



PLANNING & ZONING COMMISSION MEETING AGENDA

Municipal Complex, 516 Ranch House Rd, Willow Park, TX 76087

Tuesday, December 06, 2022 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MEETING MINUTES

- [1.](#) Planning & Zoning Meeting Minutes: October 18, 2022.

ITEMS TO BE CONSIDERED AND ACTED UPON:

- [2.](#) **Consideration & Action: Preliminary Plat for Country Hollow residential subdivision, 101 Lots, being 19.17 acres, John H. Phelps Survey Tract, Abstract No. 1046, in the City of Willow Park, Parker County, Texas.**
- [3.](#) **Consideration & Action: Preliminary Plat for Lot 1, Block 1, being 1.520 acres, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas.**

ADJOURNMENT

As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 with any questions.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 516 Ranch House Road, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: November 30, 2022, 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher

Planning and Development Director

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at cdozier@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at www.willowpark.org



PLANNING & ZONING COMMISSION MEETING MINUTES

Willow Park Public Safety Building, 101 Stagecoach Trail, Willow Park, TX 76087

Tuesday, October 18, 2022 at 6:00 PM

CALL TO ORDER

Meeting was called to order by Jared Fowler at 6:01 p.m.

DETERMINATION OF QUORUM

Quorum was confirmed by Jared Fowler.

PRESENT

Jared Fowler
Rodney Wilkins
Billy Weikert
Scott Smith

ABSENT

Sharon Bruton
Zac Walker

Staff Present: Toni Fisher, Planning & Development Director; Betty Chew, City Planner

APPROVAL OF MEETING MINUTES

1. Approval of Planning & Zoning Meeting Minutes: June 21, 2022.

P&Z Meeting Minutes for June 21, 2022 were approved.

Motion made by Smith, Seconded by Wilkins.

Voting Yea: Fowler, Weikert

APPROVAL OF MEETING MINUTES

2. Approval of Capital Improvement Committee Meeting Minutes: August 16, 2022.

Meeting Minutes for Capital Improvement Meeting were approved.

Motion made by Weikert, Seconded by Wilkins.

Voting Yea: Fowler, Smith

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or tfisher@willowpark.org with any questions.

PUBLIC HEARING to Consider Special Use Permit regarding request to add Boat Dealership/Sales as an allowable use for Lot 3, Block 1; Porter Addition, currently zoned as Commercial/I-20 Overlay District in the City of Willow Park, Parker County, Texas.

Public Hearing was opened at 5:04 p.m. and closed at 5:05 p.m. by Jared Fowler, with no public comments.

ITEMS TO BE CONSIDERED AND ACTED UPON:

3. **Consideration & Action: Special Use Permit regarding request to add Boat Dealership/Sales/Service as an allowable use for Lot 3, Block 1 in the Porter Addition, currently zoned as Commercial/I-20 Overlay District in the City of Willow Park, Parker County, Texas.**

Toni Fisher, Planning & Development Director, informed the Commission that the signage shown in the packet was for reference of materials only; and, the fencing placement is not yet determined, although assumed to be to the rear of the maintenance building, and not shown. She indicated that the sign placement and fencing placement and materials will be reviewed and approved by City Staff upon review of the site development and construction plans. Further, she informed the Commission that an approval of the Special Use Permit would also allow the transposing of the heights of the primary building (showroom & maintenance shop) to be one-story at a maximum of 25', and the second structure (boat display tower) not to exceed 50', as required by Ordinance.

Applicant's engineer from Barron-Stark and representative from Tommy's Boats were present, and stated that the fencing would be at the rear of the building, and the boat display tower would be located at the service road corner of lot, as was shown on the site plan. They also stated that the ground on which the tower sign would be placed would be graded out to be level with the building site.

The Special Use Permit was approved by unanimous vote adding Boat Dealership/Service usage with transposing building heights to subject property.

Motion made by Weikert, Seconded by Wilkins.

Voting Yea: Fowler, Smith

4. Consideration & Action: Preliminary Plat for Lots 1-5 of 29.99 acres, David Addington Survey, Abstract No. 21, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

Toni Fisher, Planning & Development Director, presented Commission with the subject Preliminary Plat in the ETJ, planned by Applicant for subdivision, not development.

Commissioner comments were of concern for the access easement between Lots 1 and 2 to Lot 5 as it is heavily wooded. Betty Chew, City Planner, confirmed that, although clearing of some trees would be likely, the easement met the necessity of the 50' accessibility easement.

It was noted that no structures, driveway, well, or sewer were shown for Lot 2 but were clearly existing per Google aerial view, and that Lot 1 also didn't show the septic.

The Preliminary Plat was approved by unanimous vote with conditions of: 1) Lot 2 shows all structures and driveway, and has a well and septic, also to be shown; and 2) Lot 1 has and shows its septic system.

Motion made by Smith, Seconded by Weikert.

Voting Yea: Fowler, Wilkins

ADJOURNMENT

As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

Meeting was adjourned by Jared Fowler at 6:48 p.m.

Approval of Minutes:

Jared Fowler, Planning & Zoning Chairman

Date



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: December 6, 2022	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Preliminary Plat for Country Hollow residential subdivision, 101 Lots, being 19.17 acres, John H. Phelps Survey Tract, Abstract No. 1046, in the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant, Teague, Nall and Perkins, and Property Owner, Scott Moehlenbrock, Red River Development, proposes to plat 19.17 acre tract, located south of 5720 East I-20 Service Road South, north of Hunters Glen residential subdivision, John H. Phelps Survey Tract, Abstract No. 1046. This Plat is subdividing one contiguous parcel, which was not previously platted, into 101 lots, 98 of which will be residential. This parcel is being platted for subdivision, development, and intended sale.

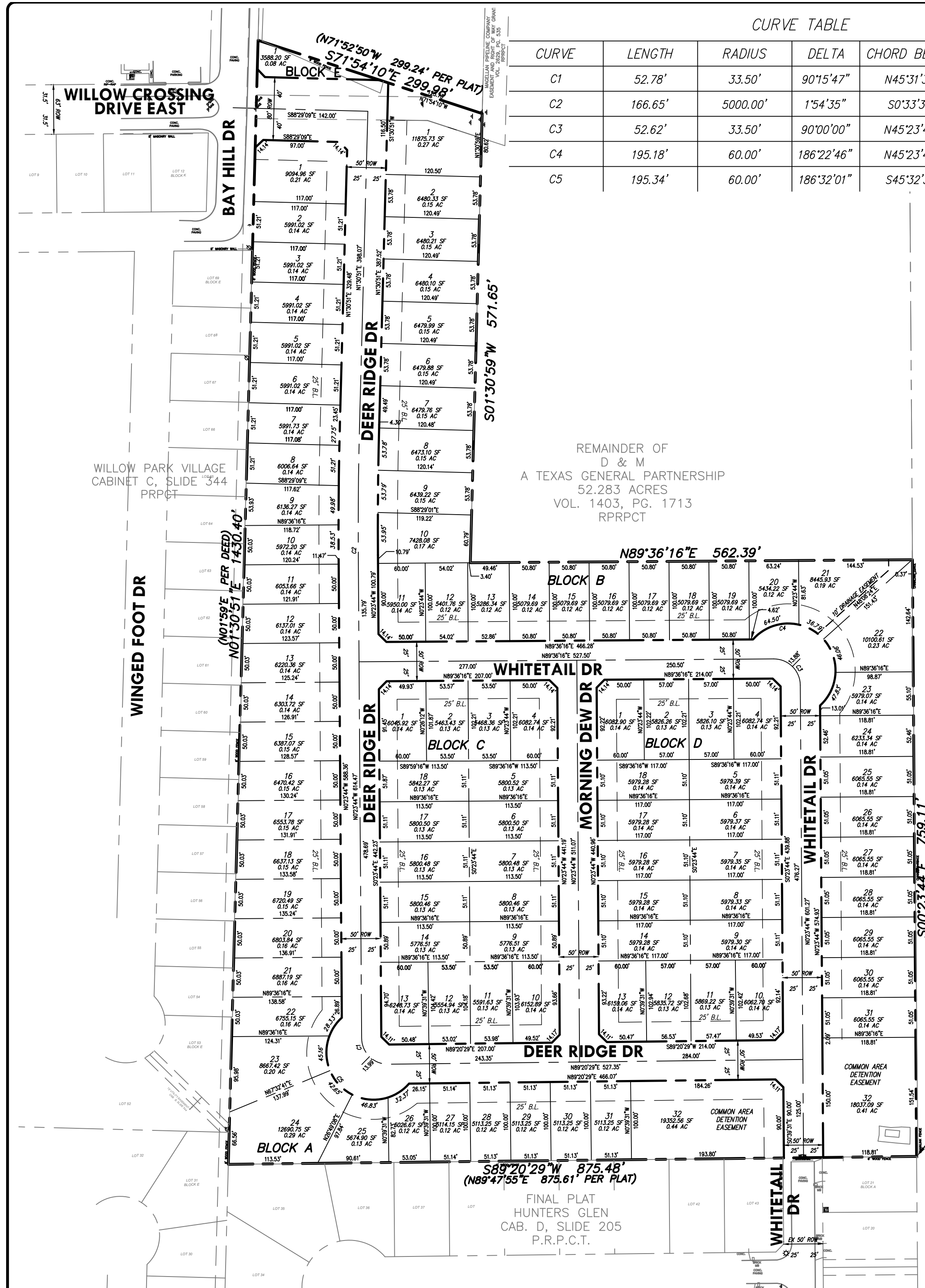
The preliminary plat shows all recorded easements and fixtures to the land, and it has been reviewed by City staff. Plat has been revised based on Staff comments with supporting documents, also attached. City services for water and sewer are available.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for subject property.

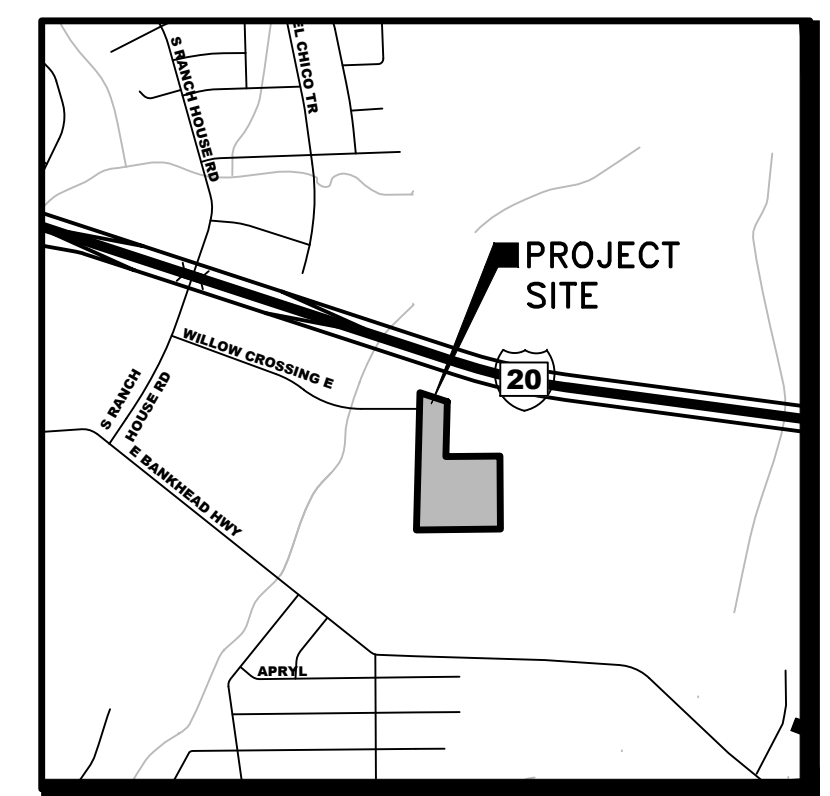
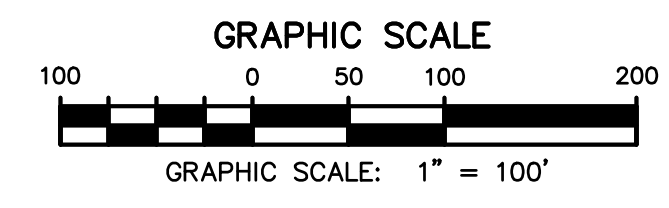
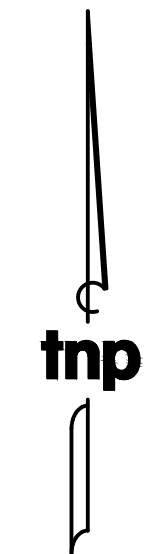
EXHIBITS:

- Revised Preliminary Plat (11.30.22) – Lot 1, Block 1, being 1.520 acres, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas
- Supporting Document ALTA Survey
- Comment Response Letter
- Supporting Document Property Owner Deed
- Originally submitted Preliminary Plat (11.15.22)
- Plat Application & Checklist



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.78'	33.50'	90°15'47"	N45°31'37"W	47.48'
C2	166.65'	5000.00'	1°54'35"	S0°33'34"W	166.64'
C3	52.62'	33.50'	90°00'00"	N45°23'44"W	47.38'
C4	195.18'	60.00'	186°22'46"	N45°23'44"W	119.81'
C5	195.34'	60.00'	186°32'01"	S45°32'32"E	119.81'



VICINITY MAP

REMAINDER OF
D & M
A TEXAS GENERAL PARTNERSHIP
52.283 ACRES
VOL. 1403, PG. 1713
RRPCT

LAND USE

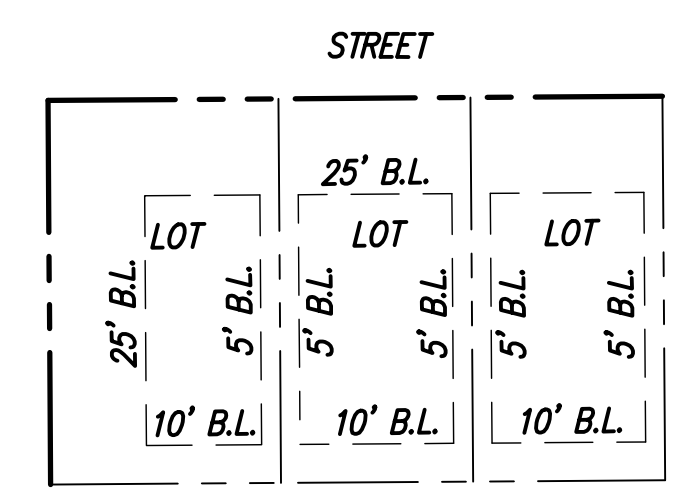
TOTAL LAND AREA	19.17 Ac.
R-O-W DEDICATION	187,734.51 S.F.
TOTAL LOTS	101 LOTS
RESIDENTIAL LOTS	98 LOTS
COMMON LOTS	3 COMMON LOTS
MINIMUM LOT AREA	5000 S.F.
ZONING	PD/R5
COMMON AREA LOTS	37,390 S.F.

STREET TABLE

STREET A	1760 LF
STREET B	511 LF
WHITETAIL DR	1181 LF
WILLOW CROSSING DR	142 LF
TOTAL	3594 LF

BLOCK/LOT

BLOCK A	LOTS 1-32
BLOCK B	LOTS 1-32
BLOCK C	LOTS 1-18
BLOCK D	LOTS 1-18
BLOCK E	LOT 1



TYPICAL LOT SETBACK

PRELIMINARY PLAT
APPROVED BY THE CITY OF WILLOW PARK

APPROVED BY _____ CITY COUNCIL
CITY OF WILLOW PARK

SIGNED _____ MAYOR _____ DATE _____

ATTEST _____ CITY SECRETARY _____ DATE _____

SHEET 1 OF 2
PRELIMINARY PLAT FOR
COUNTRY HOLLOW
19.17 ACRES SITUATED IN THE JOHN H. PHELPS
SURVEY, ABSTRACT NO. 1046,
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
WILLOW PARK, TEXAS
NOVEMBER 30, 2022

POB
N=6,948,596.09'
E=2,238,277.78'

OWNER TH WILLOW PARK, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	DEVELOPER RED RIVER DEVELOPMENT 2020, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	ENGINEER/SURVEYOR TEAGUE NALL AND PERKINS, INC. 3200 S. INTERSTATE 35E, STE 1129 DENTON, TEXAS 76210 CONTACT: CHRISTOPHER HARTKE, P.E. 940-205-4409 charke@tnpinc.com
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LEGAL DESCRIPTION OF 19.17 ACRES AS SURVEYED ON THE GROUND

BEING 19.17 ACRES OF LAND SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND BEING A PORTION OF A 52.283 ACRE TRACT DESCRIBED IN DEED TO D & M, A TEXAS GENERAL PARTNERSHIP RECORDED IN VOLUME 1403, PAGE 1713, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, SAID 19.17 ACRES MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, A 1/2 INCH REBAR ROD FOUND IN THE EAST LINE OF SAID 52.283 ACRE TRACT, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MAGELLAN PIPELINE TERMINALS, L.P., RECORDED IN VOLUME 2563, PAGE 1768, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF HUNTERS GLEN, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN PLAT CABINET D, SLIDE 205, PLAT RECORDS, PARKER COUNTY, TEXAS, AND FROM SAID POINT OF BEGINNING A FOUND 1/2 INCH REBAR ROD WITH CAP MARKED "YARGER 5854" IN THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20, AT THE NORTHEAST CORNER OF SAID 52.283 ACRE TRACT, BEARS N 00°23'44" W 1478.99 FEET;

THENCE S 89°20'29" W 875.48 (N 89°47'55" E 875.61 FEET RECORD PER PLAT), ALONG THE NORTH LINE OF SAID HUNTERS GLEN, TO A FOUND 1/2 INCH REBAR ROD IN CONCRETE AT FENCE CORNER IN THE WEST LINE OF SAID 52.283 ACRE TRACT, THE EAST LINE OF WILLOW PARK VILLAGE, AN ADDITION TO SAID CITY OF WILLOW PARK, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN PLAT CABINET C, SLIDE 344 OF SAID PLAT RECORDS, AND SAID POINT BEING AT THE NORTHWEST CORNER OF SAID HUNTERS GLEN, AND THE SOUTHWEST CORNER OF THIS 19.17 ACRE TRACT;

THENCE N 01°30'51" E (N 01°59' E PER DEED) A DISTANCE OF 1430.40 FEET ALONG THE WEST LINE OF SAID 52.283 ACRE TRACT AND THE EAST LINE OF SAID WILLOW PARK VILLAGE ADDITION, TO A 1/2 INCH REBAR ROD WITH CAP MARKED "YARGER 5854" AT THE NORTHWEST CORNER OF THIS 19.17 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, EXTREME EXTERIORS ADDITION, CITY OF WILLOW PARK, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN PLAT CABINET D, SLIDE 665, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 71°54'10" E 299.98 FEET (S 71°35'05" E 299.92 FEET PER DEED AND N 71°52'50" W 299.24" PER PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, EXTREME EXTERIORS ADDITION, TO A FOUND 1/2 INCH REBAR ROD WITH CAP (MARKING ON CAP ILLEGIBLE) AT THE SOUTHEAST CORNER THEREOF FOR AN INTERIOR CORNER OF SAID 52.283 ACRE TRACT AND THE NORTHERLY NORTHEAST CORNER OF THIS 19.17 ACRE TRACT, AND WHENCE THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, EXTREME EXTERIORS ADDITION BEARS N 01°30'59" E 302.91 FEET;

THENCE S 01°30'59" W 571.65 FEET, OVER AND ACROSS SAID 52.283 ACRE TRACT, TO A SET 1/2 INCH REBAR ROD WITH CAP MARKED "J&M BOUNDARY", AN INTERIOR CORNER OF THIS DESCRIBED TRACT;

THENCE N 89°36'16" E 562.39 FEET, OVER AND ACROSS SAID 52.283 ACRE TRACT TO A SET 1/2 INCH REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IN THE EAST LINE OF SAID 52.283 ACRE TRACT AND THE WEST LINE OF SAID MAGELLAN PIPELINE TERMINALS, LP TRACT, FOR THE SOUTHERLY NORTHEAST CORNER OF THIS 19.17 ACRE TRACT;

THENCE S 00°23'44"E 759.11 FEET ALONG SAID EAST LINE OF SAID 52.283 ACRE TRACT AND SAID WEST LINE OF SAID MAGELLAN PIPELINE TERMINALS, LP TRACT TO THE POINT OF BEGINNING AND CONTAINING A SURFACE AREA OF 19.17 ACRES (834,908 SQUARE FEET, MORE OR LESS) OF LAND.

PRELIMINARY OWNER'S DEDICATION LANGUAGE

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT TH WILLOW PARK, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS COUNTRY HOLLOW, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE PUBLIC RIGHT-OF-WAY, EASEMENTS, AND ENCUMBRANCES SHOWN HEREON.

TH WILLOW PARK, LLC, HEREIN CERTIFIES THE FOLLOWING:

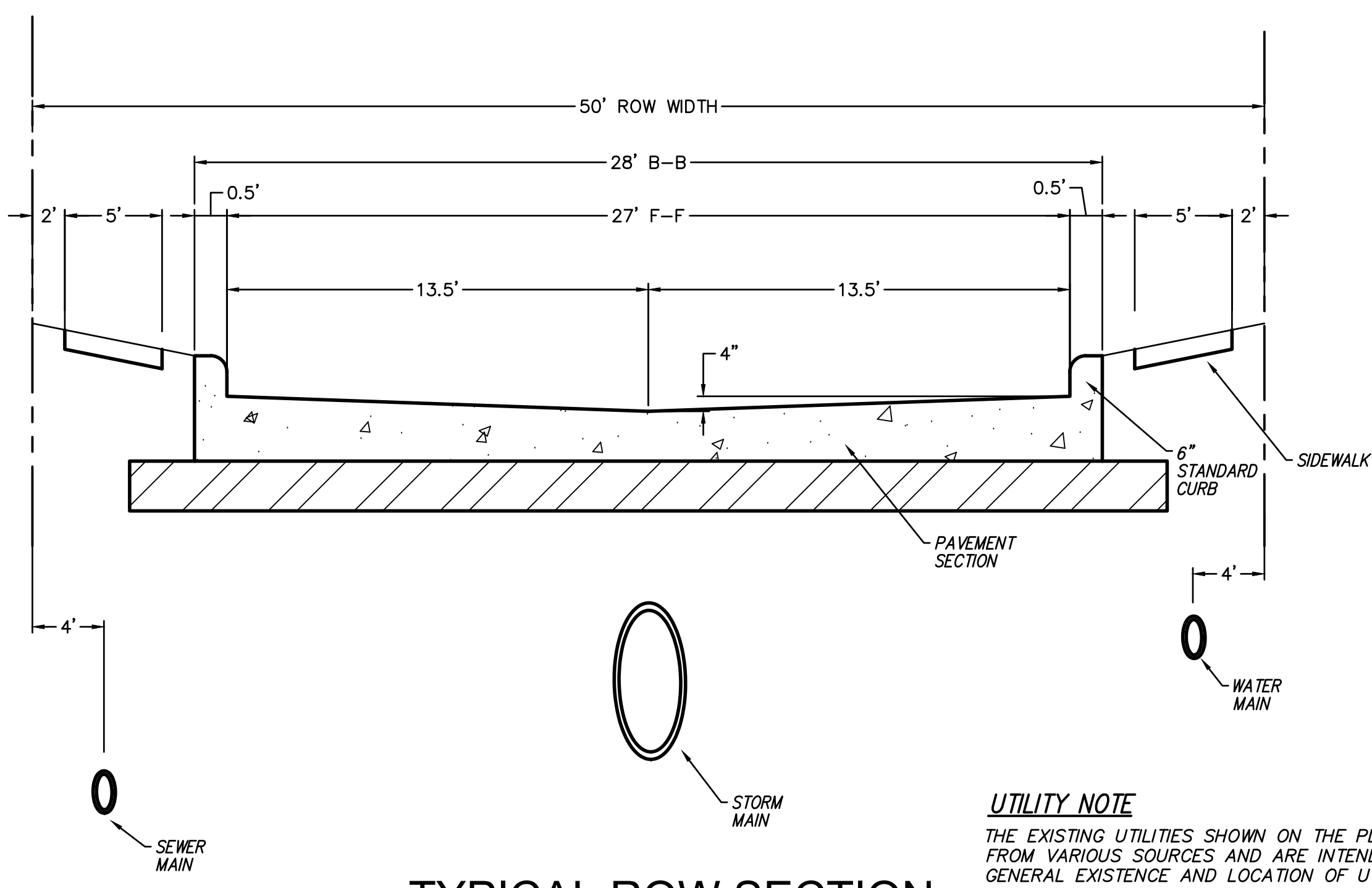
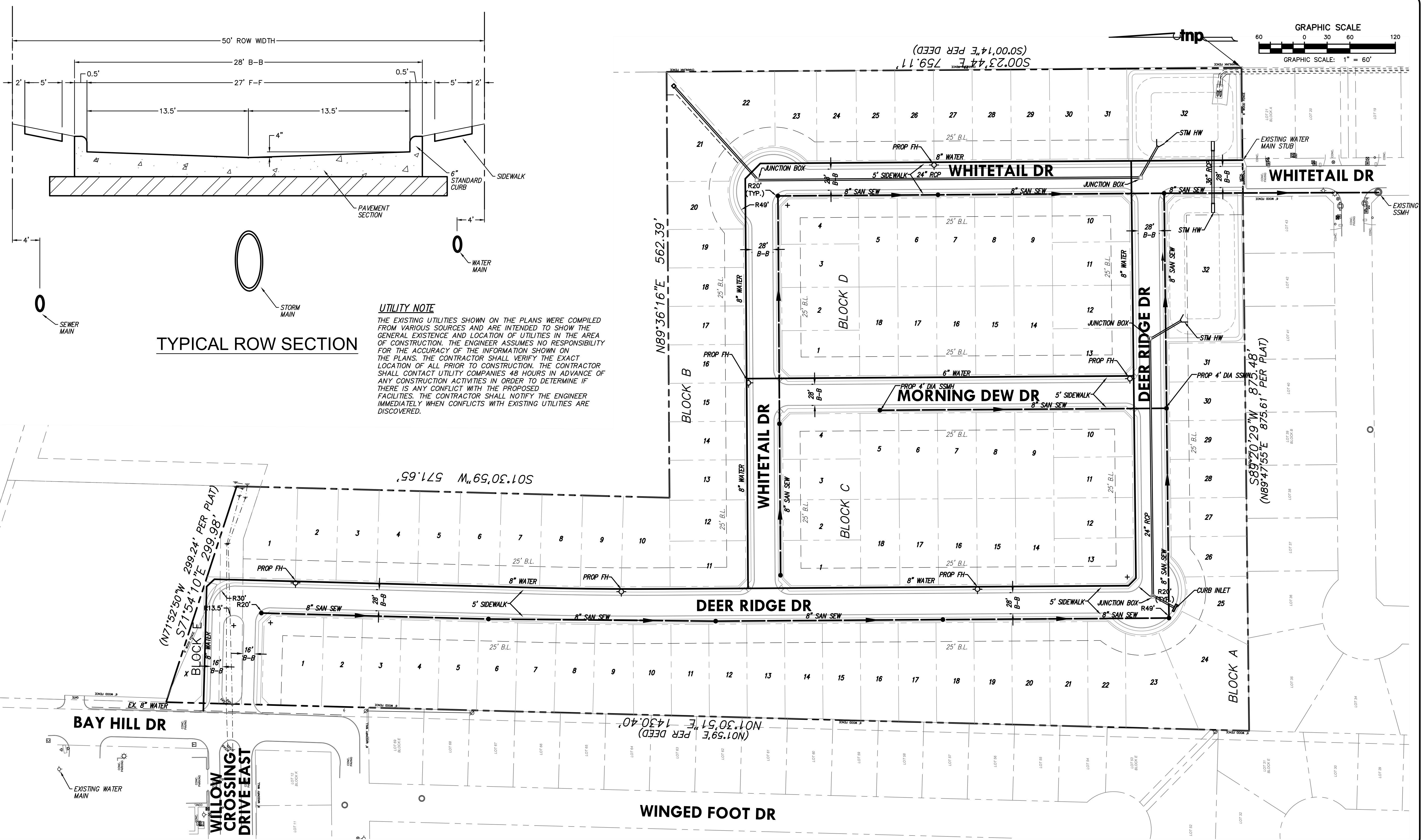
1. THE PUBLIC IMPROVEMENT AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
2. THE EASEMENTS, STREETS, AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
3. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY.
4. THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
5. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME EASEMENT, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF.
6. THE CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS OR PUBLIC USE IN THE EASEMENTS.
7. THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUING RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS OR PUBLIC USE WITHOUT THE NECESSITY OF PROCURING PERMISSION FROM ANYONE.
8. ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.

PRELIMINARY PLAT NOTES

1. COMMON AREAS SHALL BE MAINTAINED BY THE ESTABLISHED HOME OWNER'S ASSOCIATION (HOA).
2. ALL OF THE SUBJECT TRACT LIES WITHIN ZONE X OF THE FEMA FLOODPLAIN "AREAS OF MINIMAL FLOOD HAZARD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THE PURPOSE OF THE PLAT IS TO CREATE 98 SINGLE-FAMILY RESIDENTIAL LOTS AND 3 COMMON LOTS.

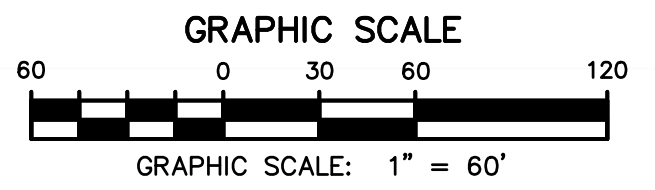
SHEET 2 OF 2
 PRELIMINARY PLAT FOR
COUNTRY HOLLOW
 19.17 ACRES SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
WILLOW PARK, TEXAS
 NOVEMBER 30, 2022

OWNER TH WILLOW PARK, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	DEVELOPER RED RIVER DEVELOPMENT 2020, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	ENGINEER/SURVEYOR TEAGUE NALL AND PERKINS, INC. 3200 S. INTERSTATE 35E, STE 1129 DENTON, TEXAS 76210 CONTACT: CHRISTOPHER HARTKE, P.E. 940-205-4409 charke@trpinc.com
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TYPICAL ROW SECTION

UTILITY NOTE
 THE EXISTING UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



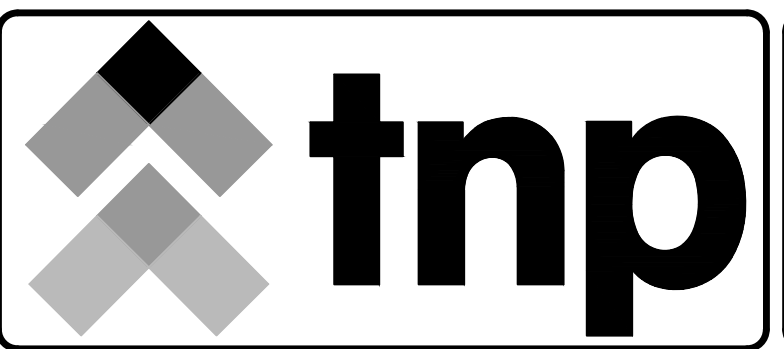
Drawing: T:\Projects\RRD22419\Eng-C3D\CAD\Preiminary Plat\PRELIMINARY UTILITY PLAN.dwg at Nov 30, 2022 - 2:16pm by amilbitz
 Layout: 3 CONCEPT CONSTRUCTION PLAN
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no.	revision	by	date

teague nall and perkins, inc
 3200 S. Interstate 35E, Suite 1129
 Denton, Texas 76210
 940.383.4177 ph
 www.tnpsc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



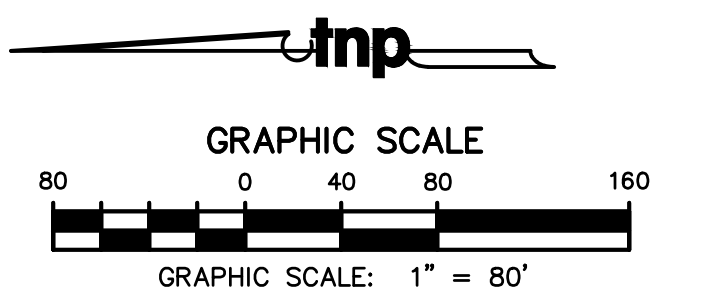
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 NOV. 15, 22



This document is for interim review and is not intended for construction, bidding or permit purposes.
 ANTHONY MILBITZ, P.E. Date: November 30, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
CONCEPT CONSTRUCTION PLAN

Inp project
RRD22419
 sheet
3
 of
04



Drainage Area Map Legend

- FLOW ARROWS
- OS-X1
0.05 DRAINAGE AREAS
- OS-X1
0.05 DRAINAGE AREA ACREAGE
- PROPOSED DRAINAGE DIVIDES

Existing Drainage Area Calculations

Drainage Point	Site Data				Storm Event (year)											
	Area	Acres	C	T _c (min)	1				10				100			
					C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)
A	A1	5.67	0.30	15	1.00	0.30	3.14	5.3	1.00	0.30	5.30	9.0	1.25	0.38	8.06	17.1
	OS-A2	0.57	0.50	15	1.00	0.50	3.14	0.9	1.00	0.50	5.30	1.5	1.25	0.63	8.06	2.9
	OS-A3	0.97	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.5	1.25	0.38	8.06	2.9
	Total A	7.21						7.1				12.1				22.9
B	B	0.90	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.4	1.25	0.38	8.06	2.7
	Total B	0.90						0.9				1.4				2.7
C	C1	12.59	0.30	17	1.00	0.30	3.01	11.4	1.00	0.30	5.08	19.2	1.25	0.38	7.72	36.4
	OS-C2	0.14	0.80	17	1.00	0.80	3.01	0.3	1.00	0.80	5.08	0.6	1.25	1.00	7.72	1.1
	OS-C3	2.83	0.30	17	1.00	0.30	3.01	2.6	1.00	0.30	5.08	4.3	1.25	0.38	7.72	8.2
	OS-C4	5.75	0.30	17	1.00	0.30	3.01	5.2	1.00	0.30	5.08	8.8	1.25	0.38	7.72	16.7
	OS-C5	0.95	0.80	17	1.00	0.80	3.01	2.3	1.00	0.80	5.08	3.9	1.25	1.00	7.72	7.3
Total C	22.26						21.7				36.7				69.7	

Existing Time of Concentration

Area	T _c (min)	Sheet				Shallow Concentrated		Concentrated				Hydra. R (ft)		
		T _c (min)	Length (ft)	Slope (ft/ft)	n	T _c (min)	Surface	Length (ft)	Slope (ft/ft)	T _c (min)	Length (ft)		Slope (ft/ft)	n
C	17	9.06	46	0.012	0.24	7.57	Unpaved	1247	0.029	0.55	371	0.04	0.035	1.52

- DRAINAGE NOTES:**
- CONTOUR INFORMATION SHOWN IS FROM 1" TRIMMED CONTOUR DATA.
 - DEFLECTION VOLUME SHOWN IS MAX PRELIMINARY VOLUME.
 - DISCHARGE DESCRIPTIONS:
- (A) SHEET FLOW TO BACKYARDS OF LOTS TO THE WEST
 - (B) SHEET FLOW TO BACKYARDS OF LOTS TO THE SOUTH
 - (C) POINT DISCHARGE TO EXISTING STORM PIPE TO THE SOUTH

Drawing: T:\Projects\RRD22419\Eng-Civil\Drawings\DRAINAGE\PLAN.dwg at Nov. 30, 2022 2:16pm by emilbitz
 Copy: 4 EXISTING DRAINAGE AREA MAP - Area: ARE-BASE.dwg - X3D-BASE.dwg - ARE-BUILD.dwg - X3D-BUILD.dwg - ARE-GRADING.dwg - X3D-GRADING.dwg - ARE-INS.DWG - X3D-INS.DWG - ARE-EX.DWG

no.	revision	by	date

teague nall and perkins, inc
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 Denton, Texas 76210
 940.383.4177 ph
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



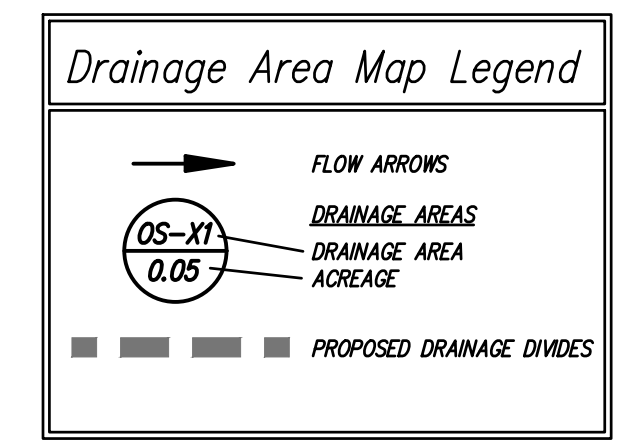
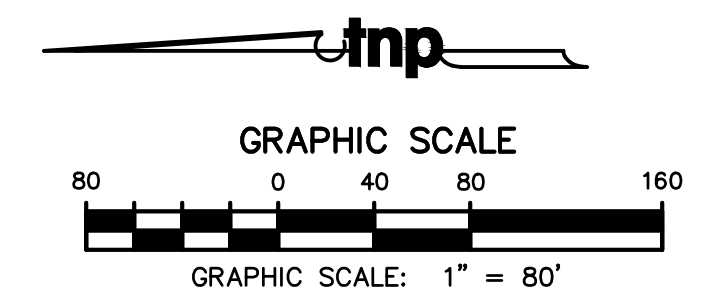
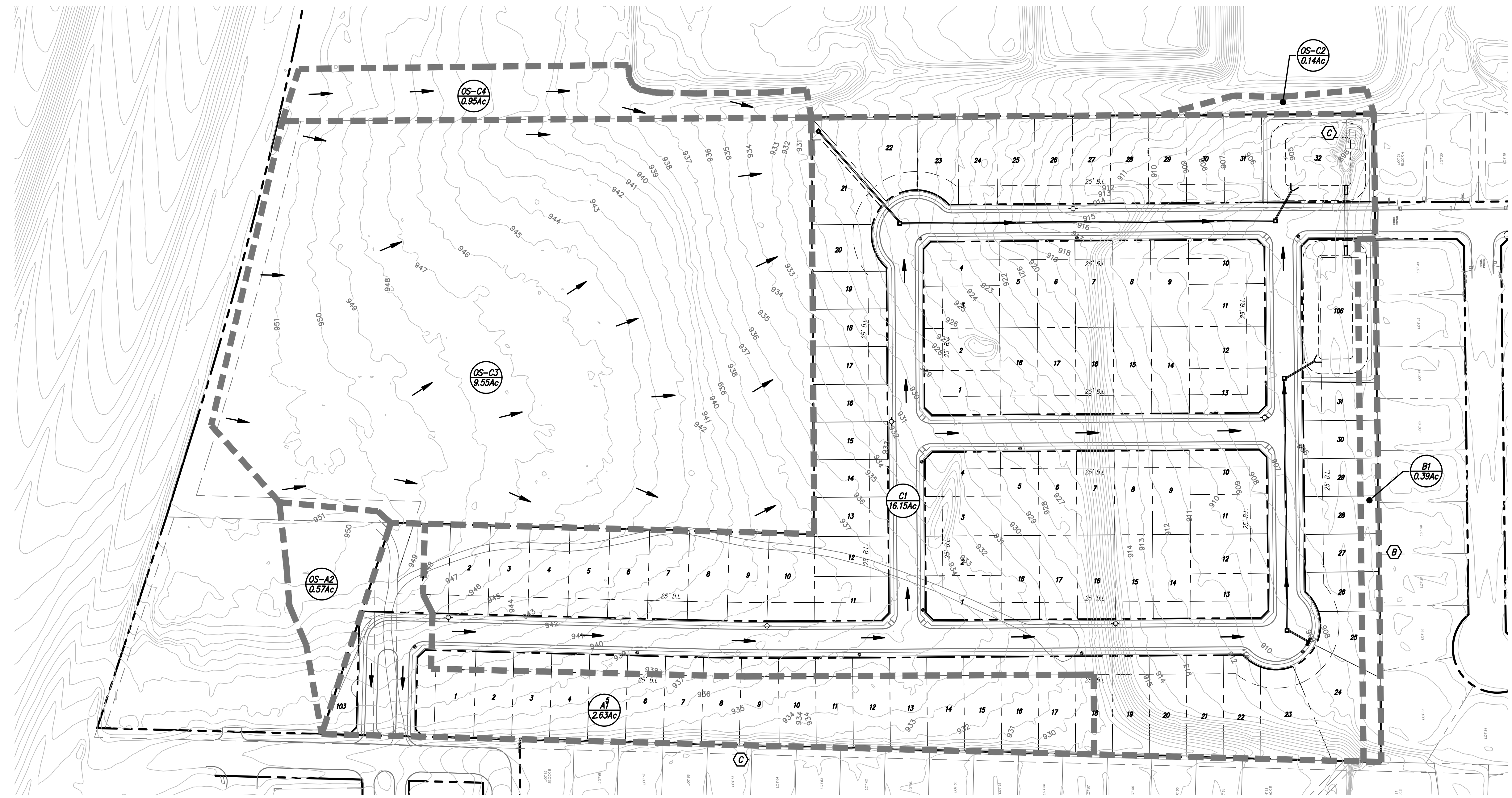
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This document is for interim review and is not intended for construction, bidding or permit purposes.
ANTHONY MILBITZ, P.E. Date: November 30, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
EXISTING DRAINAGE AREA MAP

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RRD22419
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04

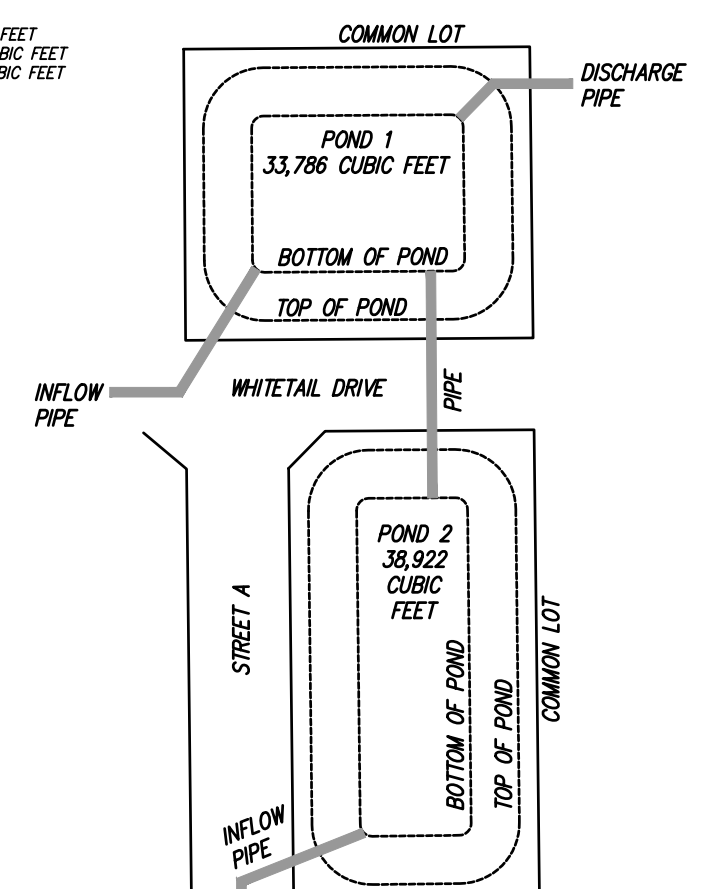


Rational Detention Calculation			
Pond C			
Pre-Development A (Acres)	21.31		
Pre-Development C	0.32		
Post-Development A (Acres)	26.79		
Post-Development C	0.53		
Pre-Development T _c (min)	17		
Post-Development T _c (min)	15		
Storm Event (year)			
	1	10	100
Frequency Factor C _r	1.00	1.00	1.25
Pre-Development C	0.32	0.32	0.40
Post-Development C	0.53	0.53	0.66
I (in/hr)	3.01	5.08	7.72
Allowable Release Q _s (cfs)	20.52	34.63	65.81
P ₁₀₀ (in)	1.92	3.29	5.20
a	95.164	198.53	321.89
b	13.848	20.608	24.527
T _d (min)	29	37	34
P ₁₀₀ (in)	1.08	2.06	2.98
V _{prelim} (cubic feet)	27958	48959	85312
V _{max} (cubic feet)	49777	78124	148747

Proposed Drainage Area Calculations																
Site Data					Storm Event (year)											
Drainage Point	Area	Acres	C	T _c (min)	1			10			100					
					C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)
A	A1	2.63	0.65	15	1.00	0.65	3.14	5.4	1.00	0.65	5.30	9.1	1.25	0.81	8.06	17.2
	OS-A2	0.57	0.50	15	1.00	0.50	3.14	0.9	1.00	0.50	5.30	1.5	1.25	0.63	8.06	2.9
	Total A	3.20						6.3				10.6			20.1	
B	B	0.39	0.65	15	1.00	0.65	3.14	0.8	1.00	0.65	5.30	1.3	1.25	0.81	8.06	2.6
	Total B	0.39						0.8				1.3			2.6	
C	C1	16.15	0.65	15	1.00	0.65	3.14	33.0	1.00	0.65	5.30	55.6	1.25	0.81	8.06	105.8
	OS-C2	0.14	0.80	15	1.00	0.80	3.14	0.4	1.00	0.80	5.30	0.6	1.25	1.00	8.06	1.2
	OS-C3	9.55	0.30	15	1.00	0.30	3.14	9.0	1.00	0.30	5.30	15.2	1.25	0.38	8.06	28.9
	OS-C4	0.95	0.80	15	1.00	0.80	3.14	2.4	1.00	0.80	5.30	4.0	1.25	1.00	8.06	7.7
Total C	26.79						44.7				75.5			143.4		

Drainage Notes:
 1. CONTOUR INFORMATION SHOWN IS FROM 1" THICK CONTOUR DATA.
 2. DETENTION VOLUME CALCULATED IS MAXIMUM DETENTION VOLUME. SIZING OF OUTLET STRUCTURE WITH CONSTRUCTION PLANS WILL PROVIDE LOWER REQUIRED VOLUME.
 3. DISCHARGE DESCRIPTIONS:
 (A) SHEET FLOW TO BACKYARDS OF LOTS TO THE WEST
 (B) SHEET FLOW TO BACKYARDS OF LOTS TO THE SOUTH
 (C) POINT DISCHARGE TO EXISTING STORM PIPE TO THE SOUTH (73.1 CFS CAPACITY FROM HUNTER'S GLEN RECORD DRAWINGS)

DETENTION SCHEMATIC:
 MAX. VOL. = 148,747 CUBIC FEET
 EST. REQ. VOL. = 49,325 CUBIC FEET
 PROVIDED VOL. = 72,708 CUBIC FEET



no.	revision	by	date

teague nall and perkins, inc
 3200 S. Interstate 35E, Suite 1129
 Denton, Texas 76210
 940.383.4177 ph
 www.tnppinc.com
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ANTHONY MILBITZ, P.E. Date: November 30, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
PRELIMINARY DRAINAGE AREA MAP

tnp project
RRD22419
 sheet
5
 of
04

Drawing: T:\Projects\14\RRD22419\Eng-CAD\5 PRELIMINARY DRAINAGE PLAN.dwg at Nov. 30, 2022 - 2:16pm, by: amilbitz
 Layout: 5 PRELIMINARY DRAINAGE AREA MAP
 XREF: AREE-BASE.dwg - XREF-BASE.dwg - XREF-BLDS.dwg - XREF-BLDS.dwg - XREF-CRADING.dwg - XREF-SD.dwg - XREF-THIRIS.DWG - XREF-EX.DWG.dwg



SURVEYED FOR:
RED RIVER DEVELOPMENT 2020, LLC

PROPERTY OWNER:
D & M, A TEXAS GENERAL PARTNERSHIP
VOLUME 1403, PAGE 1713
REAL PROPERTY RECORDS,
PARKER COUNTY, TEXAS

NOTES:

1. **BASIS OF BEARINGS:** BEARINGS AND DISTANCES SHOWN HEREON ARE GRID REFERENCING GPS SURVEY DATA AND THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE AND THE NORTH AMERICAN DATA OF 1983. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THIS TRACT WHICH IS 1.000152216. THE BASIS OF BEARING OF THIS SURVEY IS THE WEST LINE HEREOF BEING N01°30'51"E.
2. **POINT OF BEGINNING:** N=6,948,596.09' AND E=2,238,277.78' BEING THE SOUTHEAST CORNER HEREOF AND THE NORTHEAST CORNER OF LOT 21, HUNTERS GLEN ADDITION, PER CABINET D, SLIDE 205, PLAT RECORDS, PARKER COUNTY, TEXAS.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. THERE ARE NO VISIBLE EASEMENTS, AND THE SCHEDULE B OF TITLE COMMITMENT WITH SF, NO. FT-44122-9001222101700, EFFECTIVE DATE OF MAY 23, 2021 AT 8:00 AM, SHOWS RECORDED EASEMENTS ENCUMBERING THIS PROPERTY AS LISTED IN THE FOLLOWING "EASEMENTS LISTED IN SCHEDULE B" BELOW.
7. THERE ARE NO VISIBLE ENCROACHMENTS UPON THIS PROPERTY.
8. THERE ARE NO BUILDINGS ON THIS PROPERTY.

ALTA TABLE A ITEMS REQUESTED.

- ITEM 1. Monuments were found or set at all major corners of the boundary of the property as shown.
- ITEM 3. Flood Zone Classification - This property is in Zone "X" an area determined to be outside the 500-year Flood Plain according to F.I.R.M. Map No. 48441C0350-F, dated January 6, 2012.
- ITEM 4. Gross Land Area (Surface) - The gross land area of this tract is 19.17 acres (834,908 square feet).
- ITEM 5. Vertical relief, as shown by the contours hereon, was determined by ground elevations obtained by a grid of GPS shots across said tract. Vertical datum is NAVD88 determined by GPS observations referencing the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83.
- ITEM 6(a) Zoning Report - Property currently not within the City Limits, therefore no zoning classification or building set back.
- ITEM 6(b) Current Zoning Classification - Property currently not within the City Limits, therefore no zoning classification.
- ITEM 7(a) Exterior Dimensions of Buildings - NO BUILDINGS OBSERVED.
- ITEM 7(c) Measured height of all Buildings - NO BUILDINGS OBSERVED.
- ITEM 8. Substantial Features - NONE
- ITEM 11. Location of utilities on or serving the surveyed property.
- ITEM 12. As specified by the client, Government Agency surveyed-regulated requirements. NO INFORMATION PROVIDED.
- ITEM 13. Adjoining land owners are as shown according to current public records.
- ITEM 14. Distance to the nearest intersecting street.
- ITEM 16. Evidence of recent earth moving work, building construction, or building additions. EXCAVATION IN SOUTHERLY PORTION AS INDICATED BY CONTOURS.
- ITEM 17. Proposed changes in street right of way lines - NONE
- ITEM 18. Delineation of wetlands by qualified specialist. - NO INFORMATION PROVIDED.
- ITEM 19. Plottable offsite easements or servitudes disclosed in documents provided to surveyor. NO INFORMATION PROVIDED.

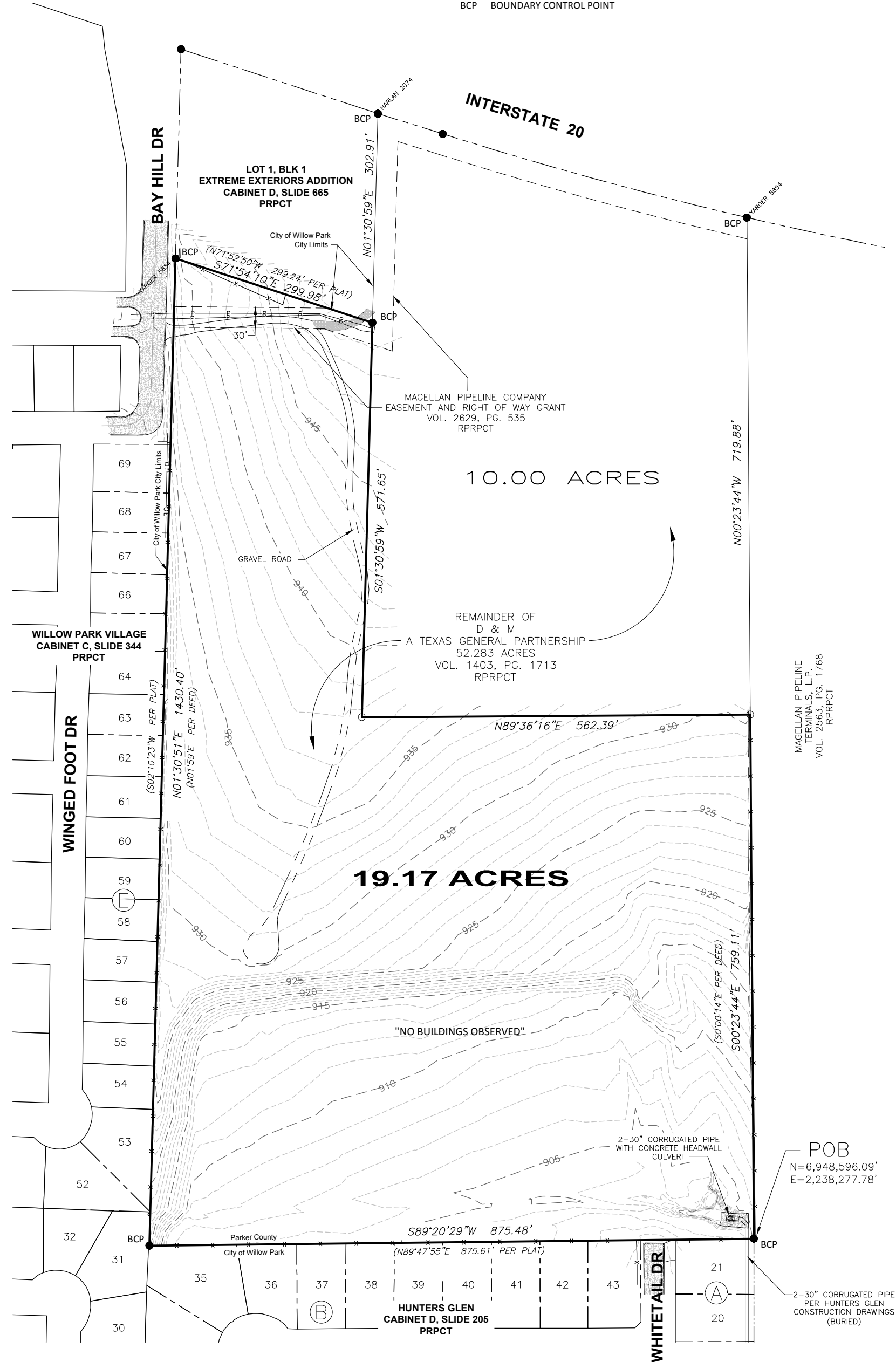
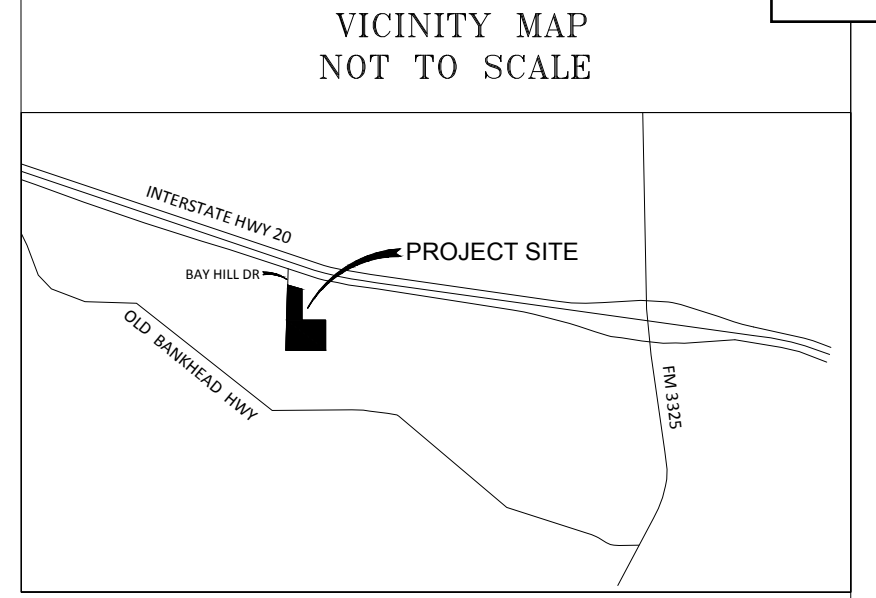
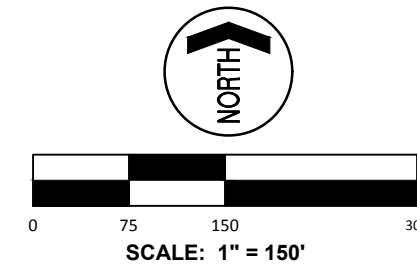
EASEMENTS REFERENCED IN SCHEDULE B, TITLE COMMITMENT OF NO. FT-44122-9001222101700, EFFECTIVE DATE: MAY 23, 2021 AT 8:00 AM, ISSUED: JUNE 2, 2021 AT 8:00 AM.

10(d.) Easement granted to Magellan Pipeline Company in the Easement And Right Of Way Grant Filed April 25, 2008, recorded in Volume 2629, Page 535, Real Property Records, Parker County, Texas. DOES AFFECT THIS PROPERTY AS SHOWN.

10(e.-f.) Interest in minerals - not a survey matter.

LEGEND

- EXISTING FENCE
- SITE BOUNDARY LINE (BOLD)
- EASEMENT BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BURIED PETROLEUM PIPELINE
- FOUND 1/2" REBAR ROD
- SET 1/2" REBAR ROD WITH J&M CAP
- RECORD CALL
- REAL PROPERTY RECORDS, PARKER COUNTY, TX
- DR DEED RECORDS, PARKER COUNTY, TX.
- PRPCT PLAT RECORDS, PARKER COUNTY, TX.
- POB POINT OF BEGINNING
- BCP BOUNDARY CONTROL POINT



LEGAL DESCRIPTION OF 29.16 ACRES FROM TITLE COMMITMENT

BEING a 29.16 acres situated in the John H. Phelps Survey, Abstract No. 1046, Parker County, Texas, being a portion of that certain tract of land described in deed to D & M, a Texas Limited Partnership, recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas, said 29.16 acres being more particularly described as follows:

BEGINNING at a 1/2 inch rod found (control monument) in the east line of said D & M tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, Texas and being the northeast corner of Lot 21, Block A, Hunters Glen, an addition to the City of Willow Park, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 205, Plat Records, Parker County, Texas;

THENCE South 89 degrees 20 minutes 37 seconds West (South 89 degrees 47 minutes 55 seconds West record per plat), along the north line of said Hunters Glen, a distance of 875.59 feet (875.61 feet, record per plat) to a point in the west line of said D & M tract, the east line of Willow Park Village, an addition to the City of Willow Park, according to the plat recorded in Plat Cabinet C, Slide 344, Plat Records, Parker County, Texas, said point also being the northwest corner of Lot 35, Block B, of said Hunters Glen, from which a 1/2 inch iron rod found bears North 89 degrees 20 minutes 37 seconds East, a distance of 0.42 feet for reference;

THENCE North 01 degrees 31 minutes 14 seconds East, along the west line of said D & M tract and along the east line of said Willow Park Village, a distance of 1430.36 feet to a 1/2 inch orange capped iron rod set stamped "Yarger 5854" at the westerly northwest corner of said D & M tract and the southwest corner of that certain tract of land described in deed to Texas Bank, Weatherford, recorded in Volume 1543, Page 1376, Real Property Records, Parker County, Texas, from which a 1/2 inch iron rod found (control monument) at the northwest corner of said Texas Bank, Weatherford tract bears North 01 degrees 31 minutes 14 seconds East, a distance of 303.02, feet for reference;

THENCE South 71 degrees 53 minutes 03 seconds East (71 degrees 35 minutes 05 seconds East record), along the common line of said D & M tract and said Texas Bank, Weatherford tract, a distance of 300.00 feet (299.99 feet record) to a 1/2 inch orange capped iron rod stamped "Yarger 5854" being an ell corner of said D & M tract and the southeast corner of said Texas Bank, Weatherford tract;

THENCE North 01 degrees 32 minutes 36 seconds East (North 01 degrees 54 minutes 00 seconds East record), continuing along the common line of said D & M tract and said Texas Bank, Weatherford tract, a distance of 303.50 feet (302.07 feet record) to a 5/8 inch iron rod found in the south line of Interstate Highway No. 20 (right of way varies), at the northerly northwest corner of said D & M tract and the northeast corner of said Texas Bank, Weatherford tract;

THENCE South 72 degrees 23 minutes 45 seconds East (South 71 degrees 25 minutes 17 seconds East record), along the south line of said Interstate Highway No. 2, a distance of 98.53 feet (98.42 feet record) to a 1/2 inch iron rod found (control monument) at the beginning of a curve to the left whose radius is 5919.58 feet and whose long chord bears South 74 degrees 36 minutes 19 seconds East, a chord distance of 456.47 feet;

THENCE along the south line of said Interstate Highway No. 2 and along said curve, through a central angle of 04 degrees 25 minutes 09 second, an arc distance of 456.59 feet (456.59 feet record) to a 1/2 inch orange capped iron rod set stamped "Yarger 5854" at the northeast corner of said D & M tract and the northwest corner of said Magellan Pipeline Terminals, L.P. tract;

THENCE South 00 degrees 23 minutes 52 seconds East (South 00 degrees 00 minutes 14 seconds East record), along the common line of said D & M tract and said Magellan Pipeline Terminals, L.P. tract, a distance of 1479.00 feet to the POINT OF BEGINNING and containing 29.16 acres (1,270,235 square feet) of land, from which 0.79 acres (34,509 square feet) lies within the 300.00 foot wide pipeline easement to Magellan Pipeline Company as recorded in Volume 2629, page 535, Real Property Records of Parker County, Texas and also in County Clerk's File No. 2013-4831, Real Property Records of Parker County, Texas and leaving a net area of 28.37 or (1,235,726 square feet), more or less.

LEGAL DESCRIPTION OF PARENT TRACT 52.283 ACRES - VOLUME 1403, PAGE 1713, DEED RECORDS, PARKER COUNTY, TX

BEING parts of the JOHN H. PHELPS SURVEY, Abstract No. 1046, and the ELIZA OXER SURVEY, Abstract No. 1031, situated approximately South 77 degrees East 10 1/2 miles from the Courthouse in Parker County, Texas, and embracing a portion of the 54.278 acre tract describe in the Deed to James P. Tocker, David K. Kessler, and Kiran J. Dave recorded in Volume 1320, Page 34 of the Deed Records, Parker County, Texas.

BEGINNING at a concrete monument in the North line of Old Bankhead Highway for the Southwest corner of said 54.278 acre tract.

THENCE North 1 degree 59 minutes East generally along a fence 2715.87 feet to a 5/8 inch iron.

THENCE South 71 degrees 35 minutes 05 seconds East 299.92 feet to a 5/8 inch iron.

THENCE North 1 degree 54 minutes 00 seconds East 302.07 feet to a 5/8 inch iron in the South right of way of U.S. Highway 20.

THENCE South 71 degrees 25 minutes 17 seconds East with the south right of way line of U.S. Highway 20 and generally along a fence 98.42 feet to a State Highway Dept. monument, being the P.C. of a curve to the left having a radius of 5919.58 feet and a long chord of South 73 degrees 39 minutes 13 seconds East 456.48 feet.

THENCE along the arc of said curve to the left, with the South right of way line of U.S. Highway No. 20 for 456.59 feet to a State Highway Dept. monument in the West line of the tract described in the deed to Diamond Shamrock Corporation, recorded in Volume 441, Page 399 of the said Parker County Deed Records;

THENCE South 0 degrees 0 minutes 14 seconds East generally along a fence 2343.67 feet to a railroad spike for the West line of the said Diamond Shamrock tract;

THENCE South 89 degrees 46 minutes West 345.63 feet to a 5/8 inch iron;

THENCE South 0 degrees 04 minutes East 415.00 feet to a 5/8 inch iron in the North line of said Old Bankhead Highway;

THENCE South 89 degrees 51 minutes West with the North line of Old Bankhead Highway and generally along a fence 574.91 feet to the PLACE OF BEGINNING and containing approximately 52.283 acres of land.

LEGAL DESCRIPTION OF 19.17 ACRES AS SURVEYED ON THE GROUND

BEING 19.17 acres of land situated in the John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, and being a portion of a 52.283 acre tract described in deed to D & M, a Texas General Partnership recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas, said 19.17 acres more particularly described in metes and bounds as follows:

BEGINNING at the southeast corner of this described tract, a 1/2 inch rebar rod found in the east line of said 52.283 acre tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, Texas, and being the northeast corner of HUNTERS GLEN, an Addition to the City of Willow Park, Parker County, Texas, according to the plat of said addition recorded in Plat Cabinet D, Slide 205, Plat Records, Parker County, Texas, and from said point of beginning a found 1/2 inch rebar rod with cap marked "YARGER 5854" in the southerly right-of-way line of Interstate Highway 20, at the northeast corner of said 52.283 acre tract, bears N 00°23'44" W 1478.99 feet;

THENCE S 89°20'29" W 875.48 (N 89°47'55" E 875.61 feet record per Plat), along the north line of said HUNTERS GLEN, to a found 1/2 inch rebar rod in concrete at fence corner in the west line of said 52.283 acre tract, the east line of WILLOW PARK VILLAGE, an addition to said City of Willow Park, according to the plat of said addition recorded in Plat Cabinet C, Slide 344 of said plat records, and said point being at the northwest corner of said HUNTERS GLEN, and the southwest corner of this 19.17 acre tract;

THENCE N 01°30'51" E (N 01°59' E per deed) a distance of 1430.40 feet along the west line of said 52.283 acre tract and the east line of said WILLOW PARK VILLAGE ADDITION, to a 1/2 inch rebar rod with cap marked "YARGER 5854" at the northeast corner of this 19.17 acre tract and the southwest corner of Lot 1, Block 1, EXTREME EXTERIORS ADDITION, City of Willow Park according to the plat of said addition recorded in Plat Cabinet D, Slide 665, Plat Records, Parker County, Texas;

THENCE S 71°54'10" E 299.98 feet (S 71°35'05" E 299.92 feet per deed and N 71°52'50" W 299.24' per plat) along the south line of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION, to a found 1/2 inch rebar rod with cap (marking on cap illegible) at the southeast corner thereof for an interior corner of said 52.283 acre tract and the northerly northeast corner of this 19.17 acre tract, and whence the northeast corner of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION bears N 01°30'59" E 302.91 feet;

THENCE S 01°30'59" W 571.65 feet, over and across said 52.283 acre tract, to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY", an interior corner of this described tract;

THENCE N 89°36'16" E 562.39 feet, over and across said 52.283 acre tract to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY" in the east line of said 52.283 acre tract and the west line of said Magellan Pipeline Terminals, L.P. tract, for the southerly northeast corner of this 19.17 acre tract;

THENCE S 00°23'44" E 759.11 feet along said east line of said 52.283 acre tract and said west line of said Magellan Pipeline Terminals, L.P. tract to the POINT OF BEGINNING, and containing a surface area of 19.17 acres (834,908 square feet, more or less) of land.



SURVEYOR'S CERTIFICATE

TO RED RIVER DEVELOPMENT 2020, LLC., FIDELITY NATIONAL TITLE INSURANCE COMPANY, TH WILLOW PARK, LLC., AND CIERRA BANK.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WHERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(c), 6(b), 7(c), 7(c), 8, 11, 12, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN OCTOBER, 2021.

Mark J. Brown
MARK T. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4247

DRAWING COMPLETED: DECEMBER 30, 2021
SURVEYED: AUGUST, SEPTEMBER & OCTOBER, 2021

ALTA/NSPS LAND TITLE SURVEY OF 19.17 ACRES OF LAND OUT OF THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

November 30th, 2022

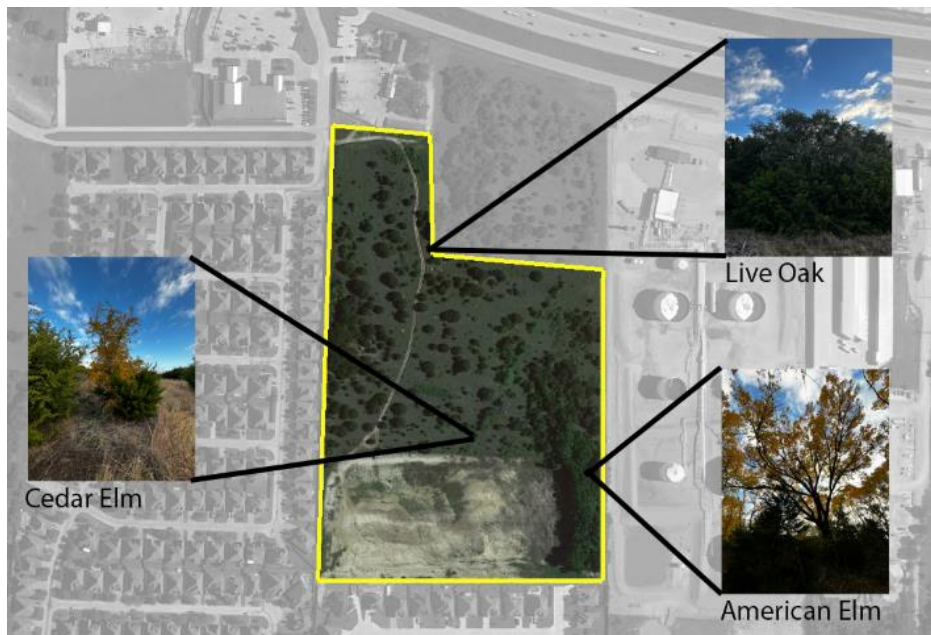
Toni Fisher
Planning & Development Director
City of Willow Park
516 Ranch House Road
Willow Park, TX 76087

Attention: Toni Fisher
Planning & Development Director

RE: Country Hollow Preliminary Plat Tree Survey

Dear Toni:

A site review of the Country Hollow development confirmed the site is predominantly covered with small bushes, shrubs, and undesirable trees. Also on the site are three small areas containing trees that can be considered of a “strong hardwood variety” that were at least three caliper inches in diameter at breast height (DBH). The trees identified were Cedar Elm, Live Oak, and American Elm as shown below:



Preservation of these trees is not viable due to existing site conditions and grading requirements with the proposed development. Mitigation for these removed trees will be provided with new tree plantings. Based on the approved ordinance containing the site plan and PD Zoning, a minimum of two 3-inch caliper trees will be planted on each residential lot for a total of 196 trees or 588 caliper inches. This is sufficient to satisfy the City mitigation requirements.

Please consider this our tree assessment for Country Hollow. We look forward to working with the City of Willow Park in the development of this site.

Sincerely,
Anthony Milbitz, PE

November 30th, 2022

Toni Fisher
Planning & Development Director
City of Willow Park
516 Ranch House Road
Willow Park, TX 76087

Attention: Toni Fisher
Planning & Development Director

RE: Country Hollow Preliminary Plat Comment Response Letter

Dear Toni:

Below is a compilation of the comments received through the mygov system for the Country Hollow Preliminary Plat submittal dated November 15th, 2022. TNP's responses are in **blue**. We look forward to working with the City in the development of this site.

Engineering – Gretchen Vazquez

1. Streets Rights-of-Way – Label the widths of all streets and easements proposed for the subdivision, and all known rights-of-way and/or easements within or affecting the area to be subdivided.

ROW widths and easement sizes added on Preliminary Plat.

2. Street Centerline – Dimensions from centerline to property boundary must be shown on the face of the plat.

ROW half-width labels added on Preliminary Plat.

3. Street A/Whitetail Drive and Whitetail Drive/Whitetail Drive. Show and label the street radii.

Curve data table added containing radii information.

4. Street Names – Provide street names for all proposed streets. Does the street name change when the street changes direction?

Street names added to preliminary plat. Street changing name when changing direction is up to the City. Both ways are utilized by other AHJs. The street name layout shown on the preliminary plat appears to be in congruence with surrounding subdivisions in Willow Park. Because Willow Crossing is a major offsite road, the street name will not continue into the subdivision.

5. Common area north of the site. Is all of Lot 1, Block B a common area?

Area labeled more clearly designating separate common lot from residential Block A lot 1.

6. Lot Area – Lot area must be included on the face of the plat for each lot, in both acres and square feet.

Area in acres added to the individual lots.

7. Provide corner clip at the intersection of Willow Crossing Drive East and Bay Hill Drive.

Corner clip added.

8. Who will be responsible for the maintenance of the detention area? Add note to the plat and label as a detention area easement.

Common areas will be maintained by HOA. Note added to second sheet of preliminary plat.

9. Include Metes and Bounds Description – An accurate boundary survey, including a metes and bounds description prepared by a registered professional land surveyor, of the property with bearings and distances referenced to survey lines and established subdivisions.

Metes and Bounds description will be added to Preliminary Plat document. Metes and Bounds from ALTA survey provided as supporting document.

10. Include Surveyor's Certificate.

ALTA survey containing surveyors certificate provided as supporting documentation.

11. Include Owner's Certificate - Owner's certificate or deed of dedication.

Owner's deed provided as supporting documentation to the preliminary plat.

Concept Construction Plan

1. Show sanitary sewer flow arrows on the plan view.

Flow direction arrows added.

2. Show and label the pavement width on either side of the median island. Pull back the nose for the median island so that it does not cross the right-of-way line.

Pavement width labeled. Median nose is pulled back.

Existing Drainage Area Map

1. Add Drainage Area OS-C5 to the Drainage Area Calculations Table.

Noted.

2. Verify runoff coefficient for Drainage Area OS-C2.

Coefficients verified. Industrial land use coefficient used for area OS-C2.

Preliminary Drainage Area Map

1. Drainage Area OS-C2. Check acreage (plan view).

Noted. Decimals were not displayed correctly.

2. Verify runoff coefficient for Drainage Areas OS-C2 and OS-C4.

Coefficients verified. Industrial land use coefficient used for area OS-C2 and OS-C4.

3. Design Point C is labeled twice. Please revise.

Label revised to A along west end.

4. Provide information showing that that the storm water runoff from the new development does not overload the existing downstream drainage facility.

Calculated capacity of existing storm system from record drawings added to sheet 5 under discharge descriptions. Final discharge into existing pipes will be determined with design of outlet structure in construction plans. Proposed discharge will not exceed existing conditions or pipe capacity.

Planning & Zoning – Toni Fisher

1. Curb/gutter & Sidewalks are not shown.

Curb/Gutter and sidewalks are shown on Concept Construction Plan. Labels will be added to the Concept Construction Plan to clearly show the proposed infrastructure. It is difficult to differentiate 6" difference between face of curb and back of curb lines for this size of development.

2. Street width dimensions are not listed.

Street Width is shown on Concept Construction Plan section detail. Labels added to the Concept Construction Plan sheet to street width.

3. Plat shows (2) "common areas", but Concept Construction Plan shows drainage coming into both of these areas. Neither would be considered to be park land or public-use areas; therefore, Parkland Dedication Fee is required and HOA will need to maintain these and entrance "common areas" in perpetuity.

Common lots will be maintained by HOA. Note added to preliminary plat sheet 2.

4. Metes & Bounds is missing*.

Metes and Bounds are shown on the preliminary plat. Curve data will be added.

5. City signature blocks is missing*.

City Signature Block added.

6. Side & Rear setbacks per Planned Development should be shown on each lot.

Minor setback lines (back and side) are shown on the typical lot detail on the preliminary plat sheet 1. The concern is legibility of the plans if all the setback lines are added to the individual lots.

7. Seal of Registered Land Surveyor missing.

Surveyor does not apply seal until Final Plat is prepared for recording to ensure document is not used incorrectly or mis-recorded. The original ALTA survey with Surveyor Certificate and Seal of the ALTA survey will be submitted as a supporting documentation.

8. City of Willow Park dedication language missing.

Preliminary dedication language will be added to the preliminary plat.

9. Show relationship of Plat to Existing Water & Sewage.

Existing Water and Sewer servicing the development are shown on Concept Construction Plan.

10. Tree survey not attached - please show tree species' and caliper of existing trees that are of "strong hardwood varieties, such as, but not limited to, varieties of oak, pecan, ash, and walnut" [Ord. Sec. 14.09.002(g)(2)] - Per conversations with City Staff, formal tree survey is not required if native non-hardwood trees are all that occupies the parcel. These trees are permitted to be removed for development; only trees of hardwood species and 2.5" caliper or more are required to remain and be marked on Plat.

Tree letter attached as supporting documentation.

11. General Notes: show Zoning Classification of property

PD/R5 zoning is listed under the Land-use Table on the preliminary plat sheet 1.

12. Include Line Table & Curve Table, as applicable. * See sample plats & Plat Checklist attached.

Noted. Curve data table added to preliminary plat sheet 1.

Public Works - Michelle Guelker

Are Streets labeled A & B going to be named A & B? Street names need to be included.

Street names of Deer Ridge and Morning Dew added to the preliminary plat instead of streets A and B.

Why is the water on the north end not being taken straight across to the hydrant on the south end of Lone Star Medical and tied in? The way you are proposing crosses over the line feeding Extreme Exteriors.

Updated City utility maps show 8" water main along Bay Hill at Country Hollow entrance. Connection will be made to this point.

Is the water and sewer running under the sidewalks or between the sidewalk and street?

Yes, water and sewer is under the sidewalk.

Also Hunters Glen, the subdivision to the south, has the streets with a crown down the middle and sloping to the sides. With the proposed slope to the center, where these 2 subdivision meet, water may not drain off. I understand that it is expected that the majority of the drainage will end up in the collection system and discharged at the holding ponds, but it should be assumed that some water will continue down the streets and travel into Hunters Glen. The change in the street crowning may cause the water to sit instead of draining off.

An appropriate crown transition will be provided with the construction plans with consideration to minimize any ponding water.

Fire - Kevin Lockwood

Hydrant placement every 500ft. Get hydrant details from public works.

Hydrants are placed every 500' along road. Details for Construction Plans will be from details on file with public works.

Roads should be a minimum of 24ft curb front to curb front.

Street section is 27' from face of curb to face of curb to match adjacent subdivision.

I will address lots after P&Z meeting.

Noted.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Fidelity National GF# 9001222101700

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF PARKER

FOR VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, and the further consideration of a certain promissory note of even date herewith in the principal amount as provided therein (the "Note"), executed by Grantee (hereinafter defined) and payable to the order of Ciera Bank ("Lender"), the payment of which Note is secured by the vendor's lien retained herein, and is additionally secured by a deed of trust of even date herewith, executed by Grantee to James Charles Powell, Trustee, for the benefit of Lender, D & M, a Texas general partnership ("Grantor"), hereby grants, bargains, sells and conveys to TH Willow Park, LLC, a Delaware limited liability company ("Grantee"), that certain real property located in the County of Parker, State of Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Land"), together with all of Grantor's right, title and interest in and to the fixtures and improvements located on the Land (the "Improvements"), and together with all rights, privileges and easements appurtenant to the Land, all water, wastewater and other utility rights relating to the Land and any and all easements, rights-of-way and other appurtenances used in connection with the beneficial use and enjoyment of the Land, in each case to the extent assignable (the "Appurtenances") (the Land, Improvements and Appurtenances collectively referred to as the "Property").

This conveyance is being made by Grantor and accepted by Grantee subject only to those certain title exceptions (the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof for all purposes, but only to the extent that such exceptions are valid, existing, and, in fact, affect the Property and subject also to any and all validly existing encumbrances, conditions and restrictions relating to the Property as now reflected by the records of the County Clerk of Parker County, Texas and also subject to all zoning laws and other restrictions, regulations and ordinances and statutes of municipal or other governmental authorities applicable to any or all of the Property; and

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's heirs, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, as aforesaid.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, without warranty express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property.

To secure the payment of the Note, the vendor's lien and superior title are retained against the Property until the Note and all interest thereon is fully paid and satisfied according to its face, tenor, effect and reading, and Grantor, for value received from the Lender, as recited above, does hereby TRANSFER, ASSIGN, and SET OVER, without recourse, unto the Lender, its successors and assigns, said vendor's lien retained to secure the Note together with the superior title remaining in Grantor.

GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH HEREIN SUBJECT TO THE MATTERS SET OUT ABOVE, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, EITHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANY TENANT MAY CONDUCT THEREON; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; AND/OR (E) THE HABITABILITY, SUITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY. GRANTEE IS RELYING SOLELY UPON ITS RIGHT TO INSPECT AND ITS INSPECTIONS OF THE PROPERTY PRIOR TO THE DATE HEREOF, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE SURFACE AND SUBSURFACE OF THE PROPERTY AND GRANTOR WILL HAVE NO LIABILITY TO GRANTEE WITH RESPECT TO THE CONDITION TO THE PROPERTY.

Ad valorem taxes for the year of this deed have been prorated and paid; accordingly, by its acceptance of this Deed, Grantee assumes responsibility to pay all ad valorem taxes on the Property for 2022 and all subsequent years.

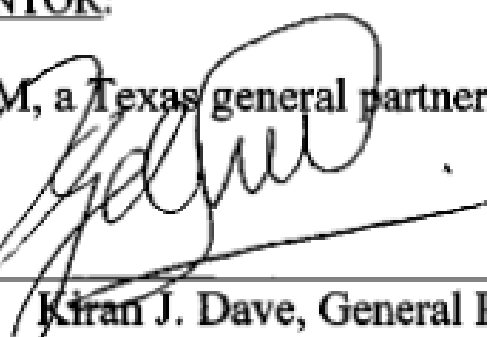
Grantee's Mailing Address: 3333 Welborn St., Ste. 320, Dallas, Dallas, County, Texas 75219.

Signature Page Follows

EXECUTED effective as of this 4th day of January, 2022.

GRANTOR:

D & M, a Texas general partnership

By: 
Kiran J. Dave, General Partner

By: 
Mrudula Mehta, General Partner

MCN Family Trust, General Partner

By: 
Mrudula Mehta, Trustee

Mehta Living Trust, General Partner

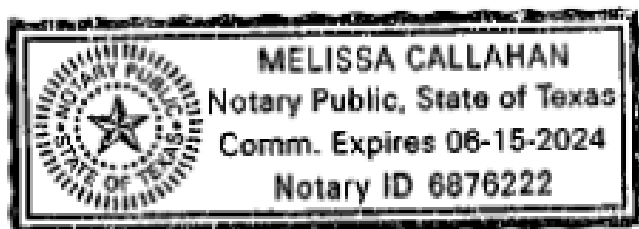
By: 
Mrudula Mehta, Trustee

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 4th day of January, 2022, by Kiran J. Dave, General Partner, on behalf of D & M, a Texas general partnership on behalf of said partnership.



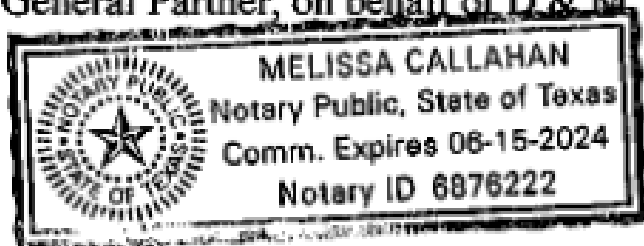

Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 4th day of January, 2022, by Mrudula Mehta, General Partner, on behalf of D & M, a Texas general partnership on behalf of said partnership.



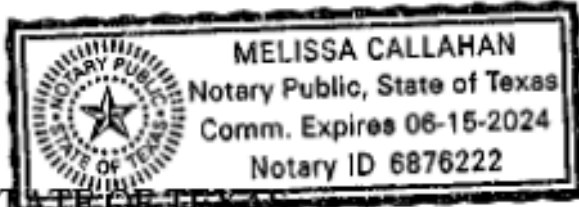

Notary Public, State of Texas

STATE OF TEXAS

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§

COUNTY OF TARRANT

This instrument was acknowledged before me on the 4th day of January, 2022, by Mrudula Mehta, Trustee of the MCN Family Trust, General Partner, on behalf of D & M, a Texas general partnership on behalf of said partnership.



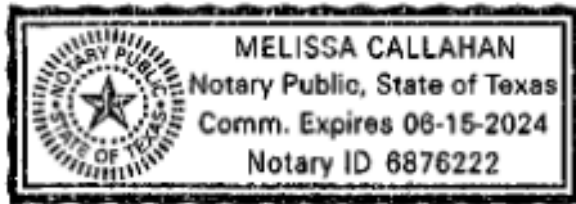
Melissa Callahan
Notary Public, State of Texas

STATE OF TEXAS

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§

COUNTY OF TARRANT

This instrument was acknowledged before me on the 4th day of January, 2022, by Mrudula Mehta, Trustee of Mehta Living Trust, General Partner, on behalf of D & M, a Texas general partnership on behalf of said partnership.



Melissa Callahan
Notary Public, State of Texas

After recording, return to:
TH Willow Park, LLC
3333 Welborn St., Ste. 320, Dallas, Texas 75219.

EXHIBIT "A"
LEGAL DESCRIPTION OF THE LAND

BEING 19.17 acres (834,908 square feet) of land situated in the John H. Phelps Survey, Abstract No 1046, City of Willow Park, Parker County, Texas, and being a portion of a 52.283 acre tract described indeed to D & M, a Texas General Partnership recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas, said 19.17 acres more particularly described in metes and bounds as follows:

BEGINNING at the southeast corner of this described tract, a 1/2 inch rebar rod found in the east line of said 52.283 acre tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, Texas, and being the northeast corner of HUNTERS GLEN, an Addition to the City of Willow Park, Parker County, Texas, according to the plat of said addition recorded in Plat Cabinet D, Slide 205, Plat Records, Parker County, Texas, and from said point of beginning a found 1/2 inch rebar rod with cap marked "YARGER 5854" in the southerly right-of-way line of Interstate Highway 20, at the northeast corner of said 52.283 acre tract, bears N 00°23'44" W 1478.98 feet;

THENCE S 89°20'29" W 875.48 (N 89°47'55" E 875.61 feet record per Plat), along the north line of said HUNTERS GLEN, to a found 1/2 inch rebar rod in concrete at fence corner in the west line of said 52.283 acre tract, the east line of WILLOW PARK VILLAGE, an addition to said City of Willow Park, according to the plat of said addition recorded in Plat Cabinet C, Slide 344 of said plat records, and said point being at the northwest corner of said HUNTERS GLEN, and the southwest corner of this 19.17 acre tract;

THENCE N 01°30'51" E (N01°59'E per deed) a distance of 1430.40 feet along the west line of said 52.283 acre tract and the east line of said WILLOW PARK VILLAGE ADDITION, to a 1/2 inch rebar rod with cap marked "YARGER 5854" at the northwest corner of this 19.17 acre tract and the southwest corner of Lot 1, Block 1, EXTREME EXTERIORS ADDITION, City of Willow Park according to the plat of said addition recorded in Plat Cabinet D, Slide 665, Plat Records, Parker County, Texas;

THENCE S 71°54'10" E 299.98 feet (S 71°35'05" E 299.92 feet per deed and N 71°52'50" W 299.24' per plat) along the south line of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION, to a found 1/2 inch rebar rod with cap (marking on cap illegible) at the southeast corner thereof for an interior corner of said 52.283 acre tract and the northerly northeast corner of this 19.17 acre tract, and whence the northeast corner of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION bears N 01°30'59" E 302.91 feet;

THENCE S 01°30'59" W 571.65 feet, over and across said 52.283 acre tract, to a point, an interior corner of this described tract;

THENCE N 89°36'16" E 562.39 feet, over and across said 52.283 acre tract to a point in the east line of said 52.283 acre tract and the west line of said Magellan Pipeline Terminals, LP tract, for the southerly northeast corner of this 19.17 acre tract;

THENCE S 00°23'44"E 759.11 feet along said east line of said 52.283 acre tract and said west line of said Magellan Pipeline Terminals, LP tract to the POINT OF BEGINNING and containing a surface area of 19.17 acres (834,908 square feet) of land.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years.
2. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records
4. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Magellan Pipeline Company
Purpose: As provided in said document
Recording Date: April 25, 2008
Recording No: in Volume 2629, Page 535, Real Property Records, Parker County, Texas, as affected by Surveyor's Affidavit recorded under Clerk's File No. 2013-4831, Real Property Records, Parker County, Texas
Noted and shown on survey dated August 20, 2021, by Jacob Martin, prepared by Mark T. Brown, Registered Professional Land Surveyor Number 4247, Job Number 21397.
5. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 27, 1985, recorded October 15, 1985 at in Volume 1320, Page 34 of the Official Records of Parker County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 22, 1957, by and between Elizabeth A. Simpson, widow of Edward James Simpson, as Lessor, and Magnolia Petroleum Company, as Lessee, recorded April 4, 1957 at in Volume 290, Page 558 of the Official Records of Parker County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 16, 1981, by and between Edward James Simpson and wife Adele, as Lessor, and Leases Two, Ltd., a Texas limited partnership, as Lessee, recorded March 4, 1981 at in Volume 1099, Page 670 of the Official Records of Parker County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 16, 1981, by and between I.C. Millican and wife, Mary Ann, as Lessor, and Leases Two, Ltd., a Texas limited partnership, as Lessee, recorded March 4, 1981 at in Volume 1099, Page 674 of the Official Records of Parker County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 16, 1981, by and between John N. Simpson, Jr. and wife Helen, as Lessor, and Leases Two, Ltd., a Texas limited partnership, as Lessee, recorded March 4, 1981 at in Volume 1099, Page 678 of the Official Records of Parker County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 16, 1981, by and between William M. Jones, Jr., as Lessor, and Leases Two, Ltd., a Texas limited partnership, as Lessee, recorded March 4, 1981 at in Volume 1099, Page 682 of the Official Records of Parker County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2007, by and between Adele B. Simpson, as Lessor, and Jerry Osborn dba Crown Equipment Co., as Lessee, recorded October 29, 2007 at in Volume 2584, Page 1649 of the Official Records of Parker County, Texas.

12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2007, by and between Charles Daniel Jones, as Lessor, and Jerry Osborn dba Crown Equipment Co., as Lessee, recorded October 29, 2007 at in Volume 2584, Page 1653 of the Official Records of Parker County, Texas.
13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2007, by and between Myra Mullican Dickerson, as Lessor, and Jerry Osborn dba Crown Equipment Co., as Lessee, recorded October 29, 2007 at in Volume 2584, Page 1657 of the Official Records of Parker County, Texas.
14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2007, by and between Kristin S. Carlton formerly known as Kristine E. Simpson, as Lessor, and Jerry Osborn dba Crown Equipment Co., as Lessee, recorded October 29, 2007 at in Volume 2584, Page 1661 of the Official Records of Parker County, Texas.
15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2007, by and between Edward J. Simpson Jr., as Lessor, and Jerry Osborn dba Crown Equipment co., as Lessee, recorded October 29, 2007 at in Volume 2584, Page 1665 of the Official Records of Parker County, Texas.
16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2007, by and between Robert B. Simpson, as Lessor, and Jerry Osborn dba Crown Equipment Co., as Lessee, recorded October 29, 2007 at in Volume 2584, Page 1669 of the Official Records of Parker County, Texas.
17. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2007, by and between Kathe Millican Wells, as Lessor, and Jerry Osborn dba Crown Equipment Co., as Lessee, recorded October 29, 2007 at in Volume 2584, Page 1673 of the Official Records of Parker County, Texas.
18. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 2007, by and between Virgie Lynn Jones, as Lessor, and Jerry Osborn dba Crown Equipment Co., as Lessee, recorded November 21, 2007 at in Volume 2590, Page 1565 of the Official Records of Parker County, Texas.
19. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Job No.: 21397
Dated: August 20, 2021
Prepared by: Mark T. Brown, Registered Professional Land Surveyor Number 4247
Matters shown: Corrugated pipe with concrete headwall culvert on subject property;
Fence encroaches and/or protrudes over Northerly Northeasterly boundary line; Rights of third parties in and to land lying between fences and boundary lines; Rights of third parties in and to vehicular use of gravel driveway traversing subject property.

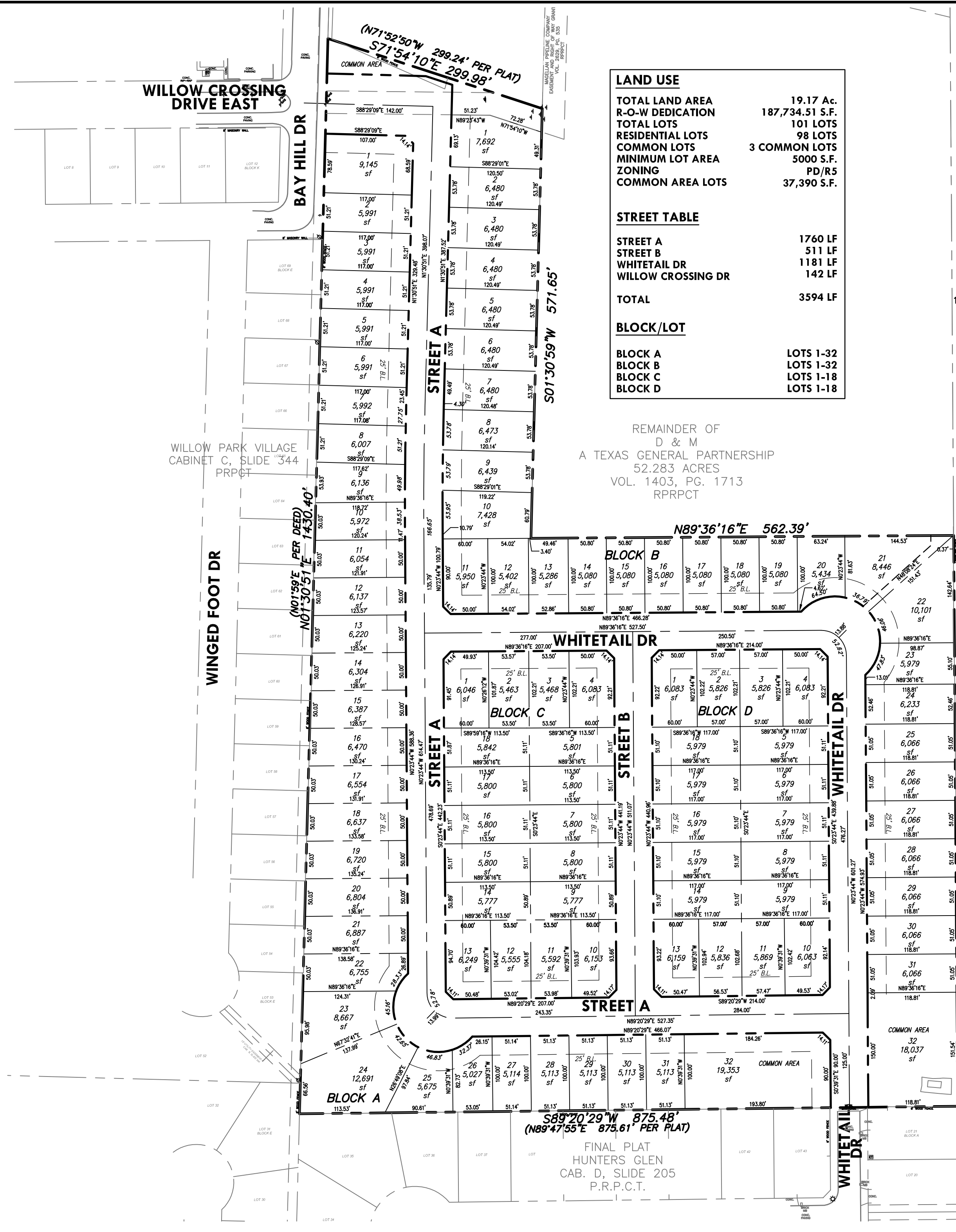
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202200584
01/05/2022 02:42:20 PM
Fee: \$55.00
Lila Deakle, County Clerk
Parker County, Texas
DEED



LAND USE

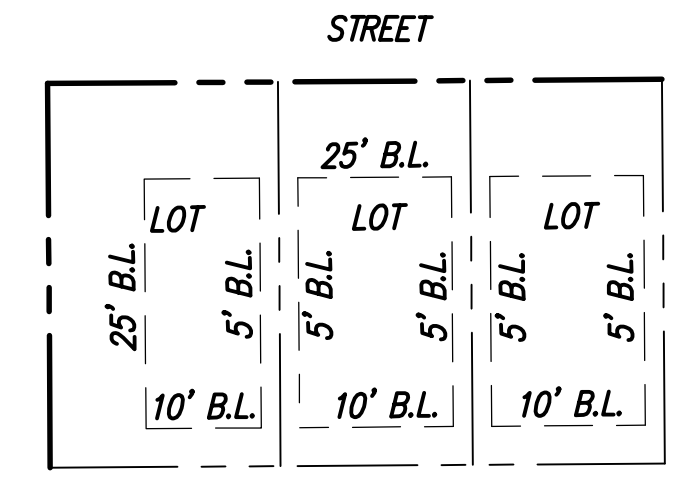
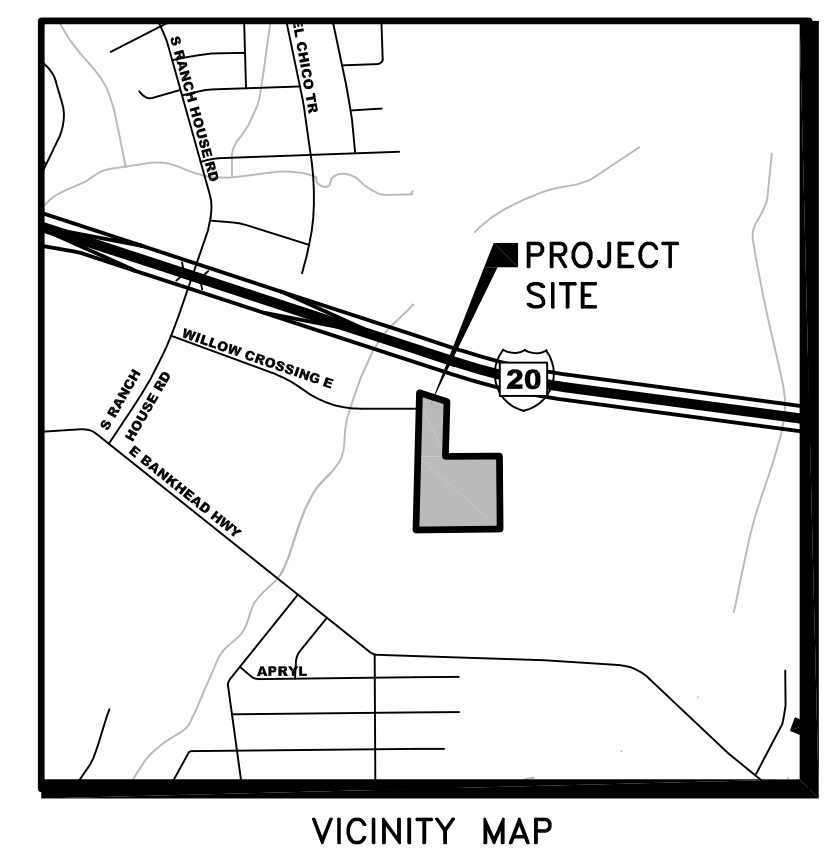
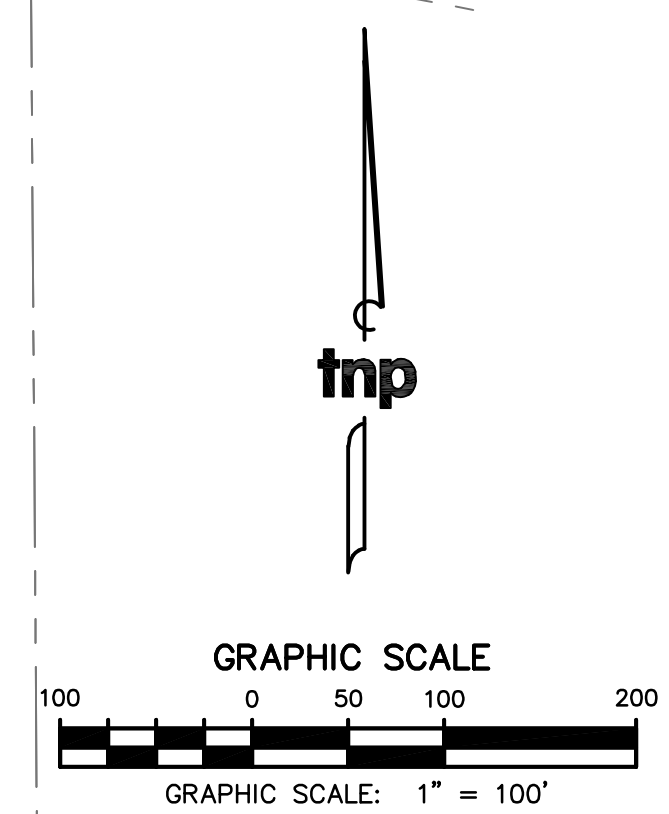
TOTAL LAND AREA	19.17 Ac.
R-O-W DEDICATION	187,734.51 S.F.
TOTAL LOTS	101 LOTS
RESIDENTIAL LOTS	98 LOTS
COMMON LOTS	3 COMMON LOTS
MINIMUM LOT AREA	5000 S.F.
ZONING	PD/R5
COMMON AREA LOTS	37,390 S.F.

STREET TABLE

STREET A	1760 LF
STREET B	511 LF
WHITTAIL DR	1181 LF
WILLOW CROSSING DR	142 LF
TOTAL	3594 LF

BLOCK/LOT

BLOCK A	LOTS 1-32
BLOCK B	LOTS 1-32
BLOCK C	LOTS 1-18
BLOCK D	LOTS 1-18



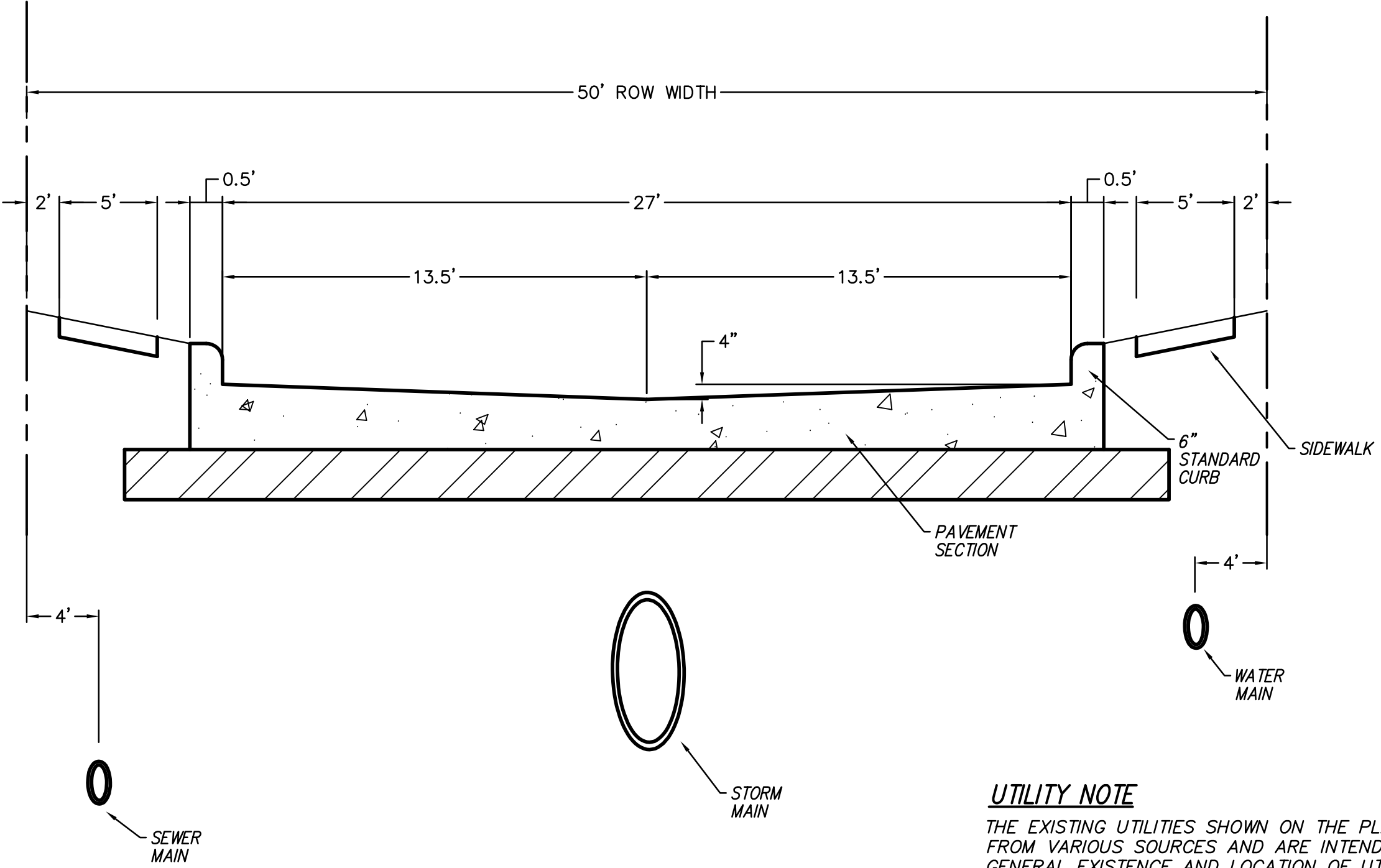
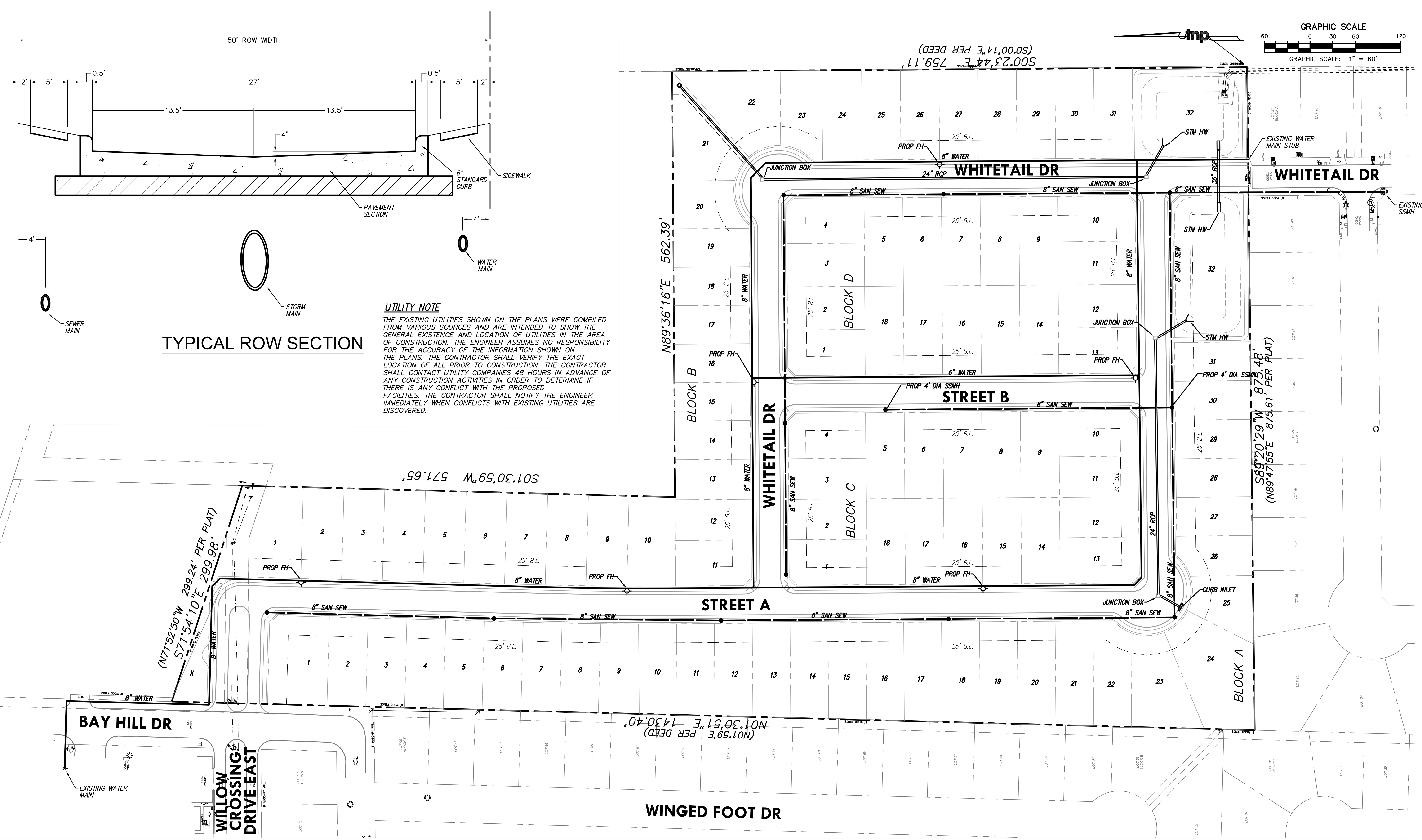
REMAINDER OF
D & M
A TEXAS GENERAL PARTNERSHIP
52.283 ACRES
VOL. 1403, PG. 1713
RPRPCT

MAGELLAN PIPELINE
TERMINALS, L.P.
VOL. 2563, PG. 1768
RPRPCT

PRELIMINARY PLAT FOR
COUNTRY HOLLOW
19.17 ACRES SITUATED IN THE JOHN H. PHELPS
SURVEY, ABSTRACT NO. 1046,
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
WILLOW PARK, TEXAS
NOVEMBER 15, 2022

POB
N=6,948,596.09'
E=2,238,277.78'

OWNER TH WILLOW PARK, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	DEVELOPER RED RIVER DEVELOPMENT 2020, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	ENGINEER/SURVEYOR TEAGUE NALL AND PERKINS, INC. 3200 S. INTERSTATE 35E, STE 1129 DENTON, TEXAS 76210 CONTACT: CHRISTOPHER HARTKE, P.E. 940-205-4409 charke@tnpinc.com
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TYPICAL ROW SECTION

UTILITY NOTE
 THE EXISTING UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

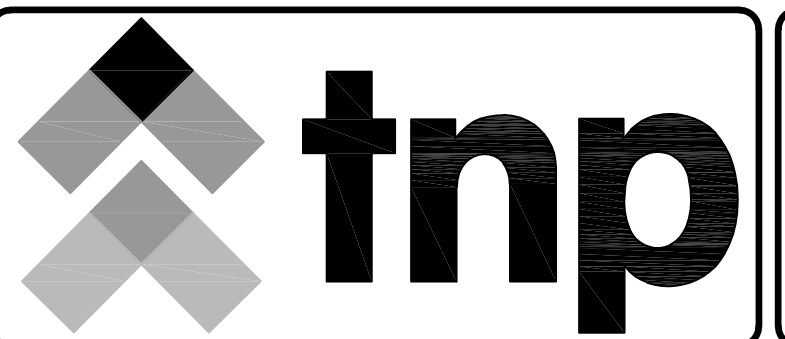
Drawing: T:\Projects\RRD22419\City\CADD\Utility\Utility Plan.dwg at Nov 15, 2022 9:51am by amilbitz
 Layout: 3 CONCEPT CONSTRUCTION PLAN - Area: AREA-60000.dwg - XSD-BASE.dwg - XSD-MS.dwg - XSD-GRADING.dwg - XSD-SD.dwg - XREF-TNRS.DWG

no.	revision	by	date

teague nall and perkins, inc
 3200 S. Interstate 35E, Suite 1129
 Denton, Texas 76210
 940.383.4177 ph
 www.tnpsc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



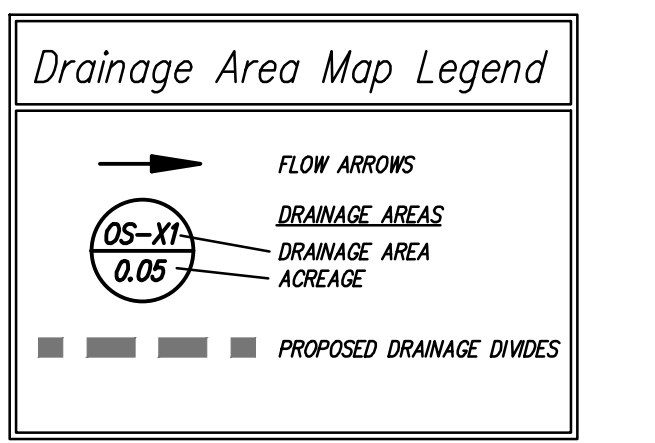
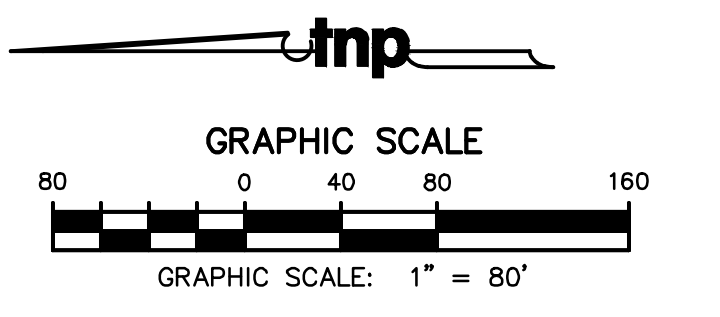
scale
 horiz
 1" = 60'
 vert
 N/A
 date
 NOV. 15, 22



This document is for interim review and is not intended for construction, bidding or permit purposes.
ANTHONY MILBITZ, P.E. Date: November 15, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
CONCEPT CONSTRUCTION PLAN

tnp project
 RRD22419
 sheet
2
 of
04



Drawing: T:\Projects\RRD22419\City\CD\PRELIMINARY DRAINAGE PLAN.dwg at Nov. 15, 2023, 9:31am by erbilbitz
Copy: 4 EXISTING DRAINAGE AREA MAP Area: ARE-B00000.dwg - XSD-BASE.dwg - XSD-WSS.dwg - XSD-GRADING.dwg - XSD-SD.dwg - XREF-TNRS.DWG - XREF-EX.DWG

Existing Drainage Area Calculations

Site Data				Storm Event (year)												
Drainage Point	Area	Acres	C	T _c (min)	1				10				100			
					C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)
A	A1	5.67	0.30	15	1.00	0.30	3.14	5.3	1.00	0.30	5.30	9.0	1.25	0.38	8.06	17.1
	OS-A2	0.57	0.80	15	1.00	0.80	3.14	1.4	1.00	0.80	5.30	2.4	1.25	1.00	8.06	4.6
	OS-A3	0.97	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.5	1.25	0.38	8.06	2.9
	Total A	7.21						7.7				13.0				24.6
B	B	0.90	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.4	1.25	0.38	8.06	2.7
	Total B	0.90						0.9				1.4				2.7
C	C1	12.59	0.30	17	1.00	0.30	3.01	11.4	1.00	0.30	5.08	19.2	1.25	0.38	7.72	36.4
	OS-C2	0.14	0.30	17	1.00	0.30	3.01	0.1	1.00	0.30	5.08	0.2	1.25	0.38	7.72	0.4
	OS-C3	2.83	0.30	17	1.00	0.30	3.01	2.6	1.00	0.30	5.08	4.3	1.25	0.38	7.72	8.2
	OS-C4	5.75	0.30	17	1.00	0.30	3.01	5.2	1.00	0.30	5.08	8.8	1.25	0.38	7.72	16.7
Total C	21.31						19.2				32.5				61.7	

Existing Time of Concentration

Area	T _c (min)	Sheet				Shallow Concentrated				Concentrated				
		T _c (min)	Length (ft)	Slope (ft/ft)	n	T _c (min)	Surface	Length (ft)	Slope (ft/ft)	T _c (min)	Length (ft)	Slope (ft/ft)	n	Hydra. R (ft)
C	17	9.06	46	0.012	0.24	7.57	Unpaved	1247	0.029	0.55	371	0.04	0.035	1.52

- DRAINAGE NOTES:**
1. CONTOUR INFORMATION SHOWN IS FROM 1" TNRS CONTOUR DATA.
 2. DETENTION VOLUME SHOWN IS MAX PRELIMINARY VOLUME.
 3. DISCHARGE DESCRIPTIONS:
- (A) SHEET FLOW TO BACKYARDS OF LOTS TO THE WEST
 - (B) SHEET FLOW TO BACKYARDS OF LOTS TO THE SOUTH
 - (C) POINT DISCHARGE TO EXISTING STORM PIPE TO THE SOUTH

1	Revised alignment of sanitary sewer	XXX	00/00/00
no.	revision	by	date

teague nall and perkins, inc
 3200 S. Interstate 35E, Suite 1129
 Denton, Texas 76210
 940.383.4177 ph
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



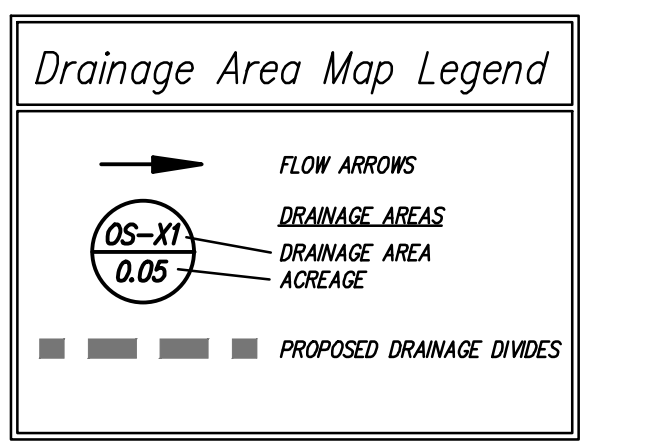
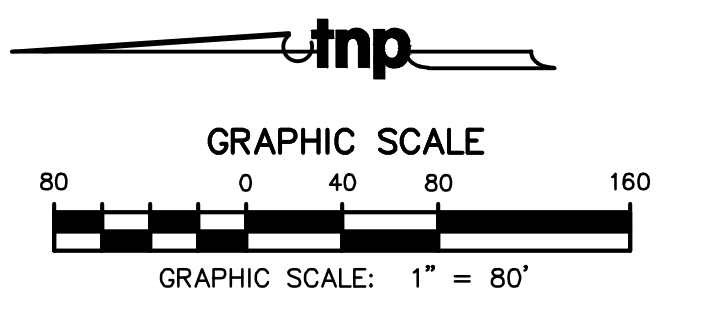
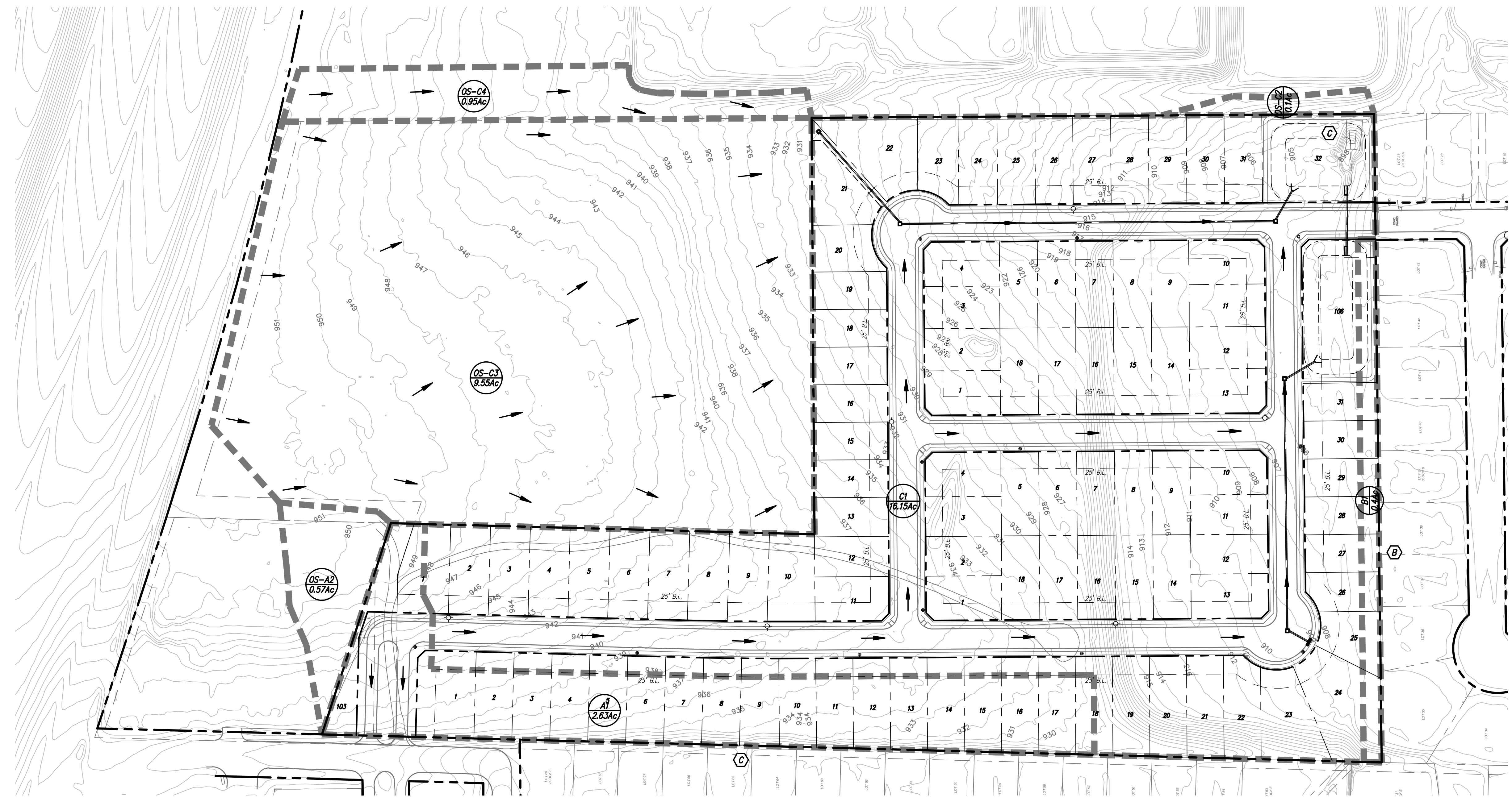
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 1" = 80'
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 date
 NOV. 15, 22



This document is for interim review and is not intended for construction, bidding or permit purposes.
 ANTHONY MILBITZ, P.E. Date: November 15, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
 EXISTING DRAINAGE AREA MAP

tnp project
 RRD22419
 sheet
3
 of
 04



Rational Detention Calculation

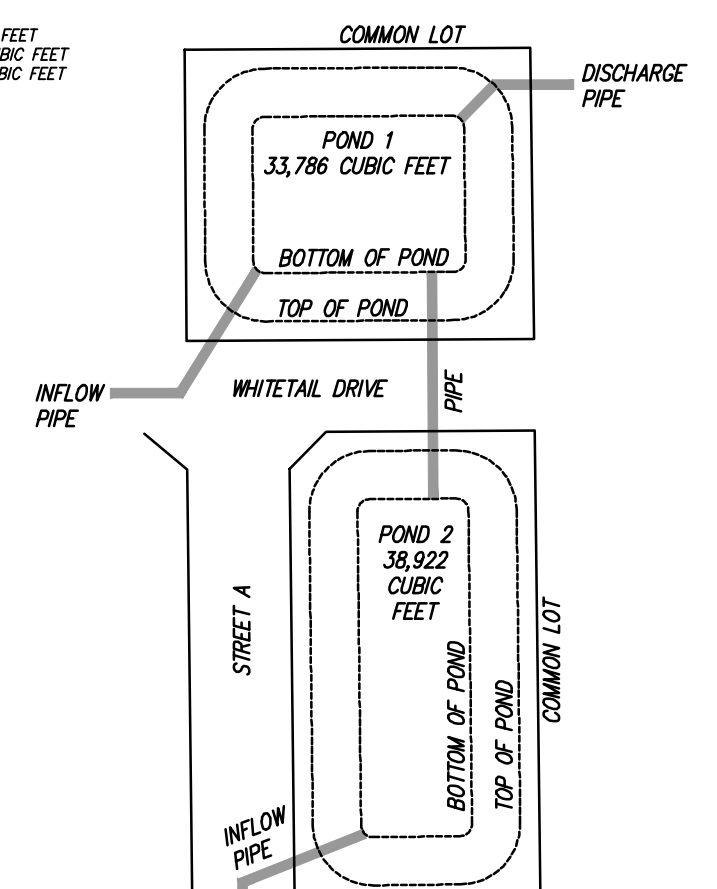
Storm Event (year)	1	10	100
Frequency Factor C_r	1.00	1.00	1.25
Pre-Development C	0.30	0.30	0.38
Post-Development C	0.51	0.51	0.64
Pre-Development T_c (min)	17		
Post-Development T_c (min)	15		
I (in/hr)	3.01	5.08	7.72
Allowable Release Q_a (cfs)	19.24	32.47	61.70
P_{100} (in)	1.92	3.29	5.20
a	95.164	198.53	321.89
b	13.848	20.608	24.527
T_d (min)	29	38	35
P_{rel} (in)	1.08	2.09	3.03
V_{prelim} (cubic feet)	27571	48607	85299
V_{max} (cubic feet)	49089	76493	146246

Proposed Drainage Area Calculations

Drainage Point	Area	Acres	C	T_c (min)	Storm Event (year)											
					1			10			100					
					C_r	C	I (in/hr)	Q (cfs)	C_r	C	I (in/hr)	Q (cfs)	C_r	C	I (in/hr)	Q (cfs)
A	A1	2.63	0.65	15	1.00	0.65	3.14	5.4	1.00	0.65	5.30	9.1	1.25	0.81	8.06	17.2
	OS-A2	0.57	0.80	15	1.00	0.80	3.14	1.4	1.00	0.80	5.30	2.4	1.25	1.00	8.06	4.6
	Total A	3.20						6.8				11.5				21.8
									0.8			1.3				2.6
B	B1	16.15	0.65	15	1.00	0.65	3.14	33.0	1.00	0.65	5.30	55.6	1.25	0.81	8.06	105.8
	OS-C2	0.14	0.30	15	1.00	0.30	3.14	0.1	1.00	0.30	5.30	0.2	1.25	0.38	8.06	0.4
	OS-C3	9.55	0.30	15	1.00	0.30	3.14	9.0	1.00	0.30	5.30	15.2	1.25	0.38	8.06	28.9
	OS-C4	0.95	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.5	1.25	0.38	8.06	2.9
Total B	0.39						0.8				1.3				2.6	
C	C1	2.63	0.65	15	1.00	0.65	3.14	5.4	1.00	0.65	5.30	9.1	1.25	0.81	8.06	17.2
	OS-C2	0.14	0.30	15	1.00	0.30	3.14	0.1	1.00	0.30	5.30	0.2	1.25	0.38	8.06	0.4
	OS-C3	9.55	0.30	15	1.00	0.30	3.14	9.0	1.00	0.30	5.30	15.2	1.25	0.38	8.06	28.9
	OS-C4	0.95	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.5	1.25	0.38	8.06	2.9
Total C	26.79						43.0				72.6				137.9	

DRAINAGE NOTES:
 1. CONTOUR INFORMATION SHOWN IS FROM 1" TRIMIS CONTOUR DATA.
 2. DETENTION VOLUME CALCULATED IS MAXIMUM DETENTION VOLUME. SIZING OF OUTLET STRUCTURE WITH CONSTRUCTION PLANS WILL PROVIDE LOWER REQUIRED VOLUME.
 3. DISCHARGE DESCRIPTIONS:
 (A) SHEET FLOW TO BACKYARDS OF LOTS TO THE WEST
 (B) SHEET FLOW TO BACKYARDS OF LOTS TO THE SOUTH
 (C) POINT DISCHARGE TO EXISTING STORM PIPE TO THE SOUTH

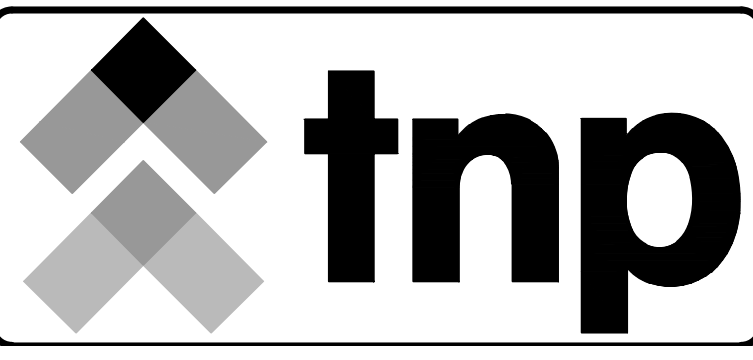
DETENTION SCHEMATIC:
 MAX. VOL. = 146,246 CUBIC FEET
 EST. REQ. VOL. = 49,325 CUBIC FEET
 PROVIDED VOL. = 72,708 CUBIC FEET



no.	revision	by	date
1	Revised alignment of sanitary sewer	XXX	00/00/00

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scale
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 ANTHONY MILBITZ, P.E. Date: November 15, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
 PRELIMINARY DRAINAGE AREA MAP

tnp project
 RRD22419
 sheet
4
 of
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Drawing: T:\Projects\RRD22419\City of Willow Park\PRELIMINARY DRAINAGE PLAN.dwg, 15: 2022-9-30am by amilbitz
 Layout: 5 PRELIMINARY DRAINAGE AREA MAP
 Areas: AREA=DRAINAGE; AREA=MAP
 XREF=BLD.dwg; XREF=BASE.dwg; XREF=CRACKS.dwg; XREF=SD.dwg; XREF=TRIMIS.DWG; XREF=EX.DWG.dwg



Item 2.

City of Willow Park
Planning & Development Department
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108
willowpark.org

PLAT REVIEW CHECKLIST

City of Willow Park Code of Ordinances – Chapter 10.02

✕ REQUIRED DOCUMENTS ON ALL PLATS:

- Adjacent Property Lines, Streets, Easements
- Names of Owners of Property within 200 feet
- Names of Adjoining Subdivisions
- Front and Rear Building Setback Lines per Zoning
- Side Setback Lines per Zoning
- All accesses/driveways
- City Boundaries, where applicable
- Date the Drawing was Prepared
- Location, Width, Purpose of all Existing Easements
- Location, Width, Purpose of all Proposed Easements
- Consecutively Numbered or Lettered Lots and Blocks
- Map Sheet Size of 18"x24"
- North Arrow
- Name, Address, Telephone, of Property Owner
- Name, Address, Telephone of Developer
- Name, Address, Telephone of Surveyor
- Seal of Registered Land Surveyor **Preliminary Plat - NA**
- Consecutively Numbered Plat Notes and Conditions
- City of Willow Park Plat Dedication Language
- Location and Dimensions of Public Use Area
- Graphic Scale of Not Greater Than 1" = 200'
- All Existing and Proposed Street Names
- Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan
- Subdivision Boundary in Bold Lines
- Subdivision Name
- Title Block Identifying Plat Type
- Key Map at 1"=2000'
- Surveyor's Certification of Compliance
- Show relationship of Plat to Existing Water, Sewage, and Drainage
- Developer's Agreement, if applicable

✕ **REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT** *(via email submittal in .pdf format):*

- Completed & executed Plat Application
- Preliminary Plat Drawing including items in “Required Documents on All Plats” and:
 - Preliminary Drainage Plan
 - Concept Construction Plan
 - Tree Survey **NA**
 - Location & dimensions of existing structures
 - Sectionalizing or phasing of Plats
 - Zoning Classification of all properties shown on the Plat
 - Dimensions of all proposed or existing lots
 - Location of 100-year Flood Limits where applicable
- Payment of Application Fee as per “Development Services Fee” schedule

□ **REQUIRED DOCUMENTS FOR A FINAL PLAT** *(via email submittal in .pdf format):*

- Completed & executed Plat Application
- Final Plat Drawing including “Preliminary Plat” items, those in “Required Documents on All Plats”, and:
 - Drainage Plan
 - Plans for all water and sewer lines
 - Plans for fire hydrants
 - Plans for all proposed streets and sidewalks
 - A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the Final Plat
 - 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(s).
 - 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, 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).
- Payment of Application Fee as per “Development Services Fee” schedule
- **Upon Approval of Final Plat** *(via delivery to City Hall):*
 - (1) 18”x24” mylar (with Mayor & City Secretary signature lines) to City Hall
 - Current printed Parker County Tax Certificate showing all taxes paid
 - **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk

- **REQUIRED DOCUMENTS FOR A REPLAT, MINOR REPLAT, AMENDED PLAT, or VACATING PLAT**
(via email submittal in .pdf format):
 - Completed & executed Plat Application
 - Original Final Plat drawing for comparison
 - Re/Plat drawing including items in “Required Documents on All Plats”, those in “Final Plat” items, and:
 - Drainage Plan
 - Written metes & bounds description
 - Dimensions of all proposed or existing lots
 - Areas in acres for each lot
 - Any existing structures and setback lines
 - Payment of Application Fee as per “Development Services Fee” schedule
 - **Upon Approval of Replat** (via delivery to City Hall):
 - (1) 18”x24” mylar (with Mayor & City Secretary signature lines)
 - Current printed Parker County Tax Certificate showing all taxes paid
- **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk



City of Willow Park
Planning & Development Department
 516 Ranch House Road
 Willow Park, Texas 76087
 Phone: (817) 441-7108
 willowpark.org

Item 2.

PLAT APPLICATION

SUBMITTAL DATE: 11/15/2022

TYPE OF PLAT:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Minor Replat |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amended Plat |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Vacating Plat |

PROPERTY INFORMATION:

Project Name: Country Hollow
Legal Description: Remainder Tract of D&M, A TEXAS GENERAL PARTNERSHIP VOL. 1403 PG. 113 R.P.R.P.C.T.
Name of Subdivision(s): Country Hollow **Phase:** _____
Project Address/Location: South of 5720 E I20, West Freeway, Aledo, TX 76008
Existing Number of Lots: 1 **Proposed Number of Lots:** 101 **Gross Acreage:** 19.17
Current Zoning: PD-R5 **# of Street Intersections:** 4

PURPOSE for Platting, Replatting, Amending, or Vacating: Create 98 residential lots

1. APPLICANT:

Name(s): TNP
Business Name (if applicable): Teague Nall and Perkins
Mailing Address: 3200 S. Interstate 35E, Suite 1129 **City:** Denton **St:** TX **Zip:** 76210
Phone Number: 9403834177 **Email Address:** amilbitz@tnpinc.com

***Signature of Applicant (Required): *Anthony Millitz*

2. PROPERTY OWNER OF RECORD:

Name(s): Scott Moehlenbrock
Business Name (if applicable): Red River Development
Mailing Address: 3333 WELBORN ST STE 350 **City:** Dallas **St:** TX **Zip:** 75219
Phone Number: 4052456968 **Email Address:** scott@redriverdevelopment.com

***Signature of Owner of Record (Required): *[Signature]*

3. **SURVEYOR:**

Name(s): TNP
Business Name (if applicable): Teague Nall and Perkins
Mailing Address: 3200 S. Interstate 35E, Suite 1129 City: Denton St: TX Zip: 76210
Phone Number: 9403834177 Email Address: acox@tnpinc.com and mking@tnpinc.com

4. **ENGINEER:**

Name(s): Anthony Milbitz
Business Name (if applicable): Teague Nall and Perkins
Mailing Address: 3200 S. Interstate 35E, Suite 1129 City: Denton St: TX Zip: 76210
Phone Number: 9403009554 Email Address: amilbitz@tnpinc.com

PRINCIPAL CONTACT: Owner: Applicant: Surveyor: Engineer: X

- Staff comment letters and mark-ups will be distributed only to the designated principal contact person
- Comments will be sent via email unless otherwise specified
- Contact person will be Collaborator status on MyGov (see City website for sign-up instructions)

UTILITY PROVIDERS: (For City informational purposes only; Contact of utilities is the responsibility of the Applicant)

Electric Provider: Oncor
Water Provider: City of Willow Park
Wastewater Provider: City of Willow Park
Gas Provider (if applicable): NA

APPLICATION FEES

(as per "Development Services Fee" schedule)

\$1,815 Preliminary Plat: \$300.00 + \$15 PER LOT

 Final, Replat, Minor, Amended, Abandoned Plat: \$300.00 + \$25 PER LOT

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).

Submittal Instructions:

- Email completed and executed **Plat Application, Plat Drawing**, and any/all supporting documentation necessary per **City of Willow Park Plat Submittal Checklist** (may be found on website) to the Planning & Development Department at permits@willowpark.org.
- You may pay the **Application Fee**, via check or credit card*: 1) in person/courier or US Mail to City of Willow Park, 516 Ranch House Rd, Willow Park, TX 76087; or, 2) by phone via credit card* at 817-441-7108 x103.
(*credit card convenience fees apply)



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: December 6, 2022	Department: Planning & Development	Presented By: Toni Fisher
--	--	-------------------------------------

AGENDA ITEM:

Consideration & Action: Preliminary Plat for Lot 1, Block 1, Parker County Brewing Company, being 1.520 acres, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant and Property Owner, Ryan Stewart/Second Empire Brewery, LLC, proposes to plat 1.520 acre tract, located along East I-20 Service Road North, northwest of Kings Gate Road, Parker County Brewing Company, Isaac D. Headley Survey, Abstract No. 619, one contiguous parcel which was not previously platted.

The preliminary plat shows all recorded easements and fixtures to the land, and it has been reviewed by City staff. Plat has been revised based on Staff comments. City services for water and sewer are available.

Applicant/Property Owner is requesting a Zoning Variance to reduce the 30' required landscaping along the I-20 Service Road North to 5' due to the 100-year flood plain and floodway along the rear of the subject property. This request is scheduled to be presented to the Zoning Board of Adjustment on Monday, December 12, 2022 at 6:00 p.m.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for subject property, with the condition as decided by Zoning Board of Adjustment Commissioners for the variance request.

EXHIBITS:

- Revised Preliminary Plat (11.30.22) – Lot 1, Block 1, being 1.520 acres, Parker County Brewing Company, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas
- Plat Application
- Originally submitted Preliminary Plat (11.15.22)
- BOA Memorandum by Staff



November 30, 2022

City of Willow Park
516 Ranch House Road, Willow Park, Texas 76087

Re: Parker County Brewing Preliminary Plat (Permit #22-000231) Review #1 – Response to Comments
Site Location: Aling I-20 Service Road, Just Northwest of Kings Gate Road

Dear City of Willow Park,

This letter is to notify you of the following changes per your comments as well as provide clarification for any of your questions. Your original comment letter has been included in this response.

Comments Emailed on 11/23/2022

Plat – Preliminary – Trail Easement (By Toni Fisher):

- 1. In our Pre-Development Meeting, we discussed the addition of a sidewalk, as a required by Ordinance, and putting that sidewalk in the rear of the property for (future and/or connecting) trail/trailhead access along the floodway. We are requesting designation of a public trail easement within the floodway for this purpose.**
Response: The floodway is very steep and nearly in the water. Therefore, we're calling out a 15' sanitary sewer and public trail easement within the 100-year floodplain, above the floodway. Note, we're actively bringing on a landscape architect and I'm sure the public trail easement will move in the final design. We have no issue providing a public trail easement in the rear of the property.

Correction Item #1 (By Gretchen Vazquez):

- 1. Owner's Certificate. The word "Parker" is written twice.**
Response: Revised.
- 2. Easements – Show the location and dimension of all easements in accordance with the Subdivision Ordinance. Show and label the offsite sanitary sewer easement.**
Response: Revised.
- 3. Label Curve C2.**
Response: Revised.
- 4. Label the floodway limits on the preliminary plat.**
Response: Revised.
- 5. Floodway easements shall be provided along the natural drainageways. Easements shall be provided in accordance with any and all applicable floodplain management or flood prevention programs, the Federal Emergency Management Agency, the Texas Department of Water Resources and the flood hazard boundary map for the City of Willow Park, Texas.**
Response: Please provide clarification. Is there a specific easement area being requested, in addition to the existing floodway and floodplain limits?
- 6. Label the minimum finish floor elevation.**
Response: Revised and shown 2' above the upstream 100-year flood elevation.



Plat: Front and Rear Building Setback Lines per Zoning (By Toni Fisher):

- 1. Plat must show front and rear building setback lines as specified in Zoning Ordinance for parcel being platted.**
Response: Revised.

I-20 Overlay District – Landscape Screening Requirement (By Toni Fisher):

- 1. Front landscape screen must be a minimum of 30’; Applicant has indicated intent to apply for a variance from ZBOA to reduce screen to 5’ due to floodplain/way in rear of property. As this Preliminary Plat stands now, it is non-compliant; its acceptance is predicated on ZBOA’s decision or adjustment to 30’ screen.**
Response: Understood.

Fire Apparatus Access Roads (By John Schneider):

- 1. See attached for corrections.**
Response: Based on the email exchange on 11/29, it appears a previous version of the site plan was reviewed. Please see the latest version included in this submittal as the driveway and proposed fire lane has changed. Note, we’re showing the fire lane extending to the edge of the property (east and west) to plan for future development, if we need to end the fire lane 150’ in either direction, we’re happy to do so as we will still meet any/all hose lay requirements.

Michelle Guelker:

- 1. I see no sewer easement. Is the sewer going to be private (owner is responsible for/City has no responsibility) to the manhole located on Wilk’s property.**
Response: Our proposed sanitary sewer easement is now shown on the preliminary plat. The developer will coordinate with the adjacent landowner to ensure a separate instrument easement can be obtained.

Toni Fisher (Considerations for Site Plan Review):

- 1. Although the current location of the dumpster is not technically “between” the street and building, you may consider moving it north at the end of the (side) parking lot for aesthetic appearance and also for more ease and access convenience for employees.**
Response: Noted, we’ll coordinate with the design team and potentially relocate as we move forward with the site design.
- 2. What is the appearance of the loading area? Is it a platform that trucks pull up to, or will delivery trucks simply pull into the striped area and unload with a hand truck to the building? Design of this area will need to be reviewed further during site plan review.**
Response: This will not be a traditional loading dock. It is intended as a covered area for receiving deliveries and an overflow outdoor space for large outdoor brewery events. Parker County Brewing Co. will not permanently store materials or park equipment in this area.

Gretchen Vazquez (Site Plan):

- 1. Label the centerline of the Clear Fork Tributary of the Trinity River.**
Response: Revised.
- 2. Site 23 – TX01183 – Clear Fork Tributary of the Trinity River Watershed Squaw Creek Dam. Shown and label the breach inundation limits on the site plan. A copy of the breach inundation map is available upon request.**
Response: We’re actively coordinating this item with Gretchen. Please let us know if anything is allowed to be constructed within the inundation area.



- 3. It appears that several existing utilities are located along the frontage of the property. A utility easement may be required.**

Response: There is existing overhead electric and a 12" water line. Please let us know if any easements are required.

- 4. Adequate consideration shall be given by the developer to determine how the discharge, leaving the proposed development, will affect downstream property. Clarify how drainage will be handled/conveyed.**

Response: Additional information will be provided during the construction plan phase and engineering review. Note, this was briefly discussed with Jacob Martin during the pre-development meeting. It was mentioned that the primary concern is erosion since we're immediately adjacent to the floodplain.

- 5. Show the location of the existing sanitary sewer line. An offsite sanitary sewer easement be required.**

Response: Please see the preliminary plat aerial exhibit showing the existing and proposed sanitary sewer lines. Note, we're actively working on an overall utility plan and will provide ASAP for your review.

- 6. Consider extending the sanitary sewer line to the east property line for future connection.**

Response: Please let us know if this is required. Our development only needs a service line to the northwest corner of the building.

- 7. Additional comments are reserved for the submittal of the engineering plans.**

Response: Understood, full civil engineering plans will be submitted after preliminary plat approval.

Revised submittal documents are attached to this response. Please feel free to contact us if you have any questions.

Respectfully,

Reece Flanagan, PE, MBA

reece@flanagan-ls.com

P:940.327.7963

Flanagan Land Solutions



CORRECTIONS LIST

Project Type: Preliminary Plat | **Project Title:** Preliminary Plat
ID # 22-000231 | **Started:** 11/15/2022 at 2:05 PM

Address 4200 E IH 20, Willow Park, TX USA 76087	Legal TRINITY MEADOWS Blk 1 Lot S PT 1	Property Info Property ID: 18483.001.001.10
--	---	--

Description Parker County Brewing

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Plat - Preliminary - Trail Easement By: <i>Toni Fisher</i> 11/22/2022 at 4:40 PM REQUIRED	In our Pre-Development Meeting, we discussed the addition of a sidewalk, as required by Ordinance, and putting that sidewalk in the rear of the property for (future and/or connecting) trail/trailhead access along the floodway. We are requesting designation a public trail easement within the floodway for this purpose.	Normal
Correction Item #1 By: <i>Gretchen Vazquez</i> 11/22/2022 at 4:33 PM REQUIRED	<ol style="list-style-type: none"> 1. Owner's Certificate. The word "Parker" is written twice. 2. Easements – Show the location and dimension of all easements in accordance to the Subdivision Ordinance. Show and label the offsite sanitary sewer easement. 3. Label Curve C2. 4. Label the floodway limits on the preliminary plat. 5. Floodway easements shall be provided along natural drainageways. Easements shall be provided in accordance with any and all applicable floodplain management or flood prevention programs, the Federal Emergency Management Agency, the Texas Department of Water Resources and the flood hazard boundary map for the City of Willow Park, Texas. 6. Label the minimum finish floor elevation. 	Normal
Plat: Front and Rear Building Setback Lines per Zoning [Plat Application Checklist] By: <i>Toni Fisher</i> 11/22/2022 at 12:02 PM REQUIRED	Plat must show front and rear building setback lines as specified in Zoning Ordinance for parcel being platted.	Normal

FOR REFERENCE

I-20 Overlay District - Landscape Screening Requirement [Chapter 14, Sec

14.06.016(f)(11)(4)(B)]
By: *Toni Fisher*
11/17/2022 at 10:44 PM

Front landscape screen must be a minimum of 30'; Applicant has indicated intent to apply for a variance from ZBOA to reduce screen to 5' due to flood plain/way in rear of property. As this Preliminary Plat stands now, it is non-compliant; its acceptance is predicated on ZBOA's decision or adjustment to 30' screen.

Critical

REQUIRED

Fire Apparatus Access Roads [IFC 2012 Appendix D 103.4, 103.3]

By: *John Schneider*
11/17/2022 at 12:04 PM

See attached for corrections

Normal

REQUIRED

FOR REFERENCE

Comments List

Project Type: Preliminary Plat | ID # 22-000231



Michelle Guelker

Nov 16, 2022 at 4:06 PM ago

I see no sewer easement. Is the sewer going to be private (owner is responsible for/ City has no responsibility) to the manhole located on Wilk's property?



Toni Fisher

Planning and Development Department, Nov 22, 2022 at 4:24 PM ago

Considerations for Site Plan review:

Chapter 14, Sec. 14.06.016(f)((9)(A-C)

(A): "Refuse containers or disposal areas shall not be located between the building and the street..."

Although the current location of the dumpster is not technically "between" the street and building, you may consider moving it north at the end of the (side) parking lot for aesthetic appearance and also for more ease and access convenience for employees.

(C): "Loading area shall not be visible from a street..."

What is the appearance of the loading area? Is it a platform that trucks pull up to, or will delivery trucks simply pull into the striped area and unload with a hand truck to the building? Design of this area will need to be reviewed further during site plan review.

FOR REFERENCE

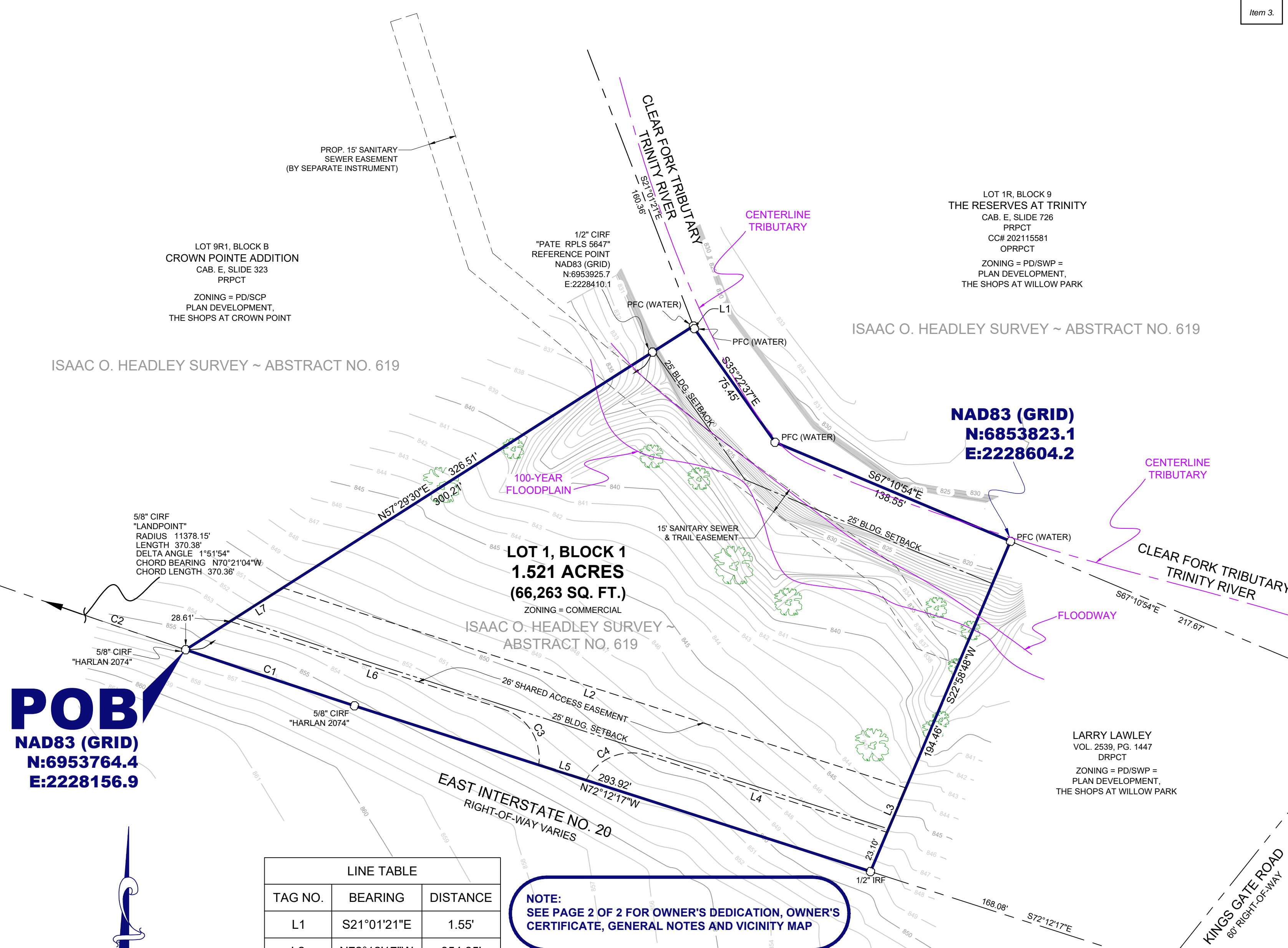
**Gretchen Vazquez**

Building and Inspections Department, Nov 22, 2022 at 4:39 PM ago

Site Plan:

1. Label the centerline of the Clear Fork Tributary of the Trinity River.
2. Site 23 – TX01183 – Clear Fork of the Trinity River Watershed Squaw Creek Dam. Show and label the breach inundation limits on the site plan. A copy of the breach inundation map is available upon request.
3. It appears that several existing utilities are located along the frontage of the property. A utility easement may be required.
4. Adequate consideration shall be given by the developer to determine how the discharge, leaving the proposed development, will affect downstream property. Clarify how drainage will be handled/conveyed.
5. Show the location of the existing sanitary sewer line. An offsite sanitary sewer easement may be required.
6. Consider extending the sanitary sewer line to the east property line for future connection.
7. Additional comments are reserved for the submittal of the engineering plans.

FOR REFERENCE



LOT 9R1, BLOCK B
CROWN POINT ADDITION
CAB. E. SLIDE 323
PRPCT
ZONING = PD/SCP
PLAN DEVELOPMENT,
THE SHOPS AT CROWN POINT

1/2" CIRF
"PATE RPLS 5647"
REFERENCE POINT
NAD83 (GRID)
N:6953925.7
E:2228410.1

LOT 1R, BLOCK 9
THE RESERVES AT TRINITY
CAB. E. SLIDE 726
PRPCT
CC# 202115581
OPRPT
ZONING = PD/SWP =
PLAN DEVELOPMENT,
THE SHOPS AT WILLOW PARK

ISAAC O. HEADLEY SURVEY ~ ABSTRACT NO. 619

ISAAC O. HEADLEY SURVEY ~ ABSTRACT NO. 619

NAD83 (GRID)
N:6853823.1
E:2228604.2

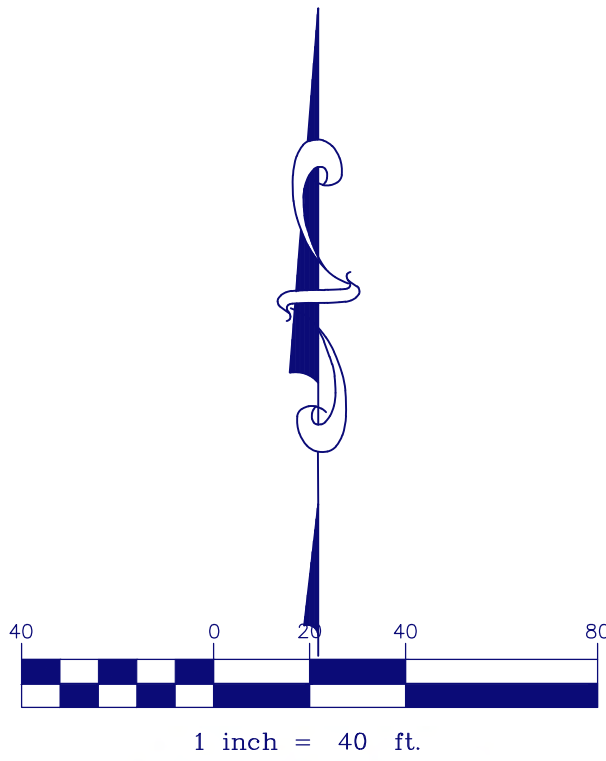
LOT 1, BLOCK 1
1.521 ACRES
(66,263 SQ. FT.)
ZONING = COMMERCIAL

ISAAC O. HEADLEY SURVEY
ABSTRACT NO. 619

5/8" CIRF
"LANDPOINT"
RADIUS 11378.15'
LENGTH 370.38'
DELTA ANGLE 1°51'54"
CHORD BEARING N70°21'04"W
CHORD LENGTH 370.38'

POB
NAD83 (GRID)
N:6953764.4
E:2228156.9

LARRY LAWLEY
VOL. 2539, PG. 1447
DRPCT
ZONING = PD/SWP =
PLAN DEVELOPMENT,
THE SHOPS AT WILLOW PARK



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NOTE:
SEE PAGE 2 OF 2 FOR OWNER'S DEDICATION, OWNER'S
CERTIFICATE, GENERAL NOTES AND VICINITY MAP

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PRELIMINARY PLAT
LOT 1, BLOCK 1
PARKER COUNTY BREWING COMPANY
AN ADDITION
TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

BEING A 1.521 ACRE TRACT OF LAND LOCATED IN THE ISAAC O.
HEADLEY SURVEY, ABSTRACT NO. 619
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
BEING ALL OF A CALLED 1.520 ACRE TRACT OF LAND AS DESCRIBED
IN THE WARRANTY DEED WITH VENDOR'S LIEN TO SECOND EMPIRE
BREWERY, LLC, FILED FOR RECORD IN COUNTY CLERK'S
INSTRUMENT NO. 202223944, OFFICIAL PUBLIC RECORDS,
PARKER COUNTY, TEXAS

SURVEYOR'S STATEMENT

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 FINAL 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



SURVEYOR:



MERLE W. MILLER DATE: NOVEMBER __, 2022
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

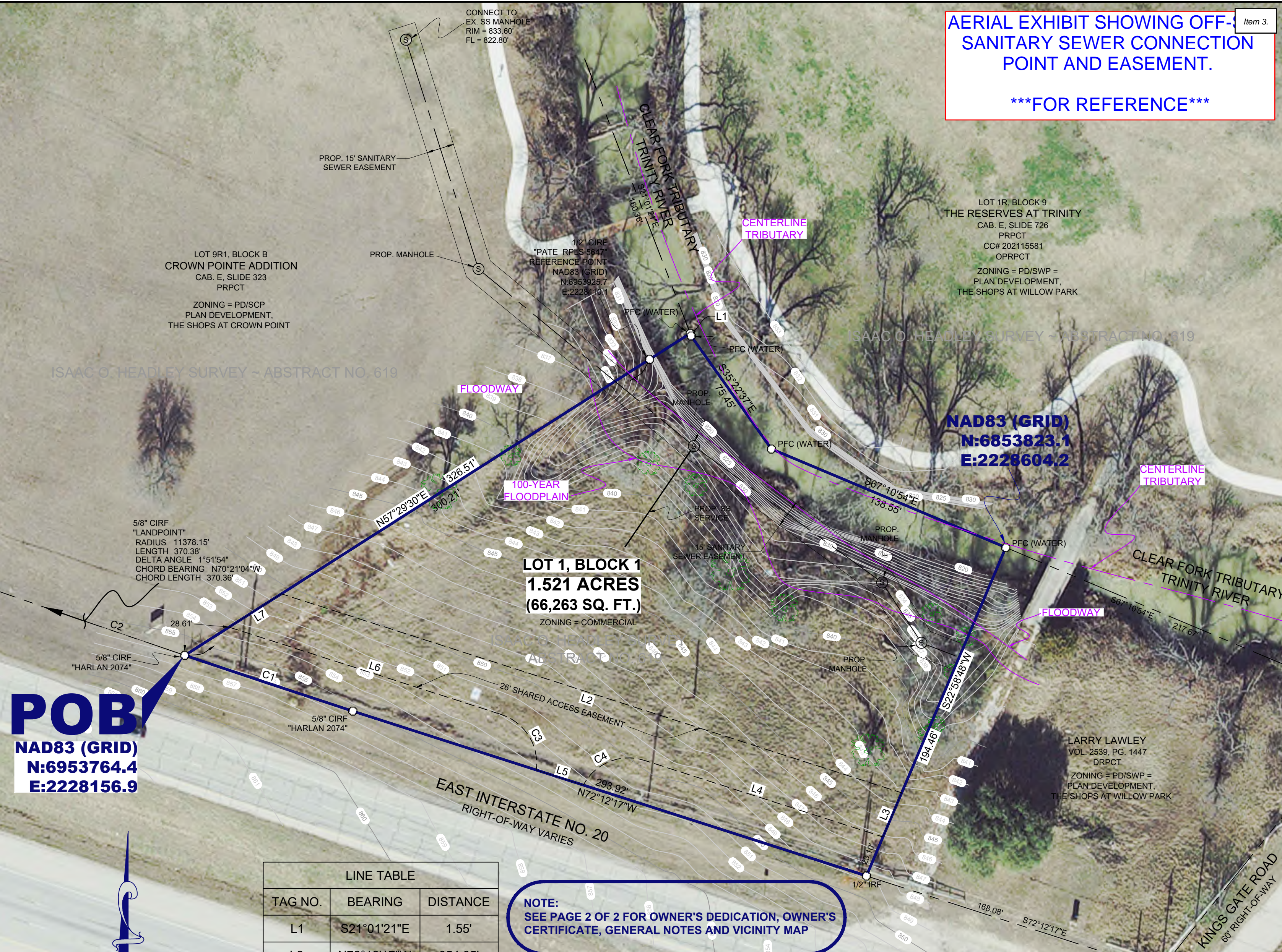
OWNER / DEVELOPER:
SECOND EMPIRE BREWERY, LLC
CONTACT: RYAN STEWART
PHONE: 817-235-8047
225 SHOPS BLVD., SUITE 105
WILLOW PARK, TX 76020
RYAN@PARKERCOUNTYBREWING.COM

ENGINEER:
FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN, PE
4447 N. CENTRAL EXPWY UNIT 110, BOX 123
DALLAS, TX 75205
PHONE: 940-327-7963

MERLE W. MILLER LAND SURVEYING
1751 RIVER RUN, STE 200
FORT WORTH, TX 76107
PHONE: 817.228.7870
TBPELS FIRM #10194766
MERLE@MWM-LANDSURVEYING.COM
1 LOT ~ 1.521 ACRES
NOVEMBER ~ 2022

MWM PROJECT NO. 2022-05-02 DATE: NOVEMBER 14, 2022
REVISED DATE:
REVISION NOTES: PAGE 1 OF 2

AERIAL EXHIBIT SHOWING OFF-SANITARY SEWER CONNECTION POINT AND EASEMENT.
*****FOR REFERENCE*****



POB
NAD83 (GRID)
N:6953764.4
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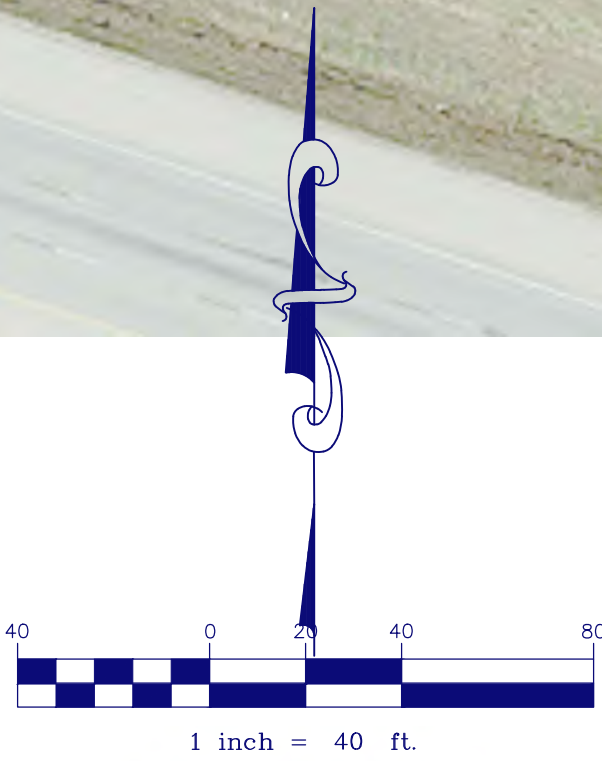
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MERLE W. MILLER DATE: NOVEMBER __, 2022
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5438
 STATE OF TEXAS

OWNER / DEVELOPER:
 SECOND EMPIRE BREWERY, LLC
 CONTACT: RYAN STEWART
 PHONE: 817-235-8047
 225 SHOPS BLVD., SUITE 105
 WILLOW PARK, TX 76020
 RYAN@PARKERCOUNTYBREWING.COM

ENGINEER:
 FLANAGAN LAND SOLUTIONS
 CONTACT: REECE FLANAGAN, PE
 4447 N. CENTRAL EXPWY UNIT 110, BOX 123
 DALLAS, TX 75205
 PHONE: 940-327-7963

PRELIMINARY PLAT
LOT 1, BLOCK 1
PARKER COUNTY BREWING COMPANY
AN ADDITION
TO THE CITY OF WILLOW PARK,
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BEING A 1.521 ACRE TRACT OF LAND LOCATED IN THE ISAAC O. HEADLEY SURVEY, ABSTRACT NO. 619
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SURVEYOR:



MERLE W. MILLER LAND SURVEYING
 1751 RIVER RUN, STE 200
 FORT WORTH, TX 76107
 PHONE: 817.228.7870
 TBPOLS FIRM #10194766
 MERLE@MWM-LANDSURVEYING.COM
 1 LOT ~ 1.521 ACRES
 NOVEMBER ~ 2022

MWM PROJECT NO. 2022-05-02 DATE: NOVEMBER 14, 2022
 REVISED DATE:
 REVISION NOTES: PAGE 1 OF 2

THIS PLAT RECORDED IN CABINET _____, SLIDE _____



City of Willow Park
Planning & Development Department
 516 Ranch House Road
 Willow Park, Texas 76087
 Phone: (817) 441-7108
 willowpark.org

PLAT APPLICATION

SUBMITTAL DATE: 11/15/2022

TYPE OF PLAT:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Minor Replat |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amended Plat |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Vacating Plat |

PROPERTY INFORMATION:

Project Name: Parker County Brewing Company
Legal Description: Lot: 1 Block: 1
Name of Subdivision(s): Parker County Brewing Company Phase: N/A
Project Address/Location: Along I-20 Service Road, Just Northwest of Kings Gate Road
Existing Number of Lots: 1 **Proposed Number of Lots:** 1 **Gross Acreage:** 1.521
Current Zoning: Commercial within I-20 Overlay **# of Street Intersections:** 1

PURPOSE for Platting, Replatting, Amending, or Vacating: _____

The property has not been platted, and the City requires all property to be platted prior to building permit submittals.

1. APPLICANT:

Name(s): Ryan Stewart
Business Name (if applicable): Parker County Brewing Co.
Mailing Address: 108 Sablewood Ct. City: Azle St: TX Zip: 76020
Phone Number: 817-235-8047 **Email Address:** ryan@parkercountybrewing.com

***Signature of Applicant (Required): *R. Stewart*

2. PROPERTY OWNER OF RECORD:

Name(s): Second Empire Brewery LLC
Business Name (if applicable): Parker County Brewing Co.
Mailing Address: 225 Shops blvd. suite 105 City: Willow Park St: TX Zip: 76020
Phone Number: 817-757-7777 **Email Address:** ryan@parkercountybrewing.com

***Signature of Owner of Record (Required): *R. Stewart*

3. **SURVEYOR:**

Name(s): Merle Miller, RPLS
Business Name (if applicable): Merle W. Miller Land Surveying
Mailing Address: 4447 N. Central Expressway, Suite 110, #123 City: Dallas St: TX Zip: 75205
Phone Number: 817-228-7870 Email Address: merle@mwm-landsurveying.com

4. **ENGINEER:**

Name(s): Reece Flanagan, PE
Business Name (if applicable): Flanagan Land Solutions, LLC
Mailing Address: 4447 N. Central Expressway, Suite 110, #123 City: Dallas St: TX Zip: 75205
Phone Number: 940-327-7963 Email Address: reece@flanagan-ls.com

PRINCIPAL CONTACT: Owner: _____ Applicant: _____ Surveyor: _____ Engineer: X
• Staff comment letters and mark-ups will be distributed only to the designated principal contact person
• Comments will be sent via email unless otherwise specified
• Contact person will be Collaborator status on MyGov (see City website for sign-up instructions)

UTILITY PROVIDERS: (For City informational purposes only; Contact of utilities is the responsibility of the Applicant)

Electric Provider: Oncor
Water Provider: City
Wastewater Provider: City
Gas Provider (if applicable): _____

APPLICATION FEES

(as per "Development Services Fee" schedule)

X **Preliminary Plat:** \$300.00 + \$15 PER LOT
_____ **Final, Replat, Minor, Amended, Abandoned Plat:** \$300.00 + \$25 PER LOT

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).

Submittal Instructions:

- Email completed and executed **Plat Application, Plat Drawing**, and any/all supporting documentation necessary per **City of Willow Park Plat Submittal Checklist** (may be found on website) to the Planning & Development Department at permits@willowpark.org.
- You may pay the **Application Fee**, via check or credit card*: 1) in person/courier or US Mail to City of Willow Park, 516 Ranch House Rd, Willow Park, TX 76087; or, 2) by phone via credit card* at 817-441-7108 x103.
(*credit card convenience fees apply)



City of Willow Park
Planning & Development Department
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108
willowpark.org

PLAT APPLICATION CHECKLIST

City of Willow Park Code of Ordinances – Chapter 10.02

☒ REQUIRED DOCUMENTS ON ALL PLATS:

- Adjacent Property Lines, Streets, Easements
- Names & Addresses of Property Owners within 200 feet
- Names of Adjoining Subdivisions
- Front and Rear Building Setback Lines per Zoning
- Side Setback Lines per Zoning
- All accesses/driveways
- City Boundaries, where applicable
- Date the Drawing was Prepared
- Location, Width, Purpose of all Existing Easements
- Location, Width, Purpose of all Proposed Easements
- Consecutively Numbered or Lettered Lots and Blocks
- Map Sheet Size of 18"x24"
- North Arrow
- Name, Address, Telephone, of Property Owner
- Name, Address, Telephone of Developer
- Name, Address, Telephone of Surveyor
- Seal of Registered Land Surveyor
- Consecutively Numbered Plat Notes and Conditions
- City of Willow Park Plat Dedication Language
- Location and Dimensions of Public Use Area
- Graphic Scale of Not Greater Than 1" = 200'
- All Existing and Proposed Street Names
- Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan
- Subdivision Boundary in Bold Lines
- Subdivision Name
- Title Block Identifying Plat Type
- Key Map Scale minimum of 1"= 200'
- Surveyor's Certification of Compliance
- Show relationship of Plat to Existing Water, Sewage, and Drainage
- Designation of Parkland Dedication area (vs. fee), if applicable

- Developer's Agreement, if applicable

REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT (via email submittal in .pdf format):

- X ○ Completed & executed Plat Application
- Preliminary Plat Drawing including items in "Required Documents on All Plats" and:
 - Preliminary Drainage Plan or Contours to show Topography (2' contours are preferred)
 - Concept Construction Plan
 - Tree Survey
 - Location & dimensions of existing structures
 - Sectionalizing or phasing of Plats
 - Zoning Classification of all properties shown on the Plat
 - Dimensions of all proposed or existing lots
 - Location of 100-year Flood Limits where applicable
- Payment of Application Fee as per "Development Services Fee" schedule

□ **REQUIRED DOCUMENTS FOR A FINAL PLAT** (via email submittal in .pdf format):

- Completed & executed Plat Application
- Final Plat Drawing including "Preliminary Plat" items, those in "Required Documents on All Plats", and:
 - Drainage Plan
 - Plans for all water and sewer lines
 - Plans for fire hydrants
 - Plans for all proposed streets and sidewalks
 - A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the Final Plat
 - 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(s).
 - 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, 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).
- Payment of Application Fee as per "Development Services Fee" schedule
- **Upon Approval of Final Plat** (via delivery to City Hall):
 - (1) 18"x24" mylar (with Mayor & City Secretary signature lines) to City Hall
 - Current printed Parker County Tax Certificate showing all taxes paid
 - **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk

- **REQUIRED DOCUMENTS FOR A REPLAT, MINOR REPLAT, AMENDED PLAT, or VACATING PLAT**
(via email submittal in .pdf format):
- Completed & executed Plat Application
 - Original Final Plat drawing for comparison
 - Re/Plat drawing including items in “Required Documents on All Plats”, those in “Final Plat” items, and:
 - Drainage Plan or Contours to show Topography *(2' contours are preferred)*
 - Written metes & bounds description
 - Dimensions of all proposed or existing lots
 - Areas in acres for each lot
 - Any existing structures and setback lines
 - Affidavit from Lienholder (or original signature on mylar) granting permission for Replat, if applicable
 - Payment of Application Fee as per “Development Services Fee” schedule
 - **Upon Approval of Replat** *(via delivery to City Hall):*
 - (1) 18”x24” mylar (with Mayor & City Secretary signature lines)
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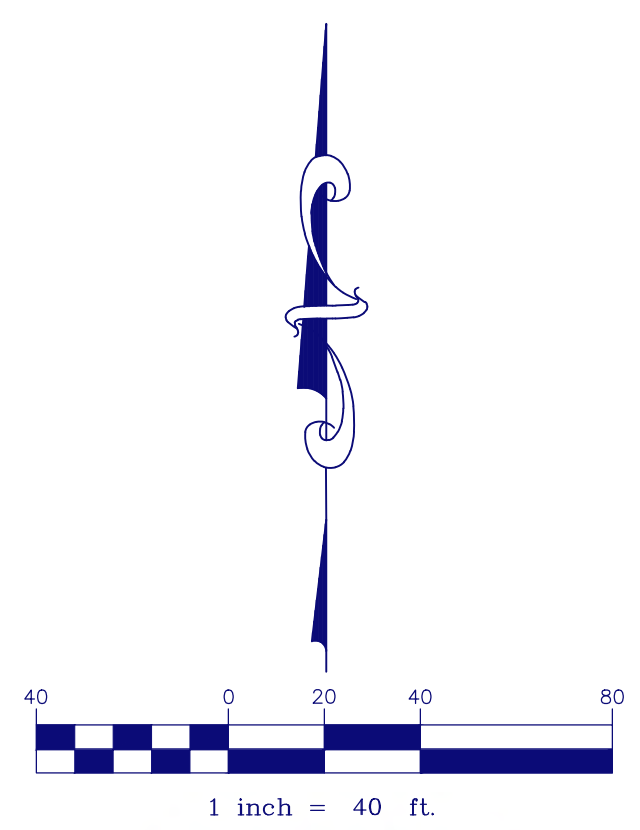
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MERLE@MWM-LANDSURVEYING.COM

SURVEYOR'S STATEMENT

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 FINAL 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: NOVEMBER __, 2022
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

OWNER / DEVELOPER:
SECOND EMPIRE BREWERY, LLC
CONTACT: RYAN STEWART
PHONE: 817-235-8047
225 SHOPS BLVD., SUITE 105
WILLOW PARK, TX 76020
RYAN@PARKERCOUNTYBREWING.COM

ENGINEER:
FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN, PE
4447 N. CENTRAL EXPWY UNIT 110, BOX 123
DALLAS, TX 75205
PHONE: 940-327-7963

1 LOT ~ 1.521 ACRES
NOVEMBER ~ 2022

MWM PROJECT NO. 2022-05-02 DATE: NOVEMBER 14, 2022
REVISED DATE:
REVISION NOTES: PAGE 1 OF 2

OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS SECOND EMPIRE BREWERY, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 1.521 ACRE TRACT OF LAND SITUATED IN THE ISAAC O. HEADLEY, ABSTRACT NO. 619, PARKER COUNTY, TEXAS, BEING ALL OF A CALLED 1.520 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO SECOND EMPIRE BREWERY, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202223944, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (OPRPCT), SAID 1.521 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "HARLAN 2074" FOR THE WESTERNMOST CORNER OF SAID CALLED 1.520 ACRE TRACT OF LAND, BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF EAST INTERSTATE HIGHWAY NO. 20, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "LANDPOINT" BEARS A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES 21 MINUTES 04 SECONDS WEST, 370.36 FEET, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6953764.4 E:2228156.9 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCE NETWORK);

THENCE NORTH 57 DEGREES 29 MINUTES 30 SECONDS EAST, AT A DISTANCE OF 300.21 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND FOR REFERENCE STAMPED "PATE RPLS 5647", AND CONTINUING IN ALL A TOTAL DISTANCE OF 326.51 FEET, TO A POINT FOR CORNER IN THE CLEAR FORK TRIBUTARY OF THE TRINITY RIVER;

THENCE SOUTH 21 DEGREES 01 MINUTES 21 SECONDS EAST, ALONG SAID TRIBUTARY, A DISTANCE OF 1.55 FEET, TO A PONT FOR CORNER;

THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS EAST, CONTINUING ALONG SAID TRIBUTARY, A DISTANCE OF 75.45 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 67 DEGREES 10 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID TRIBUTARY, A DISTANCE OF 138.55 FEET, TO A POINT FOR CORNER, SAID POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6853823.1 E:2228604.2, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO LARRY LAWLEY, FILED FOR RECORD IN VOLUME 2539, PAGE 1447, DEED RECORDS, PARKER COUNTY, TEXAS (DRPCT);

THENCE SOUTH 22 DEGREES 58 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE OF SAID CALLED 1.520 ACRE TRACT OF LAND, AND SAID LAWLEY TRACT, A DISTANCE OF 194.46 FEET, TO A 1/2" IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EAST INTERSTATE NO. 20, BEING THE SOUTHEAST CORNER OF SAID CALLED 1.520 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID LAWLEY TRACT;

THENCE NORTH 72 DEGREES 12 MINUTES 17 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 293.92 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "HARLAN 2074", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11,378.15 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 08 SECONDS, AN ARC LENGTH OF 96.44 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 70 DEGREES 21 MINUTES 04 SECONDS WEST, A CHORD LENGTH OF 370.36 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.521 ACRES OF LAND (66,263 SQUARE FEET), MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **RYAN STEWART**, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1, BLOCK 1, PARKER COUNTY BREWING COMPANY**, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.

SECOND EMPIRE BREWERY, LLC

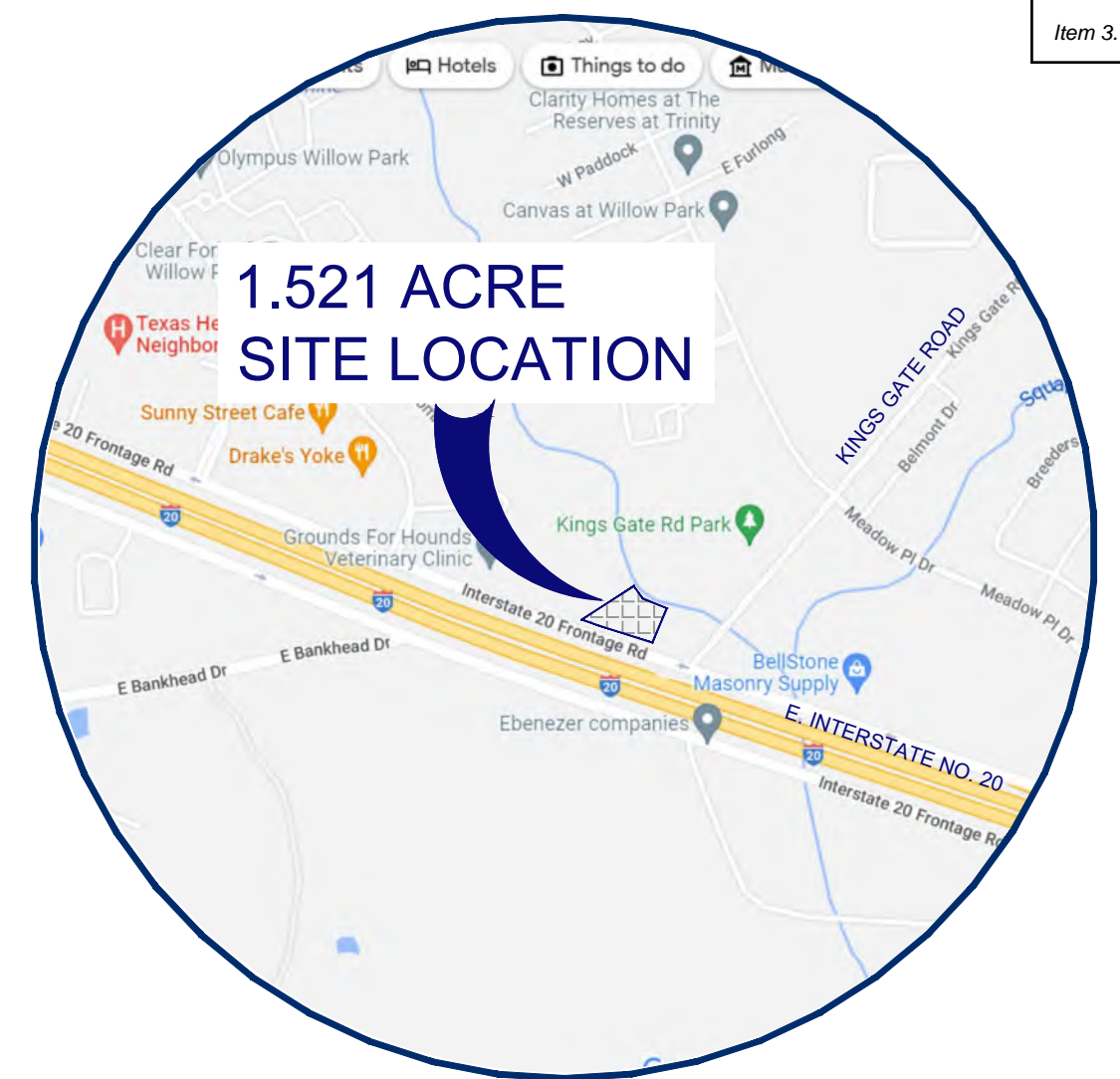
BY: _____
RYAN STEWART

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RYAN STEWART, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF NOVEMBER, 2022.

NOTARY PUBLIC, STATE OF TEXAS



VICINITY MAP
1" = 200'

GENERAL NOTES

- 1). BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
- 2). THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
- 3). ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "MWM RPLS 5438"
- 4). A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE AE), ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48367C0425F, EFFECTIVE APRIL 5, 2019.
- 5). SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- 6). THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 PLATTED LOT FROM AN UNPLATTED 1.521 ACRE TRACT OF LAND FOR CITY PERMITTING AND SITE DEVELOPMENT.
- 7). SUBJECT PROPERTY IS ZONED "COMMERCIAL" WITHIN THE I-20 OVERLAY DISTRICT.
- 8). SUBJECT PROPERTY HAS ACCESS TO WATER ALONG THE FRONTAGE.
- 9). SUBJECT PROPERTY WILL REQUIRE SEPARATE INSTRUMENT EASEMENT FOR SANITARY SEWER (CONNECTION TO THE NORTHWEST).

PRELIMINARY PLAT
LOT 1, BLOCK 1
PARKER COUNTY BREWING COMPANY
AN ADDITION
TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS
 BEING A 1.521 ACRE TRACT OF LAND LOCATED IN THE ISAAC O. HEADLEY SURVEY, ABSTRACT NO. 619
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
 BEING ALL OF A CALLED 1.520 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO SECOND EMPIRE BREWERY, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202223944, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

SURVEYOR:



MERLE W. MILLER LAND SURVEYING
1751 RIVER RUN, STE 200
FORT WORTH, TX 76107
PHONE: 817.228.7870
TBPELS FIRM #10194766
MERLE@MWM-LANDSURVEYING.COM

1 LOT ~ 1.521 ACRES
NOVEMBER ~ 2022

MWM PROJECT NO. 2022-05-02 DATE: NOVEMBER 14, 2022
 REVISED DATE:
 REVISION NOTES: PAGE 2 OF 2

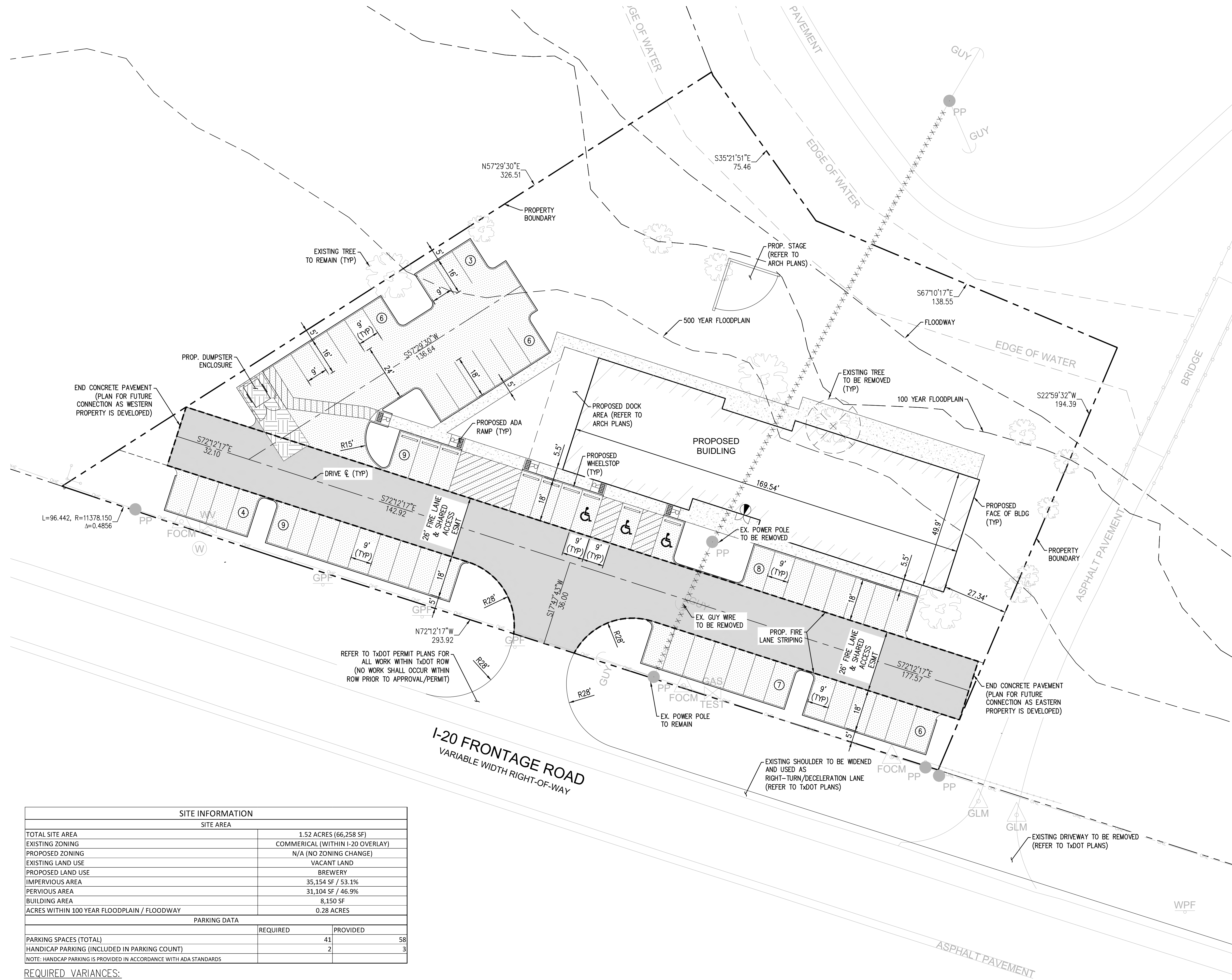
OWNER / DEVELOPER:
 SECOND EMPIRE BREWERY, LLC
 CONTACT: RYAN STEWART
 PHONE: 817-235-8047
 225 SHOPS BLVD., SUITE 105
 WILLOW PARK, TX 76020
 RYAN@PARKERCOUNTYBREWING.COM

ENGINEER:
 FLANAGAN LAND SOLUTIONS
 CONTACT: REECE FLANAGAN, PE
 4447 N. CENTRAL EXPWY UNIT 110, BOX 123
 DALLAS, TX 75205
 PHONE: 940-327-7963

THIS PLAT RECORDED IN CABINET _____, SLIDE _____

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.

Item 3.



REVISIONS		
NO.	DESCRIPTION	DATE

- DIMENSION CONTROL NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
 - CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMP ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

- PAVING NOTES:**
- THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED FOLLOWING THE MASS GRADING REQUIREMENTS.
 - THE SUBGRADE SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 BETWEEN 0 TO 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY THAT TEST. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.

- PAVEMENT JOINTING NOTES:**
- SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT, AND PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
 - ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
 - RADIAL JOINTS SHOULD BE NO GREATER THAN 18".
 - ALL CONSTRUCTION JOINTS SHALL BE SAW CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
 - ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN SLAB IS NEITHER SQUARE OR RECTANGLE.

- ADA NOTES:**
- CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:
 - ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMP, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
 - ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
 - ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
 - CONTRACTOR SHALL ENSURE ACCESSIBLE PARKING SPACES, SIGNAGE, AND STRIPING COMPLY WITH CURRENT ADA STANDARDS/REGULATIONS.

- LEGEND:**
- 4" PORTLAND CEMENT CONCRETE 3,000 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W.
 - 5" PORTLAND CEMENT CONCRETE 3,000 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" COMPACTED NATIVE
 - 6" PORTLAND CEMENT CONCRETE 3,500 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" LIME STABILIZED SUBGRADE (27#/SY)
 - 8" PORTLAND CEMENT CONCRETE 3,500 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" LIME STABILIZED SUBGRADE (27#/SY)

SITE INFORMATION		
SITE AREA		
TOTAL SITE AREA	1.52 ACRES (66,258 SF)	
EXISTING ZONING	COMMERCIAL (WITHIN I-20 OVERLAY)	
PROPOSED ZONING	N/A (NO ZONING CHANGE)	
EXISTING LAND USE	VACANT LAND	
PROPOSED LAND USE	BREWERY	
IMPERVIOUS AREA	35,154 SF / 53.1%	
PERVIOUS AREA	31,104 SF / 46.9%	
BUILDING AREA	8,150 SF	
ACRES WITHIN 100 YEAR FLOODPLAIN / FLOODWAY	0.28 ACRES	
PARKING DATA		
	REQUIRED	PROVIDED
PARKING SPACES (TOTAL)	41	58
HANDICAP PARKING (INCLUDED IN PARKING COUNT)	2	3
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS		

- REQUIRED VARIANCES:**
- LANDSCAPE BUFFER - (FROM FRONT PROPERTY LINE ALONG I-20 SERVICE ROAD)
 - REQUIRED = 30'
 - PROVIDED = 5'
 - REASONING = THE REAR OF THE PROPERTY IS WITHIN THE FLOODPLAIN AND WILL BE UTILIZED AS AN AMENITY AREA. THEREFORE, THE BUILDING AND PARKING AREA NEED TO BE LOCATED AS CLOSE TO THE FRONT PROPERTY LINE AS POSSIBLE, TO MAXIMIZE THE USEABLE AREA.

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781

SCALE: 1" = 20'

FLANAGAN
land solutions

Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

PARKER COUNTY BREWING
WILLOW PARK, TEXAS

SITE PLAN	DESIGNED: ABT	PROJECT #: 2021-05-10	ISSUE DATE: 11/15/2022	SHEET 1 OF 1
	CHECKED: FLS			
	DRAWN: ABT			

811 Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Vicinity and context: Frontage I20 Willow Park, Tx 76087



SITE:









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

MEMORANDUM

TO: Zoning Board of Adjustment

FROM: Toni Fisher, Planning & Development Director

DATE: December 12, 2022

RE: **Lot 1, Block 1, Parker County Brewing Company, 1.520 acres, Isaac D, Headley Survey, Abstract No. 619, Willow Park BOA2022-12-01 (MyGov #22-000240)**

The applicant, Ryan Stewart, and property owner, Second Empire Brewery, LLC are requesting a variance for the reduction of the minimum landscaping criteria stated in the Commercial/IH-20 Overlay:

Chapter 14, Sec. 14.06.016(g)(4)(B):

(B) The landscaped screen specified in subsection (g)(4)(A) above shall be located within a landscaped edge measuring a minimum of thirty (30) feet in width adjacent to the IH-20 right-of-way and a minimum of twenty (20) feet in width adjacent to any public street right-of-way other than that for IH-20.

Applicant is requesting a variance to reduce the 30’ required landscaping to 5’ due to the condition of the land: the 100-year flood plain and floodway along the rear of the subject property. With compliance at 30’ landscape, the commercial design and construction of his business, Parker County Brewing Company, will suffer reduced buildable area and parking, and a significant change to the overall product, a hardship that will negatively impact his business.

As a concession to reduced landscaped area in the front (I-20 service road frontage) of the parcel, applicant/owner/developer has committed to use of the flood plain area for additional open amenity space, and they are favorable to increasing the quantity and maturity of landscaping to be placed within the 5’ edge.

Applicant’s overall site plan may change based on TxDOT’s response to Applicant’s request for the addition of an entrance from the service road, but this variance requested for the landscape edge should remain unaffected.

The applicant/owner is requesting a variance for the allowable construction of the business’ parking lot to begin at 5’ from the I-20 Service Road North frontage of his 1.52 acre property.