



Building/Planning Department
City of Glen Rose, Texas 76043
PH: (254) 897-9373
Fax: (254) 897-7989

Staff Use Only
Date Received: 9/21/22
Fee: 1000 Paid On: 9/23/22

PRELIMINARY PLAT APPLICATION

Address of property: US-67 @ SH-144 (adjacent to 7-Eleven)

Applicant's Name: Will W. Schoonover Date: 9/15/22

Property Owner Information

Full Name: VRE Glen Rose 2.0, LLC

Address: _____

Telephone No: _____ Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: Will W. Schoonover (Barron-Stark Engineers)

Address: _____

Telephone No: _____ Email: _____

Property Information

Present zoning at site: N/A

Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation

Legal Description of Current Property:

Acres: 1.32 AC Lot# N/A Block: N/A

Subdivision: N/A *proposed as Lot 2, Block 1, VRE Glen Rose
7 Eleven Addition*

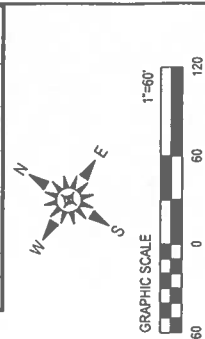
Additional Comments/Information

subject 1.32 AC tract to be annexed (pending) and
zoned B-2 (pending). Proposed use is a quick-serve
restaurant application. Annexation and zoning documentation
submitted concurrently with this application.

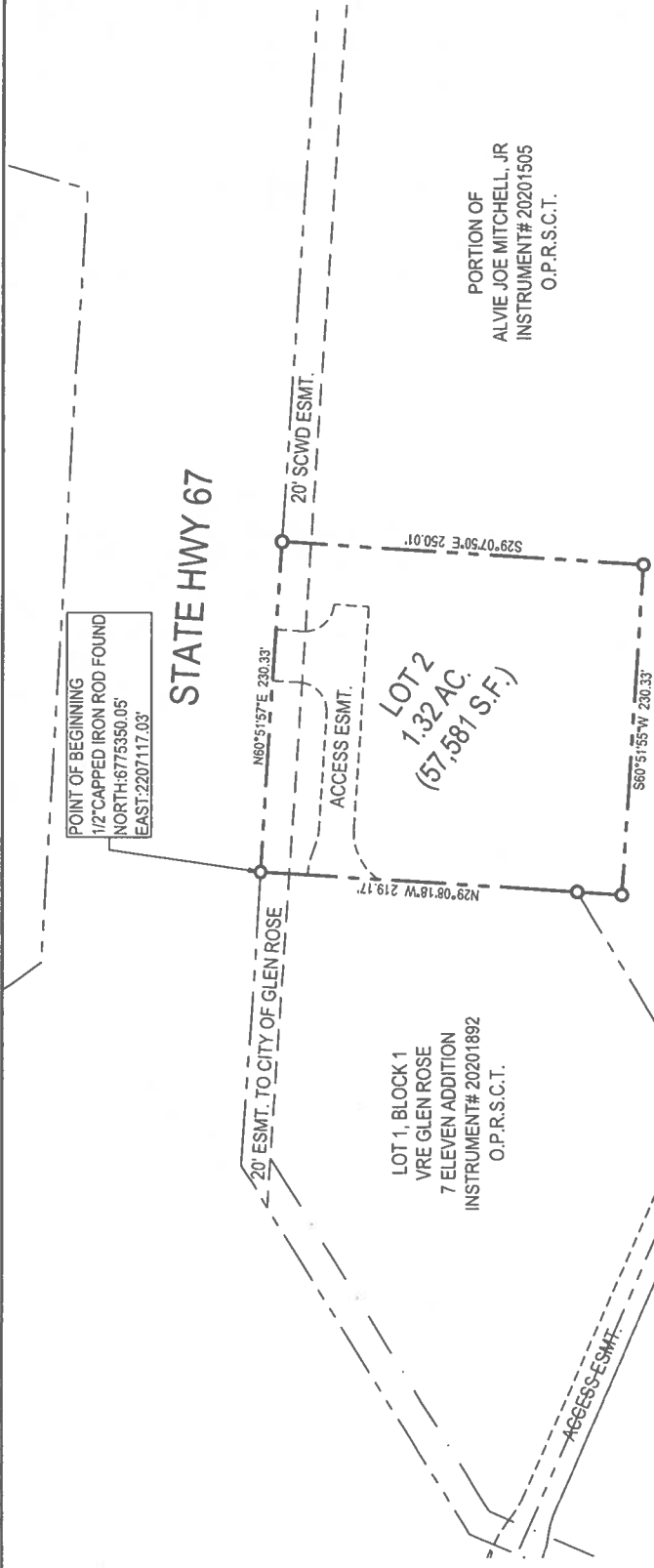
I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Will W. Schoonover (designated
owner(s) Signature agent)

9/15/22
Date



PORTION OF
ALVIE JOE MITCHELL, JR
INSTRUMENT# 20201505
O.P.R.S.C.T.



STATE OF TEXAS
COUNTY OF SOMERVELL

Before me, the undersigned authority, on this day personally appeared:

of VRE GLEN ROSE 2.0, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this day of _____, 2021.

Notary Public
Sommerville County, Texas

STATE OF TEXAS
COUNTY OF _____

I, Michelle Reynolds, County Clerk of Somervell County, do hereby certify that the foregoing plat, with certificate of attestation, was filed for record in my office on this day of _____, 2021, at _____ o'clock, _____ in the Official Public Records of Somervell County, Texas and, in full Witness, my hand and seal of office, this _____ day of _____, 2021.

Michelle Reynolds
County Clerk
Sommerville County, Texas



I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

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

Roger W. Hart, RPLS
Texas Registration No. 4484

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

OWNER:
VRE GLEN ROSE 2.0, LLC
1211 South White Chapel Blvd
Southlake, Texas 76092

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-109988
Texas Registered Survey Firm F-10158800
www.barronstark.com

GENERAL NOTES

1. All lots in this subdivision are subject to the following building line setbacks:
Front Building Line: 25 feet
Rear Building Line: 11 feet
Side Building Line: 11 feet
2. Unless otherwise noted on the final plat, all lots within this subdivision have a 5' public utility and drainage easement along the side lot lines.
3. All Lots have a 10' public utility and drainage easement along any public street frontage.
4. This tract is subject to a blanket easement recorded in Volume 28, Page 388 of the Somervell County Deed Records.
5. 1/2" capped iron rods set stamped "Barron-Stark 5064" at all corners unless otherwise noted.
6. All street rights of ways to be 50' and roadways to be in accordance with CITY OF GLEN ROSE rules and regulations.
7. Property anticipated to be zoned B-2.
8. Bearings & Coordinates shown herein are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 1202 - Grid).

APPROVED BY THE CITY OF
GLEN ROSE, TEXAS

on this the _____ day of _____, 2021

Building Official

Chairman of Planning and Zoning

Mayor

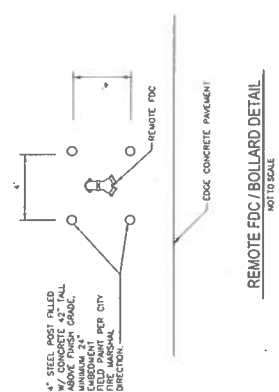
Attest, City Secretary

Preliminary Plat
Lot 2, Block 1

VRE Glen Rose 7 Eleven Addition
an Addition to the City of Glen Rose
Sommerville County, Texas
Being 1.32 Acres Situated in the
MILAM COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 136
City of Glen Rose, Somervell County, Texas

NOTE:
CRS ○ OPEN CIRCLE INDICATES 1/2" CAPPED
IRON ROD SET / FOUND STAMPED
BARRONSTARK RPLS 5064
● SOLID CIRCLE INDICATES CONTROL
MONUMENT FOUND AS LABELED
BL BUILDING LINE

COUNTY CLERK STAMP

[illegible]

U.S. HIGHWAY 67 (R.O.W. VARIES)

LOCATION OF PROPOSED
ACCESS CONNECTION
PER TXDOT CRITERIA

POTENTIAL FUTURE
1.5± AC LOT, NO
PROPOSED
DEVELOPMENT AT
THIS TIME

PROPOSED 20'
DRAINAGE EASEMENT

NO BUILD AREA
PER FLOOD STUDY

LEGEND

PROPOSED FLOW PATH
EXISTING FLOW PATH

NOTES:
REFERENCE FLOOD STUDY
BY CHALK MOUNTAIN FOR
ADDITIONAL INFORMATION

FUTURE PAD SITE 1
Area : 1.00

FUTURE PAD SITE 2
Area : 1.00

FUTURE PAD SITE 3
Area : 0.95

PAD SITE 4, CURRENT CASE
Area : 1.32

FUTURE PAD SITE 5
Area : 1.49

PROPOSED 20' DRAINAGE EASEMENT
WITH EARTHEN/CONCRETE OPEN CHANNEL
FOR DRAINAGE. CHANNEL TOTAL SECTION WIDTH IS 12'.
CHANNEL SIZED WITH 4' BOTTOM WIDTH AND 4:1 SLOPED SIDES,
WITH A TOTAL DEPTH OF 4'.

Depth	Q	Area	Velocity	Wp	Tc	Top Width	Energy
0.40	27.02	7.36	3.67	12.60	0.73	12.80	1.01
0.80	59.42	12.96	4.56	15.90	1.13	15.60	1.53
1.20	106.6	19.84	5.37	19.19	1.54	18.80	2.05
1.60	155.2	27.04	6.08	22.49	1.95	22.00	2.57
2.00	203.8	34.40	6.70	25.79	2.36	25.20	3.10
2.40	252.4	41.76	7.35	29.09	2.80	28.40	3.64
2.80	301.0	49.12	7.94	32.39	3.23	31.60	4.18
3.20	349.6	56.48	8.50	35.69	3.66	34.80	4.72
3.60	398.2	63.84	9.04	38.99	4.00	38.00	5.27

Channel Report

Reported 1.0000 ft. Channel for Automated Cut 2020 by AutoCAD 2020

VRE Glen Rose Commercial Lot Drainage Channel

Trapzoidal
Bottom Width (ft) = 4.00
Top Width (ft) = 12.00
Invert Elev (ft) = 240.00
Total Depth (ft) = 4.00
Side Slopes (H:V) = 4:1
N-Value = 0.020

Highlighted
Open (ft) = 0.40
Open (ft) = 0.80
Open (ft) = 1.20
Open (ft) = 1.60
Open (ft) = 2.00
Open (ft) = 2.40
Open (ft) = 2.80
Open (ft) = 3.20
Open (ft) = 3.60
Open (ft) = 4.00

Calculations
Computed by
No. Increments = 10

PROP 20' ESMT



CHANNEL SECTION



VRE GLEN ROSE
COMMERCIAL LOT
DEVELOPMENT

B Barron-Stark
Engineers

EXHIBIT "A"

STATE HWY 67

LOT 1, BLOCK 1
VRE GLEN ROSE
7 ELEVEN ADDITION
INSTRUMENT# 20201892
O.P.R.S.C.T.

PROPOSED LOT 2

20.0' DRAINAGE EASEMENT
AS RECORDED UNDER
INST.#

PORTION OF
ALVIE JOE MITCHELL, JR
INSTRUMENT# 20201505
O.P.R.S.C.T.

N60°51'55"E 743.50'
S60°51'55"W 743.50'

N60°51'55"E 253.73'
S60°51'55"W 248.90'

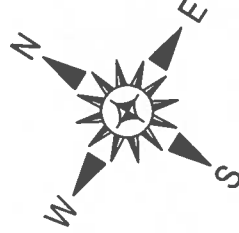
N88°01'44"E 254.38'
S88°01'44"W 264.16'

N33°32'10"W 222.54'

N43°32'53"W 148.94'

PORTION OF
ALVIE JOE MITCHELL, JR
INSTRUMENT# 20201505
O.P.R.S.C.T.

S43°32'53"E 15.11'
S29°45'43"E 9.83'



B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Email: info@barronstark.com
Texas Registered Surveyor License # 10158800
www.barronstark.com

20' DRAINAGE EASEMENT

PROJECT No. 478-10076

DATE: 12/06/2022

SHEET

1 OF 2

Field Notes for a 20 foot drainage easement in the Milan County School Survey, Abstract Number 136 being a portion of the tract described in the deed to Alvie Joe Mitchell Jr as recorded under Instrument Number 20201505 Official Public Records, Somerville County, Texas as described more particularly as follows.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron-Stark" set at the southwest corner of Lot 2, Block 1 of 7 Eleven Addition, Instrument Number 20201892 Official Public Records, Somerville County, Texas;

THENCE through the interior of the the Alvie Joe Mitchell Jr tract the following calls;

NORTH 60°51'56" EAST, a distance of 997.23 feet;

NORTH 88°01'44" EAST, a distance of 254.38 feet to the east line of the Alvie Joe Mitchell Jr tract from which the northeast corner of the said Alvie Joe Mitchell Jr tract bears NORTH 43°32'53" WEST, a distance of 148.94 feet and NORTH 33°32'10" WEST , a distance of 222.54 feet;

SOUTH 43°32'53" EAST, a distance of 15.11 feet along the east line of the Alvie Joe Mitchell Jr and along Squaw Creek;

SOUTH 29°45'43" EAST, a distance of 9.83 feet;

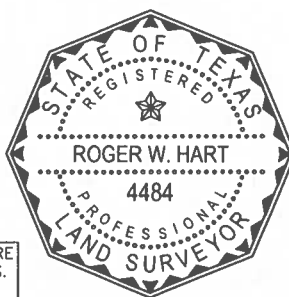
SOUTH 88°01'44" WEST, a distance of 264.16 feet;

SOUTH 60°51'56" WEST, a distance of 992.40 feet;

NORTH 29°06'54" WEST, a distance of 20.00 feet returning to the POINT OF BEGINNING and enclosing 0.58 acres 25,099 square feet.

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in December, 2022

Roger W. Hart
12/06/2022



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY ROGER W. HART, R.P.L.S.
TEXAS REGISTRATION NO. 4484

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158600
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20' Drainage Easement

PROJECT No. 478-10076

DATE: 12/06/2022

SHEET

2 of 2