



## PLANNING & ZONING MEETING 8.15.23 AGENDA

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, August 15, 2023 at 6:00 PM

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### CALL TO ORDER

### DETERMINATION OF QUORUM

### APPROVAL OF MEETING MINUTES

1. Meeting Minutes: 7/18/23

### ITEMS TO BE CONSIDERED AND ACTED UPON:

2. **PUBLIC HEARING** to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.

### ITEMS TO BE CONSIDERED AND ACTED UPON:

3. **Discussion & Action:** to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.
4. **Discussion & Action:** Final Plat for Lots 1-4, Block 1, Broadway Business Park Addition, being 8.046 acre tract in the McKinney & Williams Survey, Abstract No. 954, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.
5. **Discussion & Action:** Replat of 4900 IH-20 Service Road South, Lot 3R, Block 1, Porter Addition, City of Willow Park, Parker County, Texas.

### ADJOURNMENT

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

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

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087,

a place convenient and readily accessible to the general public at all times, and said Notice was posted on/before the following date and time: AUGUST 11, 2023, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

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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](mailto: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](http://www.willowpark.org)



## **P&Z MEETING MINUTES**

**City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087**

**Tuesday, July 18, 2023 at 6:00 PM**

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### **CALL TO ORDER**

Meeting called to order by Co-Chair, Rodney Wilkins at 6:00 p.m.

### **DETERMINATION OF QUORUM**

Meeting has a quorum:

#### **PRESENT**

Rodney Wilkins  
Billy Weikert  
Sharon Bruton

#### **ABSENT**

Jared Fowler  
Scott Smith  
Zac Walker

Staff present: Toni Fisher, Planning & Development Director

### **APPROVAL OF MEETING MINUTES**

1. Planning & Zoning Meeting Minutes: April 18, 2023

Meeting Minutes approved: 04/18/23

Motion made by Weikert, Seconded by Bruton.  
Voting Yea: Wilkins

### **ITEMS TO BE CONSIDERED AND ACTED UPON:**

**2. Consideration & Action: Preliminary Plat for Lots 1-4, Block 1, Broadway Business Park Addition, being 8.046 acres, McKinney & Williams Survey, Abstract No. 954, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.**

Preliminary Plat presented, as shown and with proposed Staff corrections.

Commissioner Wilkins clarified the property location and questioned the usage for the property, to which Fisher stated that the City has no zoning in the ETJ.

Motion to approve Preliminary Plat, as presented.

Motion made by Weikert, Seconded by Bruton.  
Voting Yea: Wilkins

**ADJOURNMENT**

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

Meeting adjourned at 6:06 p.m. by Co-Chair, Rodney Wilkins.

**APPROVAL OF MINUTES:**

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<b>Jared Fowler, Chair</b>	<b>Date</b>
<b>Rodney Wilkins, Co-Chair</b>	

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: JULY 14, 2023 at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.



## City of Willow Park

### Notice of Public Hearing

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

**PUBLIC HEARING to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.**

City Council Meeting: Tuesday, August 15, 2023  
Time: 6:00 PM

Location: Willow Park City Hall  
120 El Chico Trail, Ste A  
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](mailto:tfisher@willowpark.org) with any questions.

The above notice was posted on the bulletin board at the City of Willow Park City Hall, Willow Park, Texas on/before August 1, 2023 by 5:00 p.m.

**P&Z Meeting – 08.15.23**

**Red River Development – Rezoning Request**

**PUBLIC HEARING to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.**

Notice of Public Hearing mailed to:

Property Owner  
153 Camouflage Cir  
Aledo TX 76008

Property Owner  
189 Camouflage Cir  
Willow Park TX 76008

Property Owner  
157 Camouflage Cir  
Willow Park TX 76008

Property Owner  
164 Whitetail Drive  
Aledo TX 76008

Property Owner  
161 Camouflage Cir  
Aledo TX 76008

Property Owner  
168 Whitetail Dr  
Aledo TX 76008

Property Owner  
165 Camouflage Cir  
Willow Park TX 76008

Property Owner  
172 Whitetail Dr  
Aledo TX 76008

Property Owner  
219 Sam Bass Rd  
Willow Park TX 76008

Property Owner  
486 Spyglass Dr  
Aledo TX 76008

Property Owner  
173 Camouflage Cir  
Willow Park TX 76008

Property Owner  
490 Spyglass Drive  
Aledo TX 76008

Property Owner  
177 Camouflage Cir  
Willow Park TX 76008

Property Owner  
494 Spyglass Drive  
Aledo TX 76008

Property Owner  
181 Camouflage Cir  
Willow Park TX 76008

Property Owner  
171 Winged Foot Drive  
Aledo TX 76008

Property Owner  
185 Camouflage Cir  
Willow Park TX 76008

Property Owner  
165 Winged Foot Drive  
Aledo TX76008

Property Owner  
161 Winged Foot Dr  
Aledo TX 76008

Property Owner  
117 Winged Foot Dr  
Aledo TX 76008

Property Owner  
157 Winged Foot Dr  
Aledo TX 76008

Property Owner  
113 Winged Foot Dr  
Aledo TX 76008

Property Owner  
153 Winged Foot Dr  
Aledo TX 76008

Property Owner  
109 Winged Foot Dr  
Aledo TX 76008

Property Owner  
149 Winged Foot Dr  
Aledo TX 76008

Property Owner  
105 Winged Foot Dr  
Aledo TX 76008

Property Owner  
145 Winged Foot Dr  
Aledo TX 76008

Property Owner  
101 Winged Foot Dr  
Aledo TX 76008

Property Owner  
141 Winged Foot Dr  
Aledo TX 76008

Property Owner  
105 Troon Dr  
Willow Park TX 76008

Property Owner  
137 Winged Foot Dr  
Aledo TX 76008

Property Owner  
101 Troon Dr  
Aledo TX 76008

Property Owner  
133 Winged Foot Dr  
Aledo TX 76008

Property Owner  
104 Sawgrass Dr  
Willow Park TX 76008

Property Owner  
202 Bay Hill Dr  
Aledo TX 76008

Property Owner  
100 Sawgrass Dr  
Willow Park TX 76008

Property Owner  
200 Bay Hill Dr  
Aledo TX 76008

Property Owner  
105 Sawgrass Dr  
Willow Park TX 76008

Property Owner  
129 Winged Foot Dr  
Aledo TX 76008

Property Owner  
101 Sawgrass Dr  
Willow Park TX 76008

Property Owner  
121 Winged Foot Dr  
Aledo TX 76008

Property Owner  
104 Firestone Dr  
Willow Park TX 76008

Property Owner  
125 Winged Foot Dr  
Aledo TX 76008

Property Owner  
100 Firestone Dr  
Willow Park TX 76008

**Yu Man**

2809 Oakbriar Trl  
Fort Worth TX 76109

Property Owner  
101 Firestone Dr  
Willow Park TX 76008

Property Owner  
174 Winged Foot Dr  
Willow Park TX 76008

Property Owner  
168 Winged Foot Dr  
Aledo TX 76008

Property Owner  
179 Winged Foot Dr  
Willow Park TX 76008

Property Owner  
175 Winged Foot Dr  
Willow Park TX 76008

Property Owner  
106 Muirfield Dr  
Willow Park TX 76008

Property Owner  
102 Muirfield Dr  
Aledo TX 76008

**SFR Javelin Borrower LP**  
A Delaware Limited Partnership  
1717 Main Street Ste 2000  
Dallas TX 75201

Property Owner  
478 Spyglass Dr  
Willow Park TX 76008

Property Owner  
149 Camouflage Cir  
Aledo TX 76008

Property Owner  
132 Camouflage Cir  
Willow Park TX 76008

Property Owner  
136 Camouflage Cir  
Aledo TX 76008

Property Owner  
140 Camouflage Cir  
Aledo TX 76008

Property Owner  
144 Camouflage Cir  
Willow Park TX 76008

Property Owner  
148 Camouflage Cir  
Aledo TX 76008

Property Owner  
152 Camouflage Cir  
Willow Park TX 76008

Property Owner  
156 Camouflage Cir  
Aledo TX 76008

Property Owner  
204 Bay Hill Dr  
Aledo TX 76008

Property Owner  
201 Bay Hill Dr  
Willow Park TX 76008

Property Owner  
203 Bay Hill Dr  
Willow Park TX 76008

**Yguyen Khoa**  
56 Radburn Rd  
Glen Rock NJ 07452

Property Owner  
100 Troon Dr  
Willow Park TX 76008

**Date mailed:** 8/01/23

**By:** Toni Fisher, Planning & development Director





# PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> August 15, 2023	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher
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**AGENDA ITEM:**

**Discussion & Action: to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.**

**BACKGROUND:**

The proposed Planned Development PD R-5 consists of 19.16 acres of land to be developed with single-family housing on individual lots. The property was annexed by petition on November 9, 2021, and the PD R-5 Planned Development District was approved by City Council on April 12, 2022, Ordinance 857-22. Approval of this request will also require the amendment of Ordinance No. 857-22 to amend the PD.

The Applicant is requesting changes to the PD zoning to accommodate the existing architectural plans of the new home builder who has issued a Letter of Intent to purchase and develop the subdivision.

The Commission will conduct a public hearing to consider comments regarding these Zoning Ordinance amendments. Staff has reviewed the PD revisions and all comments are incorporated in the redline and clean versions.

**STAFF RECOMMENDATION:**

Staff recommends approval, with Staff’s recommended conditions, of the rezoning request to the Planned Development for Country Hollow.

**EXHIBITS:**

- Rezoning Application
- Proposed Ordinance revising Ordinance 857-22 with Staff Revisions – clean version
- Ordinance Exhibit A – Concept Construction (Site) Plan
- “PD-R5” Red River/Country Hollow Ordinance 857-22
- “PD-R5” Red River/Country Hollow Ordinance 857-22 – redlined version
- Final Plat approved by City Council on 2/28/23

**RECOMMENDED MOTION:**

**Motion to approve the request for change in rezoning of “PD” Planned Development District for the subdivision of Country Hollow, City of Willow Park, Parker County, Texas, with conditions, as presented.**



**CITY OF WILLOW PARK  
PLANNING & DEVELOPMENT DEPARTMENT  
ZONING CHANGE APPLICATION**

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It is our mission at the City of Willow Park to promote commerce while preserving neighborhoods through orderly review, study, and consideration of zoning issues relative to state and local laws. The Zoning Ordinances adopted by the City of Willow Park specify the zoning districts within our city limits as per the city's Comprehensive Plan. There are certain guidelines to which a zoning change must adhere to become a legal district.

Each submittal is reviewed by designated members of City Staff within the Planning & Development, Public Works, and Fire Marshal departments for confirmation of compliance within City Ordinances. Once the Application is reviewed and accepted by Staff, the Application will move to the next step, along with any Staff comments, to the Planning & Zoning Commission. There will be a Public Notice posted in the local newspaper for the zoning request, not less than 15 days before the Public Hearing; and, surrounding property owners within 200 feet of the subject property will be notified by Certified Letter, not less than 10 days before the Public Hearing.

**For important deadline date information, please review the “Planning & Development Department – Project Review Schedule” on the City’s website or contact the Planning & Development Director.**

To allow for effective and efficient handling of your request, please review the following Checklist and provide all required documentation with the Application payment to the City of Willow Park’s permits technician as per the directions stated.

**Should you have any questions or concerns at all, please do not hesitate to contact the Planning & Development Department at 817-441-7108. We are here to help you.**

**SUBMITTAL:**

Please electronically submit the completed Application, Checklist, and all supporting documents to [permits@willowpark.org](mailto:permits@willowpark.org). Application Fee payment may be paid by check, money order, cashier’s check, or credit card (over the phone or in person; convenience fees apply).



CITY OF WILLOW PARK
PLANNING & DEVELOPMENT DEPARTMENT
ZONING CHANGE APPLICATION

Item 3.

Name of Applicant: Chris Hartke

Mailing Address: 3200 S. Interstate 35E, Suite 1129 Denton TX 76210
Street City State Zip

Business Phone: 940.383.4177 Cell: 817.668.6238

Email Address: chartke@tnpinc.com

Name of Property Owner: Scott Moehlenbrock

Mailing Address: 3333 Welborn St; Suite 350 Dallas TX 75219
Street City State Zip

Business Phone: 405.245.6968 Cell: 405.245.6968

Email Address: scott@redriverdevelopment.com

Address of property requesting to be re-zoned: South of 5720 E I20, West Freeway, Aledo, TX 76008

Legal Description: Remainder Tract of D&M, A Texas General Partnership Vol. 1403 Pg. 113 R.P.R.P.C.T.

Current Zoning District: PD/R-5 Planned Development District

Requested Zoning District: PD/R-5 Planned Development District

Reason for zoning request: The entire project site is located within the existing Planned Development described in Ordinance Number 857-22. The request is to revise certain language.

Does the Request conform to the proposed Future Land Use Map in the City's Comprehensive Plan? (Y/N)

APPLICATION FEE: \$250 and/or as per "Development Fee Schedule"

Any additional 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/property inspections and/or testing(s).

Handwritten signature of Christopher Hartke

7/27/2023

SIGNATURE OF APPLICANT

DATE

Handwritten signature of Scott Moehlenbrock

7/28/23

SIGNATURE OF PROPERTY OWNER\*

DATE

\* If the Property Owner is represented by an alternate, a notarized letter of authorization must be submitted with Application.



**CITY OF WILLOW PARK**  
**PLANNING & DEVELOPMENT DEPARTMENT**  
**ZONING CHANGE APPLICATION CHECKLIST**

**Please include this Checklist with your Application.**

An Application may be deemed incomplete and not accepted unless all applicable information noted below is submitted to the City of Willow Park's Planning & Development Department, and accompanies Application Fee payment, at the time of Application.

*Please Initial below to confirm, or write "N/A" if not applicable:*

CH Site location/vicinity map clearly showing the location of the subject.

CH Site Plan showing: The currently approved Final Plat for the project location, known as Country Hollow, along with accompanying sheets are attached to this application. A link to the current construction plans can be made available upon request.

CH Boundary of subject property, indicated by a heavy dashed line, and distances, and distance to the nearest cross street.

CH A north arrow is provided with drawing, oriented such as that north is located to the top or left side of drawing sheet.

CH A written and bar scale is provided. 1"= 200' unless previously approved by City Staff.

CH Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.

CH Show adjacent property lines and names of property owners within 200 feet of the subject property.

N/A Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped, etc.) within 200 feet of the property line is indicated.

N/A Names of all adjacent property owners and/or subdivisions within 200 ft. of the subject property, including Lot, Block, and County Clerk recording information (Property ID on Parker County Appraisal District) is shown.

**SUBMITTAL:**

Please electronically submit the completed Application, Checklist, and all supporting documents to [permits@willowpark.org](mailto:permits@willowpark.org). Application Fee payment may be paid by check, money order, cashier's check, or credit card (over the phone or in person; convenience fees apply).

**Please contact the Planning & Development Department with any questions, or if you need any assistance in completing this Application.**

**CITY OF WILLOW PARK**

**ORDINANCE NUMBER 2023-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE OF “PD” PLANNED DEVELOPMENT DISTRICT FOR RED RIVER DEVELOPMENT’S SINGLE-FAMILY DWELLING SUBDIVISION OF COUNTRY HOLLOW, 19.16 ACRES SITUATED WITHIN THE JOHN PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, Red River Development 2020 LLC (Owner) has applied for a change in zoning for the single-family dwelling subdivision of Country Hollow, 19.16 acres situated within the John Phelps Survey, Abstract No. 1046, (the “Property”) amending the “PD/R-5” Planned Development District, Single Family Medium Density, for Country Hollow; and.

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

**WHEREAS**, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:**

**Section 1.** The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the preliminary Zoning Site Plan attached hereto as Exhibit ‘A’, and described by metes and bounds description attached as Exhibit ‘B’, by changing the zoning of said property from R-1 Single Family to PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

**Section 2. PD Development Standards**

**2.0 Planned Development - Single Family**

**2.01 Purpose:** The purpose of this Planned Development District (PD) is to allow for development of standard single-family detached housing.

**2.02 Requirements:** This Planned Development District shall be subject to the requirements of the R-5 Zoning District, except as modified below. The site plan provided shows the general schematic layout of the site and intended uses only. This site plan is subject to change, and

modifications are allowed in the planning and design process, provided that the final site plan matches the characteristic and intent of the plan provided in this ordinance as Exhibit 'A'.

**2.03 Permitted Uses:** Uses as allowed in the "R-5" zoning are allowed in this Planned Development District.

**2.04 Zoning Standards:** Standards as defined in the "R-5" zoning are required except as modified below.

- (1) Maximum height. Two (2) stories, but not to exceed thirty-five (35) feet.
- (2) Minimum lot area. Five thousand (5,000) square feet.
- (3) Maximum family dwelling units. Six (6) dwelling units per acre.
- (4) Minimum gross living area. The following ranges must be followed per each defined subdivision: 50% 1700 - 2000 square feet; 50% greater than 2000 square feet.
- (5) Front yard setback. Twenty (20) feet, from the edge of the sidewalk closest to the residence.
- (6) Rear yard setback. Ten (10) feet.
- (7) Side yard setback. Five (5) feet.
- (8) Corner lot side yard setback. Ten (10) feet.
- (9) Maximum lot coverage by structure. Average max coverage of Fifty percent (50%) with Lots 27 – 32 Block A and Lots 12-19 Block B max lot coverage of Fifty-Six percent (56%)
- (10) Required parking. Two (2) car attached garage per dwelling unit. Front entrance garages are permitted.
- (11) Required screening. Rear and rear-side yards shall be enclosed with masonry or wooden screening. Screening shall be a minimum of six (6) feet and a maximum of eight (8) foot in height. Screening poles shall be metal and set in concrete. All screening shall be uniform throughout individual subdivisions. Developments done in phases shall ensure that screening is complimentary in style and colors.
- (12) Minimum masonry coverage. One hundred percent (100%) masonry on all sides, except where prohibited by Fire Code and excluding areas over roof or that bear on foundation or considered an architectural feature.
- (13) Landscape requirements. Front and front side yards shall be sodded. The front yard shall have minimum of one (1) tree with minimum three (3) inch trunk diameter as measured twelve (12) inches above the ground and a minimum of thirteen (13) shrubs. Said shrubs shall be a minimum of two (2) ten-gallon shrubs, six (6) five-gallon

shrubs and five (5) three-gallon shrubs at the time of planting.

(13) Architectural relief required. All dwellings shall have one or more offsets in the front façade of at least 24” depth. Covered porches are included as an offset.

(14) Repetition of building form.

(A) Repetition of facade. The same floor plan with the same house elevation and brick color may not be duplicated within three (3) lots adjacent to the applicable lot on the same side of the street and on the lot directly across the street from that applicable lot.

(B) Determination by building official.

(i) The building official shall have discretion to approve minor variations in the requirements of this section, so long as those variations are consistent with the overall intent of this section.

(ii) The following process shall be used to approve a front building elevation plan for master elevation approval for the community:

a. The applicant shall submit a dimensioned rendering of the front building elevation to the building official.

b. The building official shall determine the elevation plan's compliance with this section for use of the elevation to be built within the community.

c. The applicant shall prepare and submit construction plans and one of the elevation plans from the approved master elevation set to the building official, who shall process the plans in accordance with city ordinances and policies.

d. The master elevation plan approval shall remain in effect until the completion of all construction has been completed within the community.

f. Construction plans shall be consistent with the approved elevation plan. If construction plans are inconsistent, consistent plans shall be submitted or a new elevation plan must be approved for the construction plans under the criteria of this section.

(C) Minimum roof pitch required. A minimum 8:12 roof pitch is required for each primary structure, with the exception of garages, patios and porches, which shall have a minimum of a 4:12 roof pitch.

(D) Minimum overhang required. Each primary structure must be constructed with a roof overhang of not less than eleven (11) inches as measured from the finished exterior building facade to the soffit.

(E) Roofing system required. Installed roofing shingles must consist of dimensional shingles with a minimum manufacturer's rating of twenty (20) years.

(c) Special regulations.

(I) Portable trailers may be used as offices or storage trailers located within a new sub-development subject to the following provisions:

(A) No more than one (1) trailer per platted subdivision [;]

(B) Trailer must be located at least one hundred fifty (150) feet from any occupied residence prior to placement of trailer [;]

(2) All streets shall be constructed of concrete, with curb and gutter and adjacent sidewalks.

(3) Connectivity to adjacent subdivisions or commercial areas must be provided.

(4) Amenity provisions [;]

(A) Pocket parks or subdivision specific green space [;]

(B) Benches in common areas [;]

(C) Enhanced landscaping [;]

(D) Enhanced lighting, where appropriate [;]

(E) Trees planted along streets or roadways [;]

(F) Home owner association shall maintain all common area or common to all amenities [;]

(G) All utilities shall be buried underground [.]



**Section 3. Severability Clause.** This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinance. in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

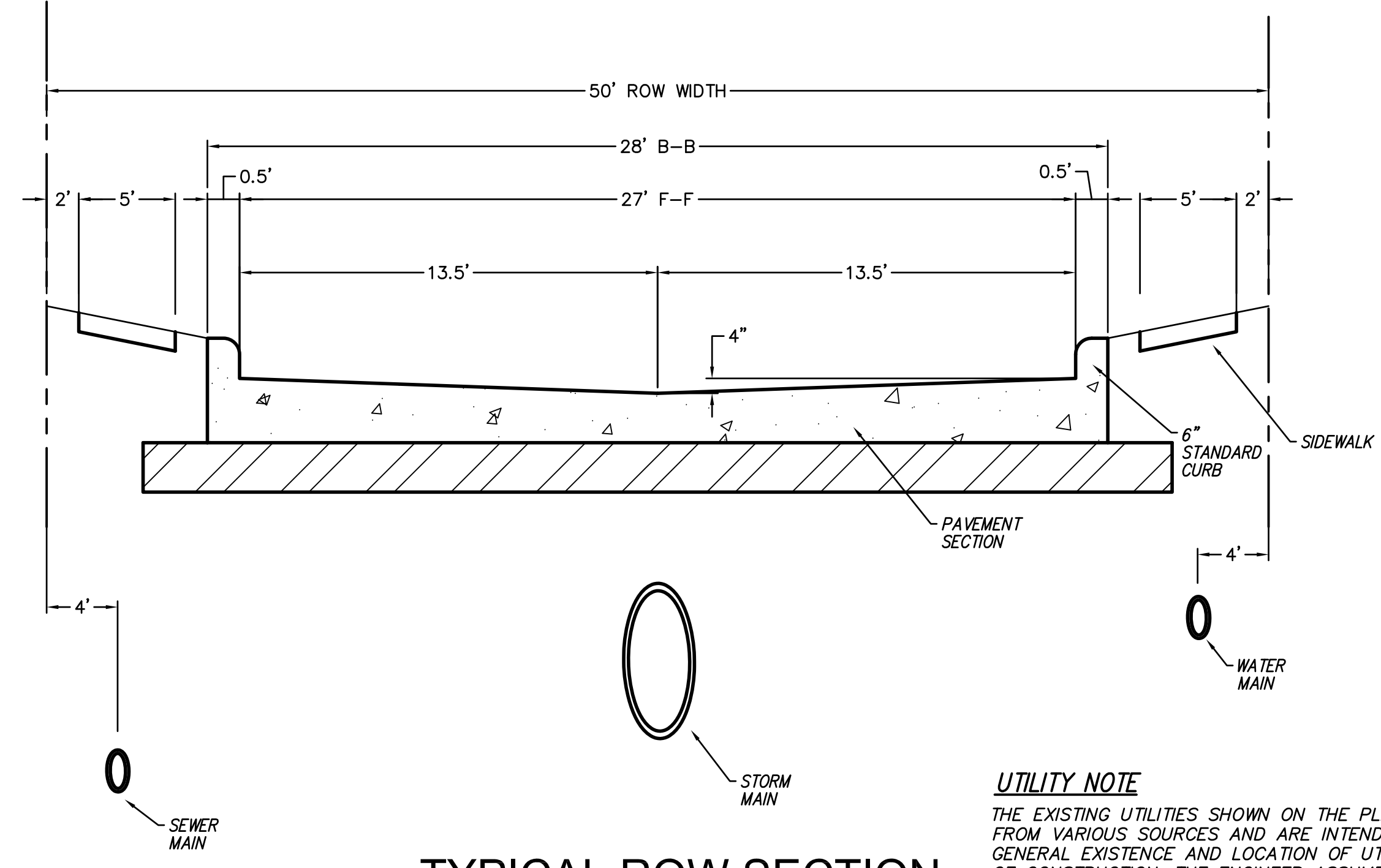
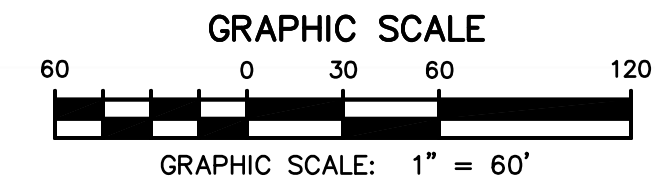
It is hereby declared to be the intention of the City Council that the phrases, clauses sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 4. Penalty Clause.** Any person, firm, association or persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provision of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

**Section 5. Effective Date.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

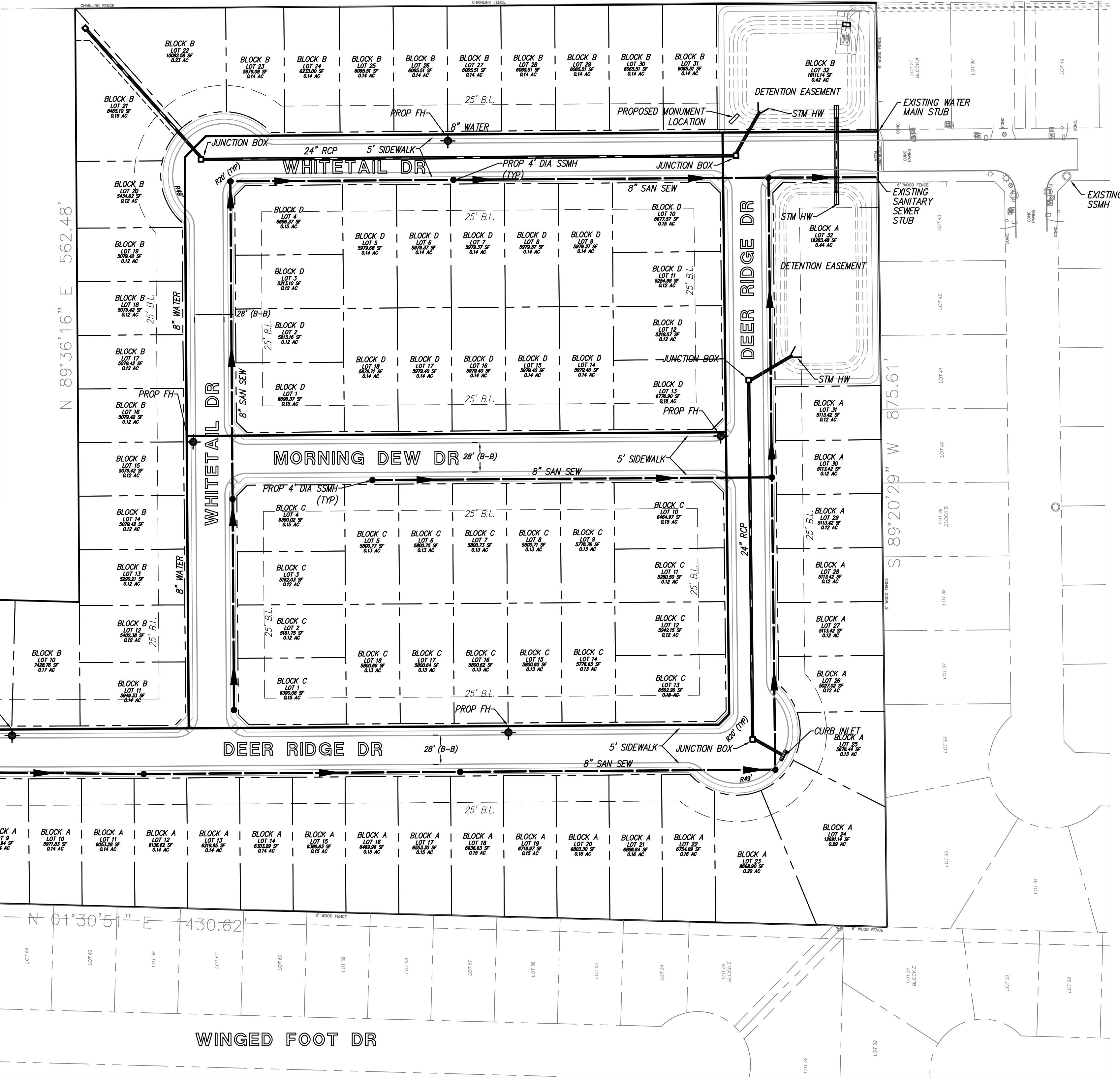
**PASSED by an affirmative vote of all members of the City Council, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.**

**EXHIBIT A**  
**PRELIMINARY PD SITE PLAN**



TYPICAL ROW SECTION

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

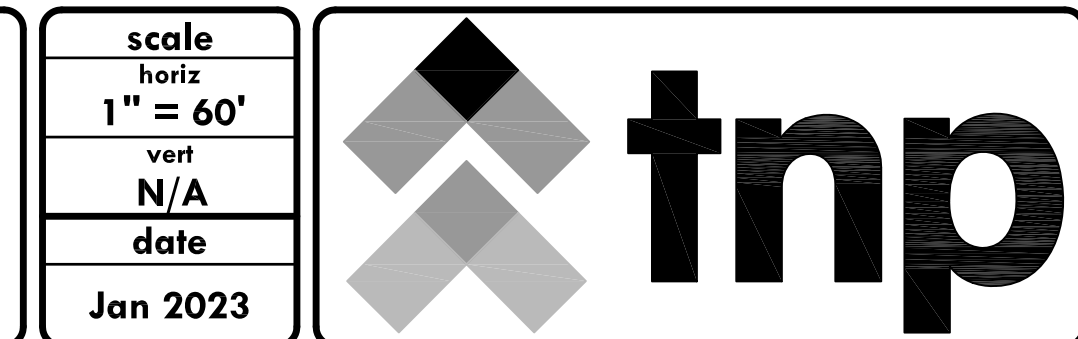


Drawing: T:\Projects\RRD22419\City\Plan\Utility\Plan.dwg, dt: Jan 27, 2023 11:41am, by: antbilbitz  
 Layout: 3 - CONCEPT CONSTRUCTION PLAN - Area: AREA - BDRIDGE.dwg - XSD - BASE.dwg - XSD - GRADING.dwg - XSD - SD.dwg - XREF - TNS.DWG

no.	revision	by	date

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

scale  
 horiz  
**1" = 60'**  
 vert  
 N/A  
 date  
**Jan 2023**



This document is for interim review and is not intended for construction, bidding or permit purposes.  
**ANTHONY MILBITZ, P.E.** Date: January 27, 2023  
 Tx. Reg. # 142911

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

tnp project  
**RRD22419**  
 sheet  
**3**

**CITY OF WILLOW PARK**  
**ORDINANCE NUMBER 857-22**

**AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM “R-1” SINGLE FAMILY DISTRICT TO “PD” PLANNED DEVELOPMENT DISTRICT FOR 19.16 ACRES SITUATED IN THE JOHN PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, Red River Development 2020 LLC (Owner) has applied for a change in zoning for 19.16 acres situated in the John Phelps Survey, Abstract No. 1046, (the “Property”) from “R-1” Single Family District to “PD/R-5” Planned Development District, Single Family Medium Density; and.

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

**WHEREAS**, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:**

**Section 1.** The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the preliminary Zoning Site Plan attached hereto as Exhibit ‘A’, and described by metes and bounds description attached as Exhibit ‘B’, by changing the zoning of said property from R-1 Single Family to PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

**Section 2. PD Development Standards**

**2.0 Planned Development – Single Family**

**2.01 Purpose:** The purpose of this Planned Development District (PD) is to allow for development of standard single family detached housing.

**2.02 Requirements:** This Planned Development District shall be subject to the requirements of the R-5 Zoning District, except as modified below. The site plan provided shows the general schematic layout of the site and intended uses only. This site plan is subject to change, and

modifications are allowed in the planning and design process, provided that the final site plan matches the characteristic and intent of the plan provided in this ordinance as Exhibit 'A'.

**2.03 Permitted Uses:** Uses as allowed in the "R-5" zoning are allowed in this Planned Development District.

**2.04 Zoning Standards:** Standards as defined in the "R-5" zoning are required except as modified below.

- (1) Maximum height. Two (2) stories, but not to exceed thirty (30) feet.
- (2) Minimum lot area. Five thousand (5,000) square feet.
- (3) Maximum family dwelling units. Six (6) dwelling units per acre.
- (4) Minimum gross living area. The following ranges must be followed per each defined subdivision: 50% 1700 - 2000 square feet; 50% greater than 2000 square feet.
- (5) Front yard setback. Twenty (25) feet, from the edge of the sidewalk closest to the residence.
- (6) Rear yard setback. Ten (10) feet.
- (7) Side yard setback. Five (5) feet.
- (8) Maximum lot coverage by structure. Forty-five percent (45%).
- (9) Required parking. Two (2) car attached garage per dwelling unit. Front entrance garages are permitted.
- (10) Required screening. Rear and rear-side yards shall be enclosed with masonry or wooden screening. Screening shall be a minimum of six (6) foot and a maximum of eight (8) foot in height. Wooden screening shall be built with steel reinforced concrete footer which shall be four (4) inches in depth and a minimum six (6) inches wide. Footer shall have drainage holes as necessary. Screening poles shall be metal and set in concrete. All screening shall be uniform throughout individual subdivisions. Developments done in phases shall ensure that screening is complimentary in style and colors.
- (11) Minimum masonry coverage. One hundred percent (100%) below highest top plate. Fireplaces and chimneys must be 100% masonry.
- (12) Landscape requirements. Front and front side yards shall be sodded. The front yard shall have minimum of two (2) trees with minimum three (3) inch trunk diameter as measured twelve (12) inches above the ground and a minimum of six (6) shrubs. Said shrubs shall be a minimum of five (5) gallons at the time of planting. At time of planting, trees shall not be placed nearer than six (6) feet on center.

(13) Architectural relief required. The outside shape of a dwelling unit shall contain a minimum of five (5) outside corners with a minimum wall length of two (2) feet.

(14) Repetition of building form.

(A) Repetition of facade. No front building elevation or plan for a primary structure shall be repeated within any three contiguous lots along a street or streets.

(i) “Block Face” means lots taking access from a street that are contiguous to each other and that are not separated by a street.

(ii) The three hundred (300) foot distance along a street shall be measured from the centerline of the street on which the proposed structure faces at a point perpendicular to a the center point of the lot to contain the structure, thence along the centerline of such street or along an intersecting street for a distance of three hundred (300) feet.

(B) Criteria for determining difference in elevation. A front building elevation or elevation plan shall be considered repeated if it is not visually different from another front building elevation or elevation plan. A front building elevation or elevation plan shall be considered visually different if any three (3) of the following five (5) criteria are met:

(i) “Block face” means lots taking access from a street that are contiguous to each other and that are not separated by a street.

(ii) There is a difference in roof pitch of two (2) inches per twelve (12) inches or greater;

(iii) Articulations in the front facade, i.e., the planes that advance or recede from the line of the main facade by three (3) or more feet, vary in height or width by a minimum of fifteen (15) percent;

(iv) The articulation of windows shall vary a minimum of two (2) of the following methods:

a. The aggregate area of windows on the front facade varies by at least fifteen (15) percent;

b. The distance between two (2) or more windows varies by at least ten (10) percent; or

c. The shape of two (2) or more windows varies in width or height or radius by at least fifteen (15) percent.

(v) The size and shape, or mix, or [of] masonry units (i.e. individual bricks or blocks of stone) are noticeably different. "Noticeably different" as specified herein shall mean at least a fifteen (15) percent variance in size, shape or mix.

(C) Variations not considered. Variations in the following characteristics shall not be considered in determining whether a building elevation for a primary structure is dissimilar:

- (i) Color, or
- (ii) Roofing materials.

(D) Determination by building official.

(i) The building official shall have discretion to approve minor variations in the requirements of this section, so long as those variations are consistent with the overall intent of this section.

(ii) The following process shall be used to approve a front building elevation plan:

a. The applicant shall submit a dimensioned rendering of the front building elevation to the building official.

b. The building official shall determine the elevation plan's compliance with this section and issue an elevation plan approval letter or disapproval letter to the applicant.

c. The applicant shall prepare and submit construction plans to the building official, who shall process the plans in accordance with city ordinances and policies.

d. The elevation plan approval letter, if issued, shall remain in effect until the completion of the construction plan approval process and the issuance of the building permit for the proposed structure.

e. Complete construction plans shall be submitted to the building official within thirty (30) calendar days of the date of the approval letter. If construction plans are not submitted within such period, the elevation plan approval expires.

f. Construction plans shall be consistent with the approved elevation plan. If construction plans are inconsistent, consistent plans shall be submitted or a new elevation plan must be approved for the construction plans under the criteria of this section.

(E) Minimum roof pitch required. A minimum 7:12 roof pitch is required for each primary structure.

(F) Minimum overhang required. Each primary structure must be constructed with a roof overhang of not less than twelve (12) inches as measured from the finished exterior building facade to the soffit.

(G) Roofing system required. Installed roofing shingles must consist of dimensional shingles with a minimum manufacturer's rating of twenty (20) years. Roofing systems or materials exceeding the standards established herein may be used pursuant to approval by the building official or his designee.

(c) Special regulations.

(1) Portable trailers may be used as offices or storage trailers located within a new sub-development subject to the following provisions:

(A) No more than one (1) trailer per platted subdivision[;]

(B) Trailer must be located at least one hundred fifty (150) feet from any occupied residence[;]

(C) A time limit of one (1) year[.]

(2) All streets shall be constructed of concrete, with curb and gutter and adjacent sidewalks.

(3) Connectivity to adjacent subdivisions or commercial areas must be provided.

(4) Amenity provisions[:]

(A) Pocket parks or subdivision specific green space[;]

(B) Benches in common areas[;]

(C) Enhanced landscaping[;]

(D) Enhanced lighting, where appropriate[;]

(E) Trees planted along streets or roadways[;]

(F) Home owner association shall maintain all common area or common to all amenities[;]

(G) All utilities shall be buried underground[.]



**Section 3. Severability Clause.** This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinance, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park’s various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 4. Penalty Clause.** Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provision of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.


**Section 5. Effective Date.** This Ordinance shall become effective immediately upon its passage and publication as required by law.


**PASSED by an affirmative vote of all members of the City Council, this 12<sup>th</sup> day of April 2022.**

**APPROVED:**

  
\_\_\_\_\_  
Doyle Moss, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Crystal R. Dozier TRMC, City Secretary

  
\_\_\_\_\_

Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance 857-22, did on the 12 day of April 2022, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	<u>✓</u>	_____	_____
Chawn Gilliland, Place 2	<u>✓</u>	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	<u>✓</u>	_____	_____
Nathan Crummel, Place 5	<u>✓</u>	_____	_____

**EXHIBIT A**  
**PRELIMINARY PD SITE PLAN**

# R SITE PLAN

Individual platted single family homes that adhere to base R-5 zoning with two variances.



**EXHIBIT B**  
**METES AND BOUNDS DESCRIPTION**

**EXHIBIT "B"**

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

BEGINNING at the southeast corner of this described tract, a ½ inch rebar rod found in the east line of said 52.283 acre tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, Texas, and being the northeast corner of HUNTERS GLEN, an Addition to the City of Willow Park, Parker County, Texas, according to the plat of said addition recorded in Plat Cabinet D, Slide 205, Plat Records, Parker County, Texas, and from said point of beginning a found 1/2 inch rebar rod with cap marked "YARGER 5854" in the southerly right-of-way line of Interstate Highway 20, at the northeast corner of said 52.283 acre tract, bears N 00°23'44" W 1478.99 feet;

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

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

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

THENCE S 01°30'59" W 571.65 feet, over and across said 52.283 acre tract, to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY", an interior corner of this described tract; THENCE N 89°36'16" E 562.39 feet, over and across said 52.283 acre tract to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY" in the east line of said 52.283 acre tract and the west line of said Magellan Pipeline Terminals, LP tract, for the southerly northeast corner of this 19.17 acre tract;

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

Redlines based on approved PD from 4/12/22

CITY OF WILLOW PARK

ORDINANCE NUMBER 857-22 Need to revise language accordingly.

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM "R-1" SINGLE FAMILY DISTRICT TO "PD" PLANNED DEVELOPMENT DISTRICT FOR 19.16 ACRES SITUATED IN THE JOHN PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Red River Development 2020 LLC (Owner) has applied for a change in zoning for 19.16 acres situated in the John Phelps Survey, Abstract No. 1046, (the "Property") from "R-1" Single Family District to "PD/R-5" Planned Development District, Single Family Medium Density; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

Section 1. The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the preliminary Zoning Site Plan attached hereto as Exhibit 'A', and described by metes and bounds description attached as Exhibit 'B', by changing the zoning of said property from R-1 Single Family to PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

Section 2. PD Development Standards

2.0 Planned Development - Single Family

2.01 Purpose: The purpose of this Planned Development District (PD) is to allow for development of standard single family detached housing.

2.02 Requirements: This Planned Development District shall be subject to the requirements of the R-5 Zoning District, except as modified below. The site plan provided shows the general schematic layout of the site and intended uses only. This site plan is subject to change, and

modifications are allowed in the planning and design process, provided that the final site plan matches the characteristic and intent of the plan provided in this ordinance as Exhibit 'A'.

**2.03 Permitted Uses:** Uses as allowed in the "R-5" zoning are allowed in this Planned Development District.

**2.04 Zoning Standards:** Standards as defined in the "R-5" zoning are required except as modified below.

- (1) Maximum height. Two (2) stories, but not to exceed ~~thirty (30) feet~~ thirty-five (35) feet.
- (2) Minimum lot area. Five thousand (5,000) square feet.
- (3) Maximum family dwelling units. Six (6) dwelling units per acre.
- (4) Minimum gross living area. The following ranges must be followed per each defined subdivision: 50% 1700 - 2000 square feet; 50% greater than 2000 square feet.
- (5) Front yard setback. ~~Twenty (25)~~ Twenty (20) feet, from the edge of the sidewalk closest to the residence.
- (6) Rear yard setback. Ten (10) feet.
- (7) Side yard setback. Five (5) feet.
- ~~(7)~~(8) Corner lot side yard setback. Ten (10) feet.
- ~~(8)~~(9) Maximum lot coverage by structure. ~~Forty five percent (45%).~~ Sixty percent (60%)
- ~~(9)~~(10) Required parking. Two (2) car attached garage per dwelling unit. Front entrance garages are permitted.
- ~~(10)~~(11) Required screening. Rear and rear-side yards shall be enclosed with masonry or wooden screening. Screening shall be a minimum of six (6) foot and a maximum of eight (8) foot in height. ~~Wooden screening shall be built with steel reinforced concrete footer which shall be four (4) inches in depth and a minimum six (6) inches wide. Footer shall have drainage holes as necessary.~~ Screening poles shall be metal and set in concrete. All screening shall be uniform throughout individual subdivisions. Developments done in phases shall ensure that screening is complimentary in style and colors.
- ~~(11)~~(12) Minimum masonry coverage. ~~One hundred percent (100%) below highest top plate. Fireplaces and chimneys must be 100% masonry.~~ One hundred percent (100%) masonry on all sides, except where prohibited by Fire Code and excluding areas over roof or that bear on foundation or considered an architectural feature.

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~~(12)~~(13) Landscape requirements. Front and front side yards shall be sodded. The front yard shall have minimum of ~~two (2) trees~~one (1) tree with minimum three (3) inch trunk diameter as measured twelve (12) inches above the ground and a minimum of ~~six (6)~~thirteen (13) shrubs. Said shrubs shall be a minimum of two (2) ten gallon shrubs, six (6) five (5) gallons five gallon shrubs and five (5) three gallon shrubs at the time of planting. ~~At time of planting, trees shall not be placed nearer than six (6) feet on center.~~

(13) Architectural relief required. ~~The outside shape of a dwelling unit shall contain a minimum of five (5) outside corners with a minimum wall length of two (2) feet. All dwellings shall have one or more offsets in the front facade of at least 24" depth. Covered porches are included as an offset.~~

(14) Repetition of building form.

(A) Repetition of facade. ~~No front building elevation or plan for a primary structure shall be repeated within any three contiguous lots along a street or streets. The same floor plan with the same house elevation and brick color may not be duplicated within three (3) lots adjacent to the applicable lot on the same side of the street and on the lot directly across the street from that applicable lot.~~

~~(i) "Block Face" means lots taking access from a street that are contiguous to each other and that are not separated by a street.~~

~~(ii) The three hundred (300) foot distance along a street shall be measured from the centerline of the street on which the proposed structure faces at a point perpendicular to a center point of the lot to contain the structure, thence along the centerline of such street or along an intersecting street for a distance of three hundred (300) feet.~~

~~(B) Criteria for determining difference in elevation. A front building elevation or elevation plan shall be considered repeated if it is not visually different from another front building elevation or elevation plan. A front building elevation or elevation plan shall be considered visually different if any three (3) of the following five (5) criteria are met:~~

~~(i) "Block face" means lots taking access from a street that are contiguous to each other and that are not separated by a street.~~

~~(ii) There is a difference in roof pitch of two (2) inches per twelve (12) inches or greater;~~

~~(iii) Articulations in the front facade, i.e., the planes that advance or recede from the line of the main facade by three (3) or more feet, vary in height or width by a minimum of fifteen (15) percent;~~

~~(iv) The articulation of windows shall vary a minimum of two (2) of the following methods:~~

~~a. The aggregate area of windows on the front facade varies by at least fifteen (15) percent;~~

~~b. The distance between two (2) or more windows varies by at least ten (10) percent; or~~

~~c. The shape of two (2) or more windows varies in width or height or radius by at least fifteen (15) percent.~~

~~(v)(i) The size and shape, or mix, or [of] masonry units (i.e. individual bricks or blocks of stone) are noticeably different. "Noticeably different" as specified herein shall mean at least a fifteen (15) percent variance in size, shape or mix.~~

~~(C) Variations not considered. Variations in the following characteristics shall not be considered in determining whether a building elevation for a primary structure is dissimilar:~~

~~(i) Color, or~~

~~(ii) Roofing materials.~~

~~(D)(B) Determination by building official.~~

(i) The building official shall have discretion to approve minor variations in the requirements of this section, so long as those variations are consistent with the overall intent of this section.

(ii) The following process shall be used to approve a front building elevation plan for master elevation approval for the community:

a. The applicant shall submit a dimensioned rendering of the front building elevation to the building official.

b. The building official shall determine the elevation plan's compliance with this section ~~and issue an elevation plan approval letter or disapproval letter to the applicant~~ for use of the elevation to be built within the community.

c. The applicant shall prepare and submit construction plans and one of the elevation plans from the approved master elevation set to the building official, who shall process the plans in accordance with city ordinances and policies.

d. The master elevation plan approval ~~letter(s), if issued,~~ shall remain in effect until the completion of ~~the all~~ construction ~~plan approval process~~

~~and the issuance of the building permit for the proposed structure has been completed within the community.~~

~~c. Complete construction plans shall be submitted to the building official within thirty (30) calendar days of the date of the approval letter. If construction plans are not submitted within such period, the elevation plan approval expires.~~

f. Construction plans shall be consistent with the approved elevation plan. If construction plans are inconsistent, consistent plans shall be submitted or a new elevation plan must be approved for the construction plans under the criteria of this section.

~~(E)(C) Minimum roof pitch required. A minimum 7:12 roof pitch is required for each primary structure, with the exception of garages, patios and porches, which shall have a minimum of a 4:12 roof pitch.~~

~~(F)(D) Minimum overhang required. Each primary structure must be constructed with a roof overhang of not less than twelve (12) eleven (11) inches as measured from the finished exterior building facade to the soffit.~~

~~(G)(E) Roofing system required. Installed roofing shingles must consist of dimensional shingles with a minimum manufacturer's rating of twenty (20) years. Roofing systems or materials exceeding the standards established herein may be used pursuant to approval by the building official or his designee.~~

(c) Special regulations.

(I) Portable trailers may be used as offices or storage trailers located within a new sub-development subject to the following provisions:

(A) No more than one (1) trailer per platted subdivision [;]

(B) Trailer must be located at least one hundred fifty (150) feet from any occupied residence ~~prior to placement of trailer~~ [;]

(C) ~~A time limit of one (1) year~~ [;]

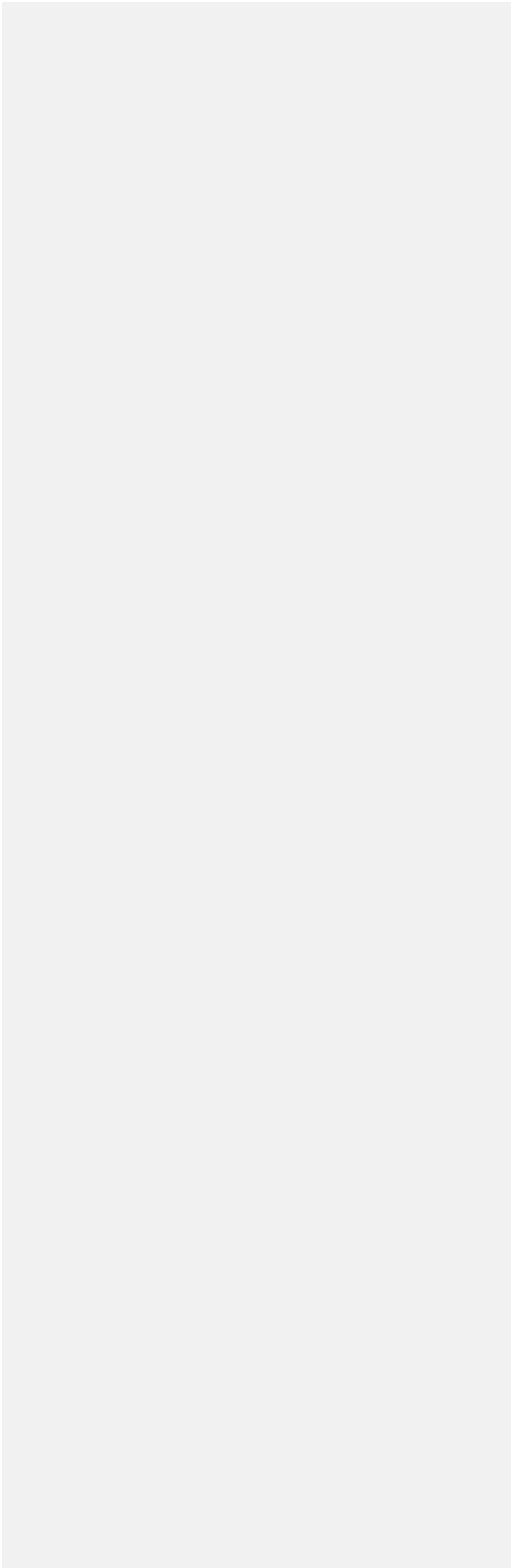
(2) All streets shall be constructed of concrete, with curb and gutter and adjacent sidewalks.

(3) Connectivity to adjacent subdivisions or commercial areas must be provided.

(4) Amenity provisions [;]

(A) Pocket parks or subdivision specific green space [;]

- (B) Benches in common areas [;]
- (C) Enhanced landscaping [;]
- (D) Enhanced lighting, where appropriate [;]
- (E) Trees planted along streets or roadways [;]
- (F) Home owner association shall maintain all common area or common to all amenities [;]
- (G) All utilities shall be buried underground [.]



**Section 3. Severability Clause.** This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinance. in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

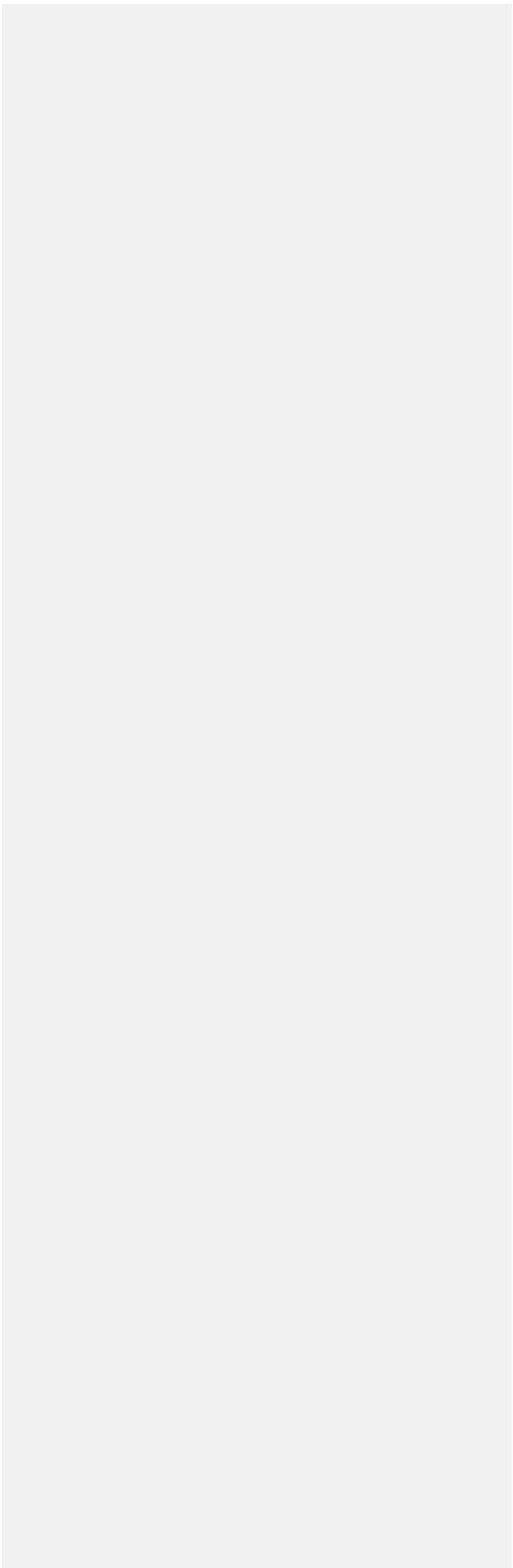
It is hereby declared to be the intention of the City Council that the phrases, clauses sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

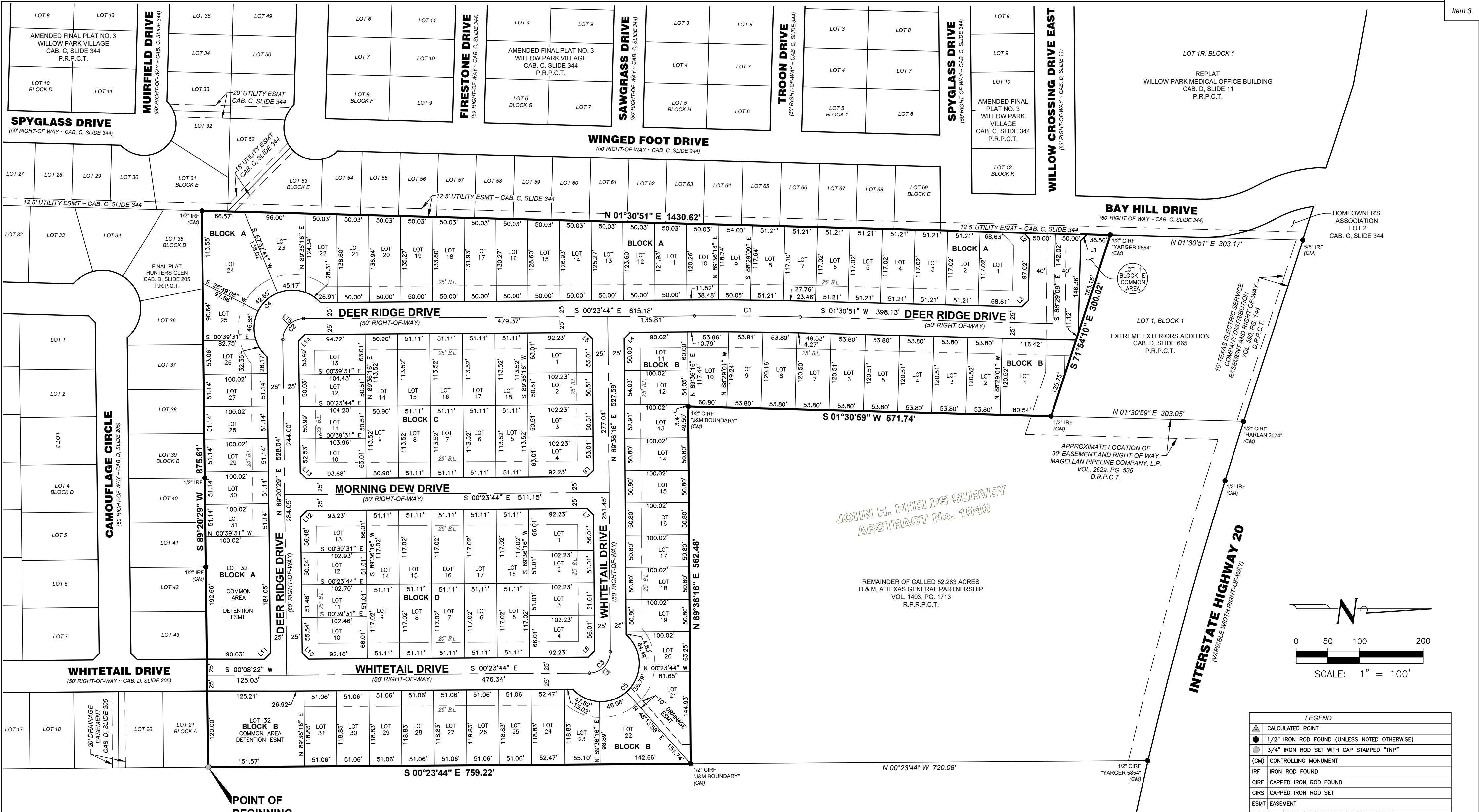
**Section 4. Penalty Clause.** Any person, firm, association or persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provision of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

**Section 5. Effective Date.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED by an affirmative vote of all members of the City Council, this 12<sup>th</sup> day of ~~April 2022~~ 2023.

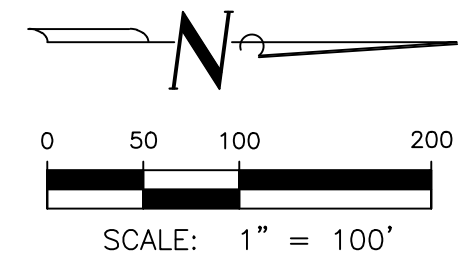
**EXHIBIT A**  
**PRELIMINARY PD SITE PLAN**





JOHN H. PHELPS SURVEY  
ABSTRACT No. 1046

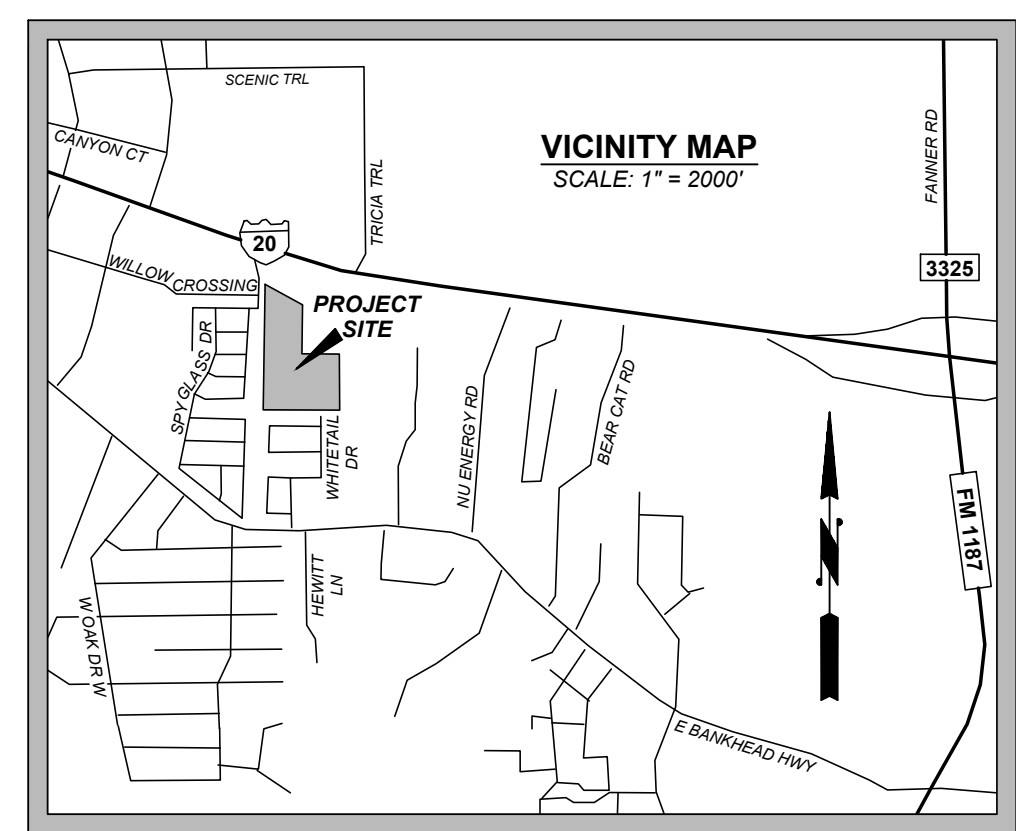
REMAINDER OF CALLED 52.283 ACRES  
D & M, A TEXAS GENERAL PARTNERSHIP  
VOL. 1403, PG. 1713  
R.P.R.P.C.T.



LEGEND	
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	3/4" IRON ROD SET WITH CAP STAMPED "TNP"
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
ESMT	EASEMENT
D.R.P.C.T.	DEED RECORDS PARKER COUNTY TEXAS
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY TEXAS
R.P.R.P.C.T.	REAL PROPERTY RECORDS PARKER COUNTY TEXAS
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	CENTERLINE

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1°54'35"	5000.76'	S 00°33'34" W	166.66'	166.67'
C2	88°12'53"	33.50'	S 45°31'37" E	46.63'	51.58'
C3	90°00'00"	33.50'	S 45°23'44" E	47.38'	52.62'
C4	186°31'39"	60.00'	S 45°32'32" E	119.81'	195.33'
C5	186°22'07"	60.00'	N 45°23'52" W	119.81'	195.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°29'09" W	14.14'
L2	N 46°30'51" E	14.14'
L3	S 43°29'09" E	14.14'
L4	S 45°23'44" E	14.14'
L5	N 44°36'16" E	14.14'
L6	S 45°23'44" E	14.14'
L7	N 44°36'16" E	14.14'
L8	S 45°23'44" E	14.14'
L9	N 44°36'16" E	13.88'
L10	N 44°28'23" E	14.17'
L11	S 45°15'35" E	14.04'
L12	S 45°31'37" E	14.11'
L13	N 44°28'23" E	14.17'
L14	S 45°31'37" E	14.11'
L15	N 44°28'23" E	13.98'



**SURVEYOR**  
teague nall and perkins  
3200 S. Interstate 35E, Suite 1129  
Denton, Texas 76210  
940.383.4177 ph 940.383.8026 fx  
www.tnpsc.com  
TBPCLS FIRM 10011601

**OWNER**  
TH WILLOW PARK, LLC  
3333 Welborn St., Ste. 350  
Dallas, Texas 75219  
PH: 405-245-6968

**DEVELOPER**  
RED RIVER DEVELOPMENT 2020, LLC  
3333 Welborn St., Ste. 350  
Dallas, Texas 75219  
PH: 405-245-6968

**FINAL PLAT**  
**COUNTRY HOLLOW**  
BEING 19.167 ACRES OF LAND  
SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046  
City of Willow Park, Parker County, Texas  
FEBRUARY 2023

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

BEING a 19.167-acre tract of land situated in the John H. Phelps Survey, Abstract No. 1046, in the City of Willow Park, Parker County, Texas, being part of the remainder called 52.283-acre tract of land as described in deed to D & M, a Texas General Partnership, recorded in Volume 1403, Page 1713 of the Real Property Records of Parker County, Texas (R.P.R.P.C.T.), and being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod with cap stamped "TNP" set at the southeast corner of the remainder of said 52.283-acre tract, same being the northeast corner of Lot 21 in Block A of Hunters Glen, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet D, Slide 205 of the Plat Records of Parker County, Texas (P.R.P.C.T.), and located in the west line of a called 36.509-acre tract of land as described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768 (R.P.R.P.C.T.);

THENCE South 89°20'29" West, departing the west line of said 36.509-acre tract, and along the common north line of said Hunters Glen Addition and the south line of the remainder of said 52.283-acre tract, a distance of 875.61 feet to a 1/2-inch iron rod found at the northwest corner of Lot 35, Block B in said Hunters Glen Addition, same being the southwest corner of the remainder of said 52.283-acre tract, and located in the east line of Lot 31 in Block E of the Amended Final Plat No. 3 of Willow Park Village, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet C, Slide 344 (P.R.P.C.T.);

THENCE North 01°30'51" East, departing the north line of said Block B, and along the common east line of said Willow Park Village Addition and the west line of the remainder of said 52.283-acre tract, a distance of 1430.62 feet to a 1/2-inch iron rod with cap stamped "YARGER 5854" found at the southwest corner of Lot 1 in Block 1 of the Extreme Exteriors Addition, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet D, Slide 665 (P.R.P.C.T.), same being the most westerly northwest corner of the remainder of said 52.283-acre tract;

THENCE South 71°54'10" East, departing the east line of said Willow Park Village, and along the common southwesterly line of said Block 1 and the northeasterly line of the remainder of said 52.283-acre tract, a distance of 300.02 feet to a 1/2-inch iron rod found at the southeast corner of said Block 1, same being an interior corner of the remainder of said 52.283-acre tract;

THENCE South 01°30'59" West, departing the last stated common line, over and across the remainder of said 52.283-acre tract, a distance of 571.74 feet to a 1/2-inch iron rod with cap stamped "J&M BOUNDARY" found for corner;

THENCE North 89°36'16" East, a distance of 562.48 feet to a 1/2-inch iron rod with cap stamped "J&M BOUNDARY" found at the intersection with the common east line of the remainder of said 52.283-acre tract and the west line of said 36.509-acre tract;

THENCE South 00°23'44" East, along the last stated common line, a distance of 759.22 feet to the POINT OF BEGINNING, and containing 19.167 acres of land, more or less.

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT TH WILLOW PARK, LLC acting herein by and through its duly authorized agents, does hereby certify and adopt this plat designating the herein described property as COUNTRY HOLLOW, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the public right-of-way, easements, and encumbrances shown hereon.

TH WILLOW PARK, LLC, HEREIN CERTIFIES THE FOLLOWING:

- 1. The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
2. The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
3. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
4. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the city's use thereof.
6. The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
7. The City and public utilities shall at all times have the right of ingress and egress to or from their respective easements for the purpose of 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.
8. Any modification of this document shall be by means of plat and shall be approved by the City.

TH WILLOW PARK, LLC

BY: \_\_\_\_\_
AUTHORIZED REPRESENTATIVE

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed and the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public

My commission expires on \_\_\_\_\_.

PLAT NOTES:

- 1. The purpose of this Final Plat is to create 98 single-family residential lots and 3 common lots.
2. All Lot corners, angle points, PC's and PT's are marked with a 3/4 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
3. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) Epoch 2010) as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000152216 to scale from grid to surface.
4. Common Areas of Lot 32/Block A, Lot 32/Block B, and Lot 1/Block E, shall be maintained by the established Home Owner's Association (HOA).
5. This property lies within ZONE "X" (UNSHADED), as depicted by scaled map location and graphical plotting of FEMA Flood Insurance Rate Map, Community Panel No. 48367C0450E, Map Revision Date September 26, 2008 and Community Panel No. 48367C0425F, Map Revision Date April 5, 2019. ZONE "X" (UNSHADED) - Other Areas is defined as areas determined to be outside the 0.2% annual chance floodplain.

SURVEYOR'S CERTIFICATE

I, Marvin King, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direct supervision was prepared in accordance with the Platting Rules and Regulations of the City of Willow Park, Texas.

PRELIMINARY, THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. TBPELS RULE §138.33 (e)

Marvin King, R.P.L.S.
Texas Registration Number 5581

THIS DOCUMENT WAS RELEASED ON FEBRUARY 15, 2023 FOR REVIEW PURPOSES ONLY. BY MARVIN KING, RPLS NO. 5581. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE §138.33 (e).

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Marvin King, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public

My commission expires on April 4, 2026.

APPROVED BY THE CITY OF WILLOW PARK
APPROVED BY CITY COUNCIL CITY OF WILLOW PARK
SIGNED: MAYOR DATE
ATTEST: CITY SECRETARY DATE

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-32 for Block A.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-32 for Block B.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-18 for Block C.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-18 for Block D.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Row 1 for Block E.



SURVEYOR
teague nall and perkins
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
TBPELS FIRM 10011601

OWNER
TH WILLOW PARK, LLC
3333 Welborn St., Ste. 350
Dallas, Texas 75219
PH: 405-245-6968

DEVELOPER
RED RIVER DEVELOPMENT 2020, LLC
3333 Welborn St., Ste. 350
Dallas, Texas 75219
PH: 405-245-6968

FINAL PLAT
COUNTRY HOLLOW
BEING 19.167 ACRES OF LAND
SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046
City of Willow Park, Parker County, Texas
FEBRUARY 2023
SHEET 2 OF 2





## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b>  August 18, 2023	<b>Department:</b>  Planning & Development	<b>Presented By:</b>  Toni Fisher
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**AGENDA ITEM:**

**Discussion & Action: Final Plat for Lots 1-4, Block 1, Broadway Business Park Addition, being 8.046 acre tract in the McKinney & Williams Survey, Abstract No. 954, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.**

**BACKGROUND:**

Applicant and surveyor, James Stevens, along with the property owner, RBRS Ventures, LLC, present the Final Plat of 8.046 acres, located north of East Bankhead Highway, in the McKinney & Williams Survey, Abstract No. 954, from one parcel into Lots 1 through 4. 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*).

The plat states that all lots will have private sewer and water; the 50’ Road Easement allows all lots access to East Bankhead Highway, a public street.

The Final Plat has been reviewed and approved by City Staff.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

City Staff recommends acceptance of Final Plat as presented.

**EXHIBITS:**

- Plat Application
- Final Plat – Lots 1-4, Broadway Business Park Addition

**RECOMMENDED MOTION:**

**Motion to approve the Final Plat for Lots 1-4, Block 1, Broadway Business Park Addition, as presented.**



**City of Willow Park**  
**Planning & Development Department**  
120 El Chico Trail, Ste A  
Willow Park, Texas 76087  
Phone: (817) 441-7108  
willowpark.org

Item 4.

**PLAT APPLICATION**

**SUBMITTAL DATE:** 08-9-23

- TYPE OF PLAT:**
- Preliminary Plat
  - Final Plat
  - Replat

**PROPERTY INFORMATION:**

**Project Name:** Broadway Business Park

**Legal Description:** Lot: 1-4 Block: 1

**Name of Addition(s):** Broadway Business Park **Phase:** \_\_\_\_\_

**Project Address/Location:** 6601-6604 Broadway Blvd

**Existing Number of Lots:** 1 **Proposed Number of Lots:** 4 **Gross Acreage:** 8.046

**Current Zoning:** N/A (ETJ) **# of Street Intersections:** N/A

**PURPOSE for Plating, Replating, Amending, or Vacating:** \_\_\_\_\_  
 \_\_\_\_\_  
 Currently unplatted land; 4 lots for business  
 \_\_\_\_\_  
 50' Easement to be known as "Broadway Blvd" in review with Parker Co  
 \_\_\_\_\_  
 \_\_\_\_\_


**1. APPLICANT:**

**Name(s):** James Stevens

**Business Name (if applicable):** Texas Surveying, Inc.

**Mailing Address:** 104 S Walnut St **City:** Weatherford **St:** TX **Zip:** 76086

**Phone Number:** 817-594-0400 **Email Address:** james@txsurveying.com

\*\*\*Signature of Applicant (Required): \_\_\_\_\_ 

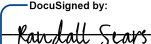
**2. PROPERTY OWNER OF RECORD:**

**Name(s):** Randall Sears (Manager)

**Business Name (if applicable):** RBRs Ventures LLC

**Mailing Address:** 2020 S Cherry Ln **City:** Fort Worth **St:** TX **Zip:** 76108

**Phone Number:** 817-991-5129 **Email Address:** randall.sears@gmail.com

\*\*\*Signature of Owner of Record (Required): \_\_\_\_\_ 

3. **SURVEYOR:**

Name(s): James Stevens  
Business Name (if applicable): Texas Surveying, Inc.  
Mailing Address: 104 S Walnut St City: Weatherford St: TX Zip: 76086  
Phone Number: 817-594-0400 Email Address: james@txsurveying.com

4. **ENGINEER:**

Name(s): Jordan Bishop  
Business Name (if applicable): Jordan Engineering LLC  
Mailing Address: PO Box 1325 City: Aledo St: TX Zip: 76008  
Phone Number: 817-319-9931 Email Address: jbishop@jordanengineer.com

**PRINCIPAL CONTACT:** Owner:      Applicant:  Surveyor:      Engineer:     

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

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

Electric Provider: TXU  
Water Provider: water wells  
Wastewater Provider: private OSSF  
Gas Provider (if applicable):     

**APPLICATION FEES**

(as per "Development Services Fee" schedule)

     Preliminary Plat: \$300.00 + \$15 PER LOT

\$400 Final Plat or Replat (Minor, Amended, Abandoned): \$300.00 + \$25 PER LOT

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

**Submittal Instructions:**

- Email completed and executed **Plat Application, Plat Drawing**, and any/all supporting documentation necessary per **City of Willow Park Plat Submittal Checklist** (may be found on website) to the Planning & Development Department at [permits@willowpark.org](mailto:permits@willowpark.org).
- You may pay the **Application Fee**, via check or credit card\*: 1) in person/courier or US Mail to City of Willow Park, 120 El Chico Trail, Ste A, Willow Park, TX 76087; or, 2) by phone via credit card\* at 817-441-7108 x103. (\*credit card convenience fees apply)



**City of Willow Park**  
**Planning & Development Department**  
 120 El Chico Trail, Ste A  
 Willow Park, Texas 76087  
 Phone: (817) 441-7108  
 willowpark.org

**PLAT APPLICATION CHECKLIST**

*City of Willow Park Code of Ordinances – Chapter 10.02*



**REQUIRED DOCUMENTS ON ALL PLATS:**

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

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

- Completed & executed Plat Application
- Preliminary Plat Drawing including items in “Required Documents on All Plats” and:
  - Preliminary Drainage Plan or Contours to show Topography (2’ contours are preferred)
  - Concept Construction Plan
  - Location & dimensions of existing structures
  - Zoning Classification of all properties shown on the Plat
  - Dimensions of all proposed or existing lots
  - Location of 100-year Flood Limits, where applicable
  - If commercial development is planned, provide all Civil Engineering Plans for proposed property, if available
- Payment of Application Fee as per “Development Services Fee” schedule

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

- Completed & executed Plat Application
- Final Plat Drawing including “Preliminary Plat” items, those in “Required Documents on All Plats”, and:
  - Drainage Plan
  - Plans for all water and sewer lines
  - Plans for fire hydrants
  - Plans for all proposed streets and sidewalks
  - A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the Final Plat
  - A written and notarized statement that all property taxes and assessments have been paid for past years and up to current date. This statement shall be signed by the owner(s).
  - A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements, and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property (if applicable).
- Payment of Application Fee as per “Development Services Fee” schedule
- **Upon Approval of Final Plat by the City:**
  - Parker County 911 addressing will be done by the City’s Fire Marshal
  - For Plats within Commercial zoning, the filing of the Final Plat may be delayed until infrastructure is complete to allow for adjustments in utility easements and surface improvements. If this is the case, the City will need to do a secondary review for approval of the Final Plat with changes. Upon its secondary approval, the Final Plat will advance to filing status.

- **Filing with Parker County Clerk:**
  - Delivery to Willow Park City Hall:
    - (1) 18"x24" mylar
      - Executed by Property Owner
      - Prepared for execution by Willow Park's Mayor & City Secretary
    - Current printed Parker County Tax Certificate showing all taxes paid to current-to-date
  - Payment to City of Willow Park for administrative and Parker County Filing & Recording Fees
  - City will send an electronic copy of stamped and filed Final Plat to Applicant
  
- **REQUIRED DOCUMENTS FOR A REPLAT** (amending a Final Plat/Replat already filed with Parker County) (via email submittal in .pdf format):
  - Completed & executed Plat Application
  - Most recent filed Final Plat or Replat of subject property, for comparison purposes
  - Re/Plat drawing, including items in "Required Documents on All Plats", those in "Final Plat" items, and:
    - Drainage Plan or Contours to show Topography (2' contours are preferred)
    - Written metes & bounds description
    - Dimensions of all proposed or existing lots
    - Areas in acres for each lot
    - Any existing structures and setback lines
  - Affidavit from Lienholder (or original signature on mylar) granting permission for Replat, if applicable
  - Payment of Application Fee as per "Development Services Fee" schedule
  
  - **Upon Approval of Replat** (via delivery to City Hall):
    - Delivery to Willow Park City Hall:
      - (1) 18"x24" mylar
        - Executed by Property Owner
        - Prepared for execution by Willow Park's Mayor & City Secretary
      - Current printed Parker County Tax Certificate showing all taxes paid current-to-date
    - Payment to City of Willow Park for administrative and Parker County Filing & Recording Fees
    - City will send an electronic copy of stamped and filed Final Plat to Applicant

State of Texas  
County of Parker

Whereas RBRS Ventures, LLC being the sole owner of a 8.046 acre tract situated in the MCKINNEY & WILLIAMS SURVEY, ABSTRACT No. 954, and the JOHN H. PHELPS SURVEY, ABSTRACT No. 1046, Parker County, Texas, and being all of that certain called 8.046 acre tract conveyed to RBRS Ventures, LLC described in Clerk's File No. 202233925, Real Property Records, of Parker County, Texas, (R.P.R.P.C.T.), and being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect NAD. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid):

**BEGINNING** at a set 1/2" capped iron rod (stamped "Texas Surveying, Inc.") in the west line of Lot 5, Block 1, L.B. Industrial Addition, according to the plat recorded in Cabinet C, Slide 72, Plat Records, Parker County, Texas (P.R.P.C.T.), same being the southeast corner of said 8.046 acre tract, for the southeast and beginning corner of the herein described tract; whence a found 5/8" capped iron rod bears N 00°18'28" E, 175.24 feet and the northwest corner of said Lot 5, Block 1, L.B. Industrial Addition bears N 00°18'28" E, 113.05 feet:

THENCE over and across that certain 9901 Bankhead Park, LLC tract described in Clerk's File No. 202233894, R.P.R.P.C.T. and along the south line of said 8.046 acre tract the herein described tract:

N 62°32'00" W, 106.99 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;  
N 90°00'00" W, 263.98 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;  
S 15°22'52" W, 212.42 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;  
N 90°00'00" W, 178.23 feet, to a 1/2" capped iron rod found in the west line of said 8.046 acre tract, being the east line of that certain called 36.509 acre tract described in instrument to Magellan Pipeline Terminals, recorded in Volume 2563, Page 1768, R.P.R.P.C.T., for the southwest corner of said 8.046 acre tract and the herein described tract:

THENCE N 00°51'46" E, 395.92 feet, with the west line of said Tract 1, the east line of said 36.509 acre tract, to a 1/2" iron rod found for the southwest corner of that certain called 5.001 acre tract described in instrument to Ingram Enterprises, recorded in Volume 2512, Page 1228, R.P.R.P.C.T., being the westerly northwest corner of said Tract 1 and the herein described tract:

THENCE S 89°07'13" E, 319.37 feet, with the westerly north line of said 8.046 acre tract and the southerly line of said 5.001 acre tract, to a 1/2" capped iron rod found for the southeast corner of said 5.001 acre tract, being an interior corner of said 8.046 acre tract and the herein described tract:

THENCE N 01°06'14" E, 659.54 feet, with the northerly west line of said 8.046 acre tract and the easterly line of said 5.001 acre tract, to a MagNail set in concrete, for the northeast corner of said 5.001 acre tract, being the southerly southeast corner of that certain called 1246 acre tract described in instrument to Liberty Fluid Power, recorded under Clerk's File Number 20191341, R.P.R.P.C.T., and being an angle point in the northerly west line of said 8.046 acre tract and the herein described tract:

THENCE N 00°33'13" W, 87.23 feet, with the most northerly west line of said 8.046 acre tract and the easterly line of said 1246 acre tract, to a 1/2" capped iron rod found for the northwest corner of said 8.046 acre tract and the herein described tract:

THENCE S 82°45'36" E, with the most northerly line of said 8.046 acre tract, at 11.54 feet pass a 1/2" iron rod found for the southwest corner of that certain called 3.478 acre tract described in instrument to Tension Ventures, recorded under Clerk's File Number 201815383, R.P.R.P.C.T., continuing with the most northerly line of said 8.046 acre tract a total distance of 50.50 feet to a 1/2" iron rod found for an angle point in said line:

THENCE S 89°46'15" E, 210.64 feet, with the most northerly line of said 8.046 acre tract to a 3/8" iron rod found in the west line of Lot 1 of said Block 1, L.B. Industrial Addition, for the southeast corner of said 3.478 acre tract, being the northeast corner of said 8.046 acre tract and the herein described tract:

THENCE S 00°13'19" W, 603.25 feet, with the east line of said 8.046 acre tract, to a 3/8" iron rod found in the west line of Lot 3, of said Block 1, L.B. Industrial Addition, being an angle point in the east line of said 8.046 acre tract and the herein described tract:

THENCE S 00°33'07" W, 18.79 feet, continuing with the west line of said Lot 3, to a 3/8" iron rod found, and being an angle point in the east line of said 8.046 acre tract and the herein described tract:

THENCE S 00°18'28" W, 352.92 feet, with the east line of said 8.046 acre tract, to the **POINT OF BEGINNING**, and containing 8.046 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
AN05395-RP2  
Field Date: May 12, 2023  
Preparation Date: August 9, 2023

Surveyor's Notes:

- 1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).
- 3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 4) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 5) All corners are found 5/8" iron rods unless otherwise noted.
- 6) C.I.R.S. = Set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc."
- 7) At the time of this survey, this property appears to be located in the following special flood zone hazard area:  
**Other Areas, Zone "X"** - Areas determined to be outside the 0.2% annual chance floodplain, according to the F.I.R.M. Community Panel 48367C0450E, dated September 26, 2008; for up to date flood hazard information visit the official F.E.M.A. website at FEMA.gov.

City of Willow Park Notes:

- 8) All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
- 9) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- 10) Water to be provided by private water wells and sanitary sewer services to be provided by private on-site septic facilities.

LIENHOLDER ACKNOWLEDGEMENT:

The Lienholder hereby consents to the plat of Lots 1-4, Block 1, Broadway Business Park, as shown hereon.

By: \_\_\_\_\_  
Ciera Bank

Name & Title of Authorized Representative \_\_\_\_\_

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

State of Texas

County of \_\_\_\_\_

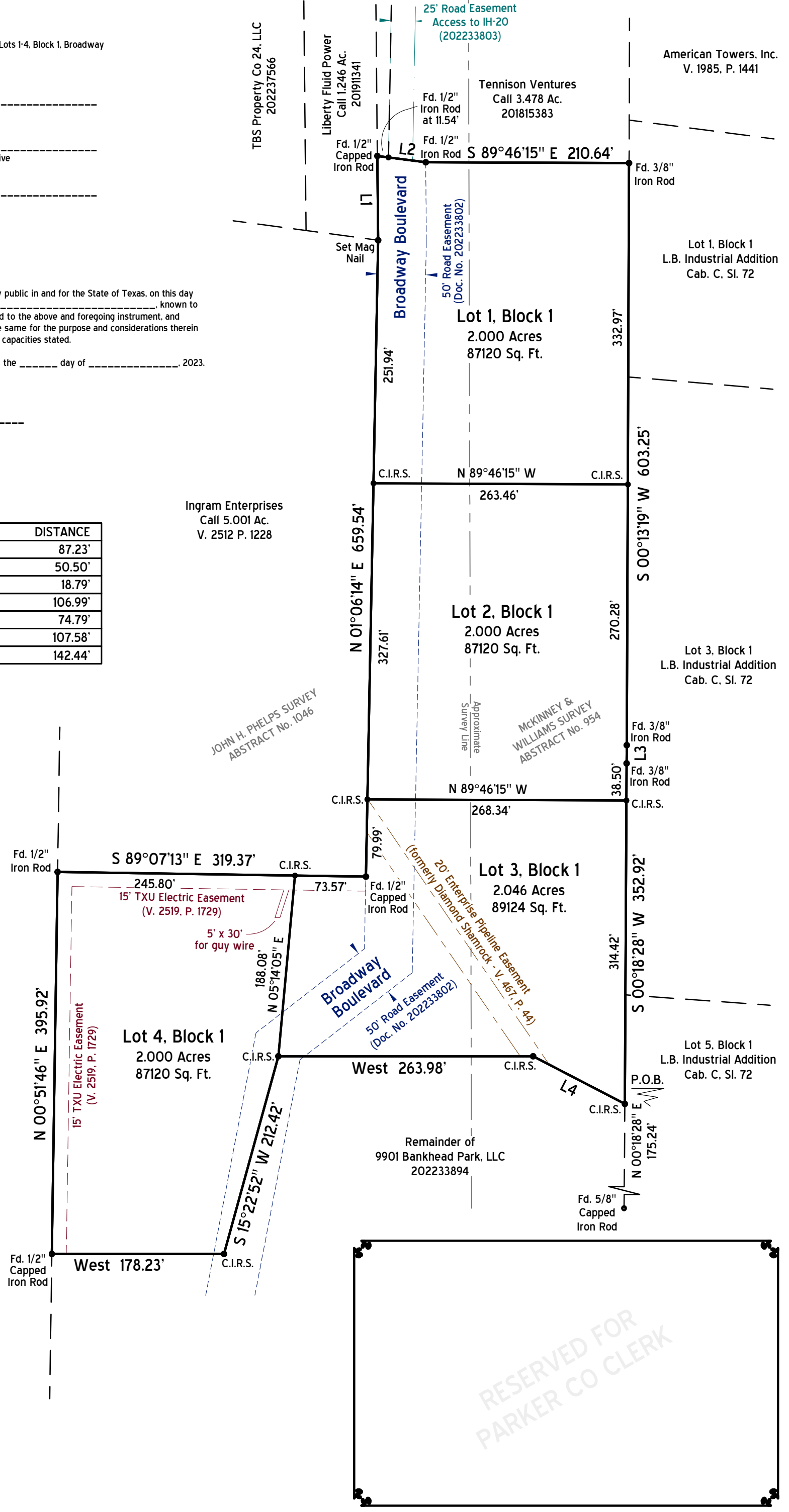
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

LINE	BEARING	DISTANCE
L1	N 00°33'13" W	87.23'
L2	S 82°45'36" E	50.50'
L3	S 00°33'07" W	18.79'
L4	N 62°32'00" W	106.99'
L5	S 01°11'24" W	74.79'
L6	S 52°11'53" W	107.58'
L7	N 05°14'05" E	142.44'

Ingram Enterprises  
Call 5.001 Ac.  
V. 2512 P. 1228



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That RBRS Ventures, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **Lots 1-4, Block 1, Broadway Business Park**, an addition to the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. RBRS Ventures, LLC does herein certify the following: 1. The streets and alleys are dedicated for street and alley purposes. 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. 4. No building, 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 of Willow Park. 5. The City of Willow Park, is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. 6. 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 public utilities being subordinate to the public's and The City of Willow Park's use thereof. 7. The City of Willow Park, and public utilities shall have the right to remove and keep removed all or parts 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 in the easements. 8. The City of Willow Park, and public utilities shall at all times have the full 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 without the necessity at any time permission from anyone. 9. All modifications to this document shall be by means of plat and approved by The City of Willow Park.

Witness my hand at \_\_\_\_\_ County, Texas.  
This the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

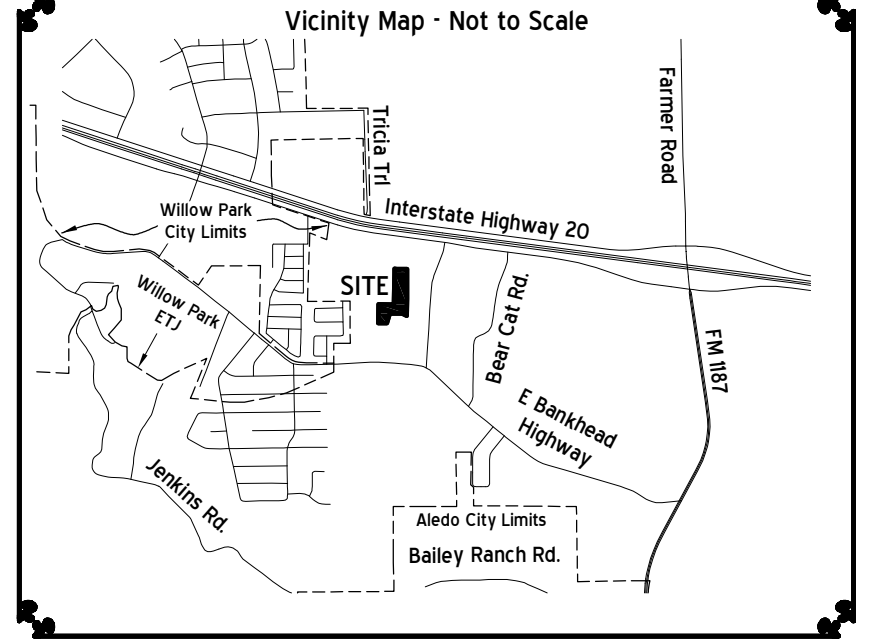
RBRS Ventures, LLC - Randall Sears (Manager) \_\_\_\_\_ Date \_\_\_\_\_

State of Texas  
County of \_\_\_\_\_

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

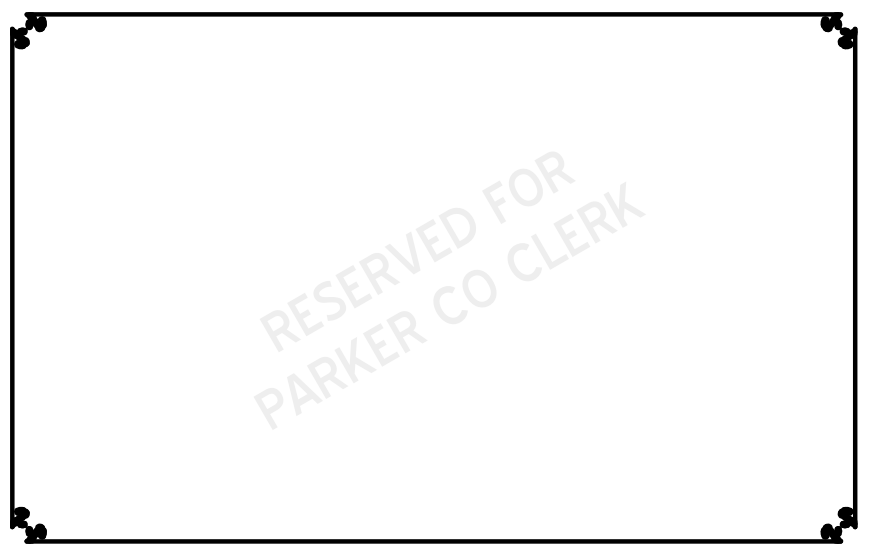
given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas



CITY OF WILLOW PARK, TEXAS  
CITY COUNCIL  
NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.  
PLAT APPROVED  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ CITY MAYOR  
ATTEST: \_\_\_\_\_ CITY SECRETARY

Surveyor:  
Zachariah R. Savory, R.P.L.S.  
208 S. Front Street  
Aledo, Texas 76008  
817-441-5263  
aledo@txsurveying.com  
Owner:  
RBRS Ventures, LLC  
ATTN: Vicki Sears  
2020 S. Cherry Ln  
Fort Worth, TX 76108  
817-991-5129  
1" = 100'  
0 100 200 300



Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_

Final Plat  
Lots 1-4, Block 1  
**Broadway Business Park**  
an addition to the Extraterritorial Jurisdiction  
of the City of Willow Park, Parker County, Texas  
Being a 8.046 acre tract situated in the MCKINNEY & WILLIAMS SURVEY,  
ABSTRACT No. 954, and the JOHN H. PHELPS SURVEY,  
ABSTRACT No. 1046, Parker County, Texas  
August 2023  
**TEXAS SURVEYING** INC.  
ALEDO BRANCH - 817-441-5263  
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM



# PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> August 15, 2023	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher
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**AGENDA ITEM:**

**Discussion & Action: Replat of 4900 East IH-20 Service Road South, Lot 3R, Block 1, Porter Addition, City of Willow Park, Parker County, Texas.**

**BACKGROUND:**

This is a Replat for 4900 East IH 20 Service Road South, Lot 3R, Block 1 of the Porter Addition. The property is zoned “Commercial/IH-20 Overlay District” with a Special Use Permit.

This replat abandons a Texas Department of Transportation right-of-way at the north of the property.

Staff has reviewed the Replat. All Corrections were addressed except for three minor ones that are outstanding at the time of this report, which are attached.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Replat with addressing of the remaining three Correction items.

**EXHIBITS:**

- Plat Application
- Replat
- Staff Corrections
- TXDOT Notification
- TXDOT Approval of Release
- Recorded Plat: Porter Addition

**RECOMMENDED MOTION:**

**Approval of the Replat of Lot 3R, Block 1 of the Porter Addition, with conditions, as presented.**





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

**PLAT APPLICATION**

**SUBMITTAL DATE:** 07-19-23

**TYPE OF PLAT:**

- Preliminary Plat
- Final Plat
- Replat
- Minor Replat
- Amended Plat
- Vacating Plat

**PROPERTY INFORMATION:**

**Project Name:** Tommy's Boats

**Legal Description:** **Lot:** 3R **Block:** 1

**Name of Subdivision(s):** Porter Addition **Phase:** \_\_\_\_\_

**Project Address/Location:** 4900 E. Interstate 20 Service Road South

**Existing Number of Lots:** 1 **Proposed Number of Lots:** 1 **Gross Acreage:** 3.47 Acres

**Current Zoning:** C with a SUP **# of Street Intersections:** \_\_\_\_\_

**PURPOSE for Platting, Replatting, Amending, or Vacating:** \_\_\_\_\_  
Amend Plat to include surplus ROW released by Willow Park & TxDOT  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**1. APPLICANT:**

**Name(s):** Tommy's Holding Company, LLC (Mark Wells)

**Business Name (if applicable):** \_\_\_\_\_

**Mailing Address:** 140 Monroe Center St. NW, #820 **City:** Grand Rapids **St:** MI **Zip:** 49503

**Phone Number:** 616-540-0447 **Email Address:** mark@simplifiedinvestments.com

\*\*\*Signature of Applicant (Required): *Mark Wells*

**2. PROPERTY OWNER OF RECORD:**

**Name(s):** Store Master Funding XVIII, LLC (Kellie DiMaria)

**Business Name (if applicable):** \_\_\_\_\_

**Mailing Address:** 8377 E. Hartford Drive **City:** Scottsdale **St:** AZ **Zip:** 85255

**Phone Number:** 480-256-1134 **Email Address:** kdimaria@storecapital.com

\*\*\*Signature of Owner of Record (Required): *Kellie DiMaria*

3. **SURVEYOR:**

Name(s): Charles Stark  
Business Name (if applicable): Barron-Stark Engineers  
Mailing Address: 6221 Southwest Blvd. City: Fort Worth St: TX Zip: 76132  
Phone Number: 817-296-9550 Email Address: chucks@barronstark.com

4. **ENGINEER:**

Name(s): Same as Surveyor  
Business Name (if applicable):  
Mailing Address: City: St: Zip:  
Phone Number: Email Address:

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

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

Electric Provider: Oncor  
Water Provider: Willow Park  
Wastewater Provider: Willow Park  
Gas Provider (if applicable): One Gas

**APPLICATION FEES**

(as per "Development Services Fee" schedule)

Preliminary Plat: \$300.00 + \$15 PER LOT

Final, Replat, Minor, Amended, Abandoned Plat: \$300.00 + \$25 PER LOT \$325.00

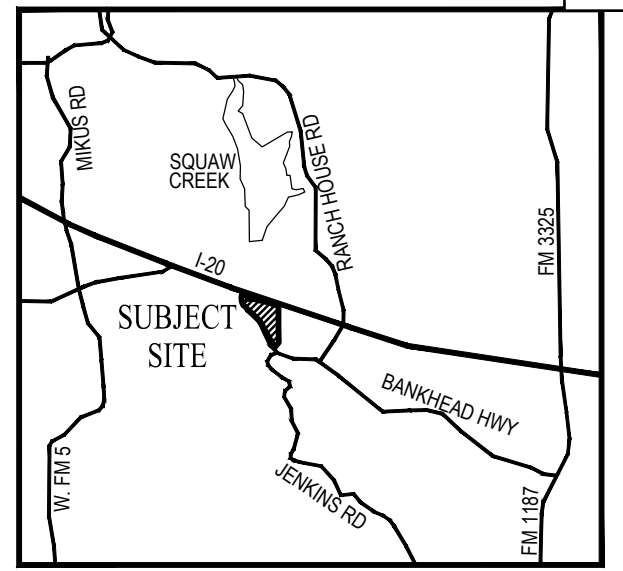
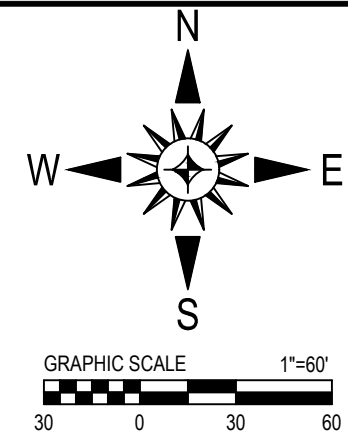
**Additional fees (if applicable):** Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the Applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property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

**Submittal Instructions:**

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

NOTES:

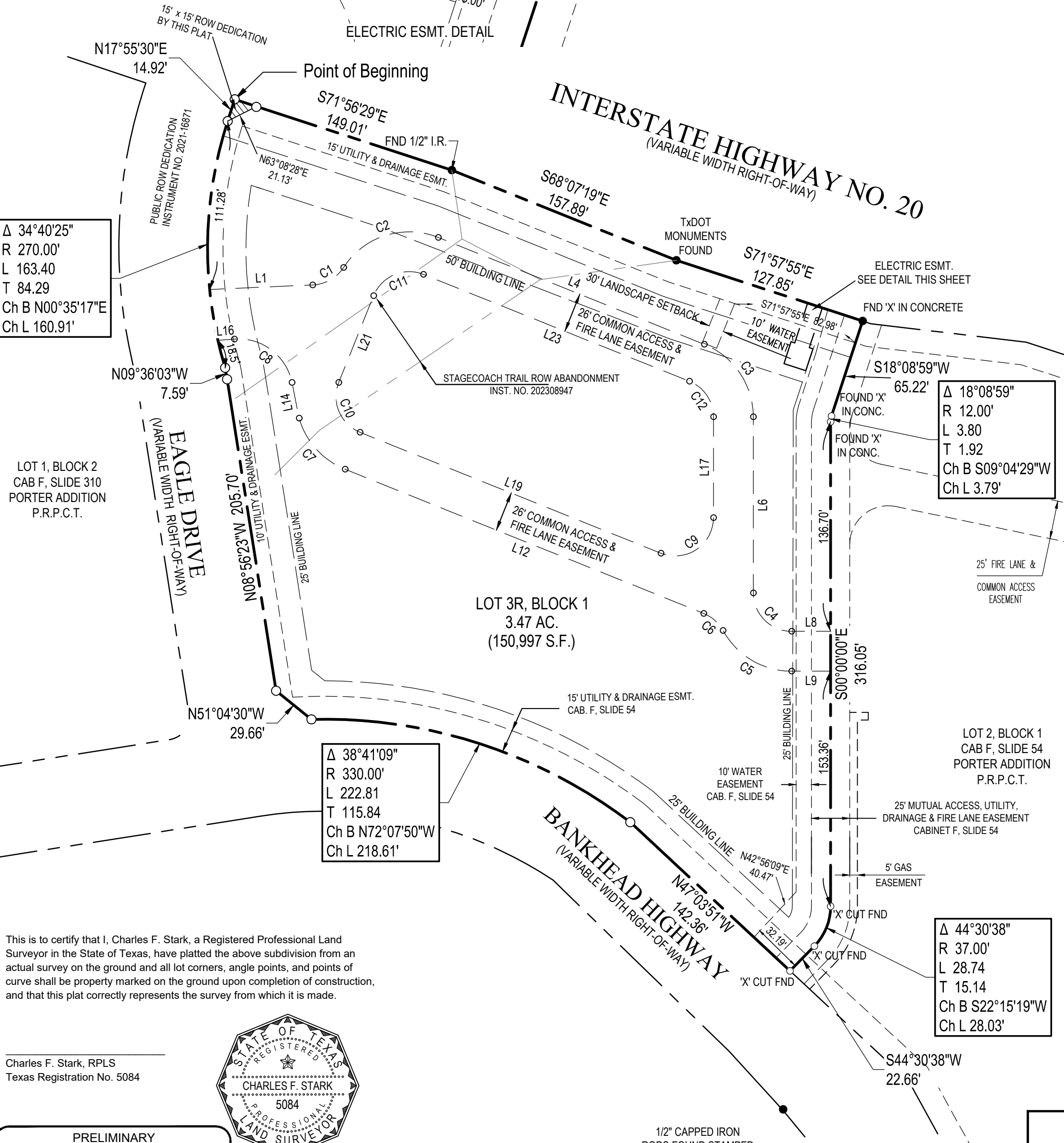
- Bearings and coordinates shown herein are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
- Any reference to the 100 Year Flood Plain or Flood Hazard Zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to Flood Insurance Rate Map for Parker County, Texas, dated April 05, 2019 Map No. 48367C0425F, the Property described herein lies in Zone X, and does not appear to lie within a special flood hazard area.



VICINITY MAP  
NOT TO SCALE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.02	25.00	55°03'13"	N60° 28' 25"E	23.11
C2	70.26	51.00	78°55'53"	N72° 24' 45"E	64.83
C3	60.64	51.00	68°07'19"	S34° 03' 39"E	57.13
C4	39.27	25.00	90°00'00"	S45° 00' 00"E	35.36
C5	54.55	51.00	61°17'15"	N59° 21' 22"W	51.99
C6	17.19	25.00	39°24'03"	N48° 24' 46"W	16.86
C7	46.48	51.00	52°13'05"	N42° 00' 15"W	44.89
C8	51.47	35.50	83°03'54"	N52° 56' 10"W	47.08
C9	48.82	25.00	111°53'13"	S55° 56' 36"W	41.42
C10	39.28	25.00	90°01'37"	N23° 05' 59"W	35.36
C11	39.27	25.00	90°00'00"	N66° 52' 41"E	35.36
C12	29.72	25.00	68°07'19"	S34° 03' 39"E	28.00

LINE No.	LENGTH	BEARING
L1	67.34	N87°26'23"E
L4	187.07	S68°07'19"E
L6	114.90	S00°00'00"E
L8	25.44	N90°00'00"E
L9	25.44	N90°00'00"W
L12	252.17	N68°06'47"W
L14	23.70	N11°24'13"W
L16	10.79	S85°31'53"W
L17	65.76	S00°00'00"E
L19	211.57	N68°06'47"W
L21	60.97	N21°52'41"E
L23	187.07	S68°07'19"E



OWNER DEDICATION  
STATE OF TEXAS  
COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Store Master Funding, XVIII, LLC, are the Owners of the herein described property and do hereby dedicate the same to be known as Lot 3R, Block 1, Porter Addition:

BEING A 3.47 ACRE TRACT OF LAND SITUATED IN THE J.M. FROMAN SURVEY, ABSTRACT NO. 471, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND INCLUDING ALL OF LOT 3, BLOCK 1, PORTER ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK AS RECORDED IN CABINET F, SLIDE 464, PLAT RECORDS PARKER COUNTY, TEXAS (TRACT A OF INSTRUMENT NO. 2023-09281); A 0.36 ACRE TRACT OF LAND CONVEYED TO STORE MASTER FUNDING XVIII, LLC AS RECORDED IN INSTRUMENT NO. 2023-09281 (TRACT B); AND A 0.11 ACRE TRACT OF LAND CONVEYED TO STORE MASTER FUNDING XVIII, LLC AS RECORDED IN INSTRUMENT NO. 2023-09281, DEED RECORDS PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOW.

BEGINNING AT A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK" FOR THE MOST NORTHERLY NORTHWEST CORNER OF LOT 3, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHERLY LINE OF INTERSTATE HIGHWAY NUMBER 20 WITH THE EASTERLY LINE OF EAGLE DRIVE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF INTERSTATE HIGHWAY NUMBER 20:

SOUTH 71°56'29" EAST A DISTANCE OF 149.01 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 68°07'19" EAST A DISTANCE OF 157.89 FEET TO A TEXAS HIGHWAY DEPARTMENT CONCRETE MONUMENT FOUND;

SOUTH 71°57'55" EAST A DISTANCE OF 127.85 FEET TO A FOUND "X" CUT IN CONCRETE FOR THE NORTHEAST CORNER OF LOT 3;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF LOT 3:

SOUTH 18°08'59" WEST A DISTANCE OF 65.22 FEET TO AN "X" FOUND IN CONCRETE AT THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 12.00 FEET, AND A CHORD WHICH BEARS 3.79 FEET, SOUTH 09°04'29" WEST;

SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 3.80 FEET TO AN "X" FOUND IN CONCRETE AT THE END OF SAID CURVE;

SOUTH A DISTANCE OF 316.05 FEET TO AN "X" CUT FOUND IN CONCRETE AT THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 37.00 FEET, AND A LONG CHORD WHICH BEARS 28.03 FEET, SOUTH 22°15'19" WEST;

SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 28.74 FEET TO AN "X" CUT FOUND AT THE END OF SAID CURVE;

SOUTH 44°30'38" WEST A DISTANCE OF 22.66 FEET TO AN "X" CUT FOUND IN CONCRETE IN THE NORTH LINE OF BANKHEAD HIGHWAY, FOR THE MOST SOUTHERLY CORNER OF LOT 3;

THENCE NORTH 47°03'51" WEST WITH THE BANKHEAD HIGHWAY NORTH LINE A DISTANCE OF 142.36 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK" FOR THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 330.00 FEET, AND A LONG CHORD WHICH BEARS 218.61 FEET, NORTH 72°07'50" WEST;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF BANKHEAD HIGHWAY AN ARC DISTANCE OF 221.81 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK";

THENCE NORTH 51°04'30" WEST A DISTANCE OF 29.66 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK" IN THE EAST LINE OF EAGLE DRIVE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF EAGLE DRIVE:

NORTH 08°56'23" WEST A DISTANCE OF 205.70 FEET ALONG THE WEST LINE OF EAGLE DRIVE TO A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK";

NORTH 09°36'03" WEST A DISTANCE OF 7.59 ALONG THE WEST LINE OF EAGLE DRIVE TO A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK" FOR THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 270.00 FEET, AND A LONG CHORD WHICH BEARS 160.91 FEET, NORTH 00°35'17" EAST;

NORTHERLY ALONG THE EAST LINE OF EAGLE DRIVE AND SAID CURVE AN ARC DISTANCE OF 163.40 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK";

NORTH 17°55'30" EAST A DISTANCE OF 14.92 FEET ALONG THE EAST LINE OF EAGLE DRIVE TO THE POINT OF BEGINNING AND CONTAINING 150,997 SQUARE FEET, 3.47 ACRES OF LAND, MORE OR LESS.

THENCE NORTH 51°04'30" WEST A DISTANCE OF 29.66 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK" IN THE EAST LINE OF EAGLE DRIVE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF EAGLE DRIVE:

NORTH 08°56'23" WEST A DISTANCE OF 205.70 FEET ALONG THE WEST LINE OF EAGLE DRIVE TO A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK";

NORTH 09°36'03" WEST A DISTANCE OF 7.59 ALONG THE WEST LINE OF EAGLE DRIVE TO A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK" FOR THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 270.00 FEET, AND A LONG CHORD WHICH BEARS 160.91 FEET, NORTH 00°35'17" EAST;

NORTHERLY ALONG THE EAST LINE OF EAGLE DRIVE AND SAID CURVE AN ARC DISTANCE OF 163.40 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK";

NORTH 17°55'30" EAST A DISTANCE OF 14.92 FEET ALONG THE EAST LINE OF EAGLE DRIVE TO THE POINT OF BEGINNING AND CONTAINING 150,997 SQUARE FEET, 3.47 ACRES OF LAND, MORE OR LESS.

- Store Master Funding, XVIII, 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.
  - Water and sanitary sewer service for subject property to be by private individual water wells and OSSF systems.

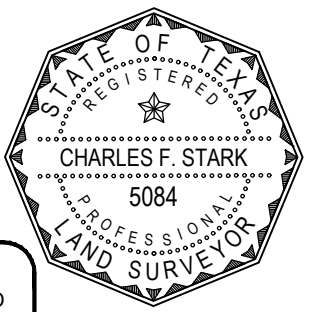
This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Store Master Funding, XVIII, LLC

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be properly 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  
Texas Registration No. 5084



**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084

1/2" CAPPED IRON RODS FOUND STAMPED "TEXAS SURVEYING"

COUNTY CLERK STAMP

STATE OF TEXAS  
COUNTY OF PARKER  
Before Me, the undersigned authority, on this day appeared

known to me to be the person whose name is subscribed to the forgoing instrument.  
Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

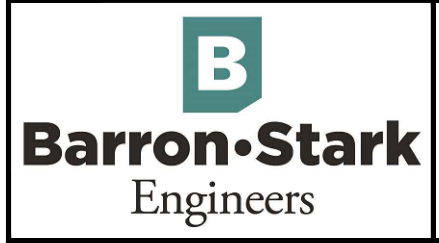
APPROVED BY CITY OF WILLOW PARK

APPROVED BY \_\_\_\_\_

SIGNED: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

Final Plat  
Lot 3R, Block 1  
**PORTER ADDITION**  
Being a Replat of Lot 3, Block 1  
An Addition to the City of Willow Park  
As Recorded in Cabinet F, Slide 464  
Plat Records, Parker County, Texas  
J.M. Froman Survey, Abstract No. 471



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:**  
Store Master Funding, XVIII, LLC  
8377 E. Hartford Dr,  
Scottsdale, AZ 85255

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_



# CORRECTIONS LIST

Project Type: Re-Plat | Project Title: Re-Plat

ID # 23-000270 | Started: 07/19/2023 at 1:42 PM

<p><b>Address</b></p> <p>Tommy's Boats 4900 S E I-20 Service Rd, Willow Park, TX USA 76087</p>	<p><b>Legal</b></p> <p>No legal information</p>	<p><b>Property Info</b></p> <p>No property information</p>
--	---	--

<p><b>Description</b></p> <p>Porter Addition Lot 3R BI 1 Previous Replat Permit #23-000135 Previous Site Development Permit #23-000158</p>
--

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<b>Miscellaneous</b>		Required: 3   Corrected: 10

**Typographical Errors**  
By: Toni Fisher  
08/10/2023 at 6:32 PM

**REQUIRED**

Owner Dedication section:

**Normal**

2nd paragraph, 4th line down:

line beginning with "ACRE TRACT OF LAND CONVEYED TO STORE MASTER **FUNDING** XVIII, LLC..." spelled "FUUNDING"

15th paragraph, "THENCE WESTERNLY ALONG THE NORTHERLY LINE OF BANKHEAD HIGHWAY AN ARC DISTANCE OF **221.81** FEET TO ..." call out on plat says "L **222.81**". Please correct whichever dimension is wrong.

**ENG – Final Plat**  
By: Gretchen Vazquez  
07/21/2023 at 4:58 PM

**CORRECTED**

Provide corner clip at the corner of Eagle Drive and I-20.

**Normal**

**ENG – Final Plat**  
By: Gretchen Vazquez  
07/21/2023 at 4:57 PM

**CORRECTED**

Label the building setback line along Eagle Drive. Delete the 25' building line text along I-20.

**Normal**

**ENG – Final Plat**

By: Gretchen Vazquez  
07/21/2023 at 4:57 PM

REQUIRED

Label the 15' utility and drainage easement along Eagle Drive.

Normal

**ENG – Final Plat**

By: Gretchen Vazquez  
07/21/2023 at 4:56 PM

CORRECTED

Label the width of the water easement at the southeast corner of the site.

Normal

**ENG – Final Plat**

By: Gretchen Vazquez  
07/21/2023 at 4:56 PM

CORRECTED

The previous plat shows an area along the frontage road that is part of the TxDOT right-of-way. Provide documentation showing that this area is no longer TxDOT's.

Normal

**ENG – Final Plat**

By: Gretchen Vazquez  
07/21/2023 at 4:56 PM

CORRECTED

Label the 15' utility easement along Bankhead Highway as a 15' utility and drainage easement. Refer to the Porter Addition plat.

Normal

**ENG – Final Plat**

By: Gretchen Vazquez  
07/21/2023 at 4:55 PM

CORRECTED

Delete "concrete roadway was under construction at the time of survey" text from the plat.

Normal

**ENG – Final Plat**

By: Gretchen Vazquez  
07/21/2023 at 4:55 PM

CORRECTED

Show and label the 26' common access and fire lane easement on the plat.

Normal

**ENG – Final Plat**

By: Gretchen Vazquez  
07/21/2023 at 4:54 PM

REQUIRED

Show and label the 10' utility easement for the proposed fire hydrant on the plat.

Normal

**ENG – Final Plat**

By: Gretchen Vazquez  
07/21/2023 at 4:54 PM

CORRECTED

Show and label the electric transformer easement on the plat.

Normal

---

**ENG – Final Plat**

*By: Gretchen Vazquez  
07/21/2023 at 4:53 PM*

**CORRECTED**

The 15' utility easement along the west property line appears to be variable in width. Verify line work.

**Normal**

---

**911 Address**

*By: Kevin Lockwood  
07/20/2023 at 8:38 AM*

**CORRECTED**

Take the form to the Weatherford post office to complete the address process.

**Normal**

## Chuck Stark

---

**From:** Donna Brackett <Donna.Brackett@txdot.gov>  
**Sent:** Tuesday, July 11, 2023 9:48 AM  
**To:** Mark Wells  
**Cc:** Chuck Stark  
**Subject:** RE: FTW-IH 20 & East Bankhead, Parker Co., Tract 23-01  
**Attachments:** RE: FTW-IH 20 & E. Bankhead Parker Co. Surplus Request Informational Email

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mark and Chuck,

The District Office has advised that the 30' retention will not be necessary since that appears to have already been addressed through the building setback and the landscaping. However, please keep the ROW line uniform as noted in the present site plan. Therefore, you may follow the informational email as noted on the attached, without the 30' retention consideration.

As for the appraisal, please have them address it to me at:

Texas Department of Transportation  
Real Estate Services  
Attn: Donna Brackett  
6230 E. Stassney Lane  
Austin, Texas 78744

There is no need to mail a copy though, please just forward one by email for review. Additionally, please make sure that the appraiser is a certified TxDOT appraiser and that they follow the approved survey once completed for the appraisal report.

Thank you,

Donna Brackett  
TxDOT-ROW-Real Estate Services Section  
Direct (737) 262-2694



***ROW would love to hear from you!***  
***Please [click here](#) to participate in this brief customer service survey***

**From:** Mark Wells <mark@simplifiedinvestments.com>  
**Sent:** Monday, July 3, 2023 9:12 AM  
**To:** Donna Brackett <Donna.Brackett@txdot.gov>  
**Cc:** Chuck Stark (chucks@barronstark.com) <ChuckS@barronstark.com>  
**Subject:** FW: Tommy's Boat in Willow Park - Surplus ROW request Tract 23-01

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning Donna,

Hope you are enjoying some time off!

We were unable to get approval in our city meeting last month but are hoping we can get this approved in July. Can you please help us with this 30' issue?

Thanks,

Mark  
616-540-0447

---

**From:** Chuck Stark  
**Sent:** Monday, June 26, 2023 3:14 PM  
**To:** [Donna.Brackett@txdot.gov](mailto:Donna.Brackett@txdot.gov)  
**Subject:** Tommy's Boat in Willow Park - Surplus ROW request Tract 23-01

Donna:

I have prepared the attached sketch to illustrate why we do not believe the reservation of 30' adjacent to IH 20 is necessary. The green represents the amount of the surplus property we have requested for release. The red line represents where the 30' reservation would fall. The black and white drawing in the background is the site plan for Tommy's Boats to be constructed at this location. The site plan has received preliminary approval from City of Willow Park pending finalization of the surplus property with TxDOT.

1. Retaining the 30' strip essentially voids any benefit from having the full parcel released. The existing ROW is very uniform each side of the surplus property and the release as requested would make it uniform throughout.
2. The subject property is within the City of Willow Park IH-20 overlay district. As a result, the City requires a 30' landscape setback and 50' building setback from the IH20 ROW. Retention of the 30' strip plays havoc with these setbacks as they must mirror whatever the IH-20 ROW is.
3. As currently drawn, the project includes a 30' landscape setback, and a 26' fire lane between the building and the TxDOT ROW. The building is actually setback 65' from the ROW as currently drawn assuming the full surplus ROW release is granted.
4. All existing utilities have been relocated out of the surplus area as part of the roadway connection permit at this location performed in 2021-2022. As part of the final plat for this property, a 15' utility easement will be created adjacent to IH 20 per standard city policy.

We respectfully request retention of a 30' strip at this location not be a requirement. The only reason this irregular piece of ROW exists is a local city roadway crossed IH-20 at this point in the 1950s when ROW for IH-20 was acquired. That local roadway has since been relocated westerly to a point where adequate site distance exists and the



City of Willow Park has released the old public ROW leading to this area from the south. It does not seem logical to retain a portion of this irregularity when the balance of the IH-20 ROW is very uniform throughout this area.

Item 5.



**CHUCK STARK, PE, RPLS**

MANAGING PRINCIPAL

6221 Southwest Blvd, Ste. 100, Fort Worth, TX 76132

o 817.231.8141 | cell 817.296.9550 | [chucks@barronstark.com](mailto:chucks@barronstark.com)

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [barronstark.com](http://barronstark.com)

*This email, and attachments thereto, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination, or other use of, or taking any action in reliance upon this information by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer database.*



## Chuck Stark

---

**From:** Chuck Stark  
**Sent:** Tuesday, July 18, 2023 8:36 AM  
**To:** Chuck Stark  
**Subject:** FW: FTW-IH 20 & E. Bankhead Parker Co. Surplus Request Informational Email  
**Attachments:** image001.png; SURPLUS LEASE OR DISPO SURVEY SPEC SHEET 2023.pdf; Attorney Certification Instructions. Abutting Landowners.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** Donna Brackett <[Donna.Brackett@txdot.gov](mailto:Donna.Brackett@txdot.gov)>  
**Date:** June 19, 2023 at 1:45:15 PM EDT  
**To:** Mark Wells <[mark@simplifiedinvestments.com](mailto:mark@simplifiedinvestments.com)>  
**Cc:** John Martin <[John.Martin@txdot.gov](mailto:John.Martin@txdot.gov)>, Vallorie Jackson <[Vallorie.Jackson@txdot.gov](mailto:Vallorie.Jackson@txdot.gov)>, Richard Walters <[Richard.Walters@txdot.gov](mailto:Richard.Walters@txdot.gov)>  
**Subject:** RE: FTW-IH 20 & E. Bankhead Parker Co. Surplus Request Informational Email

Good afternoon Mark,

Real Estate Services has received approval from the District Office for the above captioned tract to be considered surplus. Please see below the instructions that need to be followed to move the request forward. Additionally, the District Office has advised that there needs to be a 30' wide portion retained adjacent to IH 20. Also, please confirm that your client is the abutting owner to this tract.

First, please engage a surveyor to perform a boundary survey of the area desired to be purchased from TxDOT. The surveyor will need to work closely with Richard Walters from TxDOT's local office to identify the ROW boundaries and properly complete the boundary survey. Have your surveyor reach out directly at (817)370-6592 and [Richard.Walters@txdot.gov](mailto:Richard.Walters@txdot.gov). Also, I have attached a "Surplus Survey Spec Sheet" to assist your surveyor in providing an acceptable deliverable. Once you get a rough estimation of size from your surveyor you can give that information to the appraiser and have the valuation based off of the estimated square footage (SF) until the final survey is complete. This will allow you to have both the survey and the appraisal working simultaneously and will shorten the time required for completion. **You will need to provide the vesting instruments at this time. Additionally, please be aware that once the vesting instruments have been reviewed these requirements can be subject to change.**

Secondly, while the surveyor is getting an estimation of SF, please engage a certified licensed appraiser. The appraiser must be Department certified ([TxDOT List of Department Certified Real Estate Appraisers](#)) or become certified by completing the [Application](#). Please share the below information with the appraiser to assist in the valuation process:

1. TxDOT wants the appraiser to provide an opinion of value for the ROW tract, as a part of the abutting tract, if it is not a stand-alone economic unit.
2. TxDOT is interested in the fee simple value at its highest and best use, without discounts.
3. The appraiser may use TxDOT appraisal forms or their own appraisal template.
4. TxDOT requires a full narrative report that has comparables and a methodology clearly outlining how the opinion of value was determined.

5. All appraisals must meet current USPAP requirements.

This appraisal will assist Real Estate Services in determining fair value for the tract.

Once the appraisal and survey are completed, we will move forward with the disposition by starting the required priority periods. The first priority period is to local government entities with the power of eminent domain (city, county, ISD), and they will have 30 days to exercise their right to purchase the property. Once that period has cleared, the second priority holder will be all abutting landowners, who also have a 30 day right to purchase the property. In the event both priority periods are cleared, the property will be sold to the public through a sealed bid. Please note that if at any point a party other than you purchases the property, TxDOT will have your expenses for the appraisal and survey reimbursed at closing.

Thirdly, after you receive your priority purchase right letter, you will need to engage a licensed attorney to provide certification as to ownership of all land adjoining the surplus tract. The instructions are contained in the attached "Attorney Certification Instructions." This is the last item required before the transaction is placed on the next available Texas Transportation Commission agenda for review and approval.

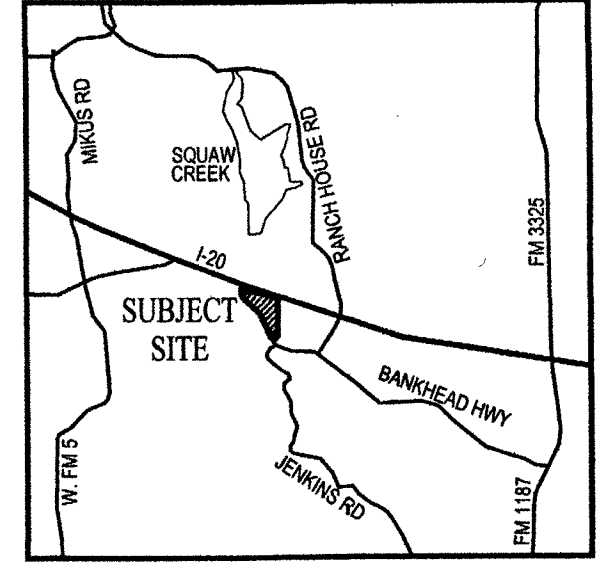
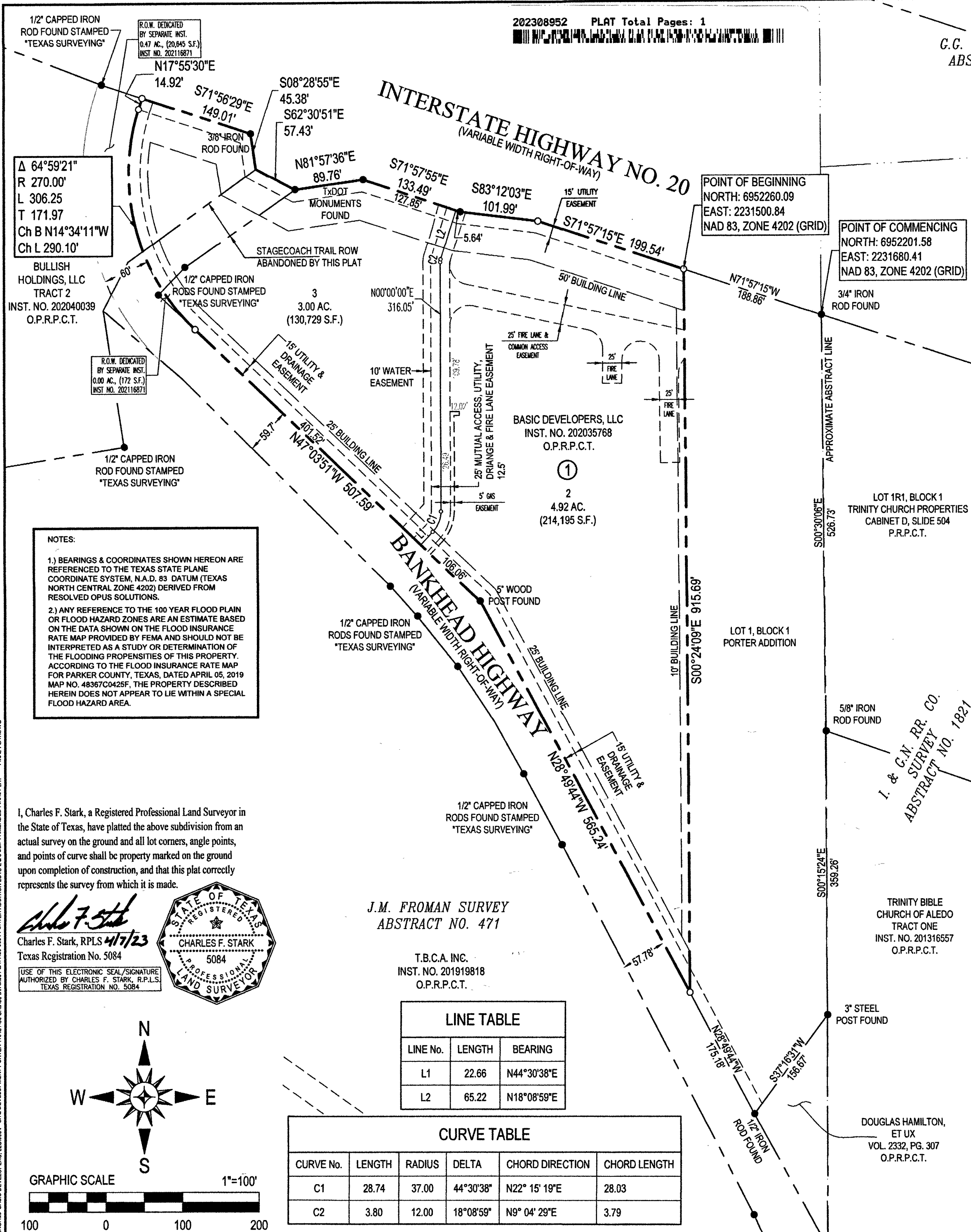
I understand this process has many moving parts, and if at any point you have questions or need assistance, please do not hesitate to contact me.

Thank you,

Donna Brackett  
TxDOT-ROW-Real Estate Services Section  
Direct (737) 262-2694

***ROW would love to hear from you!***

***Please [click here](#) to participate in this brief customer service survey***



**NOTE:**  
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084  
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

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 BEGINNING 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" W, 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 the 10th day of April, 2023.

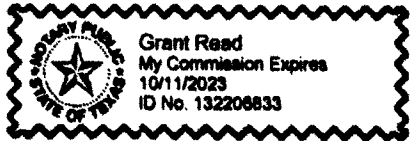
Basic Developers, LLC  
 Rex Ramsey

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 10th day of April, 2023.

*[Signature]*  
 Notary Public in and for the State of Texas



APPROVED BY CITY OF WILLOW PARK

APPROVED BY CITY COUNCIL  
 CITY OF WILLOW PARK

SIGNED: *[Signature]* 4/10/2023  
 MAYOR DATE

ATTEST: *[Signature]* 4/10/2023  
 CITY SECRETARY DATE

COUNTY CLERK STAMP

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
 202308952  
 04/11/2023 04:08 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

Amended 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.

*[Signature]*  
 Charles F. Stark, RPLS 417123  
 Texas Registration No. 5084

STATE OF TEXAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

J.M. FROMAN SURVEY  
 ABSTRACT NO. 471

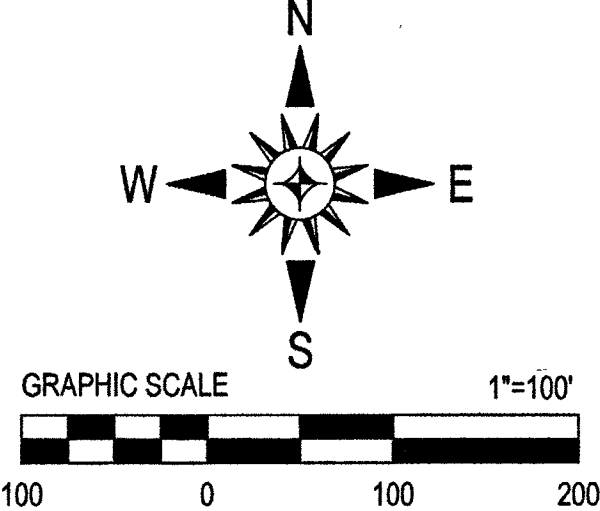
T.B.C.A. INC.  
 INST. NO. 201919818  
 O.P.R.P.C.T.

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 464  
 DATE 4-11-2023

USER: CHUCK STARK  
 PLOTTED ON: 07/20/23 7:29 AM  
 FILE NAME: W:\BARRON STARK SWF\BASIC DEVELOPERS, LLC\9884 - SITE DEVELOPMENT PORTER TRACT\0700 CAD\DWG\PORTER ADDITION LOTS 2,3, BLOCK 1 AMENDED FINAL PLAT