

PLANNING & ZONING COMMISSION MEETING 6/21/22 AGENDA

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. Meeting minutes for April 19, 2022.

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.

ADJOURNMENT

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: JUNE 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



City of Willow Park Planning & Zoning Regular Meeting Minutes Municipal Complex 516 Ranch House Rd Willow Park, TX 76087 Tuesday, April 19, 2022 at 6:00 p.m.

Call to Order

Vice Chairperson Rodney Wilkins called the meeting to order at 6:03 PM

Determination of Quorum

Members Present:	Vice Chairperson Rodney Wilkins Scott Smith Billy Weikert Alternate Zac Walker
Members Absent:	Sharon Bruton Jared Fowler
Staff Present:	Betty Chew, City Planner Toni Fisher, Planning & Development Director

Approval of Meeting Minutes for March 29, 2022

Commissioner Billy Weikert made a motion to approve the minutes of the March 29, 2022 meeting, seconded by Alternate Commissioner Zac Walker. Motion carried 4-0.

Item to be considered and acted upon:

PUBLIC HEARING to consider a request to rezone 1.859 acres from LR "Local Retail"/IH-20 Overlay "Interstate Highway 20 Overlay District" to C "Commercial"/IH-20 Overlay "Interstate Highway 20 Overlay District", Lot 1R, Block 3, El Chico South, City of Willow Park, Parker County, Texas, located at 108 S. Ranch House Rd.

- a. Open Public Hearing
- b. Close Public Hearing
- c. Make Recommendation

Betty Chew, City Planner, presented and explained the request for rezoning of 1.859 acres from Local Retail/IH-20 Overlay District to Commercial/IH-20 Overlay District, Lot 1R, Block 3, El Chico at 108 S. Ranch House Rd. She explained that applicants wished to change the zoning to be the same as most of the other south Ranch House Road businesses and to broaden the uses for future leasing.

Owner and applicant, Austin Riley, was present and commented that MDR 108 S Ranch House Rd LLC wanted to update the façade of the building and possibly some interior updates, new signage, close off the one steep entrance to the parking and replace it with landscaping to the frontage and additional parking to the interior, and clean up the building. Mr. Riley also stated that it was a possibility and consideration to make the last unit a drive-thru for another restaurant in that space as was before.

Commissioner Billy Weikert asked if the owners were planning to keep the existing tenants or get new ones, to which Riley replied that they kept the existing tenants when they purchased the building and intend to keep them, but rent may rise depending on the extent of improvements to the building.

Commissioner Scott Smith questioned whether the building would have to comply with the city's parking ordinance since the building was likely grandfathered to before the IH-20 Overlay District was in effect. Ms. Chew responded that although the building was built before the IH-20 Overlay District, ample parking would be considered and have to apply as the parking lot is not grandfathered.

Vice-Chairperson Rodney Wilkins opened the public hearing. There were no public comments. Vice-Chairperson Rodney Wilkins closed the public hearing.

Commissioner Billy Weikert made a motion to recommend approval of the 1.859 acres from LR "Local Retail"/IH-20 Overlay "Interstate Highway 20 Overlay District" to C "Commercial"/IH-20 Overlay "Interstate Highway 20 Overlay District", Lot 1R, Block 3, El Chico South, City of Willow Park, Parker County, Texas, located at 108 S. Ranch House Rd. The motion was seconded by Commissioner Scott Smith. Motion carried 4-0.

ADJOURN

With no further business, the meeting adjourned by Vice-Chairperson Rodney Wilkins at 6:16 p.m.

APPROVED:

Rodney Wilkins, Vice-Chairperson, Planning & Zoning Commission





PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
June 21, 2022	Planning & Development	Betty Chew Toni Fisher Bill Funderburk

AGENDA ITEM:

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.

BACKGROUND:

This is a final plat represents a 3-block subdivision. The property is zoned "Commercial/IH-20 Overlay District". This plat includes the extension of Bankhead Highway right-of-way (60 foot) to the west. Eagle Drive and Ryser Road right-of-way (60 foot) will be dedicated with the plat.

The subdivision will be served by the City of Willow Park water and sanitary sewer systems. Fire hydrants will be installed along the water mains in compliance with I.S.O. regulations. Utility extension will be in accordance with the City's Utility Extension Policy.

Stormwater flows from northeast to southwest to the Clear Fork of the Trinity River. A portion of Lot 1, Block 3 and Lot 1, Block 4 are in the 100-year flood zone and floodway. A flood study has been submitted and a LOMR issued by FEMA. Stormwater drainage improvements will comply with the City of Willow Park Design Standards.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat of Blocks 2, 3, 4; Porter Addition, as presented.

EXHIBITS:

- Plat Application
- Final Plat

516 I Willow	ark Development Services Ranch House Road v Park, Texas 76087 1-7108 · Fax: (817) 441-6900
PLAT APP – MUST BE AN ORIGINAL DOCUMENT ALL SIGNATURES	LICATION FAXED COPIES WILL NOT BE ACCEPTED MUST BE ORIGINAL
Type of Plat:Preliminary	K_FinalReplat Amended
PROPERTY DESCRIPTION:	SUBMITTAL DATE:
Address (if assigned):	
Name of Additions: Porter Addition, Blocks 2, 3, &4	
Location of Addition:Bankhead Highway & I-20 South	
Number of Lots: 4 Gross Acreage: 21.752 Zoning:	C# of New Street Intersections:4
PROPERTY OWNER:	
Name:Bullish Holdings, LLC	Contact:
Address: 5189 E. I-20 North, Ste 106	Phone:
City:Willow Park	Fax:
State:X Zip:76087	Email:
Signature:	
APPLICANT:	
Name:Bullish Holdings, LLC	Contact: Grant Read
Address: 5189 E. I-20 North, Ste 106	Phone: 817-441-2255
City: Willow Park	Fax:
State:X Zip:76087	Email: grant@railheadrealty.com
Signature:	
SURVEYOR:	
Name:Jacob & Martin, LLC	Contact: Mark Brown, RPLS
Address:3465 Curry Lane	Phone:325-695-1070
City:Abilene	Fax:
State:X Zip:79606	Email:mtb@jacobmartin.com
Signature:	

		ltem 2.
516 I Willow	ark Development Services Ranch House Road w Park, Texas 76087 1-7108 · Fax: (817) 441-6900	
	LICATION FAXED COPIES WILL NOT BE ACCEPTED S MUST BE ORIGINAL	
Type of Plat:Preliminary	X_FinalReplat Amended	
PROPERTY DESCRIPTION:	SUBMITTAL DATE:	
Address (if assigned):		
Location of Addition:Bankhead Highway & I-20 South		
Number of Lots:4 Gross Acreage: 21.752 Zoning:	C # of New Street Intersections: 4	
PROPERTY OWNER:		
Name:T.B.C.A., Inc.	Contact:	
Address:4954 E. I-20 South	Phone:	
City: Weatherford	Fax:	
State:X Zip:76087	Email:	
Signature:		
APPLICANT:		
Name:Bullish Holdings, LLC	Contact: Grant Read	
Address: 5189 E. I-20 North, Ste 106	Phone: 817-441-2255	
City: Willow Park	Fax:	
State: <u>TX</u> Zip: <u>76087</u>	Email:grant@railheadrealty.com	
Signature:		
SURVEYOR:		
Name:Jacob & Martin, LLC	Contact:Mark Brown, RPLS	
Address:3465 Curry Lane	Phone: 325-695-1070	
City:	Fax:	
State:X Zip:79606	Email:mtb@jacobmartin.com	
Signature:		

		ltem 2.
516 R Willow	rk Development Services anch House Road Park, Texas 76087 -7108 · Fax: (817) 441-6900	
	ICATION AXED COPIES WILL NOT BE ACCEPTED MUST BE ORIGINAL	
Type of Plat:Preliminary _X	_FinalReplat Amended	
PROPERTY DESCRIPTION:	SUBMITTAL DATE:	-
Address (if assigned):	· · · · · · · · · · · · · · · · · · ·	
Location of Addition:Bankhead Highway & I-20 South		
Number of Lots: Gross Acreage: Zoning:	C # of New Street Intersections: 4	
PROPERTY OWNER:	анаа маал алган алган уу битерий бай бай бай байн алган түүнө байн байн байн бай бай бай бай бай бай бай бай ба	-
Name:BPO Real Estate, LLC	Contact:	
Address:609 S. Goliad St, Unit 2410	Phone:	
City:Rockwall	Fax:	
State: Zip:75087	Email:	
Signature:		
APPLICANT:		
Name:Bullish Holdings, LLC	Contact:Grant Read	
Address: 5189 E. I-20 North, Ste 106	Phone: 817-441-2255	
City:Willow Park	Fax:	
State:X Zip:76087	Email:grant@railheadrealty.com	
Signature:		
SURVEYOR:		
Name: Martin, LLC	Contact: Mark Brown, RPLS	
Address:3465 Curry Lane	Phone: 325-695-1070	
City:	Fax:	
TV	Email:mtb@jacobmartin.com	
Signature:		

Item 2.

ENGINEER:

Name:Jacob & Martin, LLC	Contact: Clayton Farrow, P.E.
Address:3465 Curry Lane	Phone: 325-695-1070
City:Abilene	Fax:
State: TX A Zip. 79606	Email:cfarrow@jacobmartin.com
Signature:	
 PRINCIPAL CONTACT: OwnerX Applican Staff comment letters and mark-ups will be distributed only Comments will be sent via email unless otherwise specifie 	to the designated principle contact
UTILITY PROVIDERS	
Electric Provider:	

Water Provider: City of Willow Park

Wastewater Provider: City of Willow Park

Gas Provider (if applicable): _____ Texas Gas Service

APPLICATION FEES

\$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR

X \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only Fees Collected: \$518,00	Revid	\$	
€ Receipt Number: C/C# 0030246	Bullish Ho	sldings LLC	afisher

I. GENERAL:

	Nam	e of Addition:	Porter Addition, Blocks 2, 3, &4		
	Appl	cant:	Bullish Holdings, LLC		
	Prop	erty Owner(s):	Bullish Holdings, LLC, T.B.C.A., Inc. & BPO Real	Estate, LLC.	
	Loca	tion of Addition:	Bankhead Highway & I-20 South		
II.	REQ	UIRED DOCUMENTS	FOR A PRELIMINARY PLAT	APPLICANT	<u>STAFF</u>
	A. B. C. D. E. F. G. H. J.	Preliminary Plat Dra Preliminary Drainage Concept Constructio Tree Survey Location and Dimen Sectionalizing or Pha Zoning Classificatior Dimensions of all Pro-	lication (original signatures) wing (5 paper copies & 1 digital) e Analysis (5 paper copies & 1 digital) in Plan (5 paper copies & 1 digital) sions of Existing Structures asing of Plats of All Properties Shown on the Plat oposed or Existing Lots Flood Limits Where Applicable		
111.		REQUIRED DOCUM	IENTS FOR A FINAL PLAT		
IV.	A. B. C. D. E. F. G. H. I. J. K. L.	Final Plat Drawing (£ Drainage Study (5 pa Submit 1 mylar copy Written Metes and B Dimensions of All Pro Area in acres for eac Any Existing Structur Parker County Tax C Plans for all water & Plans for fire hydrant Plans for all propose	oposed or Existing Lots h lot res which Encroach and Setback Lines certificate sewer lines	X X X X X X X X X X X X X X	
	A. B.C. D.E. F.G.H. J.	Replat Application (o Replat Drawing (5 pa Original Plat for comp Drainage Study (5 pa Submit 1 mylar copy Written Metes and Bo Dimensions of All Pro Area in acres for eac Any Existing Structur Parker County Tax C	riginal signatures) aper copies & 1 digital copy) parison aper copies & 1 digital) and 1 paper copy from county filing bunds Description posed or Existing Lots h lot es which Encroach and Setback Lines ertificate		
v.			ENTS FOR AN AMENDED PLAT		
	A. B. C. E. F. G. H.	Final Plat Drawing (5 Original Plat for comp Drainage Study (5 pa Submit 1 mylar copy Written Metes and Bo Dimensions of All Pro Area in acres for eacl	per copies & 1 digital) and 1 paper copy from county filing punds Description pposed or Existing Lots		

3

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z. A. B. C. W. X. Y. Z. A. B. C.	Adjacent Property Lines, Streets, Easements Names of Owners of Property within 200 feet Names of Adjoining Subdivisions Front and Rear Building Setback Lines Side Setback Lines 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" to 24"x36" North Arrow Name, Address, Telephone, of Property Owner 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 at 1"=2000' Surveyor's Certification of Compliance Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners) Show relationship of plat to existing "water, sewage, and drainage	X X X X X X X X X X X X X X X X X X X	
VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
А. В.	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	X	~
	assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	X	~
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	з 5, Х	

PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.

Willow Park Plat Building Official Review

Applicant Questions:		50.	
Front building setback: ⁵⁰ ft.	Rear building setback:	X ft.	
Side building setback:20/30'ft.	Side building setback:	²⁰ ft.	
Does the site include any utility/electric/gas/water/sew	ver easements?	es	No
Does the site include any drainage easements?	(Y	es	No
Does the site include any roadway/through fare easeme	ents?	es	No
Staff Review:			
Does the plat include all the required designations?	Ye	es	No
Are the setbacks for the building sufficient?	Ye	es	No
Are there any easement conflicts?	Ve		NO

 Are there any easement conflicts?
 Yes
 No

 Do the proposed easements align with neighboring easements?
 N/A
 Yes
 No

 Are the proposed easements sufficient to provide service?
 Yes
 No

 Does the proposed project pose any planning concerns?
 Yes
 No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW Date: 06/08/2022

Willow Park

Plat

Public Works Review

Applicant Questions:		
Is the project serviced by an existing road?	Yes	No
If yes, which road?	D. SOUTH	
Is the project serviced by an existing water line?	Yes	No
If yes, what size line?8"		
Will the project require the extension of a water line?	Yes	No
Does the project use well water?	Drinking	Irrigation
If yes, which aquifer does the well pull from? N/A		
Is the project serviced by an existing sewer line?	Yes (No
If yes, what size line?		
If no, what type and size is the septic system?	o install sewer system	in conjunction with the City.
Staff Review:		
Will servicing this project require additional infrastructure beyond what	t is identified in th	ne Capital Improvement Plan?
Yes No		
Any additional concerns:		
Approved Not Approved Needs	More Informatior	n or Corrections
Public Works Approval Signature: MICHELLE GUELK	ER Date: 06	108/2022

Willow Park

Plat

Flood Plain Review

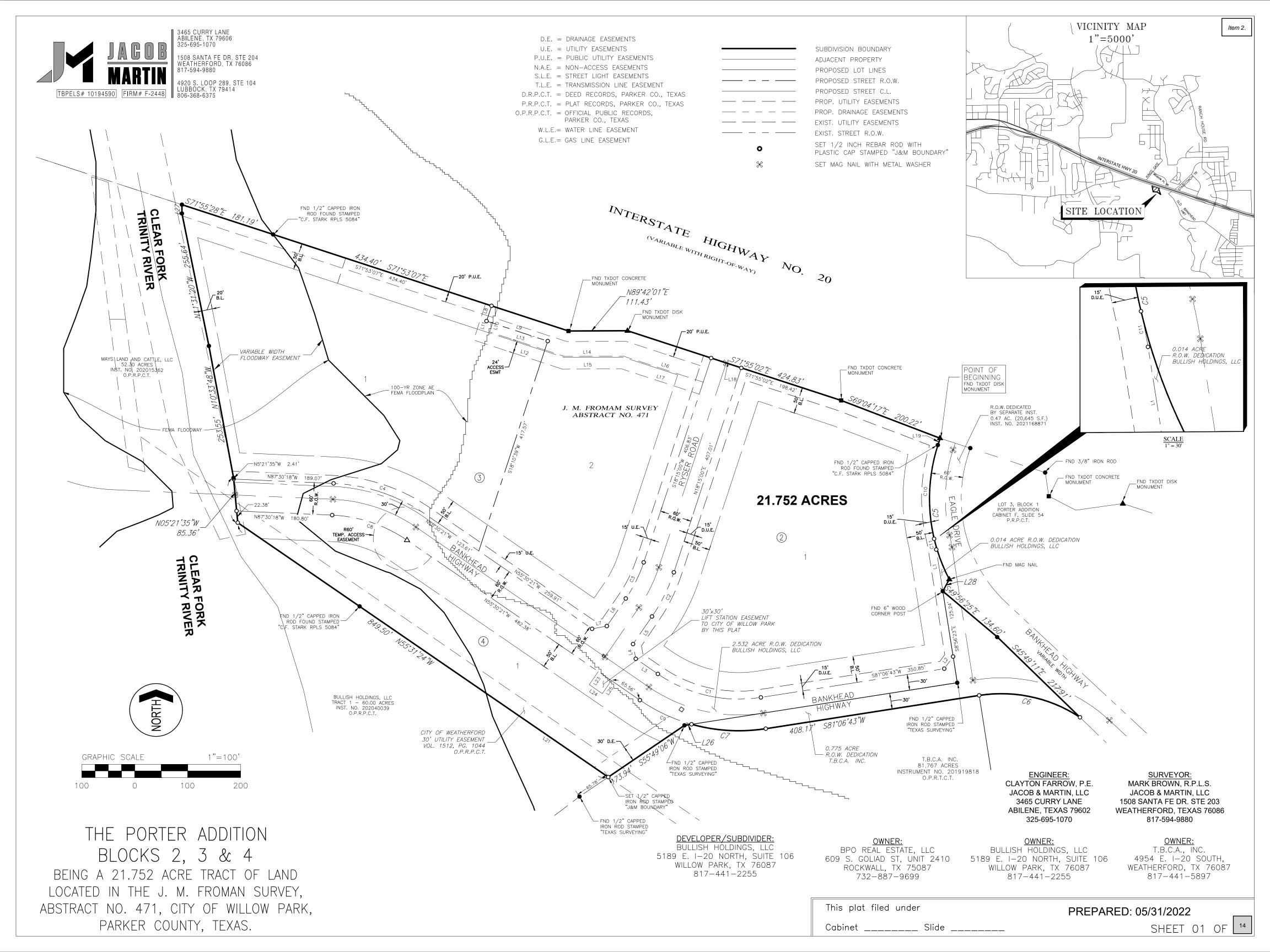
Applicant Questions:	
Is any part of the plat in the 100-year flood plain? Yes	No
If yes, what is the base flood elevation for the area? <u>833</u>	
Is the footprint of any built improvement in the 100-year flood plain? (Yes)	No
If yes, what is the base flood elevation for the area? ⁸³³	
Is the footprint of any habitable structure in the 100-year flood plain? (Yes)	No
If yes, what is the base flood elevation for the area?	
Staff Review:	
Base flood elevations confirmed? (Yes)	No
Does the proposed project pose any safety concerns? Yes	No
	\bigcirc

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 06/08/2022





3465 CURBY LANE ABILENE, TX 79606 325-695-1070 1508 SANTA FE DR, STE 204

WEATHERFORD, TX 76086 817-594-9880 4920 S. LOOP 289, STE 104

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000148625.

FINISHED FLOOR ELEVATION:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND FLEVATION.

PLAT NOTES:

- 1. AREA OF SUBDIVISION = 21.752 ACRES.2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 3.321 ACRES.3. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF WILLOW PARK ZONING REGULATIONS.
- 4. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND
- P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN. 5. A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO PARKER COUNTY FEMA FIRM MAP NO. 48367C0425F EFFECTIVE APRIL 5, 2019.
- 6. A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE 'AE' FLOODPLAIN AREA RECLAIMED BY LOMR-F (FEMA CASE NO. 22-06-0791A, DATED FEBRUARY 24, 2022)
- 7. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY. 8. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE
- CITY OF WILLOW PARK, TEXAS. 9. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF WILLOW PARK.
- 10. SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF WILLOW PARK. 11. EXISTING DRAINAGE GENERALLY FLOWS TO THE CLEAR FORK OF THE TRINITY
- RIVER. DRAINAGE PLANS FOR INDIVIDUAL LOTS WILL BE PREPARED (BY OTHERS) WHEN EACH LOT IS DEVELOPED.

EASEMENTS REFERENCED IN SCHEDULE B, TITLE COMMITMENT GF NO. 2025-321050-RU, EFFECTIVE DATE: OCTOBER 09, 2020 AT 8:00 AM, ISSUED: NOVEMBER 04, 2020, AT 8:00 AM.

Easement granted by W.M. Campbell and wife, Ida 10(a.) Campbell to American Telephone and Telegraph Company, filed 03/02/1946, recorded in Volume 204, Page 535, Real Property Records, Parker County, Texas – DOES NOT AFFECT THIS PROPERTY.

10(b.) Easement granted by W.M. Campbell and wife, Ida Campbell to Texas Electric Service Company, Filed 08/23/1946, recorded in Volume 211, page 86, Real Property Records, Parker County, Texas. DOES NOT AFFECT THIS PROPERTY.

10(c.) Easement granted by Ilona C. Porter and husband, H.J. Porter to Texas Electric Service Company, filed 05/15/1974, recorded in Volume 585, Page 425, Real Property Records, Parker County, Texas. LOCATION NOT DETERMINED FROM DOCUMENTS SUPPLIED BY TITLE COMPANY.

10(d.) Easement granted by Westridge Oil & Gas to City of Weatherford, filed 05/30/1990, recorded in Volume 1487, Page 908, Real Property Records, Parker County, Texas. DOES NOT AFFECT THIS PROPERTY.

10(e.) Easement granted by Richard C. Porter, et al to City of Weatherford, filed 10/29/1981, recorded in Volume 1512, Page 1044, Real Property Records, Parker County, Texas. DOES AFFECT THIS PROPERTY.

10(f.) Any existing utilities already in place within abandoned road as set out in Affidavit filed 02/16/2018, recorded in cc#2018-3591, Real Property Records, Parker County, Texas. NO VISIBLE UTILITIES FOUND.

10(g.-x.) Interest in minerals, and other non-survey matters.

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT NEW LOT CORNERS WILL BE SET IMMEDIATELY AFTER THE ACCEPTANCE OF THIS PLAT BY THE CITY OF RENO, AND THE CONSTRUCTION OF UTILITIES AND STREETS IS COMPLETED.

SIGNATURE

MARK T. BROWN

REGISTERED PROFESSIONAL LAND SURVEYOR

MAY 31, 2022 DATE

THE PORTER ADDITION BLOCKS 2, 3 & 4 BEING A 21.752 ACRE TRACT OF LAND LOCATED IN THE J. M. FROMAN SURVEY, ABSTRACT NO. 471, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.

② LOT AREA TABLE					
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER		
1	262691	6.031	2043.80'		
3 LOT AREA TABLE					
LOT NO. AREA (SQ.FT.) AREA (ACRES) PERIMET			PERIMETER		
1	259628	5.960	2210.39'		
2	158218	3.632	1835.19'		

④ LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER	
1	122367	2.809	2033.28'	

BASIS OF BEARINGS

The bearings, distances, areas and corodinates shown hereon are grid and referenced to the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83 as determined from GPS observations. Distances can be converted to surface by multiplying each distance shown hereon by the combined scale factor of the site which is 1.00015650.

LINE	AND C	urve tae
LINE #/CURVE #	LENGTH	DIRECTIO
C1	204.43	43° 22
C2	93.56	16° 14
C3	76.55	16° 14
C4	184.30	31° 59
C5	261.69	45* 2
C6	199.56	42* 20
C7	141.80	24* 3
C8	150.79	31° 59
C9	108.06	18°45
C10	180.14	31* 1
C11	20.67	4° 23
L1	79.63	S08° 5
L2	28.27	S36° 05
L3	50.81	N55° 30
L4	28.28	N10° 30
L5	63.22	N34° 2
L6	63.22	S34° 29
L7	28.28	S79* 29
L8	30.37	S18* 10
L9	121.65	S71°5.
L10	47.99	S18°06
L11	72.01	S18°09
L12	176.68	S71°5.
L13	109.60	S71°5.
L14	111.44	N89°4:
L15	111.45	N89°4
L16	158.49	S71°5
L17	154.63	S71°5
L18	60.00	S71°5
L19	13.23	S17* 55
L21	849.50	N55° 3
L23	30.00	S34* 29
L24	30.00	S55° 31
L25	30.00	S34* 29
L26	13.47	S81* 06
L27	16.61	N00° 1
L28	25.57	S28°1

PLAT SUMMARY:
TOTAL AREA OF LOTS FOR DEVELOPMENT

	,
AREA DEDICATED FOR STREET PURPOSES:	3.321 Acre 144,648 sq. fl
TOTAL AREA:	21.752 Acre 947,553 sq. ft

LEGAL DESCRIPTION OF 21.752 ACRES AS SURVEYED ON THE GROUND:

BEING 21.752 acres of land situated in the J. M. FROMAN SURVEY. Abstract No. 471. Parker County. Texas, and being all of the called 18.344 acre tr and a portion of the called 60.00 acre tract, which are described as Tract 2 and Tract 1 respectively, in a certain Warranty Deed With Vendor's Lien, Bullish Holdings, LLC., recorded in Instrument Number 202040039, Official Public Records, Parker County, Texas, and being a northerly portion of 81.767 acre tract described in a General Warranty Deed to T.B.C.A. Inc, a Texas nonprofit corporation dba Trinity Christian Academy, recorded Instrument No. 201919818 of said Official Public Records, and said 21.752 acre tract being more particularly described in metes and bounds as follows:

18.432 Acres

802,905 sq. ft

BEGINNING at a found brass disk monument (TXDOT) (N=6,952,884.29' and E=2,229,477.14') in the southwesterly right-of-way line of Interstate Highw No. 20 for the northeast corner of said 18.344 acre tract, from which a found 3/8 inch rebar rod marking the intersection of said southweste right-of-way line and the westerly right-of-way line of the East Bankhead Highway bears S71°56'06"E 208.99 feet, and from which a 6 inch wood fer post called to be the southeast corner of said J. M. FROMAN SURVEY, is calculated from deed calls to bear EAST 693.0 feet and SOUTH 2860.0 feet; THENCE along the easterly line of said 18.344 acre tract the following calls:

- S17°54'56"W 13.25 feet to the point of curvature of a curve to the left;
- along said curve to the left an arc length of 261.87 feet to a found mag nail at the end of said curve (said curve also having a radius of 330.00 feet
- delta angle of 45°28'02", and is subtended by a chord which is 255.05 feet long and bears S04°46'54"; • \$28°11'34"W 25.57 feet to a 6 inch wood post for the most northerly corner of said 81.767 acre tract and located in said westerly right-of-way line

of said East Bankhead Highway; THENCE along the easterly line of said 81.767 acre tract and said westerly right-of-way line the following calls:

- S49°56'54"E 134.60 feet to a set ½ inch rebar rod with cap marked "J&M BOUNDARY (henceforth a SET REBAR)
- S45°49'41"E 217.91 feet to a SET REBAR at the beginning of a non-tangent curve to the left and whence a found ½ inch rebar rod with cap marked "TEXAS SURVEYING" bears \$43°29'48"E 294.81 feet;

THENCE over and across said 81.767 acre tract the following calls

- along said non-tangent curve to the left an arc length of 199.56 feet to a SET REBAR for the point of tangency of said curve (said curve also having radius of 270.00 feet, a delta angle of 42°20'55", and is subtended by a chord which is 195.05 feet and bears N77°42'50"W;
- S81°06'43"W 408.17 feet to a SET REBAR, the beginning of a curve to the right;
- along said curve to the right an arc length of 141.80 feet to a SET REBAR for the end of said curve and located in the northerly line of said 81.767 acre tract and the southerly line of said 18.344 acre tract (said curve having a radius of 330.00 feet, a delta angle of 24°37'12", and is subtended by chord which is 140.17 feet long and bears N86°34'41"W;
- THENCE along the common boundary of said 18.344 acre tract and said 81.767 acre tract the following calls:
- S81°06'43"W 13.47 feet to a SET REBAR for a common corner in said tracts
- S55°49'06"W 173.94 feet to a SET REBAR for the most southerly corner of said 18.344 acre tract and an easterly corner of said 60.00 acre tract, and from which a found ½ inch rebar rod with cap marked TEXAS SURVEYING marking an angle point in said boundary of said 81.767 acre tract bears S55°49'06"W 65.78 feet:
- THENCE N55°31'24"W along the southwesterly boundary of said 18.344 acre tract and the northeasterly boundary of said 60.00 acre tract, at 570.16 fe pass a found ½ inch rebar rod with cap marked "C.F. STARK 5084" (Stark cap) for the southwesterly corner of said 18.344 acre tract and an inter corner of said 60.00 acre tract, and continuing over and across said 60.00 acre tract, for a total distance of 849.50 feet to a SET REBAR for southwesterly corner of this described tract and in the easterly line of a 52.30 acre tract which is out of the westerly portion of said 60.00 acre tract and in the approximate centerline of the Clear Fork Trinity River, and said 52.30 acre tract described in a certain Warranty Deed With Vendor's L to Mays Land and Cattle, LLC recorded in Instrument No. 202215362, Official Public Records, Parker County, Texas;
- THENCE along the westerly line of the remainder of said 60.00 acre tract and along the easterly line of said 52.30 acre tract and said approxim centerline of the Clear Fork Trinity River the following calls:
- N05°21'35"W 85.36 feet to a SET REBAR for corner:
- N10°33'48"W 253.55 feet to a found ½ inch rebar rod with Stark cap for corner;
- N11°31'20"W 255.54 feet to a SET REBAR for corner;
- N00°15'51"E 16.61 feet (leaving said approximate centerline of the Clear Fork Trinity River) to a found 1/2 inch rebar rod with Stark cap located o said southwesterly right-of-way line of Interstate Highway 20 for the northwest corner of this described tract and the northeast corner of said 52. acre tract and the northwest corner of the remainder of said 60.00 acre tract;
- THENCE along said southwesterly right-of-way line of Interstate Highway 20 the following calls: • S71°55'28"E 181.19 feet to a found ½ inch rebar rod with Stark cap for the northeasterly corner of said 60.00 acre tract and the northwesterly
- corner of said 18.344 acre tract;
- S 71°53'07" E 587.37 feet to a concrete marker (TXDOT and broken) for corner:
- N89°42'01"E 111.43 feet to a found brass disk monument (TXDOT) for corner;
- S71°55'02"E 424.83 feet to a found concrete marker (TXDOT) for corner;
- S69°04'17"E 200.22 feet to the point of beginning and containing 21.752 acres of land.

LINE	AND CU	JRVE TABLE						APPROVAL BY CITY COUN Item 2.
'E # LENGTH DIRECTION/DELTA RADIU:			RADIUS					THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF
204.43 43° 22' 57" 270.00				THE UNDERSIGNED, BEING THE OWNERS OF THE DESCRIBED TRACT OF LAND, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS PORTER ADDITION, BLOCKS 2, 3 & 4, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, EASEMENTS,			WILLOW PARK, PARKER COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.	
	93.56 76.55	16°14'39" 16°14'39"	AND ENCUMBRANCES SHOWN HEREON.				oneren, me omeero, enoemento,	
	184.30	31° 59' 57"	330.00	270.00 ALL OWNERS HEREIN CERTIFY THE FOLLOWING: 330.00 1. THE PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR E 2. THE EASEMENTS, STREETS, AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOF				DATED THIS THE DAY OF, 2021.
	261.69	45°26'09"	330.00	PURPOSES INDICATED OR SHOWN ON 3. NO BUILDINGS, DENCES, TREES, SHRU UPON, OVER OR ACROSS THE EASEME	THIS PLAT. BS OR OTHER IMPROVEME	NTS OR GROWTHS SHALL	BE CONSTRUCTION OR PLACED	
	199.56 141.80	42° 20' 55"	270.00 330.00	LANDSCAPE EASEMENTS IF APPROVED 4. THE CITY IS NOT RESPONSIBLE FOR F	BY THE CITY.			
	150.79	31° 59' 57"	270.00	MAINTENANCE OR REPAIR. 5. UTILITY EASEMENTS MAY ALSO BE USE USE OR USING THE SAME UNLESS TH				DATE MAYOR
	108.06	18° 45' 45"	330.00	UTILITIES BEING SUBORDINATE TO THE 6. THE CITY AND PUBLIC UTILITIES SHALL	PUBLIC'S AND THE CIT'S	USE THEREOF.		ATTEST
	180.14 20.67	31° 16' 37" 4° 23' 08"	330.00 270.00	FENCES, TREES, SHRUBS OR OTHER II THE CONSTRUCTION, MAINTENANCE, OF 7. THE CITY AND PUBLIC UTILITIES SHALL	EFFICIENCY OF THEIR RE	ESPECTIVE SYSTEMS OR F	PUBLIC USE IN THE EASEMENTS.	SECRETARY
	79.63	S08° 56' 23"E	270.00	RESPECTIVE EASEMENTS FOR THE PUR READING METERS, AND ADDING TO OR	POSE OF CONSTRUCTING, REMOVING ALL OR PARTS	RECONSTRUCTING, INSPE	CTING, PATROLLING, MAINTAINING,	
	28.27	S36°05'10"W		THE NECESSITY OF PROCURING PERMI 8. ANY MODIFICATION OF THIS DOCUMENT		PLAT AND SHALL BE A	PPROVED BY THE CITY.	COUNTY CLERK
	50.81	N55° 30' 21"W			WNERS OF THE HEREINA			I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON
	28.28 63.22	N10° 30' 21"W N34° 29' 39"E		CAUSED SUCH PROF	PERTY TO BE SURVEYED KS, LOTS, STREETS AND	AND PLATTED AND TO B	BE SUBDIVIDED	
	63.22	S34°29'39"W			THE PORTER .			DATE FILE NUMBER
	28.28	S79* 29' 39"W			BLOCKS 2, BEING A 21.752 ACRE	TRACT OF LAND		DATE FILE NOMBER
	30.37 121.65	S18° 10' 55"W			LOCATED IN THE J. M. ABSTRACT NO. 471, CITY PARKER COUNT	OF WILLOW PARK,		
	47.99	S18°06'53"W		AS SHOWN ON THE	ATTACHED PLAT AND D	,	THE PUBLIC	COUNTY CLERK COUNTY TEXAS
	72.01	S18 09'15"W		FOREVER FOR ALL I PARKS AND OTHER	PUBLIC PURPOSES THE S PUBLIC LANDS SHOWN TI	STREETS, ALLEYS, LANES HEREON THE LANDS INCI	, EASEMENTS, LUDED WITHIN	
	176.68 109.60	S71° 53' 07"E		SUCH PLAT OR SUB	DIVISION ARE DESCRIBED	BY MEIES AND BOUNDS	AS FOLLOWS:	DEPUTY
	111.44	N89° 42' 01"E		SEE METE	S & BOUNDS DESC	RIPTION SHOWN HE	REON	
	111.45	N89°42'01"E						
	158.49 154.63	S71°55'02"E		EXECUTED THIS	DAY OF		A.D. 2022	
	60.00	S71° 55' 02'E						
	13.23	S17 55'12"W						
	849.50	N55° 31' 24"W			JIM MA bullish hole			
	30.00 30.00	S34° 29' 39"W						
	30.00	S34 29'39"W		—	ELIAS F manager of un			
	13.47 16.61	S81°06'43"W			THE MANAGER OF BPO			
	25.57	S28° 11' 34"W						
					SAMEER 1 MANAGER OF UN THE MANAGER OF BPO	CO GP, LLC,		
				—	BERT THO			
					SCHOOL BOARD T.B.C.A., INC., dba TRINIT			
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inters	ection of sai	erstate Highway d southwesterly		JIM MARTIN			ELIAS POPE	
	m which a 6 nd SOUTH 28	inch wood fence 60.0 feet;		WN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME			ME TO BE THE PERSON AND MANAGER WHOSE NA	
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	rtherly line of 37'12". and is	said 81.767 subtended by a						
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			THE	STATE OF TEXAS:		THE STATE	OF TEXAS:	
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			BPO REAL ESTATE, LLC			T.B.C.A., INC.		
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		OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.		OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.				
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				DAY OF			DAY OF	A.D. 2022 PARKER
e tract	and the nort	nwesterly		NOTARY PUBLIC	PARKER COUNTY, TEXAS		NOTARY PUBLIC	COUNTY, TEXAS
				This plat fi	led under			D: 05/31/2022

Cabinet _____ Slide _____

SHEET 02 OF ¹⁵