



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, August 20, 2019 6:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for June 25, 2019 and July 16, 2019

Items to be considered and acted upon

1. PUBLIC HEARING to consider and act on a request to rezone from LR Local Retail/IH-20 Overlay District to C Commercial/IH-20 Overlay District, 1.39 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of IH-20 Service Rd North and Mary Lou Drive.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation
2. Consider and Act on a Final Plat of Lot 1, Block 1, George Addition, being 1.39 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of IH-20 Service Road North and Mary Lou Drive.
3. Consider and Act on a Final Plat of Lot 1, 2; Block 1; Willow Park Baptist Addition, being 35.816 acres, Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas.

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 30th, 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, June 25, 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 Billy Weikert
Commissioner Rodney Wilkins
Commissioner Alternate Scott Smith

Absent:

Commissioner Sharon Bruton and Joe Lane.

Also, Present:

Betty Chew

Items to be considered and acted upon

1. **PUBLIC HEARING to consider and act on a request to rezone from LR Local Retail/IH-20 Overlay District, 19.80 acres situated in the Wesley Franklin Survey, Abstract No. 468 and the McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas located in the 4200 Block of 1-20 Service Rd N.**

- a. **Open Public Hearing**
- b. **Close Public Hearing**
- c. **Make Recommendation**

Betty Chew addressed the Commission presenting the staff report regarding the rezoning request. The property is situated along Interstate 20 making the area attractive for commercial and retail development. Improvements and construction of thoroughfares in the area will facilitate traffic flow for commercial development in the area. Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing.

Chairman Fowler closed the Public Hearing.



City of Willow Park
Planning & Zoning Commission
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Minutes

Motion made by Commissioner Weikert

To recommend rezoning from LR Local Retail/IH-20 Overlay District, 19.80 acres situated in the Wesley Franklin Survey, Abstract No. 468 and the McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas.

Seconded by Commissioner Smith

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

Motion passed with a vote of 4-0.

2. Consider and Act on a Final Plat of a Replat of Lots 3R-1 thru 3R-5, Block A, Crown Pointe Addition, Phase 2, City of Willow Park, Parker County, Texas, located on Crown Pointe Blvd. and J.D. Towles Drive.

Betty Chew briefed the Commission on the Final Plat of a replat of this 3.27-acre lot location on the southwest corner of Crown Pointe Blvd. and J.D. Towles Drive. There are 5 lots proposed in the replat. The property is zoned C-Commercial District. Staff recommends approval of the Final Plat with the addition of a blanket access and parking space agreement included on the replat.

Cynthia Swift representing Barron Stark Engineering was available to answer Commissioner questions.

Motion made by Commissioner Wilkins

To approve a Final Plat of a Replat of Lots 3R-1 thru 3R-5, Block A, Crown Pointe Addition, Phase 2, as presented with the addition of a blanket cross access and parking space agreement.

Seconded by Commissioner Weikert

Aye votes: Chairman Fowler, Commissioners Weikert, Wilkins, and Smith

Motion passed with a vote of 4-0.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
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Minutes

3. Consider and Act on a Site Plan for a bank on 3.35-acre part of Lot1, Pyle Addition, City of Willow Park, Parker County, Texas located on the southwest corner of I-20 Service Road South and Willow Bend Drive.

Betty Chew briefed the Commission on the Site Plan for a bank to be located on the southwest corner of IH-20 Service Road South and Willow Bend Drive. The property is zoned Commercial/ IH-20 Overlay District. A 43,780 square foot, 3 story building is proposed. The first floor will be the main bank, parking garage and drive thru bank. The second and third floors will be offices. The property will be accessed from Willow Bend Drive. Cross access will be provided.

Staff recommends approval of the Site Plan subject to the following being included on the site plan:

1. Property Platted
2. Setbacks
 - a. Front – 25' (IH-20 Service Rd/ Willow Bend Dr.)
 - b. Rear – 25"
3. Sidewalk on Willow Bend Dr.
4. Dumpster with Screening.
5. Fire Lanes 26" width.
6. FDC location showing on site plan (may require additional fire hydrant)
7. Bollards for protecting building in front of parking spaces.
8. Landscape not to obscure FDC or Fire Hydrant.

Zan Prince, First National Bank Weatherford, addressed the Commission noting that parking garage was for bank personnel only and would have controlled access.

Motion made by Commissioner Weikert to recommend approval of the Site Plan for the bank on Part of Lot 1, Pyle Addition with the recommended changes.

Seconded by Commissioner Smith.



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Planning & Zoning Commission
Regular Meeting
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Minutes

Aye votes: Chairman Fowler, Commissioners Weikert, Wilkins, and Smith.
Motion passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 6:35 p.m.

APPROVED:

Jared Fowler, Chairman
Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: August 20, 2019	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

PUBLIC HEARING to consider and act on a request to rezone from LR Local Retail/IH-20 Overlay District, 1.39 acres situated in the Wesley Franklin Survey, Abstract No. 468 and the McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas located on the northwest corner of I-20 Service Rd North and Mary Lou Drive.

BACKGROUND:

The Property is located in Planning Area 3 as identified in the City's Comprehensive Plan. Planning Area 3 is situated along Interstate 20 making the area attractive to commercial and retail uses. The property is located west of the medical facility "Texas Health Willow Park". The 19.8 acre tract north and west of this property was rezoned to Commercial/IH-20 Overlay District last month. Improvements and construction of thoroughfares in the area (Crown Pointe Blvd, J.D. Towles Drive, Mary Lou Drive and Mikus Road/IH-20 intersection) will facilitate traffic flow for commercial development in the area.

Notice of Public Hearing was published.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff supports a recommendation for approval of the rezoning request for Commercial/IH-20 Overlay District based on the proposed zoning being in compliance with the Comprehensive Plan.

EXHIBITS:

Zoning Application
Future Land Use Map
Zoning Map

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

ZONING CHANGE REQUIREMENTS

LOT 1, BLOCK 1, GEORGE ADDTION

Name of Applicant: BARRON-STARK ENGINEERS, LP , BY: CHUCK STARK

Mailing Address: 6221 SOUTHWEST BLVD, #100, FORT WORTH, TX 76132
Street City State Zip

Phone: 817-296-9550 Fax: 817-231-8144 Email: chucks@barronstark.com

Property Owner: Willow Park Baptist Church

Mailing Address: 129 S. Ranch House Rd, Willow Park, Texas 76008
Street City State Zip

Phone: 817-441-1596 Fax: _____ Email: _____

Location of property requesting to be re-zoned: IH20 WEST BOUND SERVICE RD AT MARY LOU DR

Intended Use of property: PROPOSED USE IN ACCORDANCE WITH 'C' ZONING

Current Zoning District: LOCAL RETAIL - 'LR' & IH-20 OVERLAY DISTRICT

Requested Zoning District: 'C' - COMMERCIAL & IH-20 OVERLAY DISTRICT

Specific reason for zoning request: FUTURE DEVELOPMENT NOT BEING LIMITED TO
LOCAL RETAIL AND PROVIDE COMMERCIAL
DEVELOPMENT

~~FEES: \$150 (Residential)~~
~~\$150 (Non-Residential)~~

Additional fees (if applicable): \$260.00

Additional fees (if applicable): NA

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/property inspections and/or testing(s).

SIGNATURE OF OWNER

**CHARLES STARK - AUTHORIZED
AGENT**

DATE

7/23/19

SIGNATURE OF APPLICANT

DATE

7/23/19

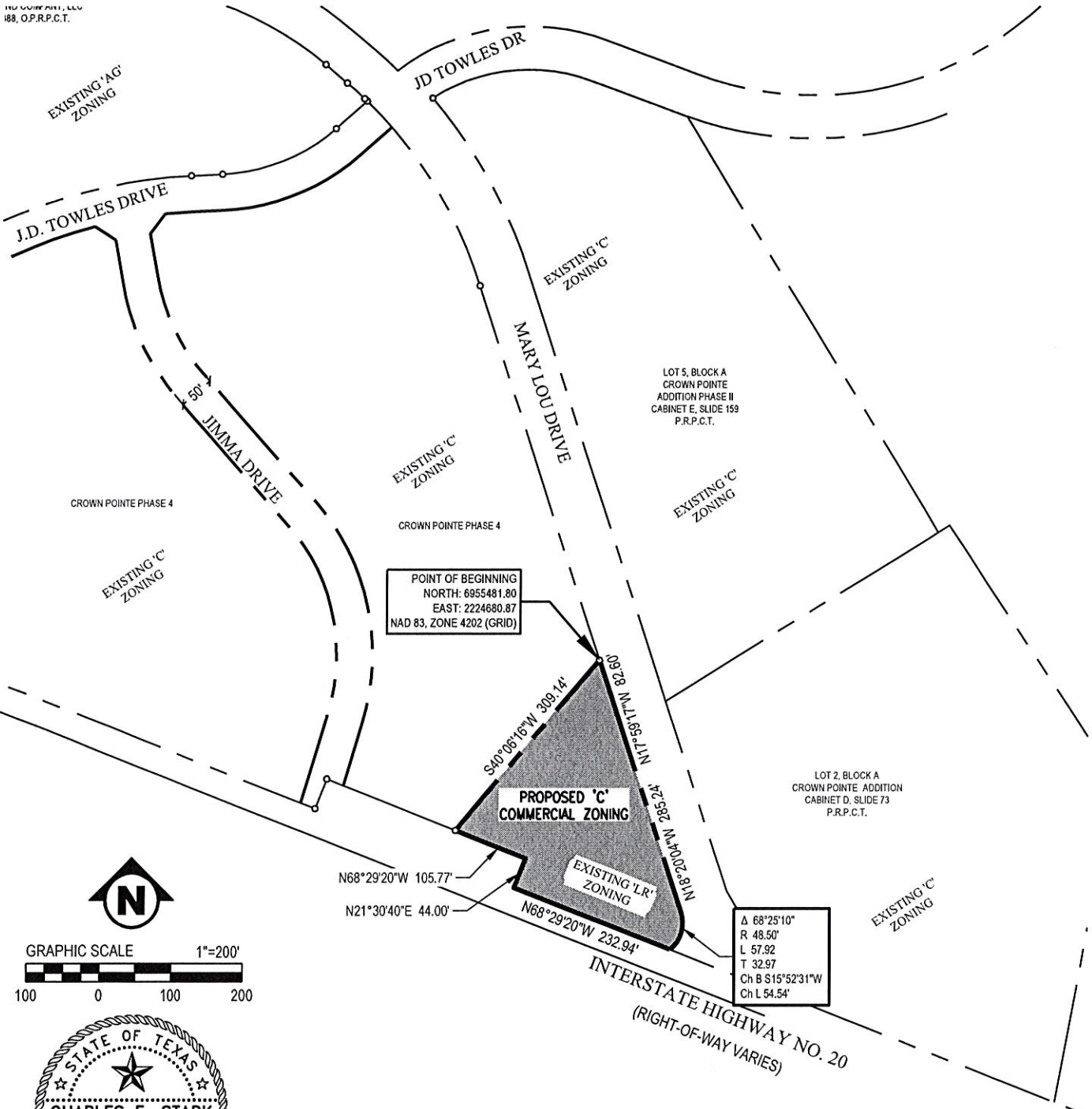
If the property owner is represented by another, a notarized letter of authorization must be submitted.

This checklist is provided to assist you in addressing the requirements for a Zoning Change request. An application is incomplete unless all applicable information noted below is submitted to the City of Willow Park Building Official. Please indicate that all information is included on the application by initialing in the box to the left of the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate with "N/A" next in the box. Return this completed form at the time of your application submittal.

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	ZONING CHANGE REQUIREMENTS	N/A	COMPLETE	MISSING
1	CLP	Site boundary is indicated by a heavy solid line, dimensioned with bearings and distances, and distance to the nearest cross street.		✓	
2	CLP	Site location/vicinity map clearly showing the location of the subject		✓	
3	CLP	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		✓	
4	CLP	A written and bar scale is provided. 1" = 200' unless previously approved by staff		✓	
5	NA	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.	✓	✓	
6	CLP	Adjacent property lines within 200 feet of the subject property.		✓	
7	CLP	Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated.		✓	
8	CLP	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.		✓	
9	CLP	Does the request conform to the proposed future land use in the city's Comprehensive Plan		✓	



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, P.E.
TEXAS REGISTRATION NO. 57357

NOTES:

1. PROPERTY AREA TO BE RE-ZONED = 1.39 ACRES
2. EXISTING ZONING: 'LR', LOCAL RETAIL AND IH-20 OVERLAY
3. PROPOSED ZONING: 'C' COMMERCIAL AND IH-20 OVERLAY
4. PROPERTY SITUATED IN THE CITY OF WILLOW PARK
5. PROPERTY SITUATED IN ALEDO ISD
6. PROPERTY TO BE SERVED BY WILLOW PARK PUBLIC WATER AND SEWER

Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10959
Texas Registered Survey Firm F-10158800
www.barronstark.com

**ZONING EXHIBIT
GEORGE ADDITION**

LOT 1, BLOCK 1

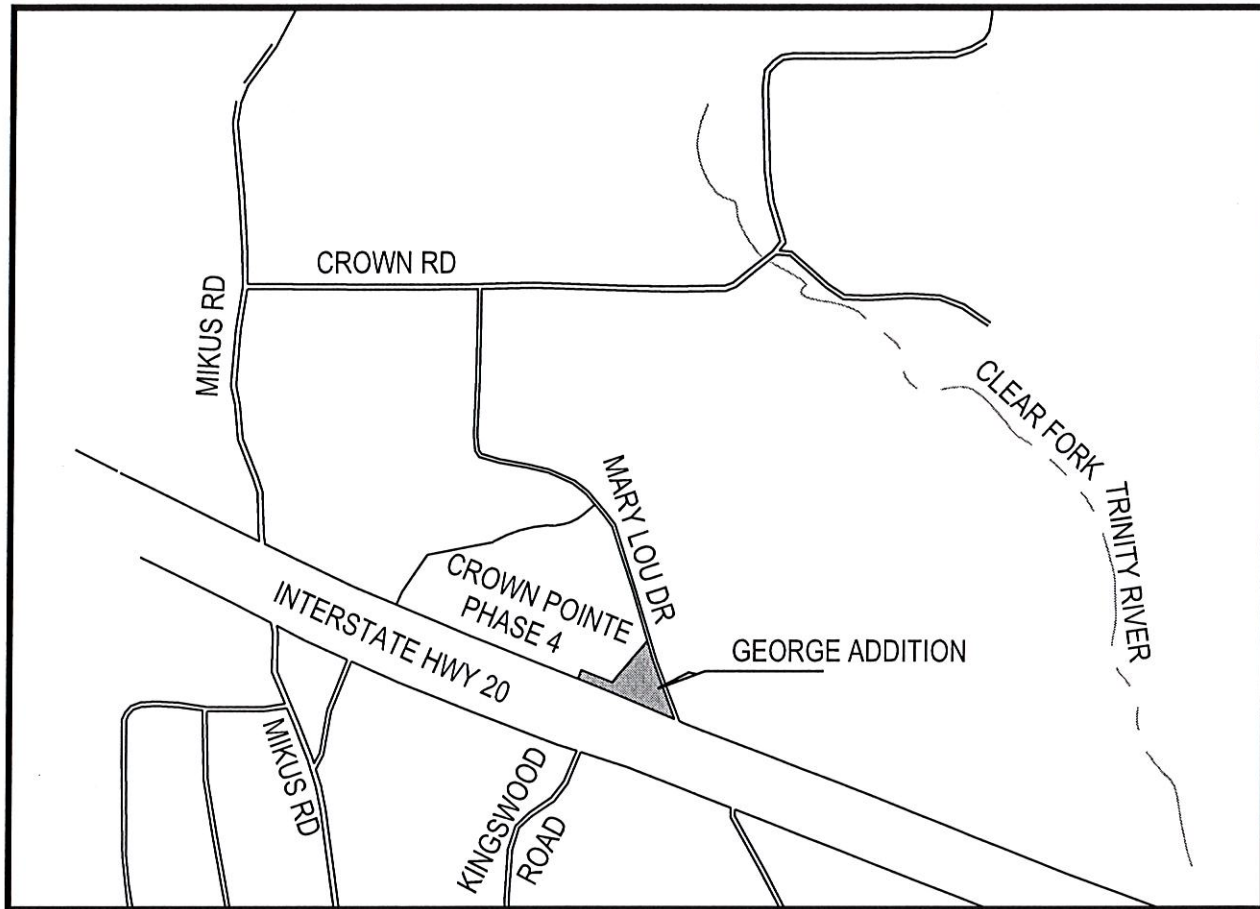
City of Willow Park, Parker County, Texas

PROJECT No. 245-9481

DATE: 07-19-2019

SHEET

EX1



LOCATION MAP



NOT TO SCALE

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

ZONING EXHIBIT GEORGE ADDITION

LOT 1, BLOCK 1

City of Willow Park, Parker County, Texas

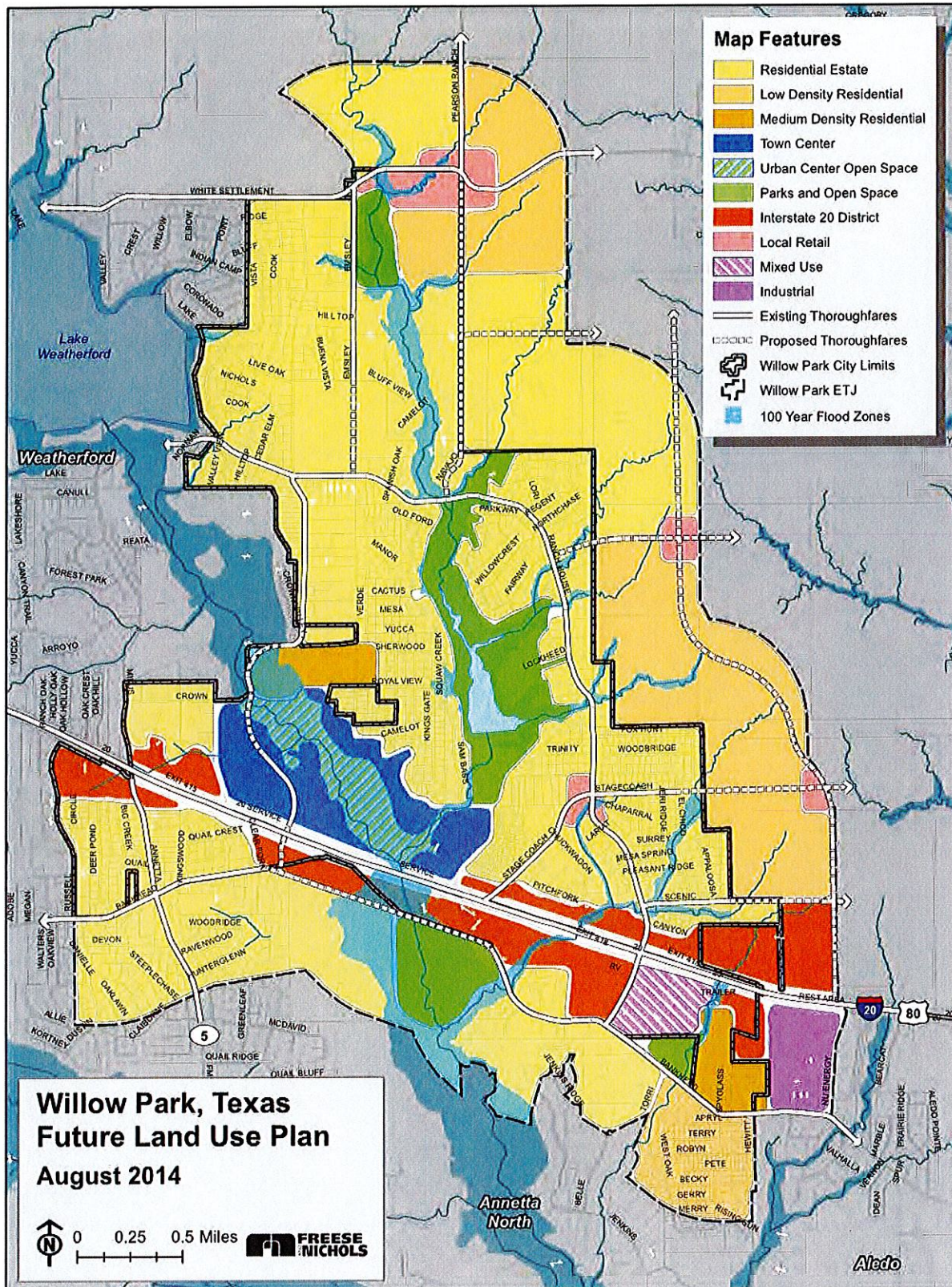
PROJECT No. 245-9481

DATE: 07-19-2019

SHEET

EX2

Future Land Use Map



PROPERTY OWNERS WITHIN 200 FEET OF Zoning request

Mit-Mar Land LP 6647 S FM 56 Glen Rose. TX 76043	4200 E I 20 Service Road North
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Mit-Mar Land LP 6647 S FM 56 Glen Rose. TX 76043	Mary Lou Dr @ JD Towles Dr
--	----------------------------

Mit-Mar Land LP 6647 S FM 56 Glen Rose. TX 76043	E I 20 Service Rd North
--	-------------------------

Mit-Mar Land LP 6647 S FM 56 Glen Rose. TX 76043	4200 E I 20 Service Rd
--	------------------------

Mile 07/24/2019

CITY OF WILLOW PARK ZONING MAP

JULY 2019



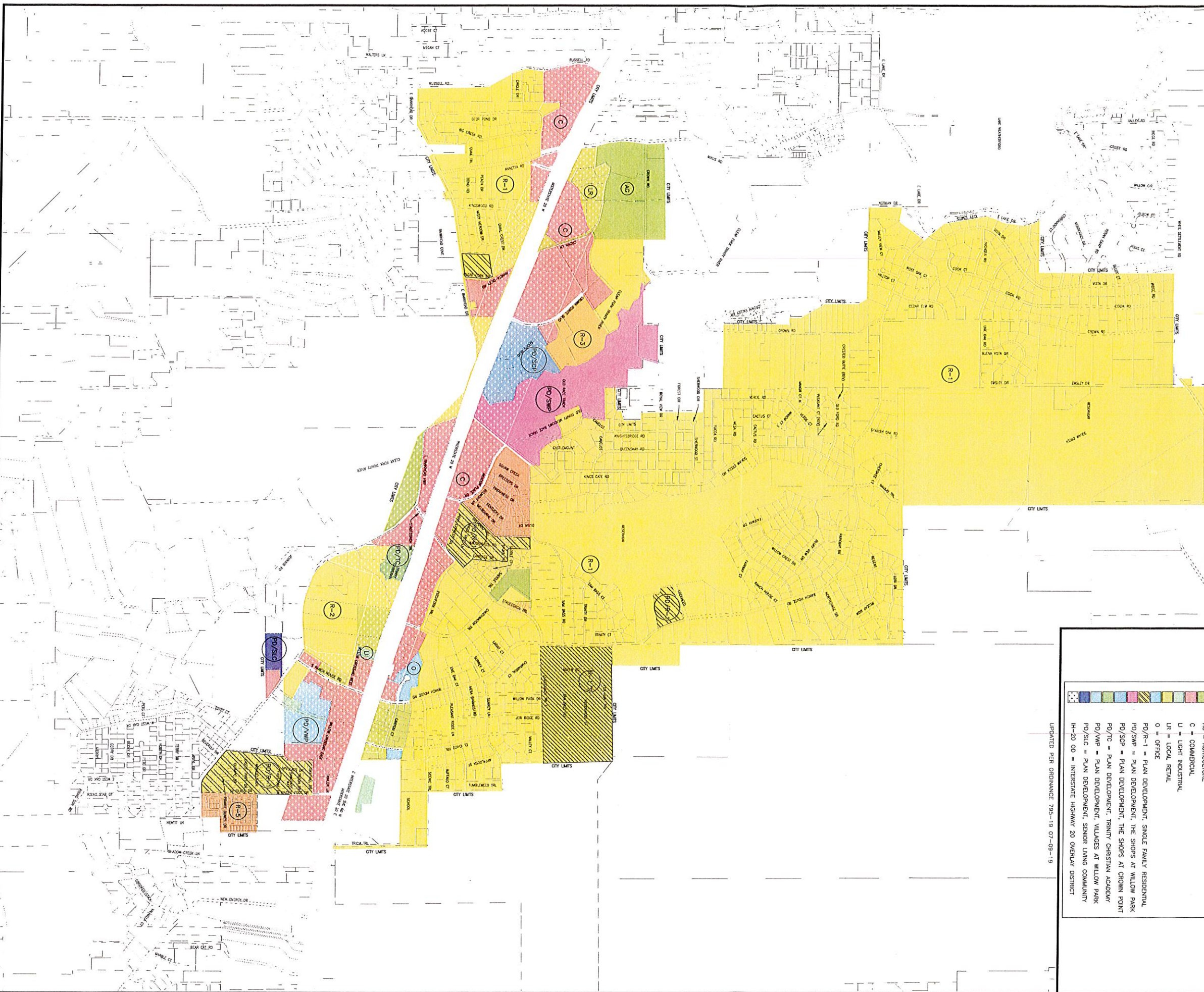
JACOB B. MARTIN
3465 QUINCY LANE
ARLENE, TX 75009
972-983-1079
1008 SANTA FE DR, STE 203
NORTH
ARLENE, TX 75009
972-584-9800
FINAL EX-143

1" = 1000'

ZONING DESCRIPTION LEGEND

	R-1 = SINGLE FAMILY RESIDENTIAL
	R-1/5 = SINGLE FAMILY RESIDENTIAL W/ SEWER
	R-2 = SINGLE FAMILY RESIDENTIAL DUPLEX
	R-3 = MULTI-FAMILY RESIDENTIAL
	R-5 = SINGLE FAMILY RESIDENTIAL HIGH-DENSITY
	AG = AGRICULTURE
	C = COMMERCIAL
	LI = LIGHT INDUSTRIAL
	LR = LOCAL RETAIL
	O = OFFICE
	PD/R-1 = PLAN DEVELOPMENT, SINGLE FAMILY RESIDENTIAL
	PD/SWP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
	PD/SCP = PLAN DEVELOPMENT, THE SHOPS AT CROWN POINT
	PD/TC = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
	PD/WMP = PLAN DEVELOPMENT, VILLAGES AT WILLOW PARK
	PD/SIC = PLAN DEVELOPMENT, SENIOR LIVING COMMUNITY
	IH-20 OD = INTERSTATE HIGHWAY 20 OVERLAY DISTRICT

UPDATED PER ORDINANCE 795-19 07-09-19





P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: August 20, 2019	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 2

Consider and Act on a Final Plat of Lot 1, Block 1, George Addition, being 1.39 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of IH-20 Service Road North and Mary Lou Drive.

BACKGROUND:

The final plat represents a single lot subdivision. The property is located on the northwest corner of IH-20 Service Road North and Mary Lou Drive. The owner is requesting Commercial/IH-20 Overlay District Zoning.

The property has frontage on the IH-20 Service Road and Mary Lou Drive.

The property will be served from water and sanitary sewer mains located in IH-20 Service Road and Mary Lou Drive. Development of the property will require extension of a sanitary sewer main.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat as presented.

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: Lot 1, Block 1, George Addition SUBMITTAL DATE: _____

Address (if assigned): NA

Name of Additions: Adjacent to Willow Park Baptist Church Addition

Location of Addition: IH20 W Bound Service Road at Mary Lou Drive

Number of Lots: 1 Gross Acreage: 1.39 Zoning: C # of New Street Intersections: -0-

PROPERTY OWNER:

Name: Willow Park Baptist Church Contact: Clark Boshier

Address: 129 S. Ranch House Road Phone: 817-441-1596

City: Willow Park Fax: _____

State: Tx Zip: 76008 Email: _____

Signature: *Charles Stark*

CHARLES STARK - AUTHORIZED AGENT

APPLICANT:

Name: Barron-Stark Engineers, LP 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: *Chuck Stark*

SURVEYOR:

Name: Barron-Stark Engineers, LP Contact: Charles F. Stark, RPLS

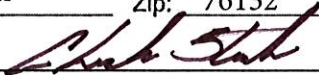
Address: 6221 Southwest Blvd, #100 Phone: 817-296-9550

City: Fort Worth Fax: 817-231-8144

State: Tx Zip: 76132 Email: chucks@barronstark.com

Signature: *Chuck Stark*

ENGINEER:

Name: Barron-Stark Engineers, LP Contact: Charles F. Stark, PE
Address: 6221 Southwest Blvd, #100 Phone: 817-295-9660
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: Tri County
Water Provider: City of Willow Park
Wastewater Provider: City of Willow Park
Gas Provider (if applicable): N/A

APPLICATION FEES

\$325.00 \$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: \$ 325.00

\$

Receipt Number

07/23/2019

\$

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: George Addition
Applicant: Barron-Stark Engineers, LP
Property Owner(s): Willow Park Baptist Church
Location of Addition: IH20 W Bound Service Road and Mary Lou Drive

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

- 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

APPLICANT

STAFF

NA
7

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

✓
WITH PLANS
✓
✓
✓
WITH MYLARS
WITH PLANS
"
"

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

NA
7

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

NA
7

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	✓	N/A
F.	City Boundaries Where Applicable	✓	N/A
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	✓	N/A
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)	✓	✓
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

SUBJECT TO REZONING - C/IH2D OVERLAY
APPROVAL FUTURE DEVELOPMENT

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 08/06/2019

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? IH20 Service Rd and Mary Lou Dr
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? NA
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? NA

Staff Review:

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

Yes

No

Any additional concerns:

SEWER MAIN EXTENSION REQUIRED

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature:

RAYMOND JOHNSON Date: 08/01/2019

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>NA</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>NA</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>NA</u>		

Staff Review:

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

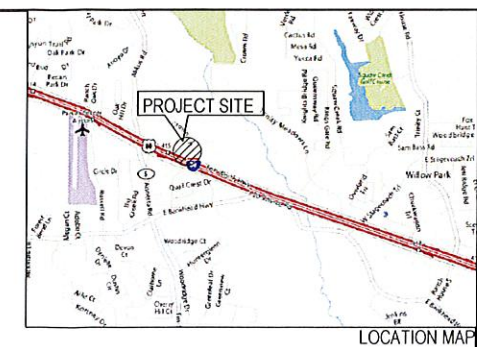
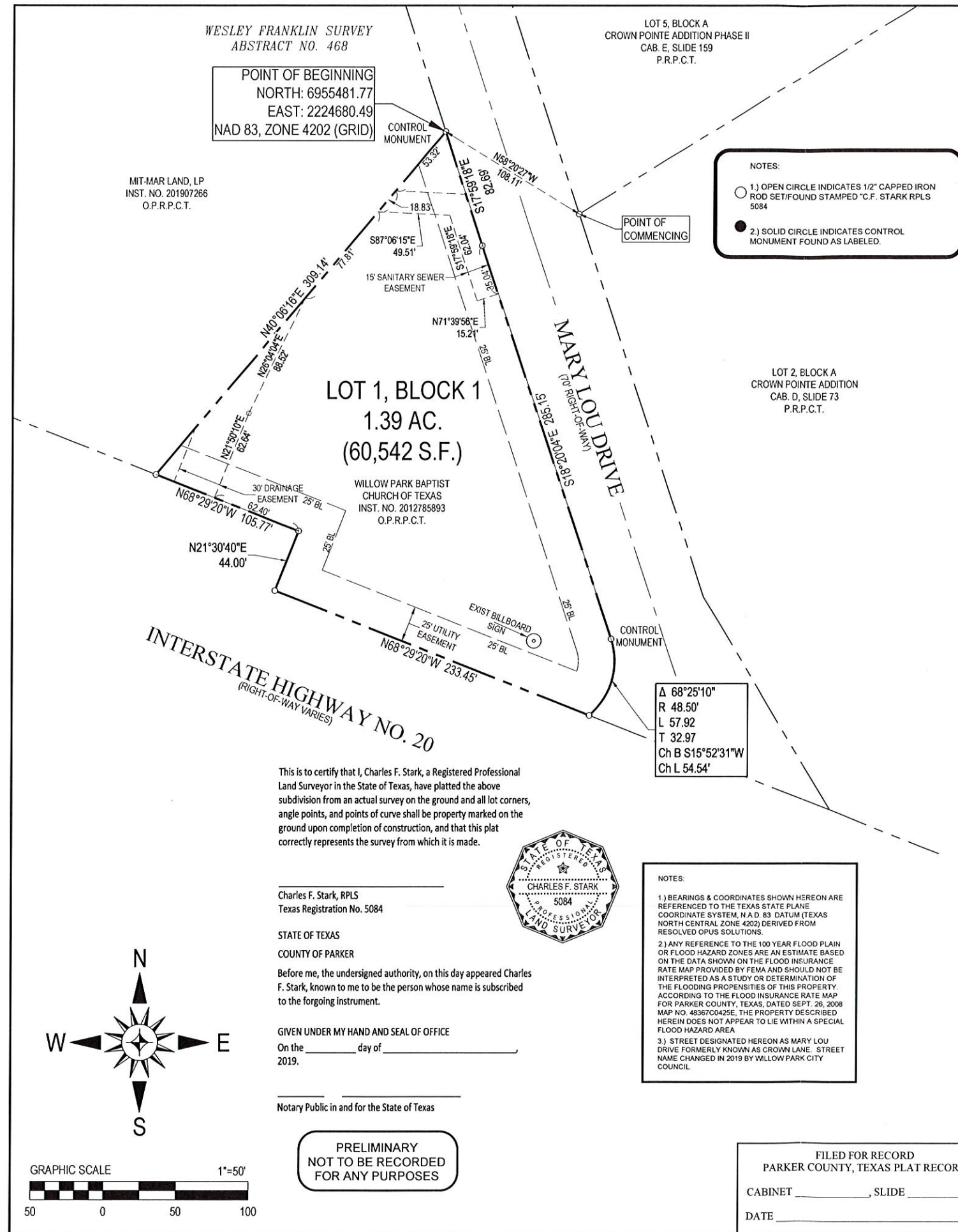
☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER

Date: 08/01/2019



LEGAL DESCRIPTION

BEING 1.39 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468, City of Willow Park, Parker County, Texas, being a portion of that certain tract of land described in deed to Willow Park Baptist Church of Texas, recorded in Instrument Number 2012785893, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the east line of Mary Lou Drive (A 70' Right-of-Way) at the northwest corner of Lot 2, Block A, CROWN POINTE ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 73, Plat Records, Parker County, Texas;

THENCE N 58°20'27" W, across said Mary Lou Drive, a distance of 108.11 feet to a 1/2" capped iron rod found in the west line of said Mary Lou Drive, being the easterly southeast corner of that certain tract of land described in deed to Mit-Mar Land, LP, recorded in Instrument Number 201907266, Official Public Records, Parker County, Texas, and being in the northwesterly line of said Willow Park Baptist Church of Texas tract for the POINT OF BEGINNING of the herein described 1.39 acre tract, having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6955481.77 and EAST: 2224680.49, for reference;

THENCE along the west line of said Mary Lou Drive, as follows:

S 17°59'18" E, a distance of 82.69 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 18°20'04" E, a distance of 285.15 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 48.50 feet and whose long chord bears S 15°52'31" W, a chord distance of 54.54 feet;
Along said curve in a southwesterly direction, through a central angle of 68°25'10", an arc distance of 57.92 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the northeasterly line of Interstate Highway No. 20 (Right-of-Way varies) for the most southerly southeast corner of the herein described 1.39 acre tract;

THENCE along the northeasterly line of said Interstate Highway No. 20, as follows:

N 68°29'20" W, a distance of 233.45 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 21°30'40" E, a distance of 44.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 68°29'20" W, a distance of 105.77 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most west corner of said Willow Park Baptist Church of Texas tract and being the most southerly southeast corner of said Mit-Mar Land, LP tract;

THENCE N 40°06'16" E, along the common line of said Willow Park Baptist Church of Texas tract and said Mit-Mar Land, LP tract, a distance of 309.14 feet to the POINT OF BEGINNING and containing 1.39 acres (60,542 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WILLOW PARK BAPTIST CHURCH OF TEXAS, acting herein by and through their duly authorized representative, does hereby certify and adopt this plat designating the hereinabove described property as Lot 1, BLOCK 1, J. GEORGE ADDITION, an addition to the City of Willow Park, Texas (City) and does hereby dedicate to the public use forever, the fire lanes, easements and encumbrances shown hereon. WILLOW PARK BAPTIST CHURCH OF TEXAS, 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 easement 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 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 _____, 2019.

WILLOW PARK BAPTIST CHURCH OF TEXAS

Clark Boshier, Senior Pastor

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Clark Boshier, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the _____ day of _____, 2019.

Notary Public in and for the State of Texas

Final Plat
Lot 1, Block 1

J. GEORGE ADDITION

An Addition to the City of Willow Park
Parker County, Texas

Being 1.39 Acres Situated in the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____

DATE _____

OWNER:
WILLOW PARK BAPTIST
CHURCH OF TEXAS

129 S. RANCH HOUSE ROAD
WILLOW PARK, TX. 76008

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 245-9481
DATE JULY 2019
SHEET
1 OF 1



P & Z AGENDA ITEM BRIEFING SHEET

Meeting Date: August 20, 2019	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 3

Consider and act on a Final Plat Lots 1 and 2, Block 1, Willow Park Baptist Addition, being 35.83 acres, Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas.

BACKGROUND:

Willow Park Baptist Church owner of this 35.816 acre tract of land proposes to plat the property into two lots for development of their church campus.

Lot 1, Block 1 – 16.56 acres, 64,000 square foot gymnasium.

Lot 2, Block 1 – 17.12 acres, 86,130 square foot auditorium.

The property is bound to the east by Crown Pointe Blvd (80' ROW), to the south by J.D. Towles Drive (60' ROW), to the west by Mary Lou Drive (60' ROW) and to the north by Crown Road (60' ROW). All adjacent streets will have improvements and extensions completed in the immediate future. Fire lanes are 26 feet in width due to the building height and size. A blanket mutual access and shared parking easement is incorporated in this plat.

The property will be served by 8 inch water mains in Crown Pointe Blvd, J.D. Towles Drive and Crown Lane. Fire hydrants will be installed along these mains and on site in accordance with I.S.O. regulations. Eight inch sanitary sewer mains in Crown Pointe Blvd. and J.D. Towles Drive will serve the subdivision.

A site development plan is being submitted for both lots.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat for Willow Park Baptist Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval, as presented.

EXHIBITS:

Final Plat
Plat Application

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: Willow Park Baptist

Location of Addition: Lot 1, Blk 1 Willow Park Baptist Addition

Number of Lots: _____ Gross Acreage: 35.816 Zoning: SF # of New Street Intersections: 3

PROPERTY OWNER:

Name: Willow Park Baptist Church of Texas

Contact: Clark Boshier

Address: 129 S. Ranch House Road

Phone: 817-441-1596

City: Willow Park

Fax: _____

State: Texas Zip: 76008

Email: _____

Signature: *Charles Stark*

**CHARLES STARK - AUTHORIZED
REPRESENTATIVE**

APPLICANT:

Name: Barron-Stark Engineers, LP

Contact: Charles F. Stark, PE, RPLS

Address: 6221 Southwest Blvd., Ste. 100

Phone: 817-231-8100

City: Fort Worth

Fax: 817-231-8144

State: Texas Zip: 76132

Email: chucks@barronstark.com

Signature: *Charles Stark*

SURVEYOR:

Name: Same as above

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: *Charles Stark*

ENGINEER:Name: Same as above

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor X 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-CountyWater Provider: City of Willow ParkWastewater Provider: City of Willow ParkGas Provider (if applicable): N/A**APPLICATION FEES** \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR\$325.00 \$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 OnlyFees Collected: \$ 325.00

\$ _____

Receipt Number: \$ 10.07/23/2019

\$ _____

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: Willow Park Baptist Addition

Applicant: Barron-Stark Engineers, LP

Property Owner(s): Willow Park Baptist Church of Texas

Location of Addition: Lot 1, Blk 1 Willow Park Addition

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

NA

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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 WITH MYLAR
- J. Plans for all water & sewer lines WITH PLANS
- 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

NA

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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

NA

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VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Names of Owners of Property within 200 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	Names of Adjoining Subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	Front and Rear Building Setback Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E.	Side Setback Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F.	City Boundaries Where Applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	Date the Drawing was Prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H.	Location, Width, Purpose of all Existing Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I.	Location, Width, Purpose of all Proposed Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J.	Consecutively Numbered or Lettered Lots and Blocks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K.	Map Sheet Size of 18"x24" to 24"x36"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	North Arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Name, Address, Telephone, of Property Owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Name, Address, Telephone of Developer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O.	Name, Address, Telephone of Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P.	Seal of Registered Land Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Q.	Consecutively Numbered Plat Notes and Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
R.	City of Willow Park Plat Dedication Language	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S.	Location and Dimensions of Public Use Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T.	Graphic Scale of Not Greater Than 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
U.	All Existing and Proposed Street Names	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
W.	Subdivision Boundary in Bold Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
X.	Subdivision Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Y.	Title Block Identifying Plat Type	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Z.	Key Map at 1"=2000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AA.	Surveyor's Certification of Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CC.	Show relationship of plat to existing "water, sewage, and drainage	<input checked="" type="checkbox"/>	<input 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 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)	<i>WITH MYLAN</i>	<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 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: 25 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? *N/A* 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: *08/08/2019*

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? MARY LOU DRIVE ☒ Yes ☐ No
If yes, which road? Crown Lane, Crown Pointe Blvd, Crown Road
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? 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: 08/08/2019

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	Yes	X 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	X 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	X 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	<u>No</u>

Approved

Not Approved

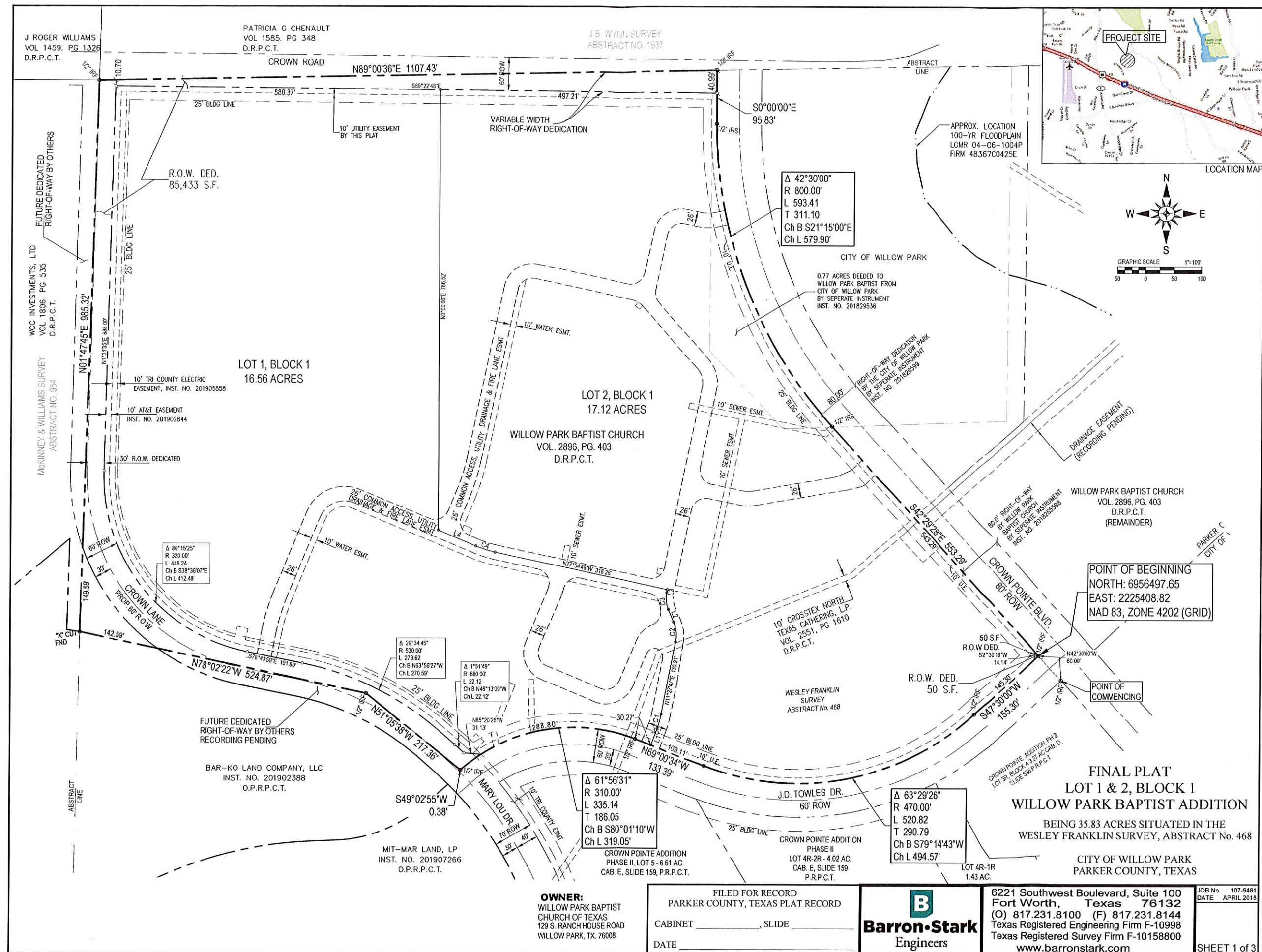
Needs More Information or Corrections

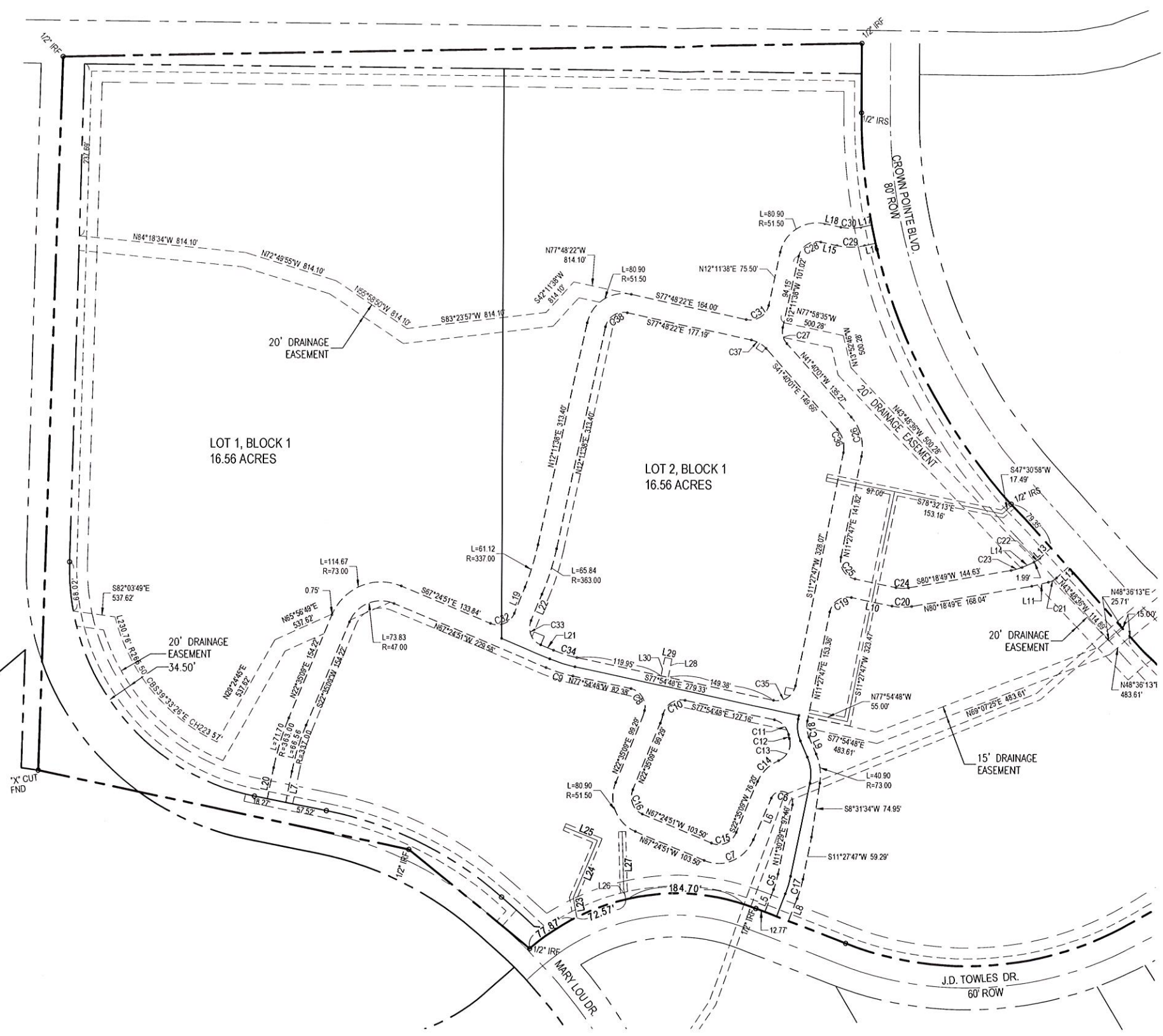
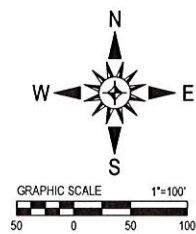
Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

08/06/2019





Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	33.514	S20°59'25.67\"W	C1	24.94	150.00	009°31'38\"
L2	24.336	S23°34'27.83\"E	C2	36.69	60.00	035°02'15\"
L3	5.193	N11°27'47.22\"E	C3	30.58	50.00	035°02'15\"
L4	73.220	S67°24'50.81\"E	C4	36.65	200.00	010°29'57\"
L5	33.052	N20°59'25.67\"E	C5	22.03	132.50	009°31'38\"
L6	61.952	S22°35'09.19\"W	C6	45.69	15.50	168°52'38\"
L7	43.527	S11°16'10.00\"W	C7	83.25	53.00	090°00'00\"
L8	33.052	S20°59'25.67\"W	C8	40.06	25.50	090°00'00\"
L9	25.519	S23°34'27.83\"E	C9	39.03	213.00	010°29'57\"
L10	57.971	N78°18'57.56\"W	C10	40.06	25.50	090°00'00\"
L11	24.205	S76°48'53.27\"W	C11	30.05	25.50	067°30'41\"
L12	22.053	S47°30'00.00\"W	C12	5.62	63.00	005°06'37\"
L13	21.258	N47°30'00.00\"E	C13	36.96	25.50	083°03'03\"
L14	17.685	N66°13'48.81\"E	C14	41.58	53.00	044°57'10\"
L15	23.164	N77°48'21.74\"W	C15	42.41	27.00	090°00'00\"
L16	15.783	S77°53'46.47\"W	C16	40.06	25.50	090°00'00\"
L17	15.783	N77°53'46.47\"E	C17	27.85	167.50	009°31'38\"
L18	23.164	S77°48'21.74\"E	C18	22.63	37.00	035°02'15\"
L19	39.323	N22°35'09.19\"E	C19	40.15	25.50	090°13'15\"
L20	43.527	N11°16'10.00\"E	C20	27.23	73.00	021°22'14\"
L21	18.736	S67°24'50.81\"E	C21	12.79	25.00	029°16'53\"
L22	39.323	S22°35'09.19\"W	C22	9.89	32.00	017°42'00\"
L23	27.251	S09°58'50.11\"E	C23	14.75	60.00	014°05'00\"
L24	65.229	S22°35'09.19\"W	C24	17.53	47.00	021°22'14\"
L25	48.918	S67°24'50.81\"E	C25	39.96	25.50	089°46'45\"
L26	14.071	S13°19'27.11\"E	C26	58.42	63.00	053°07'48\"
L27	79.695	S01°49'27.11\"E	C27	23.97	25.50	053°51'39\"
L28	25.871	S11°09'34.16\"W	C28	40.06	25.50	090°00'00\"
L29	10.000	S78°50'25.84\"E	C29	39.44	93.00	024°17'52\"
L30	25.709	S11°09'34.16\"W	C30	28.41	67.00	024°17'52\"
C31	40.06	25.50	090°00'00\"			
C32	40.06	25.50	090°00'00\"			
C33	40.06	25.50	090°00'00\"			
C34	34.27	187.00	010°29'57\"			
C35	40.33	25.50	090°37'25\"			
C36	34.31	37.00	053°07'48\"			
C37	23.34	37.00	036°08'21\"			
C38	40.06	25.50	090°00'00\"			

FINAL PLAT
LOT 1 & 2, BLOCK 1
WILLOW PARK BAPTIST ADDITION
BEING 35.83 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

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



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

JOB No. 107-9481
DATE APRIL 2018
SHEET 2 of 3

LEGAL DESCRIPTION

BEING a 35.83 acre tract of land situated in the WESLEY FRANKLIN SURVEY, ABSTRACT NO. 468, City of Willow Park, Parker County, Texas and being a portion of that certain tract of land described in deed to Willow Park Baptist Church of Texas, recorded in Volume 2896, Page 403, and all of that certain tract of land described in deed to Willow Park Baptist Church, recorded in Instrument Number 201829536, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found at the intersection of the south line of J.D. Towles Drive (a 60' Right-of-Way) and the west line of Crown Pointe Boulevard (an 80' Right-of-Way), at the northeast corner of Lot 3R, Block A, CROWN POINTE ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to the plat recorded in Cabinet D, Slide 536, Plat Records, Parker County, Texas;

THENCE N 42°30'00" W, a distance of 60.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the north line of said J.D. Towles Drive for the POINT OF BEGINNING and the most easterly corner of the herein described 35.83 acre tract;

THENCE along the north line of said J.D. Towles Drive, as follows:

S 47°30'00" W, a distance of 155.30 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 470.00 feet and whose long chord bears S 79°14'43" W, a chord distance of 494.57 feet;

Along said curve in a southwesterly direction, through a central angle of 63°29'26", an arc distance of 520.82 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

N 69°00'34" W, a distance of 133.39 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 310.00 feet and whose long chord bears S 80°01'10" W, a chord distance of 319.05 feet;

Along said curve in a southwesterly direction, through a central angle of 61°56'31", an arc distance of 335.14 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

S 49°02'55" W, a distance of 0.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in Crown Lane (Right-of-Way varies) the southwesterly line of said Willow Park Baptist Church of Texas tract;

THENCE N 51°05'38" W, along the southwesterly line of said Willow Park Baptist Church of Texas tract, a distance of 217.36 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE N 78°02'22" W, continuing along the southwesterly line of said Willow Park Baptist Church of Texas tract, a distance of 524.87 feet to an "X" cut in a concrete driveway found at the southwest corner of said Willow Park Baptist Church of Texas tract;

THENCE N 01°47'45" E, along Crown Lane and along the west line of said Willow Park Baptist Church of Texas tract, a distance of 985.32 feet to a 1/2" iron rod found in Crown Road (Right-of-Way varies) at the northwest corner of said Willow Park Baptist Church of Texas tract;

THENCE N 89°00'36" E, along said Crown Road and along the north line of said Willow Park Baptist Church of Texas tract, a distance of 1107.43 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the west line of said Crown Pointe Boulevard;

THENCE along the west line of said Crown Pointe Boulevard, as folloes:

SOUTH, a distance of 95.83 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 800.00 feet and whose long chord bears S 21°15'00" E, a chord distance of 579.90 feet

Along said curve in a southeasterly direction, through a central angle of 42°30'00", an arc distance of 593.41 feet to a 1/2" capped iron rod found stamped C.F. Stark RPLS 5084";

S 42°29'28" E, a distance of 553.29 feet to the POINT OF BEGINNING and containing 35.83 acres of land, more or less.

Owner Dedication

Now therefore, know all men by these presents:

That WILLOW PARK BAPTIST CHURCH OF TEXAS, acting herein by and through their duly authorized representatives, does hereby certify and adopt this plat designating the hereinabove described property as Lots 1 & 2, BLOCK 1, WILLOW PARK BAPTIST ADDITION, an addition to the City of Willow Park, Texas ("City") and does hereby dedicate to the public use forever, the fire lanes, easements and encumbrances shown hereon. WILLOW PARK BAPTIST CHURCH OF TEXAS, herein certifies the following:

1. The fire lanes are dedicated for fire lane purposes.
2. The public improvements and dedication 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 or shown on this plat.
4. 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.
5. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easement 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.
7. 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.
8. 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 hands, this the _____ day of _____, 2019.

WILLOW PARK BAPTIST CHURCH OF TEXAS

By: _____

Name: Clark Bosher

Title: Senior Pastor

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Clark Bosher, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the _____ day of _____, 2019.

Notary Public in and for the State of Texas

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.



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

PRELIMINARY

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

Charles F. Stark, RPLS
Texas Registration No. 5084

STATE OF TEXAS

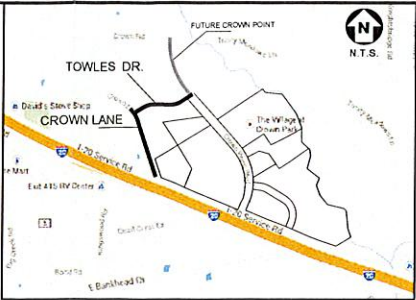
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the _____ day of _____, 2019.

Notary Public in and for the State of Texas



LOCATION MAP

GENERAL PARKING NOTE:

1. Created by this plat is a blanket mutual access and shared parking easement over Lots 1 and 2, Block 1, Willow Park Baptist Church Addition to the benefit of each lot. This mutual access and shared parking easement shall be a covenant running with the land and pass to all subsequent owners.

GENERAL NOTES:

1. No portion of subject property lies within a FEMA designated flood plain area. Flood Insurance Rate Map 48367 C 0425 E. Effective date September 26, 2008.
2. Basis of Bearing for this plat is the Final Plat of Lots 1 & 2, Block A, Crown Pointe Addition as recorded in Cabinet D, Slide 73, Plat Records Parker County, Texas.
3. Coordinates shown hereon are referenced to the Texas State Plain Coordinate System, NAD83, Texas North Central Zone.

FINAL PLAT
LOT 1 & 2, BLOCK 1
WILLOW PARK BAPTIST ADDITION

BEING 35.83 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

OWNER:
WILLOW PARK BAPTIST
CHURCH OF TEXAS
129 S. RANCH HOUSE ROAD
WILLOW PARK, TX. 76008

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____

DATE _____

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 107-9481
DATE APRIL 2018

SHEET 3 of 3