenzel's request for a variance to allow front facing garage door at 449 Cook Rd. to replace existing garage with metal garage with front-facing garage door at said location on her property.

Debra Wentzel stated that the existing "old" wooden building has termites and cracked foundation and, therefore, has to be demolished. Her application stated that there is not enough side property for a side-facing door.

Chairperson Neverdousky closed the public hearing.

**a. Is the request for a variance owing to special conditions inherent in the property itself?**

Aye votes: 4  
Nay votes: 0  
Vote Passed: 4

**b. Is the condition unique to the property requesting the variance?**

Aye votes: 4  
Nay votes: 0





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Vote Passed: 4

**c. Is the condition self-imposed or self-created?**

Aye votes: 0

Nay votes: 4

Vote Passed: 4

**d. Will a literal enforcement of the Zoning Ordinance result in an unnecessary hardship?**

Aye votes: 4

Nay votes: 0

Vote Passed: 4

**e. Will the hardship prevent any reasonable use whatsoever?**

Aye votes: 0

Nay votes: 4

Vote Passed: 4

**f. Would the grant of the variance be contrary to the public interest?**

Aye votes: 0

Nay votes: 4

Vote Passed: 4

**g. Is the request within the spirit of the ordinance and does it further substantiate justice?**

Aye votes: 4

Nay votes: 0

Vote Passed: 4

**Variance was granted.**

**IV. PUBLIC HEARING to consider a request for a variance to Sec.14.09.001 (F) to allow a 6 foot privacy fence in the front yard building setback on Lot 1, Block 48. El Chico Addition, City of Willow Park, Parker County, Texas, located at 100 Mesa Springs Road.**



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Chairperson Neverdousky opened the public hearing.

Betty Chew discussed the applicant, Jamie Bellow's request for a variance to allow a 6' existing privacy fence which is inside of the front yard building setback to remain. Bellow's application states that the privacy fence only blocks public view from their backyard.

Jamie Bellow stated the privacy fence replaced an open chain link fence that provided no privacy for her children. Ranch House Road is a very busy street and she wants to privacy.

Chairperson Neverdousky closed the public hearing.

**a. Is the request for a variance owing to special conditions inherent in the property itself?**

Aye votes: 4

Nay votes: 0

Vote Passed: 4

**b. Is the condition unique to the property requesting the variance?**

Aye votes: 4

Nay votes: 0

Vote Passed: 4

**c. Is the condition self-imposed or self-created?**

Aye votes: 0

Nay votes: 4

Vote Passed: 4

**d. Will a literal enforcement of the Zoning Ordinance result in an unnecessary hardship?**

Aye votes: 4

Nay votes: 0

Vote Passed: 4

**e. Will the hardship prevent any reasonable use whatsoever?**



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Aye votes: 0  
Nay votes: 4  
Vote Passed: 4

**f. Would the grant of the variance be contrary to the public interest?**

Aye votes: 0  
Nay votes: 4  
Vote Passed: 4

**g. Is the request within the spirit of the ordinance and does it further substantiate justice?**

Aye votes: 4  
Nay votes: 0  
Vote Passed: 4

**Variance was granted.**

**ADJOURN**

With no further business, the meeting adjourned at 6:30 pm.

APPROVED:

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Cindi Neverdousky, Chairperson, Board of Adjustment



City of Willow Park  
City Hall 516 Ranch House Rd  
Willow Park, TX 76087  
(817) 441-7108

## **MEMORANDUM**

January 20, 2022

TO: Board of Adjustment  
FROM: Betty Chew & Toni Fisher  
RE: 1717 Ranch House Rd, Willow Park - BOA2022-01-01

The applicant, Colter Schau, is requesting a variance for an accessory building on his property that was built within the 25' Building Line side yard setback on the north side of his property. This building replaced the original accessory building that was unsafe.

Mr. Schau states in his application that he believed that the replacement of an existing building on his property was permissible, and he was not aware that he had to get permits for the replacement building since it was on the same site. The replacement building was built in March/April of 2021.

The applicant is requesting a variance to allow this building to remain within the 25' Building Line.

### CHAPTER 14-ZONING REGULATIONS

#### SEC. 14.03.007(a)(3) ACCESSORY BUILDING AND USE REGULATIONS

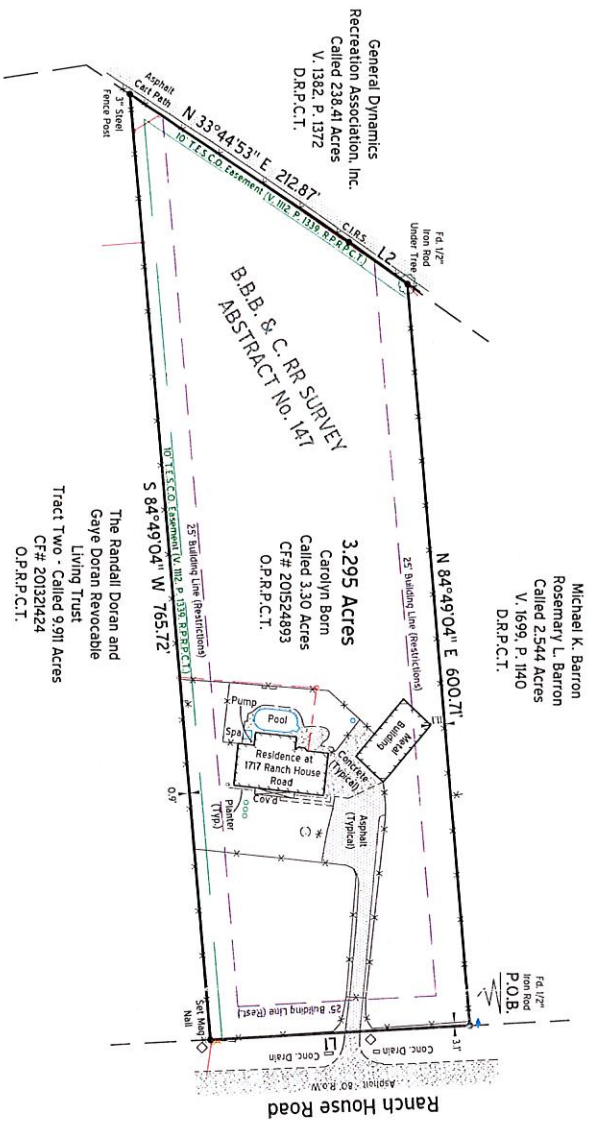
Side yard setback: Where building lines, setback lines or side yard are shown on a recorded plat, the minimum side yard setback shall be as shown on the plat. In all other locations, the minimum side yard setback shall be 10'.

To allow the accessory building to remain in its current location will require a variance of 14 feet on the north side yard setback.





Line 1 - L1 Bearing: S 03°31'15" E Distance: 210.00'
Line 2 - L2 Bearing: N 34°55'48" E Distance: 57.95'



Legend	
Light Pole	Water Well
Power Pole	Septic Tank Lid
Overhead Electric	Gas Water
Overhead Electric	Gas Pipeline Marker
Trees	Mail Box
Burned Cable Marker	Sign Post
Trace	Guy Wire



Notes:  
 1) With respect to the documents listed in Title Commitment No. 2025-29592-8U the following easements and/or restrictions were reviewed for this survey:  
 Subject to the Restrictions recorded in: V. III, P. 104 R.P.P.C.T.  
 Subject to the following Easements) and/or Documents):  
 T.E.S.C.O. Easement - V. III, P. 139 R.P.P.C.T., (As Shown)  
 The following Easements) and/or Documents) do(es) not affect this tract: V. III, P. 48, V. 1200, P. 42 R.P.P.C.T.  
 According to easement descriptions, clearly apparent location of utilities in the field plus stamps of records and the surveyor's professional opinion.  
 2) Official FEMA flood hazard information has not been reviewed for this survey. The surveyor is not responsible for any flood hazard information always, but the official FEMA website at FEMA.gov.  
 (Cont'd)

Notes Continue:  
 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)  
 4) Underground utilities were not located during this survey. Call all and/or utility providers before excavation or construction.  
 5) Please consider all applicable governing entities regarding rules & regulations, that may affect construction on this property.  
 6) C.I.R.S. - set 1/2" iron rod with orange plastic cap stamped "Texas Surveying, Inc."



Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
 Texas Surveying, Inc. - Alledo Branch  
 P.O. Box 291, 208 S. Front Street, Alledo, TX 76008  
 Phone: 817-441-5283 (LAND)  
 April 6, 2020 - AH040008

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground, by me or under my direct supervision; visible conflicts, encroachments, easements, or other items shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as appearing and the same are correct in accordance with the laws and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

1) North 33°44'53" East, 212.87 feet, to a 1/2" iron rod with orange plastic cap stamped "Texas Surveying, Inc.", set for an angle point in said common line;  
 2) North 34°55'48" East, 57.95 feet, to a 1/2" iron rod found under a tree, for the southwest corner of said Barron tract, being the northwest corner of said Barron tract and the herein described 3,295 acre tract.  
 THENCE North 84°49'04" East, 600.71 feet, with the north line of said Barron tract, the south line of said Barron tract, to the POINT OF BEGINNING, and containing 3,295 acres within the herein described metes and bounds, Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

THENCE with the common line of said Barron tract and said General Dynamics tract, the following courses and distances:  
 1) North 33°44'53" East, 212.87 feet, to a 1/2" iron rod with orange plastic cap stamped "Texas Surveying, Inc.", set for an angle point in said common line;  
 2) North 34°55'48" East, 57.95 feet, to a 1/2" iron rod found under a tree, for the southwest corner of said Barron tract, being the northwest corner of said Barron tract and the herein described 3,295 acre tract.  
 THENCE South 03°31'15" East, 210.00 feet, with the west right-of-way of said Ranch House Road, the east line of said Barron tract, to a Maghali set for the northeast corner of that certain called 9.91 acre tract described as 's' Tract Two, in instrument to The Randall Doran and Gayle Doran Revocable Living Trust, recorded in Clerk's File Number 20132424, O.P.R.P.C.T., being the southeast corner of said Barron tract and the herein described 3,295 acre tract.  
 THENCE South 84°49'04" West, 765.72 feet, with the south line of said Barron tract, the north line of said Doran tract, to a 3" steel fence corner post found in the east line of that certain called 238.41 acre tract described in instrument to General Dynamics Recreation Association, Inc., recorded in Volume 1382, Page 1372, D.R.P.C.T., for the northerly northwest corner of said Doran tract, being the southwest corner of said Barron tract and the herein described 3,295 acre tract.  
 THENCE with the common line of said Barron tract and said General Dynamics tract, the following courses and distances:  
 1) North 33°44'53" East, 212.87 feet, to a 1/2" iron rod with orange plastic cap stamped "Texas Surveying, Inc.", set for an angle point in said common line;  
 2) North 34°55'48" East, 57.95 feet, to a 1/2" iron rod found under a tree, for the southwest corner of said Barron tract, being the northwest corner of said Barron tract and the herein described 3,295 acre tract.  
 THENCE North 84°49'04" East, 600.71 feet, with the north line of said Barron tract, the south line of said Barron tract, to the POINT OF BEGINNING, and containing 3,295 acres within the herein described metes and bounds, Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

Survey with Improvements

Being a 3,295 acre tract situated in the B.B. & C. R. Survey, Abstract Number 147, Parker County, Texas, and being that same called 3,30 acre tract described in instrument to Carolyn Barron, recorded in Clerk's File Number 201524893, of the Official Public Records, Parker County, Texas. (O.P.R.P.C.T.), said 3,295 acre tract being further described by metes and bounds as follows:

TEXAS SURVEYING, INC.  
 ALLEDO BRANCH - 817-441-5283  
 FIRM NO. 11094122 - ALLEDO@TXSURVEYING.COM

**Accessory Building Variance**

**BOA 2022-01-01**

Variance Request:

**Colter Schau  
1717 Ranch House Rd  
Willow Park TX**

Notice of Public Hearing mailed to:

Michael & Rosemary Barron  
1801 Ranch House Rd  
Willow Park TX 76087

Doran Randall & Gaye Trustees  
PO Box 1620  
Aledo TX 76008

Margie Hogan  
1620 Ranch House Rd  
Willow Park TX 76087

Jeremy & Hillary Stone  
1610 Ranch House Rd  
Willow Park TX 76087

Lockheed Martin Rec Assn  
3300 Bryant Irvin Rd  
Fort Worth TX 76109

Bernard Suchocki  
1809 Ranch House Rd  
Willow Park TX 76087

Date mailed: 12/22/21  
By: TONI FISHER





City of Willow Park  
City Hall 516 Ranch House Rd  
Willow Park, TX 76087  
(817) 441-7108

## **MEMORANDUM**

January 20, 2022

TO: Board of Adjustment  
FROM: Betty Chew & Toni Fisher  
RE: 6 Crown Rd, Willow Park - BOA2022-01-02

The applicant, Tracie Swayden, is requesting a variance for the construction of an 8' board-on-board panel fence to be attached to the existing 5' pipe fence along the front yard setback of her property.

Ms. Swayden is requesting the variance due to the raised elevation of Crown Road. Her home and yard have no privacy from passer-by traffic, creating a privacy and safety hardship for her family.

The applicant is requesting a variance to allow for the building of the wooden fence which is in the front yard setback (Crown Road) of her 12.242 acre property.

### CHAPTER 14-ZONING REGULATIONS

#### SEC. 14.09.001(f) ACCESSORY BUILDING AND USE REGULATIONS

In other than residential zoned district fences may be constructed to a maximum height of then (10) feet above grade. In residentially zoned districts fences shall not be erected to exceed eight feet above grade when located behind the front building line nor four and one-half (4.5) feet in height above grade when located within the required front yard or side yard on a corner lot adjacent to a side street.

To allow the construction of an 8' wooden privacy fence in the front yard building setback on Crown Road will require a variance to the 4.5 foot maximum fence height.



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

CITY OF WILLOW PARK - BOARD OF ADJUSTMENTS  
 REQUEST FOR A VARIANCE

Request No. 2022-01-02

Name of Applicant: Ms. Tracie Swayden Telephone: (817) 897-4938

Email address: tswayden@yahoo.com

Address of Applicant: 6 Crown Rd Willow Park TX 76087  
Street City State Zip

Owner of Property: Same as above Telephone: ( )

Email address: Same as above

Address of Owner: 6 Crown Rd Willow Park TX 76087  
Street City State Zip

Property location for variance: 6 Crown Rd, Willow Park TX 76087

Briefly explain why this variance is being requested: Requesting 8ft panel fence, board on board, on existing 5ft picket fence on my property line on Crown Rd to increase security + privacy + decrease noise + lights

Please explain (each item below should be fully explained on a separate sheet of paper providing as much detail as possible):

- (a) Is the request for a variance owing to special condition inherent in the property itself?
- (b) Is the condition one unique to the property requesting the variance?
- (c) Is the condition self-imposed or self-created?
- (d) Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?

[Signature]  
 Signature of Applicant

10/21/21  
 Date of Application

12/07/21  
Paid  
ck  
BT  
 \$150.00  
 Filing Fee

City Use

Ordinance involved: \_\_\_\_\_

Why Referred to BOA: \_\_\_\_\_

Resolution: \_\_\_\_\_

Date: \_\_\_\_\_



BOA-2022-01-02

(No Subject)

From: Tracie Swayden (tswayden@yahoo.com)  
To: tswayden@yahoo.com  
Date: Wednesday, November 3, 2021, 11:33 AM PDT

I, Tracie Swayden, M.D., am requesting a variance in height to an 8 ft cedar board on board panel fence, with a lifetime guarantee, on an existing 5 ft pipe fence along my property line on Crown Rd to provide much needed privacy and security and to decrease traffic noise and lights.

**A. Is the request for a variance owing to special condition inherent in the property itself?**

Yes-Property already has 5 foot pipe fence, running east to west on the road side of Crown Rd, through an existing well established tree line. Refer to survey to see how the property is positioned to the road. Fence does not impede any future residential development. We do not live in a residential area. The only neighbors we have within 400 feet of us are The Regians who previously resided in our home.

**B. Is the condition one unique to the property requesting the variance?**

Yes-House is a one of kind log cabin. It is not situated squarely to the road. There are several windows, bedrooms, bathrooms, living room, that directly face Crown Rd. At some points the property sits 22 feet to the existing pipe fence and an additional 18 feet to Crown Rd. In addition the road is at an elevation of 3 feet higher than the house. The road is even higher than 3 feet at the intersection of Milkus and Crown Rd.  
From the road the fence would only appear to be 4-5 feet tall. The fence would be on the SIDE of the house NOT the front of the house.

The front of the house faces Mary Lou and we own the 12.5 acres that sits in front of the house on Mary Lou. Living room, floor to ceiling windows, face Crown Rd directly, which makes lights and noise from east bound traffic obnoxious and intrusive. We keep our blinds down, but this still does not keep the lights and noise out. Bathub and shower in upstairs master face Crown Rd and a 4 foot fence will not allow privacy due to the elevation of the road.

The bathtub sits in front of the windows that face Crown Rd. The glass shower also faces Crown Rd. Downstairs bedroom windows directly face Crown Rd at 22 feet from the property fence and is highly visible to oncoming traffic.

In addition there is a high traffic service entrance across the street where people and automobiles often congregate. The house came with a pool that is in the front/side entrance and is easily accessible and easily viewed from Crown Rd. An 8 ft fence would increase privacy from the busy and increasing traffic and the busy service entrance directly across the road from it.

The higher fence would also decrease accidental injury from someone accessing the property from the road. We also plan to use base boards at the base of the fence that might help with water runoff from Crown Rd and the elevated properties to our West and North. This runoff does not flow down the ditch which is not dug out enough to direct waterflow, but instead flows towards our house.

**C. Is the condition self imposed or self-created?**

No-Preexisting conditions. The Regians (Previous Owners) moved/built just west of our property line. They do not have any objections with the 8 foot fence on north/south property line between our properties or the eastwest property line on Crown Rd.  
The Regians are the only residents within 400 feet of the house.

**D. Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?**

Yes-We would feel more secure with the safety of our small children to have a higher fence height (8 foot). Their playground is visible and accessible from Crown Rd. It would be harder to access the property with an 8 ft fence. With the addition of the apartments, the church and thru road from 120,

we anticipate an increase in traffic, noise and crime. We have already had three separate occasions of unknown people trespassing on our property through the gate or over the fence.  
 Instance 1-Unidentified man walked down our drive of 150 feet and walked INTO the house roaring and asking who lived in the house-late 2018.  
 Instance 2-Unidentified woman crawled through the gate/fence and came to the front door asking for medical attention. Small children were at home with a baby sitter. 2019  
 Instance 3-Unidentified man crawled through gate/fence and was found in the carport, approx 500 feet from the road. He said his car broke down although we did not see a car on the road. We called the police to have him removed.

We have added other security measures to the house but feel we absolutely need a better physical deterrent from the road to keep trespassers away.

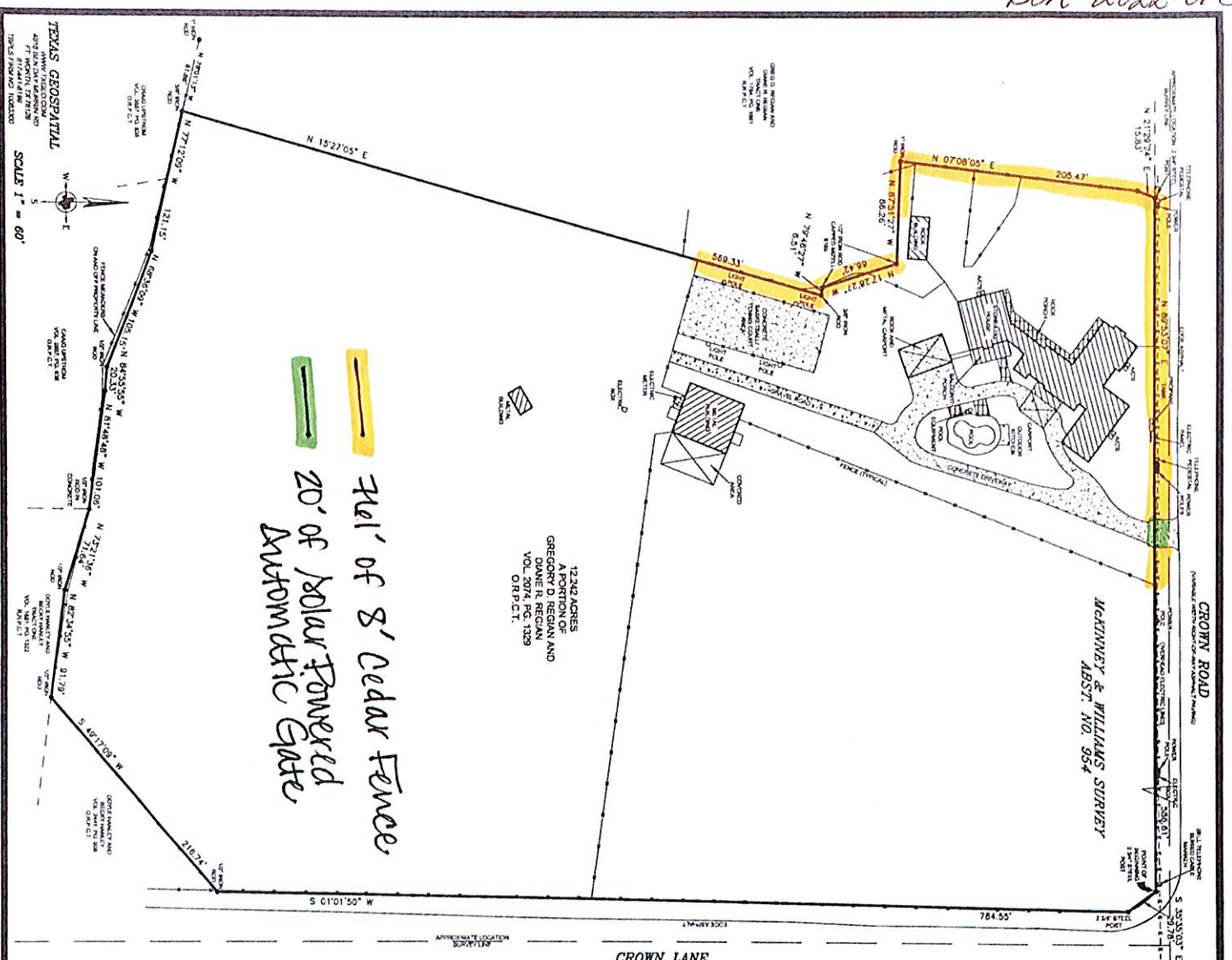
A 4 foot fence will not provide that deterrence because of the elevation of the road and the proximity of the house to the road.

We would appreciate an expeditious response. We are getting married 11/20/21 and hoping to have the property cleaned up, fenced up by then.

Thank you,  
 Trivi Swartz



Tracy Dwyer - @ DOWNEY RD.



2 1/2' of 8' Cedar Fence  
 20' of Solar Powered Automatic Gate

12.242 ACRES  
 A TRACT OF LAND  
 IN THE COUNTY OF TARRANT  
 STATE OF TEXAS  
 BEING PART OF  
 GREGORY D. REGAN AND  
 DIANE R. REGAN  
 VOL. 2074, PG. 1339  
 ORPACT.

WESLEY FRANKLIN SURVEY  
 ABST. NO. 468

Survey Plat  
 of Crown Road  
 12.242 acres situated in the  
 MCKINNEY AND WILLIAMS SURVEY,  
 Abst. No. 954  
 City of Willow Park,  
 Parker County, Texas.

FIELD NOTES:  
 12.242 acres situated in the MCKINNEY AND WILLIAMS SURVEY, Abst. No. 954, City of Willow Park, Parker County, Texas, being a portion of the tract described in deed to Gregory D. Regan and Diane R. Regan, recorded in Volume 2074, Page 1339, Official Records, Parker County, Texas, and being more particularly described as follows:  
 Beginning at a 2 1/4" steel post for the most westerly northeast corner of said Regan tract, in the southeast corner of Crown Road (6 variable width right-of-way), said point being, per deed (Vol. 2074, Pg. 1339) east S00N 13.7 feet and WEST 26.6 feet from the northeast corner of said MCKINNEY AND WILLIAMS SURVEY;  
 THENCE S 35.5503° E, along the easterly line of said Regan tract, 29.78 feet to a 2 1/4" steel post in the west line of CROWN LANE (6 variable width right-of-way);  
 THENCE S 01.0150° E, along the east line of said Regan tract, 784.55 feet to a 1/2" iron rod, the north corner of the tract described in deed to Doyle Halsey and Sherry Halsey by deed recorded in Volume 2441, Page 908, Official Records, Parker County, Texas;  
 THENCE S 48.1709° W, along the northerly line of said Halsey tract, 216.74 feet to a 1/2" iron rod, the west corner of said Halsey tract;  
 THENCE along the south line of said Regan tract, as follows:  
 N 62.3435° W, 91.79 feet to a 1/2" iron rod;  
 N 73.2158° W, 71.64 feet to a 1/2" iron rod in concrete;  
 N 01.4834° W, 101.08 feet;  
 N 84.4535° W, 20.35 feet to a 1/2" iron rod;  
 N 68.5839° W, 105.15 feet;  
 N 77.1209° W, 121.15 feet to a 3/8" iron rod, the southwest corner of said Regan tract, from which a 1" iron rod bears N 78.0115° W, 61.08 feet;  
 THENCE along the westerly line of said Regan tract, as follows:  
 N 15.2703° E, 569.31 feet to a 3/8" iron rod;  
 N 79.4837° W, 6.31 feet to a 1/2" iron rod capped METZEL 6165;  
 N 17.2837° W, 66.42 feet to a 1/2" iron rod capped METZEL 6165;  
 N 6.7512° W, 66.26 feet to a 1" iron rod;  
 N 07.0810° E, 205.47 feet;  
 N 31.7923° E, 15.83 feet to a 2 1/4" steel post in the south line of said CROWN ROAD, the northwest corner of said Regan tract;  
 THENCE N 89.3330° E, along the north line of said Regan tract, 506.61 feet to the POINT OF BEGINNING, said containing 12.242 acres of land.

NOTES:  
 BEARING CORRECTED TO S 01.0150° E ALONG EAST LINE OF THE ROAD ON 09/29/2022.  
 ALL DISTANCES AND BEARINGS WERE MEASURED AND RECORDED IN ACCORDANCE WITH THE SURVEYING ACT OF 1989.  
 THIS DOCUMENT INWITNESS WHEREOF, THE SIGNATURES OF THE SURVEYOR AND THE CLIENT HAVE BEEN AFFIXED TO THIS INSTRUMENT ON THE DATE AND PLACE HEREIN SPECIFIED.  
 WITNESSED MY HAND AND SEAL OF OFFICE ON 09/29/2022.  
 SHERIDAN METZEL  
 STATE OF TEXAS  
 COUNTY OF TARRANT  
 SURVEYOR



THE STATE OF TEXAS  
 COUNTY OF TARRANT  
 SHERIDAN METZEL  
 SURVEYOR  
 My Comm. No. 10165  
 Expires 09/29/2025  
 I, Tracy Dwyer, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey plat as the same appears in the records of the County Clerk of Parker County, Texas, on this 29th day of September, 2022.







BOA-2022-01-02





**Fence Variance**

**BOA 2022-01-02**

Variance Request:

**Tracie Swayden  
6 Crown Road  
Willow Park TX**

Notice of Public Hearing mailed to:

Greg & Diane Regian  
2 Crown Rd  
Willow Park TX 76087

Willow Park Preserve LP  
8235 Douglas Ave, Ste 1300  
Dallas TX 75225

Craig Cronje Upstrom  
4141 E IH20  
Service Rd North  
Weatherford TX 76087

J Roger Williams  
1102 Washington Dr  
Weatherford TX 76086-6320

Eric Contreras  
Jaclyn Williams-Contreras  
19 Crown Rd  
Willow Park TX 76087

Vestry LP  
A Texas Limited Liability Partnership  
1102 Washington Dr  
Weatherford TX 7686-6320

Date mailed: 12/22/21  
By: TONI FISHER