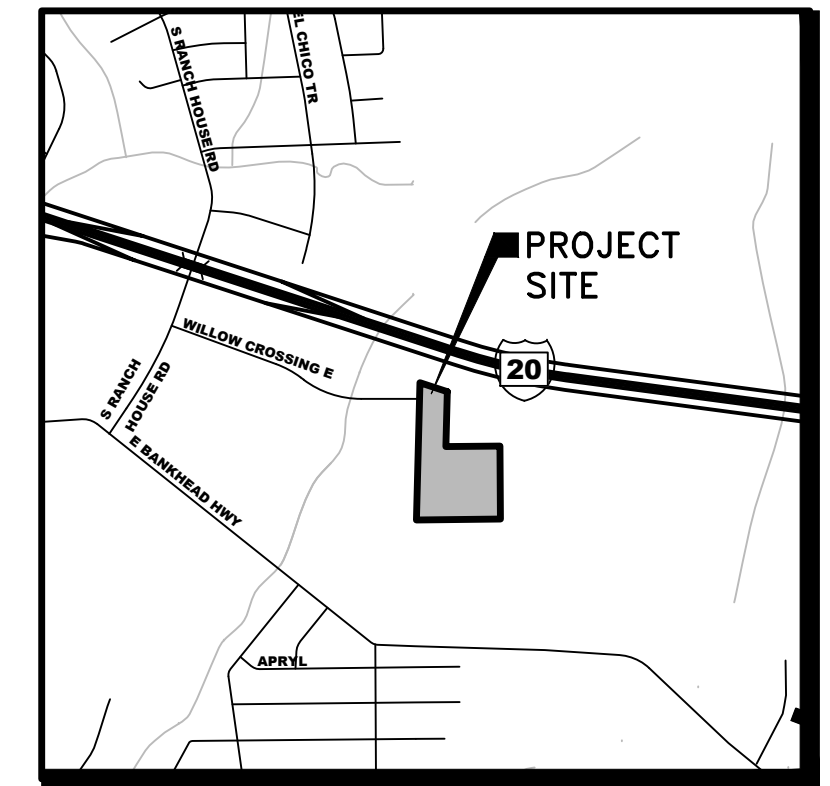
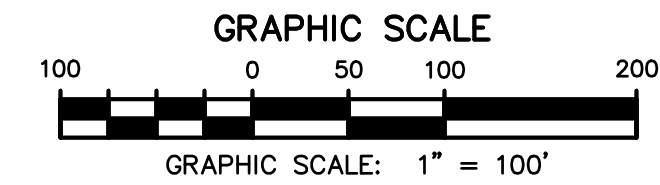


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.78'	33.50'	90°15'47"	N45°31'37"W	47.48'
C2	166.65'	5000.00'	1°54'35"	S0°33'34"W	166.64'
C3	52.62'	33.50'	90°00'00"	N45°23'44"W	47.38'
C4	195.18'	60.00'	186°22'46"	N45°23'44"W	119.81'
C5	195.34'	60.00'	186°32'01"	S45°32'32"E	119.81'

tnp



VICINITY MAP

WILLOW PARK VILLAGE
CABINET C, SLIDE 344
PRPCT

REMAINDER OF
D & M
A TEXAS GENERAL PARTNERSHIP
52.283 ACRES
VOL. 1403, PG. 1713
RRPCT

LAND USE

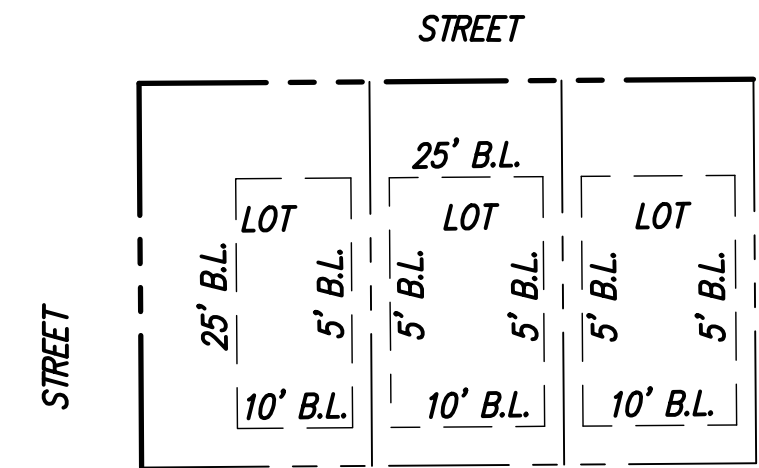
TOTAL LAND AREA	19.17 Ac.
R-O-W DEDICATION	187,734.51 S.F.
TOTAL LOTS	101 LOTS
RESIDENTIAL LOTS	98 LOTS
COMMON LOTS	3 COMMON LOTS
MINIMUM LOT AREA	5000 S.F.
ZONING	PD/R5
COMMON AREA LOTS	37,390 S.F.

STREET TABLE

STREET A	1760 LF
STREET B	511 LF
WHITETAIL DR	1181 LF
WILLOW CROSSING DR	142 LF
TOTAL	3594 LF

BLOCK/LOT

BLOCK A	LOTS 1-32
BLOCK B	LOTS 1-32
BLOCK C	LOTS 1-18
BLOCK D	LOTS 1-18
BLOCK E	LOT 1



PRELIMINARY PLAT
APPROVED BY THE CITY OF WILLOW PARK

APPROVED BY _____ CITY COUNCIL
CITY OF WILLOW PARK

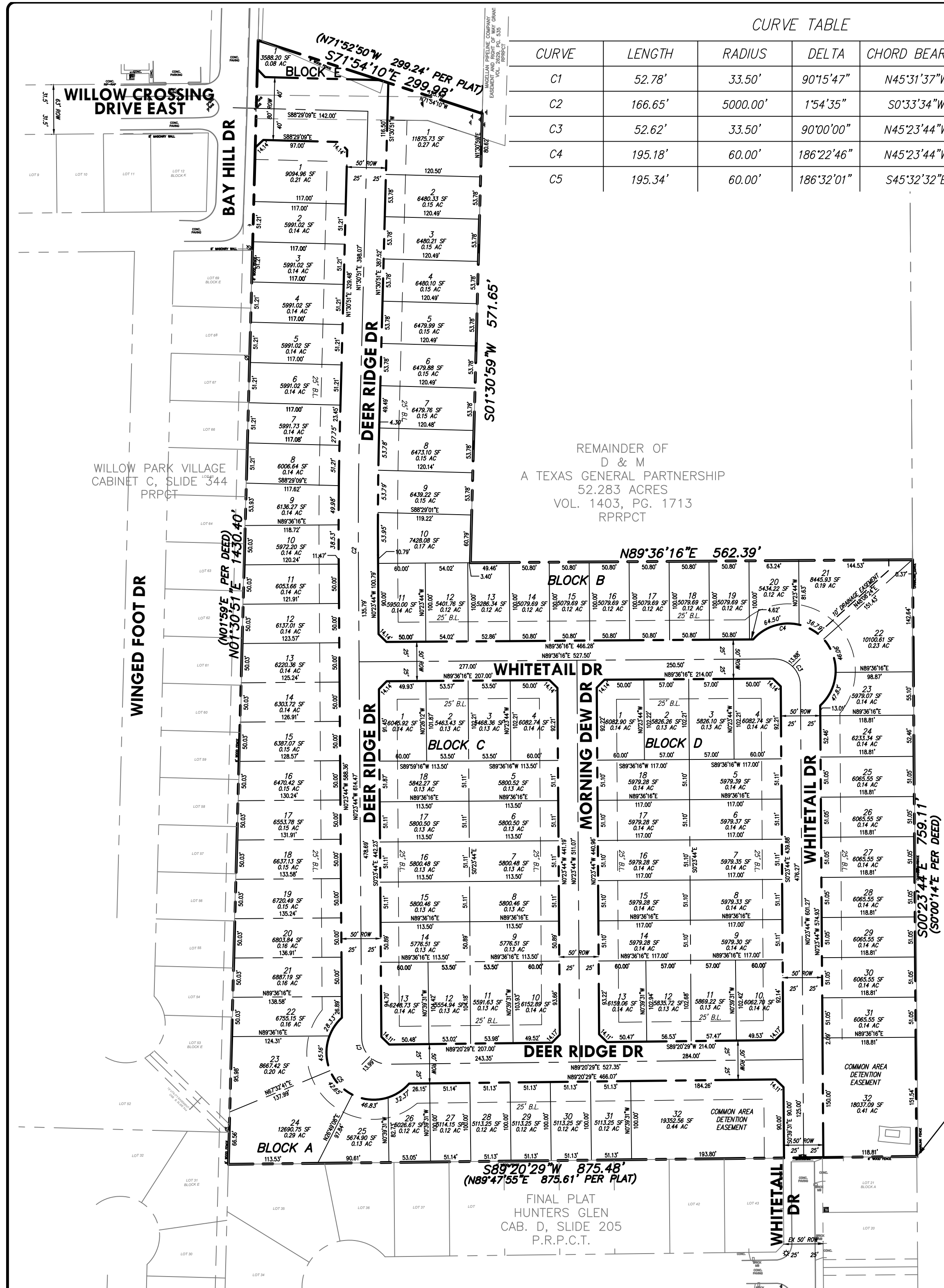
SIGNED _____ MAYOR _____ DATE _____

ATTEST _____ CITY SECRETARY _____ DATE _____

SHEET 1 OF 2
PRELIMINARY PLAT FOR
COUNTRY HOLLOW
19.17 ACRES SITUATED IN THE JOHN H. PHELPS
SURVEY, ABSTRACT NO. 1046,
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
WILLOW PARK, TEXAS
NOVEMBER 30, 2022

OWNER TH WILLOW PARK, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	DEVELOPER RED RIVER DEVELOPMENT 2020, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	ENGINEER/SURVEYOR TEAGUE NALL AND PERKINS, INC. 3200 S. INTERSTATE 35E, STE 1129 DENTON, TEXAS 76210 CONTACT: CHRISTOPHER HARTKE, P.E. 940-205-4409 charke@tnpinc.com
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POB
N=6,948,596.09'
E=2,238,277.78'



**LEGAL DESCRIPTION OF 19.17 ACRES
AS SURVEYED ON THE GROUND**

BEING 19.17 ACRES OF LAND SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND BEING A PORTION OF A 52.283 ACRE TRACT DESCRIBED IN DEED TO D & M, A TEXAS GENERAL PARTNERSHIP RECORDED IN VOLUME 1403, PAGE 1713, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, SAID 19.17 ACRES MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, A 1/2 INCH REBAR ROD FOUND IN THE EAST LINE OF SAID 52.283 ACRE TRACT, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MAGELLAN PIPELINE TERMINALS, L.P., RECORDED IN VOLUME 2563, PAGE 1768, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF HUNTERS GLEN, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN PLAT CABINET D, SLIDE 205, PLAT RECORDS, PARKER COUNTY, TEXAS, AND FROM SAID POINT OF BEGINNING A FOUND 1/2 INCH REBAR ROD WITH CAP MARKED "YARGER 5854" IN THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20, AT THE NORTHEAST CORNER OF SAID 52.283 ACRE TRACT, BEARS N 00°23'44" W 1478.99 FEET;

THENCE S 89°20'29" W 875.48 (N 89°47'55" E 875.61 FEET RECORD PER PLAT), ALONG THE NORTH LINE OF SAID HUNTERS GLEN, TO A FOUND 1/2 INCH REBAR ROD IN CONCRETE AT FENCE CORNER IN THE WEST LINE OF SAID 52.283 ACRE TRACT, THE EAST LINE OF WILLOW PARK VILLAGE, AN ADDITION TO SAID CITY OF WILLOW PARK, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN PLAT CABINET C, SLIDE 344 OF SAID PLAT RECORDS, AND SAID POINT BEING AT THE NORTHWEST CORNER OF SAID HUNTERS GLEN, AND THE SOUTHWEST CORNER OF THIS 19.17 ACRE TRACT;

THENCE N 01°30'51" E (N 01°59' E PER DEED) A DISTANCE OF 1430.40 FEET ALONG THE WEST LINE OF SAID 52.283 ACRE TRACT AND THE EAST LINE OF SAID WILLOW PARK VILLAGE ADDITION, TO A 1/2 INCH REBAR ROD WITH CAP MARKED "YARGER 5854" AT THE NORTHWEST CORNER OF THIS 19.17 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, EXTREME EXTERIORS ADDITION, CITY OF WILLOW PARK ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN PLAT CABINET D, SLIDE 665, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 71°54'10" E 299.98 FEET (S 71°35'05" E 299.92 FEET PER DEED AND N 71°52'50" W 299.24" PER PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, EXTREME EXTERIORS ADDITION, TO A FOUND 1/2 INCH REBAR ROD WITH CAP (MARKING ON CAP ILLEGIBLE) AT THE SOUTHEAST CORNER THEREOF FOR AN INTERIOR CORNER OF SAID 52.283 ACRE TRACT AND THE NORTHERLY NORTHEAST CORNER OF THIS 19.17 ACRE TRACT, AND WHENCE THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, EXTREME EXTERIORS ADDITION BEARS N 01°30'59" E 302.91 FEET;

THENCE S 01°30'59" W 571.65 FEET, OVER AND ACROSS SAID 52.283 ACRE TRACT, TO A SET 1/2 INCH REBAR ROD WITH CAP MARKED "J&M BOUNDARY", AN INTERIOR CORNER OF THIS DESCRIBED TRACT;

THENCE N 89°36'16" E 562.39 FEET, OVER AND ACROSS SAID 52.283 ACRE TRACT TO A SET 1/2 INCH REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IN THE EAST LINE OF SAID 52.283 ACRE TRACT AND THE WEST LINE OF SAID MAGELLAN PIPELINE TERMINALS, LP TRACT, FOR THE SOUTHERLY NORTHEAST CORNER OF THIS 19.17 ACRE TRACT;

THENCE S 00°23'44"E 759.11 FEET ALONG SAID EAST LINE OF SAID 52.283 ACRE TRACT AND SAID WEST LINE OF SAID MAGELLAN PIPELINE TERMINALS, LP TRACT TO THE POINT OF BEGINNING AND CONTAINING A SURFACE AREA OF 19.17 ACRES (834,908 SQUARE FEET, MORE OR LESS) OF LAND.

PRELIMINARY OWNER'S DEDICATION LANGUAGE

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT TH WILLOW PARK, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS COUNTRY HOLLOW, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE PUBLIC RIGHT-OF-WAY, EASEMENTS, AND ENCUMBRANCES SHOWN HEREON.

TH WILLOW PARK, LLC, HEREIN CERTIFIES THE FOLLOWING:

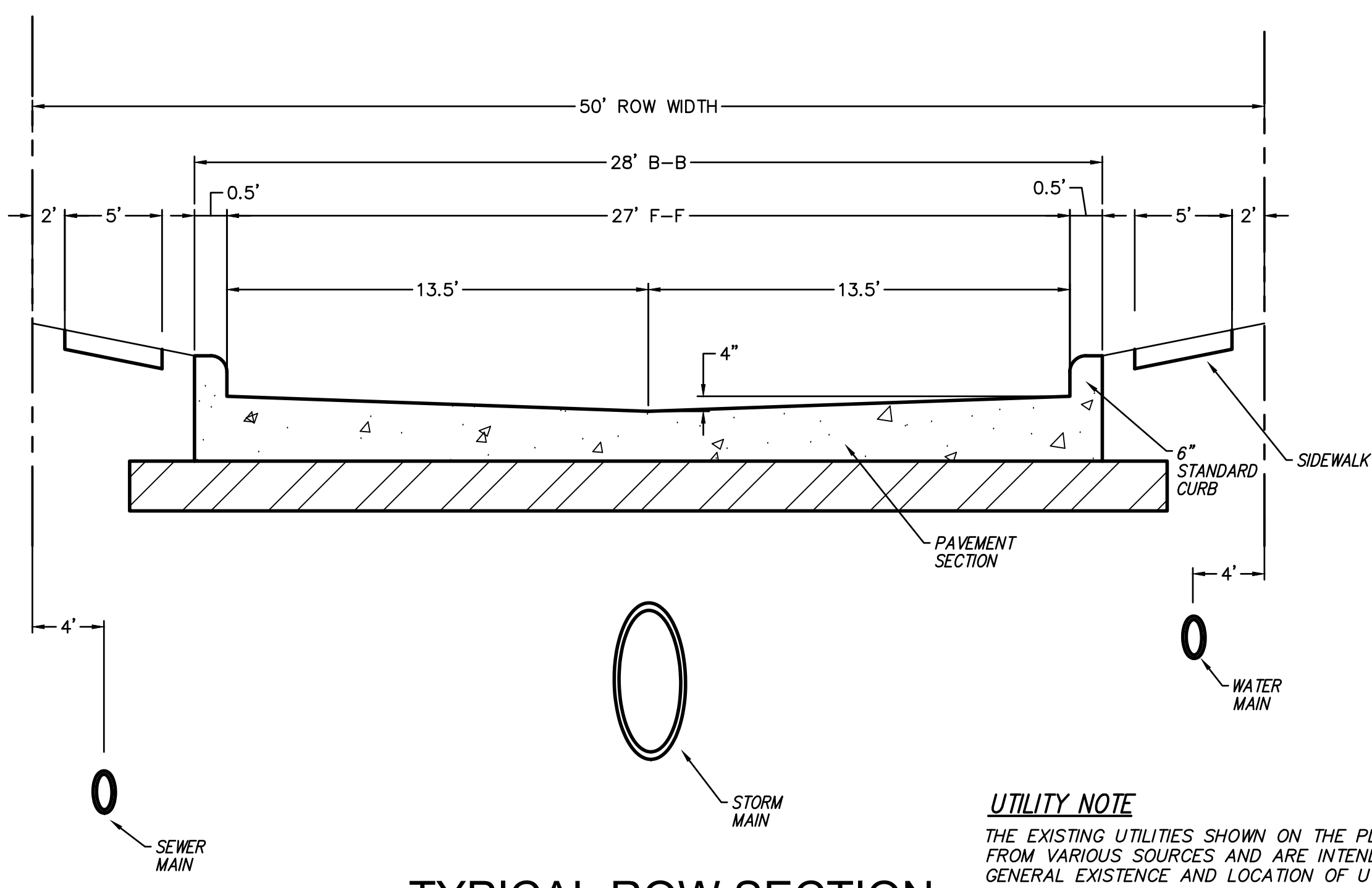
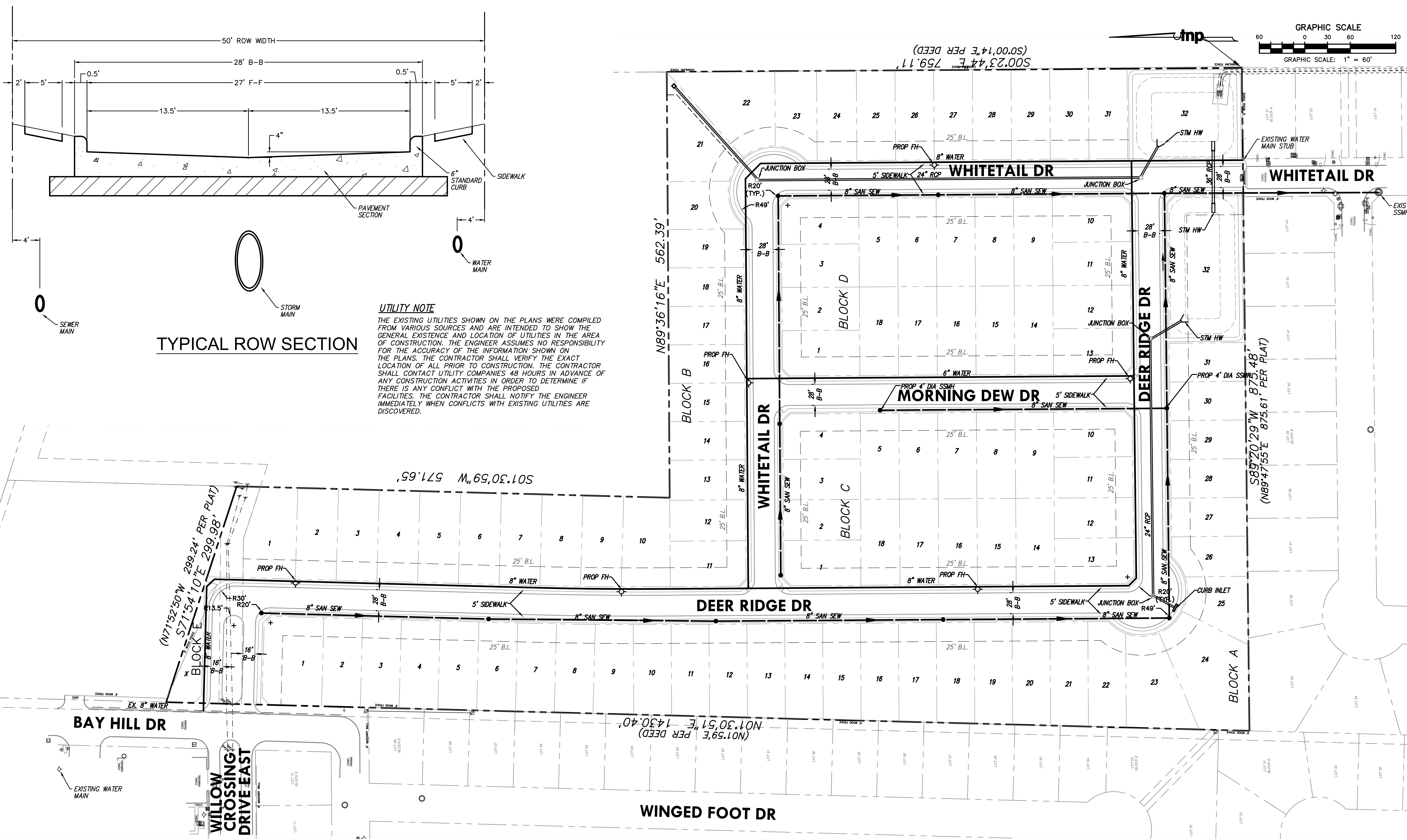
1. THE PUBLIC IMPROVEMENT AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
2. THE EASEMENTS, STREETS, AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
3. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER 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.
5. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME EASEMENT, 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 EASEMENTS.
7. THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUING RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR 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.

PRELIMINARY PLAT NOTES

1. COMMON AREAS SHALL BE MAINTAINED BY THE ESTABLISHED HOME OWNER'S ASSOCIATION (HOA).
2. ALL OF THE SUBJECT TRACT LIES WITHIN ZONE X OF THE FEMA FLOODPLAIN "AREAS OF MINIMAL FLOOD HAZARD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THE PURPOSE OF THE PLAT IS TO CREATE 98 SINGLE-FAMILY RESIDENTIAL LOTS AND 3 COMMON LOTS.

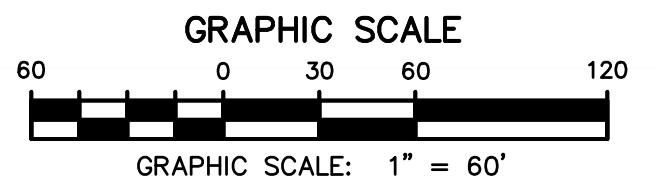
SHEET 2 OF 2
PRELIMINARY PLAT FOR
COUNTRY HOLLOW
19.17 ACRES SITUATED IN THE JOHN H. PHELPS
SURVEY, ABSTRACT NO. 1046,
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
WILLOW PARK, TEXAS
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OWNER TH WILLOW PARK, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	DEVELOPER RED RIVER DEVELOPMENT 2020, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	ENGINEER/SURVEYOR TEAGUE NALL AND PERKINS, INC. 3200 S. INTERSTATE 35E, STE 1129 DENTON, TEXAS 76210 CONTACT: CHRISTOPHER HARTKE, P.E. 940-205-4409 charke@trpinc.com
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TYPICAL ROW SECTION

UTILITY NOTE
 THE EXISTING UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



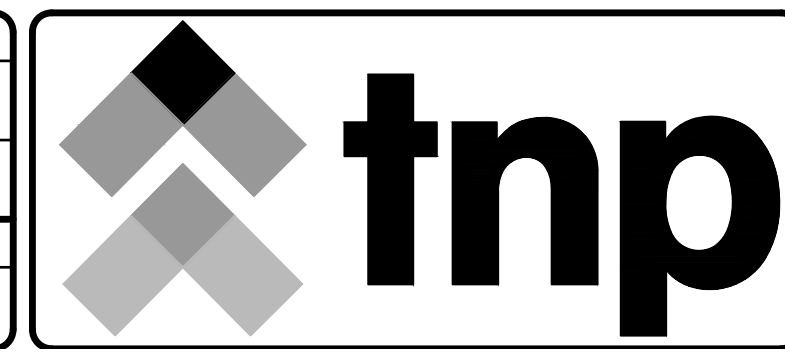
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 XREF=TRRS.DWG

no.	revision	by	date

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 www.tnpsc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



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 1" = 60'
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 NOV. 15, 22

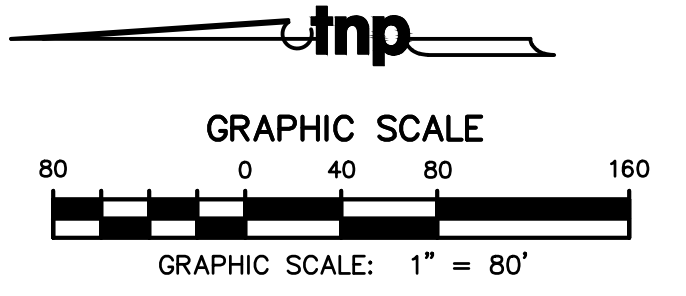


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 ANTHONY MILBITZ, P.E. Date: November 30, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
CONCEPT CONSTRUCTION PLAN

Inp project
RRD22419
 sheet
3
 of
04

Drawing: T:\Projects\RRD22419\Eng-Civil\Drawings\DRAINAGE\PLAN.dwg at Nov. 30, 2022 - 2:16pm by emilbitz
 Copy: 4 EXISTING DRAINAGE AREA MAP - Area: ARE-B00000.dwg - X3D-BASE.dwg - X3D-GRADING.dwg - X3D-SD.dwg - XREF-INRSDWG - XREF-EX-DIM.dwg



	FLOW ARROWS
	DRAINAGE AREAS DRAINAGE AREA ACREAGE
	PROPOSED DRAINAGE DIVIDES

Drainage Point	Site Data				Storm Event (year)											
	Area	Acres	C	T _c (min)	1				10				100			
					C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)
A	A1	5.67	0.30	15	1.00	0.30	3.14	5.3	1.00	0.30	5.30	9.0	1.25	0.38	8.06	17.1
	OS-A2	0.57	0.50	15	1.00	0.50	3.14	0.9	1.00	0.50	5.30	1.5	1.25	0.63	8.06	2.9
	OS-A3	0.97	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.5	1.25	0.38	8.06	2.9
	Total A	7.21						7.1				12.1				22.9
B	B	0.90	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.4	1.25	0.38	8.06	2.7
	Total B	0.90					0.9				1.4				2.7	
C	C1	12.59	0.30	17	1.00	0.30	3.01	11.4	1.00	0.30	5.08	19.2	1.25	0.38	7.72	36.4
	OS-C2	0.14	0.80	17	1.00	0.80	3.01	0.3	1.00	0.80	5.08	0.6	1.25	1.00	7.72	1.1
	OS-C3	2.83	0.30	17	1.00	0.30	3.01	2.6	1.00	0.30	5.08	4.3	1.25	0.38	7.72	8.2
	OS-C4	5.75	0.30	17	1.00	0.30	3.01	5.2	1.00	0.30	5.08	8.8	1.25	0.38	7.72	16.7
	OS-C5	0.95	0.80	17	1.00	0.80	3.01	2.3	1.00	0.80	5.08	3.9	1.25	1.00	7.72	7.3
Total C	22.26						21.7				36.7				69.7	

Area	T _c (min)	Sheet				Shallow Concentrated				Concentrated				
		T _c (min)	Length (ft)	Slope (ft/ft)	n	T _c (min)	Surface	Length (ft)	Slope (ft/ft)	T _c (min)	Length (ft)	Slope (ft/ft)	n	Hydra. R (ft)
C	17	9.06	46	0.012	0.24	7.57	Unpaved	1247	0.029	0.55	371	0.04	0.035	1.52

- DRAINAGE NOTES:
 1. CONTOUR INFORMATION SHOWN IS FROM 1" TRIMMED CONTOUR DATA.
 2. DETENTION VOLUME SHOWN IS MAX PRELIMINARY VOLUME.
 3. DISCHARGE DESCRIPTIONS:
 (A) SHEET FLOW TO BACKYARDS OF LOTS TO THE WEST
 (B) SHEET FLOW TO BACKYARDS OF LOTS TO THE SOUTH
 (C) POINT DISCHARGE TO EXISTING STORM PIPE TO THE SOUTH

no.	revision	by	date

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 horiz
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City of Willow Park, Texas
 Improvements for
Country Hollow
EXISTING DRAINAGE AREA MAP

tnp project
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4
 of
04

