

City of Willow Park Planning & Zoning Commission Regular Meeting 516 Ranch House Rd, Willow Park, TX 76087 Tuesday, August 18th, 2020, 2020 6:00 pm Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for June 16th, 2020.

Items to be considered and acted upon

- 1. Consider and Act on a Final Plat of a 9.18 acre tract John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Parker County, Texas.
- 2. Consider and Act on a Final Plat of a Replat of Lots 5R1, 5R2, 5R3, 6, 7, 8, 9, 10, 11; 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, August 11, 2020 at 5:00 pm.

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park Planning & Zoning Commission Regular Meeting 516 Ranch House Rd Willow Park, TX 76087 Tuesday, June 16, 2020 6:00 PM Minutes

Call to Order

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

Determination of Quorum

Present:

Chairman Jared Fowler Commissioner Rodney Wilkins, Billy Weikert, Sharon Bruton Commissioner Alternate Scott Smith

Absent:

Commissioner Joe Lane

Also, Present: Betty Chew

Approval of Meeting Minutes for May 19, 2020.

Commissioner Wilkins made a motion to approve the minutes of the May 19, 2020 Planning and Zoning Commission Meetings as amended.

Seconded by Commissioner Smith.

Motion passed with a vote of 5-0.

Items to be considered and acted upon

1. Consider and Act on a Site Plan for a restaurant on Lot 2, Block 2, The Village at Willow Park, City of Willow Park, Parker County, Texas.

Betty Chew addressed the Commission stating a Site Plan is being submitted for a 3,624 square foot restaurant with outdoor seating and entertainment area. There are two additional buildings a 408 square foot restroom building and a 438 square foot building with storage, audio and video. There will be 70 parking spaces provided with this development. A shared parking agreement is provided. The lot is accessed from Willow Crossing Drive and Willow Bend Drive. Mutual access, fire lane, and utility easements are dedicated and will be improved with this development.

Johnathan Lilly – Westra Engineering Trey Neville – Sangalle Development



City of Willow Park Planning & Zoning Commission Regular Meeting 516 Ranch House Rd Willow Park, TX 76087 Tuesday, June 16, 2020 6:00 PM Minutes

Motion made by Commissioner Wilkins to recommend approval of Site Plan for a restaurant and outdoor entertainment located on Lot 2, Block 2, The Village at Willow Park, as presented.

Seconded by Commissioner Weikert.

Aye Votes: Chairman Fowler, Wilkins Weikert, Bruton and Smith.

Motion Passed with a vote of 5-0

2. Consider and Act on a Site Plan for an addition to the Eye Clinic – Medical Office on 1.601 acres, Lot 1, Block 9 and 73; El Chico Addition, City of Willow Park, Parker County, Texas, located at 101 Chuckwagon Trail.

Betty Chew addressed the Commission stating a Site Plan is being submitted for a 2,300 square foot addition to the West Texas Retina Center, Outpatient Eye Clinic- Medical Office Building. The addition to the existing 10,000 square foot building will be on the west side of the property. The property is accessed from Chuckwagon Trail. There are two entrance/exits which access the property via 24 foot fire lanes.

Motion made by Commissioner Weikert to recommend approval of the Site Plan for an addition to the Outpatient Eye Clinic – Medical Office Building located on Lot 1, Block 9 and 73, El Chico Addition, as presented.

Seconded by Commissioner Bruton.

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

Motion passed with a vote of 5-0.

Chairman Fowler adjourned the meeting at 6:27pm.

APPROVED:

Jared Fowler, Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:	•
August 18, 2020	Development Services	Betty Chew	

AGENDA ITEM: 1

Consider and Act on a Final Plat for Meadow Place Estates Addition Phase II being 9.18 acres John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Parker County, Texas located on the northeast corner of Meadow Place Drive and Kings Gate Road.

BACKGROUND:

The preliminary plat for this proposed subdivision was approved by City Council October 9, 2018. The preliminary plat contained 11.17 acres of land. The final plat contains 9.18 acres of land. The developer proposes to add the 1.99 acres of land (floodway) located behind Block F, as a replat, with the land being platted as a part of the adjacent lots in Block A of Meadow Place Estate Addition.

The 18 single family residential lots will have frontage on Belmont Drive a 50 foot right of way and Meadow Place Drive a 60 foot right of way. The developer will construct both streets with concrete pavement, with curb and gutter and sidewalks. Kings Gate Road a 60 foot right of way is adjacent to the subdivision.

The subdivision will be served by city water and sanitary sewer. An 8 inch water main will be extended in Meadow Place Drive and Belmont Drive. It will tie into an existing water main in Kings Gate Road to provide a looped system. Fire hydrants will be installed in accordance with I.S. O. regulations. Sanitary sewer service will be provided by an 9 inch sanitary sewer main, installed by the developer, in Belmont Drive and extended south.

Stormwater flows from north to south across the subdivision. A portion of the lots in Block F are located in the floodway. Finished floor elevations are shown on the plat. The stormwater drainage plan has been approved by the City Engineer.

The Plat includes a 25 foot trail easement for trail development as indicated in the park master plan.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat for Meadow Place Estates Addition Phase II meets the requirements of the Subdivision Ordinance and Staff recommends approval.

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 _2	X_FinalReplat Amended
PROPERTY DESCRIPTION:	SUBMITTAL DATE: 07/22/2020
Address (if assigned):	
Name of Additions:MEADOW PLACE ESTATES PHA	.SE 2
Location of Addition:INTERSECTION OF KINGS GATE	E RD & MEADOW PLACE DR
Number of Lots: 18 Gross Acreage: 9.18 Zoning:	R5 # of New Street Intersections:1
PROPERTY OWNER:	
Name: PARKER COUNTY HOLDINGS, LLC	Contact:JERRY STOCKON
Address: 5354 AIRPORT FREEWAY	Phone: 817-371-6776
City:HALTOM CITY	Fax:
State:TX Zip:76117	Email:jerryc21@aol.com
Signature: Cynthia Swift, Authorized Agent	
APPLICANT:	
Name: BARRON STARK ENGINEERS, LP	Contact: CYNTHIA SWIFT, PROJECT MANAGER
Address: 6221 SOUTHWEST BLVD, #100	Phone: 817-231-8114 CELL: 817-846-2878
City: FORT WORTH	Fax:817-231-8144
State: <u>TX</u> zip: <u>76132</u>	Email: <u>cynthias@barronstark.com</u>
Signature: Cynthia Swift, Authorized Agent	
SURVEYOR:	
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: Charles F. Stark, RPLS	

ENGINEER:	
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
	Email:chucks@barronstark.com
Signature: Charles F. Stark, PE	
PRINCIPAL CONTACT: Owner Applicant Staff comment letters and mark-ups will be distributed only of the comments will be sent via email unless otherwise specified.	to the designated principle contact
UTILITY PROVIDERS	
Electric Provider: ONCOR	
Water Provider: CITY OF WILLOW PARK	
Wastewater Provider: CITY OF WILLOW PARK	
Gas Provider (if applicable): ATMOS	
Additional fees (if applicable): Any reasonable fees and/or costs, which are required by the	
City Use Only Fees Collected: \$	\$

PLAT REVIEW CHECKLIST:

This checklist must be submitted with the initial plat application

l.	GENI	ERAL:			
	Name	e of Addition:	MEADOW PLACE ESTATES I	PHASE 2	
	Appli	cant:	BARRON STARK ENGINEERS, LP		
	Prope	pperty Owner(s): PARKER COUNTY HOLDING		SS, LLC	
	Locat	tion of Addition:	INTERSECTION OF KINGS GA	ATE RD & MEADOV	V PLACE DR
II.	REQ	UIRED DOCUMENTS	FOR A PRELIMINARY PLAT	APPLICANT	STAFF
	A. B. C. D. E. F. G. H. I.	Preliminary Plat Dray Preliminary Drainage Concept Construction Tree Survey Location and Dimens Sectionalizing or Pha Zoning Classification Dimensions of all Pro	ication (original signatures) wing (5 paper copies & 1 digital) Analysis (5 paper copies & 1 digital) Plan (5 paper copies & 1 digital) sions of Existing Structures asing of Plats of All Properties Shown on the Plat sposed or Existing Lots Flood Limits Where Applicable	na	
III.		REQUIRED DOCUM	ENTS FOR A FINAL PLAT		
	A. B. C. D. E. F. G. H. I. J. K. L.	Final Plat Drawing (5 Drainage Study (5 pa Submit 1 mylar copy Written Metes and Be Dimensions of All Pro Area in acres for eac Any Existing Structur Parker County Tax C Plans for all water & Plans for fire hydrant	oposed or Existing Lots h lot es which Encroach and Setback Lines ertificate sewer lines	after approval y after approval y after approval	DK DK W/A
٧.		REQUIRED DOCUM	ENTS FOR A REPLAT	NA	
	A. B. C. D. E. F. G. H. I.	Original Plat for comp Drainage Study (5 pa Submit 1 mylar copy Written Metes and Bo Dimensions of All Pro Area in acres for each	per copies & 1 digital copy) parison per copies & 1 digital) and 1 paper copy from county filing punds Description posed or Existing Lots h lot es which Encroach and Setback Lines	aft <u>er appr</u> oval with mylar	
٧.		REQUIRED DOCUM	ENTS FOR AN AMENDED PLAT		\
	A. B. C. D. E. F. G. H. I.	Final Plat Drawing (5 Original Plat for comp Drainage Study (5 pa Submit 1 mylar copy Written Metes and Bo Dimensions of All Pro Area in acres for each	per copies & 1 digital) and 1 paper copy from county filing ounds Description oposed or Existing Lots	NA	

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

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:		10'	
Front building setback: 25 ft.	Rear building setback:	≯ná	ft.
Side building setback: ft.	Side building setback: _	10	ft.
Does the site include any utility/electric/gas/water/sew	er easements?	Yes ✓	No
Does the site include any drainage easements?		Yes 🗸	No
Does the site include any roadway/through fare easeme	ents?	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 ease	ements?	Yes	No
Are the proposed easements sufficient to provide service	e?	Yes	No
Does the proposed project pose any planning concerns?		Yes	No
Approved Not Approved Building Official Approval Signature:	Needs More Inf ん. つみむし	ormation o Date: <u>Ø</u>	/ /

Plat

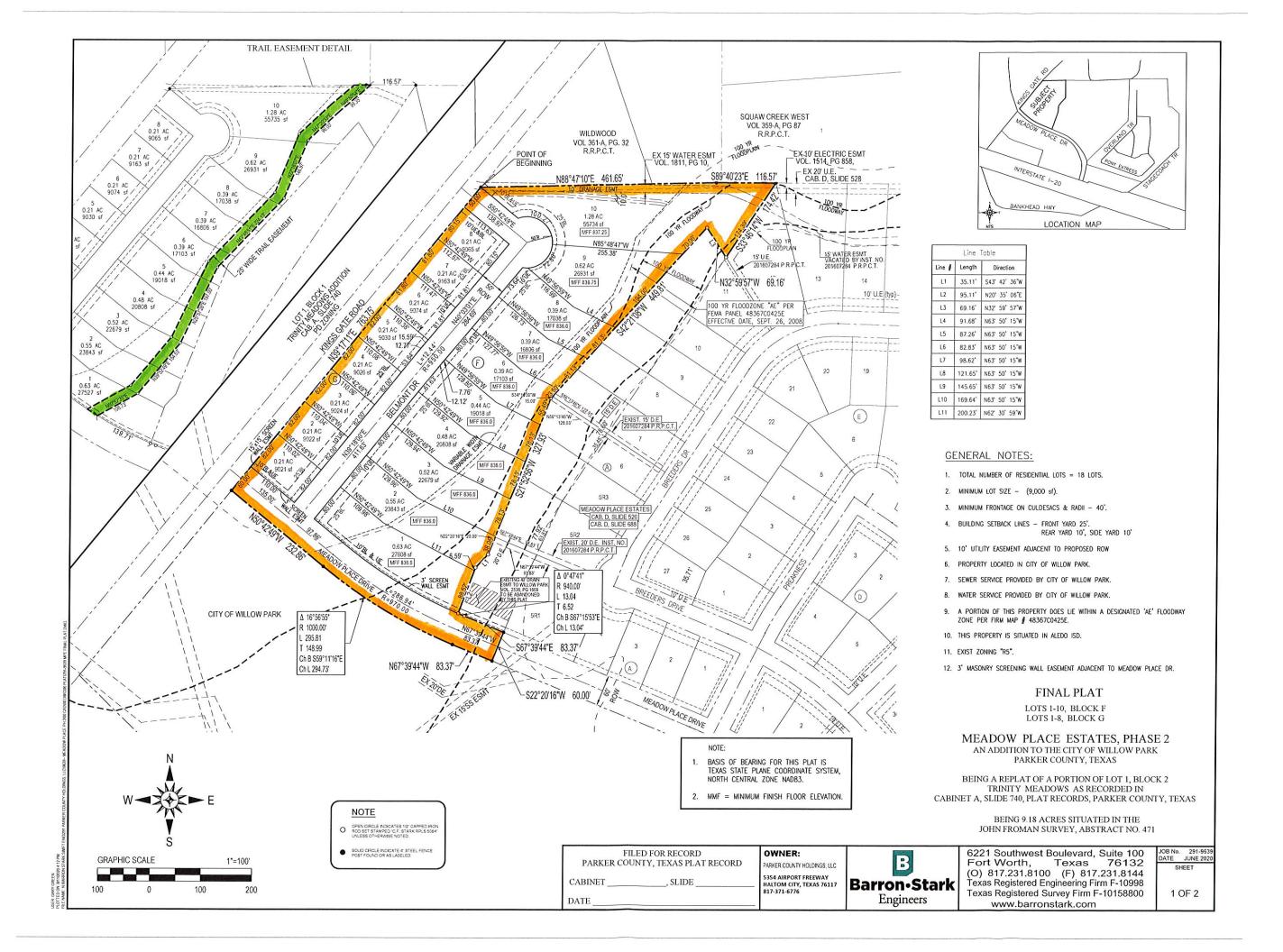
Public Works Review

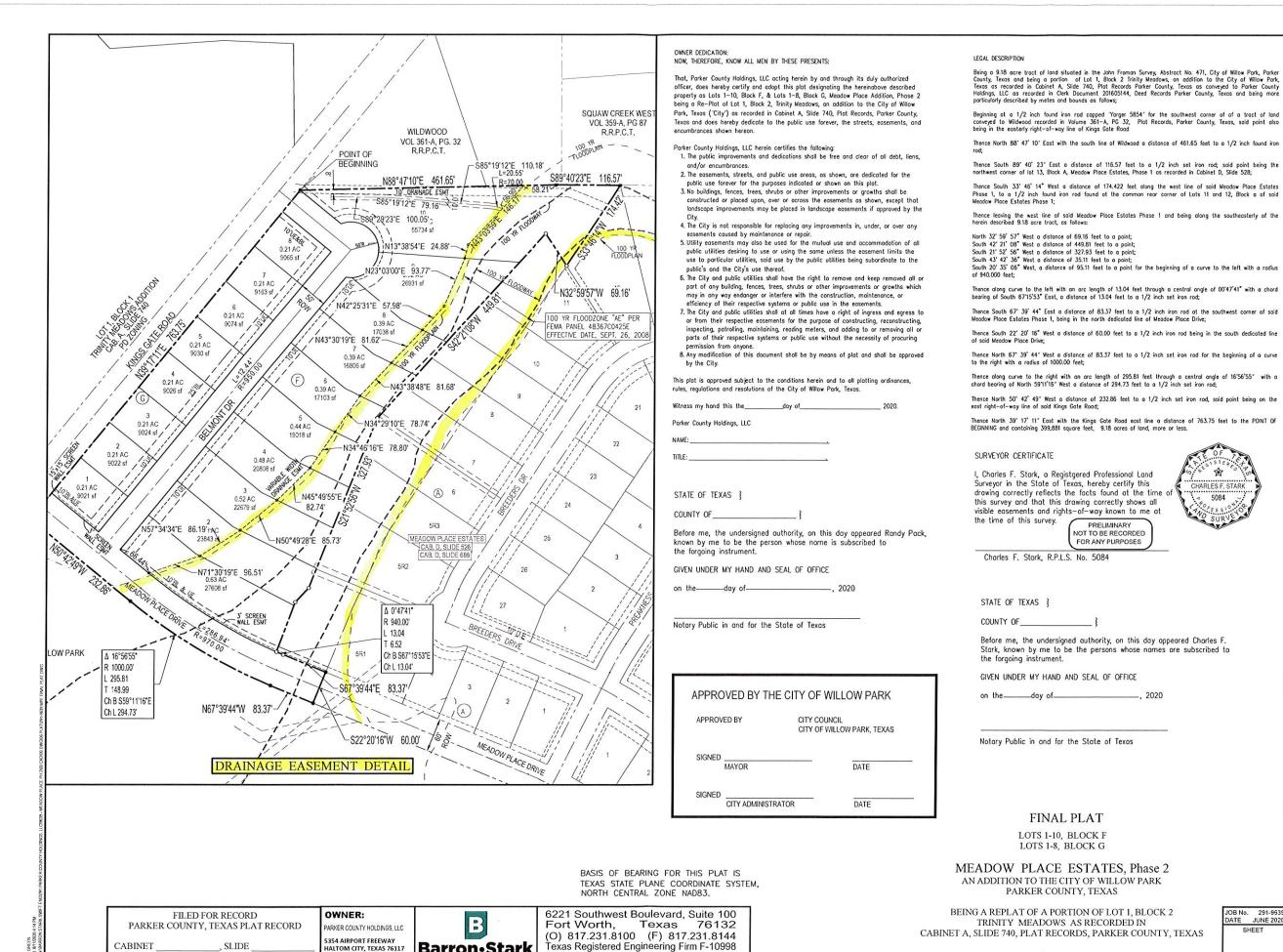
Applicant Questions:		
Is the project serviced by an existing road?	Yes ✓	No
If yes, which road? MEADOW PLACE DR / KINGS GATE		
Is the project serviced by an existing water line?	Yes ✓	No
If yes, what size line?8"		
Will the project require the extension of a water line?	Yes√	No
Does the project use 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? <u>na</u>		
Staff Review:		
Will servicing this project require additional infrastructure beyond what	is identified in the	he Capital Improvement Plan?
Yes No		
Any additional concerns:		
Approved Not Approved Needs I	More Informatio	n or Corrections
Public Works Approval Signature: MICHELLE JUELLER	Date: <u>08/</u>	11/2020

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? _tbd		
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?		
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?		
Staff Review:		
Base flood elevations confirmed?	Yes	No
Does the proposed project pose any safety concerns?	Yes	No
ALL LOTS BLOCK F	FOR	
ALL LOTS BLOCK F		
Approved Needs More Inf	ormation or Co	rrections
Flood Plain Manager Approval Signature: DEREK JURNER	C Dat	re: <u>08/11/202</u> 0





Texas Registered Survey Firm F-10158800

www.barronstark.com

CABINET

HALTOM CITY, TEXAS 76117 817-371-6776

Barron-Stark

Engineers

BEING 9.18 ACRES SITUATED IN THE JOHN FROMAN SURVEY, ABSTRACT NO. 471

2 OF 2



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
August 18, 2020	Development Services	Betty Chew

AGENDA ITEM: 2

Consider and Act on a Final Plat of a Replat of Lots 5R1, 5R2, 5R3, 6, 7, 8, 9, 10, 11; Block A, Meadow Place Estates, City of Willow Park, Parker County, Texas, located on Breeders Drive.

BACKGROUND:

The owners of these 9 lots propose to replat their current lots adding 1.99 acres to the back of their lots. The area is flood plain and floodway. Elevation certificates will be required for structures built on these replatted lots.

All infrastructure improvements have been constructed and accepted by the City of Willow Park.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat of a Replat of Lots 5R1, 5R2, 5R3, 6, 7, 8, 9, 10, 11; Block A, Meadow Place Estates Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval.

EXHIBITS:

Plat Application Final Plat

Additional Info:	FINANCIAL INFO:		
	Cost	N/A	
	Source of	N/A	
	Funding		



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	FinalAmended
PROPERTY DESCRIPTION:	SUBMITTAL DATE: 07/22/2020
Address (if assigned): 117, 119, 123, 125, 129, 133,	139, 143, & 147 BREEDERS DRIVE
Name of Additions: MEADOW PLACE ESTATES R	EPLAT
Location of Addition: 117 - 147 BREEDERS DRIVE	
Number of Lots: 9 Gross Acreage: Zoni	ing: R5 # of New Street Intersections: 0
PROPERTY OWNER:	
Name: SEE ATTACHED LIST	Contact:JERRY STOCKON
Address: FOR LOTS 117 - 147	Phone: 817-371-6776
City: OWNERS NAME AND ADDRESS	Fax:
State: Zip:	Email:jerryc21@aol.com
Signature: Cynthia Swift, Authorized Agent	
APPLICANT:	
Name: BARRON STARK ENGINEERS, LP	Contact: CYNTHIA SWIFT, PROJECT MANAGER
Address: 6221 SOUTHWEST BLVD, #100	Phone: 817-231-8114 CELL: 817-846-2878
City: FORT WORTH	Fax:817-231-8144
State: <u>TX</u> zip: <u>76132</u>	Email: cynthias@barronstark.com
Signature: Cynthia Swift, Authorized Agent	
SURVEYOR:	
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: Charles F. Stark, RPLS	

ENGINEER:		
Name: <u>BARRON STARK ENGINEERS, LP</u>	Contact:	CHARLES F. STARK, RPLS
Address: 6221 SOUTHWEST BLVD, #100	Phone:	817-296-9550
City: FORT WORTH	Fax:	817-231-8144
State: <u>TX</u> zip: <u>76132</u>	Email:	chucks@barronstark.com
Signature: Charles F. Stark, PE		
PRINCIPAL CONTACT: Owner Applicant Staff comment letters and mark-ups will be distributed only Comments will be sent via email unless otherwise specified.	to the design	
UTILITY PROVIDERS	RANK SCHOOL STATE STATE STATE	
Electric Provider: ONCOR		
Water Provider: CITY OF WILLOW PARK		
Wastewater Provider: CITY OF WILLOW PARK		
Gas Provider (if applicable): ATMOS		
\$525.00 \$300 %% NIX & \$7072EN X&XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
Additional fees (if applicable):		
Any reasonable fees and/or costs, which are required by th sole responsibility of the applicant. Such fees or costs shal building(s)/property inspections and/or testing(s).	ie City of Will Il include, but	ow Park for a proper review of this request, are the are not limited to engineering reviews, legal opinions,
City Use Only		
Fees Collected: \$	\$	
Receipt Number:	\$	

PLAT REVIEW CHECKLIST:

This checklist must be submitted with the initial plat application

l.	GENERAL	.:					
	Name of A	ddition:	MEADOW PLACE ESTATES				
	Applicant:	-	BARRON STARK ENGINEERS, LP				
	Property Owner(s): SEE A		SEE ATTACHED LIST	E ATTACHED LIST			
	Location o	f Addition:	117-147 BREEDERS DE	LIVE			
II.	REQUIRE	D DOCUMENTS	FOR A PRELIMINARY PLAT		<u>APPLICANT</u>	STAFF	
	B. Prel C. Prel D. Con E. Tree F. Loc G. Sec H. Zon I. Dim	liminary Plat Drav liminary Drainage acept Construction a Survey ation and Dimens tionalizing or Pha ing Classification ensions of all Pro	ication (original signatures) ving (5 paper copies & 1 digital Analysis (5 paper copies & 1 Plan (5 paper copies & 1 digital ions of Existing Structures sing of Plats of All Properties Shown on the posed or Existing Lots Flood Limits Where Applicable	digital) al) Plat			
III.	A. Fina B. Fina C. Drai D. Sub E. Writ F. Dim G. Area H. Any I. Park J. Plar K. Plar	al Plat Application al Plat Drawing (5 inage Study (5 pa mit 1 mylar copy ten Metes and Bo ensions of All Pro a in acres for each Existing Structure ker County Tax Co as for all water & s as for all proposed	es which Encroach and Setbac ertificate sewer lines		NA X X X X X X X X X X X X X		
	A. Rep B. Rep C. Orig D. Drai E. Sub F. Writ G. Dim H. Area I. Any	lat Application (or lat Drawing (5 pa linal Plat for comp nage Study (5 pa mit 1 mylar copy a ten Metes and Bo ensions of All Pro a in acres for eacl	riginal signatures) per copies & 1 digital copy) parison per copies & 1 digital) and 1 paper copy from county to punds Description posed or Existing Lots n lot es which Encroach and Setbac	k Lines	ofter approval	N/A OK	
V.	REG	QUIRED DOCUM	ENTS FOR AN AMENDED PL	AT			
	B. Fina C. Orig D. Drai E. Sub F. Writ G. Dim H. Area	al Plat Drawing (5 hinal Plat for comp nage Study (5 pa mit 1 mylar copy ten Metes and Bo ensions of All Pro a in acres for eacl	per copies & 1 digital) and 1 paper copy from county to bunds Description posed or Existing Lots		NA		3 ,

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.B.C.D.E.F.G.H.I.J.K.L.M.N.O.P.Q.R.S.T.U.V. WX.Y.Z.AA.BB.C.	Adjacent Property Lines, Streets, Easements Names of Owners of Property within 200 feet Names of Adjoining Subdivisions Front and Rear Building Setback Lines Side Setback Lines City Boundaries Where Applicable Date the Drawing was Prepared Location, Width, Purpose of all Existing Easements Location, Width, Purpose of all Proposed Easements Consecutively Numbered or Lettered Lots and Blocks Map Sheet Size of 18"x24" to 24"x36" North Arrow Name, Address, Telephone, of Property Owners Name, Address, Telephone of Developer Name, Address, Telephone of Surveyor Seal of Registered Land Surveyor Consecutively Numbered Plat Notes and Conditions City of Willow Park Plat Dedication Language Location and Dimensions of Public Use Area Graphic Scale of Not Greater Than 1" = 200' All Existing and Prepesed Street Names Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan Subdivision Boundary in Bold Lines Subdivision Name Title Block Identifying Plat Type Key Map at 1"=2000' Surveyor's Certification of Compliance Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners) 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
В.	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)	wi <u>th myla</u> r	DK
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 paymer in lieu of certain public dedications. Property designated for schochurches, 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 lier interest in the property. (if applicable)	ols,	V

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:		101	
Front building setback: 25 ft.	Rear building setback:		_ ft.
Side building setback: ft.	Side building setback:	10	_ft.
Does the site include any utility/electric/gas/water/sew	er easements?	Yes ✓	No
Does the site include any drainage easements?		Yes 🗸	No
Does the site include any roadway/through fare easeme	ents?	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 ease	ments?	Yes	No
Are the proposed easements sufficient to provide service	e? <	Yes	No
Does the proposed project pose any planning concerns?		Yes	No
Approved Not Approved Building Official Approval Signature:	Needs More Inf ん. (Hだい)	ormation o	1 /

Plat

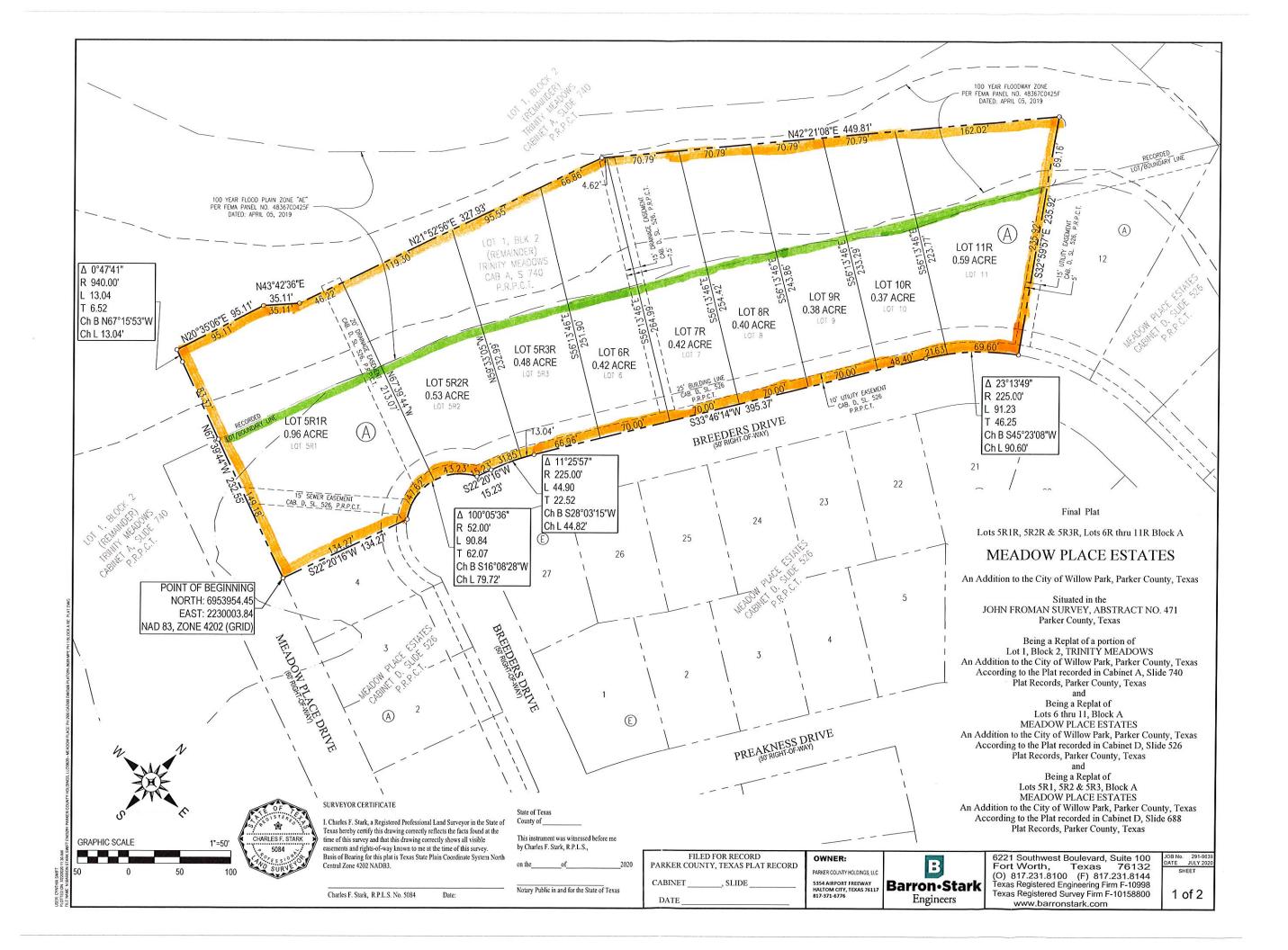
Public Works Review

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?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? <u>na</u>					
Staff Review:					
Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?					
Any additional concerns: No TEW THERASTRUCTURE REGD.					
Approved Not Approved Needs	More Informatio	n or Corrections			
Public Works Approval Signature: MICHELLE QUELKE	<u> 3R</u> Date: <u>08</u>	11/2020			

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? _tbd		
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? $\frac{N/A}{}$		
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? <u>FBD</u>		
Staff Review:		
Base flood elevations confirmed? TBD	Yes	No
Does the proposed project pose any safety concerns?	Yes	No
FINISHED FLOOR ELEVATIONS TO FOR ALL STRUCTURES - TO BE	EQUIRED	
FOR ALL STRUCTURES - TO BE T	BUILT	
Approved Needs More Inf	ormation or Cor	rections
Flood Plain Manager Approval Signature: PEREK / URNE	R Date	:: <u>08 /11 /20</u> 20



OWNER DEDICATION: Witness my hand this the ______ day of _____ NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That, we being the owners of Lots 1 through 6, and Lots 5R1, 5R2, and 5R3, Block A, Meadow Place Estates, and Randy Pack authorized officer of Parker County Holdings, LLC does hereby certify and adopt this plat designating the hereinabove described property as Lots 6R through 11R, Block A, and Lots 5R1R, 5R2R and 5R3R, Block A, MEADOW PLACE ESTATES being a Re-Plat of a portion of Lot 1, Block 2, TRINITY MEADOWS, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet A, Slide 740, Plat Records, Parker County, Texas, Lots 6 through 11, Block A, MEADOW State of Texas PLACE ESTATES, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 526, Piat Records, Parker County, Texas and Lots 5R1, 5R2 and 5R3, Block A,MEADOW PLACE ESTATES, an Addition to the City Before me, the undersigned authority, on this day appeared Chasity Nicole and Nicholas Wood Clifton, known of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 688, Plat Records, Parker County, Texas and by me to be the persons whose name is subscribed to the forgoing instrument. does hereby dedicate to the public use forever, the streets, easements, and encumbrances shown hereon GIVEN UNDER MY HAND AND SEAL OF OFFICE Owners of Lots 1 through 6, and Lots 5R1, 5R2, and 5R3, Block A, Meadow Place Estates and Parker County Holdings, LLC herein certifies the following:

1. The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. 2. The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or Notary Public in and for the State of Texas 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 Witness my hand this the day of Utility easements may also be used for the runtual 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 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 easemerts. 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 Before me, the undersigned authority, on this day appeared Brittany and Will Schoonover, known by me to be 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. the persons whose name is subscribed to the forgoing instrument GIVEN UNDER MY HAND AND SEAL OF OFFICE This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Notary Public in and for the State of Texas Parker County Holdings, LLC Witness my hand this the day of Witness my hand this the _____ day of ____ County of County of Before me, the undersigned authority, on this day appeared Randy Pack, officer of Parker County Holdings, Before me, the undersigned authority, on this day appeared Jennifer Angell, known by me to be the person whose name is subscribed to the forgoing instrument GIVEN UNDER MY HAND AND SEAL OF OFFICE GIVEN UNDER MY HAND AND SEAL OF OFFICE Notary Public in and for the State of Texas Notary Public in and for the State of Texas Lot 5R1R Witness my hand this the _____ day of ____ Witness my hand this the day of State of Texas State of Texas Before me, the undersigned authority, on this day appeared Hunter Stockon, known by me to be the person whose name is subscribed to the forgoing instrume Before me, the undersigned authority, on this day appeared Joe and Jane Hamstra, known by me to be the persons whose name is subscribed to the forgoing instrum-GIVEN UNDER MY HAND AND SEAL OF OFFICE GIVEN UNDER MY HAND AND SEAL OF OFFICE day of Notary Public in and for the State of Texas Notary Public in and for the State of Texas Lot 5R2R Witness my hand this the ____ Witness my hand this the ______day of ____ State of Texas State of Texas County of Before me, the undersigned authority, on this day appeared Gerardus and Valda Vierling, known by me to be the Before me, the undersigned authority, on this day appeared Mathew B. and Candace R. Additnton, known by me persons whose name is subscribed to the forgoing instrument GIVEN UNDER MY HAND AND SEAL OF OFFICE GIVEN UNDER MY HAND AND SEAL OF OFFICE day of day of Notary Public in and for the State of Texas Notary Public in and for the State of Texas 禽 Witness my hand this the Witness my hand this the CHARLES F. STARK 5084 State of Texas Before me, the undersigned authority, on this day appeared Glen and Tina Pitts, known by me to be the persons Before me, the undersigned authority, on this day appeared Bryan R. and Emmalee E. Jones, known by me to be whose name is subscribed to the forgoing instrument. the persons whose name is subscribed to the forgoing instrument. GIVEN UNDER MY HAND AND SEAL OF OFFICE GIVEN UNDER MY HAND AND SEAL OF OFFICE

Notary Public in and for the State of Texas

LEGAL DESCRIPTION

BEING 4.55 acres situated in the JOHN FROMAN SURVEY, Abstract No. 471, City of Willow Park, Parker County, Texas, being a portion of Lot 1, Block 2, TRINITY MEADOWS, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 740, Plat Records, Parker County, Texas, being all of Lots 6 through 11, 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 526, Plat Records, Parker County, Texas and being all of Lots 5R1, 5R2 and 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, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", in the northeasterly line of Meadow Place Drive (a Dedicated 60' Public Right-of-Way), being at the southeast corner of said Lot 5R1;

THENCE N 67°39'44" W, along the northeasterly line of said Meadow Place Drive and along the southwesterly line of said Lot SR1, at a distance of 149.18 feet, passing a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the southwest corner of said Lot 5R1 and being the northwest corner of said Meadow Place Drive Dedicated Public Right-of-Way, and continuing across and through said Lot 1, Block 2, TRINITY MEADOWS, in all, a distance of 232.55 feet to a 1/2" capped iron set stamped "C.F. Stark, RPLS 5084", at the beginning of a curve to the right, whose radius is 940.00 feet and whose long chord bears N 67°15'53" W, a chord distance of 13.04 feet;

THENCE continuing across and through said Lot 1. Block 2. TRINITY MEADOWS, along said curve, in a northwesterly direction, through a central angle of 00°47'41", an arc distance of 13.04 feet to a point for the southwest corner of herein described 4.55 acre tract;

THENCE continuing across and through said Lot 1, Block 2, TRINITY MEADOWS, and being the northwesterly line of the herein described 4.55 acre tract, as follows:

N 20°35'06" F. a distance of 95.11 feet to a point: N 43°42'36" E, a distance of 35.11 feet to a point; N 21°52'56" E, a distance of 327.93 feet to a point;

N 42°21'08" E, a distance of 449.81 feet to a point for the northwest corner of the herein described 4.55 acre tract;

THENCE S 32°59'57" E, continuing across and through said Lot 1, Block 2, TRINITY MEADOWS, at a distance of 69.16 feet, passing a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the north corner of said Lot 11, Block A, MEADOW PLACE ESTATES (recorded in said Cabiner D, Slide 526) and continuing along the northeasterly line of said Lot 11, Block A, MEADOW PLACE ESTATES, in all, a distance of 235.92 feet to a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", in the northwesterly line of Breeders Drive (a Dedicated 50' Public Right-of-Way), being in a curve to the left, whose radius is 225.00 feet and whose long chord bears S 45°23'08" W, a

THENCE along the northwesterly line of said Breeders Drive, as follows:

Along said curve in a southwesterly direction, through a central angle of 23°13'49", an arc distance of 91.23 feet to a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084";

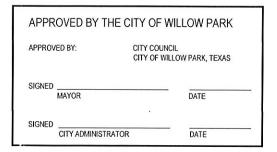
S 33°46'14" W, a distance of 395.37 feet to a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the beginning of a curve to the left, whose radius is 225.00 feet and whose long chord bears S 28°03'15" W, a distance of

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 16°08'28" W, a chord distance

Along said curve in a southwesterly direction, through a central mangle of 100°05'36", an arc distance of 90.84 feet to a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084" at the easterly northeast corner of said Lot 5R1;

THENCE S 22°20'16" W, leaving the northwesterly line of said Breeders Drive and being along the southeasterly line of said Lot 5R1, a distance of 134.27 feet to the POINT OF BEGINNING and containing 4.55 acres (198,173 square



SURVEYOR CERTIFICATE

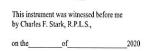
CABINET

DATE

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 Texas State Plain Coordinate System North Central Zone 4202 NADB3.

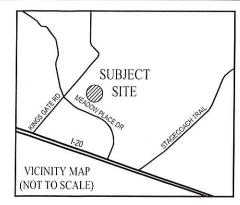
Notary Public in and for the State of Texas

Charles F. Stark, R.P.L.S. No. 5084 FILED FOR RECORD



State of Texas

County of



- TOTAL NUMBER OF RESIDENTIAL LOTS = 9 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
- 5. SEWER SERVICE-CITY OF WILLOW PARK
- 6 WATER SERVICE-CITY OF WILLOW PARK
- 7 A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED 'AE' FLOODPLAIN
 ZONE PER FIRM MAP #48367C0425E
- THIS PROPERTY IS IN ALEDO ISD
- EXISTING ZONING "R5"

NOTES:

 BEARINGS & COORDINATES SHOWN HEREON AR 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 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 ING. 48397425E, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA. FLOOD HAZARD AREA

Final Plat

Lots 5R1R, 5R2R & 5R3R, Lots 6R thru 11R 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 a portion of Lot 1, Block 2, TRINITY MEADOWS An Addition to the City of Willow Park, Parker County, Texas According to the Plat recorded in Cabinet A, Slide 740 Plat Records, Parker County, Texas

Being a Replat of Lots 6 thru 11, 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 526

Plat Records, Parker County, Texas

Being a Replat of Lots 5R1, 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

PARKER COUNTY, TEXAS PLAT RECORD OWNER: ARKER COUNTY HOLDINGS, LLC . SLIDE 5354 AIRPORT FREEWAY

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

SHEET

2 of 2

Notary Public in and for the State of Texas

CITY OF WILLOW PARK

LETTER OF AUTHORIZATION FOR OWNER REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO <u>BARRON-STARK ENGINEERS, LP</u>, ACTING ON MY/OUR BEHALF AS THE OWNER OF THIS PROPERTY AND AS INDICATED AT THE PARKER COUNTY APPRAISAL DISTRICT, TO SUBMIT, FILE AND PRESENT AN APPLICATION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, TO REQUEST A REPLAT OF PROPERTY WITHIN MEADOW PLACE ESTATES.:

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and authorize representation by <u>BARRON-STARK ENGINEERS, L.P.</u> at the Planning and Zoning Commission and City Council Meetings.

REPLAT OF LOTS 5R1 THROUGH 11, BLOCK A MEADOW PLACE ESTATES

A. I certify, by this written and signed statement and agree to the re-platting of my lot situated in Meadow Place Estates.

REPLAT APPLICATION

B. I certify, by this written and signed statement, that all property taxes and assessments have been paid for past years and up to current date.

MEADOW PLACE ESTATES OWNER LOT 5R1, BLOCK A:

HUNTER STOCKON 117 BREEDERS DRIVE WILLOW PARK, TX 76087

Jounter Stocken

MEADOW PLACE ESTATES OWNER LOT 5R2, BLOCK A:

GERARDUS & VALDA VIERLING 119 BREEDERS DRIVE WILLOW PARK, TX 76087

MEADOW PLACE ESTATES OWNER LOT 5R3, BLOCK A:

GLEN & TINA PITTS 123 BREEDERS DRIVE

WILLOW-PARK, TX 76087