



City of Willow Park
Planning & Development Department
 516 Ranch House Road
 Willow Park, Texas 76087
 Phone: (817) 441-7108
 willowpark.org

PLAT APPLICATION

SUBMITTAL DATE: 11/15/2022

TYPE OF PLAT:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Minor Replat |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amended Plat |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Vacating Plat |

PROPERTY INFORMATION:

Project Name: Parker County Brewing Company
 Legal Description: Lot: 1 Block: 1
 Name of Subdivision(s): Parker County Brewing Company Phase: N/A
 Project Address/Location: Along I-20 Service Road, Just Northwest of Kings Gate Road
 Existing Number of Lots: 1 Proposed Number of Lots: 1 Gross Acreage: 1.521
 Current Zoning: Commercial within I-20 Overlay # of Street Intersections: 1

PURPOSE for Platting, Replatting, Amending, or Vacating: _____

The property has not been platted, and the City requires all property to be platted prior to building permit submittals.

1. APPLICANT:

Name(s): Ryan Stewart
 Business Name (if applicable): Parker County Brewing Co.
 Mailing Address: 108 Sablewood Ct. City: Azle St: TX Zip: 76020
 Phone Number: 817-235-8047 Email Address: ryan@parkercountybrewing.com

***Signature of Applicant (Required): *R. Stewart*

2. PROPERTY OWNER OF RECORD:

Name(s): Second Empire Brewery LLC
 Business Name (if applicable): Parker County Brewing Co.
 Mailing Address: 225 Shops blvd. suite 105 City: Willow Park St: TX Zip: 76020
 Phone Number: 817-757-7777 Email Address: ryan@parkercountybrewing.com

***Signature of Owner of Record (Required): *R. Stewart*

3. SURVEYOR:

Name(s): Merle Miller, RPLS

Business Name (if applicable): Merle W. Miller Land Surveying

Mailing Address: 4447 N. Central Expressway, Suite 110, #123 City: Dallas St: TX Zip: 75205

Phone Number: 817-228-7870 Email Address: merle@mwm-landsurveying.com

4. ENGINEER:

Name(s): Reece Flanagan, PE

Business Name (if applicable): Flanagan Land Solutions, LLC

Mailing Address: 4447 N. Central Expressway, Suite 110, #123 City: Dallas St: TX Zip: 75205

Phone Number: 940-327-7963 Email Address: reece@flanagan-ls.com

PRINCIPAL CONTACT: Owner: _____ Applicant: _____ Surveyor: _____ Engineer: X

- Staff comment letters and mark-ups will be distributed only to the designated principal contact person
- Comments will be sent via email unless otherwise specified
- Contact person will be Collaborator status on MyGov (see City website for sign-up instructions)

UTILITY PROVIDERS: (For City informational purposes only; Contact of utilities is the responsibility of the Applicant)

Electric Provider: Oncor

Water Provider: City

Wastewater Provider: City

Gas Provider (if applicable): _____

APPLICATION FEES

(as per "Development Services Fee" schedule)

X **Preliminary Plat:** \$300.00 + \$15 PER LOT

_____ **Final, Replat, Minor, Amended, Abandoned Plat:** \$300.00 + \$25 PER LOT

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).

Submittal Instructions:

- Email completed and executed **Plat Application, Plat Drawing**, and any/all supporting documentation necessary per **City of Willow Park Plat Submittal Checklist** (may be found on website) to the Planning & Development Department at permits@willowpark.org.
- You may pay the **Application Fee**, via check or credit card*: 1) in person/courier or US Mail to City of Willow Park, 516 Ranch House Rd, Willow Park, TX 76087; or, 2) by phone via credit card* at 817-441-7108 x103.
(*credit card convenience fees apply)



City of Willow Park
Planning & Development Department
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108
willowpark.org

PLAT APPLICATION CHECKLIST

City of Willow Park Code of Ordinances – Chapter 10.02

☒ REQUIRED DOCUMENTS ON ALL PLATS:

- Adjacent Property Lines, Streets, Easements
- Names & Addresses of Property Owners within 200 feet
- Names of Adjoining Subdivisions
- Front and Rear Building Setback Lines per Zoning
- Side Setback Lines per Zoning
- All accesses/driveways
- 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"
- 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 Scale minimum of 1"= 200'
- Surveyor's Certification of Compliance
- Show relationship of Plat to Existing Water, Sewage, and Drainage
- Designation of Parkland Dedication area (vs. fee), if applicable

- Developer's Agreement, if applicable

REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT (via email submittal in .pdf format):

- X ○ Completed & executed Plat Application
- Preliminary Plat Drawing including items in "Required Documents on All Plats" and:
 - Preliminary Drainage Plan or Contours to show Topography (2' contours are preferred)
 - Concept Construction Plan
 - Tree Survey
 - Location & dimensions of existing structures
 - Sectionalizing or phasing of Plats
 - Zoning Classification of all properties shown on the Plat
 - Dimensions of all proposed or existing lots
 - Location of 100-year Flood Limits where applicable
- Payment of Application Fee as per "Development Services Fee" schedule

□ **REQUIRED DOCUMENTS FOR A FINAL PLAT** (via email submittal in .pdf format):

- Completed & executed Plat Application
- Final Plat Drawing including "Preliminary Plat" items, those in "Required Documents on All Plats", and:
 - Drainage Plan
 - Plans for all water and sewer lines
 - Plans for fire hydrants
 - Plans for all proposed streets and sidewalks
 - A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the Final Plat
 - 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(s).
 - 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, 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).
- Payment of Application Fee as per "Development Services Fee" schedule
- **Upon Approval of Final Plat** (via delivery to City Hall):
 - (1) 18"x24" mylar (with Mayor & City Secretary signature lines) to City Hall
 - Current printed Parker County Tax Certificate showing all taxes paid
 - **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk

- **REQUIRED DOCUMENTS FOR A REPLAT, MINOR REPLAT, AMENDED PLAT, or VACATING PLAT**
(via email submittal in .pdf format):
 - Completed & executed Plat Application
 - Original Final Plat drawing for comparison
 - Re/Plat drawing including items in “Required Documents on All Plats”, those in “Final Plat” items, and:
 - Drainage Plan or Contours to show Topography (*2’ contours are preferred*)
 - Written metes & bounds description
 - Dimensions of all proposed or existing lots
 - Areas in acres for each lot
 - Any existing structures and setback lines
 - Affidavit from Lienholder (or original signature on mylar) granting permission for Replat, if applicable
 - Payment of Application Fee as per “Development Services Fee” schedule
 - **Upon Approval of Replat** (*via delivery to City Hall*):
 - (1) 18”x24” mylar (with Mayor & City Secretary signature lines)
 - Current printed Parker County Tax Certificate showing all taxes paid
 - **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk

LOT 9R1, BLOCK B
CROWN POINTE ADDITION
CAB. E. SLIDE 323
PRPCT
ZONING = PD/SCP
PLAN DEVELOPMENT,
THE SHOPS AT CROWN POINT

LOT 1R, BLOCK 9
THE RESERVES AT TRINITY
CAB. E. SLIDE 726
PRPCT
CC# 202115581
OPRPCT
ZONING = PD/SWP =
PLAN DEVELOPMENT,
THE SHOPS AT WILLOW PARK

ISAAC O. HEADLEY SURVEY ~ ABSTRACT NO. 619

ISAAC O. HEADLEY SURVEY ~ ABSTRACT NO. 619

NAD83 (GRID)
N:6853823.1
E:2228604.2

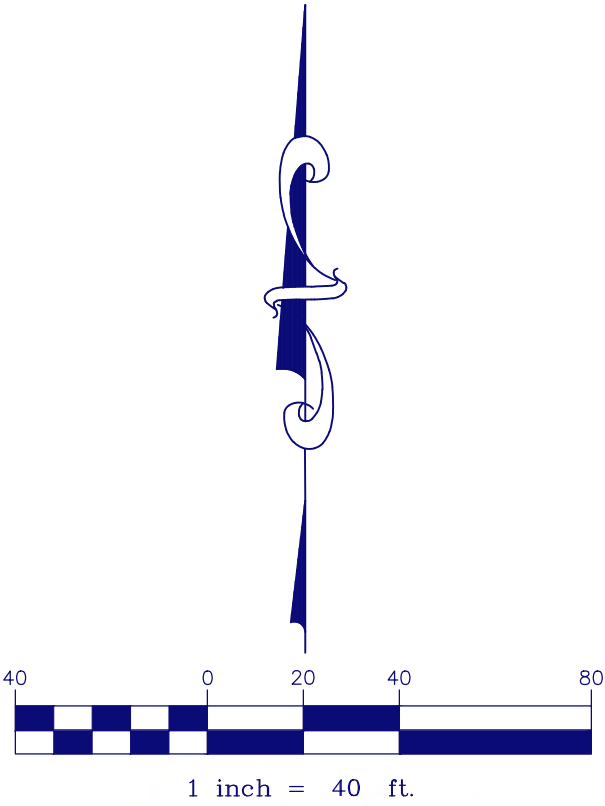
5/8" CIRF
"LANDPOINT"
RADIUS 11378.15'
LENGTH 370.38'
DELTA ANGLE 1°51'54"
CHORD BEARING N70°21'04"W
CHORD LENGTH 370.36'

LOT 1, BLOCK 1
1.521 ACRES
(66,263 SQ. FT.)
ZONING = COMMERCIAL

ISAAC O. HEADLEY SURVEY ~ ABSTRACT NO. 619

POB
NAD83 (GRID)
N:6953764.4
E:2228156.9

LARRY LAWLEY
VOL. 2539, PG. 1447
DRPCT
ZONING = PD/SWP =
PLAN DEVELOPMENT,
THE SHOPS AT WILLOW PARK



LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S21°01'21"E	1.55'
L2	N72°12'17"W	354.95'
L3	S22°59'32"W	26.11'
L4	S72°12'17"E	136.57'
L5	N72°12'17"W	26.90'
L6	S72°12'17"E	155.60'
L7	N57°29'30"E	33.79'

NOTE:
SEE PAGE 2 OF 2 FOR OWNER'S DEDICATION, OWNER'S
CERTIFICATE, GENERAL NOTES AND VICINITY MAP

CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11378.15'	96.44'	0°29'08"	N71°37'02"W	96.44'
C2	11378.15'	370.38'	1°51'54"	N70°21'04"W	370.36'
C3	28.00'	38.96'	79°43'06"	N32°20'44"W	35.89'
C4	28.00'	38.96'	79°43'06"	S67°56'10"W	35.89'

ABBREVIATIONS

OPRPCT = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
DRPCT = DEED RECORDS, PARKER COUNTY, TEXAS
PRPCT = PLAT RECORDS, PARKER COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"
PFC = POINT FOR CORNER

PRELIMINARY PLAT
LOT 1, BLOCK 1
PARKER COUNTY BREWING COMPANY
AN ADDITION
TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

BEING A 1.521 ACRE TRACT OF LAND LOCATED IN THE ISAAC O.
HEADLEY SURVEY, ABSTRACT NO. 619

CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
BEING ALL OF A CALLED 1.520 ACRE TRACT OF LAND AS DESCRIBED
IN THE WARRANTY DEED WITH VENDOR'S LIEN TO SECOND EMPIRE
BREWERY, LLC, FILED FOR RECORD IN COUNTY CLERK'S
INSTRUMENT NO. 202223944, OFFICIAL PUBLIC RECORDS,
PARKER COUNTY, TEXAS

SURVEYOR:

MWM
LAND SURVEYING

MERLE W. MILLER LAND SURVEYING
1751 RIVER RUN, STE 200
FORT WORTH, TX 76107
PHONE: 817.228.7870
TBPELS FIRM #10194766
MERLE@MWM-LANDSURVEYING.COM

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS FINAL PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document



MERLE W. MILLER DATE: NOVEMBER __, 2022
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

OWNER / DEVELOPER:
SECOND EMPIRE BREWERY, LLC
CONTACT: RYAN STEWART
PHONE: 817-235-8047

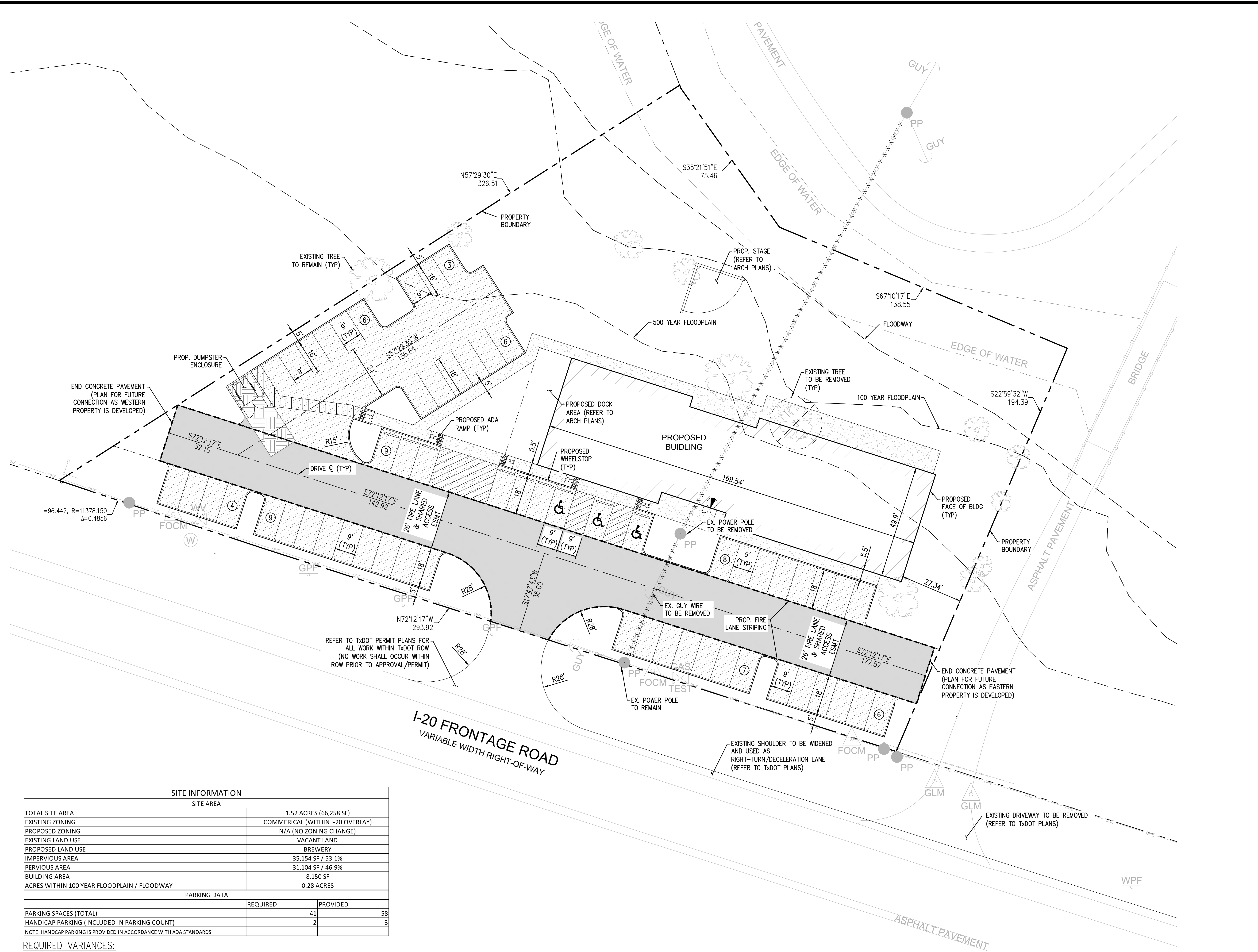
ENGINEER:
FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN, PE
225 SHOPS BLVD., SUITE 105 4447 N. CENTRAL EXPWY UNIT 110, BOX 123
WILLOW PARK, TX 76020 DALLAS, TX 75205
RYAN@PARKERCOUNTYBREWING.COM PHONE: 940-327-7963

1 LOT ~ 1.521 ACRES
NOVEMBER ~ 2022

MWM PROJECT NO. 2022-05-02 DATE: NOVEMBER 14, 2022
REVISED DATE:
REVISION NOTES: PAGE 1 OF 2

THIS PLAT RECORDED IN CABINET _____, SLIDE _____

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.



REVISIONS		
NO.	DESCRIPTION	DATE

- DIMENSION CONTROL NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
 - CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMP ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

- PAVING NOTES:**
- THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED FOLLOWING THE MASS GRADING REQUIREMENTS.
 - THE SUBGRADE SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 BETWEEN 0 TO 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY THAT TEST. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.

- PAVEMENT JOINTING NOTES:**
- SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT, AND PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
 - ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
 - RADIAL JOINTS SHOULD BE NO GREATER THAN 18".
 - ALL CONSTRUCTION JOINTS SHALL BE SAWS CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
 - ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN SLAB IS NEITHER SQUARE OR RECTANGLE.

- ADA NOTES:**
- CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:
 - ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMP, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
 - ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
 - ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
 - CONTRACTOR SHALL ENSURE ACCESSIBLE PARKING SPACES, SIGNAGE, AND STRIPING COMPLY WITH CURRENT ADA STANDARDS/REGULATIONS.

- LEGEND:**
- 4" PORTLAND CEMENT CONCRETE 3,000 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W.
 - 5" PORTLAND CEMENT CONCRETE 3,000 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" COMPACTED NATIVE
 - 6" PORTLAND CEMENT CONCRETE 3,500 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" LIME STABILIZED SUBGRADE (27#/SY)
 - 8" PORTLAND CEMENT CONCRETE 3,500 PSI AT 28 DAYS REINFORCEMENT: #3 BARS @ 18" O.C.E.W. SUBGRADE: 6" LIME STABILIZED SUBGRADE (27#/SY)

SITE INFORMATION		
SITE AREA		
TOTAL SITE AREA	1.52 ACRES (66,258 SF)	
EXISTING ZONING	COMMERCIAL (WITHIN I-20 OVERLAY)	
PROPOSED ZONING	N/A (NO ZONING CHANGE)	
EXISTING LAND USE	VACANT LAND	
PROPOSED LAND USE	BREWERY	
IMPERVIOUS AREA	35,154 SF / 53.1%	
PERVIOUS AREA	31,104 SF / 46.9%	
BUILDING AREA	8,150 SF	
ACRES WITHIN 100 YEAR FLOODPLAIN / FLOODWAY	0.28 ACRES	
PARKING DATA		
	REQUIRED	PROVIDED
PARKING SPACES (TOTAL)	41	58
HANDICAP PARKING (INCLUDED IN PARKING COUNT)	2	3
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS		

- REQUIRED VARIANCES:**
- LANDSCAPE BUFFER - (FROM FRONT PROPERTY LINE ALONG I-20 SERVICE ROAD)
 - REQUIRED = 30'
 - PROVIDED = 5'
 - REASONING = THE REAR OF THE PROPERTY IS WITHIN THE FLOODPLAIN AND WILL BE UTILIZED AS AN AMENITY AREA. THEREFORE, THE BUILDING AND PARKING AREA NEED TO BE LOCATED AS CLOSE TO THE FRONT PROPERTY LINE AS POSSIBLE, TO MAXIMIZE THE USEABLE AREA.

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781

SCALE: 1" = 20'

FLANAGAN
land solutions

Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

PARKER COUNTY BREWING
WILLOW PARK, TEXAS

SITE PLAN

811 Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

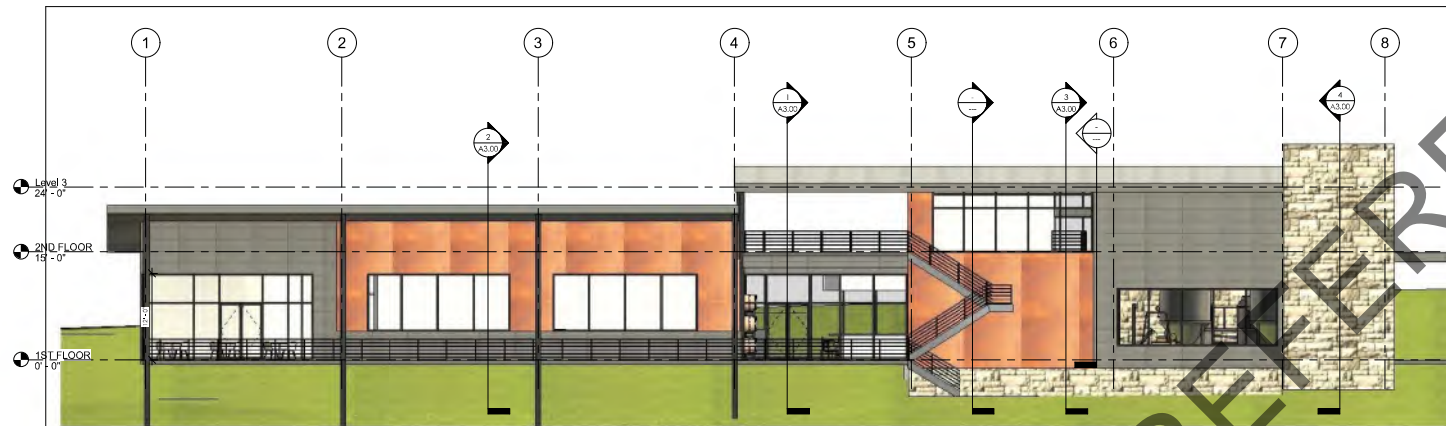
DESIGNED: ABT	PROJECT #: 2021-05-10	ISSUE DATE: 11/15/2022	SHEET 1 OF 1
CHECKED: FLS			
DRAWN: ABT			

Vicinity and context: Frontage I20 Willow Park, Tx 76087



SITE:





EXTERIOR ELEVATIONS KEYED NOTES:

- 1. STONE DIN-1
- 2. COUNTERTOP, CNT-14 WITH TILE BACKSPASH, T-17.
- 3. ALUMINUM COMPOSITE MATERIAL PANEL, ACM-1.
- 4. SCHEDULED GLAZING SYSTEM.
- 5. SCHEDULED DOOR. REFER TO DOOR SCHEDULE.
- 6. SIGNAGE LOCATION, G.C. TO PROVIDE JUNCTION BOX AND RACEWAY. CONFIRM LOCATION WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.
- 7. STAIR. REFER TO DETAILS ON A6 SERIES.
- 8. PREFINISHED METAL GUTTER SYSTEM. REFER TO ROOF PLAN AND DETAILS.
- 9. LIGHT FIXTURE AS SCHEDULED. REFER TO REFLECTED CEILING PLANS.
- 10. PRE-FINISHED METAL SCREEN. REFER TO A4.02.
- 11. CANOPY STRUCTURE.
- 12. PRE-FINISHED METAL COPING.

EXTERIOR ELEVATION KEY NOTES
N.T.S. 4

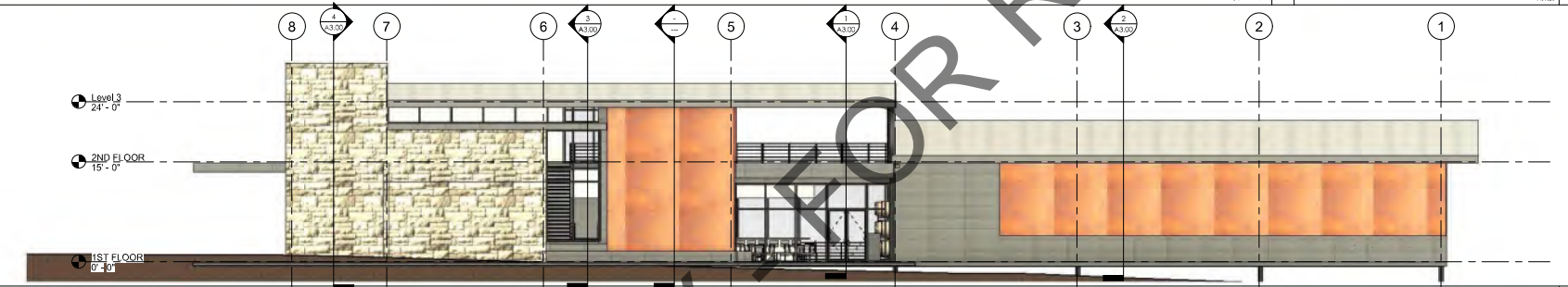
ISSUE HISTORY		
No.	Description	Date
1	ISSUED FOR REVIEW & CONSTRUCTION	10/10/2020



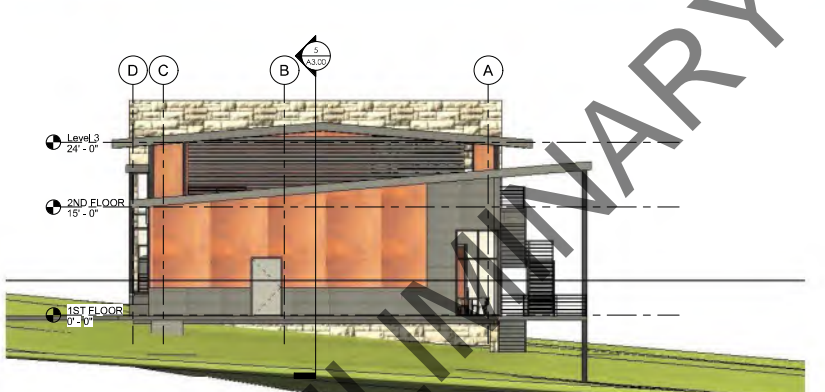
**PARKER COUNTY
BREWING**
120 FRONTAGE
WILLOW PARK TX 76087

PROJECT NO. 00000
SCALE
SHEET TITLE
EXTERIOR ELEVATIONS
A2.00

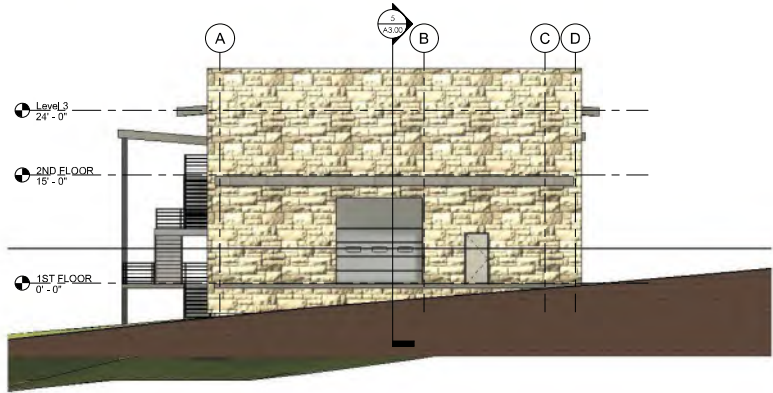
THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL. ARCHITECT NAME: STEVEN HALLIDAY REG. NO. 27603



South
1/8" = 1'-0"



East
1/8" = 1'-0"



West
1/8" = 1'-0"

PRELIMINARY

FOR REFERENCE



PRELIMINARY FOR REFERENCE



PRELIMINARY - FOR REFERENCE

