



PLANNING & ZONING COMMISSION MEETING AGENDA

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

Tuesday, October 18, 2022 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MEETING MINUTES

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

APPROVAL OF MEETING MINUTES

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

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.

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.**
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.**

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.

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/by the

following date and time: October 14, 2022 at 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 6/21/22 MINUTES

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

Tuesday, June 21, 2022 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MEETING MINUTES for April 19, 2022

1. Minutes approved.

Motion made by Smith, Seconded by Wilkins.

Voting Yea: Fowler, Wilkins, Weikert, Bruton, Smith

ITEMS TO BE CONSIDERED AND ACTED UPON:

2. Consider and act on a Final Plat of Blocks 2, 3, 4; Porter Addition, being 21.752 acres J.M. Froman Survey Abstract No. 471, City of Willow Park, Parker County, Texas.

Commissioner Rodney Wilkins asked Jacob Martin engineer Clayton Farrow when the project roads were expected to be completed. Farrow stated that the material supply shortage has delayed work but it is hopeful to be completed by the end of the year. Commissioner Wilkins also requested clarification on the street alignment, to which Farrow explained.

Commissioner Scott Smith requested water line clarification to which Staff Betty Chew explained.

Motion made by Wilkins, Seconded by Weikert.

Voting Yea: Fowler, Wilkins, Weikert, Bruton, Smith

ADJOURNMENT

Staff Betty Chew informed the Commissioners that although we currently have no items for the July P&Z Meeting, the City is working on Impact Fees and its Capital Improvements Plan to

update the Comprehensive Plan. These items will be presented to the CIP Committee, whom the P&Z Commissioners also represent, in July, followed by its presentation to City Council.

ADJOURNMENT @ 6:11 p.m. by Jared Fowler

Jared Fowler, Chairperson

Toni Fisher

Planning and Development Director

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CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING MINUTES

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

Tuesday, August 16, 2022 at 6:00 PM

CALL TO ORDER

CALL TO ORDER at 6:08 p.m. by Jared Fowler, Chairman Capital Improvements Committee

DETERMINATION OF QUORUM

PRESENT:

Jared Fowler

Billy Weikert

Sharon Bruton

Randy Pack

ABSENT:

Rodney Wilkins

Scott Smith

ALSO PRESENT:

Betty Chew, City Planner

Derek Turner, City Engineer

ITEMS TO BE CONSIDERED AND ACTED UPON:

1. Consider and act on the Capital Improvements Plan (CIP) Plan, Land Use Assumptions, and the Water and Wastewater Impact Fees.

Derek Turner, City Engineer, reviewed the Land Use assumptions (Existing and Future Land Use Maps). The Capital Improvements Plan with updates including Water, Waste Water, Storm drainage, and Streets was presented. The proposed water and wastewater impact fees were also provided.

Commissioner Weikert made a motion to recommend approval of the Land Use Assumptions and Existing Land Use Map and Future Land Use Map. Seconded by Commissioner Bruton. Motion carried by a vote of 4-0.

Commissioner Pack made a motion to recommend approval of the Water Capital Improvements Plan. Seconded by Commissioner Weikert. Motion carried by a vote of 4-0.

Commissioner Bruton made a motion to recommend approval of the Wastewater Capital Improvements Plan. Seconded by Commissioner Weikert. Motion carried by a vote of 4-0.

Commissioner Weikert made a motion to recommend approval of the Water Impact Fee Analysis. Seconded by Commissioner Pack. Motion carried by a vote of 4-0.

Commissioner Bruton made a motion to recommend approval of the Wastewater Impact Fee Analysis. Seconded by Commissioner Pack. Motion carried by a vote of 4-0.

ADJOURNMENT at 6:40 p.m. by Jared Fowler, Chairman Capital Improvements Committee

Jared Fowler, Chairman, Capital Improvements Committee



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: October 18, 2022	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

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.

BACKGROUND:

Applicant is requesting a Special Use Permit for the allowable use and construction of a “Boat Dealership” for boat sales and service on this property.

Applicant is proposing two buildings with a combined 17,700 sq. ft.: the primary one-story building is to be used as an office, showroom, and service area and, the second, a vertical storage/display building, which will showcase three boats. Usage, elevation designs, and materials are similar to those of neighboring businesses within 200 feet along the I-20 Service Road South. Fencing is absent from the site plan but will be addressed as a condition of approval at Site Plan Development review. Signs shown are for consideration of materials construction only, not for sign approval; signs must be submitted through a separate permit for review and approval.

The primary building is proposed to be one-story while the second boat showcase “storage tower” is proposed at 46’ in height. The Zoning Ordinance 14.06.016(e)(1)(A) and (B) indicate that the height of the primary structure cannot exceed 50’, while the secondary cannot exceed 25’. As a condition of this Special/Specific Use Permit, Applicant also requests acceptance and approval of transposing the heights of the buildings as presented.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Special Use Permit and transposing of the height requirements for the primary building and storage tower.

EXHIBITS:

- Special Use Permit Application
- Final Plat – Lots 2 and 3, Block 1, Porter Addition
- Site Plan
- Architectural Elevations
- Drainage Area Map
- Landscape Plan

RECOMMENDED MOTION:

Approval of the Special Use Permit to add Boat Dealership/Sales/Service as an allowable use for Lot 3, Block 1 in the Porter Addition.



SPECIAL/SPECIFIC USE PERMIT APPLICATION

City of Willow Park – Planning & Development Dept.
 516 Ranch House Rd, Willow Park, TX 76087
 817-441-7108 x100 www.willowpark.org

APPLICANT INFORMATION

Name of Applicant/Agent: Chuck Stark		Business Name (if applicable): Barron-Stark Engineers
Business/Mailing Address: Street, City, State, Zip 6221 Southwest Blvd., Fort Worth, TX 76132		
Email Address: chucks@barronstark.com		Cell/Primary Phone # of Applicant/Agent: 817-296-9550
NOTE: Email is the primary form of contact with Applicants.		
Are you the Owner of the property or the Owner's Agent? <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent*	Do you have written permission from the Owner of the property or the Owner's Agent to proceed with this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No*	*NOTE: If you are not the Owner of the Property, the Owner must sign this Application below to indicate his/her permission and approval of this request.

DESCRIPTION OF REQUEST

Current Zoning Classification: C Commercial	Legal Description of Property: Lot 3, Blk 1, Porter Add.	Street address of Property (if known): TBD
Reason for Special Use Permit: Describe the nature of the proposed use of this property, activity, and any particular characteristics related to the use of the property: Construction of a three level tower for display of boats. Tower to be no more than 50' tall from finish grade and located immediately behind the 30' landscape setback.		

PROPERTY OWNER INFORMATION

Name of Property Owner: Rex Ramsey	Business Name (if applicable): Basic Developers, LLC
Business/Mailing Address: Street, City, State, Zip 206 E. Highway 80, Forney, TX 75126	
Email Address: rex@forneyfence.com	Cell/Primary # of Property Owner 972-989-3384

INCLUDE WITH APPLICATION SUBMISSION

THIS APPLICATION MUST BE SUBMITTED WITH THE ITEMS LISTED BELOW:

- Completed and fully executed Special/Specific Use Permit Application Map, Plot Plan, Survey, and/or Plat of property location
- Renderings of proposed construction including building elevations, square footage, bldg. height, construction materials, and uses of bldgs
- Site Plan showing placement of building(s), location/construction of sign(s), off-street parking areas, and ingress/egress to public streets
- Landscaping plan & visual screening (walls/paintings/fences) Permit Fee Payment as specified in Development Services Fees
- Relationship of intended use to all existing properties: land uses in all directions to minimum distance of 200 feet of application property

****The Applicant or his/her Representative(s) must be present at the scheduled Public Hearing for this Permit.**** Public Hearing will be scheduled based on City's acceptance of completed Application with all supporting documents and payment as it aligns with the Planning & Zoning Schedule.

I hereby certify that I am, or that I represent, the legal owner of the property described above and do hereby submit this request for a Special Use Permit to the Planning and Zoning Commission for consideration.

Applicant's Signature: _____ Date: _____

Owner's Signature* (if different than Applicant): Date: 09-21-22
*Owner's signature indicates permission to proceed with this Permit request.

Please email completed Application and all Attachments to permits@willowpark.org. Permit Fee may be paid by check (mailed or in person) or by credit card (in person or processed over the phone to Permit Tech x103; processing fee applies).

CITY USE: Date App Rec'd: _____ App Reviewed by: _____ Date App Officially Accepted: _____ MyGov Proj#: _____



City of Willow Park Development Services Universal Application

Please PRINT CLEARLY to avoid delays

Please complete each field - Incomplete applications be rejected

Project Information	Project Name: Tommy's Boats
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial
Valuation: \$ TBD (round up to nearest whole dollar)	Project Address (or description): Lot 3, Blk 1 Porter Addn.
Brief Description of the Project: Commercial boat sales & service	
Existing zoning: C Commercial	# of Existing Lots (plats only):
Proposed zoning: C Commercial	# of Proposed Lots (plats only):
Applicant/Contact Information (this will be the primary contact)	
Name: Roger Rehkopf	Mailing Address: 32 Market Ave SW Grand Rapids, MI 49503
Company: MKB Holdings, LLC	
Primary Phone: 616-430-8160	E-mail: RRehkopf@orionbuilt.com
Property Owner Information (if different than above)	
Name: Rex Ramsey	Mailing Address: 206 E. Hwy. 80, Forney, TX 75126
Company: Basic Developers, LLC	
Primary Phone: 972-989-3384	E-mail: rex@forneyfence.com
Other Phone:	Fax:
() Developer / (x) Engineer / () Surveyor Information (if applicable)	
Name: Charles Stark, PE	Mailing Address: 6221 Southwest Blvd. FW 76132
Company: Barron-Stark Engineers	
Primary Phone: 817-296-9550	E-mail: chucks@barronstark.com
Other Phone: 817-2314-8100	Fax:
For City Use Only	
Project Number:	Permit Fee:
Submittal Date:	Plan Review Fee:
Accepted By:	Total Fee:
Receipt #:	Method of Payment:

Application not complete without attached form(s) and/or signature page



City of Willow Park Development Services Department

SITE PLAN REQUIREMENTS

A Site Plan is an architectural plan of proposed improvements to a property; including building footprint, parking, ingress, egress, roadways, sidewalks, water lines, sewer lines, drainage facilities, auxiliary structures, lighting, and any public or private infrastructure. Site plans also include elevations of proposed buildings, topographical information, location in relation to flood plain, impact analysis

Site Plan applications must contain:

- Universal development application.
- A single site plan document including all of the information required on the site plan requirement checklist.
- A landscaping plan that includes the property boundaries, building and improvement footprints, and labels all green space, trees, shrubs, vegetation, and landscaping.
- A drainage plan that includes the property boundaries, building and improvement footprints, topography, and any flood plain designations.
- Elevations of all proposed buildings.
- A compact disc containing a .pdf copy of all plans.
- Three (3) paper hard copies of all plans.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead and directly on the plans with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement. Exceptions may require the approval of the City's Board of Adjustments.

Prior to public review before the Planning & Zoning Commission and City Council the applicant may be asked to submit up to fifteen (15) paper hard copies of all plans.

Applicant Signature:  Date: 9/22/22



City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	SITE PLAN REQUIREMENTS	For Office Use Only		
			N/A	COMPLETE	MISSING
1	x	Site boundary is indicated by a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances; Indicate and label lot lines, setback lines, and distance to the nearest cross street.			
2	x	Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.			
3	x	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.			
4	x	A written and bar scale is provided. 1"=200' unless previously approved by staff			
5	x	A title block is in the lower right corner that includes large, boldly printed "SITE PLAN", owner and engineer's names, addresses and phone numbers, subdivision name, lot number/s, block number or letter.			
6	n/a	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.			
7	n/a	Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.			
8	x	Existing topography lines are shown and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.			
9	x	Accurately located, labeled and dimensioned footprint of proposed structure(s).			
10	n/a	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.			
11	n/a	Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.			
12	x	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.			
13	x	Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.			
14	x	Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated.			
15	x	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.			
16	n/a	Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.			
17	x	Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.			



City of Willow Park Development Services Department

18		<p>Driveways within 200 feet of the property line:</p> <p><u> x </u> a. Are accurately located and dimensioned.</p> <p><u> x </u> b. Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.</p> <p><u> x </u> c. Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.</p> <p><u> x </u> d. Typical radii are shown.</p>			
19	n/a	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.			
20	n/a	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.			
21		<p>Off-site streets and roads:</p> <p><u> n/a </u> a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.</p> <p><u> n/a </u> b. Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.</p> <p><u> n/a </u> c. Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.</p> <p><u> n/a </u> d.. Distance to the nearest signalized intersection is indicated</p>			
22	x	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.			
23	x	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.			
24	x	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.			
25	x	Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.			
26	x	Paving materials, boundaries and type are indicated.			
27	x	Access easements are accurately located/ tied down, labeled and dimensioned.			
28	n/a	Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.			
29	x	Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.			
30	x	Proposed dedications and reservations of land for public use including, but not limited to, rights-of way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.			
31	n/a	Screening walls are shown with dimensions and materials. An inset is provided that shows the wall			



City of Willow Park Development Services Department

		details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.			
32	n/a	The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan Indicating plant species/name, height at planting, and spacing.			
33	n/a	A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack) and height. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.			
34	x	Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.			
35	n/a	Boundaries of detention areas are located. Indicate above and/or below ground detention.			
36	x	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.			
37	n/a	Communication towers are shown and a fall distance/collapse zone is indicated.			
38	x	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable			
39	x	Explain in detail the proposed use(s) for each structure Retail boat sales & service			
40	x	Total lot area less building footprint (by square feet): Square footage of building: Building height (stories and feet) Number of Units per Acre (apartments only):			
41	x	Parking required by use with applicable parking ratios indicated for each use: Parking Provided Indicated: Handicap parking as required per COWP ordinance and TAS/ADA requirements:			
42		Provide service verification from all utility providers			
43	x	List any variance requested for this property, dates, and approving authority			
44	x	Provide storm water and drainage study and design			
45		Proposed domestic water usage (gallons per day, month, and year)			
46	n/a	Are any irrigation wells proposed?			
47	x	Applicant has received Landscaping Ordinance and requirements			
48		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review			
49		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plants and/or other Site Plans for Board review			



City of Willow Park Development Services Department

Storm Water Pollution Program (Construction Sites One Acre and Greater Only)

- a. A signed SWPPP: (if required) Please submit during the site plan review process or prior to the issuance of any building permit(s)
- b. Copy of site plan with illustrations and descriptions of all proposed Best Management Practices (BPMs)
- c. Estimated dates of major grading activities
- d. Estimated date work may cease temporarily or permanently on any portion of the site
- f. Copy of signed and certified Notice of Intent (NOI) from permitting (TCEQ)
- g. Copy of construction Site Notice from TCEQ

TXDOT PERMITS (if applicable)

The following forms will be reviewed by the different departments along with the site plan. Please complete all "APPLICANT QUESTIONS" on the continuing pages.



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 3.0 Acres sq. ft.

Area of lot covered with structures and impervious surfaces: 101,800 sq. ft.

Total number of structures: 1 Total number of habitable structures: 0

Square footage of each building: 17,700 sq. ft. _____ sq. ft. _____ sq. ft.

Proposed use for each structure:

Retail boat sales & service

Building stories: 1

Building height: 25.5' ft.

Total number of parking spaces: 83

Number of handicap spaces: 2

Does the site include any storm water retention or detention? Yes No

Does the project include any engineered alternatives from code requirements? Yes No

Staff Review: (for official use only)

Does the proposed project pose any engineering concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Engineering Approval Signature: _____ Date: _____



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: _____ ft. Rear building setback: _____ ft.

Side building setback: _____ ft. Side building setback: _____ ft.

Does the site include any utility/electric/gas/water/sewer easements? Yes No

Does the site include any drainage easements? Yes No

Does the site include any roadway/through fare easements? Yes No

Staff Review: *(for official use only)*

Does the site plan include all the required designations? Yes No

Are the setbacks for the building sufficient? Yes No

Are there any easement conflicts? Yes No

Does the proposed project pose any planning concerns? Yes No

Approved Not Approved Needs More Information or Corrections

Building Official Approval Signature: _____ Date: _____



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

- Will the building have a fire alarm? Yes No
- Will the building have a fire sprinkler/suppression system? Yes No
- Is the building taller than two-stories? Yes No
- If yes, how many stories? _____
- Will the project require installation of a new fire hydrant? Yes No
- If yes, how many fire hydrants? 1
- What is the size of the proposed fire connections? 4"

Staff Review: *(for official use only)*

- Does the proposed project include the sufficient fire connections? Yes No
- Is the proposed project an adequate distance to a fire hydrant? Yes No
- Does the project have the minimum 24' hard surface? Yes No
- Is the fire lane appropriate? Yes No
- Does the site have the proper turning radius? Yes No
- Does the proposed project pose any safety concerns? Yes No

Does the proposed project require any additional fire services? Yes No

Approved
 Not Approved
 Needs More Information or Corrections

Fire Department Approval Signature: _____ Date: _____



City of Willow Park Development Services Department

Site Plan Flood Plain Review

Applicant Questions:

- Is any part of the site plan in the 100-year flood plain? Yes No
- If yes, what is the base flood elevation for the area? _____
- Is any built improvement in the 100-year flood plain? Yes No
- If yes, what is the base flood elevation for the area? _____
- Is any habitable structure in the 100-year flood plain? Yes No
- If yes, what is the base flood elevation for the area? _____
- If yes, what is the finished floor elevation for the habitable structure? _____
- If yes, please list any wet or dry flood proofing measures being used?

Staff Review: *(for official use only)*

- Base flood elevations confirmed? Yes No
- Will the project require a "post-grade" elevation certificate? Yes No
- Flood proofing measures approved? Yes No
- Does the proposed project pose any safety concerns? Yes No

Approved Not Approved Needs More Information or Corrections

Flood Plain Manager Approval Signature: _____ Date: _____



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 130,680 sq. ft.

Area of lot covered with structures and impervious surfaces: 101,800 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 77.9 %

Area of green space/landscaped areas: 28,880 sq. ft.

Percentage of green space/landscaped areas: 22.1 %

Total number of parking spaces: 83

Does the site include any vegetative erosion or storm water control? Yes No

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns? Yes No

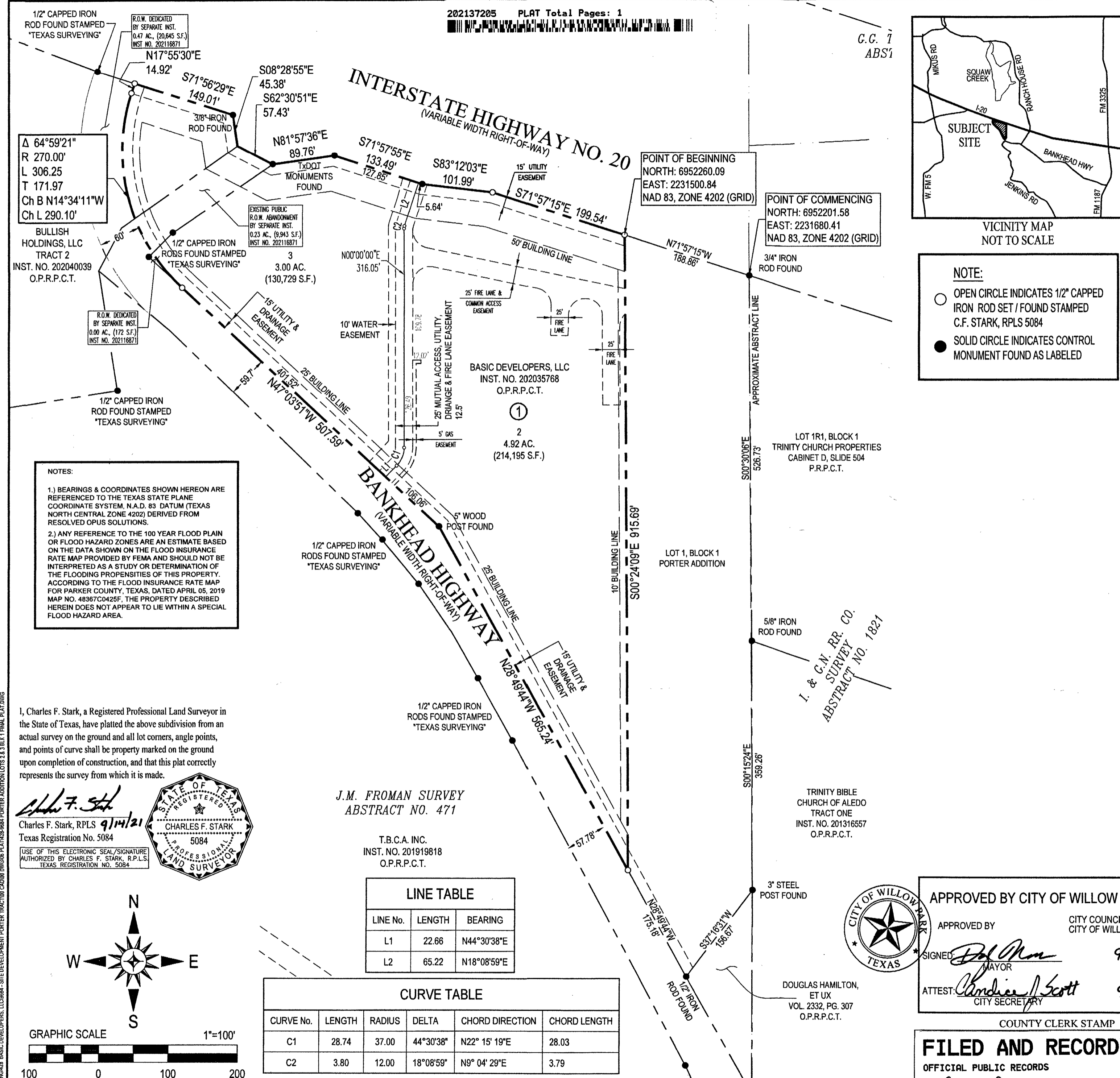
Approved

Not Approved

Needs More Information or Corrections

Landscaping Approval Signature: _____ Date: _____

202137205 PLAT Total Pages: 1



LEGAL DESCRIPTION

BEING 7.918 acres situated in the J.M. FROMAN SURVEY, Abstract No. 471, Parker County, Texas, being all of that certain tract of land described in deed to Basic Developers, LLC., recorded in Instrument Number 202035768, Official Public Records, Parker County, Texas, and a portion of the existing Right-of-Way of Bankhead Highway, being more particularly described as follows:

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

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

THENCE S 00°24'09" E, leaving the southwesterly line of said Interstate Highway No. 20, being across and through said Basic Developers, LLC, tract, a distance of 915.69 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northeasterly line of Bankhead Highway (a variable width Right-of-Way);

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

N 28°49'44" W, a distance of 565.24 feet to a 5" wood post found; N 47°03'51" W, a distance of 507.59 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 270.00 feet and whose long chord bears N 14°34'11" W, a chord distance of 290.10 feet;

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

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

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

S 71°56'29" E, a distance of 149.01 feet to a 3/8" iron rod found; S 08°28'55" E, a distance of 45.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084"; S 62°30'51" E, a distance of 57.43 feet to a Texas Department of Transportation monument found; N 81°57'36" E, a distance of 89.76 feet to a Texas Department of Transportation monument found; S 71°57'55" E, a distance of 133.49 feet to a Texas Department of Transportation monument found; S 83°12'03" E, a distance of 101.99 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084"; S 71°57'15" E, a distance of 199.54 feet to the POINT OF BEGINNING and containing 7.918 acres (344,924 square feet) of land, more or less.

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Basic Developers, LLC, being the owners of the above described tract of land does hereby certify and adopt this plat designating the hereinabove described property as Lots 2 and 3, Block 1 PORTER ADDITION, an Addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets, easements, and encumbrances shown hereon.

Basic Developers, LLC herein certifies the following:

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
- The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
- The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
- The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
- Any modification of this document shall be by means of plat and shall be approved by the City.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

Witness my hand this 14th day of SEPTEMBER, 2021.

Basic Developers, LLC

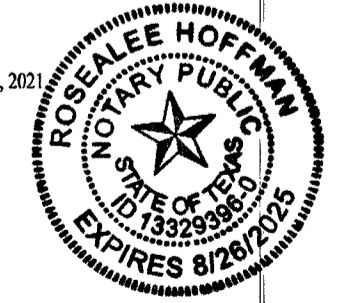
Rex Ramsey

STATE OF TEXAS
COUNTY OF PARKER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
On the 14 day of September, 2021.

Rosealee Hoffman
Notary Public in and for the State of Texas



APPROVED BY CITY OF WILLOW PARK

APPROVED BY: [Signature] 9/14/21
CITY COUNCIL
CITY OF WILLOW PARK

SIGNED: [Signature] 9/14/21
MAYOR

ATTEST: [Signature] 9/14/21
CITY SECRETARY

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202137205
09/21/2021 03:10 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Final Plat

Lots 2 and 3, Block 1
PORTER ADDITION
An Addition to the City of Willow Park, Parker County, Texas

Being 7.918 Acres Situated in the
J.M. FROMAN SURVEY, Abstract No. 471
City of Willow Park, Parker County, Texas

NOTES:

- BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

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

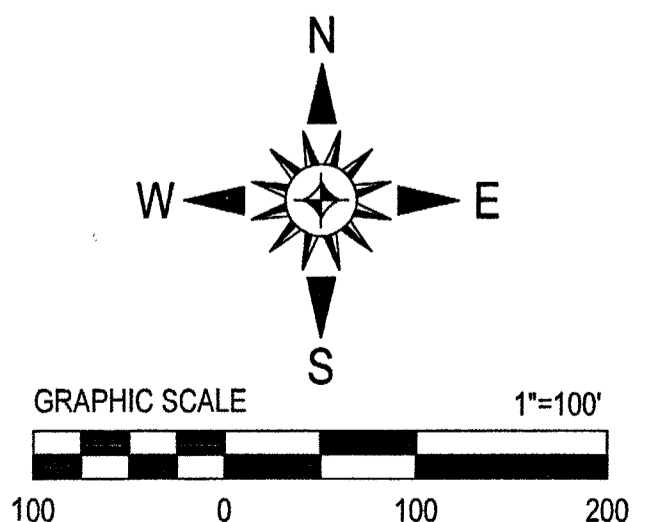
Charles F. Stark, RPLS 9/14/21
Texas Registration No. 5084

J.M. FROMAN SURVEY
ABSTRACT NO. 471

T.B.C.A. INC.
INST. NO. 201919818
O.P.R.P.C.T.

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

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.74	37.00	44°30'38"	N22° 15' 19"E	28.03
C2	3.80	12.00	18°08'59"	N9° 04' 29"E	3.79



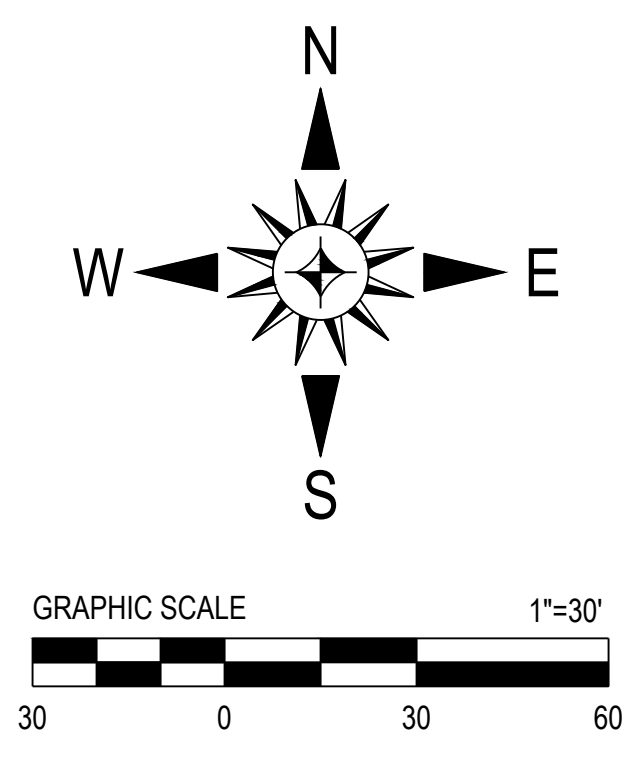
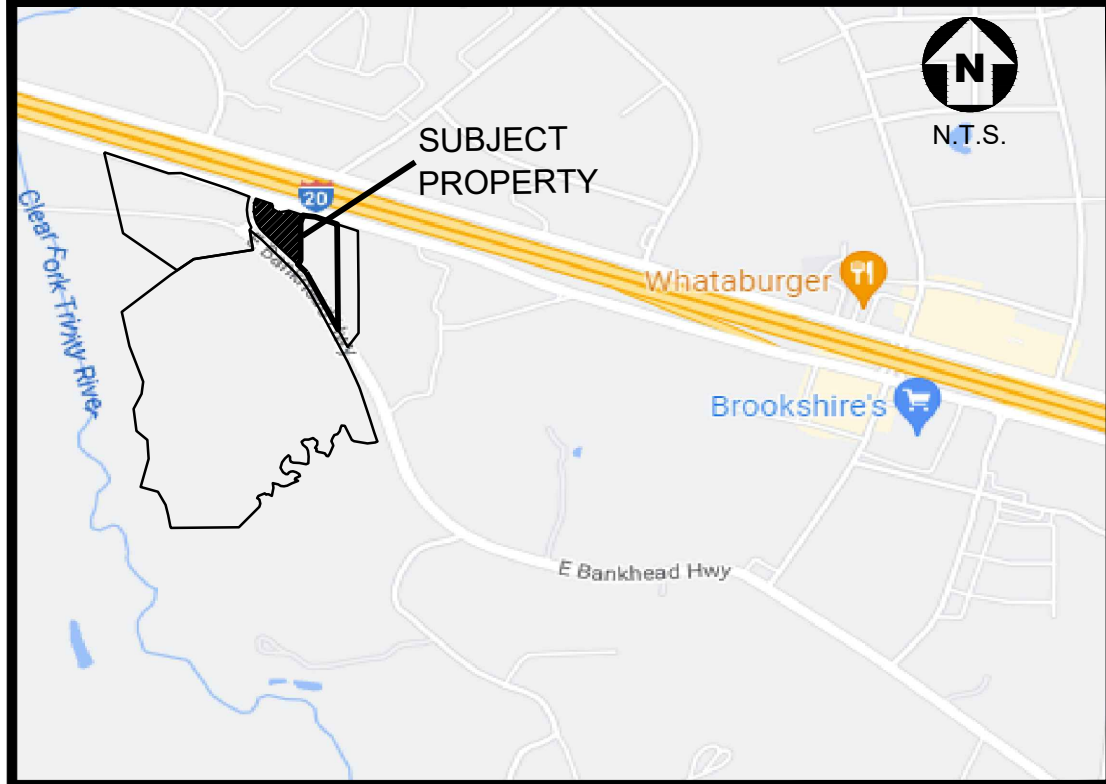
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
BASIC DEVELOPERS, LLC
206 E. US HIGHWAY 80
FORNEY, TX 75126

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET **F**, SLIDE **54**
DATE **9/21/2021**



NO.	REVISIONS DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10988
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron-Stark
Engineers

FOR INTERIM REVIEW ONLY

NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES. PLANS PREPARED BY CHARLES F. STARK, P.E. REGISTRATION No. 57357, 08-11-2022

SITE PLAN

LOT 3, BLOCK 1 PORTER ADDITION

TOMMY'S BOATS

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

CLIENT No.	495
PROJECT No.	10066
DESIGN:	JRG
DRAWN:	JRG
CHECKED:	CFS
DATE:	SEPTEMBER 2022
SHEET	CX.X

ACREAGE	3.00 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED USE	BOAT DEALERSHIP
PROPOSED STRUCTURES	1 - STORY COMM. - PRIMARY STRUCT. 46' HEIGHT - STORAGE TOWER
F.A.R.	13.54%
PERCENT IMPERVIOUS	77.9%
PARKING REQUIRED	OFFICE USE: 7,550 S.F./200 = 38 MAINTENANCE SHOP - MAX. SHIFT = 15 PEOPLE X 1.5 TOTAL REQ. SPACES: 61
PARKING PROVIDED	83 (INCLUDES 2 HC)
OPEN SPACE	22.1%

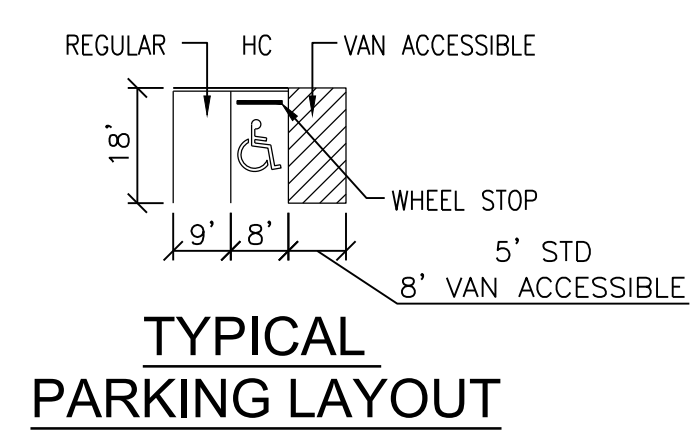
Δ 64°59'21"
R 270.00'
L 306.25
T 171.97
Ch B N14°34'11"W
Ch L 290.10'

Δ 18°08'59"
R 12.00'
L 3.80
T 1.92
Ch B N09°04'29"E
Ch L 3.79'

Δ 44°30'38"
R 37.00'
L 28.74
T 15.14
Ch B N22°15'19"E
Ch L 28.03'

GENERAL NOTES:

- ALL RADII SHOWN ARE TO THE BACK OF CURB.
- ALL BACK OF CURB RADII ARE 3"-0" UNLESS NOTED OTHERWISE.
- ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.



SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING LIGHT POLE
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED SIDEWALK
	PROPOSED FIRE LANE PAVING
	PROPOSED CONCRETE PAVING

APPLICANT
MKB HOLDINGS, LLC
32 MARKET AVE SW, SUITE 200
GRAND RAPIDS, MI. 49503
(616) 430-8160

LOT 1, BLOCK 2
PORTER ADDITION
CABINET F, SLIDE 310

BULLISH HOLDINGS, LLC
TRACT 2
INST. NO. 202040039
O.P.R.P.C.T.

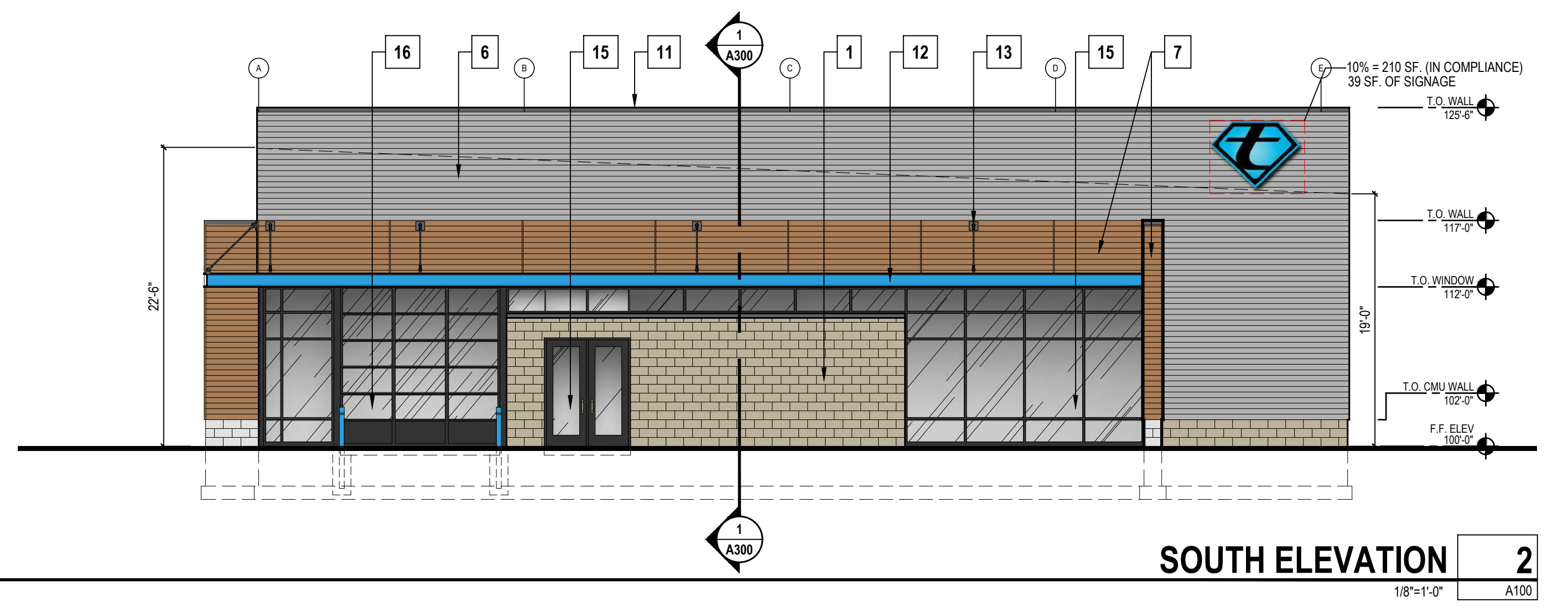
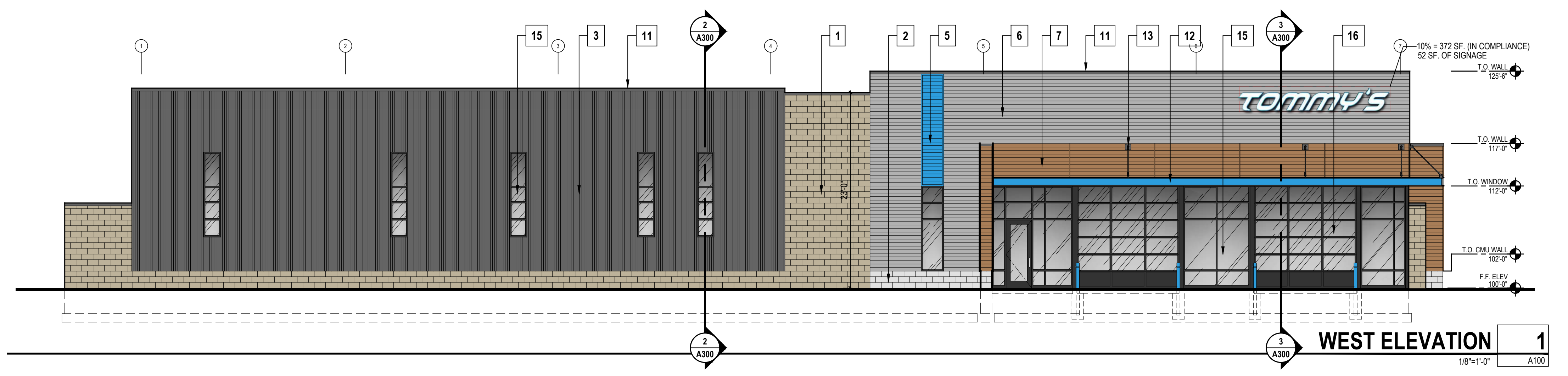
LOT 2, BLOCK 1
PORTER ADDITION
CABINET F, SLIDE 54

BASIC DEVELOPERS, LLC
INST. NO. 202035768
O.P.R.P.C.T.

T.B.C.A. INC.
INST. NO. 201919818
O.P.R.P.C.T.

ACCORDING TO THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT F.I.R.M. COMMUNITY PANEL NO. 48367C0425F, THIS PROPERTY DOES NOT LIE IN A 100-YR FLOODPLAIN LOMR 20-06-0011P

USER: JARBREEL.GRAHAM
PLOTTED ON: 9/27/2022 11:24 AM
FILE NAME: N:\BARROW\STARK\SWIFT\ENCL495 - 08094 CONSTRUCTION\10066 - TOMMY'S BOATS WILLOW PARK\10 CAD\100 DMS\106-10066 CCK SITE PLAN.DWG

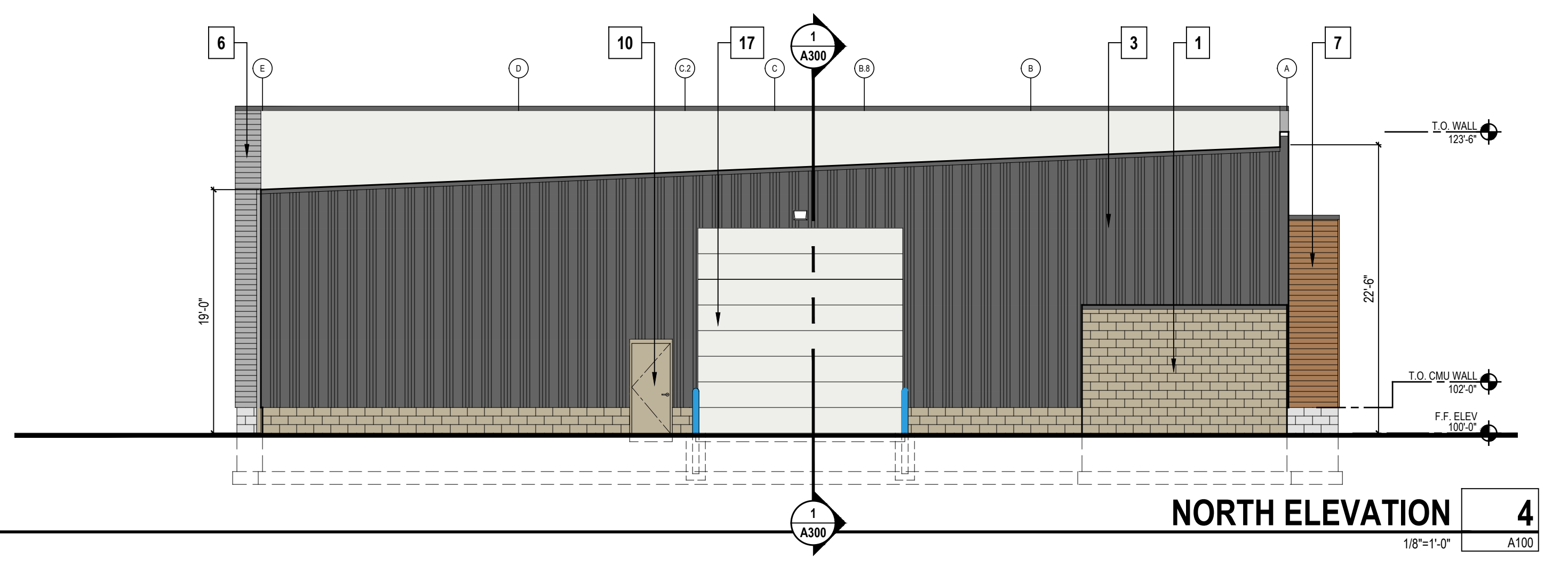
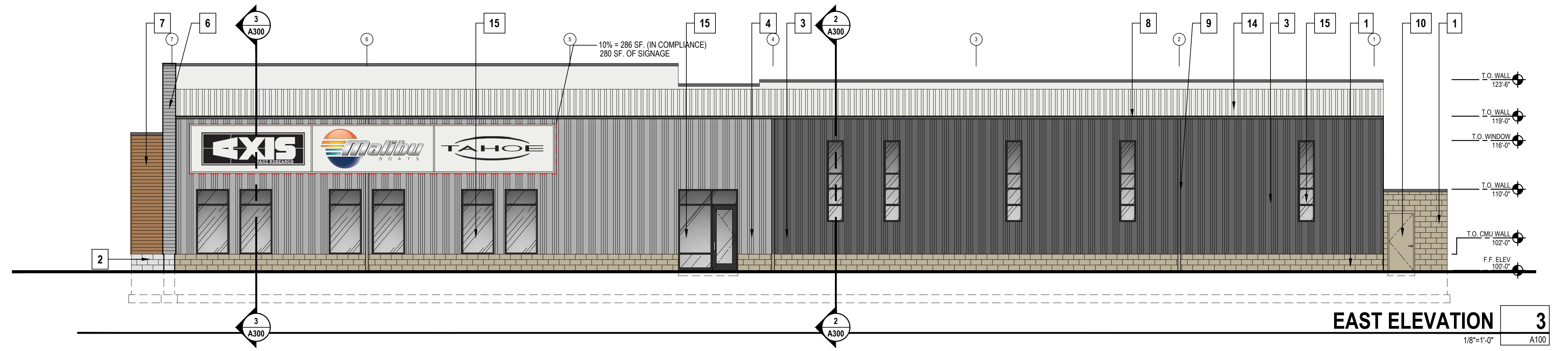


EXTERIOR FINISHES NOTE: ALL FINISH MATERIALS ARE BASIS OF DESIGN

1	MASONRY UNIT 1	MICHIGAN CERTIFIED CONCRETE PRODUCTS INC. COLOR - SAHARA LS - 8" STANDARD BLOCK	8	COPING & GUTTERS	BY METAL BUILDING SUPPLIER COLOR TO MATCH METAL SIDING - CHARCOAL	15	STOREFRONT SYSTEM	TUBELITE 14000 SERIES, PROFILE 2"x4"; ANODIZED FINISH EXTRA DARK BRONZE, 1" INSULATED LOW-E GLAZING, OR SIMILAR
2	MASONRY UNIT 2	MICHIGAN CERTIFIED CONCRETE PRODUCTS INC. COLOR - ULTRA WHITE LS - 8" STANDARD BLOCK	9	DOWNSPOUTS	BY METAL BUILDING SUPPLIER COLOR TO MATCH ADJACENT MATERIALS	16	OVERHEAD DOOR 1	12'x12' INSULATED GLASS OVERHEAD DOOR WITH ALUMINUM BOTTOM PANEL COLOR TO MATCH STOREFRONT SYSTEM
3	METAL SIDING 1	NUCOR - REVERSE CLASSIC (VERTICAL) COLOR: PVDf - CHARCOAL	10	DOOR & FRAME	PAIN TO MATCH METAL SIDING - CHARCOAL	17	OVERHEAD DOOR 2	16'x12' OVERHEAD DOOR MODEL 418 - FLUSH INSULATED PANEL, 16ga. SECTIONAL DOOR, FINISH - WHITE BAKED ON-POLYESTER
4	METAL SIDING 2	NUCOR - REVERSE CLASSIC (VERTICAL) COLOR: PVDf - PEARL GRAY	11	COPING	METAL COPING W/ COUNT. CLEAT COLOR - PVDfKYNAR - CHARCOAL GRAY	18	BOLLARD	CONCRETE FILLED BOLLARD, PAINT HAWAIIAN BLUE
5	METAL SIDING 3	MBCI - MASTERLINE 16 COLOR HAWAIIAN BLUE	12	CANOPY	12" CHANNEL FRAMED OVERHANG W/ METAL GRATE PAINT HAWAIIAN BLUE	19		
6	METAL PANEL	VESTA- 5" STEEL SIDING- 462 SILVER LINING	13	CANOPY & SUPPORT	STEEL TURNBUCKLE - PAINT CHARCOAL GRAY			
7	METAL PANEL 2	VESTA- 5" STEEL SIDING- 402 GILDED GRAIN	14	ROOF	NUCOR - CFR STANDING SEAM ROOF SYSTEM COLOR: STANDARD GALVALUM			

SIGNAGE

- REFER TO EXTERIOR ELEVATIONS FOR PERMITTED AND PROPOSED SIGNAGE SOFT.
- ALL EXTERIOR SIGNAGE BY TENANT AND REQUIRE A SEPARATE PERMIT.
- PROVIDE ELECTRICAL JUNCTION BOX FOR EXTERIOR SIGNAGE.



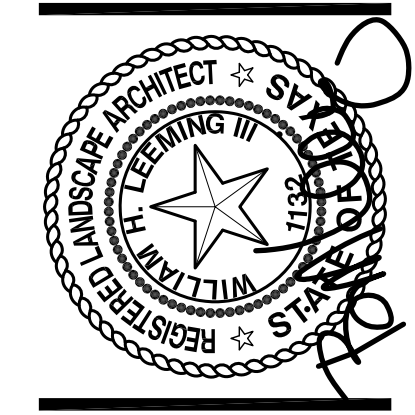
SITE PLAN APPROVAL

EXTERIOR ELEVATIONS



appr. by:
drawn by:
date: 09-14-22

revisions
10-14-22

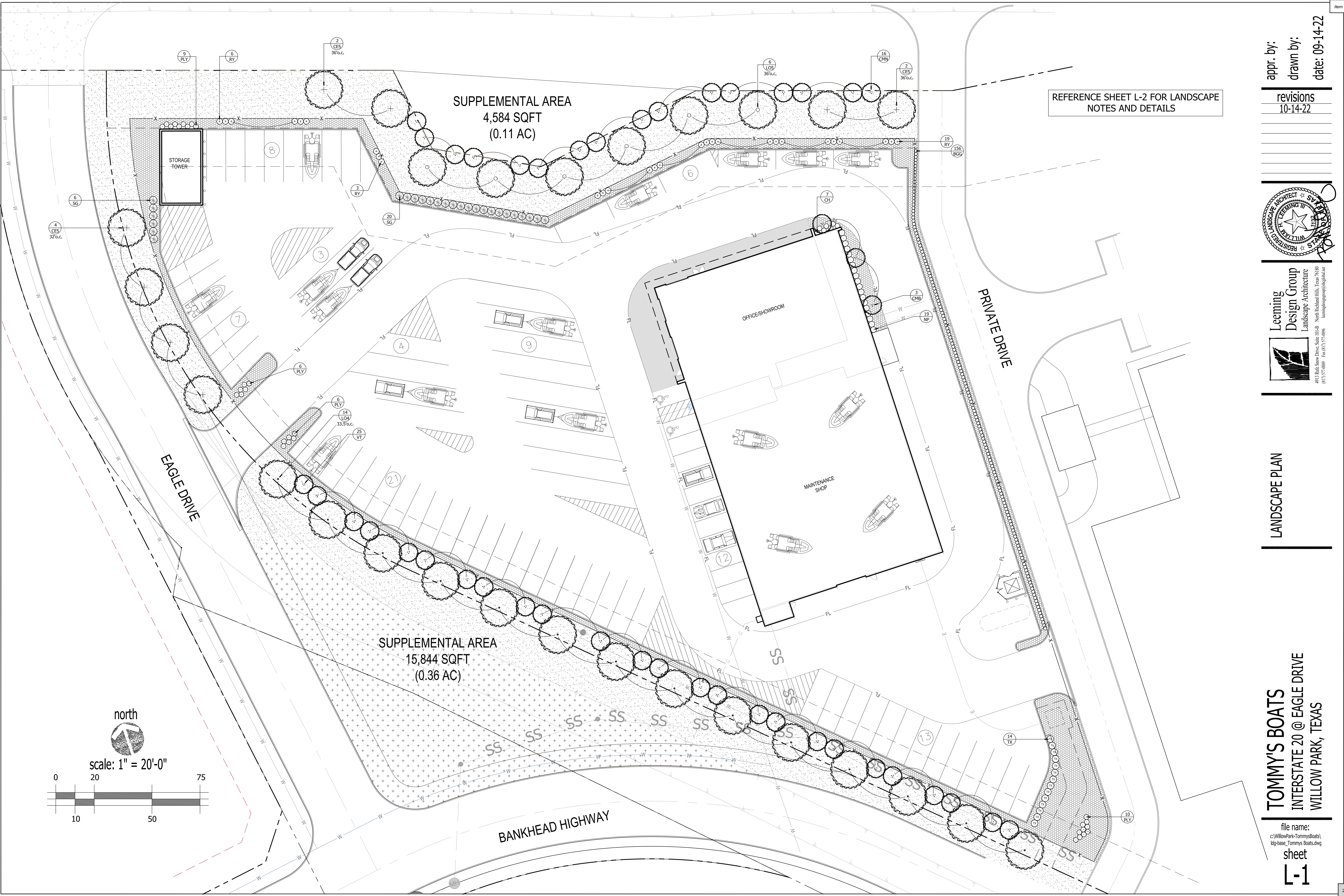


Learning Design Group
Landscape Architecture
4913 Rutledge Drive, Suite 100-B, North Richland Hills, Texas 76180
(817) 577-6889 Fax (817) 577-6896
www.learningdesigngroup.com

LANDSCAPE PLAN

TOMMY'S BOATS
INTERSTATE 20 @ EAGLE DRIVE
WILLOW PARK, TEXAS

file name:
c:\WillowPark-TommysBoats\
ldg-base_Tommys Boats.dwg
sheet
L-1



REFERENCE SHEET L-2 FOR LANDSCAPE NOTES AND DETAILS

SUPPLEMENTAL AREA
4,584 SQFT
(0.11 AC)

SUPPLEMENTAL AREA
15,844 SQFT
(0.36 AC)

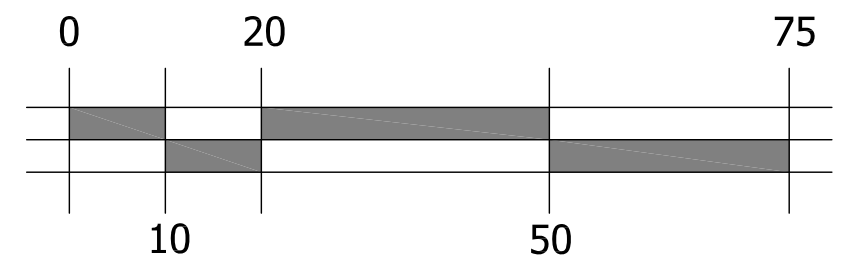
EAGLE DRIVE

PRIVATE DRIVE

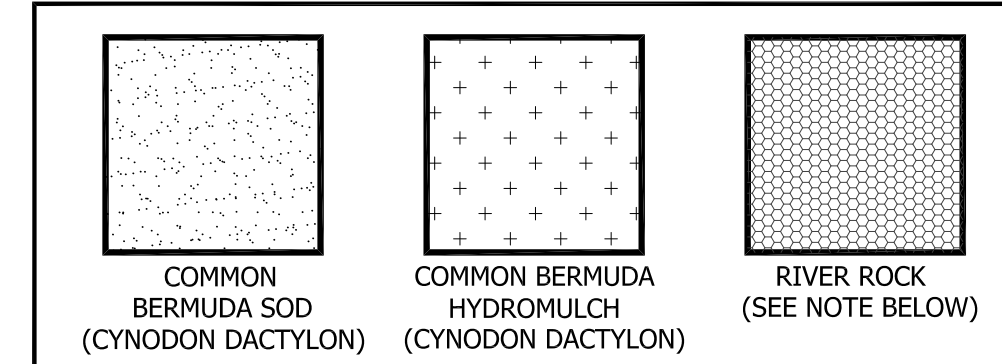
BANKHEAD HIGHWAY



scale: 1" = 20'-0"



LANDSCAPE LEGEND



SOD INSTALLATION NOTES:
 a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
 c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
 d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
 e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
 f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

HYDROMULCH INSTALLATION NOTES:
 a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
 c. SEED SHALL BE HULLED, TREATED LAWN-TYPE SEED, DELIVERED TO SITE IN ORIGINAL SEALED CONTAINERS. MINIMUM PURITY GERMINATION SHALL BE 90%.
 d. FERTILIZER SHALL BE COMPLETE FERTILIZER, DRT, FREE-FLOWING, AND BALANCED IN COMPOSITION, CONFORMING TO ALL STATE LAWS.
 e. ALL HYDROMULCH AREAS SHALL BE WATERED BY TEMPORARY MEASURES AS DETERMINED BY OWNER/LA AND CONTRACTOR TO ACHIEVE GERMINATION AND SUBSTANTIAL GROWTH THROUGH THREE (3) MOWINGS.

RIVER ROCK INSTALLATION NOTES:
 a. LANDSCAPE CONTRACTOR SHALL INSPECT RIVER ROCK AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
 c. PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO MEDIUM RIVER ROCK IN DESIGNATED AREAS.

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
CES	CEDAR ELM	8	5" CAL.	14-16'	8-9'	NURSERY GROWN	
	ULMUS CRASSIFOLIA						
LO5	LIVE OAK	6	5" CAL.	14-16'	8-9'	NURSERY GROWN	
LO4	LIVE OAK	14	4" CAL.	12-14'	6-8'	NURSERY GROWN	
	QUERCUS VIRGINIANA						
CMN	CRAPE MYRTLE	16	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
	LAGERSTROEMIA INDICA 'NATCHEZ'					MIN. 2" CALIPER	
CMB	CRAPE MYRTLE	3	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
	LAGERSTROEMIA INDICA 'BASHAM PINK'					MIN. 2" CALIPER	
VT	VITEX	25	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
	VITEX AGNUS-CASTUS					MIN. 2" CALIPER	
SG	SWITCHGRASS	26	5 GAL.	24"	18"	FULL	48"oc
	PANICUM VIRGATUM						
TX	TEXAS SAGE	14	5 GAL.	20"	18"	FULL	42"oc
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'						
RY	RED YUCCA	28	5 GAL.	15"	20"	FULL	36"oc
	HESPERALOE PARVIFOLIA						
NP	NEEDLEPOINT HOLLY	19	5 GAL.	15"	15"	FULL	36"oc
	ILEX CORNUTA 'NEEDLEPOINT'						
PLY	PALE LEAF YUCCA	31	5 GAL.	12"	15"	FULL	30"oc
	YUCCA PALLIDA						
CH	CARISSA HOLLY	7	3 GAL.	12"	12"	FULL	30"oc
	ILEX CORNUTA 'CARISSA'						
BGG	BLUE GRAMA GRASS	156	1 GAL.	12"	10"	FULL	20"oc
	BOUTELOUA GRACILIS 'BLOND AMBITION'						

LANDSCAPE NOTES

1. PLANT LIST FOR SHEET L-1 ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 VITAL EARTH COMPOST
 BACK-TO-EARTH SOIL CONDITIONER
 LIVING EARTH COMPOST
 SOIL BUILDING SYSTEMS COMPOST
 SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259.

CITY REQUIREMENTS

14.06.016 I-20 OVERLAY DISTRICT
 14.06.016.g.
 (1) MIN. 5% LOT, N.I.C. BLDG., TO BE LANDSCAPE PHASE ONE
 130,724 sf - 14,9733 sf = 115,751 sf
 115,751 x 5% = 5,788 sf REQUIRED
 28,037 sf PROVIDED

(2)(A) THOROUGHFARE SHADE TREES - 1" PER 10 LF I-20 FRONTAGE
 $\frac{469'}{10'} = 46.9 = 47"$ SHADE TREES REQUIRED
 50" SHADE TREES PROVIDED
 (10 - 5" TREES)

(2)(A) THOROUGHFARE SHADE TREES - 1" PER 10 LF EAGLE DR./BANKHEAD HWY.
 $\frac{723'}{10'} = 72.3 = 73"$ SHADE TREES REQUIRED
 76" SHADE TREES PROVIDED
 (4 - 5" TREES & 14 - 4" TREES)

(2)(B) THOROUGHFARE ORNAMENTAL TREES - 1" PER 15 LF I-20 FRONTAGE
 $\frac{469'}{15'} = 31.3 = 32"$ ORNAMENTAL TREES REQUIRED
 32" ORNAMENTAL TREES PROVIDED
 (16 - 2" TREES)

(2)(B) THOROUGHFARE ORNAMENTAL TREES - 1" PER 15 LF EAGLE DR./BANKHEAD HWY.
 $\frac{723'}{15'} = 48.2 = 49"$ ORNAMENTAL TREES REQUIRED
 50" ORNAMENTAL TREES PROVIDED
 (25 - 2" TREES)

(3)(C)(i) 1 ORNAMENTAL TREE PER 50 LF ADJACENT TO BLDG.
 $\frac{70'}{50} = 1.4 = 2$ ORNAMENTAL TREES REQUIRED
 3 ORNAMENTAL TREES PROVIDED

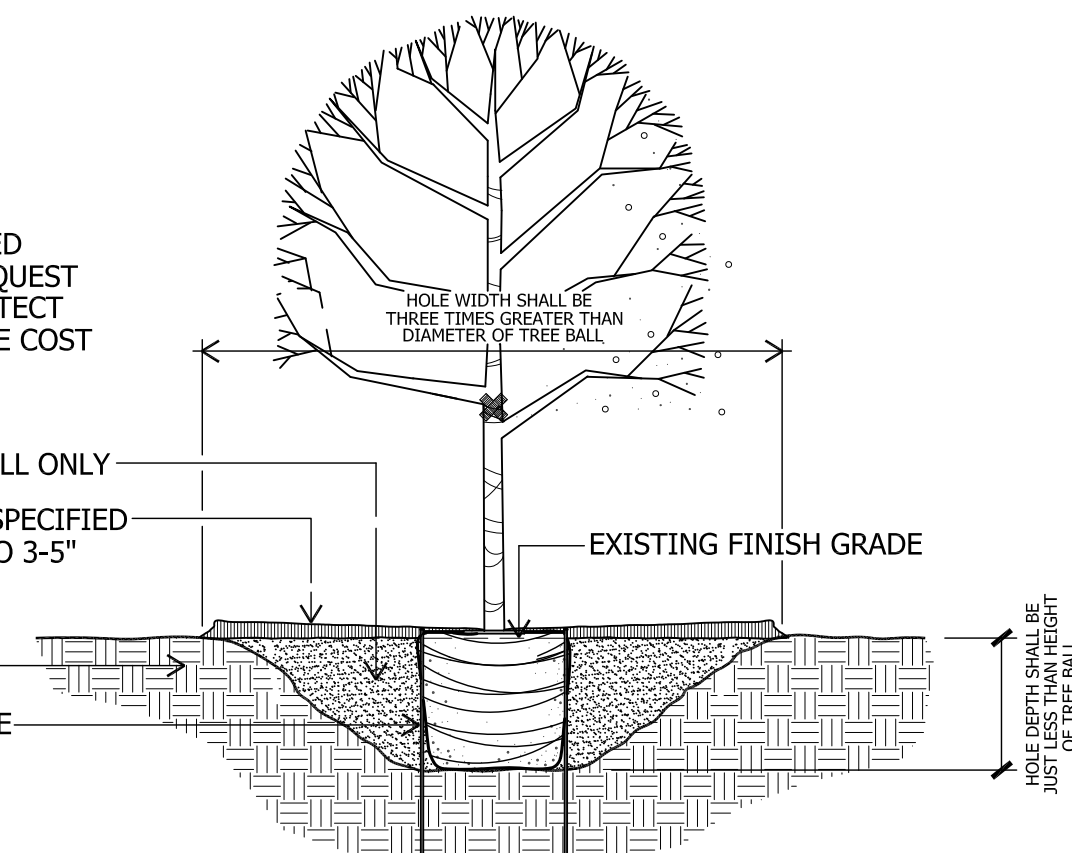
(3)(C)(ii) 1 SHRUB PER 5 LF ADJACENT TO BLDG.
 $\frac{70'}{5} = 14$ SHRUBS REQUIRED
 26 SHRUBS PROVIDED

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
 SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
 MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



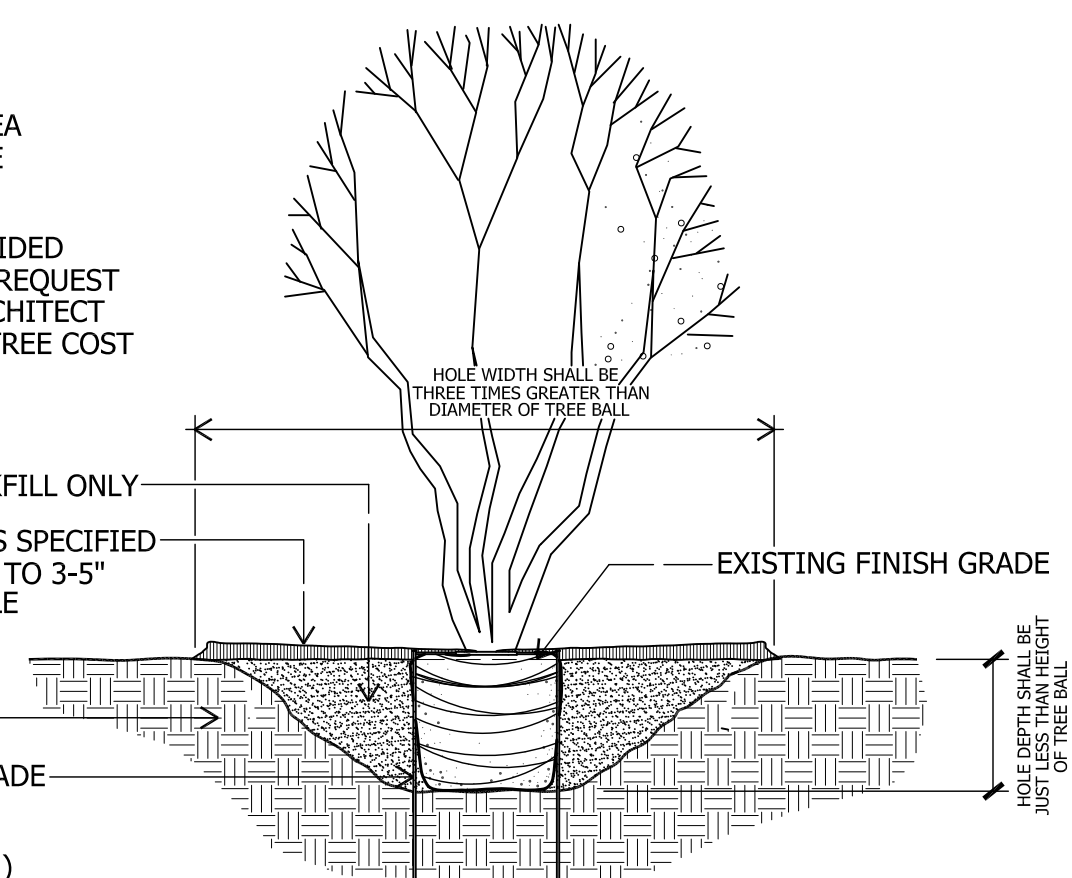
TREE PLANTING
 SHADE TREE - 3" CAL. and smaller
 not to scale

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
 SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
 MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING
 TYPICAL MULTI-TRUNK TREE
 not to scale

appr. by:
 drawn by:
 date: 09-14-22

revisions
 10-14-22



Leeming Design Group
 Landscape Architecture
 4913 Bark Show Drive, Suite 110-B, North Richland Hills, Texas 76180
 (817) 577-0889 Fax (817) 577-0898
 leemingsdesigngroup@sigblue.com

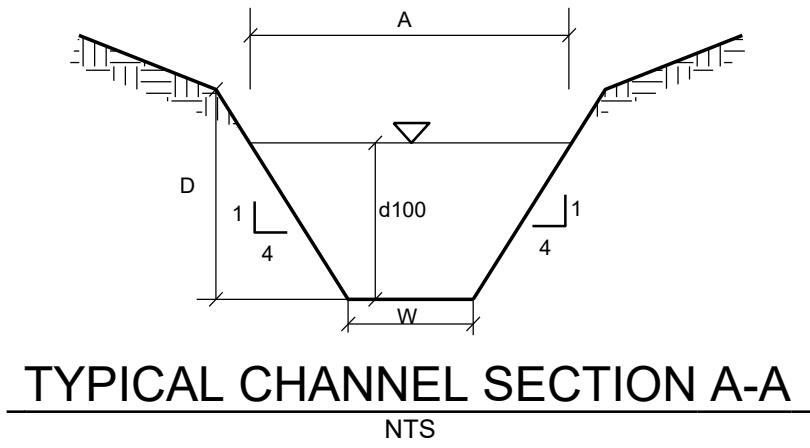
LANDSCAPE NOTES
 & DETAILS

TOMMY'S BOATS
 INTERSTATE 20 @ EAGLE DRIVE
 WILLOW PARK, TEXAS

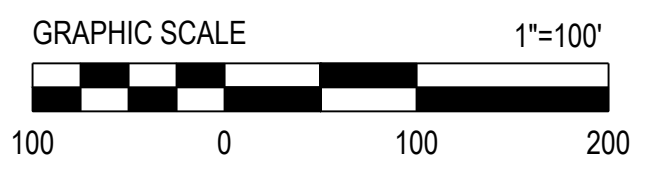
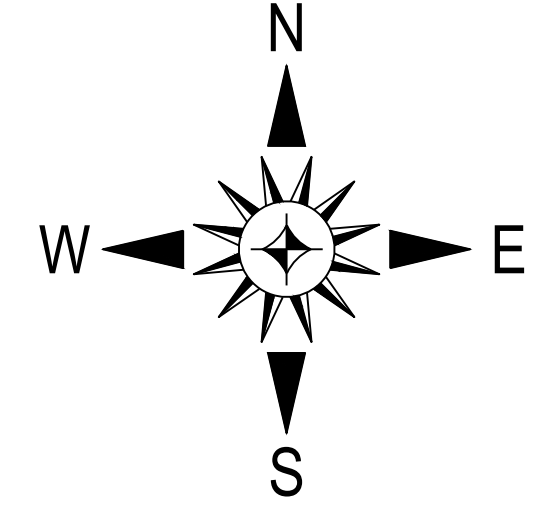
file name:
 c:\WillowPark-TommysBoats\ldg-base_Tommys Boats.dwg

sheet
L-2

CHANNEL PARAMETERS					
Channel	Section	'W'	'D'	'A'	'd'100'
1	A-A	2	4	12	1.26
2	B-B	2	4	16	1.76
3	C-C	2	4	17	1.89
4	D-D	2	4	23	2.66
5	E-E	3	2.75	16	1.72



LEGEND	
SYMBOL	DESCRIPTION
- - - 850 - - -	EXISTING CONTOUR
→	DRAINAGE FLOW DIRECTION
- - - - -	DRAINAGE AREA BOUNDARY
DA # ### AC.	DRAINAGE AREA LABEL



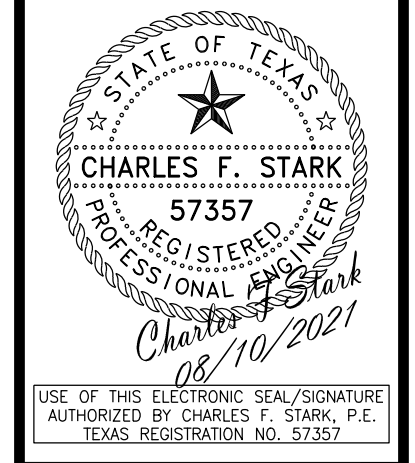
DRAINAGE AREA SUMMARY										
AREA	ACRES	'C'	Tc *	I10	I25	I100	Q10	Q25	Q100	
2	1.14	0.50	10	6.45	8.80	9.83	3.68	5.02	5.60	
3	1.97	0.50	10	6.45	8.80	9.83	6.35	8.67	9.68	
4	9.78	0.85	10	6.45	8.80	9.83	53.62	73.15	81.72	
5	1.33	0.80	10	6.45	8.80	9.83	6.86	9.36	10.46	
6	0.64	0.80	10	6.45	8.80	9.83	3.30	4.51	5.03	
7	0.65	0.80	10	6.45	8.80	9.83	3.35	4.58	5.11	
8	0.51	0.80	10	6.45	8.80	9.83	2.63	3.59	4.01	
9	1.26	0.80	10	6.45	8.80	9.83	6.50	8.87	9.91	
10	0.53	0.80	10	6.45	8.80	9.83	2.73	3.73	4.17	
11	3.11	0.80	10	6.45	8.80	9.83	16.05	21.89	24.46	

** RAINFALL INTENSITIES BASED ON ISWM PRECEP VALUES FOR PARKER COUNTY, ISWM APRIL 2020
 *** 2 YR - 24 HR RAINFALL FOR PARKER COUNTY = 3.449 IN

USER: CHUCK STARK
 FILED ON: 04/20/2021 10:51 AM
 FILE NAME: H:\BARON STARK\STARK SWIFT ENG\28_BASIC DEV\DEVELOPMENT PORTER TRACT\100 CAD\100 DWG\28-9984.C10.DRAINAGE AREA MAP.DWG

NO.	DATE	DESCRIPTION

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10908
 Texas Registered Survey Firm F-10158800
 www.barronstark.com



USE OF THIS ELECTRONIC SEAL/SIGNATURE
 AUTHORIZED BY CHARLES F. STARK, P.E.
 TEXAS REGISTRATION NO. 57357

DRAINAGE AREA MAP
LOT 2, PORTER ADDITION
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

CLIENT No.	428
PROJECT No.	9684
DESIGN:	CFS
DRAWN:	RCP
CHECKED:	CFS
DATE:	APRIL 2021

SHEET
C10.0



City of Willow Park

Notice of Public Hearing

The City of Willow Park Planning and Zoning Commission will hold a public hearing on the matter listed below:

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.

Planning & Zoning Commission: Tuesday, October 18, 2022
Time: 6:00 PM

Revised Location: Willow Park Public Safety Building
101 Stagecoach Trail
Willow Park, TX 76087

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.

The above notice was/will be posted on the bulletin board at the Municipal Complex at the City of Willow Park City Hall, Willow Park, Texas on/before October 14, 2022 by 5:00 p.m.

*Notice posted on Board
10/04/22*

P&Z Meeting – 10/18/22

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.

Notice of Public Hearing mailed to:

Bullish Holdings LLC
PO Box 1840
Aledo TX 76008

TBCA Inc
4954 E I20 Service Rd S
Weatherford TX 76087

Trinity Bible Church
4936 E I20 Service Rd S
Weatherford TX 76087

Basic Developers LLC
206 E US Hwy 80
Forney TX 75126

Date mailed: 9/29/22 10/04/22 - Revised
By: AF AF mtg location



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: October 18, 2022	Department: Planning & Development	Presented By: Toni Fisher
--	--	-------------------------------------

AGENDA ITEM:

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

BACKGROUND:

Applicant, Vincent Jones, along with the property owner, Barbara Nolte, proposes to plat 29.99 acre tract, located south of East Bankhead Highway, David Addington Survey, Abstract No. 21, from one contiguous parcel into Lots 1 through 5. This subdivision is within the City’s extraterritorial jurisdiction, and therefore, required to be submitted to the City for plat approval (*Subd. Ord. Sec. 10.02.001*). As per Ms. Nolte, the subdivision of these lots is intended for partial sale.

The preliminary plat shows all recorded easements, structures, and fixtures to the land. It has been revised based on reviews by City Staff specific to right-of-way on East Bankhead Highway and frontage for all lots to East Bankhead Highway, a public street. Drainage improvement plans are not required since the parcels are not being developed.

The Applicant is not requesting city services for water or sewer. Although the Preliminary Plat only shows a single domestic water well serving the single-family dwelling on proposed Lot 3 and the manufactured home on proposed Lot 4, the Applicant said that there is a separate well and septic for each. He will be amending the Plat to show both locations on Final Plat. In the case that this is inaccurate, an alternate water supply and separate septic system would need to be provided for the manufactured home on Lot 4.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Lots 1-5, Nolte Addition, being 29.99 acres, David Addington Survey, Abstract No. 21, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas with the conditions of a separate well/water supply and septic on Lots 3 and 4.

EXHIBITS:

- Plat Application
- Preliminary Plat – Lots 1-5, Nolte Addition, being 29.99 acres, David Addington Survey, Abst. 21, Parker Co, TX

RECOMMENDED MOTION:

Approval of the Preliminary Plat for Lots 1-5, Nolte Addition, being 29.99 acres, David Addington Survey, Abstract No. 21, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas with the conditions of separate well/water supply and septic for Lots 3 and 4.



City of Willow Park Development Services

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

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

Type of Plat: Preliminary Final Replat Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: _____

Address (if assigned): Q 6850 E. BANKHEAD HWY

Name of Additions: DAVID ADDINGTON SURVEY, ABSTRACT NO 21

Location of Addition: WILLOW PARK ETS

Number of Lots: 5 Gross Acreage: 30.25 Zoning: NA # of New Street Intersections: 1

PROPERTY OWNER:

Name: BARBARA NOLTE

Contact: _____

Address: P.O. BOX 1775

Phone: 817-614-7965

City: ALENO

Fax: _____

State: TX Zip: 76008

Email: HALLOWEEN103146@YAHOO.COM

Signature: _____

APPLICANT:

Name: VINCENT JONES

Contact:

Address: 6820 E BANKHEAD HWY

Phone: 817-944-3110

City: ALENO

Fax: _____

State: TX Zip: 76008

Email: ARMYGUYFW@YAHOO.COM

Signature: 

SURVEYOR:

Name: HARLAN LAND SURVEING, INC

Contact:

Address: 106 EUREKA ST

Phone: 817-596-9700

City: WEATHERFORD

Fax: 817-341-2883

State: TX Zip: 76086

Email: HARLANLAND@YAHOO.COM

Signature: 

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.

ASSUMPTION GENERAL WARRANTY DEED

DATE: FEBRUARY 13, 2015

GRANTOR: ROBERT NOLTE a/k/a ROBERT E. NOLTE

**GRANTOR'S MAILING ADDRESS:
(INCLUDING COUNTY)** 6820 E, BANKHEAD HIGHWAY, ALEDO,
PARKER COUNTY, TEXAS 76008

GRANTEE: BARBARA NOLTE

**GRANTEE'S MAILING ADDRESS:
(INCLUDING COUNTY)** 6820 E, BANKHEAD HIGHWAY, ALEDO,
PARKER COUNTY, TEXAS 76008

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed and for which no liens are either retained or implied and in consideration of Grantee's assumption of and agreement to pay, according to the terms of each Note, the following:

(1) The unpaid principal and earned interest of that certain Real Estate Lien Note in the original principal sum of \$256,000.00, dated April 1, 2008, executed by Robert E. Nolte, and payable to the order of Town and Country Bank n/k/a InterBank. The Note is secured by Deed of Trust dated April 1, 2008, from Robert E. Nolte, to James T. Chambers, Trustee, recorded in Volume 2623, Page 1047, of the Official Public Records of Parker County, Texas. As further consideration Grantee promises to keep and perform all the covenants and obligations of the Grantor named in the Deed of Trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

(2) The unpaid principal and earned interest of that certain Real Estate Lien Note in the original principal sum of \$160,300.00, dated October 21, 2013, executed by Robert Nolte, and payable to the order of InterBank. The Note is secured by Deed of Trust dated October 21, 2013, from Robert Nolte and wife, Barbara Kinard, to Mark Martin, Trustee, recorded as Document Number 20134697, of the Official Public Records of Parker County, Texas. As further consideration, Grantee promises to keep and perform all the covenants and obligations of the Grantors named in that Deed of Trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All that certain lot, tract, or parcel of land being 2.837 acres, more or less, situated in and being a portion of the David Addington Survey, Abstract No. 21, Parker County, Texas, and being more particularly described in Exhibit A, attached hereto and fully incorporated herein for all purposes.

RESERVATIONS FROM CONVEYANCE: NONE



EXCEPTIONS TO CONVEYANCE AND WARRANTY: NONE

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Robert Nolte
ROBERT NOLTE a/k/a ROBERT E. NOLTE

AGREED AND ACCEPTED:

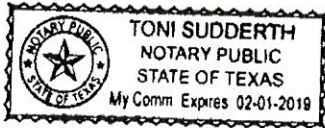
Barbara Nolte
BARBARA NOLTE

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF PARKER

This instrument was acknowledged before me on the 13 day of March, 2015, by ROBERT NOLTE a/k/a ROBERT E. NOLTE.



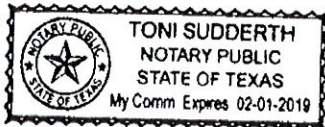
Toni M. Suddorth
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF PARKER

This instrument was acknowledged before me on the 13 day of March, 2015, by BARBARA NOLTE.



Toni M. Suddorth
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
THE ALLEN FIRM, P.C.
A Texas Professional Corporation
181 South Graham Street
Stephenville, Texas 76401

EXHIBIT A

A 2.837 acre tract of land situated in and being a portion of the DAVID ADDINGTON SURVEY, ABSTRACT NO. 21 Parker County, Texas, and being a portion of all those certain lots, tracts or parcels of land conveyed to Charles P. Nolte and Agnes Olean Nolte by deed recorded in Volume 415, Page 229 and Volume 447, page 583, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the South line of Old Bankhead Road, as it exists, at the Northwest corner of a tract of land conveyed to Lynn Smith by deed recorded in Volume 1506, Page 1462, Real Records, Parker County, Texas, said iron being called by deed to be North 89 degrees 54 minutes 03 seconds East, 1523.60 feet, North 26 degrees 56 minutes 33 seconds East, 449.12 feet and North 00 degrees 30 minutes 09 seconds East, 650.11 feet from the Southwest corner of said David Addington Survey,

THENCE South 00 degrees 19 minutes 27 seconds West, with the West line of said Lynn Smith tract, 472.30 feet to an iron rod set;

THENCE North 55 degrees 28 minutes 03 seconds West, 264.56 feet to an iron rod set;

THENCE North 73 degrees 45 minutes 05 seconds West, 160.09 feet to an iron rod set;

THENCE North 02 degrees 03 minutes 04 seconds West, 219.75 feet to an iron rod set in the South line of said Old Bankhead Road;

THENCE North 81 degrees 23 minutes 00 seconds East, with the South line of said Old Bankhead Road, 386.55 feet to the POINT OF BEGINNING and containing 2.837 acres of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201507465

04/17/2015 03:32 PM

Fee: 34.00

Jeanne Brunson, County Clerk
Parker County, Texas

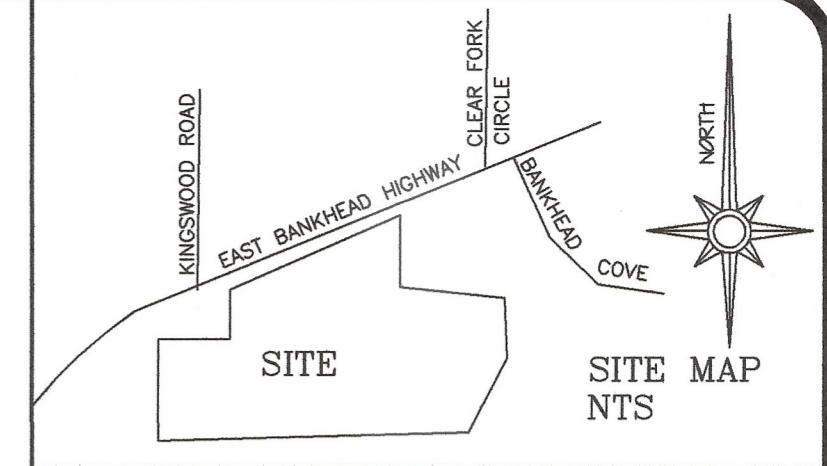
DEED

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0425 F EFFECTIVE DATE: APRIL 05, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

PRELIMINARY PLAT
NOLTE
LOTS 1 THROUGH 5 AND NOLTE STREET
IN THE ETJ OF THE CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

Being 29.99 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas



OWNER/DEVELOPER:
Barbara Nolte
817-614-7965
6820 E Bankhead Hwy
Aledo, TX 76008

STATE PLAIN: 1/2" IR
N 6983107.84
E 2224169.52

KEVIN MCKEE
VOLUME 2637, PAGE 1775

METAL SHED

TESCO EASEMENT
VOLUME 374, PAGE 73

CORY MATTHEWS
DOC# 202136657

WILLOW SPRINGS
VOLUME 362A, PAGE 23

1
2.11 ACRES
(32013 SF)

2
2.22 ACRES
(96836 SF)

3
2.30 ACRES
(100340 SF)

4
2.59 ACRES
(112880 SF)

5
20.76 ACRES
(904376 SF)

STATE PLAIN: 1/2" IR
N 6953234.04
E 2225001.66

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY - NOT TO BE FILED
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

JULY 2022

NOTICE: Well lines and Septic Systems shown from information supplied by owners.

LYNN SMITH
VOLUME 1506, PAGE 1462

LYNN SMITH
VOLUME 1506, PAGE 1462

McDAVID ESTATES, PHASE VI
PLAT CABINET B, SLIDE 335

18

POB
POST

19

20

21

22

23

24

25

26

27

28

29

S 89°53'27"W

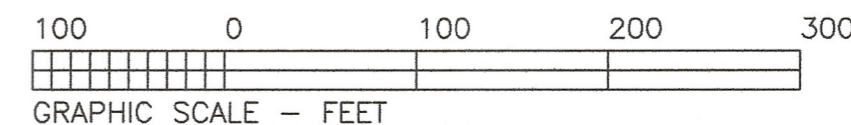
1523.31'

McDAVID ESTATES, PHASE VI
PLAT CABINET B, SLIDE 335

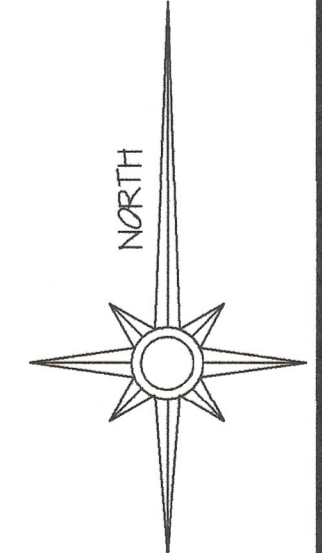
SHEET ONE OF TWO

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument# _____ Slide _____



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com



SCALE: 1" = 100'