



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, January 21st, 2020 6:00 pm  
Agenda

**Call to Order**

**Determination of Quorum**

**Approval of Meeting Minutes for November 19, 2019 and December 3, 2019.**

**Items to be considered and acted upon**

1. Consider and Act on a Final Plat of Lot 1, 2, 3, Block 1, Oak Hill Addition, being 2.745 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas, located in the 4800 Block of IH-20 Service Road N.

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on Thursday, January 9th, 2020 at 5:00 pm.

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by 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  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd Willow Park, TX 76087  
Tuesday, November 19, 2019 6:00 PM  
Minutes

**Call to Order**

The Meeting was called to order at 6:00 pm.

**Determination of Quorum**

**Present:**

Chairman Jared Fowler  
Vice Chairman Joe Lane  
Commissioner Rodney Wilkins  
Commissioner Sharon Bruton  
Commissioner Billy Weikert  
Commissioner Alternate Scott Smith

**Absent:**

None

Also, Present:  
Betty Chew

**Items to be considered and acted upon**

1. **PUBLIC HEARING to consider and act on a request to rezone from PD/R-1 Planned Development/Single Family Residential District to C Commercial District, 7.587 acres, David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas, located at 204 Clear Fork Circle.**
  - a. **Open Public Hearing**
  - b. **Close Public Hearing**
  - c. **Make Recommendation**

Betty Chew addressed the Commission presenting the staff report. Ada Bond, owner of the property, is requesting Commercial District zoning for this 7.587 acre tract of land located at 204 Clear Fork Circle. There is a single family residence located on the property. The 15 acre tract of land to the east was rezoned to Commercial District June 12, 2018. The properties to the north and west are large lot single family residences. Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing



City of Willow Park  
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THOSE IN FAVOR OF THE ZONING REQUEST:

Jennifer Burns (representing applicant) – 188 Crown Pointe Blvd.

THOSE OPPOSED TO ZONING REQUEST

None

Chairman Fowler closed the Public Hearing.

Motion made by Commissioner Wilkins to recommend rezoning from PD/R-1 Planned Development/Single Family Residential District to C Commercial District, 7.587 acres, David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas, located at 204 Clear Fork Circle.

Seconded by Commissioner Lane.

Aye Votes: Chairman Fowler, Commissioners Bruton, Lane, Wilkins and Weikert.

Motion Passed with a vote of 5-0

Chairman Fowler adjourned the meeting at 6:15 pm.

APPROVED:

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Jared Fowler, Chairman  
Planning and Zoning Commission



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd Willow Park, TX 76087  
Tuesday, December 3, 2019 6:00 PM  
Minutes

**Call to Order**

The Meeting was called to order at 6:00 pm.

**Determination of Quorum**

**Present:**

Chairman Jared Fowler  
Commissioner Rodney Wilkins  
Commissioner Billy Weikert  
Commissioner Alternate Scott Smith

**Absent:**

Commissioners Joe Lane and Sharon Bruton

Also, Present:  
Betty Chew

**Approval of Meeting Minutes for August 20, 2019 and September 17, 2019.**

The minutes of the August 20, 2019 meeting were approved as written by the Commission.

Motion passed with a vote of 4-0.

The minutes of September 17, 2019 meeting were approved as written by the Commission.

Motion passed with a vote of 4-0.

**Items to be considered and acted upon**

- 1. Consider and Act on a Revised Site Plan for an assisted living center on Lot 4R-2R, Block A, Crown Pointe Addition, Phase 2, located at 171 J.D. Towles Drive.**

Betty Chew addressed the Commission presenting the Revised Site Plan for Veranda Village a 64 unit assisted living center to be constructed on J.D. Towles Drive. The change to the original site plan are the addition of a 3,000 square foot club house in building "A" and the primary entrance will now be located on J.D. Towles Drive.

Philip Dixon – Barron Stark Engineers address the Commission to answer questions.



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd Willow Park, TX 76087  
Tuesday, December 3, 2019 6:00 PM  
Minutes

Motion Made by Commission Weikert to recommend approval of the revised Site Plan for "Veranda Village", an assisted living center located on Lot 4R-2R, Block A, Crown Pointe Addition, Phase 2 as presented.

Seconded by Commissioner Wilkins.

AYE votes: Chairman Fowler, Commissioners, Weikert, Wilkins and Smith.

Motion Passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 6:25 pm.

APPROVED:

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Jared Fowler, Chairman  
Planning and Zoning Commission



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> January 21, 2020	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 1

Consider and Act on a Final Plat of Lot 1, 2, 3, Block 1, Oak Hill Addition, being 2.745 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas, located in the 4800 Block of IH-20 Service Road N.

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### BACKGROUND:

The final plat represents a three lot subdivision. The property is located on the northeast corner of IH-20 Service Road North and Meadow Place Drive.

The Owner, Oakridge Church of Christ, proposes to sell Lots 1 and 2. Lot 3 will be retrained by the church. Lots 1 and 2 will be accessed from Meadow Place Drive with a single entrance. Cross access will be provided.

The property will be served from an existing 12 inch water main in Meadow Place Drive. An existing 10 inch sanitary sewer main, located in the utility easement on the north side of the property will service the subdivision.

The property is zoned Commercial/IH-20 Overly District.

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat as presented.

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### EXHIBITS:

Plat Application  
Final Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	<b>Cost</b>	N/A
	<b>Source of Funding</b>	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: OAK HILL

Location of Addition: \_\_\_\_\_

Number of Lots: 3 Gross Acreage: 2.745 Zoning: CIH-20 OVERLAY # of New Street Intersections: 0

**PROPERTY OWNER:**

Name: Oakridge Church of Christ

Contact: Terry Mize / Rick Craun

Address: 4895 I-20 Srv Rd N

Phone: 817-304-1282 / 817-694-1019

City: Willow Park

Fax: \_\_\_\_\_

State: TX Zip: 76087

Email: terry.e.mize@lmco.com / rlcraun@att.net

Signature: \_\_\_\_\_

APPLICANT 10/25/2019 6:27:34 PM CDT

10/25/2019 4:43:38 PM CDT

Name: Oakridge Church

Contact: Lisa Smith

Address: PO Box 252

Phone: 817-781-9048

City: Aledo

Fax: \_\_\_\_\_

State: TX Zip: 76008

Email: lsmith@c21lynch.com

Signature: \_\_\_\_\_

10/25/2019 6:27:52 PM CDT

10/25/2019 4:43:38 PM CDT

**SURVEYOR:**

Name: Stevens Land Surveying, PLLC

Contact: Andy Stevens

Address: PO Box 26951

Phone: 817-613-7223

City: Fort Worth

Fax: \_\_\_\_\_

State: TX Zip: 76126

Email: astevens5395@sbcglobal.net

Signature: \_\_\_\_\_

**ENGINEER:**

Name: \_\_\_\_\_ 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: TXU  
 Water Provider: Willow Park Water Works  
 Wastewater Provider: Willow Park Water Works  
 Gas Provider (if applicable): N/A

**APPLICATION FEES**

*Handwritten:* \$ 330.<sup>00</sup>  
 \$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: \$ \_\_\_\_\_ \$ \_\_\_\_\_  
 \$ \_\_\_\_\_ \$ \_\_\_\_\_  
 Receipt Number: \_\_\_\_\_

**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: OAK HILL  
 Applicant: \_\_\_\_\_  
 Property Owner(s): Oakridge Church of Christ  
 Location of Addition: 4895 I-20 Srvc Rd N, Willow Park, TX

**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 FOR FILING
- J. Plans for all water & sewer lines
- K. Plans for fire hydrants
- L. Plans for all proposed streets and sidewalks

_____	✓
_____	✓
_____	N/A
_____	OK TO PD ON PLAT
_____	✓
_____	✓
_____	N/A
_____	OK
_____	✓
_____	N/A

**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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Names of Owners of Property within 200 feet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Names of Adjoining Subdivisions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Front and Rear Building Setback Lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Side Setback Lines <i>10' ON EACH LOT</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F.	City Boundaries Where Applicable	<i>NA</i>	<i>N/A</i>
G.	Date the Drawing was Prepared	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H.	Location, Width, Purpose of all Existing Easements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I.	Location, Width, Purpose of all Proposed Easements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J.	Consecutively Numbered or Lettered Lots and Blocks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K.	Map Sheet Size of 18"x24" to 24"x36"	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L.	North Arrow	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M.	Name, Address, Telephone, of Property Owner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N.	Name, Address, Telephone of Developer	<input checked="" type="checkbox"/>	<i>N/A</i>
O.	Name, Address, Telephone of Surveyor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P.	Seal of Registered Land Surveyor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q.	Consecutively Numbered Plat Notes and Conditions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R.	City of Willow Park Plat Dedication Language	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S.	Location and Dimensions of Public Use Area	<i>NA</i>	<i>N/A</i>
T.	Graphic Scale of Not Greater Than 1" = 200'	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U.	All Existing and Proposed Street Names	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
W.	Subdivision Boundary in Bold Lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
X.	Subdivision Name	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Y.	Title Block Identifying Plat Type	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Z.	Key Map at 1"=200' <i>500'</i>	<i>OK</i>	<i>OK</i>
AA.	Surveyor's Certification of Compliance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CC.	Show relationship of plat to existing "water, sewage, and drainage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**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: <u>25</u> ft.	Rear building setback: <u>25</u> ft.
Side building setback: <u>25</u> ft. <u>10'</u>	Side building setback: <u>25</u> ft. <u>10'</u>

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:

BETTY L. CHEN

Date: 12/12/2019

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road? Yes No

If yes, which road? Meadow Place

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? N/A

Is the project serviced by an existing sewer line? Yes No

If yes, what size line? 10"

If no, what type and size is the septic system? N/A

**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: Raymon Johnson

Date: 12/12/2019

Willow Park  
Plat  
Flood Plain Review

**Applicant Questions:**

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		

**Staff Review:**

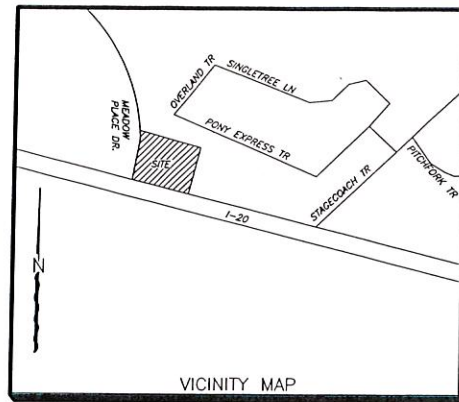
Base flood elevations confirmed?	N/A	Yes	<input type="radio"/> No
Does the proposed project pose any safety concerns?		Yes	<input checked="" type="radio"/> No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 12/12/2019



APPROVED BY THE CITY OF WILLOW PARK  
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF WILLOW PARK  
CITY COUNCIL

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

PORTION OF LOT 1 BLOCK 2  
TRINITY MEADOWS  
CHESNUT FAMILY IRREVOCABLE TRUST 2012  
201924786

Owner/Developer  
Oakridge Church of Christ  
4895 Service Road N # I-20  
Willow Park, Texas  
817-441-1875

- Notes:
- 1) Bearings correlated to GPS coordinates NAD83, North Central Texas Zone 4202.
  - 2) According to the the National Flood Insurance Program, Flood Insurance Rate Map Community panel Number 48367C0425F Dated April 5, 2019 it appears that this property lies within Zone X. Zone X being Area of minimal Flood Hazard.
  - 3) Contour lines are per the North Central Texas Council of Governments map and do not represent a topo performed on the ground by Stevens Land Surveying, PLLC.
  - 4) Zoning is "Commercial 20 Overlay."
  - 5) Future development on Lot 3 will require a replat with the adjoining metes and bounds tract that is owned by the Church.

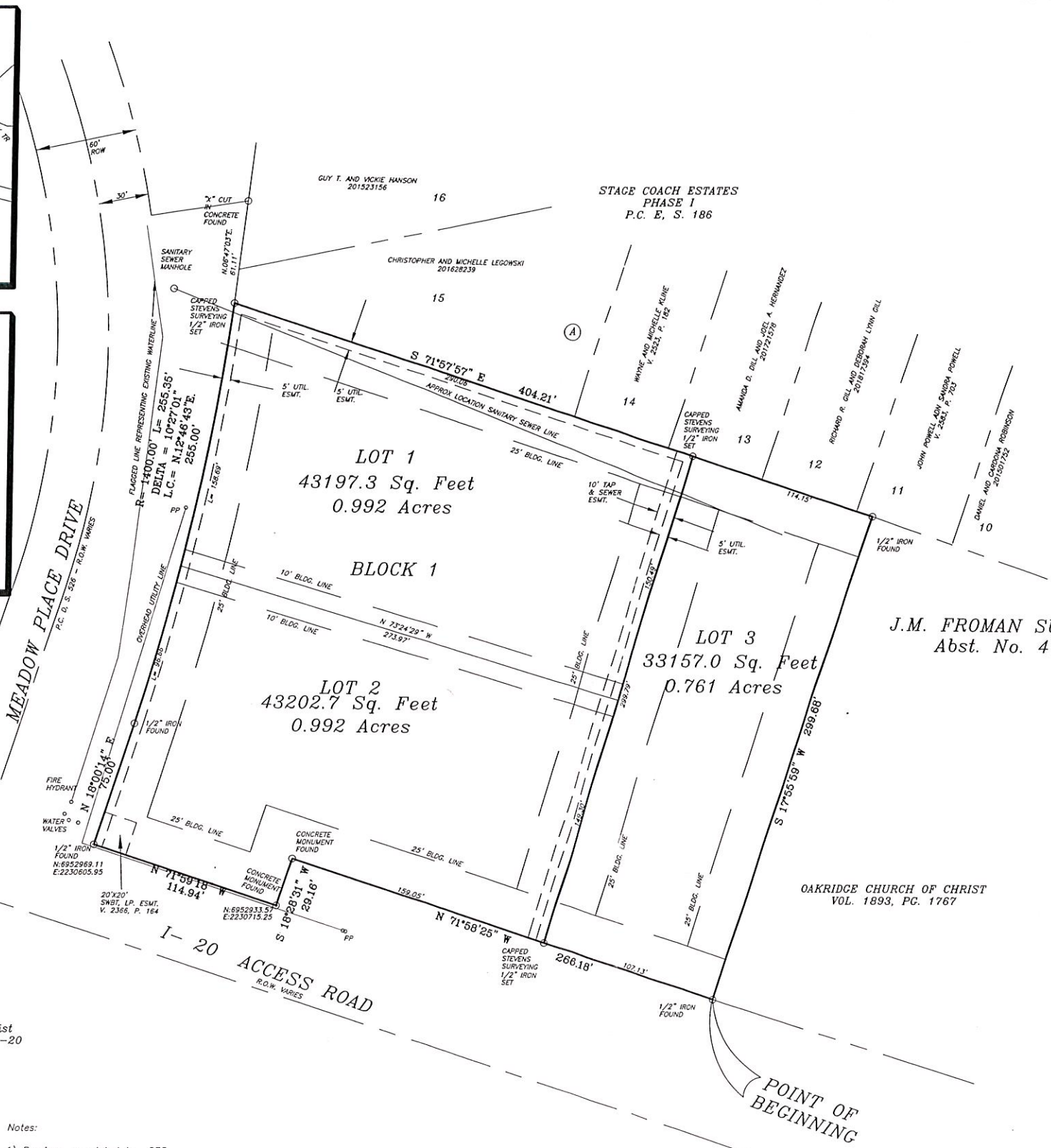


THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

PRELIMINARY  
NOT TO BE  
FILED FOR  
ANY REASON

ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
SEPTEMBER 12, 2019

STEVENS LAND SURVEYING, PLLC  
P.O. BOX 26951  
FORT WORTH, TEXAS 76126  
817-696-9775  
FIRM REGISTRATION #10194023



J.M. FROMAN SURVEY,  
Abst. No. 471

OAKRIDGE CHURCH OF CHRIST  
VOL. 1893, PG. 1767

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That Oakridge Church of Christ is the owner of the following described real property, to wit:

2.745 acres situated in the J.M. FROMAN SURVEY, Abst. No. 471, Parker County, Texas, being a portion of that certain tract of land described in deed to Oakridge Church of Christ recorded in Volume 1893, Page 1565, Real Records, Parker County, Texas. Said 2.745 acres being more particularly described as follows:

Beginning at a 1/2" iron found for the southeast corner of said Oakridge Church of Christ tract in the north line of Interstate Highway No. 20 access road from which a from which being per deed call SOUTH 1748.52 feet and WEST 1945.33 feet form the called northeast corner of the C.C. TETTER SURVEY, Abst. No. 466, Parker County, Texas;

THENCE along the north line of said Interstate Highway NO. 20 access road, as follows:

North 71 degrees 58 minutes 25 seconds West, 266.18 feet to a concrete monument found;

South 18 degrees 28 minutes 31 seconds West, 29.16 feet to a concrete monument found;

North 71 degrees 58 minutes 18 seconds West, 114.94 feet to a 1/2" iron found in the east line of Meadow Place Drive;

THENCE North 18 degrees 00 minutes 14 seconds East, along the east line of said Meadow Place Drive, 75.00 feet to a 1/2" iron found at the beginning of a curve to the left whose radius is 1400.00 feet and whose long chord bears North 12 degrees 46 minutes 43 seconds East, 255.00 feet;

THENCE Along the east line of said Meadow Place Drive along said curve in a northerly direction through a central angle of 10 degrees 27 minutes 01 seconds, a distance of 255.35 feet to a capped Stevens Surveying 1/2" iron set at the northeast corner of the herein described tract at the southeast corner of STAGE COACH ESTATES PHASE I, an addition in Willow Park, Parker County, Texas according to the plat recorded in Plat Cabinet E, Slide 166, Plat Records, Parker County, Texas;

THENCE South 71 degrees 57 minutes 57 seconds East, 404.21 feet to a 1/2" iron found;

THENCE South 17 degrees 55 minutes 58 seconds West, 299.68 feet to the POINT OF BEGINNING and containing 2.745 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS that Oakridge Church of Christ acting by and through the undersigned, its duly authorized agent does hereby adopt this plat of the hereinabove described real property, to be designated as....

Lot 1, Lot 2 & Lot 3, Block 1  
OAK HILL  
City of Willow Park  
Parker County, Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS that Oakridge Church of Christ does hereby adopt this plat of Lot 1, Lot 2 & Lot 3, Block 1, OAK HILL, City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed or placed upon, over, or across the easements as shown. Said easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system, on the easements and all City or franchised utilities shall at times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. I do hereby agree that the dedications hereon are appropriate, reasonable and not unduly burdensome.

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

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Oakridge Church of Christ (Representative)

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE me, the undersigned authority, on this day appeared personally a representative of Oakridge Church of Christ known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Parker County, Texas  
My Commission Expires \_\_\_\_\_

Final Plat  
Lot 1, Lot 2 & Lot 3, Block 1  
OAK HILL  
an addition to the City of Willow Park,  
Parker County, Texas  
Being 2.745 Acres Situated in the  
J.M. FROMAN SURVEY, Abst. No. 471  
Parker County, Texas  
Prepared November 2019

FOR USE BY PARKER COUNTY CLERK