



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, July 16, 2019 6:00 pm  
Agenda

**Call to Order**

**Determination of Quorum**

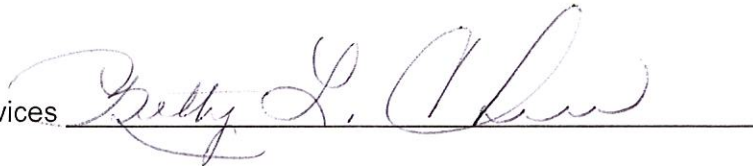
**Approval of Meeting Minutes for April 30, 2019 and May 16, 2019**

**Items to be considered and acted upon**

1. Consider and Act on a Site Plan for a church on Lot 1, Block B, Fawcett Addition, located at 700 Willow Crossing East.
2. Consider and Act on a Final Plat of a Replat of 3.358 acres, Pyle Addition, City of Willow Park, Parker County, Texas, located in the 100 Block of Willow Bend Drive.

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, July 11th, 2019 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, April 30, 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 Sharon Bruton  
Commissioner Rodney Wilkins

**Absent:**

Commissioner Joe Lane, Billy Weikert and Alternate Scott Smith

**Also, Present:**

Betty Chew

**Approval of minutes for March 26, 2019.**

Motion made by Commissioner Wilkins to approve the minutes of the March 30, 2019, meeting.

Seconded by Commissioner Bruton.

Aye votes: Chairman Fowler, Commissioners Bruton, and Wilkins.

Motion passed with a vote of 3-0.

**Items to be considered and acted upon**

1. **Consider and Act on a Final Plat of The Reserves at Trinity Addition, a 140.302-acre tract A. McCarver Survey, Abstract No. 91 0; W. Franklin Survey, Abstract No. 458; I. Hendley Survey, Abstract No. 619; M. Edwards Survey, Abstract No. 1955; and J. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.**

Betty Chew briefed the Commission on the Final plat of the Reserves at Trinity Addition, a 140.302-acre tract. The final plat meets the requirements of the subdivision Ordinance and Staff recommends approval.



City of Willow Park  
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Minutes

Jordan Bishop with Jordan Engineering addressed the Commission to answer questions regarding the plat.

Motion made by Commissioner Bruton to recommend approval of the Final Plat of The Reserves at Trinity Addition, as presented.

Seconded by Commissioner Weikert.

Aye votes: Chairman Fowler, Commissioners Bruton and Weikert.

Motion passed with a vote of 3-0.

Chairman Fowler adjourned the meeting at 6:15 p.m.

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  
Thursday, May 16, 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 Alternate Scott Smith

**Absent:**

Commissioner Joe Lane, Sharon Bruton and Billy Weikert.

**Also, Present:**

Betty Chew

**Items to be considered and acted upon**

- 1. Consider and Act on a revised Site Plan for a hotel in the PD Commercial/I H-20 Overlay District on Lot 12R, Block B, Crown Pointe Addition located at 338 Shops Blvd.**

Betty Chew briefed the Commission on the revised Site Plan <sup>for</sup> ~~see~~ Springhill Suites Marriott. The revised site plan reflects the conference center as a stand-alone building on the north side of the hotel. The pool is located on the east side of the hotel.

Chuck Stark with Barron-Stark Engineering addressed the Commission stating Marriott Corporation has requested the change.

Jaymes Seals – 412 Big Creek Rd, addressed the Commission stating that he feels the City sanitary sewer system can't handle the hotel development and the water system is insufficient.





City of Willow Park  
Planning & Zoning Commission  
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516 Ranch House Rd, Willow Park, TX 76087  
Thursday, May 16, 2019 6:00 pm  
Minutes

David McLendon – 340 Buena Vista Dr., addressed the Commission expressing concerns about the parking area being located being locate in the Clear Fork flood plain.

Motion made by Commissioner Wilkins to approve the Revised Site Plan as presented.

Seconded by Commissioner Smith.

Ayes: Chairman Fowler, Commissioners Wilkins and Smith.

Motion passed with a vote of 3-0.

Chairman Fowler adjourned the meeting at 6:20 p.m.

APPROVED:

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Jared Fowler, Chairman  
Planning and Zoning Commission



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> July 16, 2019	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 1

Consider and Act on a Site Plan for a church on Lot 1, Block B, Fawcett Addition, located at 700 Willow Crossing Drive East.

### BACKGROUND:

The project is zoned C Commercial/IH-20 Overlay District. This property is located in Planning Area 4, as identified in the City's Comprehensive Plan. Due to the higher traffic volumes along the interstate, the area is seen as a prime location for retail and commercial uses. Due to the high visibility of the corridor, higher design standards were identified to present a positive image of Willow Park. The proposed church will complement and enhance the new and existing commercial and residential development in the area.

The 7 acre property will be developed in phases. Phase 1 of the development will be a 5,978 square foot church with sanctuary seating for 146. Children's areas and nursery will also be provided. Phase 2 of the development is a proposed expansion of the building to the south. The church is requesting approval of cement board siding and vinyl clad windows on the south side of the building which will be replaced during the Phase 2 expansion.

The development will be accessed from Willow Crossing Drive with a single entrance/exit to the parking lot. Phase 2 will provide a 24 foot fire lane extension, around the perimeter of the building. A side walk is proposed along the street right-of-way and will connect to the west with the Village at Willow Park development. There will be 50 parking spaces provided. All infrastructure water, sanitary sewer, fire hydrants, and stormwater drainage improvements will meet City of Willow Park Design standards.

### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan subject to the following:

1. Building setback lines be shown on the site plan.
2. Zoning Classification of property to the east and west corrected.
3. Existing easements on entire property shown on site plan.
4. Cement siding and residential windows replaced within 5 years of Phase 1 completion or addition to the building.
5. Add dumpster location and screening.

### EXHIBITS:

Site Plan  
Floor Plan  
Landscape Plan  
Elevation Drawings

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A



# City of Willow Park Development Services Universal Application

Please PRINT CLEARLY to avoid delays

Please complete each field - Incomplete applications be rejected

<b>Project Information</b>		<b>Project Name:</b> The Well Church: New Worship Center Bldg. Addition	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
<b>Valuation:</b> \$ 1,130,880.00 (round up to nearest whole dollar)		<b>Project Address (or description):</b> 4971 E. I-20 Service Rd. North Suite 100 Willow Park, TX 76087	
<b>Brief Description of the Project:</b> New Worship Center Bldg. Addition			
<b>Existing zoning:</b> C/IH-20 OVERLAY		<b># of Existing Lots (plats only):</b> 1	
<b>Proposed zoning:</b> C/IH-20 OVERLAY		<b># of Proposed Lots (plats only):</b> 1	
<b>Applicant/Contact Information</b> (this will be the primary contact)			
<b>Name:</b> Dwight Newsome		<b>Mailing Address:</b> P.O. Box 937 Burleson, TX 76097	
<b>Company:</b> Newsome Construction, Inc.			
<b>Primary Phone:</b> 817-426-4455		<b>E-mail:</b> Newsomeconst@sbcglobal.net	
<b>Property Owner Information</b> (if different than above)			
<b>Name:</b> Jack Hunt		<b>Mailing Address:</b> 4971 E. I-20 Service Rd. North Suite 100 Willow Park, TX 76087	
<b>Company:</b> The Well Church			
<b>Primary Phone:</b> 817-253-5157		<b>E-mail:</b> jack@thewellchurch.com	
<b>Other Phone:</b> cell: 817-937-9823		<b>Fax:</b>	
<input checked="" type="checkbox"/> Developer / <input type="checkbox"/> Engineer / <input type="checkbox"/> Surveyor Information (if applicable)			
<b>Name:</b> Dwight Newsome		<b>Mailing Address:</b> P.O. Box 937 Burleson, TX 76097	
<b>Company:</b> Newsome Construction, Inc.			
<b>Primary Phone:</b> 817-426-4455		<b>E-mail:</b> Newsomeconst@sbcglobal.net	
<b>Other Phone:</b>		<b>Fax:</b> 817-426-4456	
<b>For City Use Only</b>			
<b>Project Number:</b>		<b>Permit Fee:</b>	
<b>Submittal Date:</b>		<b>Plan Review Fee:</b>	
<b>Accepted By:</b>		<b>Total Fee:</b>	
<b>Receipt #:</b>		<b>Method of Payment:</b>	

Application not complete without attached form(s) and/or signature page





## City of Willow Park Development Services Department

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### SITE PLAN REQUIREMENTS

A Site Plan is an architectural plan of proposed improvements to a property; including building footprint, parking, ingress, egress, roadways, sidewalks, water lines, sewer lines, drainage facilities, auxiliary structures, lighting, and any public or private infrastructure. Site plans also include elevations of proposed buildings, topographical information, location in relation to flood plain, impact analysis

Site Plan applications must contain:

- Universal development application.
- A single site plan document including all of the information required on the site plan requirement checklist.
- A landscaping plan that includes the property boundaries, building and improvement footprints, and labels all green space, trees, shrubs, vegetation, and landscaping.
- A drainage plan that includes the property boundaries, building and improvement footprints, topography, and any flood plain designations.
- Elevations of all proposed buildings.
- A compact disc containing a .pdf copy of all plans.
- Three (3) paper hard copies of all plans.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead and directly on the plans with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement. Exceptions may require the approval of the City's Board of Adjustments.

Prior to public review before the Planning & Zoning Commission and City Council the applicant may be asked to submit up to fifteen (15) paper hard copies of all plans.

Applicant Signature: *Dwight Newson*

Date: 6/12/19

*fd. 6/12/2019*



# City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	SITE PLAN REQUIREMENTS	N/A	COMPLETE	MISSING
1	<i>DN</i>	Site boundary is indicated by a heavy solid line Intermittent with 2 dash lines, dimensioned with bearings and distances; Indicate and label lot lines, setback lines, and distance to the nearest cross street.		✓	
2	<i>DN</i>	Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.		✓	
3	<i>DN</i>	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		✓	
4	<i>DN</i>	A written and bar scale is provided. 1"=200' unless previously approved by staff		✓	
5	<i>DN</i>	A title block is in the lower right corner that includes large, boldly printed "SITE PLAN", owner and engineer's names, addresses and phone numbers, subdivision name, lot number/s, block number or letter.		✓	
6	<i>DN</i>	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.		N/A	
7	<i>DN</i>	Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.		N/A	
8	<i>DN</i>	Existing topography lines are shown and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.		✓	
9	<i>DN</i>	Accurately located, labeled and dimensioned footprint of proposed structure(s).		✓	
10	<i>DN</i>	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.		N/A	
11	<i>DN</i>	Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.		N/A	
12	<i>DN</i>	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.		N/A	
13	<i>DN</i>	Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.		✓	
14	<i>DN</i>	Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated. <i>SEE STAFF REPORT</i>			✓
15		Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.			✓
16	<i>DN</i>	Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.		✓	
17	<i>DN</i>	Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled. <i>SHOW WILLOW CROSSING R.O.W</i>			✓





## City of Willow Park Development Services Department

18	<i>ph</i>	<p>Driveways within 200 feet of the property line:</p> <p>_____ a. Are accurately located and dimensioned.</p> <p>_____ b. Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.</p> <p>_____ c. Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.</p> <p>_____ d. Typical radii are shown.</p>		<i>N/A</i>	
19	<i>ph</i>	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.		<i>N/A</i>	
20	<i>ph</i>	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.		<i>N/A</i>	
21	<i>ph</i>	<p>Off-site streets and roads:</p> <p>_____ a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.</p> <p>_____ b. Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.</p> <p>_____ c. Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.</p> <p>_____ d.. Distance to the nearest signalized Intersection is indicated</p>		<i>N/A</i>	
22	<i>ph</i>	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.		<i>✓</i>	
23	<i>ph</i>	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.		<i>✓</i>	
24	<i>ph</i>	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.		<i>✓</i>	
25	<i>ph</i>	Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.			<i>✓</i>
26	<i>ph</i>	Paving materials, boundaries and type are indicated.		<i>✓</i>	
27	<i>ph</i>	Access easements are accurately located/ tied down, labeled and dimensioned.		<i>✓</i>	
28	<i>ph</i>	Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.		<i>✓</i>	
29	<i>ph</i>	Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.		<i>✓</i>	
30	<i>ph</i>	Proposed dedications and reservations of land for public use including, but not limited to, rights-of way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.		<i>N/A</i>	
31	<i>ph</i>	Screening walls are shown with dimensions and materials. An Inset is provided that shows the wall		<i>N/A</i>	





## City of Willow Park Development Services Department

		details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.			
32	PL	The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan Indicating plant species/name, height at planting, and spacing.		N/A	
33	PL	A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack) and height. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.		✓	
34	PL	Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.		✓	
35		Boundaries of detention areas are located. Indicate above and/or below ground detention.		N/A	
36	PL	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements. <i>SEE NOTE-STAFF REPORT</i>		✓	
37		Communication towers are shown and a fall distance/collapse zone is indicated.		N/A	
38		Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		N/A	
39	PL	Explain in detail the proposed use(s) for each structure <i>CHURCH</i>		✓	
40	PL	Total lot area less building footprint (by square feet):  Square footage of building:  Building height (stories and feet)  Number of Units per Acre (apartments only):		✓	
41	PL	Parking required by use with applicable parking ratios indicated for each use:  Parking Provided Indicated:  Handicap parking as required per COWP ordinance and TAS/ADA requirements:		✓	
42	W	Provide service verification from all utility providers		✓	
43	PL	List any variance requested for this property, dates, and approving authority		✓	
44	PL	Provide storm water and drainage study and design		✓	
45	PL	Proposed domestic water usage (gallons per day, month, and year)		✓	
46	PL	Are any irrigation wells proposed? <i>NONE</i>		✓	
47	PL	Applicant has received Landscaping Ordinance and requirements		✓	
48	W	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review		✓	
49	W	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plans and/or other Site Plans for Board review		✓	



# City of Willow Park Development Services Department

## Site Plan Engineering Review

### Applicant Questions:

Total gross lot area of the development: 86,267 sq. ft.

Area of lot covered with structures and impervious surfaces: 32,108 sq. ft.

Total number of structures: 1 Total number of habitable structures: 1

Square footage of each building: 5978 sq. ft. \_\_\_\_\_ sq. ft. \_\_\_\_\_ sq. ft.

Proposed use for each structure:

Church use

Building stories: 1

Building height: 18 ft.

Total number of parking spaces: 50

Number of handicap spaces: 2

Does the site include any storm water retention or detention? Yes ☐ No ☒

Does the project include any engineered alternatives from code requirements? Yes ☐ No ☒

### Staff Review: (for official use only)

Does the proposed project pose any engineering concerns? Yes ☐ No ☒

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: 07/09/2019



# City of Willow Park Development Services Department

## Site Plan Building Official Review

### Applicant Questions:

Front building setback: 132 ft.

Rear building setback: 576 ft.

Side building setback: 280 ft.

Side building setback: 54 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: (for official use only)

Does the site plan include all the required designations?

NEED BLDG. SETBACK LINES SHOWN

☐ Yes

☒ No

Are the setbacks for the building sufficient?

☒ Yes

☐ No

Are there any easement conflicts?

☐ Yes

☒ No

Does the proposed project pose any planning concerns?

☐ Yes

☐ No

WE ARE REQUESTING THE MAIN ENTRY BE ON THE EAST SIDE FACING THE PARKING LOT AND THE REAR END WALL MATERIAL BE CEMENT BOARD SIDING FOR PROPOSED FUTURE BUILDING EXPANSION.

Approved

Not Approved

☒ Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date:

02/09/2019





## City of Willow Park Development Services Department

### Site Plan Fire Review

#### Applicant Questions:

Will the building have a fire alarm?	Yes	<input checked="" type="radio"/> No
Will the building have a fire sprinkler/suppression system?	Yes	<input checked="" type="radio"/> No
Is the building taller than two-stories?	Yes	<input checked="" type="radio"/> No
If yes, how many stories?	<u>N/A</u>	
Will the project require installation of a new fire hydrant?	Yes	<input checked="" type="radio"/> No
If yes, how many fire hydrants?	<u>N/A</u>	
What is the size of the proposed fire connections?	<u>N/A</u>	

#### Staff Review: (for official use only)

Does the proposed project include the sufficient fire connections?	Yes	No
Is the proposed project an adequate distance to a fire hydrant?	<input checked="" type="radio"/> Yes	No
Does the project have the minimum 24' hard surface?	<input checked="" type="radio"/> Yes	No
Is the fire lane appropriate?	<input checked="" type="radio"/> Yes	No
Does the site have the proper turning radius?	<input checked="" type="radio"/> Yes	No
Does the proposed project pose any safety concerns?	Yes	<input checked="" type="radio"/> No

Does the proposed project require any additional fire services?	Yes	<input checked="" type="radio"/> No
<u>EXTENSION OF FIRE LANE</u>		
<u>LOOP WITH PHASE 2.</u>		

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date: 07/09/2019





## City of Willow Park Development Services Department

### Site Plan Flood Plain Review

#### Applicant Questions:

Is any part of the site plan in the 100-year flood plain? Yes ☒ No

If yes, what is the base flood elevation for the area? N/A

Is any built improvement in the 100-year flood plain? Yes ☒ No

If yes, what is the base flood elevation for the area? N/A

Is any habitable structure in the 100-year flood plain? Yes ☒ No

If yes, what is the base flood elevation for the area? N/A

If yes, what is the finished floor elevation for the habitable structure? N/A

If yes, please list any wet or dry flood proofing measures being used?

#### Staff Review: (for official use only)

Base flood elevations confirmed? Yes ☒ No

Will the project require a "post-grade" elevation certificate? Yes ☒ No

Flood proofing measures approved? N/A 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:

DEREK TURNER

Date:

07/09/2019



# City of Willow Park Development Services Department

## Site Plan Landscaping Review

### Applicant Questions:

Total gross lot area of the development: 86,267 sq. ft.

Area of lot covered with structures and impervious surfaces: 32,108 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 37 %

Area of green space/landscaped areas: 76,690 sq. ft.

Percentage of green space/landscaped areas: 80 %

Total number of parking spaces: 50

Does the site include any vegetative erosion or storm water control?

Yes

No

### Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns?

Yes

No

Approved

Not Approved

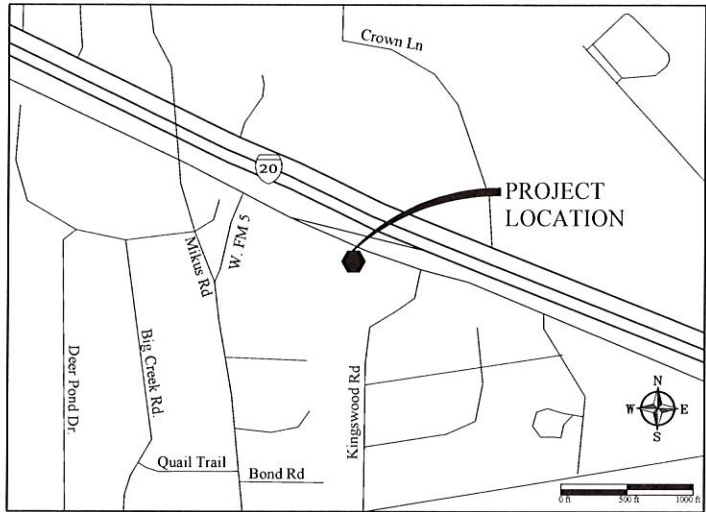
Needs More Information or Corrections

Landscaping Approval Signature:

BETTY L. CHEW

Date:

07/09/2019



VICINITY MAP

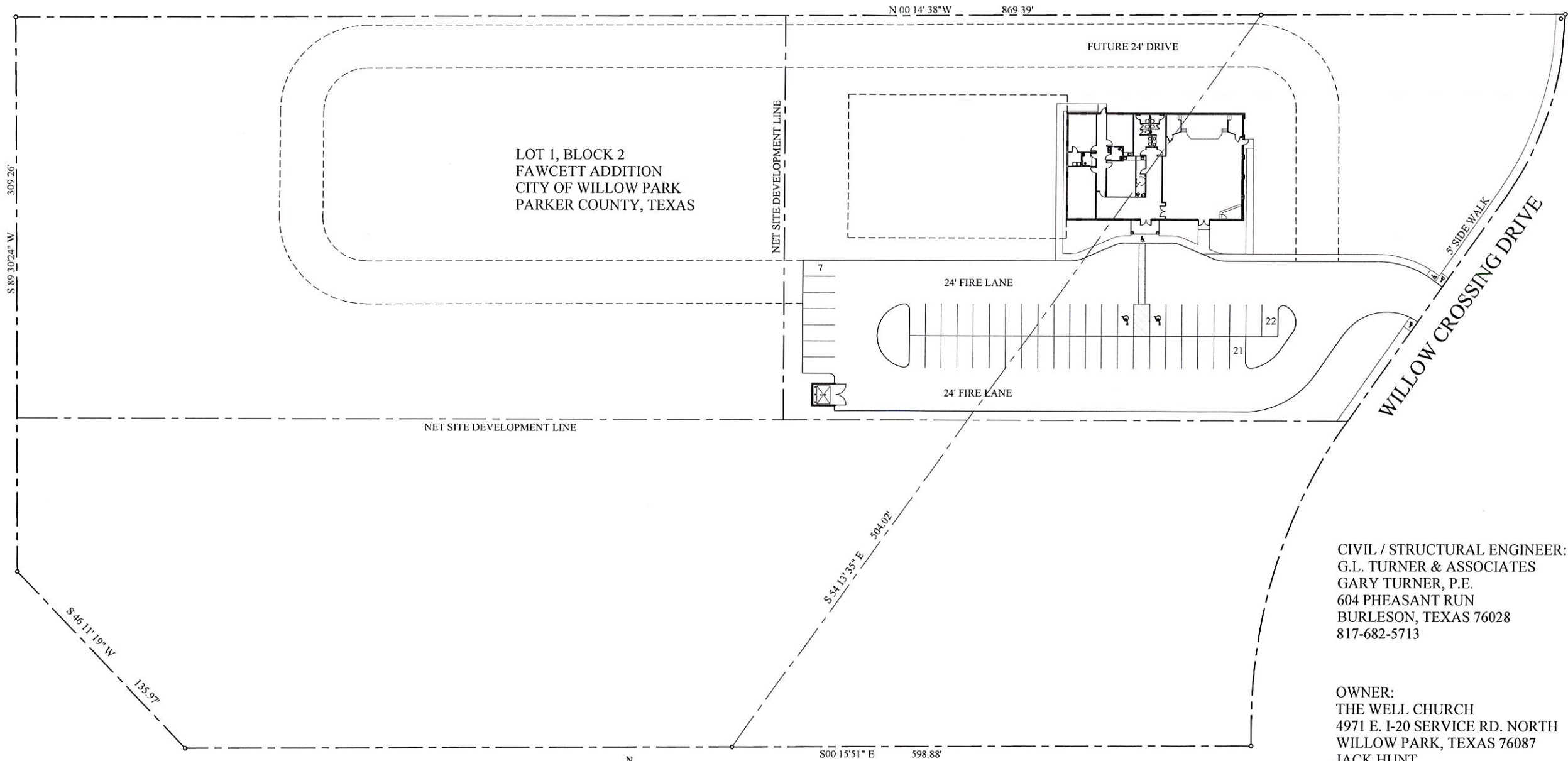
PROJECT DATA:			
Occupancy		A-3	
Construction Type		V B	
Non Sprinkled			
Building Area		5,978 s.f.	
Sanctuary Seating		146	

Parking Required			
1:3 Seats	(48.66)	49	

Parking Provided			
Accessible		2	
Spaces		48	
Total		50	

THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, INCLUDING THE FOLLOWING;  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL PLUMBING CODE  
2011 NATIONAL ELECTRICAL CODE  
2012 INTERNATIONAL FIRE CODE  
2012 INTERNATIONAL ENERGY CODE  
AMERICANS WITH DISABILITIES ACT

DRAWING INDEX	
A-1	SITE PLAN
A-3	EXTERIOR ELEVATIONS
C-1	CIVIL SITE PLAN
C-2	GRADING PLAN
C-3	DRAINAGE PLAN
C-4	SWPPP NOTES
C-5	SITE UTILITY PLAN
C-6	DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS



CIVIL / STRUCTURAL ENGINEER:  
G.L. TURNER & ASSOCIATES  
GARY TURNER, P.E.  
604 PHEASANT RUN  
BURLESON, TEXAS 76028  
817-682-5713

OWNER:  
THE WELL CHURCH  
4971 E. I-20 SERVICE RD. NORTH  
WILLOW PARK, TEXAS 76087  
JACK HUNT  
817-253-5157

issued for site plan review only

Newsome Construction, inc.  
330 FOX LANE, BURLESON, TEXAS 76028  
817-426-4455  
DESIGN / BUILD

Waal architecture  
BR 1975  
14902 PRESTON ROAD  
DALLAS, TEXAS 75254  
817-691-6621  
214-316-9600

THE WELL CHURCH  
4971 E. I-20 SERVICE RD. NORTH  
WILLOW PARK, TEXAS 76087  
JACK HUNT 817-253-5157



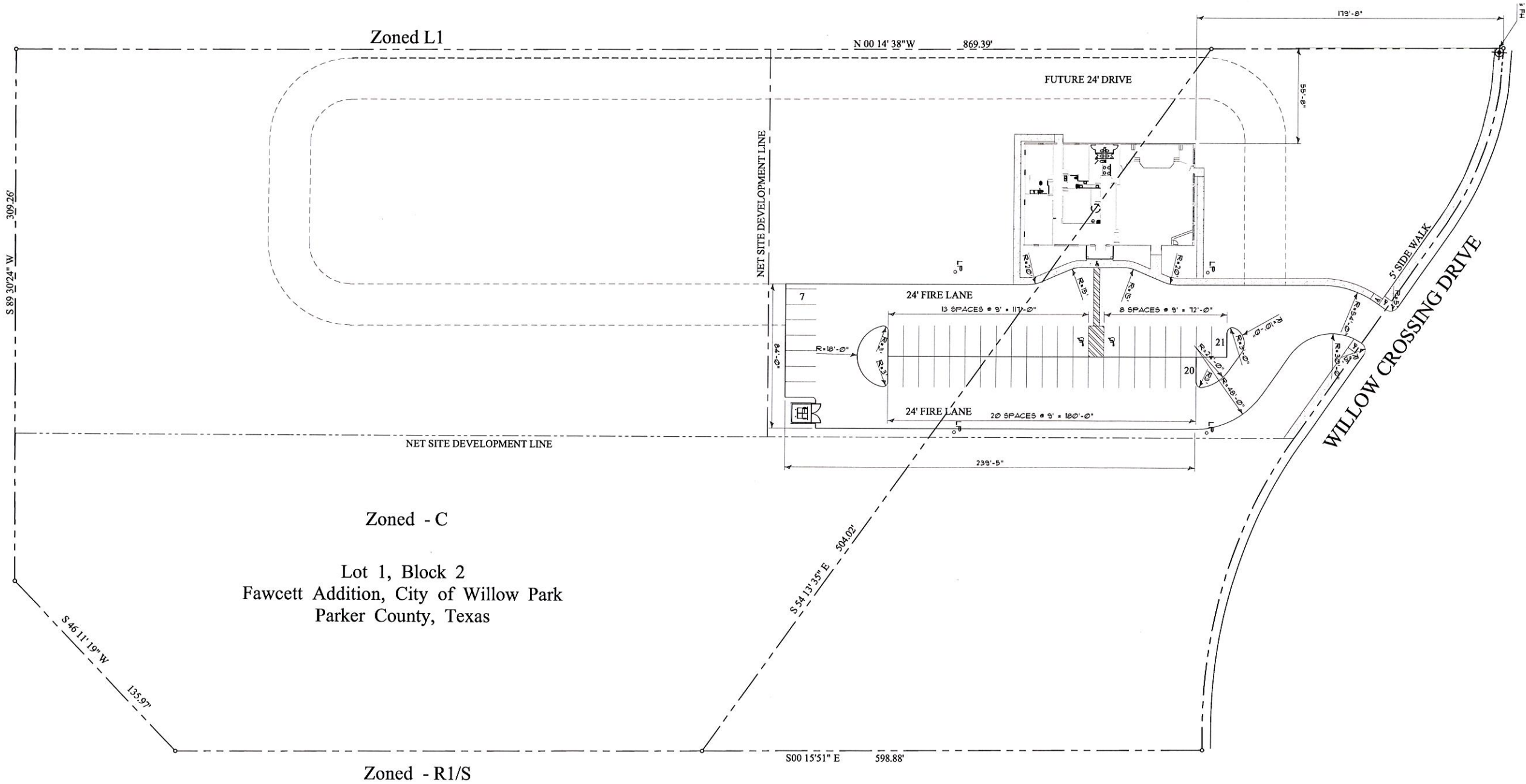
06/12/2019

FEB. 18, 2019

PROJECT #:  
2019-002

A-1





issued for site plan review



**G.R. TURNER & ASSOCIATES**  
FIRM REG. #F2533  
604 Pleasant Run  
Burleson, Texas 76028  
V 817-487-2265 M 817-486-5713

TOTAL DESIGN WITH  
CHRIST IN MIND  
ARCHITECTURAL  
CIVIL  
STRUCTURAL  
ENGINEERS



June 3, 2019  
PROJECT #:  
2019-002

C-1

**THE WELL CHURCH**  
4971 E I-20 SERVICE RD. NORTH  
WILLOW PARK, TEXAS 76087  
JACK HUNT 817-253-5157

**WaaLarchitecture**  
BR 1975  
14902 PRESTON ROAD  
DALLAS, TEXAS 75254  
817-691-6621  
214-316-9600

**Newsome Construction, inc.**  
330 FOX LANE, BURLESON, TEXAS 76028  
817-426-4455  
DESIGN / BUILD



## 01 FLOOR PLAN

PROJECT #:  
2019-002

A-2



Waal.architecture  
 PR 1975  
 14902 BRESTON ROAD  
 STE # 404L-326  
 DALLAS, TEXAS 75254  
 817-691-6621  
 214-316-9600

THE WELL CHURCH  
WILLOW PARK, TEXAS

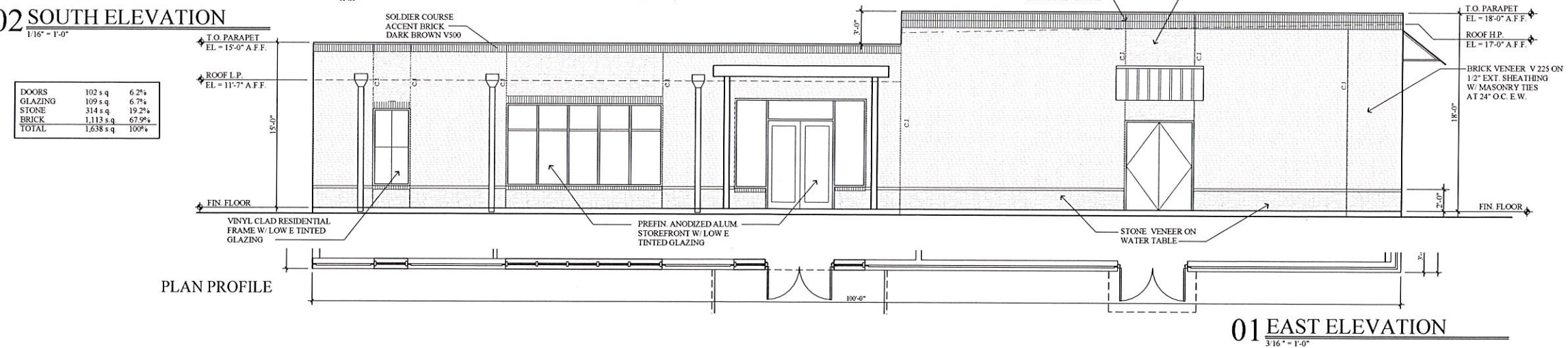
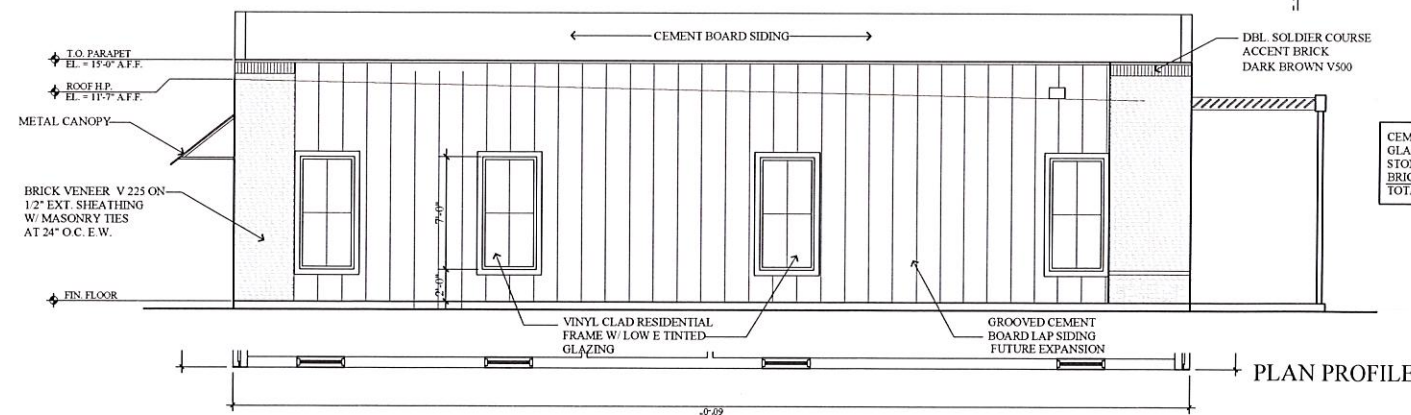
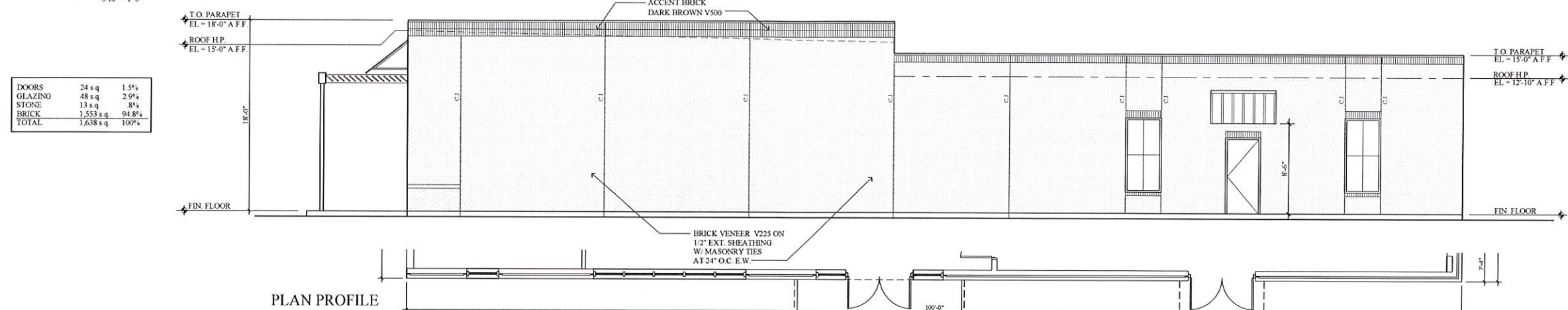
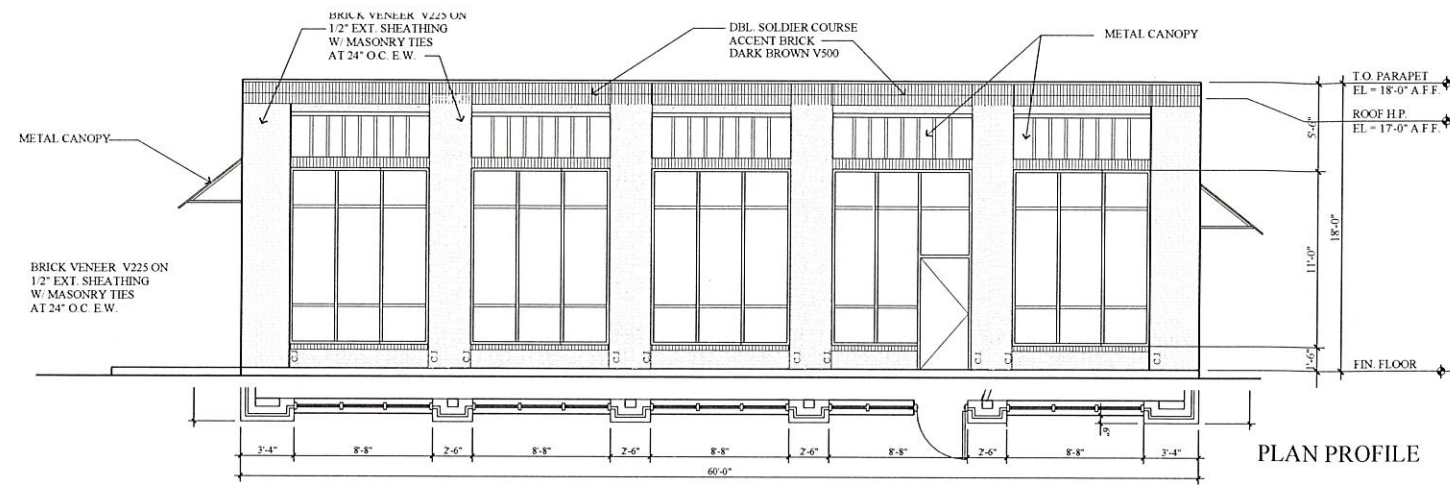
*Newsome Construction, inc.*

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330 FOX LANE, BURLESON, TEXAS 76028  
817-426-4455

*DESIGN / BUILD*





issued for site plan review only

**Newsome Construction, inc.**  
330 FOX LANE, BURLESON, TEXAS 76028  
817-426-4455  
DESIGN / BUILD

**Waal Architecture**  
BR 1975  
14902 PRESTON ROAD  
STE # 404, 326  
75254  
817-691-6621  
214-316-9600

**THE WELL CHURCH**  
4971 E I-20 SERVICE RD. NORTH  
WILLOW PARK, TEXAS 76087  
JACK HUNT 817-253-5157



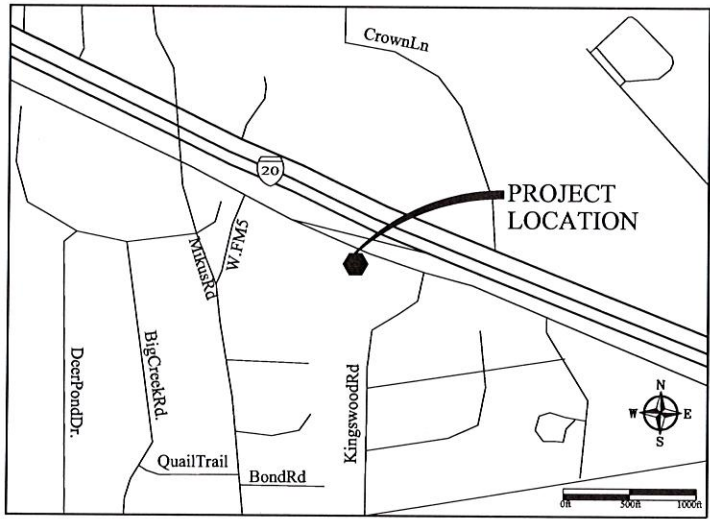
05/30/2019

FEB. 18, 2019

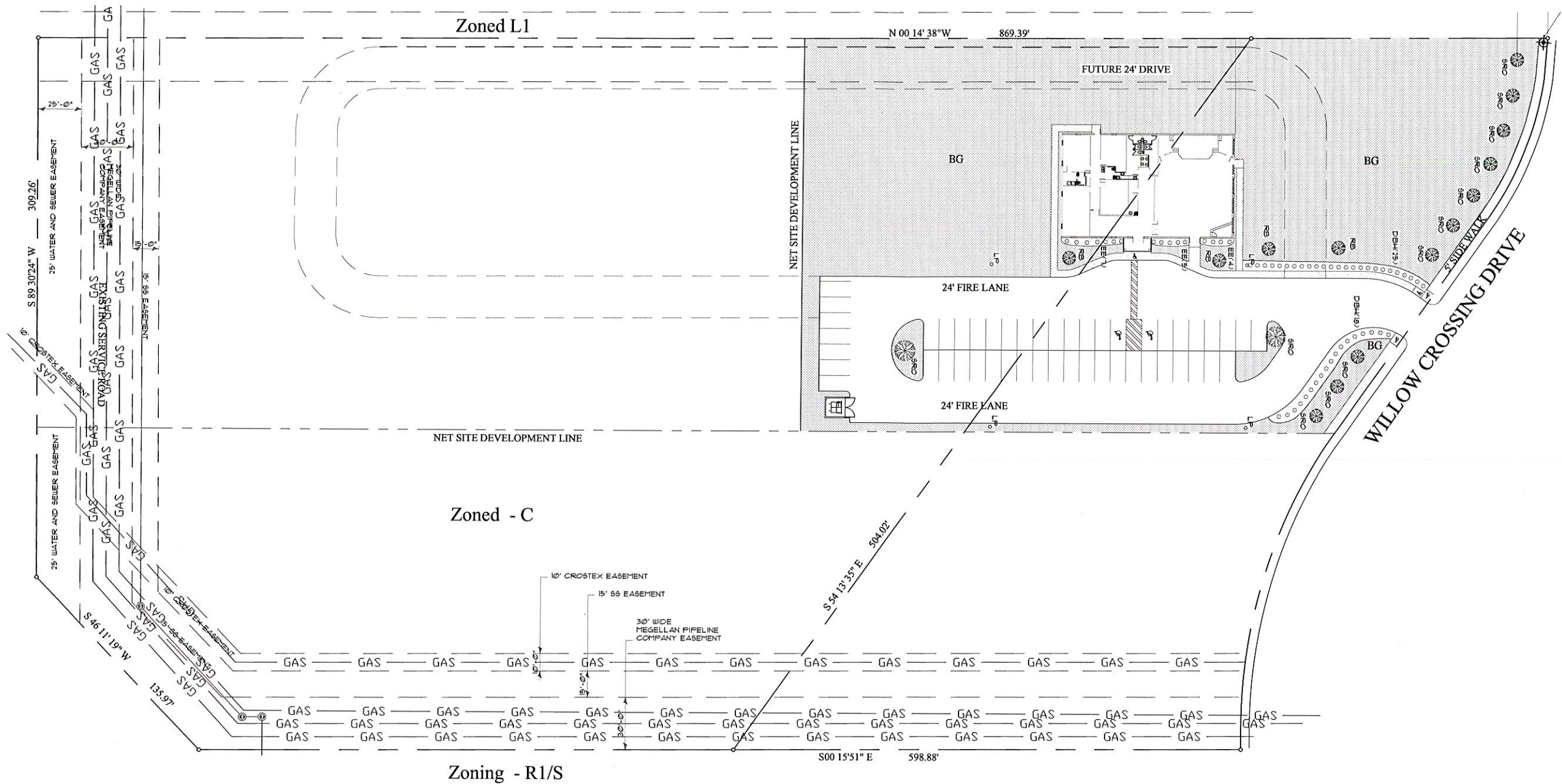
PROJECT #:  
2019-002

A-4





VICINITYMAP



Developed Site	86267
Landscaped Area Required	4313
Landscaped Area Provided	76690
Number of Trees Provided along street	10
Number of Interior Trees Provided	5
Number of Shrubs	59

Zoned - C

PLANT MATERIAL SCHEDULE				
KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
TREES				
RB	4	REDBUD	Cercis canadensis	2" Caliper, 8' tall. container, single trunk.
SRO	12	SHUMARD LIVE OAK	Quercus shumardi	2 - 3" Caliper, 10 - 2" Caliper, 8' tall. container, single trunk.
SHRUBS				
DBH	43	DWARF BURFORD HOLLY	Ilex cornuta - "Burford Nana"	36" tall at planting, container, 60" on center.
EE	16	ELAEAGNUS EBBENJI	ELAEAGNUS EBBENJI	36" tall at planting.
GRASS				
BG		BERMUDA GRASS	Cynodon dactylon	

G.R. TURNER & ASSOCIATES  
FIRM REG. #F-2553  
604 Pleasant Run  
Burleson, Texas 76028  
V 817-447-2289 M 817-680-5713

TOTAL DESIGN WITH  
CHRIST IN MIND  
ARCHITECTURAL  
CIVIL  
STRUCTURAL  
ENGINEERS



LANDSCAPE PLAN

SCALE: 1"= 30'-0"

issued for site plan review



June 3, 2019

PROJECT #:  
2019-002

L-1



BR 1975  
14902 PRESTON ROAD  
SUITE # 404-326  
FARMERSBURG, TX 77954  
817-691-5621  
214-316-9600

THE WELL CHURCH  
4971 E I-20 SERVICE RD. NORTH  
WILLOW PARK, TEXAS 76087  
JACK HUNT 817-253-5157

Newsome Construction, inc.  
330 FOX LANE, BURLESON, TEXAS 76028  
817-426-4455  
DESIGN / BUILD









## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> July 16, 2019	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
---------------------------------------	--	------------------------------------

### AGENDA ITEM: 2

Consider and Act on a Final Plat of a Replat of 3.358 acres, Pyle Addition, City of Willow Park, Parker County, Texas, located in the 100 Block of Willow Bend Drive.

### BACKGROUND:

This Final Plat represents a replat of a part of Lot 1, Pyle Addition. This 3.35 8 acres tract of land is located on the southwest corner of IH-20 Service Road South and Willow Bend Drive. The owner proposes to subdivide the property into 2 lots. The property is zoned Commercial/IH-20 Overlay District.

Lot 1- 2.537 acres (Banking Facility)

Lot 2 – 0.821 acres (Future Development)

The properties have frontage on the IH-20 Service Road, Willow Bend Drive and Willow Crossing Drive. Access will be from Willow Bend Drive and Willow Crossing Drive.

The property will be served from existing water and sanitary sewer mains.

Cross access will be provided.

### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat on a Replat as presented.

### 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: First National Bank Addition

Location of Addition: Southwest corner of I-20 Service Road and Willow Bend Dr.

Number of Lots: 2 Gross Acreage: 3.358 Zoning: \_\_\_\_\_ # of New Street Intersections: \_\_\_\_\_

#### PROPERTY OWNER:

Name: First National Bank of Weatherford

Contact: Zan Prince

Address: 220 Palo Pinto Street

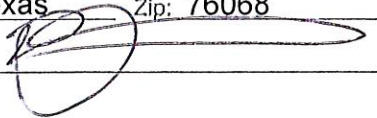
Phone: 817-842-2095

City: Weatherford

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

State: Texas Zip: 76068

Email: Zan@zanprince.com

Signature: 

#### APPLICANT:

Name: First National Bank of Weatherford

Contact: Zan Prince

Address: 220 Palo Pinto Street

Phone: 817-842-2095

City: Weatherford

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

State: Texas Zip: 76068

Email: Zan@zanprince.com

Signature: 

#### SURVEYOR:

Name: Bannister Engineering

Contact: Mike Davis

Address: 240 N. Mitchell Rd.

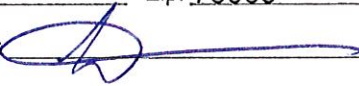
Phone: 817-842-2094

City: Mansfield

Fax: 817-842-2095

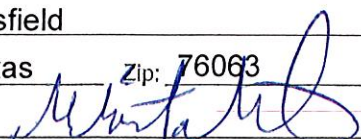
State: Texas Zip: 76063

Email: mike@bannistereng.com

Signature: 



ENGINEER:

Name: Bannister Engineering Contact: Michael Martin  
Address: 240 N. Mitchell Rd. Phone: 817-842-2094  
City: Mansfield Fax: 817-842-2095  
State: Texas Zip: 76063 Email: mmartin@bannistereng.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: \_\_\_\_\_

Wastewater Provider: \_\_\_\_\_

Gas Provider (if applicable): \_\_\_\_\_

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 **\$340.00**

6/20/2019  
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: First National Bank Addition

Applicant: First National Bank of Weatherford

Property Owner(s): First National Bank of Weatherford

Location of Addition: Southwest corner of I-20 Service Road and Willow Bend Dr.

**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

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**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

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**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

X  
X  
X  
X  
X  
X  
X  
X  
X  
X

✓  
✓  
✓  
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✓  
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✓  
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✓  
✓

**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

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

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	_____	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)	_____	✓
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:

BETTY L. CHEW

Date: 07/09/2019

Willow Park  
Plat  
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? ☒ Yes ☐ No  
If yes, which road? WILLOW BEND, WILLOW CROSSING  
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? 6"  
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:

RAYMOND JOHNSON

Date:

07/09/2019

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?	<u>N/A</u>	
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?	<u>N/A</u>	
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?	<u>N/A</u>	

**Staff Review:**

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

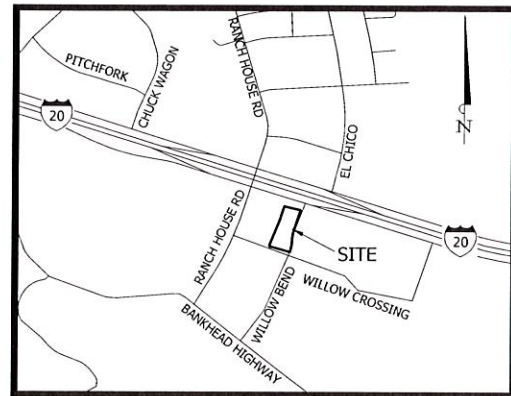
☒ Approved

☐ Not Approved

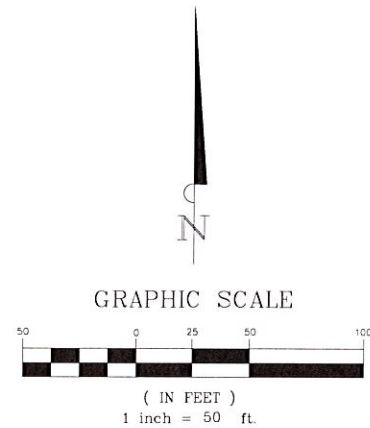
☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 07/09/2019





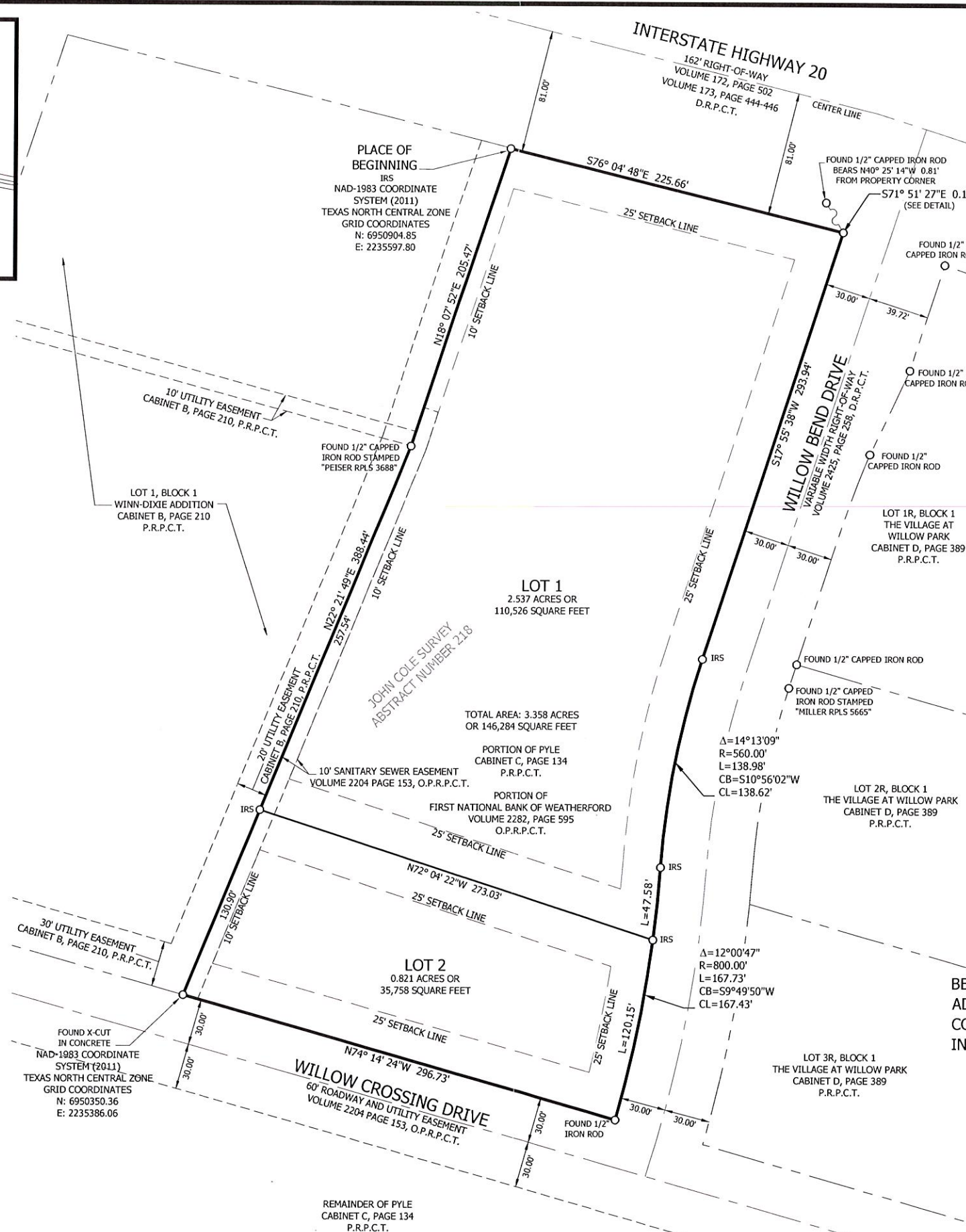
VICINITY MAP  
SCALE: 1" = 2000'  
WILLOW PARK, TEXAS



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.P.C.T.	DEED RECORDS PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY, TEXAS

PREPARED BY: PROJECT NO. 140-18-009

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823



#### GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48367C0425E, dated September 26, 2008. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
3. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
4. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
5. Created by this plat is a blanket mutual access easement over Lots 1 and 2, Block 1 to the benefit of each lot. This mutual access easement shall be a covenant running with the land and pass to all subsequent owners.

CITY OF WILLOW PARK, TEXAS

CITY APPROVAL OF FINAL PLAT

CITY ADMINISTRATOR DATE:

MAYOR DATE:

CITY SECRETARY DATE:

THE PURPOSE OF THIS REPLAT IS TO CREATE  
LOTS FOR DEVELOPMENT.

## REPLAT OF LOTS 1 & 2, BLOCK 1 FIRST NATIONAL BANK ADDITION

BEING A REPLAT OF A PORTION OF PYLE, AN  
ADDITION TO THE CITY OF WILLOW PARK, PARKER  
COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED  
IN CABINET C, PAGE 134, PLAT RECORDS, PARKER  
COUNTY, TEXAS AND BEING 3.358 ACRES OUT OF  
JOHN COLE SURVEY, ABSTRACT NO. 218  
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS  
2 LOTS

PREPARATION DATE: JUNE 2019  
SHEET 1 OF 2

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER / DEVELOPER:  
FIRST NATIONAL BANK OF  
WEATHERFORD  
220 PALO PINTO STREET  
WEATHERFORD, TEXAS 76068  
PHONE: 817-842-2095  
CONTACT: ZAN PRINCE  
Zan@zanprince.com

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_



OWNER'S CERTIFICATE:

State of Texas     §  
County of Parker   §

WHEREAS, **First National Bank of Weatherford** is the owner of that certain 3.358 acres (146,284 square feet) of land in the John Cole Survey, Abstract Number 218, City of Willow Park, Parker County, Texas; said 3.358 acres (146,284 square feet) of land being a portion of that certain described PYLE (hereinafter referred to as PYLE), an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Cabinet C, Page 134, Plat Records, Parker County, Texas (P.R.P.C.T.), and being a portion of that certain tract of land described in a General Warranty Deed to First National Bank of Weatherford (hereinafter referred to as First National Bank of Weatherford tract), as recorded in Volume 2282, Page 134, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 3.358 acres (146,284 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for a Northerly Northwest corner of said First National Bank of Weatherford tract, same being the Northeast corner of that certain tract of land described as Lot 1, Block 1, Winn-Dixie Addition (hereinafter referred to as Lot 1), an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Cabinet B, Page 210, P.R.P.C.T., same also being the existing Southwesterly right-of-way line of Interstate Highway 20 (162' right-of-way), as recorded in Volume 172, Page 502, Deed Records, Parker County, Texas (D.R.P.C.T.) and recorded in Volume 173, Page 444-446, D.R.P.C.T.;

**THENCE** South 76 degrees 04 minutes 48 seconds East with the common line between said First National Bank of Weatherford tract and the existing Southwesterly right-of-way line of said Interstate Highway 20, a distance of 225.66 feet to a point from which a one-half inch iron rod with plastic cap found bears North 40 degrees 25 minutes 14 seconds West, a distance of 0.81 feet;

**THENCE** South 71 degrees 51 minutes 27 seconds East, continue with the common line between said First National Bank of Weatherford tract and the existing Southwesterly right-of-way line of said Interstate Highway 20, a distance of 0.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the intersection of the existing Southwesterly right-of-way line of said Interstate Highway 20 with the existing Westerly right-of-way line of Willow Bend Drive (variable width right-of-way), as recorded in Volume 2425, Page 258, D.R.P.C.T.;

**THENCE** South 17 degrees 55 minutes 38 seconds West with the common line between said First National Bank of Weatherford tract and the existing Westerly right-of-way line of said Willow Bend Drive, a distance of 293.94 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a non-tangent curve to the left, whose long chord bears South 10 degrees 56 minutes 02 seconds West, a distance of 138.62 feet;

**THENCE** Southerly, continue with the common line between said First National Bank of Weatherford tract and the existing Westerly right-of-way line of said Willow Bend Drive and with said non-tangent curve to the left having a radius of 560.00 feet, through a central angle of 14 degrees 13 minutes 09 seconds, for an arc distance of 138.98 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the right, whose long chord bears South 09 degrees 49 minutes 50 seconds West, a distance of 167.43 feet;

**THENCE** Southerly, continue with the common line between said First National Bank of Weatherford tract and the existing Westerly right-of-way line of said Willow Bend Drive and with said curve to the right having a radius of 800.00 feet, through a central angle of 12 degrees 00 minutes 47 seconds, for an arc distance of 167.73 feet to a one-half inch iron rod found for corner, same being the intersection of the existing Westerly right-of-way line of said Willow Bend Drive with the existing Northerly line of Willow Crossing Drive (60' Roadway and Utility Easement), as recorded in Volume 2204, Page 153, O.P.R.P.C.T.;

**THENCE** North 74 degrees 14 minutes 24 seconds West with the common line between the remainder of First National Bank of Weatherford tract and the existing Northerly line of said Willow Crossing Drive, a distance of 296.73 feet to an "X" cut found in concrete pavement for corner, same being the Southeast corner of the aforesaid Lot 1;

**THENCE** North 22 degrees 21 minutes 49 seconds East, departing the existing Northerly line of said Willow Crossing Drive and with the common line between said First National Bank of Weatherford tract and said Lot 1, a distance of 388.44 feet to a one-half inch iron rod with plastic cap stamped "PEISER RPLS 3688" found for corner;

**THENCE** North 18 degrees 07 minutes 52 seconds East, continue with the common line between said First National Bank of Weatherford tract and said Lot 1, a distance of 205.47 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 23.195 acres (1,010,388 square feet) of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **First National Bank of Weatherford**, acting by and through its duly authorized agent, does hereby adopt this plat of the herein described real property, to be described as **LOTS 1 and 2, BLOCK 1, FIRST NATIONAL BANK ADDITION**, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown hereon.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**First National Bank of Weatherford**

By: \_\_\_\_\_  
Name: Zan Prince

STATE OF TEXAS     §  
COUNTY OF PARKER   §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Zan Prince, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S STATEMENT:

This is to certify that I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, having platted the herein described subdivision from an actual survey on the ground, and that all corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

Michael Dan Davis  
Registered Professional Land Surveyor  
Texas Registration No. 4838



REPLAT  
OF  
LOTS 1 & 2, BLOCK 1  
**FIRST NATIONAL BANK  
ADDITION**

BEING A REPLAT OF A PORTION OF PYLE, AN  
ADDITION TO THE CITY OF WILLOW PARK, PARKER  
COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED  
IN CABINET C, PAGE 134, PLAT RECORDS, PARKER  
COUNTY, TEXAS AND BEING 3.358 ACRES OUT OF  
JOHN COLE SURVEY, ABSTRACT NO. 218  
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS  
2 LOTS  
PREPARATION DATE: JUNE 2019  
SHEET 2 OF 2

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER / DEVELOPER:  
FIRST NATIONAL BANK OF  
WEATHERFORD  
220 PALO PINTO STREET  
WEATHERFORD, TEXAS 76068  
PHONE: 817-842-2095  
CONTACT: ZAN PRINCE  
Zan@zanprince.com

PREPARED BY: PROJECT NO. 140-18-009

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_