

November 30, 2022

City of Willow Park
516 Ranch House Road, Willow Park, Texas 76087

Re: Parker County Brewing Preliminary Plat (Permit #22-000231) Review #1 – Response to Comments
Site Location: Aling I-20 Service Road, Just Northwest of Kings Gate Road

Dear City of Willow Park,

This letter is to notify you of the following changes per your comments as well as provide clarification for any of your questions. Your original comment letter has been included in this response.

Comments Emailed on 11/23/2022

Plat – Preliminary – Trail Easement (By Toni Fisher):

- 1. In our Pre-Development Meeting, we discussed the addition of a sidewalk, as a required by Ordinance, and putting that sidewalk in the rear of the property for (future and/or connecting) trail/trailhead access along the floodway. We are requesting designation of a public trail easement within the floodway for this purpose.**
Response: The floodway is very steep and nearly in the water. Therefore, we're calling out a 15' sanitary sewer and public trail easement within the 100-year floodplain, above the floodway. Note, we're actively bringing on a landscape architect and I'm sure the public trail easement will move in the final design. We have no issue providing a public trail easement in the rear of the property.

Correction Item #1 (By Gretchen Vazquez):

- 1. Owner's Certificate. The word "Parker" is written twice.**
Response: Revised.
- 2. Easements – Show the location and dimension of all easements in accordance with the Subdivision Ordinance. Show and label the offsite sanitary sewer easement.**
Response: Revised.
- 3. Label Curve C2.**
Response: Revised.
- 4. Label the floodway limits on the preliminary plat.**
Response: Revised.
- 5. Floodway easements shall be provided along the natural drainageways. Easements shall be provided in accordance with any and all applicable floodplain management or flood prevention programs, the Federal Emergency Management Agency, the Texas Department of Water Resources and the flood hazard boundary map for the City of Willow Park, Texas.**
Response: Please provide clarification. Is there a specific easement area being requested, in addition to the existing floodway and floodplain limits?
- 6. Label the minimum finish floor elevation.**
Response: Revised and shown 2' above the upstream 100-year flood elevation.

Plat: Front and Rear Building Setback Lines per Zoning (By Toni Fisher):

1. **Plat must show front and rear building setback lines as specified in Zoning Ordinance for parcel being platted.**
Response: Revised.

I-20 Overlay District – Landscape Screening Requirement (By Toni Fisher):

1. **Front landscape screen must be a minimum of 30’; Applicant has indicated intent to apply for a variance from ZBOA to reduce screen to 5’ due to floodplain/way in rear of property. As this Preliminary Plat stands now, it is non-compliant; its acceptance is predicated on ZBOA’s decision or adjustment to 30’ screen.**
Response: Understood.

Fire Apparatus Access Roads (By John Schneider):

1. **See attached for corrections.**
Response: Based on the email exchange on 11/29, it appears a previous version of the site plan was reviewed. Please see the latest version included in this submittal as the driveway and proposed fire lane has changed. Note, we’re showing the fire lane extending to the edge of the property (east and west) to plan for future development, if we need to end the fire lane 150’ in either direction, we’re happy to do so as we will still meet any/all hose lay requirements.

Michelle Guelker:

1. **I see no sewer easement. Is the sewer going to be private (owner is responsible for/City has no responsibility) to the manhole located on Wilk’s property.**
Response: Our proposed sanitary sewer easement is now shown on the preliminary plat. The developer will coordinate with the adjacent landowner to ensure a separate instrument easement can be obtained.

Toni Fisher (Considerations for Site Plan Review):

1. **Although the current location of the dumpster is not technically “between” the street and building, you may consider moving it north at the end of the (side) parking lot for aesthetic appearance and also for more ease and access convenience for employees.**
Response: Noted, we’ll coordinate with the design team and potentially relocate as we move forward with the site design.
2. **What is the appearance of the loading area? Is it a platform that trucks pull up to, or will delivery trucks simply pull into the striped area and unload with a hand truck to the building? Design of this area will need to be reviewed further during site plan review.**
Response: This will not be a traditional loading dock. It is intended as a covered area for receiving deliveries and an overflow outdoor space for large outdoor brewery events. Parker County Brewing Co. will not permanently store materials or park equipment in this area.

Gretchen Vazquez (Site Plan):

1. **Label the centerline of the Clear Fork Tributary of the Trinity River.**
Response: Revised.
2. **Site 23 – TX01183 – Clear Fork Tributary of the Trinity River Watershed Squaw Creek Dam. Shown and label the breach inundation limits on the site plan. A copy of the breach inundation map is available upon request.**
Response: We’re actively coordinating this item with Gretchen. Please let us know if anything is allowed to be constructed within the inundation area.

- 3. It appears that several existing utilities are located along the frontage of the property. A utility easement may be required.**

Response: There is existing overhead electric and a 12" water line. Please let us know if any easements are required.

- 4. Adequate consideration shall be given by the developer to determine how the discharge, leaving the proposed development, will affect downstream property. Clarify how drainage will be handled/conveyed.**

Response: Additional information will be provided during the construction plan phase and engineering review. Note, this was briefly discussed with Jacob Martin during the pre-development meeting. It was mentioned that the primary concern is erosion since we're immediately adjacent to the floodplain.

- 5. Show the location of the existing sanitary sewer line. An offsite sanitary sewer easement be required.**

Response: Please see the preliminary plat aerial exhibit showing the existing and proposed sanitary sewer lines. Note, we're actively working on an overall utility plan and will provide ASAP for your review.

- 6. Consider extending the sanitary sewer line to the east property line for future connection.**

Response: Please let us know if this is required. Our development only needs a service line to the northwest corner of the building.

- 7. Additional comments are reserved for the submittal of the engineering plans.**

Response: Understood, full civil engineering plans will be submitted after preliminary plat approval.

Revised submittal documents are attached to this response. Please feel free to contact us if you have any questions.

Respectfully,



Reece Flanagan, PE, MBA

reece@flanagan-ls.com

P:940.327.7963

Flanagan Land Solutions

CORRECTIONS LIST

Project Type: Preliminary Plat | Project Title: Preliminary Plat
 ID # 22-000231 | Started: 11/15/2022 at 2:05 PM



Address 4200 E IH 20, Willow Park, TX USA 76087	Legal TRINITY MEADOWS Blk 1 Lot S PT 1	Property Info Property ID: 18483.001.001.10
Description Parker County Brewing		

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Plat - Preliminary - Trail Easement <i>By: Toni Fisher</i> 11/22/2022 at 4:40 PM REQUIRED	In our Pre-Development Meeting, we discussed the addition of a sidewalk, as required by Ordinance, and putting that sidewalk in the rear of the property for (future and/or connecting) trail/trailhead access along the floodway. We are requesting designation a public trail easement within the floodway for this purpose.	Normal
Correction Item #1 <i>By: Gretchen Vazquez</i> 11/22/2022 at 4:33 PM REQUIRED	<ol style="list-style-type: none"> Owner's Certificate. The word "Parker" is written twice. Easements – Show the location and dimension of all easements in accordance to the Subdivision Ordinance. Show and label the offsite sanitary sewer easement. Label Curve C2. Label the floodway limits on the preliminary plat. Floodway easements shall be provided along natural drainageways. Easements shall be provided in accordance with any and all applicable floodplain management or flood prevention programs, the Federal Emergency Management Agency, the Texas Department of Water Resources and the flood hazard boundary map for the City of Willow Park, Texas. Label the minimum finish floor elevation. 	Normal
Plat: Front and Rear Building Setback Lines per Zoning [Plat Application Checklist] <i>By: Toni Fisher</i> 11/22/2022 at 12:02 PM REQUIRED	Plat must show front and rear building setback lines as specified in Zoning Ordinance for parcel being platted.	Normal

FOR REFERENCE

**I-20 Overlay District - Landscape
Screening Requirement** [Chapter 14, Sec

14.06.016(f)(11)(4)(B)]

By: *Toni Fisher*

11/17/2022 at 10:44 PM

REQUIRED

Front landscape screen must be a minimum of 30'; Applicant has indicated intent to apply for a variance from ZBOA to reduce screen to 5' due to flood plain/way in rear of property. As this Preliminary Plat stands now, it is non-compliant; its acceptance is predicated on ZBOA's decision or adjustment to 30' screen.

Critical

Fire Apparatus Access Roads [IFC 2012
Appendix D 103.4, 103.3]

By: *John Schneider*

11/17/2022 at 12:04 PM

REQUIRED

See attached for corrections

Normal

FOR REFERENCE

Comments List

Project Type: Preliminary Plat | ID # 22-000231



Michelle Guelker

Nov 16, 2022 at 4:06 PM ago

I see no sewer easement. Is the sewer going to be private (owner is responsible for/ City has no responsibility) to the manhole located on Wilk's property?



Toni Fisher

Planning and Development Department, Nov 22, 2022 at 4:24 PM ago

Considerations for Site Plan review:

Chapter 14, Sec. 14.06.016(f)((9)(A-C)

(A): "Refuse containers or disposal areas shall not be located between the building and the street..."

Although the current location of the dumpster is not technically "between" the street and building, you may consider moving it north at the end of the (side) parking lot for aesthetic appearance and also for more ease and access convenience for employees.

(C): "Loading area shall not be visible from a street..."

What is the appearance of the loading area? Is it a platform that trucks pull up to, or will delivery trucks simply pull into the striped area and unload with a hand truck to the building? Design of this area will need to be reviewed further during site plan review.

FOR REFERENCE

**Gretchen Vazquez**

Building and Inspections Department, Nov 22, 2022 at 4:39 PM ago

Site Plan:

1. Label the centerline of the Clear Fork Tributary of the Trinity River.
2. Site 23 – TX01183 – Clear Fork of the Trinity River Watershed Squaw Creek Dam. Show and label the breach inundation limits on the site plan. A copy of the breach inundation map is available upon request.
3. It appears that several existing utilities are located along the frontage of the property. A utility easement may be required.
4. Adequate consideration shall be given by the developer to determine how the discharge, leaving the proposed development, will affect downstream property. Clarify how drainage will be handled/conveyed.
5. Show the location of the existing sanitary sewer line. An offsite sanitary sewer easement may be required.
6. Consider extending the sanitary sewer line to the east property line for future connection.
7. Additional comments are reserved for the submittal of the engineering plans.

FOR REFERENCE

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

1/2" CIRF
"PATE RPLS 5647"
REFERENCE POINT
NAD83 (GRID)
N:6953925.7
E:2228410.1

LOT 1R, BLOCK 9
THE RESERVES AT TRINITY
CAB. E. SLIDE 726
PRPCT
CC# 202115581
OPRPT
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

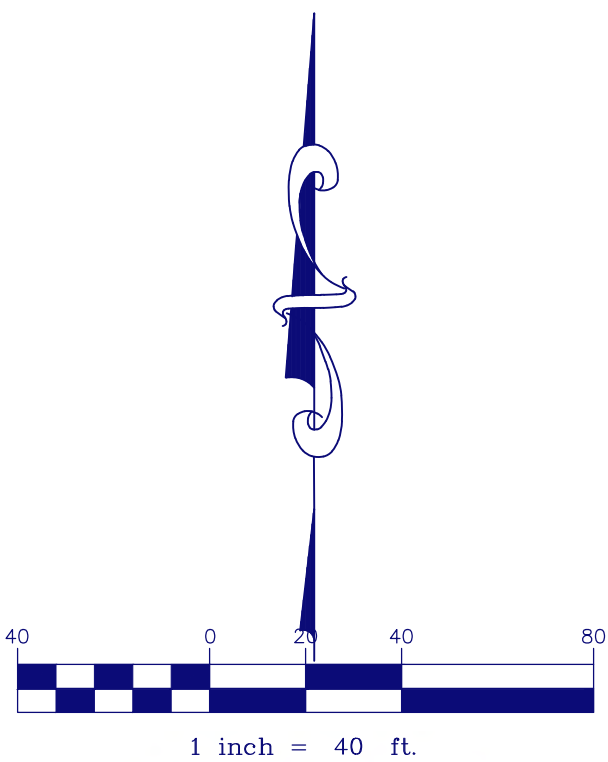
5/8" CIRF
"LANDPOINT"
RADIUS 11378.15'
LENGTH 370.38'
DELTA ANGLE 1°51'54"
CHORD BEARING N70°21'04"W
CHORD LENGTH 370.38'

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

ISAAC O. HEADLEY SURVEY
ABSTRACT NO. 619

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

POB
NAD83 (GRID)
N:6953764.4
E:2228156.9



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

OPRPT = 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
225 SHOPS BLVD., SUITE 105
WILLOW PARK, TX 76020
RYAN@PARKERCOUNTYBREWING.COM

ENGINEER:
FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN, PE
4447 N. CENTRAL EXPWY UNIT 110, BOX 123
DALLAS, TX 75205
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 _____

OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS SECOND EMPIRE BREWERY, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 1.521 ACRE TRACT OF LAND SITUATED IN THE ISAAC O. HEADLEY, ABSTRACT NO. 619, 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 (OPRPCT), SAID 1.521 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "HARLAN 2074" FOR THE WESTERNMOST CORNER OF SAID CALLED 1.520 ACRE TRACT OF LAND, BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF EAST INTERSTATE HIGHWAY NO. 20, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "LANDPOINT" BEARS A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES 21 MINUTES 04 SECONDS WEST, 370.36 FEET, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6953764.4 E:2228156.9 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCE NETWORK);

THENCE NORTH 57 DEGREES 29 MINUTES 30 SECONDS EAST, AT A DISTANCE OF 300.21 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND FOR REFERENCE STAMPED "PATE RPLS 5647", AND CONTINUING IN ALL A TOTAL DISTANCE OF 326.51 FEET, TO A POINT FOR CORNER IN THE CLEAR FORK TRIBUTARY OF THE TRINITY RIVER;

THENCE SOUTH 21 DEGREES 01 MINUTES 21 SECONDS EAST, ALONG SAID TRIBUTARY, A DISTANCE OF 1.55 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS EAST, CONTINUING ALONG SAID TRIBUTARY, A DISTANCE OF 75.45 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 67 DEGREES 10 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID TRIBUTARY, A DISTANCE OF 138.55 FEET, TO A POINT FOR CORNER, SAID POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6853823.1 E:2228604.2, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO LARRY LAWLEY, FILED FOR RECORD IN VOLUME 2539, PAGE 1447, DEED RECORDS, PARKER COUNTY, TEXAS (DRPCT);

THENCE SOUTH 22 DEGREES 58 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE OF SAID CALLED 1.520 ACRE TRACT OF LAND, AND SAID LAWLEY TRACT, A DISTANCE OF 194.46 FEET, TO A 1/2" IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EAST INTERSTATE NO. 20, BEING THE SOUTHEAST CORNER OF SAID CALLED 1.520 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID LAWLEY TRACT;

THENCE NORTH 72 DEGREES 12 MINUTES 17 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 293.92 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "HARLAN 2074", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11,378.15 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 08 SECONDS, AN ARC LENGTH OF 96.44 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 70 DEGREES 21 MINUTES 04 SECONDS WEST, A CHORD LENGTH OF 370.36 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.521 ACRES OF LAND (66,263 SQUARE FEET), MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **RYAN STEWART**, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1, BLOCK 1, PARKER COUNTY BREWING COMPANY**, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.

SECOND EMPIRE BREWERY, LLC

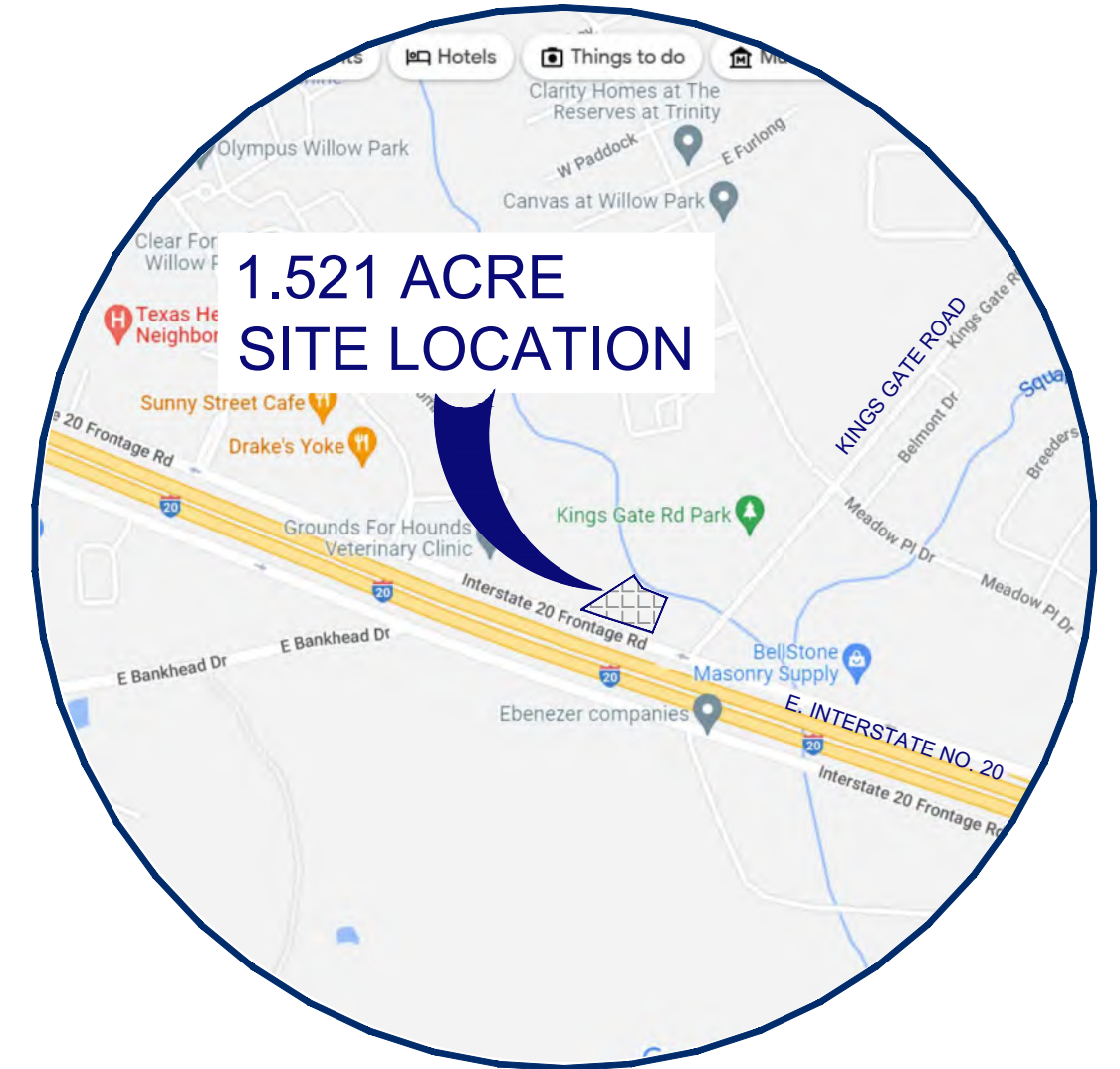
BY: _____
RYAN STEWART

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RYAN STEWART, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF NOVEMBER, 2022.

NOTARY PUBLIC, STATE OF TEXAS



VICINITY MAP
1" = 200'

GENERAL NOTES

- 1). BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
- 2). THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
- 3). ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "MWM RPLS 5438"
- 4). A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE AE), ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48367C0425F, EFFECTIVE APRIL 5, 2019.
- 5). SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- 6). THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 PLATTED LOT FROM AN UNPLATTED 1.521 ACRE TRACT OF LAND FOR CITY PERMITTING AND SITE DEVELOPMENT.
- 7). SUBJECT PROPERTY IS ZONED "COMMERCIAL" WITHIN THE I-20 OVERLAY DISTRICT.
- 8). SUBJECT PROPERTY HAS ACCESS TO WATER ALONG THE FRONTAGE.
- 9). SUBJECT PROPERTY WILL REQUIRE SEPARATE INSTRUMENT EASEMENT FOR SANITARY SEWER (CONNECTION TO THE NORTHWEST).

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:



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

1 LOT ~ 1.521 ACRES
NOVEMBER ~ 2022

THIS PLAT RECORDED IN CABINET _____, SLIDE _____

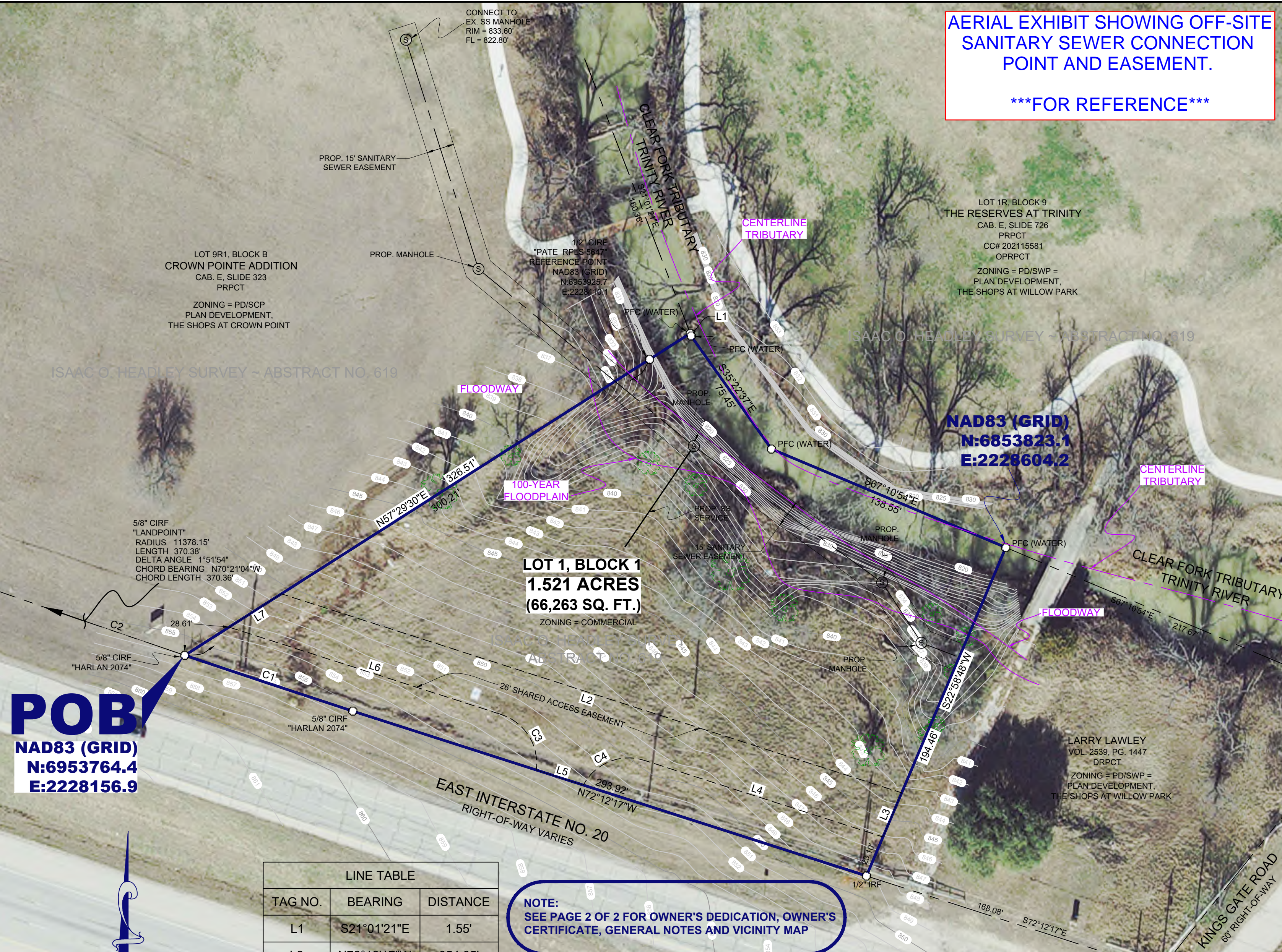
OWNER / DEVELOPER:
SECOND EMPIRE BREWERY, LLC
CONTACT: RYAN STEWART
PHONE: 817-235-8047
225 SHOPS BLVD., SUITE 105
WILLOW PARK, TX 76020
RYAN@PARKERCOUNTYBREWING.COM

ENGINEER:
FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN, PE
4447 N. CENTRAL EXPWY UNIT 110, BOX 123
DALLAS, TX 75205
PHONE: 940-327-7963

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

AERIAL EXHIBIT SHOWING OFF-SITE SANITARY SEWER CONNECTION POINT AND EASEMENT.

*****FOR REFERENCE*****



POB
NAD83 (GRID)
N:6953764.4
E:2228156.9

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

NAD83 (GRID)
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E:2228604.2

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



MERLE W. MILLER LAND SURVEYING
 1751 RIVER RUN, STE 200
 FORT WORTH, TX 76107
 PHONE: 817.228.7870
 TBPOLS FIRM #10194766
 MERLE@MWM-LANDSURVEYING.COM
 1 LOT ~ 1.521 ACRES
 NOVEMBER ~ 2022

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

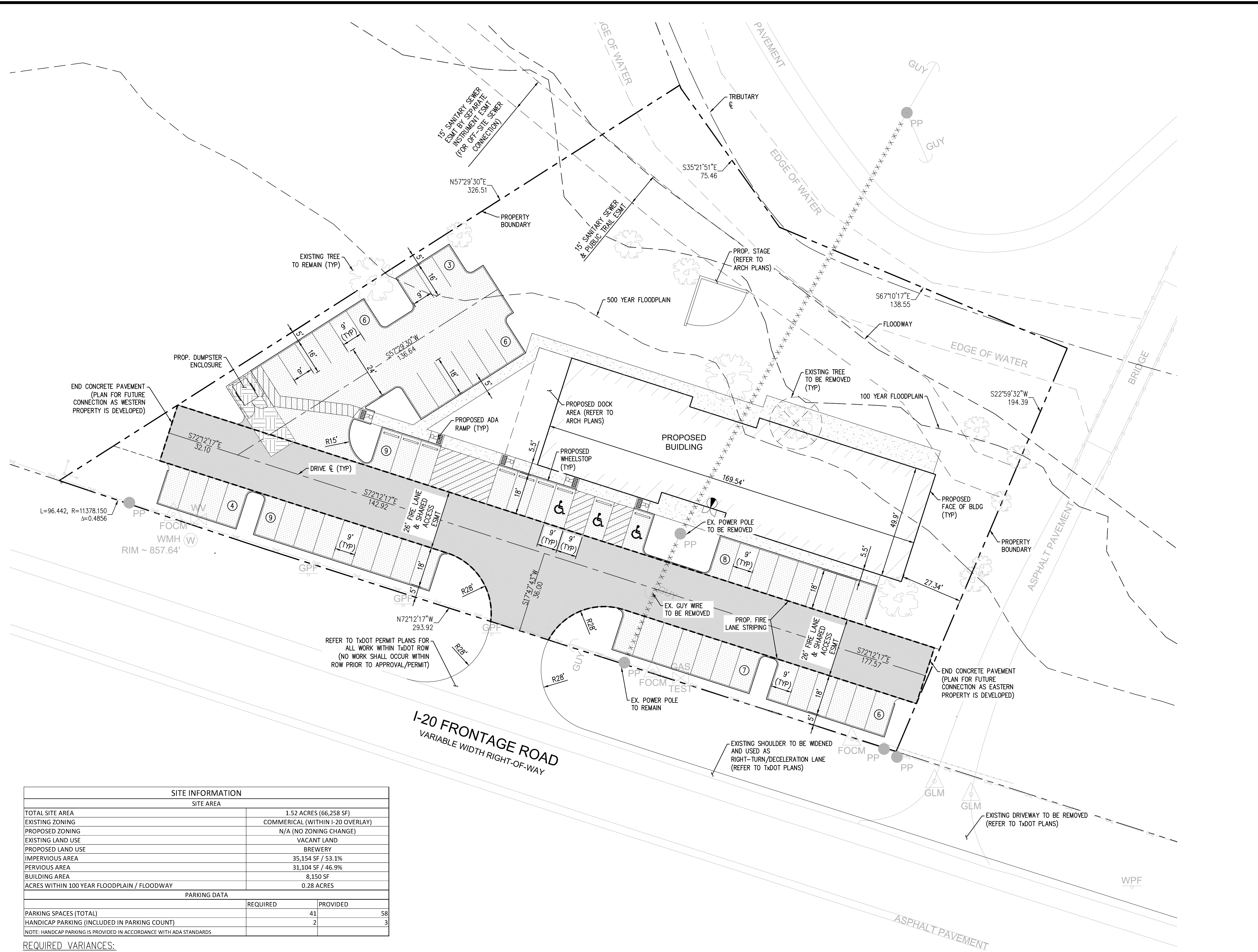
OWNER / DEVELOPER:
 SECOND EMPIRE BREWERY, LLC
 CONTACT: RYAN STEWART
 PHONE: 817-235-8047
 225 SHOPS BLVD., SUITE 105
 WILLOW PARK, TX 76020
 RYAN@PARKERCOUNTYBREWING.COM

ENGINEER:
 FLANAGAN LAND SOLUTIONS
 CONTACT: REECE FLANAGAN, PE
 4447 N. CENTRAL EXPWY UNIT 110, BOX 123
 DALLAS, TX 75205
 PHONE: 940-327-7963

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 SAWED 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

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	
DESIGNED: ABT	CHECKED: FLS
PROJECT #: 2021-05-10	ISSUE DATE: 11/30/2022
SHEET 1	OF 1

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.