



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday October 23rd, 2018 6:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of minutes for August 28th, 2018 and September 25, 2018

Items to be considered and acted upon

1. Consider and act on a request by Charles Brady to abandon a 30 foot road easement on the south east side of a 1.140 tract of land being the East ½ of the South ½ of Block 10, El Chico Addition, located on Pitchfork Trail.
2. Consider and act on a Final Plat of a Replat of Lots 5R1 and 5R2, Block A, Meadow Place Estates, 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 Tuesday October 16th, 2018 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 Mr. Bernie Parker, at (817) 441-7108 (ext 104) or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



P & Z AGENDA ITEM BRIEFING SHEET

Meeting Date: October 23 rd , 2018	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and act on a request by Charles Brady to abandon a 30 foot road easement on the south east side of a 1.140 tract of land being the East ½ of the South ½ of Block 10, El Chico Addition, located on Pitchfork Trail.

BACKGROUND:

Charles Brady purchased this 1.14 acre lot on Pitchfork Trail east of its intersection with Stagecoach Trail. There is 30 foot of a 60 foot road easement which runs the length of the eastern lot line. Mr. Brady wants to construct his personal residence on the property. He is requesting the City abandon and vacate this easement. He could then move the 25 foot building setback line to this area. There are no utilities located in this right of way easement. Water and sanitary sewer mains are located in Pitchfork Trail.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends abandoning the 30 foot right of way easement with the property owner replatting the lot to reflect the new 25 foot building setback line.

EXHIBITS:

Property owner letter
Survey
El Chico Plat

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

The City of Willow Park
516 Ranch House Road
Willow Park, Tx 76087

Charles Brady
6201 Lozier Heights Ct
Apartment 1112
Fort Worth, Tx 76132

To the City of Willow Park,

I Charles Brady am the legal owner of the below listed property. The property is a 1 acre lot near the intersection of Pitchfork and Stagecoach. The lot is to the east of a new construction home at the corner of Pitchfork and Stagecoach. This acre along with the lot with the newly constructed home at one time was part of a larger property. It was sold and subdivided. The Acre I own has a 30 foot easement on the southeastern side of the property noted as a roadway easement. I want to build a house on this property and would like to make Willow Park my home. I would like to utilize as much of the property that I can. I am requesting to have the easement abandoned or removed in order to do so. I am submitting with this letter the plat map that I have from the survey company and the legal description of the property. The legal descriptions attached are parts of the schedule A and B that pertain to the easements. I understand the process and time this may take and appreciate everyone's time on this request.

SCHEDULE A

1. Legal Description of land:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being a part of Block 10 of EL CHICO ADDITION, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point, said point being the Point of Intersection of the EBL of West Stagecoach with the NBL of Pitchfork Trail, said point also being the SW corner of said Block 10;

THENCE N 47 deg. 57 min. with the EBL of the above mentioned West Stagecoach, 300.0 ft. to a point for corner;

THENCE S 43 deg. 03 min. E, 330.0 ft. to a point for a corner;

THENCE S 47 deg. 57 min. W, 296.57 ft. to a point in the NBL of the above mentioned Pitchfork Trail for a corner;

THENCE with the NBL of said Pitchfork Trail and with a curve to the right, said curve having a radius of 1104.14 ft., a distance of 133.4 ft. to the PT of said curve;

THENCE N 43 deg. 03 min. W, with the NBL of the above mentioned Pitchfork Trail,

196.9 ft. to the place of beginning.

SAVE AND EXCEPT:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being a part of Block 10, El Chico Addition to Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a steel rod, said point being the point of intersection of the SEBL of West Stagecoach Trail with the NEBL of Pitchfork Trail;

THENCE N 47 deg. 57 min. E, with the SEBL of the above mentioned West Stagecoach Trail, 300.0 ft. to a steel rod for a corner;

THENCE S 43 deg. 03 min. E, 165.0 ft. to a steel rod for a corner;

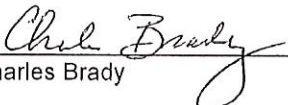
THENCE S 47 deg. 57 min. W, 300.0 ft. to a steel rod in the NEBL of the above mentioned Pitchfork Trail for a corner;

THENCE N 43 deg. 03 min. W, with the NEBL of said Pitchfork Trail, 165.0 ft. to the place of beginning and containing 1.14 acres of land, more or less.

- a. Rights of parties in possession.
- b. Visible and apparent easements over and across subject property.
- c. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- d. 25 foot building setback line over the Northwest, Southwest and Southeast property lines of subject property, as shown on the plat recorded in Volume 277, Page 358 of the Plat Records of Parker County, Texas.
- e. 30 foot road easement over the Southeast portion of subject property, as shown on plat recorded in Volume 277, Page 358 of the Plat Records of Parker County, Texas.
- f. Easements as reserved by Curby H. Mirike in Instruments recorded in Volume 277, Page 359 and Volume 281, Page 633 of the Deed Records of Parker County, Texas.


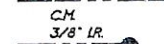

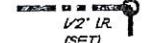
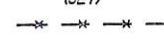
The Plat Map for the property is attached as a PDF file.

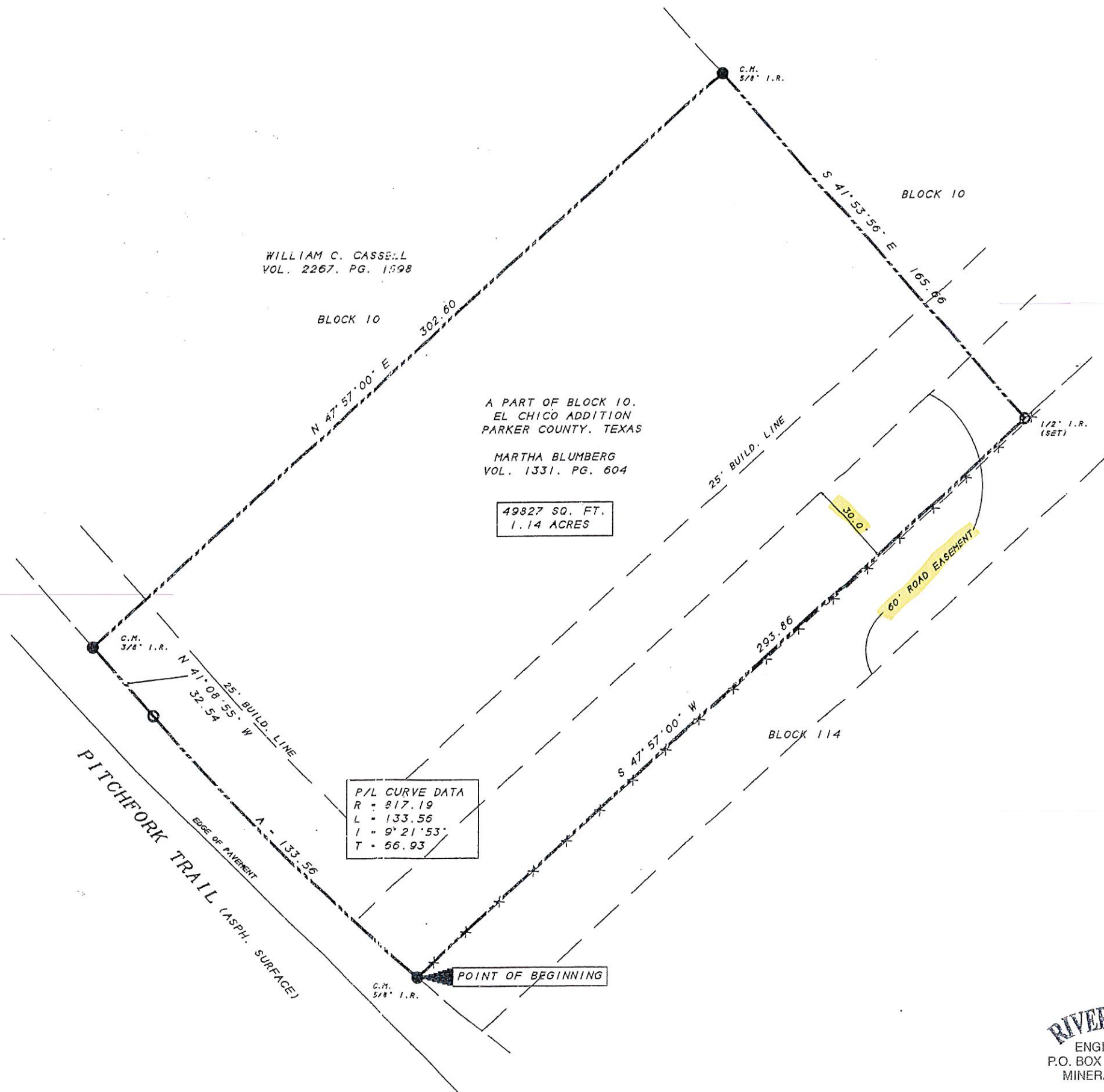
Thank You,


Charles Brady

SCALE: 1" = 40'

LEGEND

-  TRACT BOUNDARY
-  CONTROL MONUMENT
-  SET MONUMENT
-  FENCE LINE
-  OVERHEAD POWER LINE



SINCE 1976
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76068
940-325-8613
FAX 940-325-8028

ROAD EASEMENT
VACATED &
ABANDONED
MARCH 20, 2007
DRID 559-07.



BLOCKS 1 THRU 73
EL CHICO
PARKER COUNTY, TEXAS
SURVEYED: SUMMER 1954
BROWN & DAVIES, ENGINEERS, FT. WORTH

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

APPROVED:
COMMISSIONER'S COURT
PARKER COUNTY, TEXAS
BY: *Orville Milburn*
CLERK OF THE COURT
DATE: March 15-1955

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



P & Z AGENDA ITEM BRIEFING SHEET

Meeting Date: October 23 rd , 2018	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 2

Consider and act on a Final Plat of a Replat of Lots 5R1 and 5R2, Block A, Meadow Place Estates, City of Willow Park, Parker County, Texas.

BACKGROUND:

Parker County Holdings LLC represented by Jerry Stockon proposes to Replat these 2 lots in Block A, Meadow Place Estates. The common side lot line will be moved 3.33 feet to 5.33 feet north. Both lots will exceed the lot size required for R-5 zoning. Water and sanitary sewer service is provided to each lot.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Replat for Meadow Place Estates meets the requirements of the Subdivision Ordinance and Staff recommends approval.

EXHIBITS:

Plat Application
Replat

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): 119 & 123 BREEDERS DRIVE

Name of Additions: LOTS 5R2R & 5R34, BLOCK A, MEADOW PLACE ESTATES

Location of Addition: BREEDERS DRIVE

Number of Lots: 2 Gross Acreage: 0.55 Zoning: R7 # of New Street Intersections: 0

PROPERTY OWNER:

Name: PARKER COUNTY HOLDINGS, LLC

Contact: JERRY STOCKON

Address: 5354 AIRPORT FRWY.

Phone: 817-371-6776

City: HALTOM CITY, TX 76117

Fax: _____

State: _____ Zip: _____

Email: jerry.c.21@aol.com

Signature: [Signature]

APPLICANT:

Name: SAME AS OWNER

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

SURVEYOR:

Name: CHUCK STARK

Contact: _____

Address: 6221 SOUTHWEST BLVD.

Phone: 817-296-9550

City: F.W., TX 76132

Fax: _____

State: _____ Zip: _____

Email: chucks@barrenstark.com

Signature: [Signature]

ENGINEER:

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


PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor _____ Engineer

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

UTILITY PROVIDERS

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

APPLICATION FEES

350  25
\$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR
\$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

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

City Use Only

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

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: LOT 5R2R & 5R3R, MEADOW PLACE
Applicant: PARKER COUNTY HOLDINGS, LLC
Property Owner(s): " " "
Location of Addition: MEADOW PLACE / BREEDERS DRIVE

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

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

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	/	/
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	OK N/A 10'
F.	City Boundaries Where Applicable	/	/
G.	Date the Drawing was Prepared	/	/
H.	Location, Width, Purpose of all Existing Easements	/	/
I.	Location, Width, Purpose of all Proposed Easements	/	/
J.	Consecutively Numbered or Lettered Lots and Blocks	/	/
K.	Map Sheet Size of 18"x24" to 24"x36"	/	/
L.	North Arrow	/	/
M.	Name, Address, Telephone, of Property Owner	/	/
N.	Name, Address, Telephone of Developer	/	/
O.	Name, Address, Telephone of Surveyor	/	/
P.	Seal of Registered Land Surveyor	/	/
Q.	Consecutively Numbered Plat Notes and Conditions	/	/
R.	City of Willow Park Plat Dedication Language	/	/
S.	Location and Dimensions of Public Use Area	N/A	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	_____	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)	_____	AT RECORDING
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)	_____	N/A

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: 10' 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: 10/16/2018

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road?

☒ Yes

☐ No

If yes, which road? BREEDERS DRIVE

Is the project serviced by an existing water line?

☒ Yes

☐ No

If yes, what size line? 8"

Will the project require the extension of a water line?

☐ Yes

☒ No

Does the project use well water?

☒ No

☐ Drinking

☐ Irrigation

If yes, which aquifer does the well pull from? _____

Is the project serviced by an existing sewer line?

☒ Yes

☐ No

If yes, what size line? 8"

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

Staff Review:

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

☐ Yes

☒ No

Any additional concerns: _____

EXISTING SERVICE

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Public Works Approval Signature: RAYMON JOHNSON Date: 10/16/2018

Willow Park
Plat
Flood Plain Review

Applicant Questions:

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

Staff Review:

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

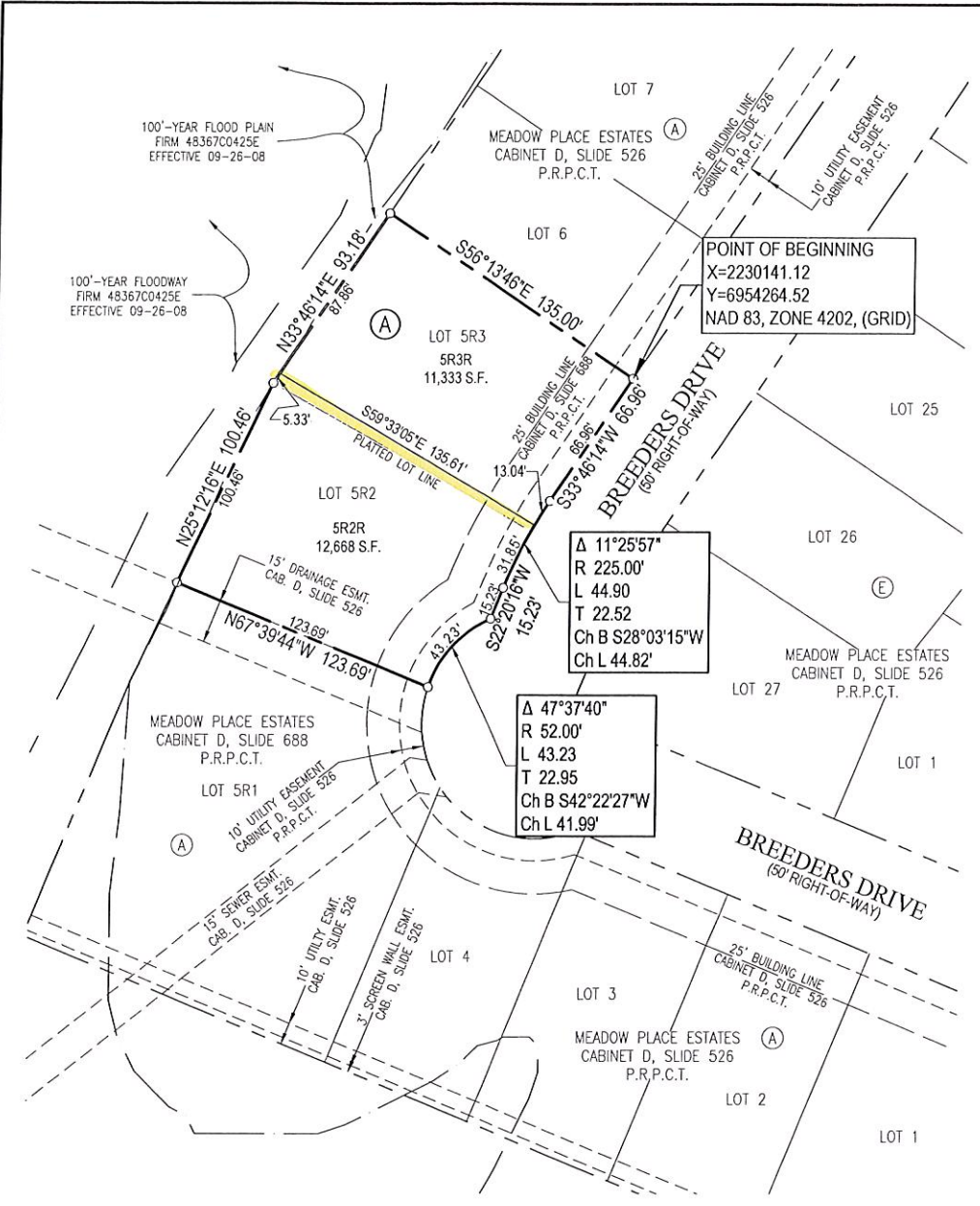
Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER Date: 10/16/18

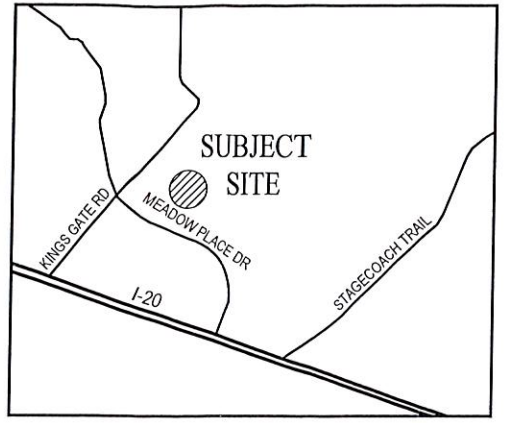


NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPT. 26, 2008 MAP NO. 48367C425E, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

OWNER DEDICATION:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, _____ acting herein by and through its duly authorized officer, Randy Pack, does hereby certify and adopt this plat designating the hereinabove described property as Lots 5R2R and Lot 5R3R, Block A, MEADOW PLACE ESTATES being a Re-Plat of Lots 5R2 and 5R3, Block A, MEADOW PLACE ESTATES, an addition to the City of Willow Park, Texas, as recorded in Cabinet D, Slide 688, Plat Records, Parker County, Texas and does hereby dedicate to the public use forever, the streets, easements, and encumbrances shown hereon.

- Parker County Holdings, LLC herein certifies the following:
- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
 - The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
 - No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
 - The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
 - Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
 - The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
 - The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
 - Any modification of this document shall be by means of plat and shall be approved by the City.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.
Witness my hand this the _____ day of _____, 2016.
By _____
NAME ?



BEING 0.55 acre situated in the JOHN FREEMAN SURVEY, Abstract No. 471, City of Willow Park, Parker County, Texas and being all of Lots 5R2 and 5R3, Block, MEADOW PLACE ESTATES, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 688, Plat Records, Parker County, Texas, said 0.55 acre being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the west line of Breeders Drive (a 50 foot dedicated public Right-of-Way) at the east corner of said Lot 5R3 and being the south corner of Lot 6, Block 4, MEADOW PLACE ESTATES, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 526, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of X=2230141.12 and Y=6954264.52, for reference;

THENCE along the west line of said Breeders Drive as follows:

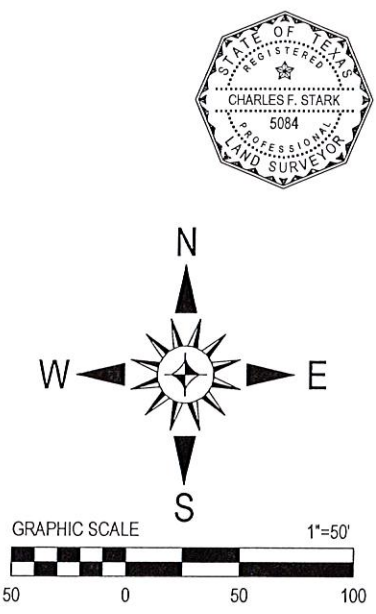
S 33°46'14" W, a distance of 66.96 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 225.00 feet and whose long chord bears S 28°03'15" Wm a chord distance of 44.82 feet; Along said curve in a southwesterly direction, through a central angle of 11°25'57", an arc distance of 44.90 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 22°20'16" W, a distance of 15.23 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 52.00 feet and whose long chord bears S 42°22'27" W, a chord distance of 41.99 feet; Along said curve in a southwesterly direction, through a central angle of 47°37'40", an arc distance of 43.23 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeast corner of said Lot 5R2;

THENCE N 67°39'44" W, leaving the west line of said Breeders Drive, along the south line of said Lot 5R2, a distance of 123.69 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of said Lot 5R2;

THENCE N 25°12'16" E, along the west line of said Lot 5R2, a distance of 100.46 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the northwest corner of said Lot 5R2 and being the southwest corner of said Lot 5R3;

THENCE N 33°46'14" E, along the west line of said Lot 5R3, a distance of 93.18 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the north corner of said Lot 5R3 and being the west corner of said Lot 6;

THENCE S 56°13'46" E, along the common line of said Lot 5R3 and said Lot 6, a distance of 135.00 feet to the POINT OF BEGINNING and containing 0.55 acre (24,001 square feet) of land, more or less.



SURVEYOR CERTIFICATE
I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas hereby certify this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey. Basis of Bearing for this plat is _____
Charles F. Stark, R.P.L.S. No. 5084

State of Texas
County of Parker

This instrument was witnessed before me by Charles F. Stark on the _____ of _____, 2018

Notary Public in and for the State of Texas

APPROVED BY THE CITY OF WILLOW PARK

APPROVED BY _____ CITY COUNCIL
SIGNED _____ MAYOR DATE _____
SIGNED _____ CITY ADMINISTRATOR DATE _____

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____
DATE _____

- TOTAL NUMBER OF RESIDENTIAL LOTS = 2 LOTS.
- AVERAGE LOT SIZE - 70'x130' (9,100 sf).
- SMALLEST LOT SIZE - (9,001 sf).
- BUILDING SETBACK LINES
FRONT - 25 FEET
SIDE & REAR - 10 FEET
- SEWER SERVICE-CITY OF WILLOW PARK
- WATER SERVICE-CITY OF WILLOW PARK
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED 'AE' FLOODPLAIN ZONE PER FIRM MAP #48367C0425E
- THIS PROPERTY IS IN ALEDO ISD
- EXIST. ZONING "R5"

OWNER:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

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. 291-9373
DATE SEPT 2018
SHEET
1 of 1

Final Plat Plat
Lots 5R2R & 5R3R, Block A
MEADOW PLACE ESTATES
An Addition to the City of Willow Park, Parker County, Texas

Situated in the
JOHN FROMAN SURVEY, ABSTRACT NO. 471
Parker County, Texas

Being a Replat of
Lots 5R2 & 5R3, Block A
MEADOW PLACE ESTATES
An Addition to the City of Willow Park, Parker County, Texas
According to the Plat recorded in Cabinet D, Slide 688
Plat Records, Parker County, Texas

USER: C:\P\STARK\PLAT\PLAT.DWG
PLOTTER: HP DesignJet 2445
FILE NAME: WILLOW PARK STARK SWIFT ENCL001 PARKER COUNTY HOLDINGS, LLC00373 MEADOW PLACE ESTATES REPLAT PARK LOT009 CAD000 DWG006 PLAT001.DWG RE PLAT OF 5R2 & 5R3 BLOCK A DWG