



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: 10.00 Paid On: 9/23/22

PRELIMINARY PLAT APPLICATION

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

Applicant's Name: Will W. Schoenover 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. Schoenover (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*

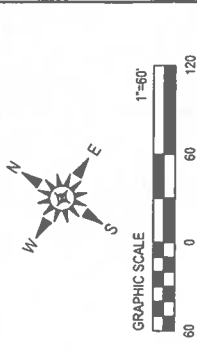
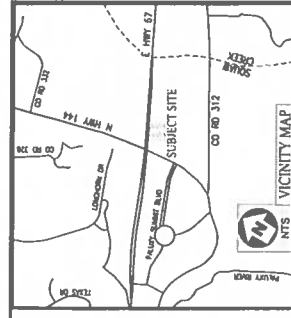
Additional Comments/Information

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. Schoenover (Designated
Owner's Signature agent)

9/15/22
Date



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



GENERAL NOTES:

1. All lots in this subdivision are subject to the following building line setbacks:
Front Building Line: 25 feet
Rear Building Line: 25 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 588 of the Somervell County Deed Records.
5. 1/2" capped iron nails set stamped "Barron-Stark 5084" 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.
8. Property anticipated to be zoned B-2.
10. Bearings & Coordinates shown herein are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid).

APPROVED BY THE CITY OF
GLEN ROSE, TEXAS

on this the _____ day of _____, 2022

_____ Building Official

_____ Chairman of Planning and Zoning

_____ Mayor

_____ Attest, City Secretary

Preliminary Plat
Lot 2, Block 1
VRE Glen Rosa 7 Eleven Addition
an Addition to the City of Glen Rose
Somervell County, Texas
Being 1.32 Acres Situated in the
MILLAM COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 136
City of Glen Rose, Somervell County, Texas

NOTE:

CIRS ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON-STARK, RPLS 5084

● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED BL BUILDING LINE

COUNTY CLERK STAMP

FILED FOR RECORD
SOMERVELL COUNTY, TEXAS PLAT RECORD
CABINET _____ SLIDE _____
DATE: _____



Notary Public
Somervell County, Texas

STATE OF TEXAS §
COUNTY OF SOMERVELL §

Given under my hand and seal on this, the _____ day of _____, 2022.

I, VRE GLEN ROSE 2.0, LLC, know 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, the _____ day of _____, 2022.

Notary Public
Somervell 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 authentication, was filed for record in my office on the _____ day of _____, 2022, at _____ o'clock, _____ in the Official Public Records of Somervell County, Texas and, in Pls. Cabinet _____, Slide No. _____.

In testimony whereof, witness my hand and seal of office, this, the _____ day of _____, 2022.

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

Robert W. Hart, RPLS
Texas Registration No. 4484

OWNER:
VRE GLEN ROSE 2.0, LLC
1211 South White Chapel Blvd
Ft Worth, TX 76132

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

LOT 2, a 1.32-acre commercial lot in the City of Glen Rose, Somervell County, Texas, being a 1.32-acre tract described in a deed being Lot 2, Block 1 from VRE GLEN ROSE 2.0, LLC recorded under Instrument No. 20201505 of the Somervell County Official Public Records.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF SOMERVELL §

The owner of the land shown on this plat, whose name is subscribed herein, in person or through duly authorized agent, hereby dedicates to the public forever, all streets, alleys, parks, watercourses, drains, easements and, public places herein shown for the consideration and purposes expressed.

VRE GLEN ROSE 2.0, LLC

TITLE _____ NAME _____

DATE _____

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONAS 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 PROBABILITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP, THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THE DESCRIBED HEREIN DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONAS X AND AOZ-1-A).

