



## BOARD OF ADJUSTMENT MEETING AGENDA

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

Monday, April 07, 2025 at 6:00 PM

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### CALL MEETING TO ORDER

### DETERMINATION OF QUORUM

### APPROVAL OF MINUTES

- 1. Discussion & Action: for Approval of Board of Adjustment Minutes for December 11, 2023.**

### PUBLIC HEARING

- 2. PUBLIC HEARING: TO CONSIDER A REQUEST FOR A VARIANCE TO SEC.14.06.014(B)(4) OF THE ZONING ORDINANCE FOR REDUCTION OF MINIMUM LOT WIDTH REQUIREMENTS IN THE COMMERCIAL/I-20 OVERLAY DISTRICT ON 0.759 ACRES SITUATED IN AND BEING ALL OF LOTS 11 & 28, A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20' ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70 ADJACENT TO SAID LOTS, IN THE ADDITION OF EL CHICO, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.**

### AGENDA ITEMS

- 3. DISCUSSION & ACTION: TO REQUEST FOR A VARIANCE TO SEC.14.06.014(B)(4) OF THE ZONING ORDINANCE FOR REDUCTION OF MINIMUM LOT WIDTH REQUIREMENTS IN THE COMMERCIAL/I-20 OVERLAY DISTRICT ON 0.759 ACRES SITUATED IN AND BEING ALL OF LOTS 11 & 28, A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20' ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70 ADJACENT TO SAID LOTS, IN THE ADDITION OF EL CHICO, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.**

### ADJOURN

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

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall 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/by the following date and time: April 3, 2025 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, Assistant City Manager – Development

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 [tfisher@willowpark.org](mailto:tfisher@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)



## BOARD OF ADJUSTMENT MEETING MINUTES

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

Monday, December 11, 2023 at 6:00 PM

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### CALL MEETING TO ORDER

Chairperson Commissioner Neverdousky called the meeting to order at 6:03 p.m.

### DETERMINATION OF QUORUM

*Staff present: Toni Fisher, Planning & Development Director*

**Quorum was confirmed:**

#### PRESENT

Michael Chandler  
Steven Gould  
Cindi Neverdousky  
Mike Caldwell

#### ABSENT

Mike Barron  
Jason Frank

### APPROVAL OF MINUTES for February 13, 2023 Meeting.

1. Board of Adjustment Meeting Minutes for approval: February 13, 2023

Minutes filed by unanimous approval, as announced by Board Chairperson Neverdousky.

Motion made by Gould, Seconded by Chandler.

Voting Yea: Chandler, Gould, Neverdousky, Caldwell

### ADJOURN

*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.*

Commissioner Neverdousky adjourned the meeting at 6:03 p.m.

**MEETING MINUTES APPROVED:**

<b>BOARD CHAIRPERSON CINDI NEVERDOUSKY</b>	<b>DATE</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: THURSDAY, DECEMBER 7, 2023 on/before 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

\_\_\_\_\_/s/\_\_\_\_\_

Toni Fisher

Planning and Development Director

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# City of Willow Park

## Notice of Public Hearing

The City of Willow Park Board of Adjustment will hold public hearing on the matters listed below:

**PUBLIC HEARING TO CONSIDER A REQUEST FOR A VARIANCE TO SEC.14.06.014(B)(4) OF THE ZONING ORDINANCE FOR REDUCTION OF MINIMUM LOT WIDTH REQUIREMENTS IN THE COMMERCIAL/I-20 OVERLAY DISTRICT ON 0.759 ACRES SITUATED IN AND BEING ALL OF LOTS 11 & 28, A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20' ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70 ADJACENT TO SAID LOTS, IN THE ADDITION OF EL CHICO, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.**

**Zoning Board of Adjustment Meeting: Monday, April 7, 2025**  
**Time: 6:00 P.M.**  
**Location: Willow Park City Hall**  
**120 El Chico Trail, Ste A**  
**Willow Park, Texas 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/will be posted on the bulletin board at the City of Willow Park City Hall, Willow Park, Texas on/before April 3, 2025 by 5:00 p.m.

**CITY OF WILLOW PARK**

**Lot Width Variance**

**BOA CASE: 2025-04-01**

***Variance Request:***

**REQUEST FOR A VARIANCE TO SEC.14.06.014(B)(4) OF THE ZONING ORDINANCE FOR REDUCTION OF MINIMUM LOT WIDTH REQUIREMENTS IN THE COMMERCIAL/I-20 OVERLAY DISTRICT ON 0.759 ACRES SITUATED IN AND BEING ALL OF LOTS 11 & 28, A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20' ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70 ADJACENT TO SAID LOTS, IN THE ADDITION OF EL CHICO, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.**

***Applicant:***

Jewel Ann Lynch  
114 Burkburnett Dr.  
Weatherford TX 76087

***Property Owner:***

Lynch Family Trust  
5177 E. I-20 Service Rd.  
Willow Park TX 76087

***Notice of Public Hearing mailed to property owners within 200 ft. of subject property:***

Aledo Legacy LLC  
5177 I-20 Service Rd N  
Willow Park TX 76087

Willow Park Retail LLC  
PO Box 13245  
Arlington TX 76004

Two Ruyles Limited Liability Co.  
210 Canyon Ct  
Willow Park TX 76087

Cornell Family Investments LLC  
117 Canyon Ct  
PO Box 1118  
Aledo TX 76008

Andrew J. Decker  
207 Canyon Ct  
Willow Park TX 76087

Thrift Mart Partnership  
5189 IH-20  
PO Box 547  
Granbury TX 76047

*Date mailed:* March 25, 2025  
*By:* Toni Fisher  
Assistant City Manager – Development  
City of Willow Park

Property ID	Geographic ID	Owner Name	Property No	Property Street Name	Owner Address 1	Owner City	Owner	Owner Zip	Legal Description	Legal Acres	Abstract C/	Tax Year
12060.070.001.00	12060.070.001.00	ALEDO LEGACY LLC	5177	I-20 SERVICE RD N	5177 E I-20 SERVICE RD N	WILLOW PARK	TX	76087	LOT: 13&26&PT12 14 25&27, BLK: 58 & PT 70, ADDN: EL CHICO, "CENTURY 21"	0.95	EL CHICO	2025
12060.057.002.00	12060.057.002.00	CITY OF WILLOW PARK	205	CANYON CT	120 EL CHICO SUITE A	WILLOW PARK	TX	76087		1.28	EL CHICO	2025
12060.058.005.00	12060.058.005.00	WILLOW PARK RETAIL LLC	120	HWY 80	P O BOX 1324	ARLINGTON	TX	76004	LOT: LOTS 5-9 PT 10, BLK: 58 & PT BLK 70, ADDN: EL CHICO, "SHOPPING CENTER"	1.64	EL CHICO	2025
12060.057.001.00	12060.057.001.00	TWO RUYLES LIMITED LIABILITY CO	201	CANYON CT	201 CANYON CT	WILLOW PARK	TX	76087-3203		0.837	EL CHICO	2025
12060.058.027.10												
12060.057.008.00	12060.057.008.00	DECKER ANDREW J	207	CANYON CT	207 CANYON COURT	WILLOW PARK	TX	76087		0.537	EL CHICO	2025
12060.058.027.00	12060.058.027.00	WILLOW PARK RETAIL LLC	0		P O BOX 1324	ARLINGTON	TX	76004	LOT: PT 29 ALL 30-34, BLK: BLOCK 58, ADDN: EL CHICO	1.051	EL CHICO	2025
12060.058.010.00												
12060.056.004.00	12060.056.004.00	CORNELL FAMILY INVESTMENTS LLC	117	CANYON CT	PO BOX 1118	ALEDO	TX	76008-111	LOT: 5 & E 50 OF 4, BLK: 56, ADDN: EL CHICO	1.21	EL CHICO	2025
12060.058.010.10	12060.058.010.10	LYNCH FAMILY REVOCABLE LIVING TRUST	5171	IH 20 SERVICE RD N	5177 EAST IH-20 SERVICE RD NORTH	WILLOW PARK	TX	76087	LOT: PT 10,12 27 & 29 & ALL 11 & 28, BLK: PT 58 & PT BLK 70, ADDN: EL CHICO	0.759	EL CHICO	2025
12060.058.015.00	12060.058.015.00	THRIFT MART PARTNERSHIP	5189	IH 20	PO BOX 548	GRANBURY	TX	76048	LOT: 16-23 PT 15 & 24, BLK: 58 & PT BLK 70, ADDN: EL CHICO,	3.017	EL CHICO	2025



City of Willow Park  
City Hall - 120 El Chico Trail, Ste A  
Willow Park, TX 76087  
(817) 441-7108  
WillowParkTX.gov

**MEMORANDUM**

TO: Zoning Board of Adjustment

FROM: Toni Fisher, Assistant City Manager - Development

DATE: April 7, 2025

RE: **0.759 ACRES SITUATED IN AND BEING ALL OF LOTS 11 & 28, A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20' ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70 ADJACENT TO SAID LOTS, IN THE ADDITION OF EL CHICO, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.**  
**BOA 2025.04.01 (MyGov #24-000084)**

The applicant, Jewel Ann Lynch, and property owner, Lynch Family Trust, are requesting a variance for to Sec.14.06.014(b)(4) of the zoning ordinance for reduction of minimum lot width criteria stated in the Commercial/IH-20 Overlay:

Chapter 14, Sec. 14.06.016(b)(4):

Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Not to exceed forty (40) feet.

(2) Minimum lot area: Not applicable.

(3) Minimum gross living area: Not applicable.

(4) Minimum lot width: **One hundred (100) feet.**

(5) Minimum lot depth: One hundred (100) feet.

(6) Front yard setback: Twenty-five (25) feet.

The applicant is requesting a variance to reduce the 100' required lot width for Commercial zoning to allow a minimum width of 80' for the subject lots. These lots can never comply with the 100' requirement, rendering them useless, as they are sandwiched between long-standing existing buildings which are non-conforming, built across several lots. It is speculated that the existing buildings and developments in this vicinity were constructed before the existing ordinance was in place. In addition, per minutes from City Council Meeting on December 10, 1984, the alleyway was assumed to have also been abandoned, explaining the buildings also built in this area.

Without approval of this variance, the property owner is unable to sell the property, and rendering its commercial development is impossible, creating a mutual hardship for the property owner and the city.



# CORRECTIONS LIST

Project Type: ZBOA Variance Request | Project Title: ZBOA Variance Request  
ID # 25-000084 | Started: 03/07/2025 at 3:15 PM

<p><b>Address</b></p> <p>5171 E IH 20 SERVICE N RD, Willow Park, TX USA 76087</p>	<p><b>Legal</b></p> <p>EL CHICO LOT: PT 10,12 27 &amp; 29 &amp; ALL 11 &amp; 28, BLK: PT 58 &amp; PT BLK 70, ADDN: EL CHICO</p>	<p><b>Property Info</b></p> <p><b>Property ID:</b> 12060.058.010.10</p>
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CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
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Miscellaneous		Required: 1   Corrected: 0
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**ENG - Zoning Regulations**  
By: Gretchen Vazquez  
03/10/2025 at 4:09 PM

**REQUIRED**

Existing platted Lots 11 and 28, Block 58 – It appears that the existing vacant lot(s) complied with the standards in place at the time they were platted and became nonconforming due to the adoption of new standards after they were established. Refer to Blocks 1 through 73, El Chico subdivision plat from 1955.

**Normal**

- Was the 0.759-acre parcel as shown on the survey platted? If so, provide a copy of the replat of the 0.759-acre parcel being all of Lots 11 & 28, a portion of Lots 10,12, 27, and 29, a portion of a 20' alley in Block 58 and a portion of Lot 70, El Chico Addition.
- If the 0.759-acre parcel is replatted into one lot, would it lose its legal nonconforming status? Could it be brought into compliance?

Zoning Variance Request: Lot dimensions (width) requirement.

**QUITCLAIM DEED**

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF PARKER §

*2025 - 194966*

That the City of Willow Park, Parker County, Texas, pursuant to Ordinance No. 732-16, recorded in Document Number 201621204, Official Records of Parker County, Texas which abandons that certain alleyway through Block 58 of El Chico Addition as shown on the attached plat as Exhibit A, does hereby acknowledge, and by these presents do QUITCLAIM unto **TRI GAZ 7, Inc.**, whose address is P.O. Box 6, Wilmer, Texas 75172, all of it's right, title and interest in and to a portion of the above described abandoned alleyway to-wit: that portion of the alleyway lying between Lots 1, 2, 3, 4 of Block 58, El Chico Addition **AND** Lot 35, which is a re-plat of Lots 35, 36, 37 and 38, Block 58 El Chico, Parker County, Texas. All said Lots are owned by TRI GAZ 7, Inc.

And, by these presents do QUITCLAIM unto DCP WILLOW PARK PROPERTIES, LLC, whose address is P.O. Box 388, Weatherford, Texas 76086, all of it's right, title and interest in and to a portion of the above described abandoned alleyway to-wit: that portion of the alleyway lying between Lots 5, 6, 7, 8, 9 and part of 10 **AND** part of 29, all of lots 30, 31, 32, 33, 34 of Block 58, El Chico Addition, Parker County, Texas. All said Lots are owned by DCP WILLOW PARK PROPERTIES, LLC

And, by these presents do QUITCLAIM unto LYNCH FAMILY REVOCABLE LIVING TRUST, whose address is 5177 E. I-20 Service Rd. N., Willow Park, Texas 76087, all of it's right, title and interest in and to a portion of the above described abandoned alleyway to-wit: that portion of the alleyway lying between Pt of Lots 10, 12, all of Lot 41 **AND** part of Lots 27, 29 and all of lot 28 of Block 58, El Chico Addition to Parker County, Texas. All said Lots are owned by LYNCH FAMILY REVOCABLE LIVING TRUST.

And, by these presents do QUITCLAIM unto R.L. LYNCH, INC., whose address is 5177 E. I-20 Service Rd. N., Willow Park, Texas 76087, all of it's right, title and interest in and to a portion of the above described abandoned alleyway to-wit: that portion of the alleyway lying between Lots 13, part of lots 12, 14 **AND** part of lots 25, 27, all of lot 26, Block 58, El Chico Addition to Parker County, Texas. All said Lots are owned by R.L. LYNCH, INC.

**AND** by these presents do QUITCLAIM unto THRIFT MART PARTNERSHIP, whose address is P.O. Box 548, Granbury, Texas 76048, all of it's right, title and interest in and to a portion of the above described abandoned alleyway to-wit: that portion of the alleyway lying between part of Lot 14, all of Lots

15,16, 17, 18, 19 AND part of lot 25, all of lots 20, 21, 22, 23, 24 of Block 58, EPCHEB Addition to Parker County, Texas. All said lots are owned by THRIFT MART PARTNERSHIP.

TO HAVE AND TO HOLD all of my right, title and interest in and to the above described property and premises unto the said grantees, grantees heirs and assigns forever, so that the City of Willow Park nor their successors and or assigns shall have claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED THIS 27<sup>th</sup> day of Sept., 2016

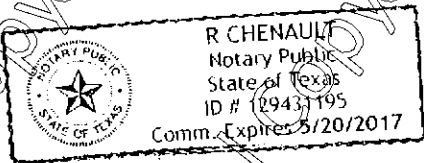
THE CITY OF WILLOW PARK

By: [Signature]  
Richard Neverdousky, Mayor

(ACKNOWLEDGEMENT)

THE STATE OF TEXAS §  
COUNTY OF PARKER §

This instrument was acknowledged before me on this the 27<sup>th</sup> day of Sept., 2016, by Richard Neverdousky, Mayor of the City of Willow Park, in the capacity herein stated.



[Signature]  
Notary Public, State of Texas



APPROVED:  
 COMMISSIONER COURT  
 CLERK COURT  
 BY: *[Signature]*  
 DATE: March 15, 1955

NOTE: Cases of any other adjacent property lines are shown adjacent to this plat. Each side of property line, area, or survey are as shown.

APPROVED:  
 JAMES H. BERRY, JR., JUDGE AND  
 CLERK OF DISTRICT COURT, PARKER COUNTY, TEXAS  
 COURT TO REGISTER: 0809, 0810, 0811, 0812, 0813, 0814, 0815, 0816

BLOCKS 1 THRU 73  
**EL CHICO**  
 PARKER COUNTY, TEXAS

GRAPHIC SCALE - FEET  
 0 100 200 300 400 500 600 700 800 900 1000



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Jeanne Brunson*

201621937  
09/27/2016 01:17:38 PM  
Fee: \$34.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
DEED



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

Item 3.

**ZONING BOARD OF ADJUSTMENT**  
**"REQUEST FOR VARIANCE" APPLICATION**

Name of Applicant(s): Jewel Ann Lynch  
 Email Address of Applicant: JLYNCH@C21LYNCH.COM  
 Phone: 817-3078648 Alt. Phone: \_\_\_\_\_  
 Mailing Address of Applicant: 1104 BURBURNETT DR. 76087

Property address for Request for Variance: 5171 E. ISRO SEC. Rd N, Willow Park, TX

Name of Property Owner(s), if different from Applicant: LYNCH FAMILY TRUST  
 Email Address of Property Owner: JLYNCH@C21LYNCH.COM  
 Phone: 817-3078648 Alt. Phone: \_\_\_\_\_  
 Mailing Address of Property Owner: \_\_\_\_\_

Briefly explain why this Variance is being requested: The LOT is ONLY 80 Feet wide - If I can't get variance, cannot sell property for building purposes.

Please understand that for a Variance Request to be considered by the Zoning Board of Adjustment, the questions below must be satisfied. Please provide answers to each, in as much detail as possible, to justify your hardship for this Request. Please attach photos, site plans, additional pages of written explanation, and/or any other documentation you feel would be beneficial in pleading your case as the ZBOA's decision on this matter is final.

- (a) Is the request for a variance due to special condition(s) inherent in the property itself?  
This Lot has been APPROV. PLATTED & APPROVED by the City of Willow Park.

(b) Is the condition unique to the property requesting the variance?

yes

(c) Is the condition self-imposed or self-created?

no

(d) Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?

yes

Jewel A. Lynch  
Signature of Applicant

3/7/2023  
Date of Application

**Submittal Instructions:**

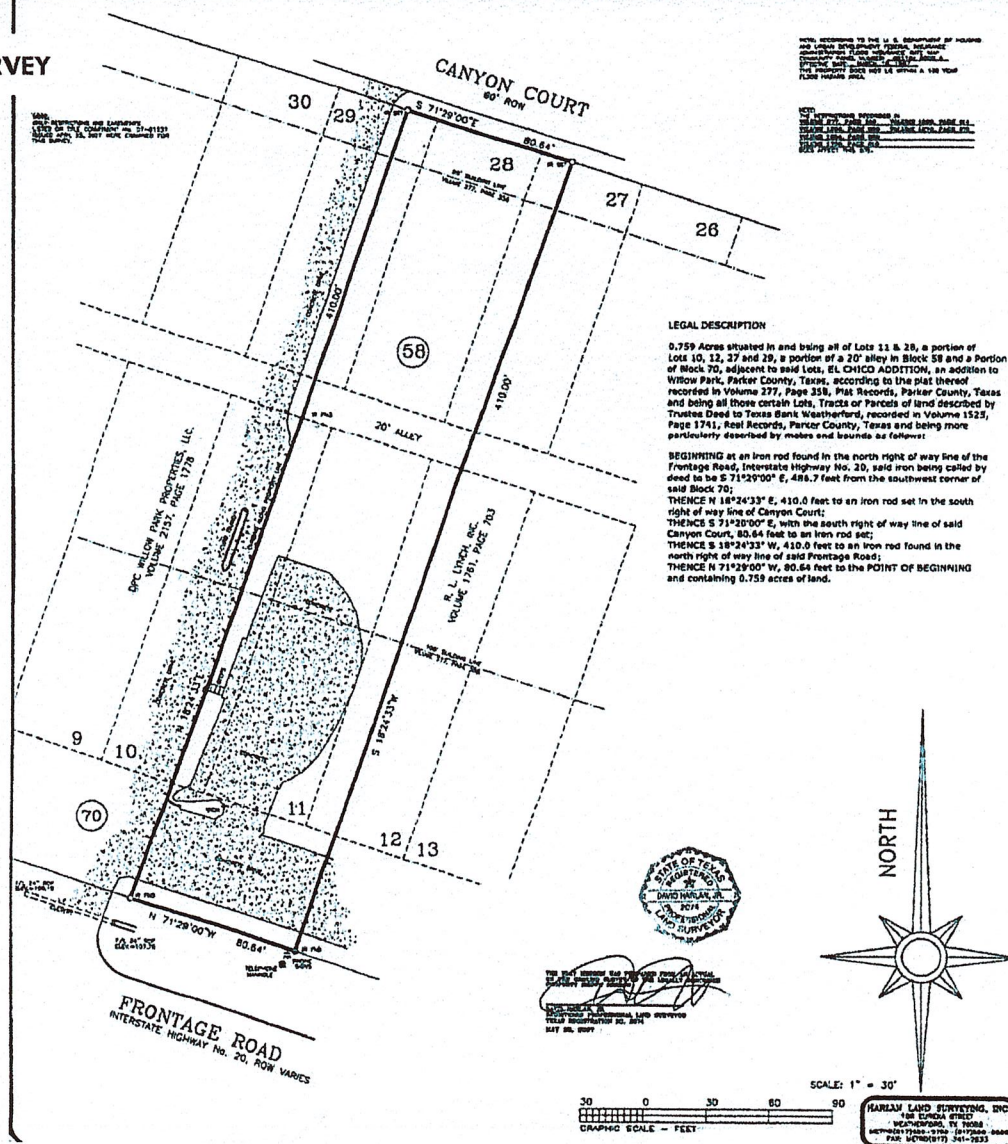
1. Email completed and executed "Request for Variance" Application, and any/all supporting documentation necessary to the Planning & Development Department at [permits@willowpark.org](mailto:permits@willowpark.org).
2. Pay the **Application Fee** via check or credit card\*: In person/courier or US Mail to City of Willow Park, 120 El Chico Trail, Ste A, Willow Park, TX 76087; or, by phone via credit card\* at 817-441-7108 x103 (\*credit card convenience fees apply)



# FOR SALE RETAIL LAND SITE

33,062 SF :: EAST IH-20 SERVICE ROAD :: WILLOW PARK, TX 76087

## PROPERTY SURVEY



0.759 ACRES SITUATED IN AND BEING ALL OF LOTS 11 & 28, A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20' ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70 ADJACENT TO SAID LOTS, EL CHICO ADDITION, AN ADDITION TO WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 277, PAGE 358, PLAT RECORDS, PARKER COUNTY, TEXAS

**LEGAL DESCRIPTION**

0.759 Acres situated in and being all of Lots 11 & 28, a portion of Lots 10, 12, 27 and 29, a portion of a 20' alley in Block 58 and a portion of Block 70, adjacent to said lots, EL CHICO ADDITION, an addition to Willow Park, Parker County, Texas, according to the plat thereof recorded in Volume 277, Page 358, Plat Records, Parker County, Texas and being all those certain Lots, Tracts or Parcels of land described by Trustees Deed to Texas Bank Weatherford, recorded in Volume 1525, Page 1741, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod found in the north right of way line of the Frontage Road, Interstate Highway No. 20, said iron being called by deed in the S 71°29'00" E, 486.7 feet from the southwest corner of said Block 70;

**THENCE** N 18°24'33" E, 410.0 feet to an iron rod set in the south right of way line of Canyon Court;

**THENCE** S 71°29'00" E, with the south right of way line of said Canyon Court, 80.64 feet to an iron rod set;

**THENCE** S 18°24'33" W, 410.0 feet to an iron rod found in the north right of way line of said Frontage Road;

**THENCE** N 71°29'00" W, 80.64 feet to the POINT OF BEGINNING and containing 0.759 acres of land.

© 2013 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FOR MORE INFORMATION**  
 Blake Lloyd  
 817 333 1112  
 blake.lloyd@cbre.com





# RETAIL LAND SITE

## FOR SALE

5171 EAST IH-20 SERVICE ROAD :: WILLOW PARK, TX 76087

### PROPERTY SPECIFICATIONS

**LAND SIZE:** 33,062 SF

#### INFORMATION:

- Located twenty miles west of Fort Worth and ten miles east of Weatherford in Willow Park, this site provides for excellent visibility and accessibility from Interstate 20.
- Ideal bank, restaurant, or retail opportunity

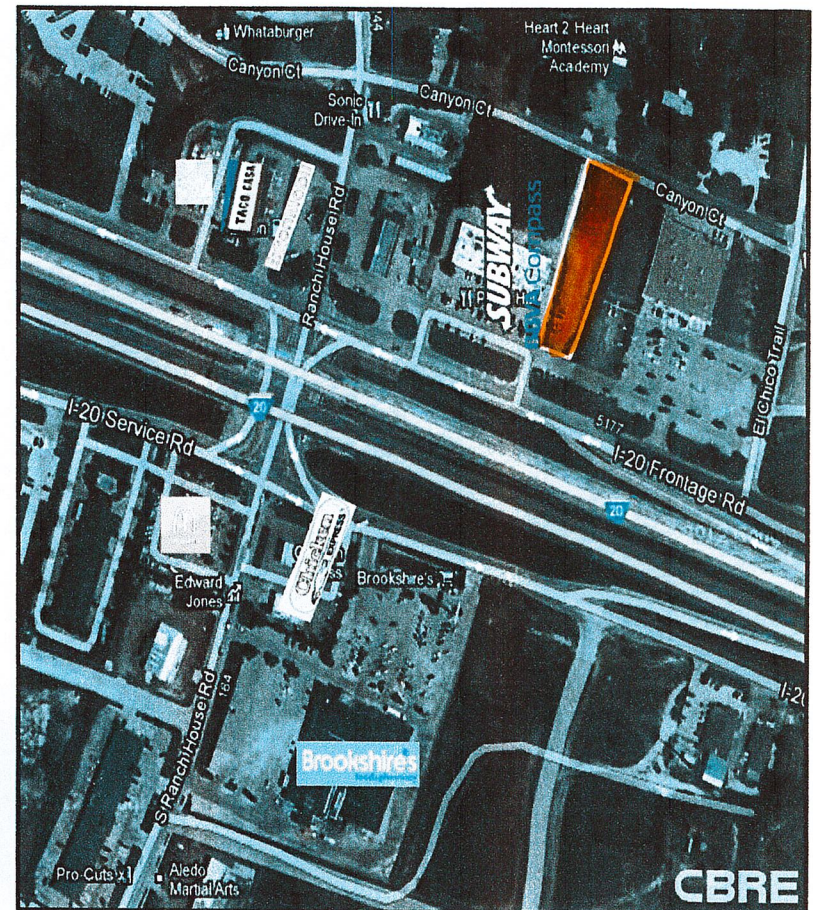
#### NEIGHBORING TENANTS:

- Brookshire's, Sonic, Compass Bank, McDonald's, Whataburger, Taco Casa, Chicken Express, Exxon

#### TRAFFIC:

- Interstate 20 – 65,293 v.p.d.
- Ranch House Road – 5,840 v.p.d.

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population Estimate (2012)	1,730	13,108	24,897
Population Growth (2012-2017)	12.31%	13.80%	14.66%
Avg. Household Income (2012)	\$92,487	\$100,807	\$97,231



**FOR MORE  
INFORMATION  
CONTACT:**

**Blake Lloyd**  
817 333 1112  
blake.lloyd@cbre.com



**§ 14.06.014. Class III - Business: "C" Commercial District.**

- (a) Use regulations. The "C" Commercial District will be limited to the following uses, residential uses are not permitted in this district:
- (1) Any use permitted in section 14.06.013 (Local Retail District).
  - (2) Auditoriums, theaters, moving picture shows, having a seating capacity for not more than one thousand five hundred (1,500) people.
  - (3) Turkish baths and similar massage and health treatment facilities.
  - (4) Bicycles sales and repair shops.
  - (5) Aquariums, bird stores, pet shops, and taxidermist's shops.
  - (6) Car washing facilities.
  - (7) Cleaning, dying and pressing works; laundry and washateria.
  - (8) Commercial parking areas.
  - (9) Business colleges and private schools operated as a commercial enterprise.
  - (10) Department stores.
  - (11) Small animal hospitals having no outside kennels.
  - (12) Electrical, gas, heating, plumbing appliances and supply sales, repair and installation services when limited to small shops, the principal business of which is a neighborhood service.
  - (13) Hardware, paint and wallpaper, interior decorating stores.
  - (14) Household and office furniture, furnishings and appliances.
  - (15) Hotel and motels.
  - (16) Golf courses including miniature, driving tees, driving ranges, and "Pitch n' Putt" courses.
  - (17) Lodges and civic clubs.
  - (18) Nursery yards or buildings, provided that all incidental equipment and supplies including fertilizer and empty containers are kept within a building.
  - (19) Pawnshops.
  - (20) Musical instrument sales and supplies.
  - (21) [Deleted by Ord. 833-21.]
  - (22) Accessory buildings and incidental uses. No accessory use shall be construed as allowing articles or material to be in the open or on the outside of the building.

- (23) Diagnostic or treatment health care facility or assisted living facility.
- (24) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.
- (25) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of utility services including, without limitation, communications towers and water towers, are permitted in all zoning districts.
- (26) Auto body repair within a fully enclosed shop area (special use permit required).
- (27) Commercial amusement - indoor (special use permit required).
- (28) Commercial amusement - outdoor (special use permit required).

**Editor's note**—Ord. 829-21 amended sec. 14.06.014 by adding provisions designated as subsection (a)(25). Subsection (a) already contained a subsection (a)(25). The added provisions have been included as subsection (a)(26). Ord. 834-21 added provisions designated as subsections (a)(26) and (27). These provisions have been included as subsections (a)(27) and (28).

- (b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).
  - (1) Maximum height: Not to exceed forty (40) feet.
  - (2) Minimum lot area: Not applicable.
  - (3) Minimum gross living area: Not applicable.
  - (4) Minimum lot width: One hundred (100) feet.
  - (5) Minimum lot depth: One hundred (100) feet.
  - (6) Front yard setback: Twenty-five (25) feet.
  - (7) Rear yard setback: Twenty-five (25) feet.
  - (8) Side yard setback: Ten (10) feet, or twenty-five (25) feet if adjacent to any residential district.
  - (9) Required parking: Compliance with article 14.12 of this chapter and the UBC or as determined through the new development site plan review process.
  - (10) Required screening: Compliance with article 14.09 of this chapter or as determined through the new development site plan review process.
  - (11) Maximum lot coverage by structure: Sixty (60) percent.
  - (12) Minimum masonry coverage: Fifty percent (50%).

(13) Accessory building or use setback: Ten (10) feet minimums.

(c) Special regulations.

(1) Temporary and/or seasonal outside storage and sale of retail merchandise that is customary and incidental to the related business is permitted.

(Ordinance 414-97, ex. E, sec. 12.510, adopted 12/16/1997; Ordinance 650-12 adopted 6/12/2012; Ordinance 665-13 adopted 5/14/2013; Ordinance 712-15 adopted 4/14/2015; Ordinance 811-20, sec. 2(E), (G), adopted 11/10/2020; Ordinance 833-21 adopted 7/13/2021; Ordinance 834-21, sec. 2(2), adopted 7/13/2021; Ordinance 853-22, sec. 2(1), adopted 2/8/2022)





BLOCKS 1 THRU 73  
**EL CHICO**  
 PARKER COUNTY, TEXAS

SURVEYED: SUMMER 1954  
 BROWN & DAVIES, ENGINEERS, FT. WORTH

Note: Easement lines shown adjacent to property lines are 60 foot road easements, 30 feet each side of property line, except on curves or as shown.

APPROVED:  
 COMMISSIONERS COURT  
 PARKER COUNTY, TEXAS  
 BY: *Orville M. Nelson*  
 CLERK OF THE COURT  
 DATE: March 15-1955

NOTE - Bearings shown are NOT LAMBERT GRID BEARINGS. Add 0°04' to NE and SW Bearings and Subtract 0°04' from NW and SE Bearings to Convert to LAMBERT GRID BEARINGS.

GRAPHIC SCALE - FEET  
 COORDINATES & GRID LINES ARE LAMBERT PROJECTION FOR NORTH CENTRAL ZONE OF TEXAS

MINUTES  
REGULAR CITY COUNCIL MEETING  
CITY OF WILLOW PARK, TEXAS  
DECEMBER 10, 1984

On the 10th day of December 1984, the City Council of the City of Willow Park, Texas, convened in regular session at 7:30 p.m. at the regular meeting place in the City Municipal Building, meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by Article 6252-17, Section 3A, V.A.C.S.

1. CALL TO ORDER

Mayor Jordan called the meeting to order at 7:30 p.m.

2. QUORUM CHECK

PRESENT:

Mayor J. Jordan	Alderman R. Davis
Alderman D. Sanford	Alderman J. Burns
Alderman C. T. Frazier	Secretary B. Wright

ABSENT: Alderman J. Guelker

3. CONSENT ITEMS

- A. REGULAR MEETING MINUTES OF NOVEMBER 12, 1984
- B. SPECIAL MEETING MINUTES OF NOVEMBER 16, 1984
- C. SPECIAL MEETING MINUTES OF NOVEMBER 20, 1984
- D. SPECIAL MEETING MINUTES OF NOVEMBER 21, 1984
- E. APPROVAL OF ACCOUNTS PAYABLE
- F. FINANCIAL REPORT

Alderman Davis moved to approve the Consent Items as submitted, seconded by Alderman Burns; with each Council Member voting in the affirmative the motion carried.

4. CORRESPONDENCE

Secretary Wright read Alderman Guelker's letter of resignation (attached). Alderman Davis moved to accept the resignation, seconded by Alderman Frazier; the motion passed unanimously.

5. MONTHLY DEPARTMENT/COMMITTEE REPORTS

Animal Control Officer Buddy Campbell was not present to give his report as scheduled.

6. PLANNING & ZONING BOARD ACTION ITEMS - L. TURLEY

A. CONSIDERATION FOR VARIANCE ON WILLOW WOOD LOT

Planning & Zoning Chairman Turley presented the Council with pictures and a map showing the location of the Willow Wood Lot, stating that Mrs. Walker was wanting to use this lot for a FFA livestock project. Mrs. Walker had obtained letters of approval from all residents involved except for one resident who was out of the country.



After some discussion, Alderman Davis moved to approve the requested variance, seconded by Alderman Sanford; additional discussion followed.

Mayor Jordan restated the motion; and with each Council Member voting with one (1) affirmative and three (3) negative, the motion did not carry. It was stated that should Mrs. Walker acquire a consent letter from the resident who was out of the Country then this matter would be reconsidered.

**B. CONSIDERATION FOR ELIMINATION OF ALL ALLEYS WITHIN THE CITY OF WILLOW PARK**

Mr. Turley stated there was only one alley located behind the Willow Park Shopping Center owned by the Grahams and the Leonards and they are in agreement to abandon said alley, if requested in writing by the City.

Mr. Turley stated that it was the Planning & Zoning recommendation to have the City Council furnished Mr. Graham the required letter of abandonment and he be permitted to file the necessary documents with the County, and provide the City with the filing information and a replated map.

Alderman Frazier moved that The City ask for the elimination of all alleys in the City of Willow Park, seconded by Alderman Davis; with Alderman Sanford abstaining and each of the other Council Members voting in the affirmative the motion carried.

**C. FUTURE SUBDIVISION DEVELOPMENT IN WILLOW PARK**

Mr. Turley stated there was concern regarding the minimum road construction standards and their concensus was that the two-coat penetration standard for new road construction was less than standard and the City needed to look at requiring a higher minimum standard of roads for future subdivision and the Planning and Zoning Board was requesting that a moretorium be placed on all future subdivision development road construction for a period of 60 days for the purpose of developing a comprehensive road construction specification plan.

After some discussion, Alderman Burns moved to declare a sixty (60) day moretorium as requested by the Planning & Zoning Board, seconded by Alderman Davis; with each Council Member voting in the affirmative the motion carried.

Mr. Turley stated the Board had discussion regarding the new retail convenience store to be located on the corner of I-20 Access Rd. and Ranch House Rd. regarding zoning for gas pumps for both cars and large vehicles. He then stated that the Board recommended a variance to Ordinance 129A, Section XI, Zoning C-1,



be given to permit Dynamic Enterprises & Fast N Fair Inc. to allow an ancillary business to the convenience store.

After some discussion regarding the gas pumps and the non-conforming use clause, Alderman Davis moved to grant the requested variance, seconded by Alderman Frazier; with Alderman Sanford abstaining and each of the other Council Members voting in the affirmative the motion carried.

D. VARIANCE TO BUILD BARN ON PROPERTY AT 3301 WHITE SETTLEMENT ROAD

Mr. Turley stated the Reynolds had requested a variance to build a barn on approximately 11 acres located at 3301 White Settlement Road and that letters from all but one of the adjoining property owners were submitted stating that they were in agreement with the plans developed by the Reynolds'. He then stated their final analysis was that the City Map, attached to Ordinance 129A does not contain areas zoned agriculture and therefore that section of the Ordinance is without effect.

Mr. Turley stated the Board had denied the request for for said variance to build a barn on residential property without a residential building and letters of agreement from all property owners.

It was the Council decision to accept the Planning and Zoning Board denial of this request.

E. RECOMMENDATIONN FOR WATER SYSTEM MANUAL OF GENERAL DEVELOPMENT POLICY AND CONSTRUCTION STANDARDS

Mr. Turley stated the Board had studied the Acton MUD Water System Manual of General Development Policy and Construction Standards, and would ask the Council to adopt the Acton MUD Manual with changes of 1) name, 2) the rates; and 3) embedment specifications. He then handed three copies of said Manual to the Council for their review.

City Engineer Mike Saunders stated City Ordinance 186 had water specifications written into it using Fort Worth Standards.

Mayor Jordan stated he felt the Council should review Ordinance 186 as well as the Acton MUD manual and this item be placed on the February agenda.

7. OLD BUSINESS

A. ALEDO ATHLETIC ASSOCIATION - MR. WILKINS

Mayor Jordan gave an overview of the Aledo Athletic Association's request for monies to assist in the building of a



because they too were running out of space.

After much discussion, Alderman Davis made the motion to table this item, seconded by Alderman Frazier; motion carried unanimously.

B. REVIEW ORDINANCE 146 - STREET CUTTING & RESTORATION

Secretary Wright stated there had been much street cutting by several of the utility companies and it was her feeling that the current Ordinance 146 was not precise in what was required and was requesting the Council have the City Engineer review this ordinance.

Alderman Davis moved to have Ordinance 146 forwarded to the City Engineer for his review and recommendations, seconded by Alderman Frazier; with each Council Member voting in the affirmative the motion carried.

C. REIMBURSEMENT - MR. HARRIS

Mr. Harris stated that his child had been bitten by a dog that had been brought to the Animal Control Officer's home, that there was a bill for \$80 and it was his feeling the City should be responsible for this expense.

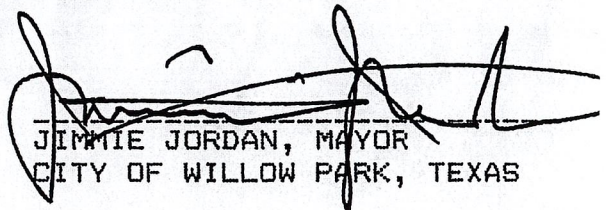
City Attorney Kerry stated this should be submitted to TML Liability to see if this was covered.

Mr. Harris was directed to leave this bill with the Secretary.


9. ADJOURNMENT

There being no further business on the agenda, Alderman Davis moved for adjournment. Mayor Jordan adjourned the meeting at 9:25 p.m.

APPROVED:

  
JIMMIE JORDAN, MAYOR  
CITY OF WILLOW PARK, TEXAS

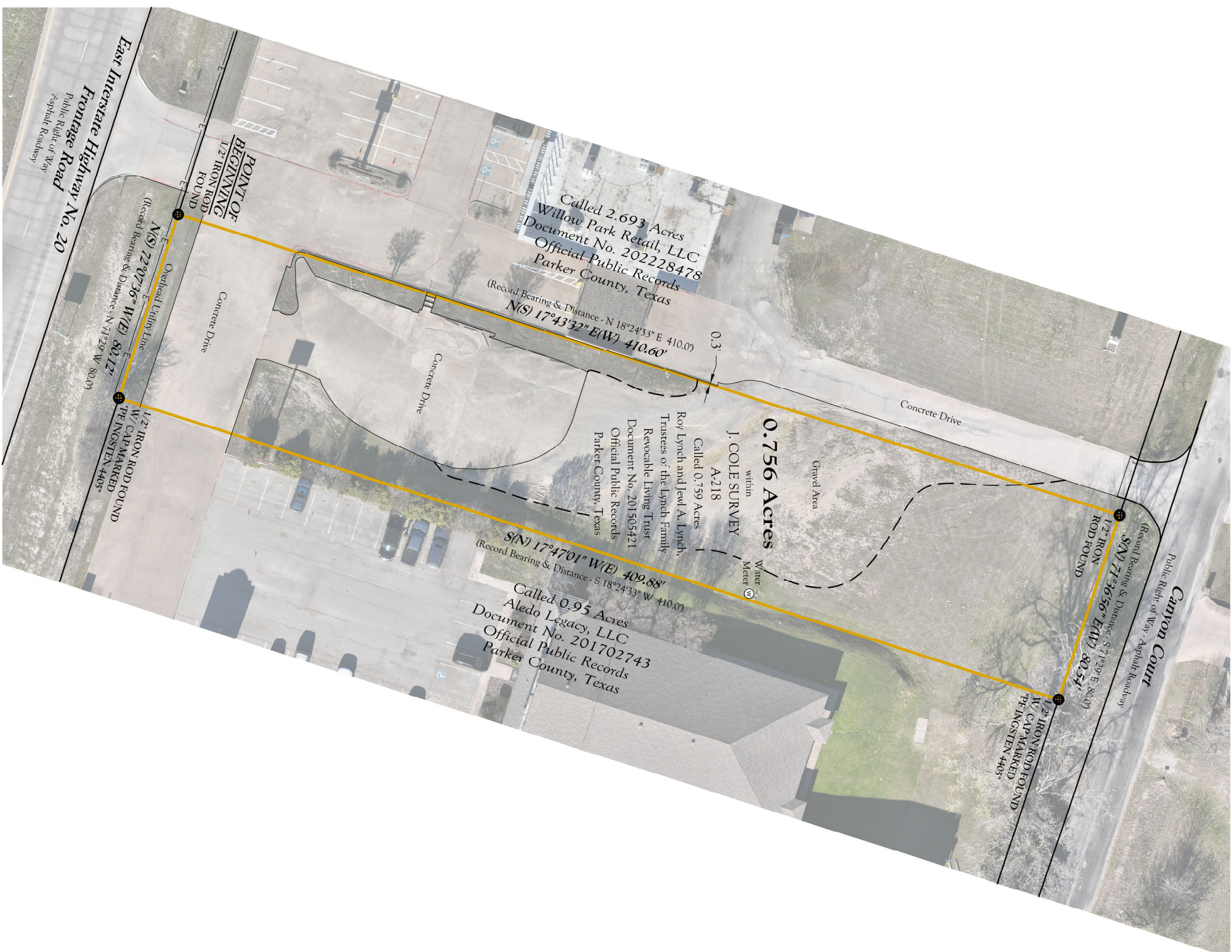
ATTEST:

  
Bernadette Wright, Secretary  
City of Willow Park, Texas









Job No. 202503002  
 5171 East Interstate 20  
 Plot Date: 03/26/2025 10:00 am  
 Scale: 1" = 50'

### 5171 EAST INTERSTATE 20, WILLOW PARK, TEXAS 76087

A LAND TITLE SURVEY OF

0.756 ACRES OF LAND LOCATED IN THE J. COLE SURVEY, A-218, BEING ALL OF A CALLED 0.759 ACRES CONVEYED TO ROY LYNCH AND JEWEL A. LYNCH, TRUSTEES OF THE LYNCH FAMILY REVOCABLE LIVING TRUST AS DESCRIBED IN DOCUMENT NO. 201505421 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING ALL OF LOTS 11 AND 28, AND A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20 FOOT ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70, EL CHICO ADDITION, AN ADDITION TO WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 277, PAGE 358, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD, AND BEING THE SOUTHEAST CORNER OF A CALLED 2.693 ACRES TRACT CONVEYED TO WILLOW PARKER RETAIL, LLC AS DESCRIBED IN DOCUMENT NO. 202228478 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

**THENCE** ALONG THE COMMON LINE OF SAID CALLED 2.693 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 17°43'32" E - 410.60 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF CANYON COURT, AND BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

**THENCE** ALONG THE SOUTH RIGHT OF WAY LINE OF CANYON COURT, S 71°36'56" E - 80.54 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PF INGSTEN 4405", SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.95 ACRES TRACT CONVEYED TO ALEDO LEGACY, LLC AS DESCRIBED IN DOCUMENT NO. 201702743 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN

**THENCE** ALONG THE COMMON LINE OF SAID CALLED 0.95 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 17°47'01" W - 409.88 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PF INGSTEN 4405", SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD, AND BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

**THENCE** ALONG THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD N 72°07'36" W - 80.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.756 ACRES OF LAND.

#### FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENYD DATED

**LEGACY LAND & TITLE - GF No. WP250129**  
 NO EASEMENTS SHOWN ON TITLE COMMITMENT.

**'FLOODPLAIN NOTE:**  
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM NO. 48367C0425F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATION, BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

**'TITLE COMMITMENT NOTE:**  
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

**'SPECIAL NOTE:**  
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232 COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL, PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

**'SURVEYORS NOTES:**

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION
- 2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID), ANY ELEVATIONS SHOWN ARE BASED ON NAVD83, US SURVEY FEET, GEOID13
- 3) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 1917 S. INTERSTATE 35 AUSTIN, TEXAS 78741  
 WEBSITE: HTTP://BLS.TEXAS.GOV EMAIL: INFO@BLS.TEXAS.GOV PHONE: 512-440-7723

- I HEREBY CERTIFY THE FOLLOWING:
- THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.
  - ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF TO THE BEST OF MY KNOWLEDGE THAT THERE ARE NO ENCUMBRANCES, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN.
  - THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 25, 2025.

I ASSUME NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. ORIGINAL COPIES OF THIS SURVEY WILL BE RETAINED IN THE SURVEYORS OFFICE AND MAY BE OBTAINED BY WRITTEN REQUEST. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

*Justin Rene Parenteau*



JUSTIN RENE PARENTEAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS LICENSE NO. 5959  
 140 HACKBERRY POINTE DRIVE  
 WEATHERFORD, TEXAS 76087  
 PHONE NO. 361-813-1888  
 JUSTIN@NOCUTLAWMAINS.COM  
**PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENYD DATED**



**5171 EAST INTERSTATE 20, WILLOW PARK, TEXAS 76067**

0.756 ACRES OF LAND LOCATED IN THE J. COLE SURVEY, A-218. BEING ALL OF A CALLED 0.759 ACRES CONVEYED TO ROY LYNCH AND JEWEL A. LYNCH, TRUSTEES OF THE LYNCH FAMILY REVOCABLE LIVING TRUST AS DESCRIBED IN DOCUMENT No. 201505421 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING ALL OF LOTS 11 AND 28, AND A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20 FOOT ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70, EL CHICO ADDITION, AN ADDITION TO WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 277, PAGE 358, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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*FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED*