



City of Willow Park
Regular Meeting Amended Agenda
City Hall
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, November 14, 2017 at 7:00 p.m.

Section I – Presentations

- 1. Call to Order**
- 2. Determination Of Quorum**
- 3. Invocation & Pledge of Allegiance**
- 4. Citizen Presentations & Comments**

Section II – Minutes

5. Approve and Act on Minutes

- A. Approve City Council Special Meeting Minutes – October 23, 2017

Section III – General Items

- 6. Open Public Hearing:**
A zoning change request to rezone to PD “Planned Development District” a 24.19 acre tract of land in the John Cole Survey, Abstract No. 218, Parker County, Texas located on the southeast and southwest corner of Willow Crossing Drive and Willow Bend Drive.
- 7. Close Public Hearing**
- 8. Discussion/ Action:** To consider and take action on Ordinance 761-17, a zoning change request to rezone to PD “Planned Development District” a 24.19 acre tract of land in the John Cole Survey, Abstract No. 218, Parker County, Texas located on the southeast and southwest corner of Willow Crossing Drive and Willow Bend Drive.
- 9. Discussion/Action:** To consider and take action on a Preliminary Plat for Wisteria Heights Addition being 3.84 acres of land W.P. McCarver Survey, Abstract No. 909, Parker County, Texas located on Crown Road between Indian Camp Road and Live Oak Road.
- 10. Discussion/Action:** To consider and take action on a Final Plat of a Replat of Lot 4, 11, 12, Block B, Crown Pointe Addition, located in the 200 Block of Shops Blvd.

11. Discussion/Action: To consider and take action on a Final Plat of a Replat of Lot 4, Block A, Crown Pointe Addition Phase 2, located in the 200 Block of Crown Pointe Blvd.
12. Discussion/Action: To consider and take action on a Preliminary Plat for a 13.918 acre tract of land George Cannon Survey, Abstract No. 1943, located on Emsley Road south of White Settlement Road.
13. Discussion/Action: To consider and take action on a Final Plat of a Replat of Block 26 and 27, El Chico Addition, located at 101 Stage Coach Trail
14. Discussion/Action: To consider and take action on Ordinance 762-17, Sewer Rate changes
15. Discussion/ Action: To consider and take action on Tri-County Electric Cooperative, electric Line easement and right-of-way, Wastewater Treatment Plant.

Section IV- Executive Session

City Council shall convene into Executive Session pursuant to Texas Local Government Code :

- a. Section 551.072; Deliberation regarding real property- Fort Worth Water Supply Agreement
16. Discuss/Action: To consider and take action on Resolution 2017-13, wholesale water agreement with the City of Fort Worth, Resolution 2017-13

Section V- Informational

17. Mayor & Council Member Announcements
18. City Administrator's Report

Section VI – Adjournment

19. Adjournment

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before November 10, 2017 at 5:00 p.m.

Candice J Scott
Interim City Secretary, City of Willow Park

If you plan to attend this public meeting and you have a disability that requires special arrangements at

this meeting, please contact City Secretary's Office at (817) 441-7108 ext. 6 or fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**City of Willow Park
City Council
Special Meeting Minutes
City Hall
516 Ranch House Road, Willow Park, TX 76087
Monday, October 23, 2017 at 6:00 p.m.**

Section I – Presentations

1. Call to Order

Mayor Moss called the meeting to order at 6:00 p.m.

2. Determination of Quorum

Mayor Doyle Moss
Councilmember Norman Hogue
Councilmember Amy Fennell
Councilmember Greg Runnebaum
Councilmember John Gholson
Councilmember Bruce Williams

Staff Present:
Interim City Administrator Bernie Parker
Interim City Secretary Candice Scott

4. Citizen Presentation & Public Comment

There were no citizens present

Section II – Minutes

5. Approve and Act on Minutes

A. Approve City Council Regular Meeting Minutes – October 10, 2017

Motion made by Councilmember Gholson
To approve the City Council Regular Meeting Minutes from October 10, 2017
Seconded by Councilmember Runnebaum
Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Williams
Motion passed with a vote of 5-0

Section III – General Items

6. Discussion/ Action: Settlement in Weatherford case

Motion made by Councilmember Gholson

To approve Ordinance 760-17, an ordinance disannexing from the City of Willow Park an uninhabited area of more than ten acres, specifically, an 81.928 acre tract of land situated in the M.M. Edwards Survey, abstract no. 1955 and the Ann McCarver survey, abstract no. 910; providing for entry of order and recordation; providing a cumulative and severability clause; and providing an effective date.

Seconded by Councilmember Hogue

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Williams

Motion passed with a vote of 5-0

7. Discussion/ Action: City of Iowa Park counter bid on lay down machine

Motion made by Councilmember Gholson

To authorize Interim City Administrator Bernie Parker to make a counter offer to the City of Iowa Park of \$120,000 for the lay down machine.

Seconded by Councilmember Fennell

Aye votes: Councilmembers Hogue, Fennell, Gholson, Williams

Nay vote: Councilmember Runnebaum

Motion passed with a vote of 4-1

Section VI – Adjournment

6. Adjournment

Motion made by Councilmember Runnebaum

To adjourn.

Seconded by Councilmember Gholson

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Williams

Motion passed with a vote of 5-0

Mayor Moss adjourned the meeting at 6:07 p.m.

APPROVED

Doyle Moss, Mayor
City of Willow Park, Texas

ATTEST:

Candice J. Scott, Interim City Secretary
City of Willow Park, Texas



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
November 14 th , 2017	Development Services	Betty Chew

AGENDA ITEM: 5

This zoning change request is to rezone to PD “Planned Development District” a 24.19 acre tract of land in the John Cole Survey, Abstract No. 218, Parker County, Texas located on the southeast and southwest corner of Willow Crossing Drive and Willow Bend Drive.

BACKGROUND:

The proposed Planned Development District consists of 24.19 acres:

Commercial/Local Retail 58%	(Public Park 0.4 acres)	14.01 Acres
Townhome Residential 42%	(58 Units)	10.18 Acres

The property is located in Planning Area 4 which represents the areas adjacent to Interstate 20. Higher traffic volumes along the Interstate make the area a prime location for regional retail and commercial uses. Due to the visibility of the corridor, higher design standards were identified to present a positive image of Willow Park.

The Future Land Use Plan identifies this area as “Multi-Use”. This represents a variety of lower intensity land uses which includes retail establishments, food establishments, office space and service uses. The mixed-use area is anchored by Brookshire’s grocery. The South Ranch House Road area is a growing commercial area servicing the City and the residential development south of the Interstate. Goal 3 is to provide quality, safe and attractive neighborhoods. Objective 3.11 depicts medium density residential in the southeastern quadrant, allowing townhomes or higher-quality single family redevelopment.

The developer is proposing a “Town Center” concept. This is a mixed-use development which includes an array of land use types. The Master Plan should ensure a development that is coordinated and cohesive in nature. A common design theme should be utilized to create a “sense of place” within the district. The pedestrian experience is a major component of the design utilizing sidewalks, shade trees, pedestrian furniture and decorative features. Shopping and dining should be key components. Residential options, such as quality townhomes are proposed. The commercial and residential uses must work in harmony to create a walkable connected core. The design must focus on both internal and external connectivity to adjacent neighborhoods.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff supports a recommendation for approval of the PD “Planned Development District” based on:

The proposed uses are in compliance with the Comprehensive Plan.

The proposed uses will be complementary with the existing commercial and residential developments in the area.

The Planning and Zoning Commission recommends rezoning 14.01 acres to PD/C and 10.18 acres PD/TH. The Commission vote was unanimous.

EXHIBITS:

Application, Planned Development Regulations.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



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

PLANNED DEVELOPMENT APPLICATION

Name of Applicant/Company: Rick Horn / Pape-Dawson Engineers Phone: (817) 870-3668

Address of Applicant: 500 W. 7th St Suite 350 Fort Worth, Texas 76102
Street City State Zip

Applicant's Fax: (N/A) Email: rhorn@pape-dawson.com

Property Owner's Name: Bryce Pool / The Morrison Group, Inc Phone: (817) 907-7371

Owner's Address: 1620 1680 Wabash Ave. Fort Worth, Texas 76102
Street City State Zip

Owner's Fax: (N/A) Email: brycepool@mc.com

Engineer's Name: Pape-Dawson Engineers Phone: (817) 870-3668

Engineer's Address: 500 W. 7th St. Suite 350 Fort Worth, Texas 76102
Street City State Zip

Engineer's Fax: (N/A) Email: rhorn@pape-dawson.com

Location of Property: SE and SW Corner of Willow Crossing Dr. and Willow Bend Dr.

Legal Description of Property: See attached Exhibit "A"

Project Name: The Village at Willow Park

Brief Description of Project: Future project to include: Approx 11 comm/Retail lots and 58 Townhome lots

Existing Zoning: LI Existing Use: Vacant Existing Acres: 24.18 AC Existing Lots: 0

Intended Use of property: ☒ Residential ^(TH) ☒ Commercial / Retail

Proposed Lots: 11 (Approx) # Proposed Units: 58 Townhomes

Application Fee: \$500 \$150.00

Signature of Owner:

Bryce Pool

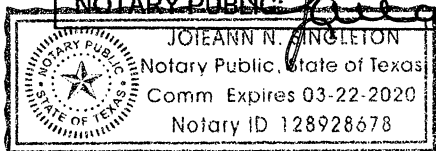
Before me, the undersigned authority, on this day personally appeared Bryce Pool, know to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this

4 day or Jan, 2017.

NOTARY PUBLIC:

Joieann N. Singleton



For Office Use Only

Total Fees:

Payment Method:

Submittal Date:

Accepted By:



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

Concept Plan

The purpose of a concept plan is to set forth the development objectives allowed under the zoning criteria in a graphic or specific written manner. A Concept Plan shall act as a preliminary site plan for a Zoning Area. A zoning area shall be a tract of land or contiguous tracts of land under the same zoning district, such as a neighborhood of a particular housing type, a complex of apartments, a shopping center tract, a complex of office building, and an industrial or business park. Concept Plans are only a requirement of tracts subject to the "PD" – Planned Development District.

Concept Plans shall address the following:

1. For Non-residential or Multifamily:
 - a. Common areas (indicating use and purpose)
 - b. Landscape concept
 - c. Streetscape concept
 - d. Location of parking
 - e. Vehicular and pedestrian systems (private or public)
 - f. Points of ingress/egress
 - g. In districts where mixed land uses are allowed, identification, and location
 - h. Screening
 - i. Signage
 - j. Water and Sewer
2. For zero lot line, Duplex, Fourplex, townhomes:
 - a. Setbacks (justification for reduction of setbacks)
 - b. Points of ingress/egress
 - c. Vehicular and pedestrian system (private or public)
 - d. Landscape concept
 - e. Common areas (indicating use and purpose)
 - f. Streetscape concept
 - g. Parking
 - h. Fencing/Screening
 - i. Signage
 - j. Water and Sewer

Letter of Intent

A Letter of Intent is a statement of the existing zoning, proposed use(s), as well as the location of the property. Please provide a Letter of Intent to the Planning & Zoning Commission and the City Council. This letter should include:

- Define acreage of subject property
- Specify existing zoning district
- Describe in detail the major aspects of the concept plan
- Describe in detail the location of the property (including Lot and Block)

CONCEPT PLAN REQUIREMENTS

This checklist is provided to assist you in addressing the minimum requirements for the Concept Plan submission. An application is incomplete unless all applicable information noted below is submitted to the City of Willow Park Community Development Department. Indicate that all information is included on the submitted plans by initialing in the box next to the required information. **Initialing the box certifies to the City that you have completely and accurately addressed the issue.** If not applicable, indicate an "N/A" next to the box. Return this completed form at the time of your application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet of paper with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirements.

Plans are expected to be submitted complete and accurate in all details as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed. Please keep in mind that changes to previously incomplete or inaccurate plans may generate additional comments at re-submittal of corrected Plans. Therefore, diligence to the initial submittal is paramount to expediting the review process.

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL HERE	CONCEPT PLAN REQUIREMENTS	For Office Use Only		
			N/A	COMPLETE	MISSING
1	RH	Site boundary of proposed PD District is indicated and dimensioned. Indicate and label lot lines, setback lines, and distance to the nearest cross street.			
2	RH	Proposed and existing land uses by category (including, if applicable, proposed and existing land uses by category for any sub-areas to be developed within the PD District)			
3	RH	Proposed density by type of residential uses, including the maximum numbers of dwelling units for residential uses other than single-family detached, and lot sizes for single-family detached.			
4	RH	Proposed estimated total floor area and floor area ratios.			
5	RH	Proposed maximum square footage measured under roof for all structures.			
6	RH	Proposed construction type and maximum height indicated.			
7	RH	Proposed public and private open space serving the development.			
8	RH	Proposed and existing thoroughfares, boulevards and roadways.			
9	RH	Location of FEMA and local floodplain limits (include F.I.R.M. date and map number)			
10	RH	A general plan for circulation of traffic within and external to the development, including designated points of access.			

CONCEPT PLAN INFORMATION STATEMENT		Provide the following		
	RH			
1	RH	The total acreage within the proposed PD District		
2	RH	If the development is to occur in phases, a conceptual phasing plan that identifies the currently anticipated general sequence of development, including the currently anticipated general sequence for installation of major capital improvements to serve the development.		

3	RH	An aerial photograph with the boundaries of the PD Concept Plan clearly defined.		

PROPOSED PD DEVELOPMENT STANDARDS				
		Proposed PD District development standards shall be processed simultaneously with the zoning change application, and if the zoning change application is approved, such standards shall be incorporated as part of the PD Ordinance. Such proposed development standards may include (but not limited to):		
1	RH	Uses		
2	RH	Density		
3	RH	Lot size		
4	RH	Lot dimensions		
5	RH	Setbacks		
6	RH	Coverage		
7	RH	Amenities		
8	RH	Streetscape		
9	RH	Height		
10	RH	Landscaping		
11	RH	Lighting		
12	RH	Fencing		
13	RH	Parking and loading		
14	RH	Signage		
15	RH	Open space		
16	RH	Drainage		
17	RH	Utility and street standards		
18	RH	Floodplain details		

PROPOSED UTILITY SERVICE PLAN				
	RH	A proposed utility service plan pertaining to sanitary sewers, storm drainage, potable water supply, fire hydrants, street lighting, showing general locations of major water and sewer lines, lift stations, and indicating whether gravity or forced systems are planned as well as location of other major utility infrastructure. Utility infrastructure shall be identified as either public or private.		

TRAFFIC IMPACT ANALYSIS				
	RH	If deemed necessary by the City Engineer or if required by the PD Ordinance, the applicant for a proposed PD Concept Plan shall submit a traffic impact analysis prior to action by the Commission. The purpose of the analysis is to determine whether the traffic estimated to be generated by the development will necessitate specific on-site or adjacent traffic improvements (e.g., turn lanes, stacking lanes, signal, etc.)		

Planned Development Regulations for
“THE VILLAGE AT WILLOW PARK”

Willow Park, Texas

August, 2017

Revised: October 12, 2017
October 20, 2017
November 6, 2017

Owner:

The Morrison Group, Inc.
1620 Wabash Avenue
Fort Worth, Texas 76107

Applicant:

Pape-Dawson Engineers
6500 West Freeway, Suite 700
Fort Worth, Texas 76116

Contents

- A. **The PD Plan**
- B. **Development Requirements**
- C. **Allowable Use Categories**
- D. **Development Phasing**
- E. **Area Regulations / Density**
- F. **Building Materials**
- G. **Infrastructure Requirements**
- H. **Off-Street Parking and Loading**
- I. **Landscaping and Screening Requirements**
- J. **Signage**
- K. **Local Codes and Ordinances**

A. The PD Plan

This Planned Development Ordinance (PD) will serve as the zoning regulations for the property throughout the development process. The intent of the PD is to allow development of a mixed-use project allowing for a combination of compatible uses as based upon the City of Willow Park Comprehensive Zoning Ordinance (Exhibit “J”) and as described herein.

The PD area has approximately 24.19 acres of land, more particularly described in Exhibit “A” attached hereto.

The PD Conceptual Site Plan, attached as Exhibit “B”, shall be considered a permanent part of these Land Use Regulations and may be modified as development progresses as mutually agreed upon by the Developer and the City of Willow Park. All development will adhere to all applicable ordinances of the City of Willow Park unless otherwise described in the land use regulations within this PD.

The Conceptual Site Plan includes the following exhibits:

- Exhibit “A” - Legal Description
- Exhibit “B” - Conceptual Site Plan
- Exhibit “C” - Aerial Photo
- Exhibit “D” - Proposed Easements / Dedications
- Exhibit “E” - Proposed Utility Plan
- Exhibit “F” - Proposed Public Access Plan
- Exhibit “G” - Conceptual Landscape Plan
- Exhibit “H” - Building Elevations
- Exhibit “I” - Preliminary Plat
- Exhibit “J” - Comprehensive Zoning Ordinance/TIA Requirements – City of Willow Park

B. Development Requirements

An approved Final Plat and approved “Final” Site Plan shall be required prior to issuance of a building permit for any proposed development within the Planned Development. Submittal and processing of subsequent Plats and Site Plans shall comply with standard City of Willow Park policies and procedures.

The PD Conceptual Site Plan (Exhibit “B”) represents the land uses proposed for the property. If that plan is executed without alterations, it shall serve as the base for the Final Site Plan. Approval of the Final Site Plan is required prior to commencing construction through the normal permitting process. If that plan changes, or any phase of that plan is significantly altered, a new Conceptual Site Plan and Final Site Plan shall be required to be submitted.

City Council approvals are required for significant changes that do not meet the approved Conceptual Site Plan.

No “Overlay District” regulations shall apply to the property, including but not limited to, the IH-20 Overlay District regulations (Sec. 14.06.016).

The Final Site Plan approval will be required for all proposed development tracts within the Planned Development acreage. The Final Site Plan will be based upon the approved Conceptual Site Plan, as required by the PD ordinance.

A Traffic Impact Analysis (TIA) will be provided for the project as required, including projected vehicle trips and proposed impacts on the surrounding streets and adjacent intersections, pursuant to generally acceptable City requirements. This TIA will be provided with the applications for Preliminary Plats for individual tracts or for the overall PD area.

In the event of a conflict between the Comprehensive Zoning Ordinance or any other City ordinance, rule or regulation and these planned development district regulations, these Planned Development District Regulations shall prevail.

C. Allowable Use Categories

The following uses shall be allowed within the Planned Development and as provided in Sec. 14.06.004. The approximate acreages listed are the maximum allowable for each indicated general use.

Commercial/Local Retail/Office.....14.16 Acres

Townhome.....10.03Acres

Commercial/Retail/Office uses, as allowed in Section14.06.012, 013 & 014, will be allowed with the exception of: Service Stations, Mortuaries and Public Storage.

For purposes of calculating acreage, the gross parcel acreage shall be inclusive of utility and drainage easements.

D. Development Phasing

The Planned Development will consist of 58 Townhomes, Retail/Commercial/Office buildings and a “Town Square” public park. Development will be in conformance with the requirements in the City's Zoning Ordinance applicable to the "C"- Commercial District and the "TH"- Townhome Residential District, except as amended by this ordinance.

Proposed Townhome uses for the PD property are to be constructed in a minimum of three (3) phases in conjunction with the development of the Commercial/Retail/Office tracts within PD development. The proposed phasing shown identifies the “typical” phasing that is required to satisfy the following base requirement:

Phase 1: Construction of up to twenty-four (24) Townhomes;

Phase 2: Construction of one (1) Commercial/Retail/Office building within the PD;

Phase 3: Construction of up to twenty-four (24) Townhomes;

Phase 4: Construction of the “Town Square” public park (approx. 0.4 acres of Open Space) and one Commercial/Retail/Office building adjacent to the “Town Square”.

Phase 5: Construction of the remaining ten (10) Townhomes (for a maximum of 58 Townhomes).

Phase 6: Construction of the remaining proposed Commercial/Retail/Office buildings within the PD.

E. Area Regulations / Density

The base zoning districts for the proposed development shall include “C” - Commercial and “TH” - Townhome Residential as provided in the City of Willow Park Zoning Ordinance. Exceptions to the requirements within these districts shall be as follows:

	Townhome	Commercial/Local Retail/Office
Maximum Height	Two (2) stories not to exceed thirty-five (35) feet	Two (2) stories not to exceed thirty-five (35) feet
Minimum lot area	Not applicable	Not applicable
Minimum lot width	Twenty-five (25) feet	Sixty (60) feet
Minimum lot depth	One hundred (100) feet	One hundred (100) feet
Front yard setback	Fifteen (15) feet	Twenty (20) feet
Rear yard setback	Twenty (20) feet, 40 feet adjacent to SF uses	Twenty (20) feet
Side yard setback	N/A unless adjacent to roadway in which case Ten (10) feet	Ten (10) feet typical, Twenty-five (25) feet if adjacent to any residential district
Max lot coverage by structure	N/A	Sixty (60) percent

Density for residential uses shall not exceed sixty (58) total units or approximately six (6) dwelling units per acre.

Sight easements will be provided at all public roadway intersections per current regulations.

F. Building Materials

Building materials proposed are represented on the building elevations provided in Exhibit “H”.

Commercial structures shall provide a minimum masonry coverage of seventy-five percent (75%) of first floor for Commercial/Retail/Office buildings and architectural coins are not required on building corners. A minimum of 30% of the wall area facing a public street shall contain windows or doorways.

Townhome structures will provide a minimum masonry coverage of eighty-five percent (85%) of the total exterior walls above grade level, excluding doors and windows.

G. Infrastructure Requirements

All public infrastructure necessary for development of the proposed use(s) including driveways, storm drainage, sanitary sewer, and water facilities shall be constructed in accordance with City of Willow Park standard specifications and completed prior to issuance of a Certificate of Occupancy for the facility. A Utility Plan (Exhibit “E”) has been provided identifying the proposed public utilities for the property.

The Public Access Plan (Exhibit “F”) identifies proposed public streets and access easements. Internal streets providing access to the Townhomes shall be private and shall consist of 24-foot wide pavement, back to back.

The drainage for all property within the Planned Development has been reviewed based on the 100-year storm event as described in the iSWM manual. The areas currently draining north to the IH 20 frontage road will continue to drain in that direction. Onsite detention will be provided for property draining to the southeast and southwest to ensure that run-off flows from these areas will not exceed the existing pre-development flows / rates. Each of these detention ponds will be designed to maintain the current drainage conditions for undeveloped land after development has been completed. These detention ponds will not eliminate any existing drainage issues or flooding problems that may currently be present, but will not increase the current flows departing the property.

H. Off-Street Parking and Loading

As a mixed use pedestrian friendly development, parking should be kept at the minimum necessary to serve the commercial, local retail, office and restaurant uses. Shared parking is desirable and encouraged wherever feasible. Street parking shall be permitted on the east side of Willow Crossing Drive, as shown on the Conceptual Site Plan. Street parking will be included in overall parking requirements and calculations.

Minimum parking provided shall be as follows: 1:150 SF for restaurants, 1:250 for Retail, and 1:333 SF for Office. Specific shared parking arrangements within three hundred feet (300') shall be reviewed for each proposed development during the Final Site Plan approval process as required.

Townhome uses shall require two (2) parking spaces within an enclosed garage for each unit as well as one (1) additional space on-site for guest parking. Guest parking will be provided within common areas owned and maintained by the Home Owners Association (HOA).

I. Landscaping and Screening Requirements

All landscaping and screening shall comply with Sec. 14.09.001 and 14.09.002 of the zoning ordinance, as represented by the conceptual Landscape Plan as prepared by Marcus Bowen Landscape, Inc. and attached as Exhibit “G”.

Final landscape and irrigation plans will be provided with each individual Final Site Plan submittal as required.

J. Signage

All signage proposed for the PD development will comply with requirements of the City of Willow Park Code of Ordinances, Sec.14.07.001.

K. Local Codes and Ordinances

Unless specifically amended as part of this Planned Development document, all construction within this PD is subject to all local codes and ordinances as adopted by the City of Willow Park.

EXHIBIT "A"

BEING LOTS 1,2 AND 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS.

TRACT 1

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 1 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 01328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, WILLOW PARK CROSSING, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET C, PAGE 763, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 73 DEGREES 46 MINUTES 58 SECONDS EAST 398.82 FEET ALONG THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST INTERSECTION OF WILLOW CROSSING DRIVE AND WILLOW BEND DRIVE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 16 DEGREES 13 MINUTES 51 SECONDS WEST 46.67 FEET ALONG THE WEST R.O.W. LINE OF WILLOW BEND DRIVE TO A 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG SAID R.O.W. 52.44 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 52.38 FEET SOUTH 11 DEGREES 40 MINUTES 44 SECONDS WEST;

THENCE SOUTH 07 DEGREES 07 MINUTES 35 SECONDS WEST 51.99 FEET AND CONTINUING ALONG SAID R.O.W. TO 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID R.O.W. 45.95 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 45.89 FEET SOUTH 12 DEGREES 00 MINUTES 06 SECONDS WEST;

THENCE SOUTH 16 DEGREES 52 MINUTES 38 SECONDS WEST 442.43 FEET AND CONTINUING ALONG SAID R.O.W. TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096, DEED RECORDS, PARKER COUNTY;

THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST 195.61 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, THE NORTHWEST CORNER OF SAID TRACT OF LAND;

THENCE SOUTH 16 DEGREES 53 MINUTES 47 SECONDS WEST 231.37 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096 TO A 1/2" IRON PIN FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2172, PAGE 119, DEED RECORDS;

THENCE NORTH 61 DEGREES 25 MINUTES 00 SECONDS WEST 506.17 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2172, PAGE 119 TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 28 DEGREES 34 MINUTES 15 SECONDS EAST 155.98 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087 TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 2772, PAGE 1087 AND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 57 DEGREES 41 MINUTES 41 SECONDS WEST 72.78 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087 TO A CAPPED IRON PIN (#3352) FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, EASTERN PARKER COUNTY INDUSTRIAL PARK, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 649, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID POINT BEING LOCATED IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4313.40 FEET;

THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1, EASTERN PARKER COUNTY INDUSTRIAL PARK AND CURVE TO THE LEFT 297.51 FEET TO A CAPPED IRON PIN (CARTER) FOUND FOR THE MOST WESTERLY NORTHWEST

CORNER OF TRACT BEING DESCRIBED, WHOSE CHORD BEARS 297.45 FEET NORTH 30 DEGREES 14 MINUTES 07 SECONDS EAST, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING;

THENCE SOUTH 73 DEGREES 50 MINUTES 36 SECONDS EAST 248.20 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING TO A CAPPED IRON PIN (CARTER) FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING AND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 16 DEGREES 08 MINUTES 44 SECONDS EAST 297.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.14 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 2 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST INTERSECTION OF WILLOW BEND DRIVE AND WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED

THENCE SOUTH 73 DEGREES 49 MINUTES 49 SECONDS EAST 398.05 FEET ALONG THE SOUTH R.O.W. LINE OF SAID WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND;

THENCE SOUTH 14 DEGREES 28 MINUTES 38 SECONDS WEST DEPARTING SAID WILLOW CROSSING DRIVE A DISTANCE OF 65.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 182.11 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF WILLOW BEND DRIVE;

THENCE SOUTH 16 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 103.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 73 DEGREES 31 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE OF 83.65 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 299.75 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 370.25 FEET TO A POINT FOR CORNER;

THENCE NORTH 74 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 220.82' TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 68.51 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WILLOW CROSSING DRIVE;

THENCE NORTH 79 DEGREES 38 MINUTES 04 SECONDS WEST 133.72 FEET ALONG A CURVE TO THE RIGHT AND CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 4.02 ACRES OF LAND MORE OR LESS.

TRACT 3

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 2 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST INTERSECTION OF WILLOW BEND DRIVE AND WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED

THENCE SOUTH 73 DEGREES 49 MINUTES 49 SECONDS EAST 398.05 FEET ALONG THE SOUTH R.O.W. LINE OF SAID WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND;

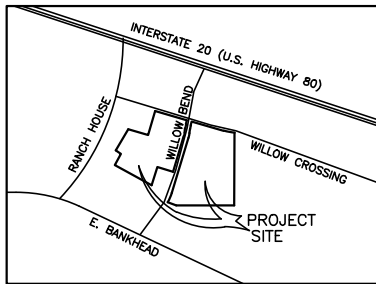
THENCE SOUTH 14 DEGREES 28 MINUTES 38 SECONDS WEST DEPARTING SAID WILLOW CROSSING DRIVE A DISTANCE OF 65.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 182.11 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF WILLOW BEND DRIVE;

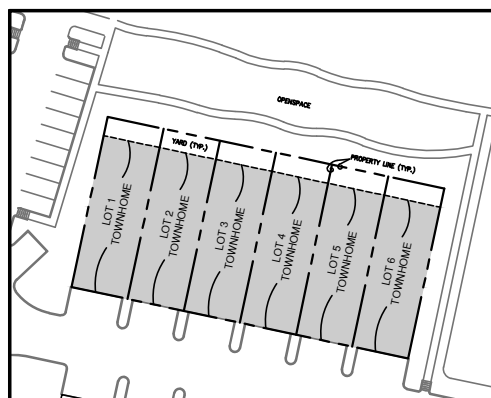
THENCE SOUTH 16 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 103.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 73 DEGREES 31 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE OF 83.65 FEET TO A POINT FOR CORNER;
THENCE SOUTH 16 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 299.75 FEET TO A POINT FOR CORNER;
THENCE SOUTH 16 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 370.25 FEET TO A POINT FOR CORNER;
THENCE NORTH 74 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 220.82' TO A POINT FOR CORNER;
THENCE NORTH 89 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 68.51 FEET TO A POINT FOR CORNER;
SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WILLOW CROSSING DRIVE;
THENCE NORTH 79 DEGREES 38 MINUTES 04 SECONDS WEST 133.72 FEET ALONG A CURVE TO THE RIGHT AND
CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 10.03 ACRES OF LAND MORE OR
LESS.



VICINITY MAP



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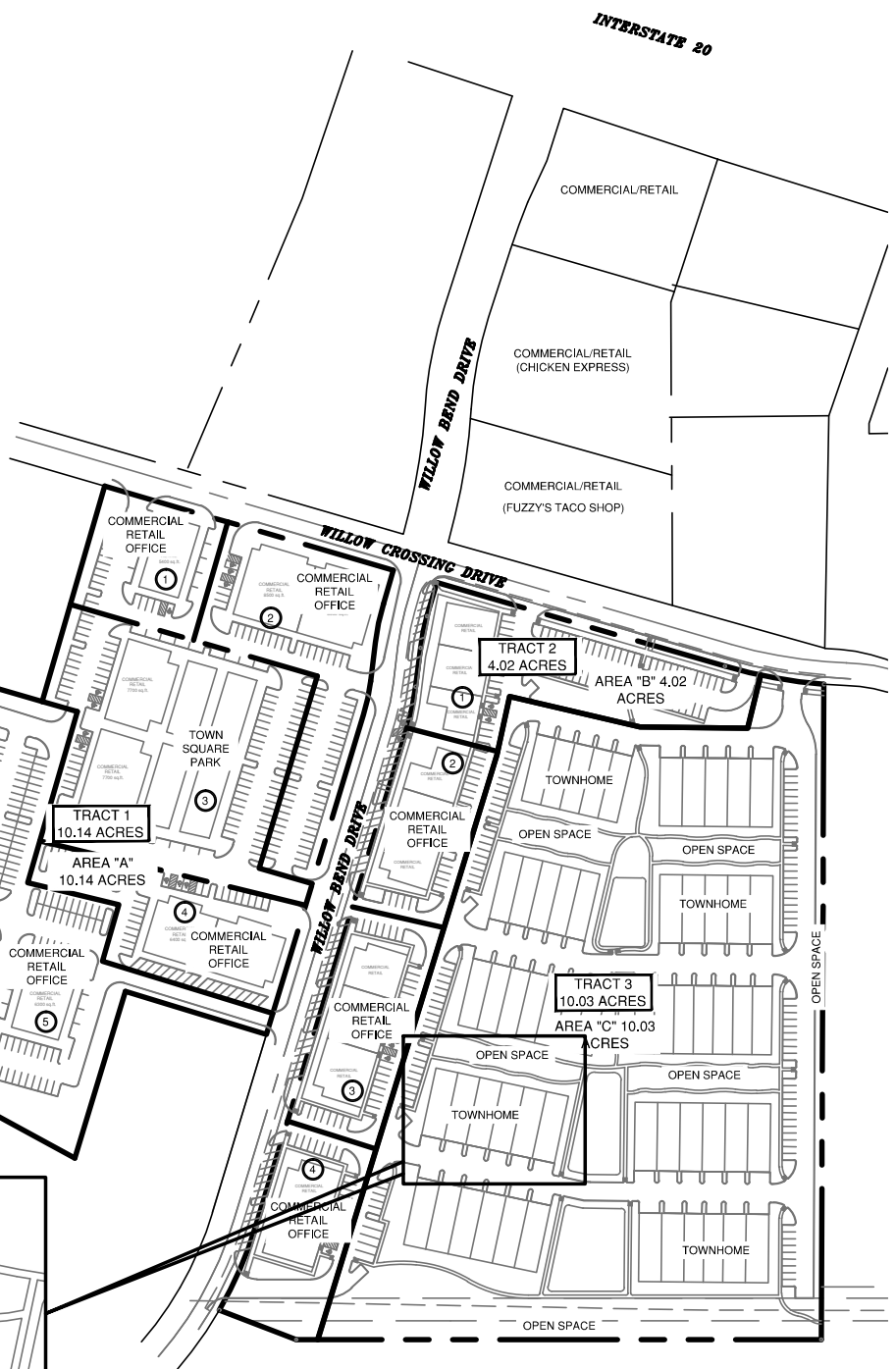
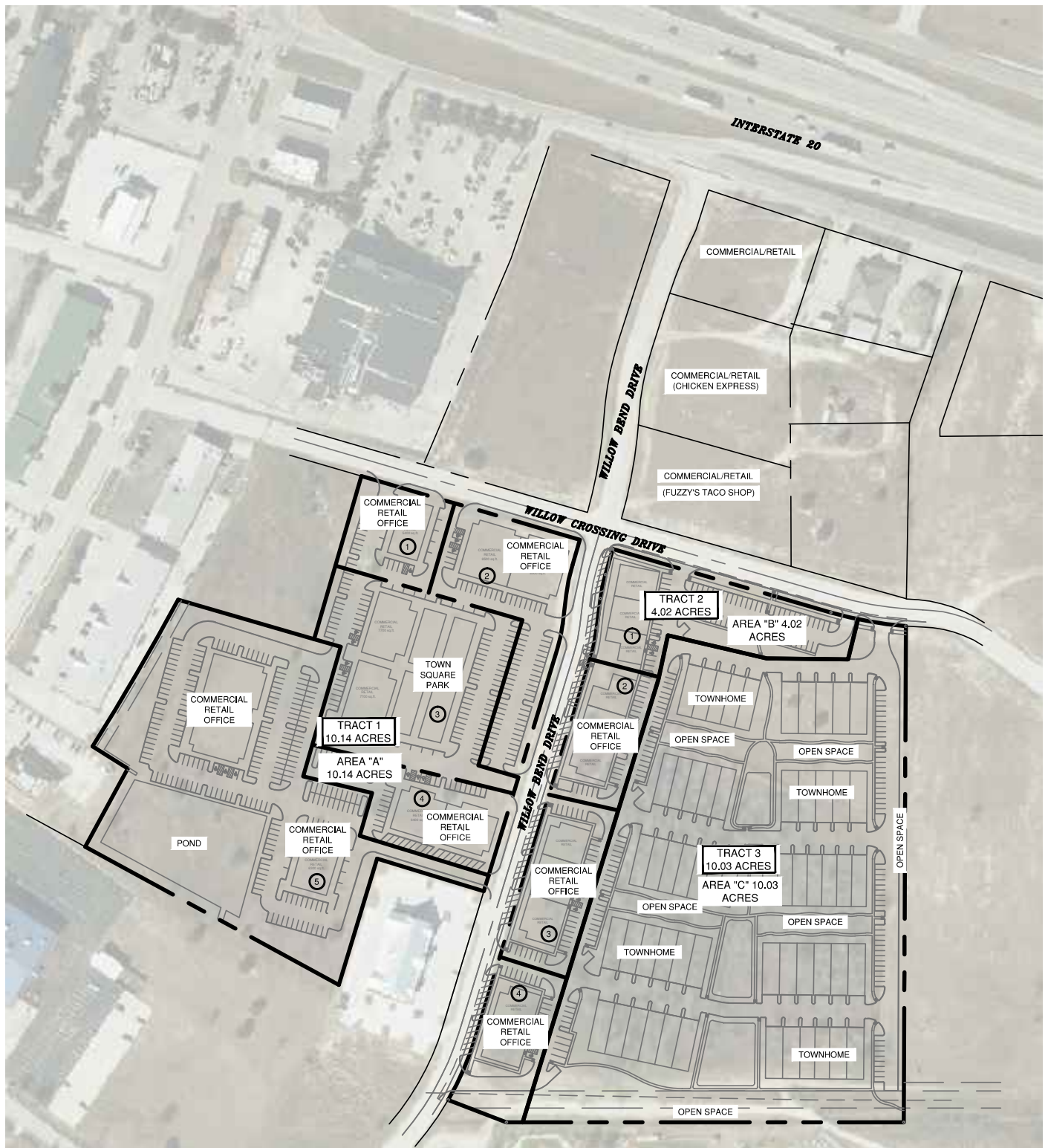


EXHIBIT "B"
CONCEPTUAL SITE PLAN

THE VILLAGE AT WILLOW PARK

08-09-2017 - REVISED 11-06-2017



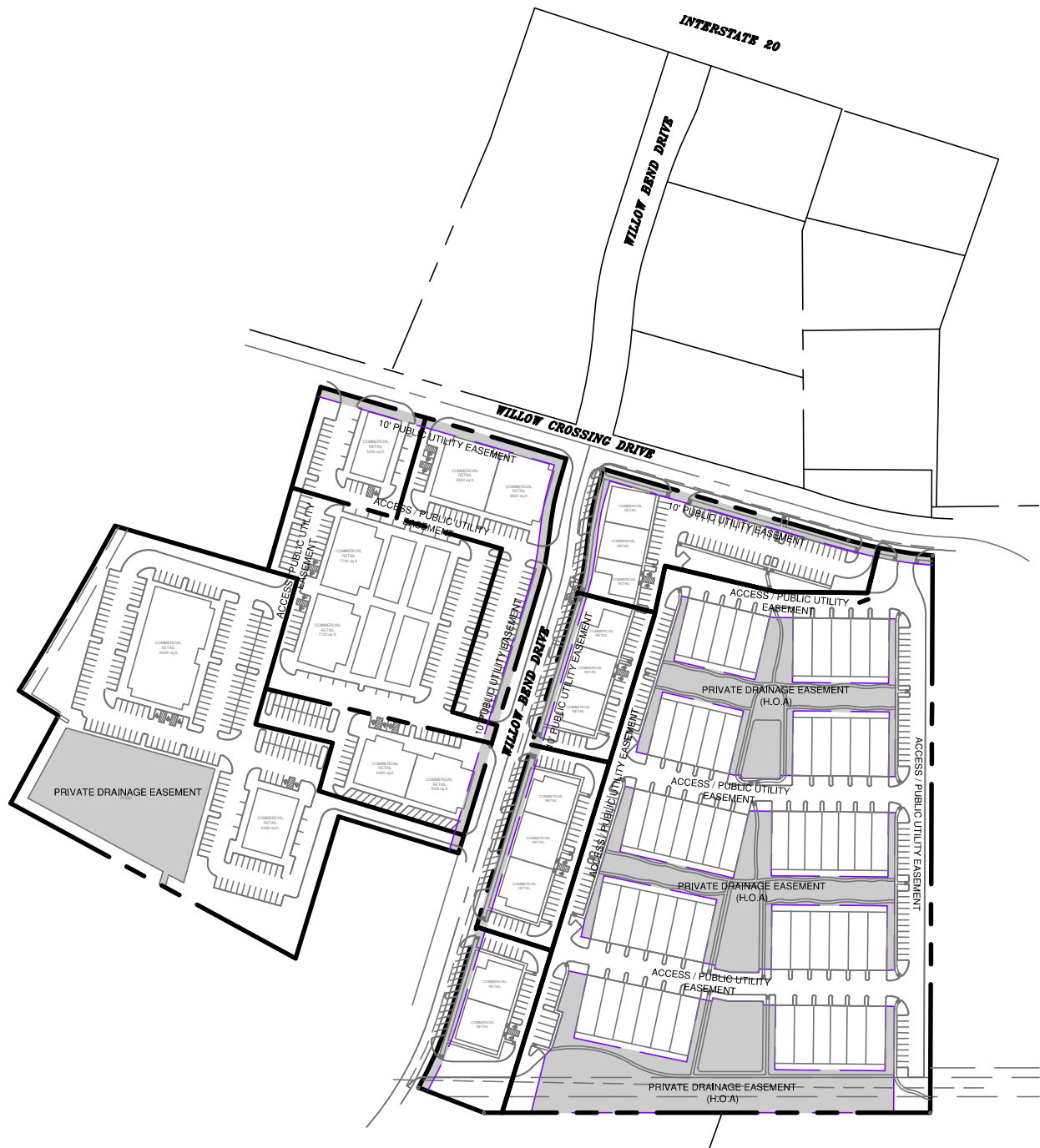
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EXHIBIT "C"
 OVERALL AERIAL

THE VILLAGE AT WILLOW PARK

08-09-2017 - REVISED 11-06-2017

(PRELIMINARY LAYOUT – SUBJECT TO
 CHANGE WITH FINAL APPROVALS)

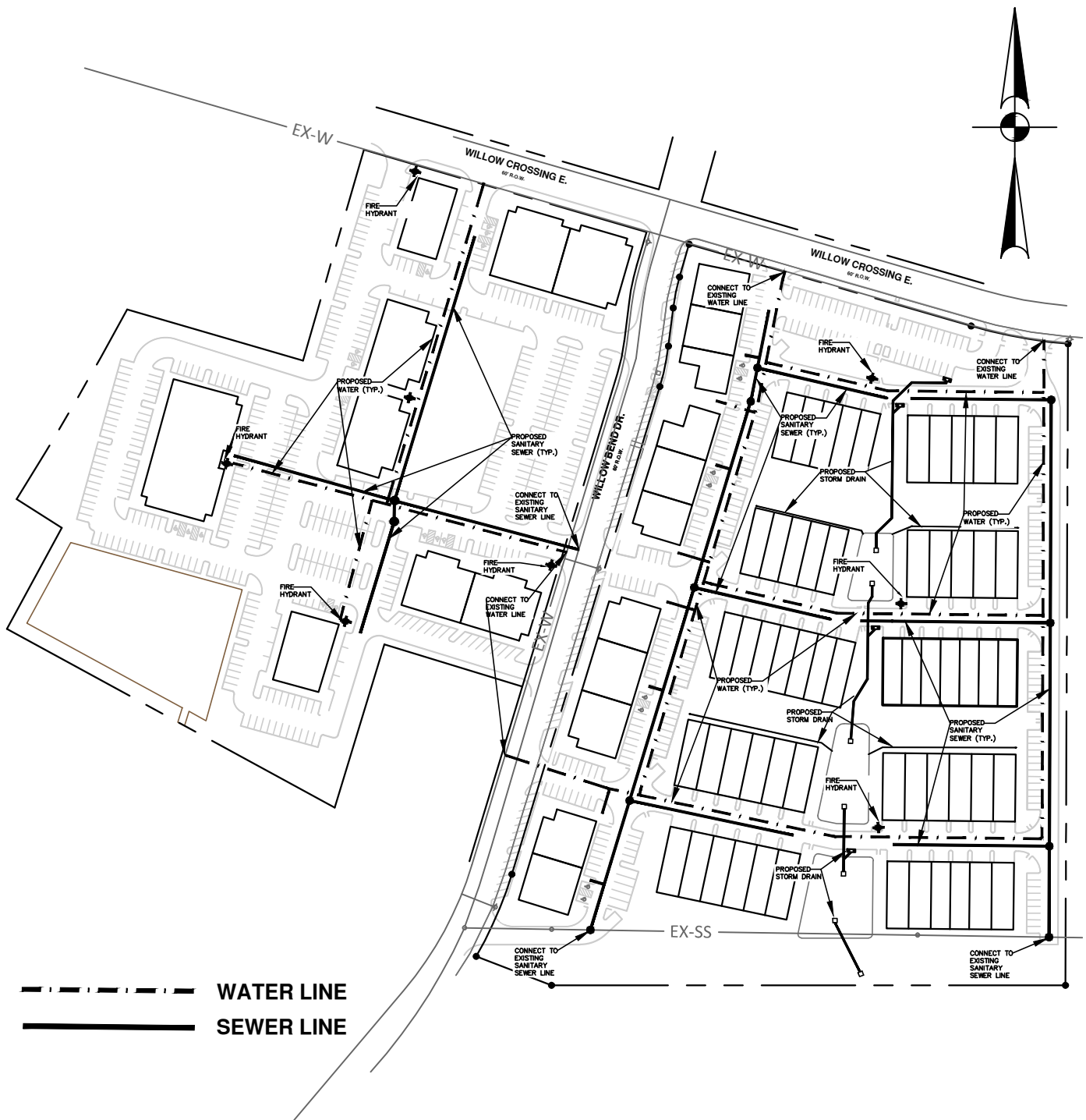


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EXHIBIT "D"
PROPOSED
EASEMENTS/DEDICATIONS

THE VILLAGE AT WILLOW PARK

08-09-2017 - REVISED 11-06-2017

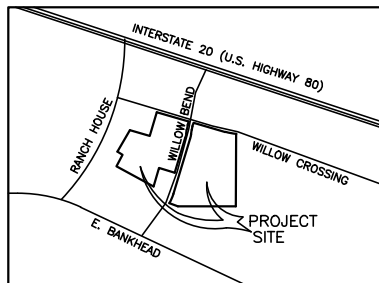


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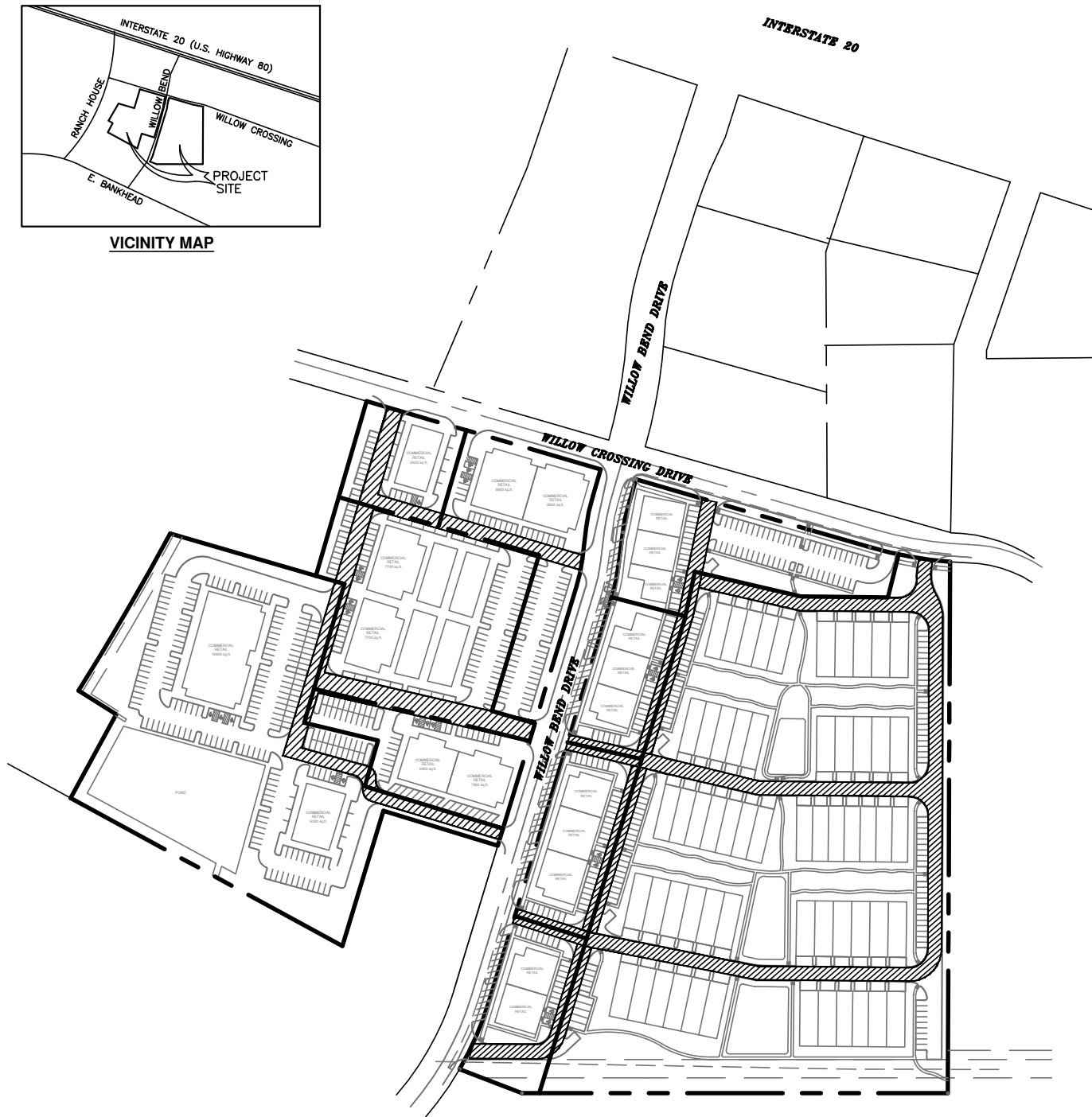
EXHIBIT "E"
 PROPOSED UTILITY PLAN

THE VILLAGE AT WILLOW PARK

08-09-2017 - REVISED 11-06-2017



VICINITY MAP



ACCESS EASEMENT

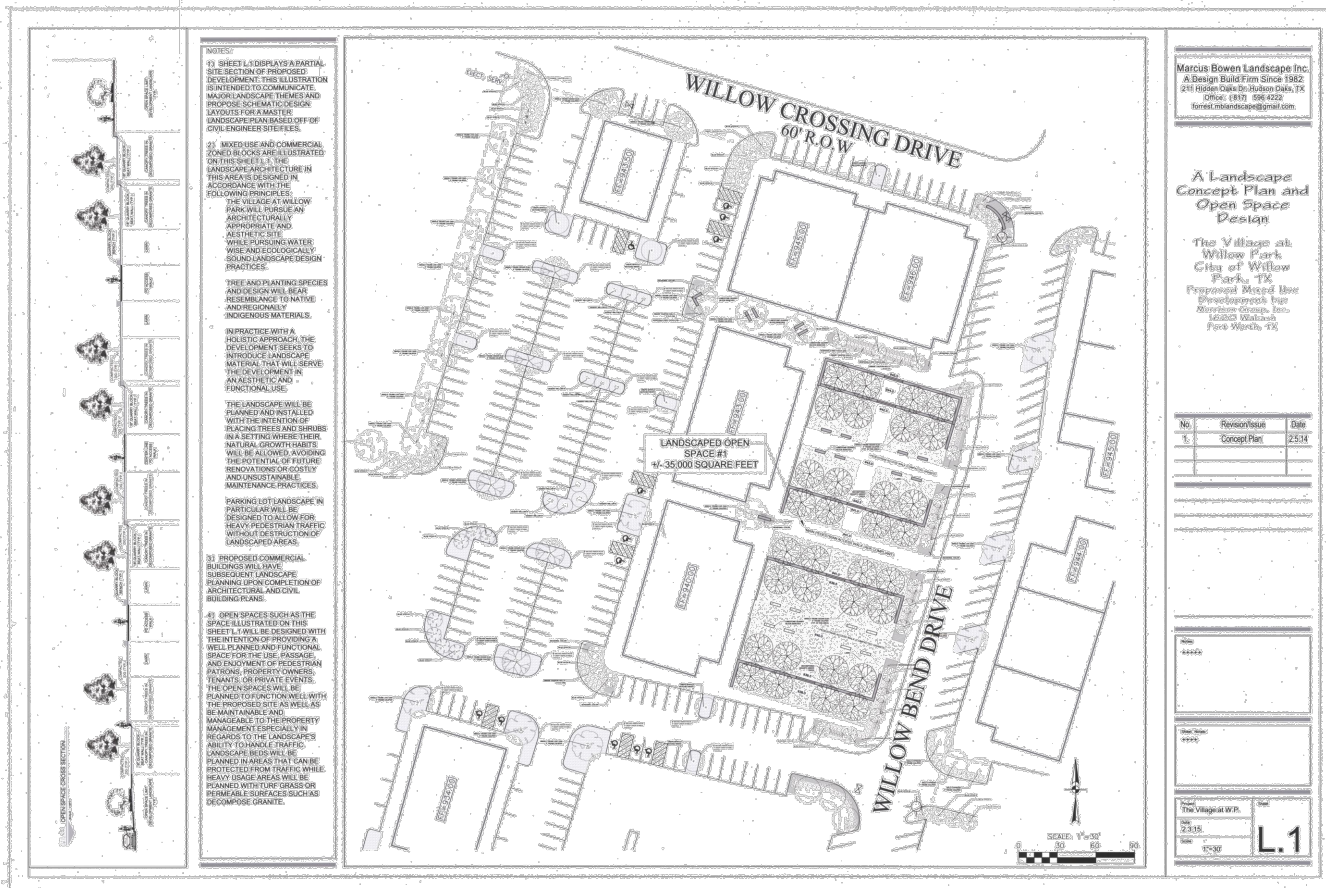


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EXHIBIT "F"
PROPOSED PUBLIC
ACCESS PLAN

THE VILLAGE AT WILLOW PARK

08-09-2017 - REVISED 11-06-2017



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EXHIBIT "G"
CONCEPTUAL LANDSCAPE PLAN
TRACT 1 (NORTH)

**THE VILLAGE AT
WILLOW PARK**

08-09-2017 - REVISED 11-06-2017

(PRELIMINARY LAYOUT – SUBJECT TO
CHANGE WITH FINAL APPROVALS)

NOTES:
 1) SHEET L.2 DISPLAYS A PARTIAL SECTION OF PROPOSED DEVELOPMENT. THIS ILLUSTRATION IS INTENDED TO COMMUNICATE MAJOR LANDSCAPE THEMES AND PROPOSED SCHEMATIC DESIGN LAYOUT FOR A MASTER LANDSCAPE PLAN BASED OFF OF CIVIL ENGINEER SITE FILES.

2) MIXED USE, COMMERCIAL, AND PEDESTRIAN ZONED BLOCKS ARE ILLUSTRATED ON THIS SHEET (L.2) THE LANDSCAPE ARCHITECTURE IN THIS AREA IS DESIGNED IN ACCORDANCE WITH THE FOLLOWING PRINCIPLES:
 THE VILLAGE AT WILLOW PARK WILL PURSUE AN ARCHITECTURALLY APPROPRIATE AND AESTHETIC SITE WHILE PURSUING WATER WISE AND ECOLOGICALLY SOUND LANDSCAPE DESIGN PRINCIPLES.

3) TREE AND PLANTING SPACES AND DESIGN WILL BEAR RESONANCE TO THE LOCAL AND REGIONALLY INDIGENOUS MATERIALS. IN ADDITION WITH A HOUSING APPROACH, THE DEVELOPMENT IS DESIGNED TO INTRODUCE LANDSCAPE MATERIAL THAT WILL SERVE THE DEVELOPMENT IN AN AESTHETIC AND FUNCTIONAL USE.

4) THE LANDSCAPE WILL BE PLANNED AND INSTALLED WITH THE INTENTION OF PLANTING TREES AND SHRUBS IN A SETTING WHERE THEIR NATURAL GROWTH PATTERNS WILL BE ALLOWED AVOIDING THE NEED FOR FUTURE RENOVATIONS OR COSTLY MAINTENANCE PRACTICES.

5) PARKING LOT LANDSCAPE IN PARTICULAR WILL BE DESIGNED TO ALLOW FOR HEAVY PEDESTRIAN TRAFFIC WITHOUT DESTRUCTING LANDSCAPED AREAS.

6) PROPOSED COMMERCIAL BUILDINGS WILL HAVE SUBSEQUENT LANDSCAPE PLANNING UPON COMPLETION OF ARCHITECTURAL AND CIVIL BUILDING PLANS.

7) OPEN SPACES SUCH AS THE SPACE ILLUSTRATED ON THIS SHEET L.2 WILL BE DESIGNED WITH THE INTENTION OF PROVIDING A WELL PLANNED AND FUNCTIONAL SPACE FOR THE USE, PASSAGE, AND ENJOYMENT OF PEDESTRIAN PATRONS, PROPERTY OWNERS, TENANTS, OR PRIVATE EVENTS. THE OPEN SPACES WILL BE PLANNED TO FUNCTION WELL AS THE PROPOSED SITE AS WELL AS BE MANAGEABLE AND MANAGEABLE TO THE PROPERTY MANAGEMENT ESPECIALLY IN REGARDS TO THE LANDSCAPES ABILITY TO HANDLE TRAFFIC. LANDSCAPE BEDS WILL BE PLANNED IN REGISTRATION BE PROTECTED FROM TRAFFIC WHILE HEAVY LOADS WILL BE PLANNED WITH TUFF GRASS OR PERMEABLE SURFACES SUCH AS DECOMPOSE GRANITE.



Precedent Example L.2.1



THE PHOTO ABOVE TITLED PRECEDENT EXAMPLE L.2.1 IS AN EXAMPLE OF AN INTERIOR LANDSCAPE ISLAND PLANTING THAT WAS DESIGNED AND INSTALLED TO ACHIEVE THE FOLLOWING:
 A PORTION OF INTERIOR PARKING LOT SPACE WAS LANDSCAPED IN ACCORDANCE WITH THE PRECEDING LANDSCAPE DESIGN DEVELOPMENT STANDARDS:
 -THE LANDSCAPED ISLAND WERE INTENDED TO RELIEVE THE EXPANSE OF PAVING IN THIS DEVELOPMENT WITH A MIXED ZONING OF INDUSTRIAL AND PEDESTRIAN.
 -THE ABOVE LANDSCAPE AND DESIGN PROVIDED FOR ORNAMENTAL AND CANOPY TREES TO BE EXISTING SHEET WITH EFFECTIVE AND WATER WISE IRRIGATION PRACTICES AND IN THIS CASE AS IS PROPOSED IN THIS SHEET L.2 COMPLETELY AND EFFECTIVELY ELIMINATES THE POTENTIAL FOR WASTE WATER OVER SPRAWL REGARDLESS OF INCIDENT WEATHER CONDITIONS OR SPRINKLER HEAD MALFUNCTION.
 -THE ABOVE LANDSCAPE ISLAND DESIGN PROVIDED FOR HEAVY PEDESTRIAN TRAFFIC, AND REGULAR EGRESS FROM AUTOS WITHOUT THE OBSTRUCTION OF LANDSCAPE SPACE.
 -THE INDIGENOUS RIVER GRAVEL USED HAS A LOCAL VERNACULAR AS WELL AS A MINIMAL CARBON FOOTPRINT AND IT IS A MANUFACTURED OR PROCESSED MATERIAL AND IT IS SOURCED REGIONALLY.
 -THE ABOVE GRAVEL IS CONSIDERED A POROUS LANDSCAPE SURFACE BY THE CITY OF FORT WORTH PLANNING DEPARTMENT AND IS A PRACTICAL AND ENVIRONMENTALLY RESPONSIBLE LANDSCAPE MATERIAL TO USE IN PARKING ISLANDS AS SHOWN SHEET L.2

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 A Design Build Firm Since 1982
 231 Hester Oaks Dr., Hester, Texas 75844
 Office: (817) 594-4222
 Email: mbo@marcuslandscape.com

A Landscape
 Concept Plan and
 Open Space
 Design
 The Village at
 Willow Park
 City of Willow
 Park, TX
 Prepared Mixed Use
 Development by
 Morrison Group, Inc.
 50000 Main Street
 Park Woods, TX

No.	Revision/Issue	Date
1.	Concept Plan	2/5/14
2.	Concept Plan Revised	2/26/14

Sheet: L.2

Scale: 1"=30'

THE VILLAGE AT WILLOW PARK

DATE: 08-09-2017

BY: [Signature]

APP: [Signature]

PAPE-DAWSON ENGINEERS

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EXHIBIT "G"
 CONCEPTUAL LANDSCAPE PLAN
 TRACT 1 (SOUTH)
**THE VILLAGE AT
 WILLOW PARK**
 08-09-2017 - REVISED 11-06-2017

(PRELIMINARY LAYOUT – SUBJECT TO
 CHANGE WITH FINAL APPROVALS)

NOTES:

13 SHEET L.3 DISPLAYS A PARTIAL SITE SECTION OF PROPOSED DEVELOPMENT. THIS ILLUSTRATION IS INTENDED TO COMMUNICATE MAJOR LANDSCAPE THEMES AND PROPOSED SCHEMATIC DESIGN LAYOUTS FOR A MASTER LANDSCAPE PLAN BASED OFF OF CIVIL ENGINEER SITE FILES.

23. PEDESTRIAN AND COMMERCIAL ZONED BLOCKS ARE ILLUSTRATED ON THIS SHEET L.3. THE LANDSCAPE ARCHITECTURE IN THIS AREA IS DESIGNED IN ACCORDANCE WITH THE FOLLOWING PRINCIPLES:

THE VILLAGE AT WILLOW PARK WILL PURSUE AN ARCHITECTURALLY APPROPRIATE AND AESTHETIC SITE WHILE PURSUING WATER WISE AND ECOLOGICALLY SOUND LANDSCAPE DESIGN PRACTICES.

TRUE AND PLANTING SPECIES AND DESIGN WILL BEAR RESEMBLANCE TO NATIVE AND REGIONALLY INDIGENOUS MATERIALS.

IN PRACTICE WITH A HOLISTIC APPROACH, THE DEVELOPMENT SEEKS TO INTRODUCE LANDSCAPE MATERIAL THAT WILL SERVE THE DEVELOPMENT IN AN AESTHETIC AND FUNCTIONAL USE.

THE LANDSCAPE WILL BE PLANNED AND INSTALLED WITH THE INTENTION OF PLACING TREES AND SHRUBS IN A SETTING WHERE THEIR NATURAL GROWTH HABITS WILL BE ALLOWED, AVOIDING THE POTENTIAL OF FUTURE RENOVATIONS OR COSTLY AND UNSUSTAINABLE MAINTENANCE PRACTICES.

PARKING LOT LANDSCAPE IN PARTICULAR WILL BE DESIGNED TO ALLOW FOR HEAVY PEDESTRIAN TRAFFIC WITHOUT DESTRUCTION OF LANDSCAPED AREAS.

3) PROPOSED COMMERCIAL AND RESIDENTIAL BUILDINGS WILL HAVE SUBSEQUENT LANDSCAPE PLANNING UPON COMPLETION OF ARCHITECTURAL AND CIVIL BUILDING PLANS.

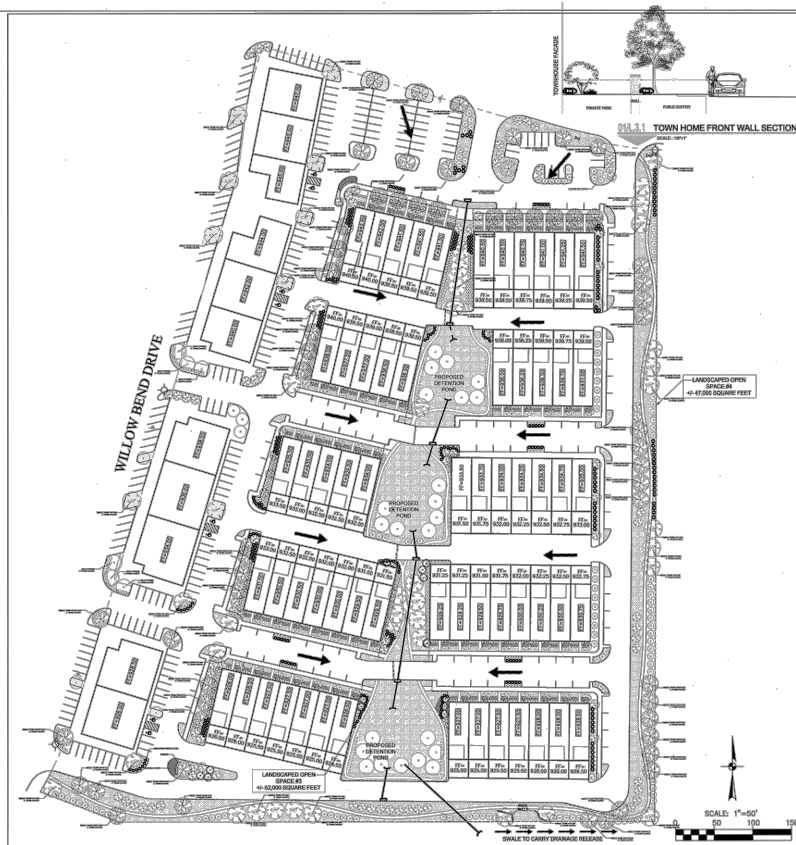
4) OPEN SPACES SUCH AS THE TWO SPACES ILLUSTRATED ON THIS SHEET L.3 WILL BE DESIGNED WITH THE INTENTION OF PROVIDING A WELL PLANNED AND FUNCTIONAL SPACE FOR THE USE, PASSAGE, AND ENJOYMENT OF PEDESTRIAN PATRONS, PROPERTY OWNERS, TENANTS, OR PRIVATE BUSINESSES. THE OPEN SPACES WILL BE PLANNED TO FUNCTION WELL WITH THE PROPOSED SITE AS WELL AS BE MAINTAINABLE AND MANAGEABLE TO THE PROPERTY MANAGEMENT ESPECIALLY IN REGARDS TO THE LANDSCAPE'S ABILITY TO HANDLE TRAFFIC. LANDSCAPE BEES WILL BE PLANNED IN AREAS THAT CAN BE PROTECTED FROM TRAFFIC WHILE HEAVY USAGE AREAS WILL BE PLANNED WITH TURF GRASS OR PERMEABLE SURFACES SUCH AS DECOMPOSE GRANITE, OR INDIGENOUS RIVER GRAVEL.

NOTES (CONT.)

53. IN A MASTER PLANNED TOWN HOME DEVELOPMENT SUCH AS THE TOWN HOMES ILLUSTRATED IN L.3 PARTICULAR FEATURES ARE PLANNED IN THE LANDSCAPE IN ORDER TO ALLOW REASONABLE AND APPROPRIATE MANAGEMENT OF THE LANDSCAPE. LANDSCAPE PLANTINGS, AND PLANT CARE PRACTICES WILL BE CONSISTENT THROUGHOUT THE PORTION OF THE DEVELOPMENT IN ORDER TO ENSURE A FEASIBLE MAINTENANCE PROGRAM TO BE CARRIED OUT ON A DEVELOPMENT WIDE SCALE, SO THAT THE DEVELOPERS INTENT AND CONTROL OF THE LONG TERM HEALTH AND AESTHETIC OF THE LANDSCAPE IS NOT RELIANT ON THE INDIVIDUAL CARE OF THE TOWN HOME OWNER OR TENANT.

63. IRRIGATION OF THE TOWN HOME LANDSCAPE WOULD BE MITTERED ON A BLOCK BY BLOCK LEVEL, OR SIMILAR, TO BE DETERMINED IN LATER DISCUSSION WITH THE DEVELOPMENT OPERATORS, AND LANDSCAPE PLANNER. THIS WILL HELP REGULATE AND CONTROL THE WATER USAGE AS WELL AS THE INTEGRITY OF THE SYSTEM, AND ALLOW THE DEVELOPMENT TO APPROPRIATELY DISTRIBUTE IRRIGATION COSTS TO TOWN HOME OWNERS OR TENANTS.

7) PROPOSED TOWN HOME BLOCKS WILL HAVE A REFINED LANDSCAPE SITE PLAN UPON THE COMPLETION OF THE BUILDINGS' ARCHITECTURAL SITE PLANS AND FINISHED CIVIL SITE FILES. THIS WILL ALLOW THE LANDSCAPE DESIGN TO FULLY MEET THE MUNICIPAL AND DEVELOPMENT STANDARDS PARTICULAR TO THE ARCHITECTURE OF THE TOWN HOME BUILDINGS.



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211 Hidden Oaks Dr. Hudson Oaks, TX
Office: (817) 598-4222
tombert.mblandscape@gmail.com

A Landscape Concept Plan and Open Space Design

The Village at Willow Park, TX
Proposed Mixed Use Development by
Merrion Group, Inc.
16020 Walnut
Ft Worth, TX

No.	Revision/Issue	Date
1.	Concept Plan	2.5.14
2.	Concept Plan Revision	2.26.14

Drawn: *****

Check: *****

Project: The Village at W.P.
Date: 2.3.16
Scale: 1"=50'
Sheet: L.3

EXHIBIT "G" CONCEPTUAL LANDSCAPE PLAN TRACT 2

THE VILLAGE AT WILLOW PARK

08-09-2017 - REVISED 11-06-2017



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(PRELIMINARY LAYOUT – SUBJECT TO
CHANGE WITH FINAL APPROVALS)

CONK
ARCHITECTURE pc
6421 Camp Bowie Blvd, Suite 401a, Fort Worth, TX 76116 phone 817.809.8079

The Village at Willow Park Townhouses
June 2017



EXHIBIT "H"
BUILDING ELEVATIONS
TOWNHOMES

THE VILLAGE AT WILLOW PARK

08-09-2017 - REVISED 11-06-2017

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CONK
ARCHITECTURE pc
6421 Camp Bowie Blvd, Suite 401a, Fort Worth, TX 76116 phone 817.909.8079

The Village at Willow Park Townhouses
June 2017



EXHIBIT "H"
BUILDING ELEVATIONS
TOWNHOMES

**PAPE-DAWSON
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**THE VILLAGE AT
WILLOW PARK**

08-09-2017 - REVISED 11-06-2017

(PRELIMINARY LAYOUT – SUBJECT TO
CHANGE WITH FINAL APPROVALS)

CONK
ARCHITECTURE pc
6421 Camp Bowie Blvd, Suite 401a, Fort Worth, TX 76116 phone 817.909.8079

Willow Park Elevation Studies
7 July 2015



EXHIBIT "H"
BUILDING ELEVATIONS
COMMERCIAL

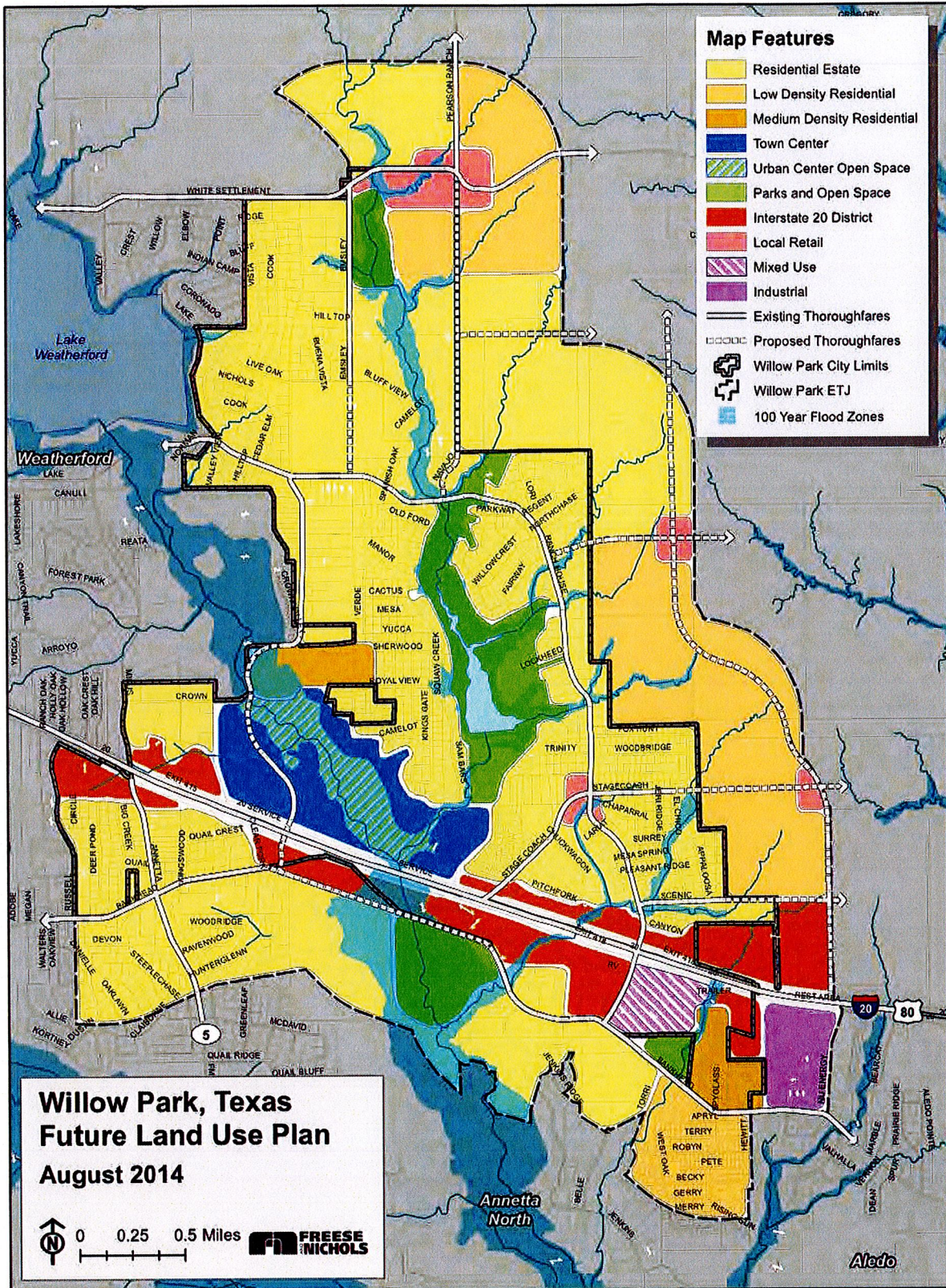
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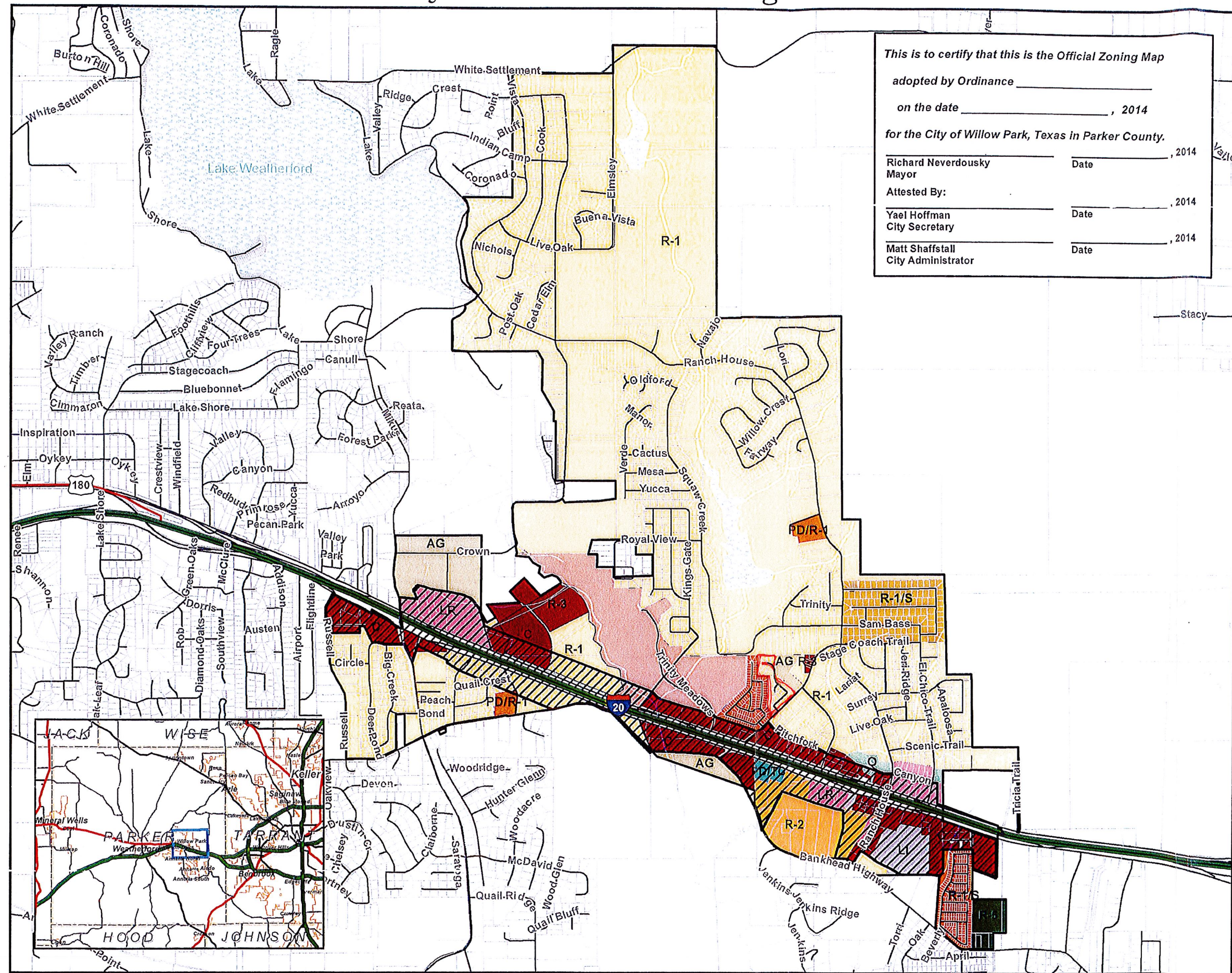
**THE VILLAGE AT
WILLOW PARK**
08-09-2017 - REVISED 11-06-2017

(PRELIMINARY LAYOUT – SUBJECT TO
CHANGE WITH FINAL APPROVALS)

Future Land Use Map



City of Willow Park Zoning



This is to certify that this is the Official Zoning Map
 adopted by Ordinance _____
 on the date _____, 2014
 for the City of Willow Park, Texas in Parker County.

Richard Neverdousky _____ Date _____, 2014
 Mayor

Attested By: _____ Date _____, 2014
 Yael Hoffman
 City Secretary

_____ Date _____, 2014
 Matt Shaffstall
 City Administrator

The City of Willow Park

Residential Zoning Districts

- R-1 - Single Family Residential
- R-1/S - Single Family Res. With Sewer
- R-2 - Single Family Residential Duplex
- PD/R-1 - Plan Dev. Single Family Res.
- R-3 - Multi-Family Residential
- R-5 - Single Family Res. High Density
- R-4 - Manufactured Housing

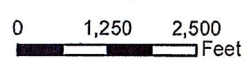
Non-Residential Zoning Districts

- AG - Agricultural
- O - Office
- LR - Local Retail
- C - Commercial
- LI - Light Industrial
- PD/HR - Plan Dev. - Horse Racing
- PD/TC - Plan Dev. Trinity Christian Acdmy
- IH-20 Overlay District



1:30,000

1 inch = 2,500 Feet



*Shown on last zoning map as "City Property".
 These areas should be assigned a zoning
 designation from the City of Willow Park
 Zoning Code before map is finalized.

Projection: Lambert Conformal Conic
 (Texas North Central State Plane - FIPS 4202)
 Units: Feet
 Datum: NAD83

January 2014

Lockwood, Andrews & Newnam Inc. makes
 no representations or warranties regarding
 accuracy or completeness of the information
 depicted on this map or the data from which
 it was produced. This map is NOT suitable
 for survey purposes and does not purport
 to depict or establish boundaries between land
 owners or locations of utility infrastructure where
 survey data is available and field locations have
 been established.



**Lockwood, Andrews
 & Newnam, Inc.**
 A LEO A DALY COMPANY

CITY OF WILLOW PARK

ORDINANCE 762-17

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM: “LI” LIGHT INDUSTRIAL DISTRICT CLASSIFICATION AND USE DESIGNATION TO “PD/C” PLANNED DEVELOPMENT/COMMERCIAL DISTRICT AND “PD/TH” PLANNED DEVELOPMENT / TOWNHOME DISTRICT CLASSIFICATION AND USE DESIGNATION FOR THAT CERTAIN 24.19 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JOHN COLE SURVEY, ABSTRACT 218 IN THE 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, Morrison Group, LP (Owner) has applied for a change in zoning for that certain 24.19 tract of land, more fully described by metes and bounds in Exhibit "A" and depicted in Exhibit "B", both attached hereto, located in the John Cole Survey, Abstract 218 (the "Property") from "LI" Light Industrial" zoning district classification and use designation to "PD/C" Planned Development/Commercial District and “PD/TH” Planned Development / Townhome District classification and use designation; 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 for 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. LAND USE PERMITTED

The zoning district classification and use designation of the property described in Exhibit "A" and depicted in Exhibit "B" is hereby changed as follows; Tract 1 and Tract 2, being 14.16 acres total, are hereby changed from "LI" Light Industrial zoning district to “PD/C” Planned Development/ Commercial District and Tract 3, being 10.03 acres is hereby changed from "LI" Light Industrial zoning district to “PD/TH” Planned Development/ Townhome District classification and use.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES

All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3. SEVERABILITY

The provisions of this Ordinance are severable, and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

SECTION 4. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its adoption by the City Council of the City of Willow Park and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Willow Park, Texas, this 14th, day of November, 2017.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Candice J. Scott, Interim City Secretary

The Willow Park City Council in acting on Ordinance No. 762-17 did on the 14th day of November, 2017 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	_____	_____	_____
Amy Fennell, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
John Gholson, Place 4	_____	_____	_____
Bruce Williams, Place 5	_____	_____	_____

EXHIBIT "A"

BEING LOTS 1,2 AND 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS.

TRACT 1

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 1 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 01328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, WILLOW PARK CROSSING, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET C, PAGE 763, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 73 DEGREES 46 MINUTES 58 SECONDS EAST 398.82 FEET ALONG THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST INTERSECTION OF WILLOW CROSSING DRIVE AND WILLOW BEND DRIVE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 16 DEGREES 13 MINUTES 51 SECONDS WEST 46.67 FEET ALONG THE WEST R.O.W. LINE OF WILLOW BEND DRIVE TO A 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG SAID R.O.W. 52.44 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 52.38 FEET SOUTH 11 DEGREES 40 MINUTES 44 SECONDS WEST;

THENCE SOUTH 07 DEGREES 07 MINUTES 35 SECONDS WEST 51.99 FEET AND CONTINUING ALONG SAID R.O.W. TO

1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID R.O.W. 45.95 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 45.89 FEET SOUTH 12 DEGREES 00 MINUTES 06 SECONDS WEST;

THENCE SOUTH 16 DEGREES 52 MINUTES 38 SECONDS WEST 442.43 FEET AND CONTINUING ALONG SAID R.O.W. TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096, DEED RECORDS, PARKER COUNTY;

THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST 195.61 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, NORTH LINE OF SAID TRACT OF

LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, THE NORTHWEST CORNER OF SAID TRACT OF LAND;

THENCE SOUTH 16 DEGREES 53 MINUTES 47 SECONDS WEST 231.37 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096 TO A 1/2" IRON PIN FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2172, PAGE 119, DEED RECORDS;

THENCE NORTH 61 DEGREES 25 MINUTES 00 SECONDS WEST 506.17 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2172, PAGE 119 TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 28 DEGREES 34 MINUTES 15 SECONDS EAST 155.98 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087 TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 2772, PAGE 1087 AND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 57 DEGREES 41 MINUTES 41 SECONDS WEST 72.78 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087 TO A CAPPED IRON PIN (#3352) FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, EASTERN PARKER COUNTY INDUSTRIAL PARK, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 649, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID POINT BEING LOCATED IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4313.40 FEET;

THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1, EASTERN PARKER COUNTY INDUSTRIAL PARK AND CURVE TO THE LEFT 297.51 FEET TO A CAPPED IRON PIN (CARTER) FOUND FOR THE MOST WESTERLY NORTHWEST

CORNER OF TRACT BEING DESCRIBED, WHOSE CHORD BEARS 297.45 FEET NORTH 30 DEGREES 14 MINUTES 07 SECONDS EAST, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING;

THENCE SOUTH 73 DEGREES 50 MINUTES 36 SECONDS EAST 248.20 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING TO A CAPPED IRON PIN (CARTER) FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING AND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 16 DEGREES 08 MINUTES 44 SECONDS EAST 297.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.14 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 2 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST INTERSECTION OF WILLOW BEND DRIVE AND WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED

THENCE SOUTH 73 DEGREES 49 MINUTES 49 SECONDS EAST 398.05 FEET ALONG THE SOUTH R.O.W. LINE OF SAID WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND;

THENCE SOUTH 14 DEGREES 28 MINUTES 38 SECONDS WEST DEPARTING SAID WILLOW CROSSING DRIVE A DISTANCE OF 65.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 182.11 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF WILLOW BEND DRIVE;

THENCE SOUTH 16 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 103.48 FEET TO A POINT FOR CORNER; THENCE SOUTH 73 DEGREES 31 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE OF 83.65 FEET TO A POINT FOR CORNER; THENCE SOUTH 16 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 299.75 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 370.25 FEET TO A POINT FOR CORNER;

THENCE NORTH 74 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 220.82' TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 68.51 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WILLOW CROSSING DRIVE;

THENCE NORTH 79 DEGREES 38 MINUTES 04 SECONDS WEST 133.72 FEET ALONG A CURVE TO THE RIGHT AND CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 4.02 ACRES OF LAND MORE OR LESS.

TRACT 3

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 2 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST INTERSECTION OF WILLOW BEND DRIVE AND WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED

THENCE SOUTH 73 DEGREES 49 MINUTES 49 SECONDS EAST 398.05 FEET ALONG THE SOUTH R.O.W. LINE OF SAID WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND;

THENCE SOUTH 14 DEGREES 28 MINUTES 38 SECONDS WEST DEPARTING SAID WILLOW CROSSING DRIVE A DISTANCE OF 65.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 182.11 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF WILLOW BEND DRIVE;

THENCE SOUTH 16 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 103.48 FEET TO A POINT FOR CORNER;

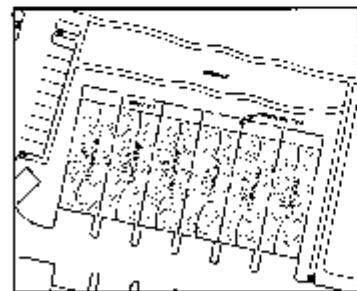
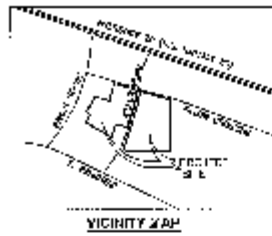
THENCE SOUTH 73 DEGREES 31 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE OF 83.65 FEET TO A POINT FOR CORNER; THENCE SOUTH 16 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 299.75 FEET TO A POINT FOR CORNER; THENCE SOUTH 16 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 370.25 FEET TO A POINT FOR CORNER;

THENCE NORTH 74 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 220.82' TO A POINT FOR CORNER;

THENCE NORTH 89 DEGRESS 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 68.51 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WILLOW CROSSING DRIVE;

THENCE NORTH 79 DEGREES 38 MINUTES 04 SECONDS WEST 133.72 FEET ALONG A CURVE TO THE RIGHT AND CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 10.03 ACRES OF LAND MORE OR LESS.



**PAPE-DAWSON
ENGINEERS**

6503 WEST FREEMAN | FORT WORTH, TEXAS 76116 | PHONE: 817.570.3888
STATE 780 | FAX: 817.570.3880
NATIONAL BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 470

EXHIBIT "B"
CONCEPTUAL SITE PLAN
**THE VILLAGE AT
WILLOW PARK**

08-09-2017 - REVISED 11-06-2017

(PRELIMINARY LAYOUT - SUBJECT TO
CHANGE WITH FINAL APPROVALS)



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
November 14th, 2017	Development Services	Betty Chew

AGENDA ITEM: 1

Consider a Preliminary Plat for Wisteria Heights Addition being 3.84 acres of land W.P. McCarver Survey, Abstract No. 909, Parker County, Texas located on Crown Road between Indian Camp Road and Live Oak Road.

BACKGROUND:

The owner, GBBN Properties LLC, proposes to subdivide the 3.84 acre tract into three +1 acre lots. There is 0.266 acres of Crown Road right of way. The property is zoned R-1 "Single Family Residential District". The property is undeveloped. The property has frontage on Crown Road a collector street as identified in the Willow Park Comprehensive Plan. The lots will be served by City water, a 12 inch water main in Crown Road and private septic systems.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Preliminary Plat for Wisteria Heights Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval.

The Planning and Zoning Commission recommends approval of the Preliminary Plat of Wisteria Heights Addition. The Commission vote was unanimous.

EXHIBITS:

Plat Application, Preliminary Plat.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087

Phone: (817) 441-7108 • Fax: (817) 441-6900

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

Type of Plat: ☒ Preliminary ☐ Final ☐ Replat ☐ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 9/12/2017

Address (if assigned): _____

Name of Additions: WISTERIA HEIGHTS

Location of Addition: EAST SIDE OF CROWN RD (APPROX. 500' SOUTH OF INDIAN CAMP RD)

Number of Lots: 3 Gross Acreage: 3.34 Zoning: R-1 # of New Street Intersections: NONE

PROPERTY OWNER:

Name: GBBN PROPERTIES, LLC

Contact: GUY WIGGS

Address: 317 ARAPAHOE RIDGE

Phone: 817-614-3101

City: WEATHERFORD

Fax: wiggsguy@yahoo.com

State: TX Zip: 76087

Email: A

Signature: [Signature]

APPLICANT:

Name: SAME AS ABOVE

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

SURVEYOR:

Name: TEXAS SURVEYING, INC.

Contact: KYLE RUCKER

Address: 110 PALO PINO

Phone: 817-594-0400

City: WEATHERFORD

Fax: _____


State: TX Zip: 76086

Email: kyle@txsurveying.com

Signature: [Signature]

SEP 12 2017
1

ENGINEER:

Name: JORDAN ENGINEERING, LLC Contact: JORDAN BISHOP
Address: 211 HUDSON OAKS DR Phone: 817-319-9931
City: HUDSON OAKS Fax: _____
State: TX Zip: 76087 Email: jbishop@jordanengineer.com
Signature: 

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor _____ Engineer _____

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: _____
Water Provider: CITY OF WILLOW PARK
Wastewater Provider: PRIVATE SEPTIC
Gas Provider (if applicable): N/A

APPLICATION FEES

_____ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR
✓ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE
\$ 338.40

Additional fees (if applicable):

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

City Use Only

Fees Collected: \$ ✓ _____ \$ _____
\$ _____ \$ _____
Receipt Number: _____

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition: WISTERIA HEIGHTS
Applicant: GGBN PROPERTIES, LLC
Property Owner(s): (SAME AS ABOVE)
Location of Addition: EAST SIDE OF CROWN ROAD, 500' SOUTH OF INDIAN CAMP RD

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

	<u>APPLICANT</u>	<u>STAFF</u>
A. Preliminary Plat Application (original signatures)	<u>✓</u>	<u>hc</u>
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	<u>✓</u>	<u>bc</u>
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	<u>✓</u>	<u>bc</u>
D. Concept Construction Plan (5 paper copies & 1 digital)	<u>N/A</u>	<u>N/A</u>
E. Tree Survey	<u>✓</u>	<u>N/A</u>
F. Location and Dimensions of Existing Structures	<u>✓</u>	<u>N/A</u>
G. Sectionalizing or Phasing of Plats	<u>N/A</u>	<u>N/A</u>
H. Zoning Classification of All Properties Shown on the Plat	<u>✓</u>	<u>bc</u>
I. Dimensions of all Proposed or Existing Lots	<u>✓</u>	<u>bc</u>
J. Location of 100-year Flood Limits Where Applicable	<u>N/A</u>	<u>N/A</u>

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

A. Final Plat Application (original signatures)	<u> </u>	<u> </u>
B. Final Plat Drawing (5 paper copies & 1 digital copy)	<u> </u>	<u> </u>
C. Drainage Study (5 paper copies & 1 digital)	<u> </u>	<u> </u>
D. Submit 1 mylar copy and 1 paper copy from county filing	<u> </u>	<u> </u>
E. Written Metes and Bounds Description	<u> </u>	<u> </u>
F. Dimensions of All Proposed or Existing Lots	<u> </u>	<u> </u>
G. Area in acres for each lot	<u> </u>	<u> </u>
H. Any Existing Structures which Encroach and Setback Lines	<u> </u>	<u> </u>
I. Parker County Tax Certificate	<u> </u>	<u> </u>
J. Plans for all water & sewer lines	<u> </u>	<u> </u>
K. Plans for fire hydrants	<u> </u>	<u> </u>
L. Plans for all proposed streets and sidewalks	<u> </u>	<u> </u>

IV. REQUIRED DOCUMENTS FOR A REPLAT

A. Replat Application (original signatures)	<u> </u>	<u> </u>
B. Replat Drawing (5 paper copies & 1 digital copy)	<u> </u>	<u> </u>
C. Original Plat for comparison	<u> </u>	<u> </u>
D. Drainage Study (5 paper copies & 1 digital)	<u> </u>	<u> </u>
E. Submit 1 mylar copy and 1 paper copy from county filing	<u> </u>	<u> </u>
F. Written Metes and Bounds Description	<u> </u>	<u> </u>
G. Dimensions of All Proposed or Existing Lots	<u> </u>	<u> </u>
H. Area in acres for each lot	<u> </u>	<u> </u>
I. Any Existing Structures which Encroach and Setback Lines	<u> </u>	<u> </u>
J. Parker County Tax Certificate	<u> </u>	<u> </u>

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

A. Amended Plat Application (original signatures)	<u> </u>	<u> </u>
B. Final Plat Drawing (5 paper copies & 1 digital)	<u> </u>	<u> </u>
C. Original Plat for comparison	<u> </u>	<u> </u>
D. Drainage Study (5 paper copies & 1 digital)	<u> </u>	<u> </u>
E. Submit 1 mylar copy and 1 paper copy from county filing	<u> </u>	<u> </u>
F. Written Metes and Bounds Description	<u> </u>	<u> </u>
G. Dimensions of All Proposed or Existing Lots	<u> </u>	<u> </u>
H. Area in acres for each lot	<u> </u>	<u> </u>
I. Any Existing Structures which Encroach and Setback Lines	<u> </u>	<u> </u>

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	<input checked="" type="checkbox"/>	hc
B.	Names of Owners of Property within 200 feet	<input checked="" type="checkbox"/>	hc
C.	Names of Adjoining Subdivisions	<input checked="" type="checkbox"/>	hc
D.	Front and Rear Building Setback Lines	<input checked="" type="checkbox"/>	hc
E.	Side Setback Lines	<input checked="" type="checkbox"/>	hc
F.	City Boundaries Where Applicable	N/A	N/A
G.	Date the Drawing was Prepared	<input checked="" type="checkbox"/>	hc
H.	Location, Width, Purpose of all Existing Easements	<input checked="" type="checkbox"/>	hc
I.	Location, Width, Purpose of all Proposed Easements	<input checked="" type="checkbox"/>	hc
J.	Consecutively Numbered or Lettered Lots and Blocks	<input checked="" type="checkbox"/>	hc
K.	Map Sheet Size of 18"x24" to 24"x36"	<input checked="" type="checkbox"/>	hc
L.	North Arrow	<input checked="" type="checkbox"/>	hc
M.	Name, Address, Telephone, of Property Owner	<input checked="" type="checkbox"/>	hc
N.	Name, Address, Telephone of Developer	<input checked="" type="checkbox"/>	hc
O.	Name, Address, Telephone of Surveyor	<input checked="" type="checkbox"/>	hc
P.	Seal of Registered Land Surveyor	<input checked="" type="checkbox"/>	hc
Q.	Consecutively Numbered Plat Notes and Conditions	<input checked="" type="checkbox"/>	hc
R.	City of Willow Park Plat Dedication Language	<input checked="" type="checkbox"/>	hc
S.	Location and Dimensions of Public Use Area	<input checked="" type="checkbox"/>	hc
T.	Graphic Scale of Not Greater Than 1" = 200'	<input checked="" type="checkbox"/>	hc
U.	All Existing and Proposed Street Names	<input checked="" type="checkbox"/>	hc
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	<input checked="" type="checkbox"/>	hc
W.	Subdivision Boundary in Bold Lines	<input checked="" type="checkbox"/>	hc
X.	Subdivision Name	<input checked="" type="checkbox"/>	hc
Y.	Title Block Identifying Plat Type	<input checked="" type="checkbox"/>	hc
Z.	Key Map at 1"=2000'	<input checked="" type="checkbox"/>	hc
AA.	Surveyor's Certification of Compliance	<input checked="" type="checkbox"/>	hc
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	<input checked="" type="checkbox"/>	
CC.	Show relationship of plat to existing "water, sewage, and drainage	<input checked="" type="checkbox"/>	hc

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	_____	_____
B.	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 or owners (original and one copy)	_____	_____
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	_____	_____

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 30 ft.

Rear building setback: 25 ft.

Side building setback: 25 ft.

Side building setback: _____ ft.

Does the site include any utility/electric/gas/water/sewer easements?

☒ Yes

No

Does the site include any drainage easements?

Yes

☒ No

Does the site include any roadway/through fare easements?

☒ Yes

No

Staff Review:

Does the plat include all the required designations?

☒ Yes

No

Are the setbacks for the building sufficient?

☒ Yes

No

Are there any easement conflicts?

Yes

☒ No

Do the proposed easements align with neighboring easements?

☒ Yes

No

Are the proposed easements sufficient to provide service?

☒ Yes

No

Does the proposed project pose any planning concerns?

Yes

☒ No

☒ Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature: _____

Date: 10/10/17

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? ☒ Yes ☐ No
If yes, which road? Crown RD
Is the project serviced by an existing water line? ☒ Yes ☐ No
If yes, what size line? 12"
Will the project require the extension of a water line? Yes ☒ No
Does the project use well water? ☒ No Drinking Irrigation
If yes, which aquifer does the well pull from? _____
Is the project serviced by an existing sewer line? Yes ☒ No
If yes, what size line? _____
If no, what type and size is the septic system? _____

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes

☒ No

Any additional concerns: _____

☒ Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: _____ Date: 10/10/2017

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	Yes	<u>No</u>
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<u>No</u>
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<u>No</u>
If yes, what is the base flood elevation for the area? _____		

Staff Review:

Base flood elevations confirmed?	Yes	No
Does the proposed project pose any safety concerns?	Yes	<u>No</u>

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: _____ Date: 10/10/2017

STATEMENT ACKNOWLEDGING EASEMENTS:

WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES 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 SAID EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE 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 ENCLUMBER THIS PROPERTY.

FLOOD HAZARD NOTE:

ON THE DATE OF THIS SURVEY THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE FEMA COMMUNITY PANEL 48303C06 DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

PROPERTY CORNER NOTE:

ALL SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN ON PLAT.

COMMON ACCESS AND PARKING NOTE:

A BLANKET ACCESS, MAINTENANCE, AND PARKING EASEMENT IS GRANTED ACROSS ALL PARKING, DRIVEWAY, AND/OR ENTRANCES. THIS EASEMENT IS FOR ACCESS, MAINTENANCE, AND/OR PARKING ACROSS ALL LOTS OF THIS SUBDIVISION. HOWEVER IT IS NOT INTENDED TO SERVE AS A CURRENT OR FUTURE PUBLIC RIGHT OF WAY.

CURRENT ZONING:

THIS PROPERTY IS CURRENTLY ZONED "R-4" (SINGLE FAMILY RESIDENTIAL).

BUILDING SETBACKS:

ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY THE CITY OF WILLOW PARK'S MUNICIPAL CODE OF ORDINANCES.

UTILITY EASEMENTS:

THERE SHALL BE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF ALL LOTS WITHIN THIS ADDITION.

LIEN HOLDER NOTE:

THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.

SUBSURFACE UTILITIES:

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

FUTURE DEVELOPMENT, CONSTRUCTION, AND LANDSCAPING:

ALL FUTURE CONSTRUCTION AND/OR DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO CURRENT ZONING DISTRICT REGULATIONS OF THE CITY OF WILLOW PARK. DROUGHT TOLERANT AND NATIVE SPECIES OF PLANTS ONLY TO BE USED IN LANDSCAPING AND GREEN SPACE. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

SURVEYORS CERTIFICATE

THAT I, KYLE RUCKER, 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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WILLOW PARK.

FOR REVIEW ONLY

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
817-594-0400 • JN170430P



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, GBN PROPERTIES, LLC - SERIES C, A TEXAS SERIES LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF A 3.84 ACRES TRACT OF LAND OUT OF THE W.P. MCCARVER SURVEY, ABSTRACT NO. 909, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC#20170326, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE APPROXIMATE CENTERLINE OF CROWN ROAD, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID CROWN ROAD THE FOLLOWING COURSES AND DISTANCES:

N 11°22'58" E 350.00 FEET TO A POINT, AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 794.73 FEET, A CHORD THAT BEARS N 12°42'34" E 36.80 FEET, AN ARC DISTANCE OF 36.80 FEET, TO A POINT, AT THE NORTHWEST CORNER OF SAID V. 1733, P. 1622, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 86°24'04" E AT 30.52 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF THAT CERTAIN LOT 4, BLOCK 1 OF NEAL ADDITION AS RECORDED IN PC. B. SL. 244, P.R.P.C.T. AND IN ALL 437.54 FEET TO A FOUND 1/2" IRON ROD, AT THE NORTHEAST CORNER OF SAID V. 1733, P. 1622, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 02°53'11" W 382.72 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE NORTH LINE OF LOT 5, BLOCK A, BUENA VISTA, AN ADDITION TO PARKER COUNTY AS RECORDED IN VOLUME 360, PAGE 61, P.R.P.C.T. FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 86°26'59" W 495.53 FEET ALONG THE NORTH LINE OF SAID BUENA VISTA (V. 360, P. 61) TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRD)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GBN PROPERTIES, LLC - SERIES C, A TEXAS SERIES LIMITED LIABILITY COMPANY, 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 - 3, BLOCK A, WISTERIA HEIGHTS, PHASE I, AN ADDITION TO THE CITY OF WILLOW PARK, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. GBN PROPERTIES, LLC - SERIES C, A TEXAS SERIES LIMITED LIABILITY COMPANY, DOES HEREBY 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 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, 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 _____ PARKER COUNTY, TEXAS
THIS THE ____ DAY OF _____, 2017.

NAME _____ TITLE _____

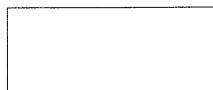
STATE OF TEXAS

COUNTY OF PARKER

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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

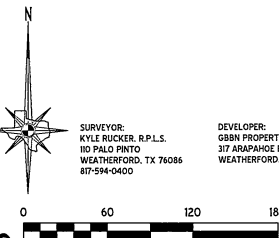
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR:
KYLE RUCKER, R.P.L.S.
810 PAILO PINTO
WEATHERFORD, TX 76086
817-594-0400

DEVELOPER:
GBN PROPERTIES, LLC
317 ANAPRANGE RIDGE
WEATHERFORD, TX 76087



CITY OF WILLOW PARK, TEXAS
PLANNING COMMISSION

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS
AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

DOC.# 201413078
O.R.P.C.T.

W.P. MCCARVER SURVEY
ABSTRACT NO. 909

REMAINDER OF
DOC# 20170326
O.R.P.C.T.

EDGE OF ROAD

EMSLEY DRIVE
PAVED SURFACE

LOT 1, BLOCK A

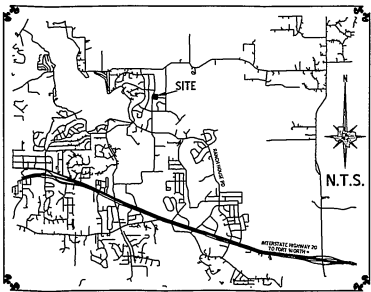
LOT 4, BLOCK A

LOT 5, BLOCK A

LOT 6, BLOCK A

LOT 18,
BLOCK A

BUENA VISTA
V. 360, P. 61
P.R.P.C.T.



PRELIMINARY PLAT
LOTS 1 - 3, BLOCK A
"WISTERIA HEIGHTS"
AN ADDITION
TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS
BEING A 3.840 ACRES SUBDIVISION OUT OF
THE W.P. MCCARVER SURVEY
ABSTRACT NO. 909
PARKER COUNTY, TEXAS
SEPTEMBER 2017

TEXAS
SURVEYING
FORM NO. 10100100 - WWW.TXSSURVEYING.COM



P&Z AGENDA ITEM BRIEFING SHEET

ting Date:	Department:	Presented By:
November 14 th , 2017	Development Services	Betty Chew

AGENDA ITEM: 2

Consider a Final Plat of a Replat of Lot 4, 11, 12, Block B, Crown Pointe Addition, located in the 200 Block of Shops Blvd.

BACKGROUND:

The owner proposes to Replat the three lots totaling 11.16 acres as follows:

Lot 4R - This lot is the same size and configuration with the elimination of 5 foot of easement at the rear of the property. The lots primary frontage is on Shops Blvd. (1.77 ac.)

Lot 11R – This lot increases in area from 4.44 acres to 7.23 acres. The lot now includes all the proposed “Hike and Bike” trail and river area. The lot has frontage on Checkout Lane and Community Drive both private streets.

Lot 12R – This lot decreases in area from 4.95 acres to 2.16 acres. It is proposed to be a rectangular lot without the trail area. Checkout Lane adjacent to this lot will be improved as a 26 foot access easement around the perimeter of the lot.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 4R, 11R and 12R; Block B; Crown Pointe Addition.

The Planning and Zoning Commission recommends approval of the Final Plat of a Replat Lot 4R, 11R, 12R, Block B, Crown Pointe Addition. The Commission vote was unanimous.

EXHIBITS:

Plat Application, Final Plat.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



City of Willow Park Development Services

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

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

Type of Plat: ☐ Preliminary ☐ Final ☒ Replat ☐ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 9/11/17

Address (if assigned): —

Name of Additions: CROWN POINTE ADDITION

Location of Addition: CROWN POINTE

Number of Lots: 3 Gross Acreage: 11.16 Zoning: C # of New Street Intersections: 0

PROPERTY OWNER:

Name: SHOPS AT CROWN POINTE, LLC

Contact: KYLE WILKS

Address: 17010 IH 20

Phone: 817-819-2574

City: CISCO

Fax: —

State: TX Zip: 76437

Email: Kyle@wilkshg.com

Signature: _____

APPLICANT:

Name: SAME AS OWNER

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

SURVEYOR:

Name: CHUCK STARK

Contact: CHUCK STARK

Address: 6221 SOUTHWEST BLVD.

Phone: 817-231-8100

City: F.W.

Fax: —

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: Chuck Stark

ENGINEER:

Name: SAME AS SURVEYOR Contact: _____
Address: _____ Phone: _____
City: _____ Fax: _____
State: _____ Zip: _____ Email: _____
Signature: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant ☒ Surveyor _____ Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: ONCOR
Water Provider: WILLOW PARK
Wastewater Provider: WILLOW PARK
Gas Provider (if applicable): N/A

APPLICATION FEES

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

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

$$300 + 10(11.16) = \$420$$

Additional fees (if applicable):

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

City Use Only

Fees Collected: \$ ✓ _____ \$ _____
\$ _____ \$ _____
Receipt Number: _____

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition: CROWN POINTE ADDITION
 Applicant: THE SHOPS AT CROWN PARK, LLC
 Property Owner(s): SAME
 Location of Addition: 1120 E CROWN POINTE BLVD.

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT











STAFF

A. Preliminary Plat Application (original signatures)	_____	_____
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	_____	_____
D. Concept Construction Plan (5 paper copies & 1 digital)	_____	_____
E. Tree Survey	_____	_____
F. Location and Dimensions of Existing Structures	_____	_____
G. Sectionalizing or Phasing of Plats	_____	_____
H. Zoning Classification of All Properties Shown on the Plat	_____	_____
I. Dimensions of all Proposed or Existing Lots	_____	_____
J. Location of 100-year Flood Limits Where Applicable	_____	_____

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

A. Final Plat Application (original signatures)	_____	_____
B. Final Plat Drawing (5 paper copies & 1 digital copy)	_____	_____
C. Drainage Study (5 paper copies & 1 digital)	_____	_____
D. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
E. Written Metes and Bounds Description	_____	_____
F. Dimensions of All Proposed or Existing Lots	_____	_____
G. Area in acres for each lot	_____	_____
H. Any Existing Structures which Encroach and Setback Lines	_____	_____
I. Parker County Tax Certificate	_____	_____
J. Plans for all water & sewer lines	_____	_____
K. Plans for fire hydrants	_____	_____
L. Plans for all proposed streets and sidewalks	_____	_____

IV. REQUIRED DOCUMENTS FOR A REPLAT

A. Replat Application (original signatures)	✓	
B. Replat Drawing (5 paper copies & 1 digital copy)	✓	
C. Original Plat for comparison	✓	
D. Drainage Study (5 paper copies & 1 digital) N/A - NO DRAINAGE CHANGE	✓	
E. Submit 1 mylar copy and 1 paper copy from county filing	✓	
F. Written Metes and Bounds Description	✓	
G. Dimensions of All Proposed or Existing Lots	✓	
H. Area in acres for each lot	✓	
I. Any Existing Structures which Encroach and Setback Lines	✓	
J. Parker County Tax Certificate WITH MYLAR	✓	

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

A. Amended Plat Application (original signatures)	_____	_____
B. Final Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Original Plat for comparison	_____	_____
D. Drainage Study (5 paper copies & 1 digital)	_____	_____
E. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
F. Written Metes and Bounds Description	_____	_____
G. Dimensions of All Proposed or Existing Lots	_____	_____
H. Area in acres for each lot	_____	_____
I. Any Existing Structures which Encroach and Setback Lines	_____	_____

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	✓	PC
B.	Names of Owners of Property within 200 feet	✓	PC
C.	Names of Adjoining Subdivisions	✓	PC
D.	Front and Rear Building Setback Lines	✓	PC
E.	Side Setback Lines	✓	PC
F.	City Boundaries Where Applicable	N/A	N/A
G.	Date the Drawing was Prepared	✓	PC
H.	Location, Width, Purpose of all Existing Easements	✓	PC
I.	Location, Width, Purpose of all Proposed Easements	✓	PC
J.	Consecutively Numbered or Lettered Lots and Blocks	✓	PC
K.	Map Sheet Size of 18"x24" to 24"x36"	✓	PC
L.	North Arrow	✓	PC
M.	Name, Address, Telephone, of Property Owner	✓	PC
N.	Name, Address, Telephone of Developer	✓	PC
O.	Name, Address, Telephone of Surveyor	✓	PC
P.	Seal of Registered Land Surveyor	✓	PC
Q.	Consecutively Numbered Plat Notes and Conditions	✓	PC
R.	City of Willow Park Plat Dedication Language	✓	PC
S.	Location and Dimensions of Public Use Area	N/A	N/A
T.	Graphic Scale of Not Greater Than 1" = 200'	✓	PC
U.	All Existing and Proposed Street Names	✓	PC
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	N/A	N/A
W.	Subdivision Boundary in Bold Lines	✓	PC
X.	Subdivision Name	✓	PC
Y.	Title Block Identifying Plat Type	✓	PC
Z.	Key Map at 1"=2000'	✓	PC
AA.	Surveyor's Certification of Compliance	✓	PC
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	PC
CC.	Show relationship of plat to existing "water, sewage, and drainage	✓	PC

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	None Required	N/A
B.	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 or owners (original and one copy)	Tax Certificate	
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	✓	PC

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 40' on SHOPS BLVD. ft. Rear building setback: 25' ft.
Side building setback: 10' ft. Side building setback: 10' ft.

Does the site include any utility/electric/gas/water/sewer easements? ☒ Yes No
Does the site include any drainage easements? ☒ Yes No
Does the site include any roadway/through fare easements? ☒ Yes No

Staff Review:

Does the plat include all the required designations? ☒ Yes No
Are the setbacks for the building sufficient? ☒ Yes No
Are there any easement conflicts? ☐ Yes ☒ No
Do the proposed easements align with neighboring easements? ☒ Yes No
Are the proposed easements sufficient to provide service? ☒ Yes No
Does the proposed project pose any planning concerns? ☐ Yes ☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature: _____

Date: 10/10/17

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road?

☒ Yes

☐ No

If yes, which road? SHOPS BLVD PUBLIC. / CHECKOUT LANE & COMMUNITY DRIVE PRIVATE

Is the project serviced by an existing water line?

☒ Yes

☐ No

If yes, what size line? 8"

Will the project require the extension of a water line?

☐ Yes

☒ No

Does the project use well water?

☒ No

☐ Drinking

☐ Irrigation

If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line?

☒ Yes

☐ No

If yes, what size line? 8"

If no, what type and size is the septic system? _____

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

☐ Yes

☒ No

Any additional concerns: _____

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Public Works Approval Signature: _____ Date: 10/10/2017

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain? ☒ Yes ☐ No
If yes, what is the base flood elevation for the area? 839.25
Is the footprint of any built improvement in the 100-year flood plain? Yes ☒ No
If yes, what is the base flood elevation for the area? _____
Is the footprint of any habitable structure in the 100-year flood plain? Yes ☒ No
If yes, what is the base flood elevation for the area? _____

Staff Review:

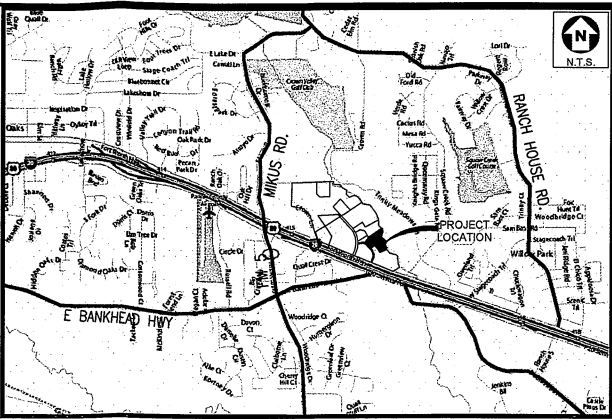
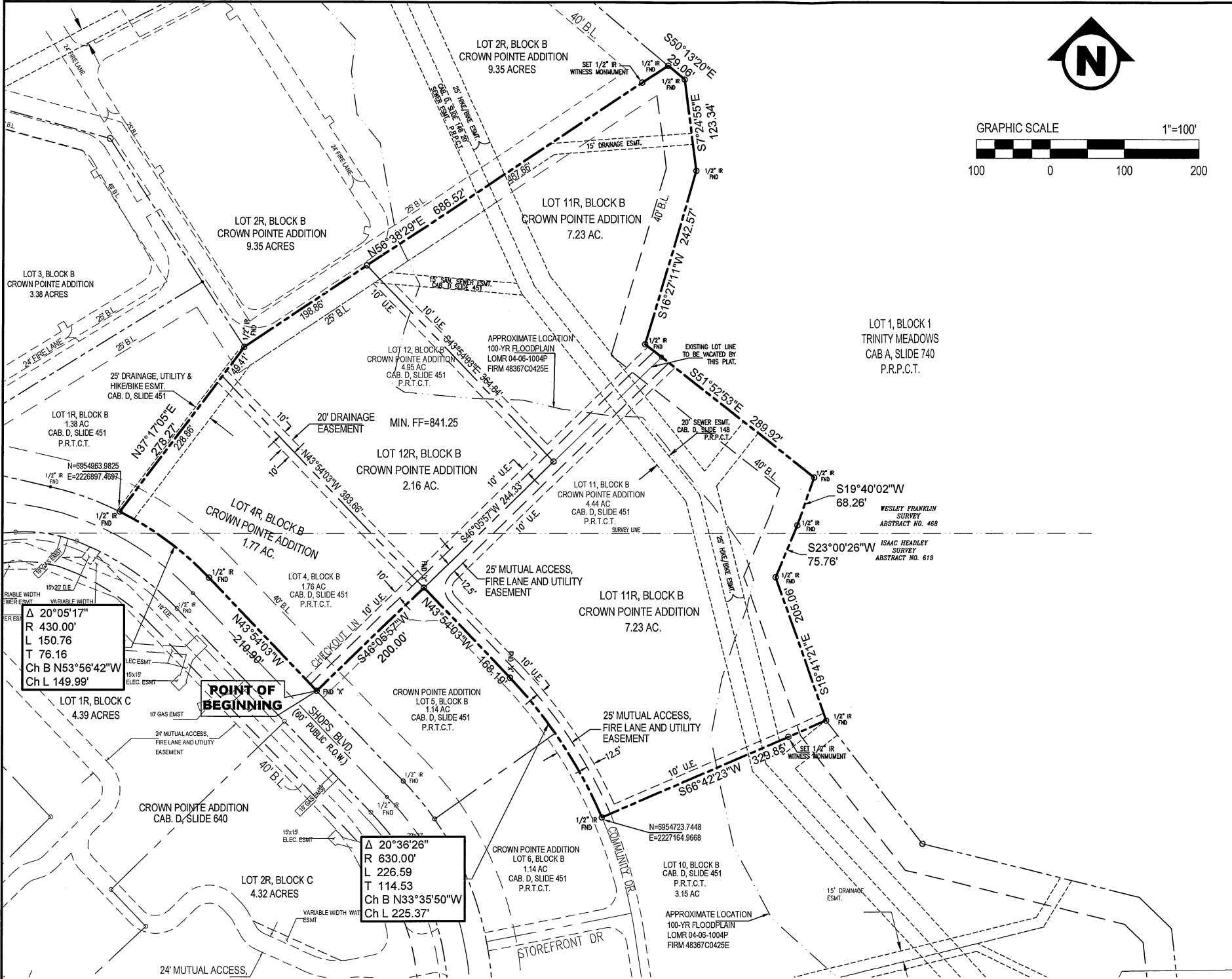
Base flood elevations confirmed? ☒ Yes ☐ No
Does the proposed project pose any safety concerns? Yes ☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: _____ Date: 10/10/2017



LOCATION MAP

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.

FINAL PLAT
LOT 4R, LOT 11R, & LOT 12R, BLOCK B
CROWN POINTE ADDITION

BEING A REPLAT OF
LOT 4, LOT 11, LOT 12, BLOCK B
CROWN POINTE ADDITION
AS RECORDED IN CABINET D, SLIDE 451
PLAT RECORDS PARKER COUNTY, TEXAS

BEING 11.16 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468, AND THE
ISAAC HEADLEY SURVEY, ABSTRACT No. 619

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

AUGUST 2017

NOTE:
1. 1/2" CAPPED IRON RODS STAMPED "C.F. STARK RPLS 5084"
WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF
CONSTRUCTION.

FINAL PLAT	
Approved by the City of Willow Park	
APPROVED BY:	CITY COUNCIL City of Willow Park, Texas
Signed: _____	date _____
Signed: _____	date _____
City Administrator	

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD	
CABINET _____, SLIDE _____	
DATE _____	

B
Barron-Stark-Swift
Consulting Engineers
Together

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:
THE SHOPS AT CROWN PARK, LLC

17010 IH-20
CISCO, TEXAS 76437
PH: (817) 819-2574

JOB No. 171-9441
DATE AUGUST 2017

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE SHOPS AT CROWN PARK, LLC acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as LOTS 4R, 11R & 12R, BLOCK B, CROWN POINTE ADDITION, an addition to the City of Willow Park, TX ("City") and does hereby dedicate to the public use forever, right of ways, easements and encumbrances shown hereon. THE SHOPS AT CROWN PARK, LLC herein certifies the following:

- The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
- The easements 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.

WITNESS, my hand, this the _____ day of _____, 2017.

THE SHOPS AT CROWN PARK, LLC
A Texas limited liability company

By: _____
Kyle Wilks, President

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Kyle Wilks, known by me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the _____ day of _____, 2017

Notary Public in and for the State of _____

LEGAL DESCRIPTION

Being a 11.16 acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, and the Isaac Headley Survey, Abstract No. 619, City of Willow Park, Parker County, Texas and being all of Lot 4, 11 & 12, Block B Crown Pointe Addition, an addition to the City of Willow Park, Texas as recorded in Cabinet D, Slide 451, Plat Records Parker County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a found 'X' in concrete for the southeast corner of Lot 4, Block B and the southwest corner of Lot 5, Block B as recorded in Cabinet D, Slide 451, Plat Records, Parker County, Texas.

Thence North 43° 54' 03" West with the north line of Shops Blvd. a distance of 210.90 feet to a ½" found iron rod, said point being the beginning of a curve to the left with a radius of 430.00 feet;

Thence along said curve to the left, and the north line of Shops Blvd. an arc length of 150.76 feet through a central angle of 20° 05' 17" whose long chord bears North 53° 56' 42" West a distance of 149.99 feet to a 1/2" found iron rod, for the southeast corner of Lot 1R, Block B, Crown Pointe Addition as recorded in Cabinet D, Slide 451 Plat Records, Parker County, Texas, said iron rod also being the southwest corner of said Lot 4, Block B, Crown Pointe Addition;

Thence North 37° 17' 05" East a distance of 278.27 feet to a 1/2" found iron rod; said point being the northeast corner of said lot 1R, Block B and the southwest corner of Lot 2R, Block B as recorded in Cabinet D, Slide 451 Plat Records, Parker County;

Thence North 56° 38' 29" East a distance of 686.52 feet to a 1/2" found iron rod, said point being the northeast corner of said Lot 24, Block B and said point also being the approximate centerline of the Clear Fork Trinity River

Thence with the approximate centerline of the Clear Fork Trinity River the following courses and distances;

South 50°13'20" East, 29.06 feet;
South 07°24'55" East, 123.34 feet;
South 16°27'11" West, 242.57 feet;
South 51°52'53" East, 289.92 feet;
South 19°40'02" West, 68.26 feet;
South 23°00'26" West, 75.76 feet;
South 19°41'21" East, 205.06 feet, said point being the northeast corner of said Lot 11, Block B, and the most northerly northwest corner of Lot 10, Block B, Crown Pointe Addition as recorded in Cabinet D, Slide 451 Plat Records, Parker County, Texas

Thence South 66° 42' 23" West, with the north line of said Lot 11, leaving the approximate centerline of the Clear Fork Trinity River, a distance of 329.85 feet to a 1/2" found iron rod in the north line of Lot 6, Block B, Crown Pointe Addition, as recorded in Cabinet D, Slide 451 Plat Records, Parker County, Texas said point being the beginning of a non-tangent curve to the left with a radius of 630.00 feet

Thence along said non-tangent curve to the left, an arc length of 226.59 feet through a central angle of 20°36'26" whose chord bears N 33°35'50" W a distance of 225.37 feet to a found 'X' in concrete, said point being on the north line of said Lot 5, Block B

Thence North 43° 54' 03" West with the north line of Lot 5 a distance of 168.19 feet to a found 'X' in concrete for the northwest corner of said Lot 5, Block B

Thence South 46° 05' 57" West with the Lot 5 northwest line, a distance of 200.00 feet to the point of Beginning and Containing 486,180 Square Feet, 11.16 Acres of land, more or less.

PRELIMINARY

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

SURVEYOR CERTIFICATE

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey.

FOR REVIEW ONLY, NOT TO BE FILED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Charles F. Stark, R.P.L.S. No. 5084



STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the _____ day of _____, 2017

Notary Public in and for the State of _____

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE CORRELATED TO DEED CALL N89°00'36"E ALONG THE NORTH LINE OF WWC/JPCD COMPANY TRACT RECORDED IN VOLUME 1867, PAGE 1220, DEED RECORDS PARKER COUNTY, TEXAS.
- PUBLIC SIDEWALKS WITHIN THE PLANNED DEVELOPMENT SHALL BE LOCATED ADJACENT TO ANY AND ALL PUBLIC ROADWAYS, WITHIN THE PUBLIC RIGHT-OF-WAY. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WILLOW PARK STANDARD SPECIFICATIONS. CONSTRUCTION OF SAID SIDEWALKS SHALL BE PHASED WITH DEVELOPMENT, AND SHOWN WITH RELEVANT SITE PLAN APPLICATIONS. PUBLIC SIDEWALKS WITHIN THE RIGHT-OF-WAY ARE SUBJECT TO CITY OF WILLOW PARK INSPECTION, AND SHALL BE MAINTAINED BY THE CITY OF WILLOW PARK.
- CONSTRUCTION OF THE HIKE/BIKE TRAIL SHALL BE PHASED WITH THE DEVELOPMENT, AND SHOWN WITH RELEVANT SITE PLAN APPLICATIONS. SAID TRAIL SHALL BE CENTERED WITHIN A TWENTY-FIVE (25) FOOT WIDE EASEMENT, AS SHOWN HERON. SAID EASEMENT SHALL BE DEDICATED TO THE CITY FOR PUBLIC USE AND MAINTENANCE.
- ELEVATION CERTIFICATE SHALL BE PROVIDED AFTER FINAL GRADING IS COMPLETED FOR ANY BUILDING ADJACENT TO FLOODPLAIN.

FINAL PLAT
LOT 4R, LOT 11R, & LOT 12R, BLOCK B
CROWN POINTE ADDITION

BEING A REPLAT OF
LOT 4, LOT 11, LOT 12, BLOCK B
CROWN POINTE ADDITION
AS RECORDED IN CABINET D, SLIDE 451
PLAT RECORDS PARKER COUNTY, TEXAS

BEING 11.16 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468, AND THE
ISAAC HEADLEY SURVEY, ABSTRACT No. 619

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

AUGUST 2017

OWNER:
THE SHOPS AT CROWN PARK, LLC

17010 IH-20
CISCO, TEXAS 76437
PH: (817) 819-2574

JOB No. 171-9441
DATE AUGUST 2017

2 of 2

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

B
Barron-Stark-Swift
Consulting Engineers
Together.

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



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
November 14 th , 2017	Development Services	Betty Chew

AGENDA ITEM: 3

Consider a Final Plat of a Replat of Lot 4, Block A, Crown Pointe Addition Phase 2, located in the 200 Block of Crown Pointe Blvd.

BACKGROUND:

The owner proposes to Replat the 4.25 acre lot into a 1.14 acre lot for a Medical office building and a 3.11 acre lot for development of a 64 unit assisted living center. The property is zoned "C" Commercial District. The City Council approved the Site Development Plan for the property in September. All infrastructure water, sanitary sewer, storm water drainage, fire hydrants, access and fire lanes both on-site and off-site will be installed by the developer.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat Replat of Lot 4, Block A, Crown Pointe Addition, Phase 2.

The Planning and Zoning Commission recommends approval of the Final Plat of a Replat Lot 4, Block A, Crown Pointe Addition. The Commission vote was unanimous.

EXHIBITS:

Plat Application, Final Plat.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087

Phone: (817) 441-7108 · Fax: (817) 441-6900

PLAT APPLICATION

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

Type of Plat: ☐ Preliminary ☐ Final ☐ Replat ☒ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: _____

Address (if assigned): _____

Name of Additions: CROWN POINTE ADDITION PHASE 2, LOTS 4R-1 & 4R-2, BLOCK A

Location of Addition: INTERSECTION OF CROWN POINT BLVD & FUTURE TOLWES RD.

Number of Lots: 2 Gross Acreage: 4.25 Zoning: C # of New Street Intersections: 10

PROPERTY OWNER:

Name: WILLOW PARK SERVICES, LLC

Contact: JIM MARTIN

Address: PO BOX 1840

Phone: 817-441-2102

City: WILLOW PARK

Fax: _____

State: TX Zip: 76008

Email: jim@martinlandsales.com

Signature: _____

APPLICANT:

Name: BARRON-STARK-SWIFT

Contact: CHUCK STARK

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: _____

SURVEYOR:

Name: BARRON-STARK-SWIFT

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: _____

ENGINEER:

Name: BARRON-STARK-SWIFT

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: 

PRINCIPAL CONTACT: Owner X Applicant Surveyor Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: ~~ENCOR~~ TRI-COUNTY

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): ATMOS TEXAS GAS

APPLICATION FEES

 \$350.00 \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR (\$25.00 PER LOT)

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

Additional fees (if applicable):

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

City Use Only

Fees Collected: \$ ✓

\$

\$

\$

Receipt Number:

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition: CROWN POINTE ADDITION PHASE 2
Applicant: BARRON-STARK-SWIFT CONSULTING ENGINEERS
Property Owner(s): WILLOW PARK SERVICES LLC
Location of Addition: CROWN POINTE BLVD

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

- A. Preliminary Plat Application (original signatures)
- B. Preliminary Plat Drawing (5 paper copies & 1 digital)
- C. Preliminary Drainage Analysis (5 paper copies & 1 digital)
- D. Concept Construction Plan (5 paper copies & 1 digital)
- E. Tree Survey
- F. Location and Dimensions of Existing Structures
- G. Sectionalizing or Phasing of Plats
- H. Zoning Classification of All Properties Shown on the Plat
- I. Dimensions of all Proposed or Existing Lots
- J. Location of 100-year Flood Limits Where Applicable

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- A. Final Plat Application (original signatures)
- B. Final Plat Drawing (5 paper copies & 1 digital copy)
- C. Drainage Study (5 paper copies & 1 digital)
- D. Submit 1 mylar copy and 1 paper copy from county filing
- E. Written Metes and Bounds Description
- F. Dimensions of All Proposed or Existing Lots
- G. Area in acres for each lot
- H. Any Existing Structures which Encroach and Setback Lines
- I. Parker County Tax Certificate
- J. Plans for all water & sewer lines
- K. Plans for fire hydrants
- L. Plans for all proposed streets and sidewalks

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

IV. REQUIRED DOCUMENTS FOR A REPLAT

- A. Replat Application (original signatures)
- B. Replat Drawing (5 paper copies & 1 digital copy)
- C. Original Plat for comparison
- D. Drainage Study (5 paper copies & 1 digital)
- E. Submit 1 mylar copy and 1 paper copy from county filing
- F. Written Metes and Bounds Description
- G. Dimensions of All Proposed or Existing Lots
- H. Area in acres for each lot
- I. Any Existing Structures which Encroach and Setback Lines
- J. Parker County Tax Certificate

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

- A. Amended Plat Application (original signatures)
- B. Final Plat Drawing (5 paper copies & 1 digital)
- C. Original Plat for comparison
- D. Drainage Study (5 paper copies & 1 digital)
- E. Submit 1 mylar copy and 1 paper copy from county filing
- F. Written Metes and Bounds Description
- G. Dimensions of All Proposed or Existing Lots
- H. Area in acres for each lot
- I. Any Existing Structures which Encroach and Setback Lines

✓	<u>PC</u>
✓	<u>PC</u>
✓	<u>PC</u>
✓	<u>PC</u>
✓	<u>PC</u>
✓	<u>PC</u>
✓	<u>PC</u>
✓	<u>PC</u>
✓	<u>PC</u>
✓	<u>PC</u>

Previously Submitted
WITH SIGNATURE COPIES

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	✓	✓
B.	Names of Owners of Property within 200 feet	✓	✓
C.	Names of Adjoining Subdivisions	✓	✓
D.	Front and Rear Building Setback Lines	✓	✓
E.	Side Setback Lines	✓	✓
F.	City Boundaries Where Applicable	✓	✓
G.	Date the Drawing was Prepared	✓	✓
H.	Location, Width, Purpose of all Existing Easements	✓	✓
I.	Location, Width, Purpose of all Proposed Easements	✓	✓
J.	Consecutively Numbered or Lettered Lots and Blocks	✓	✓
K.	Map Sheet Size of 18"x24" to 24"x36"	✓	✓
L.	North Arrow	✓	✓
M.	Name, Address, Telephone, of Property Owner	✓	✓
N.	Name, Address, Telephone of Developer	✓	✓
O.	Name, Address, Telephone of Surveyor	✓	✓
P.	Seal of Registered Land Surveyor	✓	✓
Q.	Consecutively Numbered Plat Notes and Conditions	✓	✓
R.	City of Willow Park Plat Dedication Language	✓	✓
S.	Location and Dimensions of Public Use Area	✓	✓
T.	Graphic Scale of Not Greater Than 1" = 200'	✓	✓
U.	All Existing and Proposed Street Names	✓	✓
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	✓	✓
W.	Subdivision Boundary in Bold Lines	✓	✓
X.	Subdivision Name	✓	✓
Y.	Title Block Identifying Plat Type	✓	✓
Z.	Key Map at 1"=2000'	✓	✓
AA.	Surveyor's Certification of Compliance	✓	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	✓	✓

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	✓	✓
B.	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 or owners (original and one copy)	Tax CERTIFICATE w/ MYLAR	✓
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	✓	✓

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ft.

Rear building setback: 25 ft.

Side building setback: 10 ft.

Side building setback: 10 ft.

Does the site include any utility/electric/gas/water/sewer easements?

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

Staff Review:

Does the plat include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts?

Yes

No

Do the proposed easements align with neighboring easements?

Yes

No

Are the proposed easements sufficient to provide service?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature: [Signature]

Date: 10/10/17

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? ☒ Yes ☐ No
If yes, which road? PRIVATE ACCESS DRIVE OFF CROWN POINTE BLVD.
Is the project serviced by an existing water line? ☒ Yes ☐ No
If yes, what size line? 8"
Will the project require the extension of a water line? ☒ Yes ☐ No
Does the project use well water? ☒ No ☐ Drinking ☐ Irrigation
If yes, which aquifer does the well pull from? _____
Is the project serviced by an existing sewer line? ☒ Yes ☐ No
If yes, what size line? 8"
If no, what type and size is the septic system? _____

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes

☒ No

*

Any additional concerns: PRIVATE ACCESS DRIVE + IMPROVEMENTS TO CROWN LANE

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Public Works Approval Signature: _____ Date: 10/10/2017

Willow Park
Plat
Flood Plain Review

Applicant Questions:

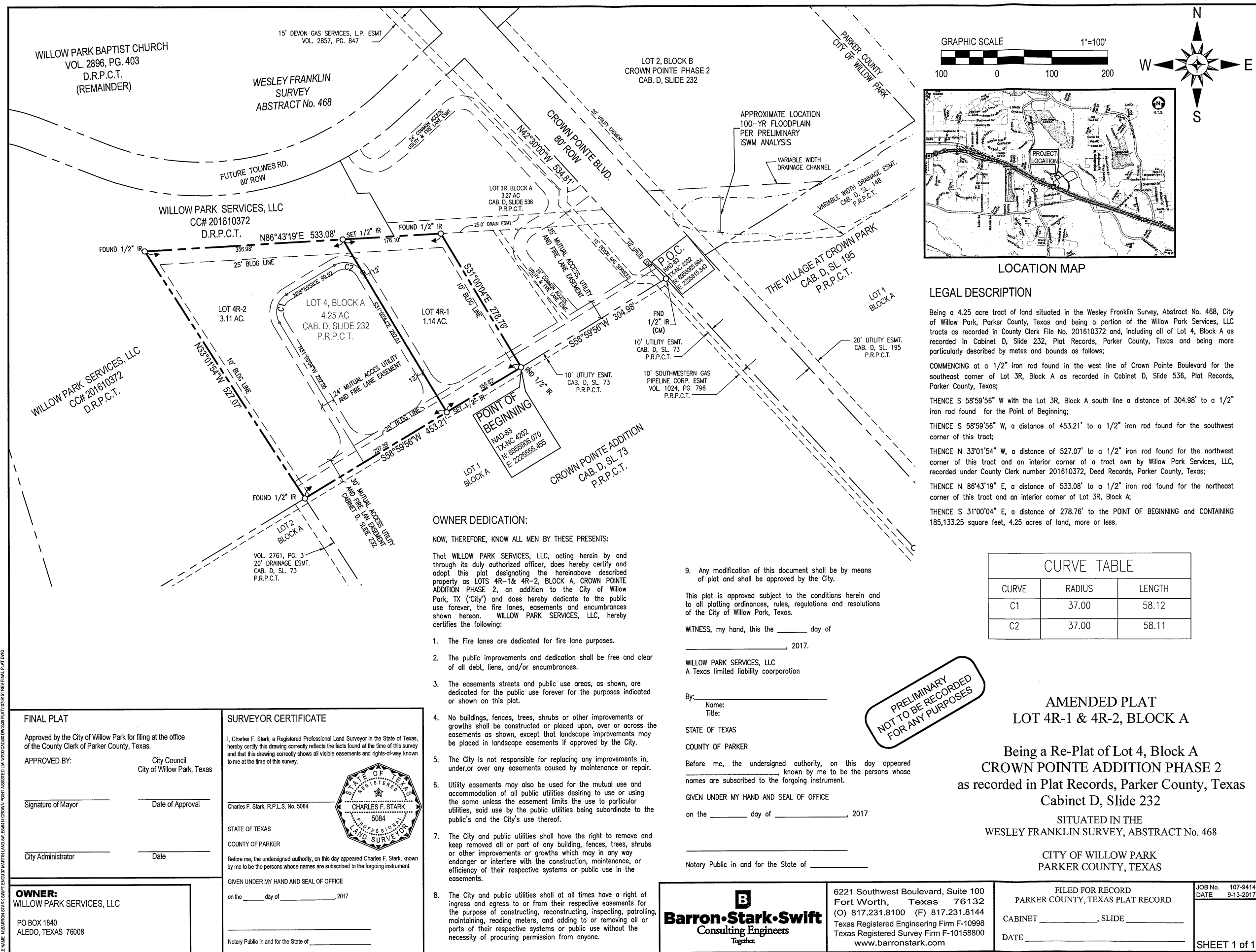
Is any part of the plat in the 100-year flood plain?	Yes	<u>No</u>
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<u>No</u>
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<u>No</u>
If yes, what is the base flood elevation for the area? _____		

Staff Review:

Base flood elevations confirmed?	Yes	No
Does the proposed project pose any safety concerns?	Yes	<u>No</u>

<u>Approved</u>	Not Approved	Needs More Information or Corrections
-----------------	--------------	---------------------------------------

Flood Plain Manager Approval Signature: _____ Date: 10/10/2017





P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
November 14 th , 2017	Development Services	Betty Chew

AGENDA ITEM: 4

Consider a Preliminary Plat for a 13.918 acre tract of land George Cannon Survey, Abstract No. 1943, located on Emsley Road south of White Settlement Road.

BACKGROUND:

The owner proposes to plat 13.918 acres of this 246.143 acre tract of land into 3 single family lots. The lots are adjacent to a private lake on the east side of the property. The property is zoned R-1 "Single Family Residential District". The property is undeveloped at this time. The property has frontage on Emsley Road a 50 foot right of way. The lots will be served by City water, a 2 inch main in Emsley Road. The developer will be required to extend the 2" water main to the south property line of Lot 1. The City will install the water taps to serve the lots. Private on-site sewage systems will serve each lot.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Preliminary Plat of Emsley Road Addition meets the requirement of the Subdivision Ordinance and Staff recommends approval.

The Planning and Zoning Commission recommends approval of the Preliminary Plat of Emsley Road Addition. The Commission vote was unanimous.

EXHIBITS:

Plat Application, Preliminary Plat.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



City of Willow Park Development Services

516 Ranch House Road

Willow Park, Texas 76087

Phone: (817) 441-7108 • Fax: (817) 441-6900

PLAT APPLICATION

MUST BE AN ORIGINAL DOCUMENT – FAXED COPIES WILL NOT BE ACCEPTED

ALL SIGNATURES MUST BE ORIGINAL

Type of Plat: ☒ Preliminary ☐ Final ☐ Replat ☐ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: _____

Address (If assigned): _____

Name of Additions: Emsley Road Addition

Location of Addition: Emsley Road approximately 350' south of White Settlement Rd

Number of Lots: 3 Gross Acreage: 13.918 Zoning: R-1 # of New Street Intersections: 0

PROPERTY OWNER:

Name: James Childers

Contact: JAMES CHILDERS

Address: 6230 East I-20

Phone: (817) 715-3306

City: Aledo

Fax: _____

State: TX Zip: 76008

Email: Tex377@gmail.com

Signature: [Signature]

APPLICANT:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

SURVEYOR:

Name: Philip Colvin

Contact: _____

Address: 213 S Oak Ave

Phone: (940) 325-4841

City: Mineral Wells

Fax: (940) 325-8090

State: TX Zip: 76067

Email: philip@pricesurveying.com

Signature: [Signature]

ENGINEER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant X Surveyor _____ Engineer


- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERSElectric Provider: Tri-County Electric CoopWater Provider: City of Willow ParkWastewater Provider: On-site Sewer Facilities

Gas Provider (if applicable): _____

APPLICATION FEES

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

440.00 \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE 17 ac X \$10.00 per ac. 

Additional fees (if applicable):

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

City Use OnlyFees Collected: \$ \$

Receipt Number: _____

\$

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition:

Emsley Road Addition

Applicant:

James Childers

Property Owner(s):

James Childers

Location of Addition:

Emsley Rd 350' South of White Settlement Rd

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

- A. Preliminary Plat Application (original signatures)
- B. Preliminary Plat Drawing (5 paper copies & 1 digital)
- C. Preliminary Drainage Analysis (5 paper copies & 1 digital)
- D. Concept Construction Plan (5 paper copies & 1 digital)
- E. Tree Survey
- F. Location and Dimensions of Existing Structures
- G. Sectionalizing or Phasing of Plats
- H. Zoning Classification of All Properties Shown on the Plat
- I. Dimensions of all Proposed or Existing Lots
- J. Location of 100-year Flood Limits Where Applicable

✓
N/A
N/A
N/A
✓
✓
✓
✓
✓
✓

✓
✓
✓
✓
✓
✓
✓
✓
✓
✓

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- A. Final Plat Application (original signatures)
- B. Final Plat Drawing (5 paper copies & 1 digital copy)
- C. Drainage Study (5 paper copies & 1 digital)
- D. Submit 1 mylar copy and 1 paper copy from county filing
- E. Written Metes and Bounds Description
- F. Dimensions of All Proposed or Existing Lots
- G. Area in acres for each lot
- H. Any Existing Structures which Encroach and Setback Lines
- I. Parker County Tax Certificate
- J. Plans for all water & sewer lines
- K. Plans for fire hydrants
- L. Plans for all proposed streets and sidewalks

IV. REQUIRED DOCUMENTS FOR A REPLAT

- A. Replat Application (original signatures)
- B. Replat Drawing (5 paper copies & 1 digital copy)
- C. Original Plat for comparison
- D. Drainage Study (5 paper copies & 1 digital)
- E. Submit 1 mylar copy and 1 paper copy from county filing
- F. Written Metes and Bounds Description
- G. Dimensions of All Proposed or Existing Lots
- H. Area in acres for each lot
- I. Any Existing Structures which Encroach and Setback Lines
- J. Parker County Tax Certificate

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

- A. Amended Plat Application (original signatures)
- B. Final Plat Drawing (5 paper copies & 1 digital)
- C. Original Plat for comparison
- D. Drainage Study (5 paper copies & 1 digital)
- E. Submit 1 mylar copy and 1 paper copy from county filing
- F. Written Metes and Bounds Description
- G. Dimensions of All Proposed or Existing Lots
- H. Area in acres for each lot
- I. Any Existing Structures which Encroach and Setback Lines

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	✓	16)
B.	Names of Owners of Property within 200 feet	✓	PC
C.	Names of Adjoining Subdivisions	✓	PC
D.	Front and Rear Building Setback Lines	✓	PC
E.	Side Setback Lines	✓	PC
F.	City Boundaries Where Applicable	N/A	N/A
G.	Date the Drawing was Prepared	✓	PC
H.	Location, Width, Purpose of all Existing Easements	✓	PC
I.	Location, Width, Purpose of all Proposed Easements	N/A	N/A
J.	Consecutively Numbered or Lettered Lots and Blocks	✓	PC
K.	Map Sheet Size of 18"x24" to 24"x36"	✓	PC
L.	North Arrow	✓	PC
M.	Name, Address, Telephone, of Property Owner	✓	PC
N.	Name, Address, Telephone of Developer	N/A	N/A
O.	Name, Address, Telephone of Surveyor	✓	PC
P.	Seal of Registered Land Surveyor	✓	PC
Q.	Consecutively Numbered Plat Notes and Conditions	✓	PC
R.	City of Willow Park Plat Dedication Language	✓	PC
S.	Location and Dimensions of Public Use Area	N/A	N/A
T.	Graphic Scale of Not Greater Than 1" = 200'	✓	PC
U.	All Existing and Proposed Street Names	✓	PC
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	N/A	N/A
W.	Subdivision Boundary in Bold Lines	✓	PC
X.	Subdivision Name	✓	PC
Y.	Title Block Identifying Plat Type	✓	PC
Z.	Key Map at 1"=2000'	✓	PC
AA.	Surveyor's Certification of Compliance	✓	PC
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	PC
CC.	Show relationship of plat to existing "water, sewage, and drainage	✓	PC

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	_____	_____
B.	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 or owners (original and one copy)	_____	_____
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	_____	_____

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 30 ft.

Rear building setback: 25 ft.

Side building setback: 25 ft.

Side building setback: 25 ft.

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

Does the site include any drainage easements? Yes ☐ No

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

Staff Review:

Does the plat include all the required designations? ☒ Yes ☐ No

Are the setbacks for the building sufficient? ☒ Yes ☐ No

Are there any easement conflicts? Yes ☒ No

Do the proposed easements align with neighboring easements? ☒ Yes ☐ No

Are the proposed easements sufficient to provide service? ☒ Yes ☐ No

Does the proposed project pose any planning concerns? Yes ☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature: _____

Date: 10/10/2017

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road?

☒ Yes

No

If yes, which road? Emsley Road

Is the project serviced by an existing water line?

Yes

No

If yes, what size line? 2"

Will the project require the extension of a water line?

☒ Yes

No

Does the project use well water?

☒ No

Drinking

Irrigation

If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line?

Yes

☒ No

If yes, what size line? N/A

If no, what type and size is the septic system? To be determined

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes

☒ No

Any additional concerns: _____

☒ Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: _____ Date: 10/10/2017

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	<u>Yes</u>	No
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<u>No</u>
If yes, what is the base flood elevation for the area? <u>N/A</u>		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<u>No</u>
If yes, what is the base flood elevation for the area? <u>N/A</u>		

Staff Review:

Base flood elevations confirmed?	<u>Yes</u>	No
Does the proposed project pose any safety concerns?	Yes	<u>No</u>

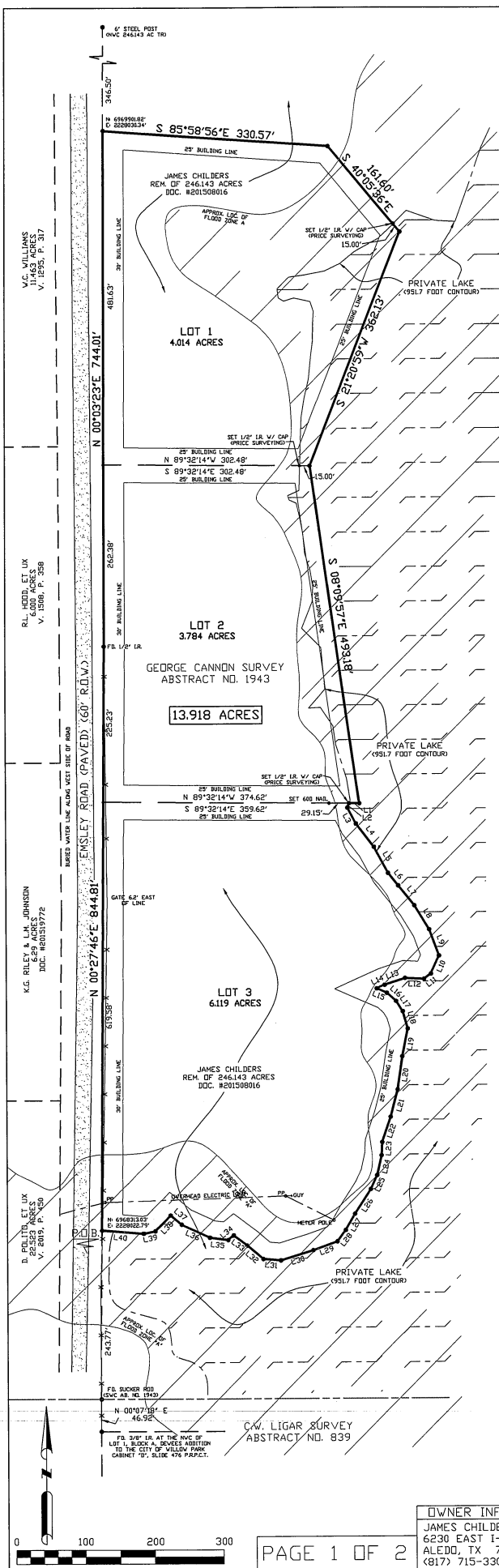
Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: _____

Date: 10/10/2017



LEGAL DESCRIPTION

Of a 13,918 acres tract of land out of the George Cannon Survey, Abstract No. 1943, Parker County, Texas; being part of a certain 246,143 acres tract described in Document No. 201508016 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of Emsley Road (paved) and in the west line of said 246,143 acres tract for the southwest and beginning corner of this tract. Whence a 4" steel post at the northwest corner of said 246,143 acres tract bears N. 00 deg. 27 min. 46 sec. E. 844.81 feet and N. 00 deg. 03 min. 23 sec. E. 1090.51 feet and a found sucker rod at the southwest corner of said George Cannon Survey bears S. 00 deg. 27 min. 46 sec. W. 243.77 feet.

Thence N. 00 deg. 27 min. 46 sec. E. 844.81 feet along the east line of said Emsley Road to a found 1/2" iron rod for a corner of this and said 246,143 acres tract.

Thence N. 00 deg. 03 min. 23 sec. E. 744.01 feet along the east line of said Emsley Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 246,143 acres tract for the northwest corner of this tract.

Thence S. 85 deg. 58 min. 56 sec. E. 330.57 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northeast corner of this tract.

Thence S. 40 deg. 05 min. 36 sec. E. at 146.60 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) and in all 161.60 feet to a point in a private lake for the most easterly northeast corner of this tract.

Thence S. 21 deg. 20 min. 59 sec. W. 362.13 feet to a point in said private lake for a corner of this tract.

Thence S. 08 deg. 09 min. 57 sec. E. 493.18 feet to a point in said private lake for a corner of this tract.

Thence N. 89 deg. 32 min. 14 sec. W. 15.00 feet to a point on the 951.7 foot contour line of said private lake for an ell corner of this tract.

Thence along the meanders of the 951.7 foot contour line of said private lake the following courses and distances:

- S. 20 deg. 17 min. 57 sec. W. 6.88 feet
- S. 28 deg. 04 min. 30 sec. E. 26.25 feet
- S. 37 deg. 30 min. 27 sec. E. 42.45 feet
- S. 28 deg. 15 min. 02 sec. E. 43.06 feet
- S. 38 deg. 46 min. 20 sec. E. 23.15 feet
- S. 38 deg. 57 min. 04 sec. E. 37.35 feet
- S. 31 deg. 30 min. 31 sec. E. 40.68 feet
- S. 20 deg. 22 min. 10 sec. E. 40.65 feet
- S. 24 deg. 38 min. 29 sec. W. 28.61 feet
- S. 52 deg. 47 min. 15 sec. W. 12.40 feet
- N. 87 deg. 09 min. 41 sec. W. 27.87 feet
- S. 71 deg. 40 min. 50 sec. W. 31.17 feet
- S. 66 deg. 01 min. 41 sec. W. 12.67 feet
- S. 66 deg. 19 min. 42 sec. E. 15.94 feet
- S. 48 deg. 21 min. 04 sec. E. 17.88 feet
- S. 32 deg. 58 min. 22 sec. E. 17.80 feet
- S. 15 deg. 51 min. 51 sec. E. 25.96 feet
- S. 11 deg. 24 min. 03 sec. W. 40.96 feet
- S. 08 deg. 11 min. 50 sec. W. 48.52 feet
- S. 14 deg. 49 min. 44 sec. W. 40.64 feet
- S. 18 deg. 45 min. 13 sec. W. 38.75 feet
- S. 03 deg. 00 min. 35 sec. W. 18.50 feet
- S. 12 deg. 54 min. 45 sec. W. 29.71 feet
- S. 24 deg. 36 min. 03 sec. W. 21.89 feet
- S. 33 deg. 16 min. 01 sec. W. 42.55 feet
- S. 29 deg. 58 min. 42 sec. W. 27.21 feet
- S. 36 deg. 45 min. 59 sec. W. 20.35 feet
- S. 70 deg. 24 min. 02 sec. W. 37.53 feet
- S. 72 deg. 54 min. 32 sec. W. 49.26 feet
- N. 85 deg. 25 min. 32 sec. W. 26.27 feet
- N. 50 deg. 28 min. 51 sec. W. 30.82 feet
- N. 33 deg. 43 min. 36 sec. W. 24.85 feet
- S. 51 deg. 57 min. 07 sec. W. 10.43 feet
- N. 82 deg. 47 min. 08 sec. W. 27.37 feet
- N. 65 deg. 09 min. 44 sec. W. 44.97 feet
- N. 50 deg. 07 min. 16 sec. W. 20.66 feet
- S. 44 deg. 34 min. 24 sec. W. 31.88 feet
- S. 79 deg. 08 min. 21 sec. W. 17.61 feet
- N. 85 deg. 38 min. 10 sec. W. 60.42 feet to the place of beginning

LINE	BEARING	DISTANCE
L1	N 89°32'14" W	15.00'
L2	S 20°17'57" W	6.88'
L3	S 28°04'30" E	26.25'
L4	S 37°30'27" E	42.45'
L5	S 28°15'02" E	43.06'
L6	S 38°46'20" E	23.15'
L7	S 38°57'04" E	37.35'
L8	S 31°30'31" E	40.68'
L9	S 20°22'10" E	40.65'
L10	S 24°38'29" W	28.61'
L11	S 52°47'15" W	12.40'
L12	N 87°09'41" W	27.87'
L13	S 71°40'50" W	31.17'
L14	S 66°01'41" W	12.67'
L15	S 66°19'42" E	15.94'
L16	S 48°21'04" E	17.88'
L17	S 32°58'22" E	17.80'
L18	S 15°51'51" E	25.96'
L19	S 11°24'03" W	40.96'
L20	S 08°11'50" W	48.52'
L21	S 14°49'44" W	40.64'
L22	S 18°45'13" W	38.75'
L23	S 03°00'35" W	18.50'
L24	S 12°54'45" W	29.71'
L25	S 24°36'03" W	21.89'
L26	S 33°16'01" W	42.55'
L27	S 29°58'42" W	27.21'
L28	S 36°45'59" W	20.35'
L29	S 70°24'02" W	37.53'
L30	S 72°54'32" W	49.26'
L31	N 85°25'32" W	26.27'
L32	N 50°28'51" W	30.82'
L33	N 33°43'36" W	24.85'
L34	S 51°57'07" W	10.43'
L35	N 82°47'08" W	27.37'
L36	N 65°09'44" W	44.97'
L37	N 50°07'16" W	20.66'
L38	S 44°34'24" W	31.88'
L39	S 79°08'21" W	17.61'
L40	N 85°38'10" W	60.42'

GENERAL NOTES:

- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL, TX ZONE, US SURVEY FOOT. NOTE: ALL DISTANCES ARE SURFACE DISTANCES.
- A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 49367C0300E, DATED SEPTEMBER 26, 2009.
- PRIVATE LAKE ELEVATION BASED ON CONCRETE SPILLWAY ON EAST SIDE OF LAKE.
- ALL CORNERS ALONG THE 951.7 FOOT CONTOUR ARE POINTS UNLESS OTHERWISE NOTED. ALL OTHER CORNERS ARE SET 1/2" IRON ROD WITH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED.
- WATER WILL BE PROVIDED BY THE CITY OF WILLOW PARK WATER SYSTEM, PWS ID 1840627.
- SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY, TEXAS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.
- THIS PROPERTY IS CURRENTLY ZONED "R-1". BUILDING LINES SHOWN PER ZONING REQUIREMENTS.
- NOTWITHSTANDING THE 25' BUILDING LINE SHOWN HEREON, THE CONSTRUCTION OF A BOAT DOCK OR SIMILAR STRUCTURE IS ALLOWABLE ALONG THE EAST LINE OF THESE LOTS.

OWNER'S CERTIFICATE

That I, JAMES CHILDERS, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOTS 1 THRU 3, EMSLEY ROAD ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS. I, by the recording of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS _____ DAY OF _____, 2017

BY: JAMES CHILDERS

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES CHILDERS known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2017

Signature

LIEN HOLDER STATEMENT

WILLOW PARK RANCH III, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Signature

Printed

Title

APPROVED BY THE CITY OF WILLOW PARK

APPROVED BY _____ CITY COUNCIL
City of Willow Park, Texas

Signed: _____ Mayor _____ Date _____

Signed: _____ City Administrator _____ Date _____

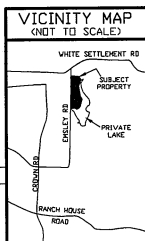
COUNTY CLERK

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platting the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me on AUGUST 16, 2017

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSES

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6268
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN17604 17604A.dwg FN170823



PRELIMINARY PLAT

LOTS 1 THRU 3
EMSLEY ROAD ADDITION

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING, LP
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

BEING A SUBDIVISION OF A
PART OF THE GEORGE CANNON
SURVEY, ABSTRACT NO. 1943,
PARKER COUNTY, TEXAS

PLAT DATE: SEPTEMBER 21, 2017

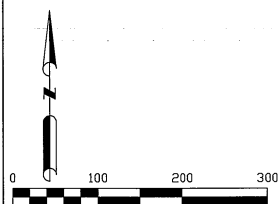
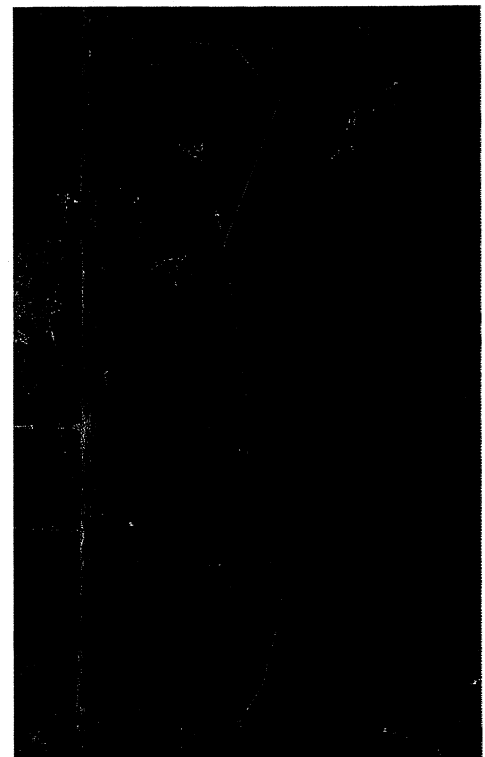
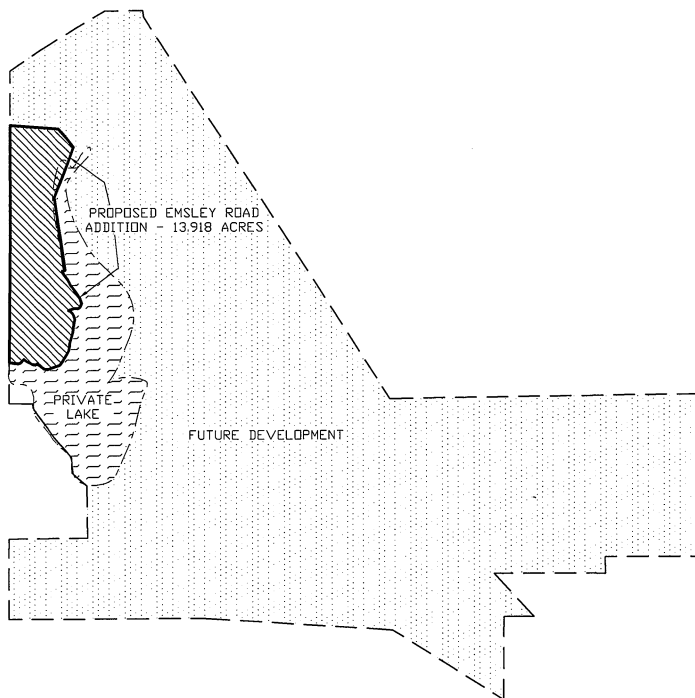
OWNER INFORMATION

JAMES CHILDERS
6230 EAST I-20
ALEDDO, TX 76008
(817) 715-3306

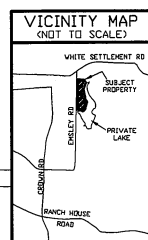
PAGE 1 OF 2

PROPOSED SUBDIVISION
WITHIN PARENT TRACT

AERIAL OVERLAY
SHOWING TREES
(IMAGE DATE: JANUARY 28, 2017)



OWNER INFORMATION
JAMES CHILDERS
6230 EAST I-20
ALEDD, TX 76008
(817) 715-3306



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING, LP
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PRELIMINARY PLAT	
LOTS 1 THRU 3 EMSLEY ROAD ADDITION	
BEING A SUBDIVISION OF A PART OF THE GEORGE CANNON SURVEY, ABSTRACT NO. 1943, PARKER COUNTY, TEXAS	
PLAT DATE: SEPTEMBER 21, 2017	



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
November 14 th , 2017	Development Services	Betty Chew

AGENDA ITEM: 6

Consider a Final Plat of a Replat of Block 26 and 27, El Chico Addition, located at 101 Stage Coach Trail

BACKGROUND:

The City of Willow Park is the owner of this 7.6066 acre tract of land. The owner proposes to Replat the two blocks into one block to construct the "Public Safety Facility". All infrastructure, water (10"), sanitary sewer (8") and storm water drainage are available to the site.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat of Block 26 R, El Chico Addition.

The Planning and Zoning Commission recommends approval of the Final Plat of Block 26R, El Chico Addition. The Commission vote was unanimous.

EXHIBITS:

Plat Application, Final Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087

Phone: (817) 441-7108 · Fax: (817) 441-6900

PLAT APPLICATION

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

Type of Plat: ☐ Preliminary ☐ Final ☒ Replat ☐ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: _____

Address (if assigned): _____

Name of Additions: El Chico, Block 26R

Location of Addition: 100 Stage Coach Trail West

Number of Lots: 2 Gross Acreage: 7.606 Zoning: R1 # of New Street Intersections: 0

PROPERTY OWNER:

Name: City of Willow Park

Contact: Betty Chew

Address: 516 Ranch House Road

Phone: 817-441-7108

City: Willow Park

Fax: 817-441-6900

State: TX Zip: 76087

Email: _____

Signature: _____

APPLICANT:

Name: City of Willow Park

Contact: Betty Chew

Address: 516 Ranch House Road

Phone: 817-441-7108

City: Willow Park

Fax: 817-441-6900

State: TX Zip: 76087

Email: _____

Signature: _____

SURVEYOR:

Name: Bob Viscome

Contact: Bob Viscome

Address: 1508 Santa Fe Drive #203

Phone: 817-944-7606

City: Weatherford

Fax: 817-594-9882

State: Tx Zip: 76086

Email: bviscome@jacobmartin.com

Signature: *Bob Viscome*

ENGINEER:

Name: N/A Contact: _____
Address: _____ Phone: _____
City: _____ Fax: _____
State: _____ Zip: _____ Email: _____
Signature: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant X Surveyor _____ Engineer _____
• Staff comment letters and mark-ups will be distributed only to the designated principle contact
• Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: ONCOR Electric Delivery Company
Water Provider: City of Willow Park
Wastewater Provider: City of Willow Park
Gas Provider (if applicable): ATMOS Energy

APPLICATION FEES

_____ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR
_____ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

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

City Use Only

Fees Collected: \$ ✓ 1. \$ _____
\$ _____ \$ _____
Receipt Number: _____

PLAT REVIEW CHECKLIST:****This checklist must be submitted with the initial plat application******I. GENERAL:**

Name of Addition: El Chico, Block 26R
Applicant: City of Willow Park
Property Owner(s): City of Willow Park
Location of Addition: 101 Stage Coach Trail West

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**APPLICANT****STAFF**

- A. Preliminary Plat Application (original signatures)
- B. Preliminary Plat Drawing (5 paper copies & 1 digital)
- C. Preliminary Drainage Analysis (5 paper copies & 1 digital)
- D. Concept Construction Plan (5 paper copies & 1 digital)
- E. Tree Survey
- F. Location and Dimensions of Existing Structures
- G. Sectionalizing or Phasing of Plats
- H. Zoning Classification of All Properties Shown on the Plat
- I. Dimensions of all Proposed or Existing Lots
- J. Location of 100-year Flood Limits Where Applicable

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- A. Final Plat Application (original signatures)
- B. Final Plat Drawing (5 paper copies & 1 digital copy)
- C. Drainage Study (5 paper copies & 1 digital)
- D. Submit 1 mylar copy and 1 paper copy from county filing
- E. Written Metes and Bounds Description
- F. Dimensions of All Proposed or Existing Lots
- G. Area in acres for each lot
- H. Any Existing Structures which Encroach and Setback Lines
- I. Parker County Tax Certificate
- J. Plans for all water & sewer lines
- K. Plans for fire hydrants
- L. Plans for all proposed streets and sidewalks

IV. REQUIRED DOCUMENTS FOR A REPLAT

- A. Replat Application (original signatures)
- B. Replat Drawing (5 paper copies & 1 digital copy)
- C. Original Plat for comparison
- D. Drainage Study (5 paper copies & 1 digital)
- E. Submit 1 mylar copy and 1 paper copy from county filing
- F. Written Metes and Bounds Description
- G. Dimensions of All Proposed or Existing Lots
- H. Area in acres for each lot
- I. Any Existing Structures which Encroach and Setback Lines
- J. Parker County Tax Certificate

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

- A. Amended Plat Application (original signatures)
- B. Final Plat Drawing (5 paper copies & 1 digital)
- C. Original Plat for comparison
- D. Drainage Study (5 paper copies & 1 digital)
- E. Submit 1 mylar copy and 1 paper copy from county filing
- F. Written Metes and Bounds Description
- G. Dimensions of All Proposed or Existing Lots
- H. Area in acres for each lot
- I. Any Existing Structures which Encroach and Setback Lines

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	<u>X</u>	<u>✓</u>
B.	Names of Owners of Property within 200 feet	<u>N/A</u>	<u>N/A</u>
C.	Names of Adjoining Subdivisions	<u>X</u>	<u>✓</u>
D.	Front and Rear Building Setback Lines	<u>X</u>	<u>✓</u>
E.	Side Setback Lines	<u>X</u>	<u>✓</u>
F.	City Boundaries Where Applicable	<u>N/A</u>	<u>N/A</u>
G.	Date the Drawing was Prepared	<u>X</u>	<u>✓</u>
H.	Location, Width, Purpose of all Existing Easements	<u>X</u>	<u>✓</u>
I.	Location, Width, Purpose of all Proposed Easements	<u>N/A</u>	<u>N/A</u>
J.	Consecutively Numbered or Lettered Lots and Blocks	<u>X</u>	<u>✓</u>
K.	Map Sheet Size of 18"x24" to 24"x36"	<u>X</u>	<u>✓</u>
L.	North Arrow	<u>X</u>	<u>✓</u>
M.	Name, Address, Telephone, of Property Owner	<u>X</u>	<u>✓</u>
N.	Name, Address, Telephone of Developer	<u>X</u>	<u>✓</u>
O.	Name, Address, Telephone of Surveyor	<u>X</u>	<u>✓</u>
P.	Seal of Registered Land Surveyor	<u>X</u>	<u>✓</u>
Q.	Consecutively Numbered Plat Notes and Conditions	<u>X</u>	<u>✓</u>
R.	City of Willow Park Plat Dedication Language	<u>N/A</u>	<u>✓</u>
S.	Location and Dimensions of Public Use Area	<u>X</u>	<u>✓</u>
T.	Graphic Scale of Not Greater Than 1" = 200'	<u>X</u>	<u>✓</u>
U.	All Existing and Proposed Street Names	<u>X</u>	<u>✓</u>
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	<u>X</u>	<u>✓</u>
W.	Subdivision Boundary in Bold Lines	<u>X</u>	<u>✓</u>
X.	Subdivision Name	<u>X</u>	<u>✓</u>
Y.	Title Block Identifying Plat Type	<u>X</u>	<u>✓</u>
Z.	Key Map at 1"=2000'	<u>X</u>	<u>✓</u>
AA.	Surveyor's Certification of Compliance	<u>X</u>	<u>✓</u>
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	<u>X</u>	<u>✓</u>
CC.	Show relationship of plat to existing "water, sewage, and drainage	<u>N/A</u>	<u>N/A</u>

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	<u>N/A</u>	<u>N/A</u>
B.	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 or owners (original and one copy)	<u>X</u>	<u>✓</u>
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	<u>X</u>	<u>✓</u>

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 30 ft. Rear building setback: 25 ft.

Side building setback: 25' ft. Side building setback: 50 ft.

Does the site include any utility/electric/gas/water/sewer easements?	<u>Yes</u>	No
Does the site include any drainage easements?	Yes	<u>No</u>
Does the site include any roadway/through fare easements?	Yes	<u>No</u>

Staff Review:

Does the plat include all the required designations?	<u>Yes</u>	No
Are the setbacks for the building sufficient?	<u>Yes</u>	No
Are there any easement conflicts?	Yes	<u>No</u>
Do the proposed easements align with neighboring easements?	Yes	No
Are the proposed easements sufficient to provide service?	<u>Yes</u>	No
Does the proposed project pose any planning concerns?	Yes	<u>No</u>

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature: _____

Date: 10/13/2017

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? STAGE COACH TR. ☒ Yes ☐ No
If yes, which road? RANCH HOUSE RD

Is the project serviced by an existing water line? ☒ Yes ☐ No
If yes, what size line? 10"

Will the project require the extension of a water line? ☐ Yes ☒ No
Does the project use well water? ☒ No ☐ Drinking ☐ Irrigation
If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line? ☒ Yes ☐ No
If yes, what size line? 8"

If no, what type and size is the septic system? _____

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes

☒ No

Any additional concerns: _____

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Public Works Approval Signature: _____ Date: 10/13/2017

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?

☒ Yes

☐ No

If yes, what is the base flood elevation for the area? 905'

Is the footprint of any built improvement in the 100-year flood plain?

Yes

☒ No

If yes, what is the base flood elevation for the area? _____

Is the footprint of any habitable structure in the 100-year flood plain?

Yes

☒ No

If yes, what is the base flood elevation for the area? _____

Staff Review:

Base flood elevations confirmed?

☒ Yes

☐ No

Does the proposed project pose any safety concerns?

Yes

☒ No

☒ Approved

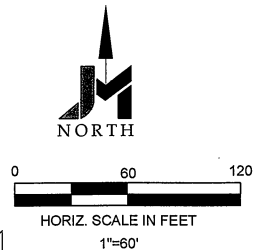
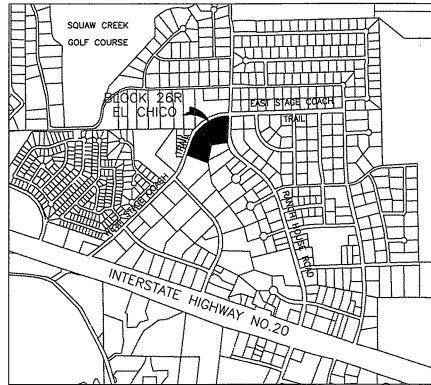
☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: _____

Date: 10/13/2017

LOCATION MAP
(No Scale)



TO:
L. C. CHERRY et al
AS TRUSTEES AND THEIR
SUCCESSORS IN OFFICE FOR
FIRST BAPTIST CHURCH OF
WILLOW PARK, TX
1420 - 1264

TO:
DAVID C. and
CHRISTINE S.
LAURENZO
1534 - 1600

TO:
WILLOW PARK STAGE
COACH PROPERTIES
1534 - 1600
(TRACT TWO)

TO:
WILLOW PARK STAGE
COACH PROPERTIES
1534 - 1600
(TRACT SIX)

TO:
WILLOW PARK STAGE
COACH PROPERTIES
1534 - 1600
(TRACT ONE)

TO:
WILLOW PARK STAGE
COACH PROPERTIES
1534 - 1600
(TRACT FOUR)

TO:
WILLOW PARK STAGE
COACH PROPERTIES
1534 - 1600
(TRACT THREE)

TO:
WILLOW PARK STAGE
COACH PROPERTIES
1534 - 1600
(TRACT FIVE)

N: 6954489.45
E: 2233176.90

CARTER 5881'
CAPPED 1/2" I.R. FND.
BEARS N16°47'E, 0.62'

Compiled from deeds, records and surveys made on the ground.
The corners are marked or referenced as shown.

JACOB & MARTIN, LTD.
Consulting Engineers
TBPLS FIRM REGISTRATION NO. 10193992
October 12, 2017

RELEASED FOR REVIEW PURPOSES.
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.

Robert "Bob" Viscome, RPLS
Texas Registration No. 5605

EAST STAGE
COACH TRAIL

RANCH
HOUSE
ROAD

EL
CHICO
BLOCK

FINAL PLAT

Plat of
BLOCK 26R, EL CHICO,
being a replat of Block 26 and Block 27,
El Chico, in the City of Willow Park, Parker
County, Texas, as shown on plat thereof
recorded in Cabinet A, Slide 191, Parker County
Plat Records.

NOTES

1. 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.
2. OWNER AND DEVELOPER AT TIME OF PLATTING: City of Willow Park, 516 Ranch House Road, Willow Park, Texas. 817-441-7108
3. FLOOD ZONE: By scaled map location of FEMA's Flood Insurance Rate Map No. 48367C0425E, with an Effective Date of September 26, 2008, a portion of Blocks 26 and 27 El Chico depicted hereon lies within Special Flood Hazard Area Zone AE (Base Flood Elevation established).
4. CURRENT ZONING: At the time of platting the City of Willow Park on line resources depict Block 26 and 27, El Chico to be Zoned R1 - Single Family.
5. This replat does not vacate the previous plat of record governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
6. LOT AREA: 7.6066 Acres (331,346 square feet).
7. Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00015. Area reported is surface area.
8. Texas law requires calling toll-free 811 or 1-800-545-5005 at least 48 hours before excavating. 16 TAC Chapter 18, defines excavation as the movement of the earth by any means.

THIS PLAT FILED IN

Cabinet _____, Slide _____



THE STATE OF TEXAS §
COUNTY OF PARKER §
THAT The City of Willow Park , being the owner of the following described property, to wit:

SITUATED in the City of Willow Park, Parker County, Texas, and being all of Block 26 and Block 27, El Chico, as shown on plat thereof recorded in Cabinet A, Slide 199, Parker County Plat Records, and said Blocks being more fully described as follows:

BEGINNING at a 1" iron rod found in place for the most southerly corner of said Block 26, said point being the common corners of said Block 26, and Block 25 said El Chico, and Lot 1 and Lot 2, Block 28, El Chico, as shown on plat thereof recorded in Cabinet A, Slide 24, said Plat Records;

THENCE North 70 degrees, 12 minutes, 24 seconds West with the common line of said Block 26 and Block 25, a distance of 404.42 feet to the common west corner of Block 26 and Block 25, said point being in the easterly line of West Stage Coach Trail (a 60 foot Right-of-way), from said point a "Carter 5691" capped ½" iron rod found in place bears North 1 6 degrees, 47 minutes East, 0.62 foot;

THENCE North 19 degrees, 47 minutes, 25 seconds East with a northwesterly line of said Block 26, and the easterly right-of-way line of said West Stage Coach Trail 260.96 feet to a ¾" iron rod found in place for the beginning of a curve whose center bears South 70 degrees, 12 minutes, 35 seconds East, 503.86 feet;

THENCE northerly with said curve and said westerly line of Block 26, and said easterly right-of-way line of West Stage Coach Trail 275.96 feet to the end of said curve, said point also being for the most northerly corner of said Block 26, and the most westerly corner of said Block 27, and from said point a ¾" iron rod found in place bears West, 0.52 foot;

THENCE North 51 degrees, 10 minutes, 14 seconds East with a northwest line of said Block 27, and a southeast right-of-way line of said West Stage Coach Trail 1 65.03 feet to a plus cut in concrete set for the beginning of a curve whose center bears South 38 degrees, 49 minutes, 47 seconds East, 421.08 feet;

THENCE easterly with said curve and said northwest line of Block 27, and said southeasterly right-of-way line of West Stage Coach Trail 270.57 feet to the end of said curve, from said point a ¾" iron rod found in place bears West 1.17 feet;

THENCE North 87 degrees, 59 minutes, 13 seconds East with a south right-of-way line of said West Stage Coach Trail 1 14.89 feet to the northeast corner of said Block 27, and the intersection of said south right-of-way line of West Stage Coach Trail with the west right-of-way line of Ranch House Road (an 80 foot Right-of way at this point), from said point a ¾" iron rod found in place bears North 57 degrees west 0.27 foot;

THENCE South 1 degree, 23 minutes, 13 seconds West with the east line of said Block 27, and said west right-of-way line of Ranch House Road 370.54 feet to a 1" iron rod found in place for the beginning of a curve whose center bears South 88 degrees, 36 minutes, 47 seconds West, 432.36 feet;

THENCE southerly with said curve and said east line of Block 27, and said west right-of-way line of Ranch House Road (a variable width right-of-way at this location), a distance of 70.07 feet to southeast corner of said Block 27, and the northeast corner of said Lot 1, from said point a disturbed ¾" iron rod found in place bears South 58 degrees East, 0.30 feet;

THENCE South 82 degrees, 15 minutes, 12 seconds West with the south line of said Block 27, and the north line of said Lot 1, 299.96 feet to the south west corner of Block 27, and the northwest corner of said Lot 1, and the most easterly corner of said Block 26, from said point a "2028" capped ½" iron rod found in place bears South 52 degrees East, 0.27 foot;

THENCE South 9 degrees, 52 minutes, 34 seconds west with the common line of said Block 26, and said Lot 1, a distance of 328.85 feet to the PLACE OF BEGINNING.

Acting herein by and through its duly authorized officer DOES HEREBY ADOPT THE PLAT ACCOMPANYING HERewith as its plan for subdividing same, to be known as BLOCK 26R, El CHICO, an addition in the City of Willow Park, Parker County, Texas, and does hereby attest to the following:

1. The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
2. The easement, 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 growth 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. 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's use thereof.
5. Public utilities shall have the right to remove and keep removes all or part of any building, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
6. Public utilities shall, at all times have a right of ingress and egress to and 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.
7. Any modification of this document shall be by means of a plat and shall be approved by the City.

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

The City of Willow Park

By: _____

Doyle Moss, Mayor, City of Willow Park

THE STATE OF TEXAS §

COUNTY OF PARKER §

This instrument acknowledged before me on _____, 2015.

By: Doyle Moss

Notary Public, State of Texas

My commission expires _____

FINAL PLAT

Approved by the City of Willow Park for filing at the Office of the County Clerk of Parker County, Texas.

RECOMMENDED BY:

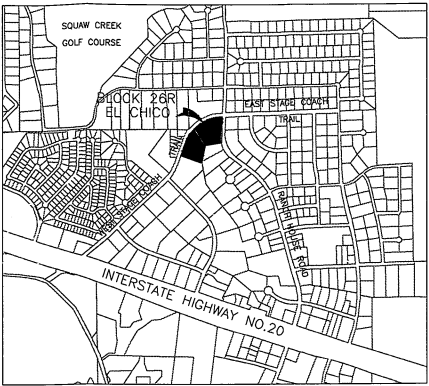
Doyle Moss, Mayor
City of Willow Park, Texas

Date of Approval

Kandice Garrett,
City Secretary
City of Willow Park, Texas

Date

LOCATION MAP
(No Scale)



NOTES

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FINAL PLAT

Plat of

BLOCK 26R, EL CHICO,

being a replat of Block 26 and Block 27,

El Chico, in the City of Willow Park, Parker

County, Texas, as shown on plat thereof

recorded in Cabinet A, Slide 191, Parker County

Plat Records.

THIS PLAT FILED IN

Cabinet _____, Slide _____





Council Agenda Item Briefing Sheet

Meeting Date: November 14, 2017	Department: Utility Billing	Presented By: Candy Scott
-------------------------------------------	---------------------------------------	-------------------------------------

AGENDA ITEM: 12

Ordinance No. 761-17 amending the wastewater service charges

BACKGROUND:

The rate study was completed in May of 2017. The Wastewater Rate increase would increase the base rate from 18.43 to 20.00 and the volumetric rate from 4.75 to 5.15 per thousand gallons.

The Customer Bill Impact – 6,000 gallons shows that the average utility bill city wide would increase by \$3.97 per month.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the approval of this Ordinance, this would be an approximate annual increase of \$131,400 which is needed for the 2017 Series Debt payment on the package plant.

EXHIBITS:

Ordinance No. 761-17

Wastewater Projected Rate, Scenario B

Customer Bill Impact Report based on average usage of 6,000 gallons

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	
	Source of Funding	

Wastewater Projected Rates

Scenario 2B: FY 2017 Debt / Levelized Rate Increases To Meet Obligations

Description	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Demand Charge	\$ 18.43	\$ 20.00	\$ 21.70	\$ 23.55	\$ 25.56
Volumetric Rate	4.75	5.15	5.59	6.07	6.59
% increase	0.00%	8.52%	8.52%	8.52%	8.52%

Customer Bill Impact - 6,000 gallons

Scenario 2B (Water and Wastewater)

Description	Current	FY 2018	FY 2019	FY 2020	FY 2021
-------------	---------	---------	---------	---------	---------

Scenario 2B: FY 2019 Debt / Levelized Rate Increases To Meet Obligations

Water

Base Rate	\$ 41.71	\$ 41.71	\$ 41.71	\$ 42.87	\$ 44.06
Volumetric Rate	23.34	23.34	23.34	24.00	24.66
Total Water Bill	\$ 65.05	\$ 65.05	\$ 65.05	\$ 66.87	\$ 68.72

Scenario 2B: FY 2017 Debt / Levelized Rate Increases To Meet Obligations

Wastewater

Base Rate	\$ 18.43	\$ 20.00	\$ 21.70	\$ 23.55	\$ 25.56
Volumetric Rate	28.50	30.90	33.54	36.42	39.54
Total Wastewater Bill	\$ 46.93	\$ 50.90	\$ 55.24	\$ 59.97	\$ 65.10

Garbage	\$ 15.99	\$ 15.99	\$ 15.99	\$ 15.99	\$ 15.99
---------	----------	----------	----------	----------	----------

Total Bill	\$ 127.97	\$ 131.94	\$ 136.28	\$ 142.83	\$ 149.81
Monthly Increase		3.97	4.34	10.89	6.98

CITY OF WILLOW PARK

ORDINANCE NO. 761-17

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS AMENDING ORDINANCE 721-15 RELATIVE TO ESTABLISHING NEW WASTEWATER SERVICE CHARGES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City is a general law municipality with specific powers delegated to it to protect the health, safety and general welfare of its citizens; and

WHEREAS, the City seeks to effectively and efficiently manage and operate the wastewater systems and finds that fees and costs adequate and necessary to operate and maintain the systems should be recovered in an amount to offset the administrative expense thereof.

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

SECTION 1. WASTEWATER RATES

From and after the first utility billing January 2018, the sanitary sewer rates for each monthly period charged by the city shall be as follows:

Residential

For the first thousand gallons, or any portion thereof, the minimum monthly charge shall be \$20.00. For each additional thousand gallons, or portion thereof the charge shall be \$5.15 times the base month usage.

Non-Residential Class

For the first thousand gallons, or any portion thereof, the minimum monthly rates for wastewater shall be \$20.00. Thereafter, the rate per thousand gallons of affluent, or any portion hereof, shall be \$5.15.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES

All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3. SEVERABILITY

The provisions of this Ordinance are severable, and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

SECTION 4. PUBLICATION

The caption of this Ordinance shall be published one (1) time in the City of Willow Park official newspaper.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect on January 1, 2018, and after its publication one time in the official publication of the City of Willow Park, Texas which publication shall contain the captions stating in substance the purpose of the ordinance and reciting the penalty provision of the ordinance.

PASSED AND APPROVED by the City Council of the City of Willow Park, Texas, this 14th, day of November, 2017.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Candice J. Scott, Interim City Secretary

The Willow Park City Council in acting on Ordinance No. 761-17 did on the 14th day of November, 2017 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	_____	_____	_____
Amy Fennell, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
John Gholson, Place 4	_____	_____	_____
Bruce Williams, Place 5	_____	_____	_____



Council Agenda Item Briefing Sheet

Meeting Date: November 14, 2017	Department: Public Works	Presented By: Bernie Parker
-------------------------------------------	------------------------------------	---------------------------------------

AGENDA ITEM: 15

Tri- County Electric Cooperative - Electric Line Easement and Right-of-way Request

BACKGROUND:

Tri-County Electric Cooperative easement agreement needed to provide power to the new temporary wastewater treatment plant.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the approval of this Easement/ Right-of-way agreement

EXHIBITS:

Tri-County Electric Line Easement and Right-of-way Agreement, Exhibit "A" and map

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	
	Source of Funding	

TRI-COUNTY ELECTRIC COOPERATIVE, INC.
ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY

STATE OF TEXAS

COUNTY OF Parker

DATE: 11/08/17

Work Order No. _____

GRANTOR: City of Willow Park

GRANTOR'S MAILING ADDRESS: 516 Ranch House Road
(including county) Willow Park, Texas 76087

GRANTEE: **TRI-COUNTY ELECTRIC COOPERATIVE, INC.**

GRANTEE'S MAILING ADDRESS: 600 N. W. Parkway
Azle, Texas 76020

CONSIDERATION: The provision of electrical service and/or other benefits inuring to **GRANTOR** and/or Ten and No/100's dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of some consideration deemed valuable to **GRANTOR** being hereby expressly acknowledged and accepted by **GRANTOR**.

EASEMENT PROPERTY (check either Defined Easement or Blanket Easement):

☒ **Defined Easement.** The EASEMENT PROPERTY is a tract of land consisting of 0.1296 acres, more or less, more particularly described in the attached Exhibit A, field note description and plat, incorporated herein for all purposes.

☐ **Blanket Easement.** The EASEMENT PROPERTY is a tract of land described as follows (check one):

☐ **Platted Property.**

Lot(s) _____, in Block _____, _____ Addition, an addition in the city of _____, (cross out "City of" if property is not within city limits), _____ County, Texas, according to the map or plat thereof recorded in the Plat Records of such county.

☐ **Unplatted Property.** _____ acres of land, more or less, out of the _____ Survey, Abstract No. _____ in _____ County, Texas, as more fully described in an instrument recorded in Volume _____, Page _____ of the _____ Records of _____ County, Texas.

For blanket easements, upon location by **GRANTEE** of its transmission/distribution lines, poles and/or other facilities on said property, the **EASEMENT PROPERTY** shall be limited to that portion of the property within _____ feet in all directions of **GRANTEE'S** lines, poles, guys, anchors, or other facilities on the tract of land described above.

The **EASEMENT PROPERTY** shall include use of the subsurface below and air space above for the **PURPOSE** herein stated. This easement shall also include such portions of adjoining property owned by **GRANTOR** as is necessary for the **PURPOSES** stated below.

PROJECT: Electric transmission and/or electric distribution line or lines, consisting of a variable number and sizes of wires, cables, poles, towers and circuits, and all necessary or desirable appurtenances, appliances, facilities and equipment (including but not limited to supporting structures, insulators, transformers, guy wires, anchorages and other facilities whether made of wood, metal, or other materials).

GRANT: **GRANTOR**, for the **CONSIDERATION** received by **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE** an **EASEMENT** appurtenant and Right-of-Way in, upon, and across the **EASEMENT PROPERTY**, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to **GRANTEE** and **GRANTEE's** successors and assigns forever. **GRANTOR** also grants to **GRANTEE** the right and authority to license, permit or otherwise agree to the joint use or occupancy of the line system, or facilities by any other person or entity for electrification, telephone, telegraph, television or other similar purposes.

PURPOSE: The **EASEMENT**, right-of-way, rights, and privileges herein granted shall be used for the purpose of providing electric utility service, constructing, placing, operating, maintaining, reconstructing, replacing, relocating, reconstituting, changing the size or nature of, rebuilding, upgrading, removing, inspecting, patrolling, and/or repairing the **PROJECT** or any part of the **PROJECT**, and making connections therewith, and to undertake the same for any of the other joint uses authorized herein. The purpose shall also include use of the **EASEMENT**, right-of-way, rights and privileges granted herein for any use directly related to the **PROJECT** or financing of the **PROJECT**, including but not limited to performing archeological, historical, environmental, or other studies. **GRANTEE** shall have the right to place temporary poles, towers, anchorages, guys, and supporting structures for use in erecting or repairing the **PROJECT**. **GRANTEE** shall have the right to use such portion of the property along and adjacent to the **EASEMENT PROPERTY** and right-of-way as may be reasonably necessary in connection with the **PURPOSES** stated, or any one or more of them relating to the **PROJECT**, or any part thereof.

ACCESS: **GRANTEE** shall have the right of pedestrian, equipment, and vehicular ingress and egress at all times upon and across the **EASEMENT PROPERTY** for the above stated **PURPOSE**. **GRANTEE** shall also have the right of ingress and egress over existing roads across the adjacent or remainder property of **GRANTOR** for the purpose of obtaining access. In the event that access is not reasonably available over existing roads, **GRANTEE** shall have the right of reasonable ingress and egress over the adjacent property of **GRANTOR** along any route that is reasonable and appropriate under the circumstances then existing in order to obtain access. **GRANTEE** shall have the right to use such portion of the property along and adjacent to the **EASEMENT PROPERTY** and right-of-way as may be reasonably necessary in connection with the construction, reconstruction, repair or other Purpose stated above relating to the **PROJECT**, or any part thereof.

TERM: The **EASEMENT** and access rights granted herein, as well as the covenants made herein, shall be perpetual and appurtenant to the land, unless abandoned by the **GRANTEE** for a period of 10 years.

TREES: **GRANTEE** shall have the right to cut, trim, chemically treat with herbicides, and/or remove trees, shrubs, bushes, brush and vegetation within or adjacent to the **EASEMENT PROPERTY** or otherwise necessary to realize the **PURPOSE** herein stated.

STRUCTURES: **GRANTOR** shall not construct or locate on the **EASEMENT PROPERTY** any structure, obstruction or improvement. **GRANTEE** shall have the right to remove from the **EASEMENT PROPERTY** any structure, improvement, or obstruction and **GRANTOR** agrees to pay **GRANTEE** the reasonable cost of such removal and this agreement shall be a covenant running with the land for the benefit of **GRANTEE**.

DAMAGES: It is understood and agreed that the **CONSIDERATION** received by **GRANTOR** includes adequate compensation for all damages for the initial construction and all operation and maintenance of the **PROJECT** as well as all damages, if any, to **GRANTOR's** property which may occur in the future after the original construction of the **PROJECT**, directly resulting from **GRANTEE's** exercise of any **PURPOSE**. **GRANTEE** shall not be liable for damages caused by keeping the **EASEMENT PROPERTY** clear of trees, undergrowth, brush, and obstructions.

MINERALS: **GRANTOR** expressly reserves all oil, gas, and other minerals owned by **GRANTOR**, in, on, and under the **EASEMENT PROPERTY**, provided that **GRANTOR** shall not be permitted to, and shall not allow any party to, drill or excavate for minerals on or from the surface of the **EASEMENT PROPERTY**, but **GRANTOR** may extract oil, gas, or other minerals from and under the **EASEMENT PROPERTY** by directional drilling or other means which do not interfere with or disturb **GRANTEE's** use of the **EASEMENT PROPERTY**.

OWNERSHIP: **GRANTOR** agrees that all poles, wires, cables, circuits, appurtenances, facilities, appliances and equipment installed upon the **EASEMENT PROPERTY** shall at all times remain the property of the **GRANTEE** and is removable at the option of the **GRANTEE**.

ASSIGNMENT AND MISCELLANEOUS: This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon **GRANTEE** and **GRANTOR**, and their respective heirs, personal representatives, successors, and assigns. When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "**GRANTEE**" includes the employees, contractors, and authorized agents of **GRANTEE**.

WARRANTY: **GRANTOR** warrants and shall forever defend the **EASEMENT** to **GRANTEE** against anyone lawfully claiming or to claim the **EASEMENT** or any part thereof.

GRANTOR: _____

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 2____, by _____, **GRANTOR**, and _____, **GRANTOR**.

Notary Public, State of Texas

<div><p>The State of Texas</p><p>_____ County</p><p>RIGHT-OF-WAY EASEMENT</p></div>

After Recording, Return this Document to:
Tri-County Electric Cooperative, Inc.
600 N.W. Parkway
Azle, Texas 76020

EXHIBIT A

DESCRIPTION OF EASEMENT

SITUATED in Parker County, Texas, and being a 20 foot strip of land in the in the Wesley Franklin Survey, Abstract No. 468, and being a part of that tract of land described in Exhibit A, in that certain Condemnation Instrument No. 20468-9-2-0 (CIV96-278), and a part of that certain tract conveyed to Wilks Development by instrument filed under County Clerk's file No. 201619247, and said strip being 10 feet on each side of the following described centerline:

BEGINNING at a "J&M BOUNDARY" capped ½" iron rod set North 0 degrees, 11 minutes 12 seconds West, 316.03 feet, and South 89 degrees, 48 minutes, 48 seconds West, 316.18 feet from a 5/8" iron rod found in place for the southeast corner of said tract described in Exhibit A, and the southeast corner of said Wilks tract, and for an angle point in that certain tract conveyed to Willow Park Baptist Church by deed recorded in Volume 2896, Page 403, Parker County Deed Records;

THENCE North 8 degree, 16 minutes, 46 seconds West across said tract described in Exhibit A, and said Wilks tract, 282.33 feet to a "J&M BOUNDARY" capped ½" iron rod set for the end of said centerline, said point being in the north line of said tract described in Exhibit A, and from said point a "JBM" capped 5/8" iron rod found in place for the northeast corner of said tract described in Exhibit A, and for a point in the east line of said Wilks tract and a west line of said Willow Park Baptist Church tract bears North 89 degrees, 48 minutes, 48 seconds East, 355.92 feet, and said strip contains a surface area of 5,646 square feet (0.1296 Acre).

THIS DESCRIPTION WAS PREPARED TO ACCOMPANY AN EXHIBIT OF THE DESCRIBED PROPERTY.

BEARINGS AND DISTANCES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE DISTANCES BY MULTIPLYING EACH DISTANCE BY 1.00015.

JACOB & MARTIN, LLC.
CONSULTING ENGINEERS
TBPLS Firm Registration No. 10193992

Bob Viscome

November 7, 2017

Robert "Bob" Viscome,
Registered Professional Land Surveyor
Texas Registration No. 5605

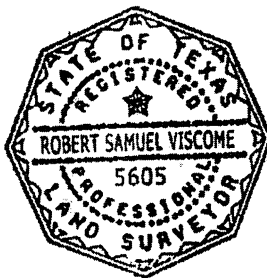
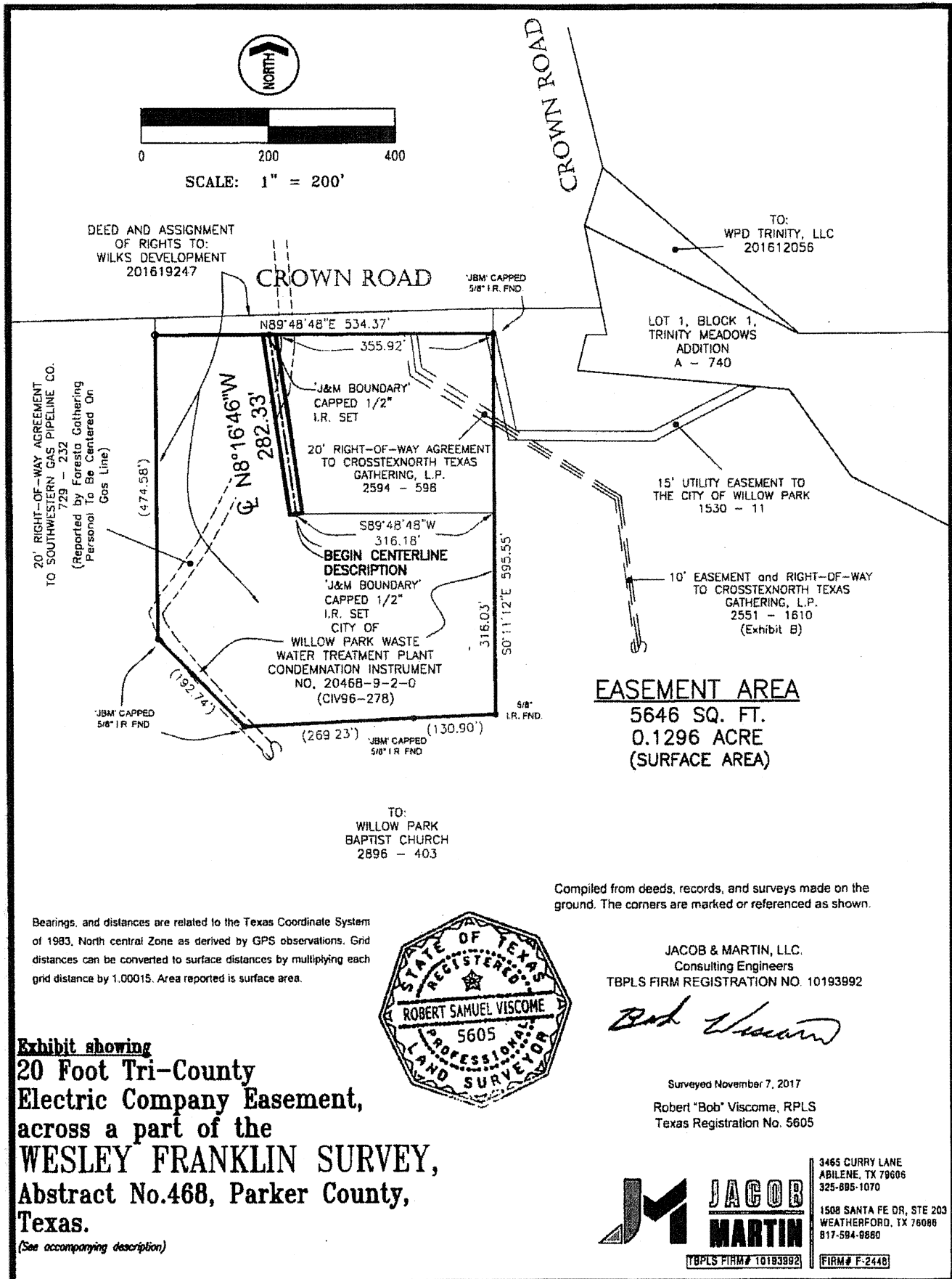


EXHIBIT A-1





City Council Meeting Staff Agenda Report

Consideration of Resolution 2017-xx, authorizing city administrator to request wholesale water service from the City of Fort Worth		
Meeting date: November 16, 2017	Agenda Item #: xx	Action being considered: Recommendation of Denial

Staff Recommendation:

Adopt Resolution 2017-xx, authorizing the city administrator to formally request and negotiate wholesale water service from the City of Fort Worth, jointly with the City of Willow Park.

Prior Board or Council Action:

The City Council previously approved a contract for a water line alignment study jointly with the City of Willow Park and the hiring of Halff Associates to assist with negotiations.

Background Information/Analysis:

Halff completed a Water Line Alignment Study for the City of Hudson Oaks and City of Willow Park in September 2016 to provide a preliminary route and cost estimates to connect to the City of Fort Worth water system as wholesale customers. Hudson Oaks currently has a water contract with the City of Weatherford in addition to groundwater sources. Willow Park has groundwater sources and an emergency connection with the City of Weatherford. Both cities want to evaluate obtaining future treated water supply from the City of Fort Worth.

Meetings with the City of Fort Worth officials and the Fort Worth Water Department have indicated that there may be a willingness to provide wholesale water service to Hudson Oaks and Willow Park and that there will be a connection or “buy-in” charge for existing capacity in the Fort Worth system. In order to formally request wholesale water service from Fort Worth, it is recommended that the council approve this resolution to proceed with negotiations and evaluate potential funding sources for the necessary infrastructure to connect to Fort Worth.

Financial Considerations:

Halff has been authorized to proceed with applications for funding thru the Texas Water Development Board Drinking Water State Revolving Loan and the State Water Implementation Fund for Texas (SWIFT).

Attachments:

- Resolution 2017-xx
- Route Study Exhibit Alignment A & A 2.1

Staff Contact:

Bryan Grimes, City Administrator
817-441-7108
bgrimes@willowpark.org

Bernie Parker, Interim City Administrator
817-441-7108
bparker@willowpark.org

RESOLUTION NO. 13-17

A RESOLUTION OF THE CITY OF WILLOW PARK, TEXAS, AUTHORIZING THE NEGOTIATION FOR A WHOLESALE WATER AGREEMENT WITH THE CITY OF FORT WORTH.

WHEREAS, the City of Willow Park, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code to provide water service within the city limits of Willow Park; and

WHEREAS, on March 24, 2016, the City of Willow Park authorized Halff to prepare a Water Line Alignment Study to connect to the City of Fort Worth water system; and

WHEREAS, The City of Willow Park desires to formally request wholesale water service from the City of Fort Worth.

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

Section 1.

The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

Section 2.

Pursuant to the requirements of the Act, the City Council, after reviewing the Water Line Alignment Study for Willow Park and Willow Park (or Proposed Water line Alignment/Project Layout) , included in this Resolution as Exhibit A, hereby authorizes the City Administrator to formally request wholesale water service from the City of Fort Worth.

Section 3.

This Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED AND EFFECTIVE IN THIS 14TH DAY OF NOVEMBER, 2017.

CITY OF WILLOW PARK, TEXAS

Doyle Moss, Mayor

Attest:

Candice J. Scott, Interim City Secretary