City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, March 17, 2020, 2020 6:00 pm
Agenda

**Call to Order**

**Determination of Quorum**

**Approval of Meeting Minutes for January 21, 2020.**

**Items to be considered and acted upon**

1. Consider and Act on a Preliminary Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres Mc Kinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas.

2. Consider and Act on a Final Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres Mc Kinney and Williams Survey, Abstract No. 954 and 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, March 5th, 2020 at 5:00 pm.

Director of Development Services Betty L. Chew

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, January 21, 2020 6:00 PM
Minutes

**Call to Order**

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

**Determination of Quorum**

**Present:**

Vice Chairman Joe Lane
Commissioner Sharon Bruton
Commissioner Billy Weikert
Commissioner Alternate Scott Smith

**Absent:**

Chairman Jared Fowler and Commissioner Rodney Wilkins

Also, Present:
Betty Chew

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

Commissioner Bruton made a motion to approve the minutes of the November 19, 2019 and December 3, 2019 Planning and Zoning Commission Meetings as written.

Seconded by Commissioner Weikert.

Motion passed with a vote of 4-0.

**Items to be considered and acted upon**

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

Betty Chew addressed the Commission stating this is a Final Plat for a 2.745 acre subdivision. The property is located in the 4800 Block of IH-20 Service Road N. The owner proposes to subdivide the property into 3 lots. The property is zoned Commercial/IH-20 Overlay District. Staff recommends approval of the Final Plat as presented.

Jeff Finn representing the developer of Lots 1 and 2 addressed the Commission stating they propose to develop the property with 4 commercial office buildings.

Motion made by Commissioners Weikert to recommend approval of the Final Plat of Lots 1, 2, 3, Block 1, Oak Hill Addition, as presented.

Seconded by Commissioner Bruton.

Aye Votes: Vice Chairman Lane, Commissioners Bruton, Weikert and Smith.

Motion Passed with a vote of 4-0

Vice Chairman Lane adjourned the meeting at 6:15 pm.

APPROVED:

Jared Fowler, Chairman
Planning and Zoning Commission

# P&Z AGENDA ITEM BRIEFING SHEET

| Meeting Date: | Department: | Presented By: |
|---|---|---|
| March 17, 2020 | Development Services | Betty Chew |

**AGENDA ITEM: 1**

Consider and act on a Preliminary Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres McKinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of Mary Lou Drive and J.D. Towles Drive.

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**BACKGROUND:**

This is a preliminary plat of a proposed single lot subdivision. The property is zoned PD/R3 Planned Development/Multi-Family Senior Living. The Site Development Plan for the 152 unit 117,000 square foot senior living complex was approved October 8, 2019.

Access to the subdivision will be from Mary Lou Drive (60' ROW) a minor collection street in the area. Implementation of the thoroughfare plan with extension of J.D. Towles Drive and Mary Lou Drive provide access for the subdivision to Crown Pointe Blvd. and the IH-20 Service Road.

Fire lanes 26 foot in width are dedicated as a part of this plat.

The subdivision will be served by the City of Willow Park utility system. Water service will be provided from an 8 inch water main in Mary Lou Drive. The water main will be extended thru the subdivision to provide a looped system. Fire hydrants will be installed in compliance with I.S.O. regulations.

Sanitary Sewer service will be provided from an 8 inch sanitary sewer main in J.D. Towles Drive. Water and sanitary sewer easements are provided for utility extensions. Utility extension will be in accordance with the City of Willow Park Utility Extension Policy.

Stormwater in the subdivision flows from northwest to southeast. The stormwater runoff will be conveyed to the existing creek on the south side of the property by stormwater piping and sheet flow. Stormwater drainage improvements will be made in compliance with the City of Willow Park Design Standards.

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**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat.

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**EXHIBITS:**

Plat Application
Preliminary Plat

# 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

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**PROPERTY DESCRIPTION:** **SUBMITTAL DATE:** _____

**Address (if assigned):** _____

Name of Additions: CROWN POINTE ADDITION PHASE V

Location of Addition: JD TOWLES DR AND MARY LOU DRIVE

Number of Lots: 1 Gross Acreage: 9.27 Zoning: PDR3 # of New Street Intersections: 2

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**PROPERTY OWNER:**

Name: BAR-KO LAND COMPANY LLC Contact: BRYSON ADAMS

Address: 2121 MCLENDON ROAD Phone: 214-360-9600

City: WEATHERFORD Fax: _____

State: TX Zip: 760858 Email: bryson704@hotmail.com

Signature: _____

**APPLICANT:**

Name: SAME AS OWNER Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ Email: _____

Signature: _____

**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: _____

**ENGINEER:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: _____

**PRINCIPAL CONTACT:** _____ Owner _____ 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: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): ATMOS

**APPLICATION FEES**

$315.00 ~~$300.00 PLUS $10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR~~ XXX

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

Additional fees (if applicable):

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

***City Use Only***

Fees Collected: $_____ $_____

$_____ $_____

Receipt Number:

**PLAT REVIEW CHECKLIST:**

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

## I. GENERAL:

Name of Addition: CROWN POINTE ADDITION PHASE V

Applicant: BAR-KO LAND COMPANY LLC

Property Owner(s): BAR-KO LAND COMPANY LLC

Location of Addition: MARY LOU DR & J.D. TOWLES 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 | NA | N/A |
| 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 | N/A |

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

| V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT | | |
|---|---|---|
| A. Amended Plat Application (original signatures) | NA | N/A |
| 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 | ✓ | ✓ |
| 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 | ✓ | N/A |
| 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 | NA | 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) | NA | N/A |
| 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) | NA | 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**

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**Applicant Questions:**

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

Side building setback: 25 ft. Side building setback: 25 ft.

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

Does the site include any drainage easements? **Yes** No

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

**Staff Review:**

Does the plat include all the required designations? Yes No

Are the setbacks for the building sufficient? Yes No

Are there any easement conflicts? Yes No

Do the proposed easements align with neighboring easements? N/A Yes No

Are the proposed easements sufficient to provide service? Yes No

Does the proposed project pose any planning concerns? Yes No

BUILDING SETBACK LINES NEEDED OK

Approved Not Approved Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CHEW Date: 03/12/2020

**Willow Park**

**Plat**

**Public Works Review**

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**Applicant Questions:**

Is the project serviced by an existing road? [Yes] No

If yes, which road? J.D. TOWLES/MARY LOU

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: _____

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(Approved) Not Approved Needs More Information or Corrections

Public Works Approval Signature: RAYMON JOHNSON Date: 03/12/2020

**Willow Park**

**Plat**

**Flood Plain Review**

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**Applicant Questions:**

Is any part of the plat in the 100-year flood plain? Yes No

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

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

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

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

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

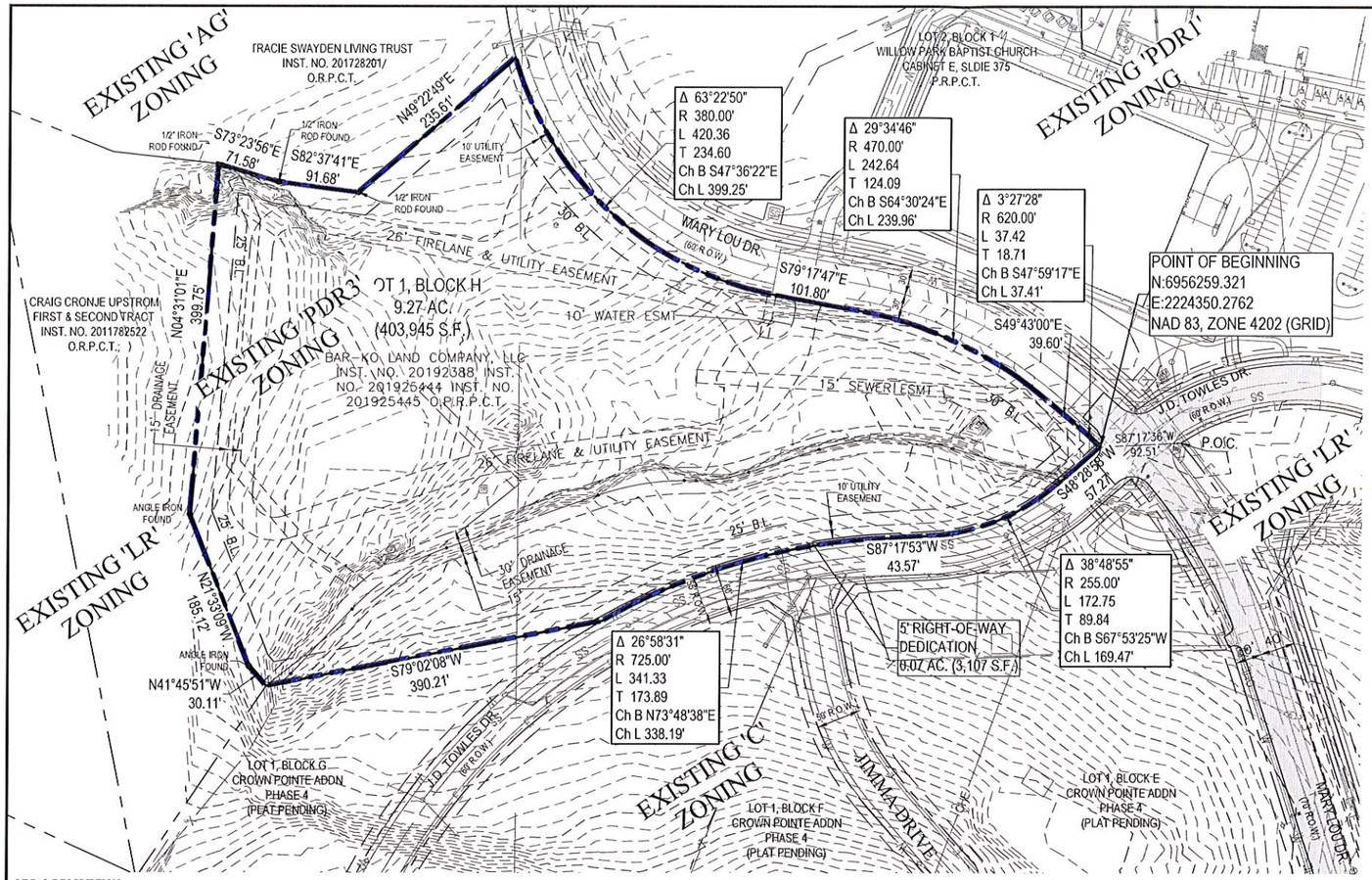
**Staff Review:**

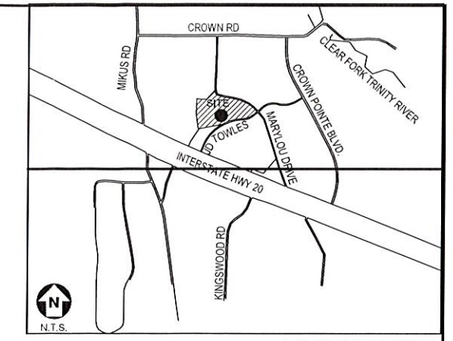
Base flood elevations confirmed? Yes No

Does the proposed project pose any safety concerns? Yes No

Approved Not Approved Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 03/12/2020




LOCATION MAP

N
W E
S

GRAPHIC SCALE 1"=100'

100 0 100 200

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.

Charles F. Stark, RPLS
Texas Registration No. 5084

STATE OF TEXAS
REGISTERED
CHARLES F. STARK
5084
PROFESSIONAL
LAND SURVEYOR

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

LEGAL DESCRIPTION

BEING 9.27 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, being all of those certain tracts of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Numbers 201902388, 201925444, Official Public Records, Parker County, Texas, and a portion of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201925445, 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", at the intersection of the east line of Mary Lou Drive, (a 70' Dedicated Right-of-Way), and the south line of J.D. Towles Drive (a 60' Dedicated Right-of-Way), said COMMENCING point being the Northwest corner of Lot 5, Block A, CROWN POINTE ADDITION, PHASE II, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 159, Plat Records, Parker County, Texas;

THENCE S 87°17'36" W, a distance of 92.51 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", in the west line of said Mary Lou Dive (70' Dedicated Right-of-Way), for the POINT OF BEGINNING and the most east corner of said BAR-KO tract (recorded in said Instrument Number 201902388) and being the northerly northeast 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;

THENCE along the common line of said BAR-KO tract (recorded in said Instrument Number 201902388) and MIT-MR tract, as follows:

S 48°28'58" W, a distance of 57.27 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 255.00 feet and whose long chord bears S 67°53'25" W, a chord distance of 169.47 feet;
Along said curve in a southwesterly direction, through a central angle of 38°48'55", an arc distance of 172.75 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 87° 17' 53" W, a distance of 43.57 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 725.00 feet and whose long chord bears S 73°48'38" W, a chord distance of 338.19 feet;
Along said curve in a southwesterly direction, through a central angle of 26°58'31", an arc distance of 341.33 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 79°02'08" W, a distance of 390.21 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southwest corner of said BAR-KO tract (recorded in said Instrument Number 201902388) and being the northwest corner of said MIT-MAR tract;

THENCE along the west line of said BAR-KO tract (recorded in said Instrument Number 201902388), as follows:

N 41°45'51" W, a distance of 30.11 feet to an angle iron found;
N 21°33'09" W, a distance of 185.12 feet to an angle iron found;
N 04°31'01" E, a distance of 399.75 feet to a 1/2" iron rod found at the north west corner said BAR-KO tract (recorded in said Instrument Number 201902388), being in the south line of that certain tract of land described in deed to the Tracie Swayden Living Trust, recorded in Instrument Number 201728201, Official Records, Parker County, Texas;

THENCE along the common line of said BAR-KO tract (recorded in said Instrument Number 201902388) and said Swayden Living Trust tract, as follows:

S 73°23'56" E, a distance of 71.58 feet to a 1/2" iron rod found;
S 82°37'41" E, a distance of 91.68 feet to a 1/2" iron rod found;
N 49°22'49" E, at a distance of 216.85 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most north corner of BAR-KO tract (recorded in said Instrument Number 201902388) and being in the west line of BAR-KO tract (recorded in said Instrument Number 201925445) and continuing across said BAR-KO tract (recorded in said Instrument Number 201925445), in all, a distance of 235.61 feet to a 1/2" iron rod set stamped "C.F. Stark RPLS 5084" being in the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925445), being in the west line of Mary Lou Drive (a 60' Right-of-Way) and being in a curve to the left, whose radius is 380.00 feet and whose long chord bears S 47°36'22" E, a chord distance of 399.25 feet;

THENCE along the southwesterly line of said Mary Lou Drive, along the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925445) and along said curve in a southeasterly direction, passing the northeast corner of said BAR-KO tract (recorded in said Instrument Number 201925445) and the northwest corner of said BAR-KO tract (recorded in said Instrument Number 201925444) and continuing along the southwesterly line of said Mary Lou Drive, along the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925444), passing the southeast corner of said BAR-KO tract (recorded in said Instrument Number 201925444) being a northeasterly corner of said BAR-KO tract (recorded in said Instrument Number 201902388), and continuing along the southwesterly line of said Mary Lou Drive, in all, through a central angle of 63°22'50", a total arc distance of 420.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

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

S 79°17'47" E, a distance of 101.80 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 64°30'24" E, a chord distance of 239.96 feet;
Along said curve in a southeasterly direction, through a central angle of 29°34'46", an arc distance of 242.64 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 49°43'00" E, a distance of 39.60 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 620.00 feet and whose long chord bears S 47°59'17" E, a chord distance of 37.41 feet;
Along said curve in a southeasterly direction, through a central angle of 03°27'28", an arc distance of 37.41 feet to the POINT OF BEGINNING and containing 9.27 acres (403,945 square feet) of land, more or less.

FLOOD STATEMENT:

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, DATED SEPTEMBER 26, 2009 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

NOTE:

ALL PROPERTY CORNERS ARE ½ INCH IRON RODS WITH RED PLASTIC CAPS UNLESS OTHERWISE NOTED.

Preliminary Plat

Lot 1, Block H

# CROWN POINTE ADDITION PHASE V

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

Being 9.27 Acres Situated in the
McKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

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

**OWNER:**
BAR-KO LAND COMPANY, LLC

**BRYSON ADAMS**
**2121 McLENDON ROAD**
**WEATHERFORD, TX 76088**

JOB No. 404-9588
DATE FEB. 2020

SHEET
1 of 3

USER: ARTURO GONZALES
PLOTTED ON 3/10/2020 9:53 AM
FILE NAME: N:\BARRON STARK CWPT 1\DC404 - HUNT PROPERTIES\9588A - PROPOSED 150 UNIT INDEPENDENT LIVING\00 CAD\00 DWG\06 PLAT\404-9588 CROWN POINTE PH 5 PRELIMINARY PLAT.DWG

# P&Z AGENDA ITEM BRIEFING SHEET

| Meeting Date: | Department: | Presented By: |
|---|---|---|
| March 17, 2020 | Development Services | Betty Chew |

**AGENDA ITEM: 2**

Consider and act on a Final Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres McKinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of Mary Lou Drive and J.D. Towles Drive.

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**BACKGROUND:**

This is a final plat of a proposed single lot subdivision. The property is zoned PD/R3 Planned Development/Multi-Family Senior Living. The Site Development Plan for the 152 unit 117,000 square foot senior living complex was approved October 8, 2019.

Access to the subdivision will be from Mary Lou Drive (60' ROW) a minor collection street in the area. Implementation of the thoroughfare plan with extension of J.D. Towles Drive and Mary Lou Drive provide access for the subdivision to Crown Pointe Blvd. and the IH-20 Service Road.

Fire lanes 26 foot in width are dedicated as a part of this plat.

The subdivision will be served by the City of Willow Park utility system. Water service will be provided from an 8 inch water main in Mary Lou Drive. The water main will be extended thru the subdivision to provide a looped system. Fire hydrants will be installed in compliance with I.S.O. regulations.

Sanitary Sewer service will be provided from an 8 inch sanitary sewer main in J.D. Towles Drive. Water and sanitary sewer easements are provided for utility extensions. Utility extension will be in accordance with the City of Willow Park Utility Extension Policy.

Stormwater in the subdivision flows from northwest to southeast. The stormwater runoff will be conveyed to the existing creek on the south side of the property by stormwater piping and sheet flow. Stormwater drainage improvements will be made in compliance with the City of Willow Park Design Standards.

---

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Final Plat.

---

**EXHIBITS:**

Plat Application
Final Plat

# City of Willow Park Development Services

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

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

Type of Plat: ___Preliminary ✓ Final ___Replat ___Amended

---

**PROPERTY DESCRIPTION:** **SUBMITTAL DATE:** _____

**Address (if assigned):** _____

Name of Additions: CROWN POINTE ADDITION PHASE V

Location of Addition: JD TOWLES DR AND MARY LOU DRIVE

Number of Lots: 1 Gross Acreage: 9.27 Zoning: PDR3 # of New Street Intersections: 2

---

**PROPERTY OWNER:**

Name: BAR-KO LAND COMPANY LLC Contact: BRYSON ADAMS

Address: 2121 MCLENDON ROAD Phone: 214-360-9600

City: WEATHERFORD Fax: _____

State: TX Zip: 760858 Email: bryson704@hotmail.com

Signature: AUTHORIZED AGENT

**APPLICANT:**

Name: SAME AS OWNER Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ Email: _____

Signature: AUTHORIZED AGENT

**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:

**ENGINEER:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: _____

**PRINCIPAL CONTACT:** _____ Owner _____ 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: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): ATMOS

**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: $_____ $_____

$_____ $_____

Receipt Number:

**PLAT REVIEW CHECKLIST:**

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

## I. GENERAL:

Name of Addition: CROWN POINTE ADDITION PHASE V

Applicant: BAR-KO LAND COMPANY LLC

Property Owner(s): BAR-KO LAND COMPANY LLC

Location of Addition: MARY LOU DR & J.D. TOWLES DR

## II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

| | | APPLICANT | STAFF |
|---|---|---|---|
| A. | Preliminary Plat Application (original signatures) | NA | N/A |
| 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 | AFTER APPROVAL | OK |
| 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 | OK |
| J. | Plans for all water & sewer lines | APPROVED | ✓ |
| K. | Plans for fire hydrants | APPROVED | ✓ |
| L. | Plans for all proposed streets and sidewalks | APPROVED | ✓ |

## IV. REQUIRED DOCUMENTS FOR A REPLAT

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

## V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

| | | | |
|---|---|---|---|
| A. | Amended Plat Application (original signatures) | NA | N/A |
| 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 | ✓ | ✓ |
| 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 | WITH MYLAR | OK |
| 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) | WITH MYLAR | OK |
| 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) | WITH MYLAR | OK |

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

**Willow Park**
**Plat**
**Building Official Review**

---

**Applicant Questions:**

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

Side building setback: 25 ft. Side building setback: 25 ft.

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

**Staff Review:**

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

BUILDING SETBACK LINES OK

Approved Not Approved Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CREW Date: 03/11/2020

**Willow Park**

**Plat**

**Public Works Review**

---

**Applicant Questions:**

Is the project serviced by an existing road? (Yes) No

If yes, which road? J.D. TOWLES / MARY LOU

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: _____

(Approved) Not Approved Needs More Information or Corrections

Public Works Approval Signature: RAYMON JOHNSON Date: 03/11/2020

**Willow Park**

**Plat**

**Flood Plain Review**

---

**Applicant Questions:**

Is any part of the plat in the 100-year flood plain? Yes (No)

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

Is the footprint of any built improvement in the 100-year flood plain? Yes (No)

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

Is the footprint of any habitable structure in the 100-year flood plain? Yes (No)

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

**Staff Review:**

Base flood elevations confirmed? (Yes) No

Does the proposed project pose any safety concerns? Yes (No)

---

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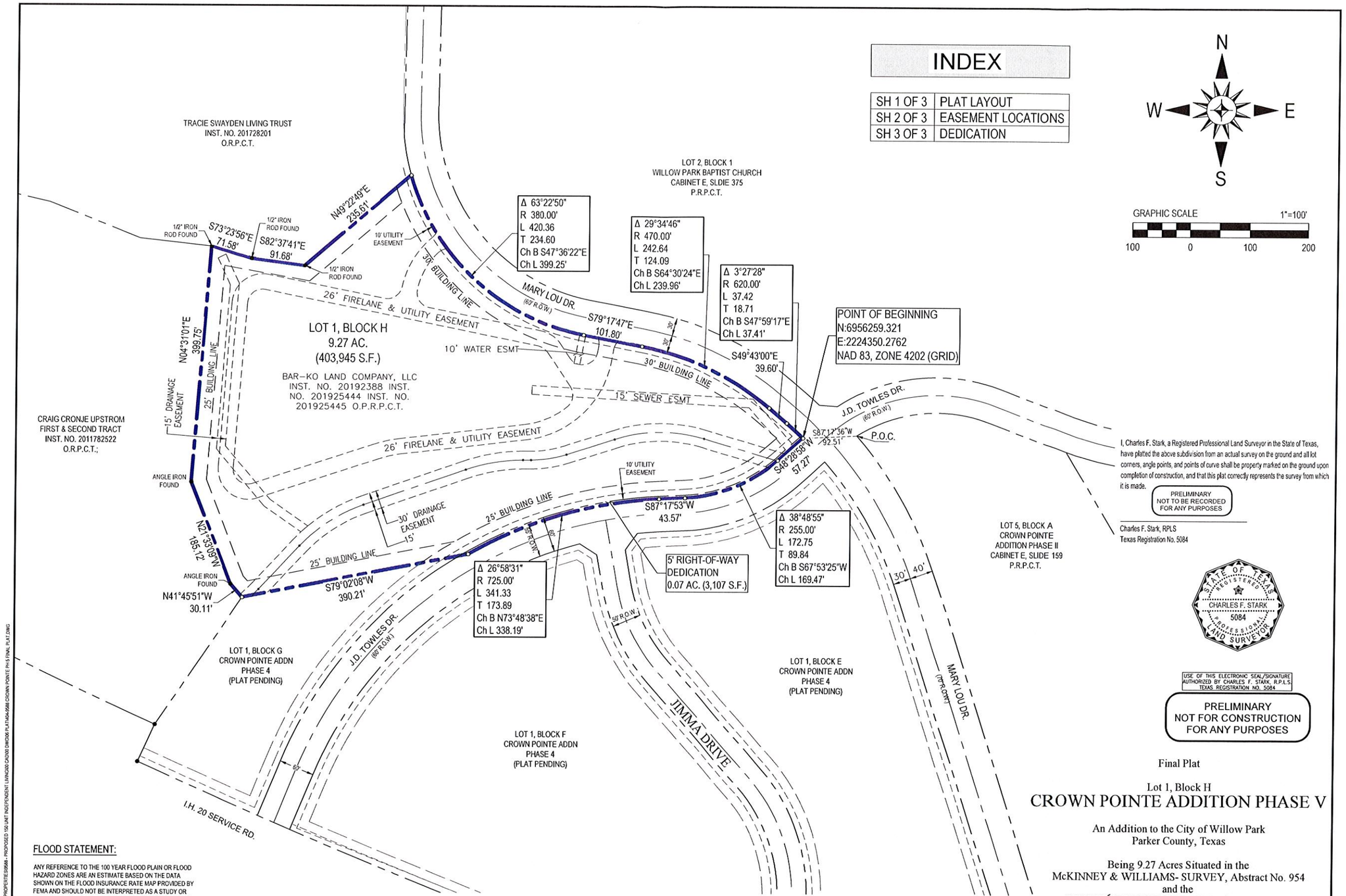
(Approved) Not Approved Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 03/12/2020

## INDEX

| | |
|---|---|
| SH 1 OF 3 | PLAT LAYOUT |
| SH 2 OF 3 | EASEMENT LOCATIONS |
| SH 3 OF 3 | DEDICATION |




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.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

Charles F. Stark, RPLS
Texas Registration No. 5084

STATE OF TEXAS
REGISTERED
CHARLES F. STARK
5084
PROFESSIONAL
LAND SURVEYOR

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

PRELIMINARY
NOT FOR CONSTRUCTION
FOR ANY PURPOSES

### FLOOD STATEMENT:

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, DATED SEPTEMBER 26, 2009 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

### NOTE:

ALL PROPERTY CORNERS ARE ½ INCH IRON RODS WITH RED PLASTIC CAPS UNLESS OTHERWISE NOTED.

Final Plat

Lot 1, Block H

# CROWN POINTE ADDITION PHASE V

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

Being 9.27 Acres Situated in the
McKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and 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 _____


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

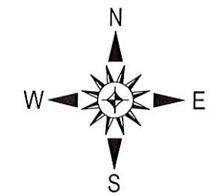

**OWNER:**
BAR-KO LAND COMPANY, LLC

**BRYSON ADAMS**
**2121 McLENDON ROAD**
**WEATHERFORD, TX 76088**

JOB No. 404-9588
DATE FEB. 2020

SHEET
1 of 3


USER: ARTURO GONZALES
PLOTTED ON: 3/12/2020 9:50 AM
FILE NAME: N:\BARRON & STARK UNIT 1\404-9588 - HUNT PROPERTIES\9588 - PROPOSED 150 UNIT INDEPENDENT LIVING\CAD\CAD\DWG\DWG\CROWN POINTE PH 5 FINAL PLAT.DWG




GRAPHIC SCALE 1"=100'

100 0 100 200

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 properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

Charles F. Stark, RPLS
Texas Registration No. 5084

STATE OF TEXAS
REGISTERED
CHARLES F. STARK
5084
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY
NOT FOR CONSTRUCTION
FOR ANY PURPOSES

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

Final Plat

Lot 1, Block H

# CROWN POINTE ADDITION PHASE V

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

Being 9.27 Acres Situated in the
McKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and the
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City of Willow Park
Parker County, Texas

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____

DATE _____

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

**OWNER:**
BAR-KO LAND COMPANY, LLC

**BRYSON ADAMS**
**2121 McLENDON ROAD**
**WEATHERFORD, TX 76088**

JOB No. 404-9588
DATE FEB. 2020

SHEET
2 of 3

USER: ARTURO GONZALES
PLOTTED ON: 3/13/2020 9:57 AM
FILE NAME: N:\BARRON STARK SWFT ENGAREA - HUNT PROPERTIES\8588 - PROPOSED 150 UNIT INDEPENDENT LIVING\00 CAD\00 DWG\06 PLAT\404-8588 CROWN POINTE PH 5 FINAL PLAT.DWG

LEGAL DESCRIPTION

BEING 9.27 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, being all of those certain tracts of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Numbers 201902388, 201925444, Official Public Records, Parker County, Texas, and a portion of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201925445, 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", at the intersection of the east line of Mary Lou Drive, (a 70' Dedicated Right-of-Way), and the south line of J.D. Towles Drive (a 60' Dedicated Right-of-Way), said COMMENCING point being the Northwest corner of Lot 5, Block A, CROWN POINTE ADDITION, PHASE II, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 159, Plat Records, Parker County, Texas;

THENCE S 87°17'36" W, a distance of 92.51 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", in the west line of said Mary Lou Dive (70' Dedicated Right-of-Way), for the POINT OF BEGINNING and the most east corner of said BAR-KO tract (recorded in said Instrument Number 201902388) and being the northerly northeast 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;

THENCE along the common line of said BAR-KO tract (recorded in said Instrument Number 201902388) and MIT-MR tract, as follows:

S 48°28'58" W, a distance of 57.27 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 255.00 feet and whose long chord bears S 67°53'25" W, a chord distance of 169.47 feet;
Along said curve in a southwesterly direction, through a central angle of 38°48'55", an arc distance of 172.75 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 87° 17' 53" W, a distance of 43.57 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 725.00 feet and whose long chord bears S 73°48'38" W, a chord distance of 338.19 feet;
Along said curve in a southwesterly direction, through a central angle of 26°58'31", an arc distance of 341.33 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 79°02'08" W, a distance of 390.21 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southwest corner of said BAR-KO tract (recorded in said Instrument Number 201902388) and being the northwest corner of said MIT-MAR tract;

THENCE along the west line of said BAR-KO tract (recorded in said Instrument Number 201902388), as follows:

N 41°45'51" W, a distance of 30.11 feet to an angle iron found;
N 21°33'09" W, a distance of 185.12 feet to an angle iron found;
N 04°31'01" E, a distance of 399.75 feet to a 1/2" iron rod found at the north west corner said BAR-KO tract (recorded in said Instrument Number 201902388), being in the south line of that certain tract of land described in deed to the Tracie Swayden Living Trust, recorded in Instrument Number 201728201, Official Records, Parker County, Texas;

THENCE along the common line of said BAR-KO tract (recorded in said Instrument Number 201902388) and said Swayden Living Trust tract, as follows:

S 73°23'56" E, a distance of 71.58 feet to a 1/2" iron rod found;
S 82°37'41" E, a distance of 91.68 feet to a 1/2" iron rod found;
N 49°22'49" E, at a distance of 216.85 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most north corner of BAR-KO tract (recorded in said Instrument Number 201902388) and being in the west line of BAR-KO tract (recorded in said Instrument Number 201925445) and continuing across said BAR-KO tract (recorded in said Instrument Number 201925445), in all, a distance of 235.61 feet to a 1/2" iron rod set stamped "C.F. Stark RPLS 5084" being in the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925445), being in the west line of Mary Lou Drive (a 60' Right-of-Way) and being in a curve to the left, whose radius is 380.00 feet and whose long chord bears S 47°36'22" E, a chord distance of 399.25 feet;

THENCE along the southwesterly line of said Mary Lou Drive, along the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925445) and along said curve in a southeasterly direction, passing the northeast corner of said BAR-KO tract (recorded in said Instrument Number 201925445) and the northwest corner of said BAR-KO tract (recorded in said Instrument Number 201925444) and continuing along the southwesterly line of said Mary Lou Drive, along the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925444), passing the southeast corner of said BAR-KO tract (recorded in said Instrument Number 201925444) being a northeasterly corner of said BAR-KO tract (recorded in said Instrument Number 201902388), and continuing along the southwesterly line of said Mary Lou Drive, in all, through a central angle of 63°22'50", a total arc distance of 420.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

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

S 79°17'47" E, a distance of 101.80 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 64°30'24" E, a chord distance of 239.96 feet;
Along said curve in a southeasterly direction, through a central angle of 29°34'46", an arc distance of 242.64 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 49°43'00" E, a distance of 39.60 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 620.00 feet and whose long chord bears S 47°59'17" E, a chord distance of 37.41 feet;
Along said curve in a southeasterly direction, through a central angle of 03°27'28", an arc distance of 37.41 feet to the POINT OF BEGINNING and containing 9.27 acres (403,945 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BAR-KOLAND COMPANY, LLC 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 H, CROWN POINTE ADDITION PHASE 4, an addition to the City of Willow Park, Texas ('City') and does hereby dedicate to the public use forever, the right-of-ways, easements and encumbrances shown hereon. BAR-KOLAND COMPANY, LLC, herein certifies the following:

1. The public improvements and dedication shall be free and clear of all debt, liens, and/ or encumbrances.
2. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
3. No buildings, fences, trees, shrubs or other improvements or 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.
4. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
5. 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.
6. 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.
7. 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 _____, 2020.

BAR-KOLAND COMPANY, LLC

_____

Printed Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF _____

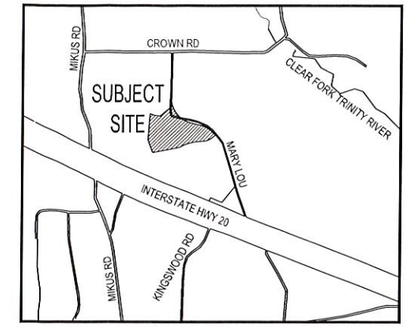
Before me, the undersigned authority, on this day appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the _____ day of _____, 2020.

_____

Notary Public in and for the state of Texas




VICINITY MAP
(NOT TO SCALE)

PRELIMINARY
NOT FOR CONSTRUCTION
FOR ANY PURPOSES

Final Plat

Lot 1, Block H

# CROWN POINTE ADDITION PHASE V

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

Being 9.27 Acres Situated in the
McKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

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.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

_____
Charles F. Stark, RPLS
Texas Registration No. 5084

STATE OF TEXAS
REGISTERED
CHARLES F. STARK
5084
PROFESSIONAL
LAND SURVEYOR

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

APPROVED BY CITY OF WILLOW PARK

| APPROVED BY | CITY COUNCIL<br>CITY OF WILLOW PARK |
|---|---|
| SIGNED: _____<br>MAYOR | _____<br>DATE |
| ATTEST: _____<br>CITY SECRETARY | _____<br>DATE |

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____

DATE _____

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

**OWNER:**
BAR-KO LAND COMPANY, LLC

**BRYSON ADAMS**
**2121 McLENDON ROAD**
**WEATHERFORD, TX 76088**

JOB No. 404-9588
DATE FEB. 2020

SHEET
3 of 3

USER: ARTURO GONZALES
PLOTTED ON: 2/05/2020 2:24 PM
FILE NAME: N:\BARRON STARK SWIFT ENG\404 - HUNT PROPERTIES\9588 - PROPOSED 150 UNIT INDEPENDENT LIVING\200 CAD\00 DWG\06 PLAT\404-9588 CROWN POINTE PH 5 FINAL PLAT.DWG