

January 10, 2024

Toni Fisher
Planning & Development Director
City of Willow Park
120 El Chico Trail, Suite A
Willow Park, Texas 76087

**Re: RESPONSE TO PRELIMINARY PLAT CORRECTION LIST FOR
PROPOSED LOTS 1-5, BLOCK 1, HANEY COMPLEX ADDITION, CITY OF WILLOW PARK
BHB NO. 2023.810.087**

Dear Ms. Fisher,

This is in response to the comments you provided for the above-mentioned project. The original comment list is provided with our responses to the right outlined in red. If you have any questions or comments regarding this matter, please feel free to contact me at (817) 596-7575 or via email at scrawford@bhbinc.com.

Respectfully,
Baird, Hampton & Brown



Scott Crawford, PE
Associate | Senior Civil Engineer

CORRECTIONS LIST

Project Type: Preliminary Plat | Project Title: Preliminary Plat
 ID # 23-000329 | Started: 09/06/2023 at 9:40 AM



Address Haney Complex 000 Haney Complex, Willow Park, TX USA	Legal No legal information	Property Info No property information
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Description Haney Complex Addition Lot 1-5 Blk 1
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CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous Required: 20 Corrected: 0		

Screening Fence [14.09.001]
 By: Toni Fisher
 09/30/2023 at 10:53 AM

REQUIRED

City Ordinance requires Screening Fence as a buffer between residential and commercial zoning.

This has been added to the site plan.

Normal

Notes
 By: Toni Fisher
 09/30/2023 at 10:33 AM

REQUIRED

General Notes, Item #4:

- Change Hood County to *Parker* County

Revised as noted.

Normal

General Notes, Item #6:

- Change "my" to "may";
- Last line of paragraph: should "permission for anyone" be "permission *from* anyone"?

Revised as noted.

Flood Zone Note, title:

- Change "Note" to "Notes"
- Item A: last sentence should read "This does not represent a drainage study *for* floodplain limits."

Revised as noted.

<p>Vicinity Map <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:53 PM</p> <p>REQUIRED</p>	<p>Show the location of the city limits line on the vicinity map.</p>	<p>Revised as noted.</p>	<p>Normal</p>
<p>Lot and Block Numbering <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:52 PM</p> <p>REQUIRED</p>	<p>Each lot or block should be identified by number or letter. Label block numbers on the plat.</p>	<p>Revised as noted.</p>	<p>Normal</p>
<p>Building Setbacks <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:52 PM</p> <p>REQUIRED</p>	<p>Remove the building setbacks from the plat. Add a note to the plat stating, "Building setbacks to be obtained from the City of Willow Park".</p>	<p>Revised as noted.</p>	<p>Normal</p>
<p>General Notes <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:51 PM</p> <p>REQUIRED</p>	<p>General Note #4 references Hood County Clerk's Office.</p>	<p>Revised as noted.</p>	<p>Normal</p>
<p>Title Block <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:51 PM</p> <p>REQUIRED</p>	<p>Include lot and block numbers.</p>	<p>Revised as noted.</p>	<p>Normal</p>
<p>Streets Rights-of-Way <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:50 PM</p> <p>REQUIRED</p>	<p>Show the opposite side of Bankhead Highway right-of-way line. The City of Willow Park Master Thoroughfare plan classifies Bankhead Highway as a minor arterial (90' right-of-way). Show and label any right-of-way dedication.</p>	<p>We are scheduling additional survey to capture the property line across Bankhead in order to determine the correct ROW dedication.</p>	<p>Normal</p>
<p>Street Centerline <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:49 PM</p> <p>REQUIRED</p>	<p>Show dimensions from centerline to property boundary.</p>	<p>We are scheduling additional survey to capture the property line across Bankhead in order to determine the correct ROW centerline.</p>	<p>Normal</p>
<p>Streets Rights-of-Way <i>By: Gretchen Vazquez</i> 09/22/2023 at 4:49 PM</p> <p>REQUIRED</p>	<p>Aerial imagery shows an unimproved street east of the West Oak Homesites subdivision. Is Hewitt Lane a public street? Show and label all known rights-of-way within or affecting the area to be subdivided.</p>	<p>We were unable to find evidence of previously dedicated ROW for Hewitt Ln. A public access & utility easement will run down the west side of the property and connect to Robyn Lane.</p>	<p>Normal</p>

Detention Pond

By: Gretchen Vazquez
09/22/2023 at 4:49 PM

REQUIRED

1. Who will be responsible for the maintenance of the detention area?
Detention facilities shall be maintained by the property owner. Add a note to the plat and label it as a detention area easement.

2. The proposed detention area does not border a public right-of-way. Provide means or access way for maintenance purposes. Easements shall be of sufficient size to permit maintenance of the drainage facility.

Normal

Detention was shown on the site plan as an area placeholder if detention was required. We have prepared a drainage area since that time showing no detention is required due to the large size of the overall drainage basin and our site's proximity to the floodplain.

Minimum Finish Floor Elevation

By: Gretchen Vazquez
09/22/2023 at 4:48 PM

REQUIRED

Where building sites are located in the floodplain, the minimum finished floor elevation above the 100-year flood elevation shall be written on the face of the plat for every lot or building site.

Normal

Revised as noted. Minimum FF elevations will be shown as determined by BHB flood study to accompany LOMA.

Approximate Zone A

By: Gretchen Vazquez
09/22/2023 at 4:47 PM

REQUIRED

Zone A areas indicate approximate floodplain boundaries. No detailed study has been performed to determine base flood elevations in these areas. The City of Willow Park floodplain management ordinance requires that all new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data.

Normal

Revised as noted. 100-yr floodplain boundaries will be shown as determined by BHB flood study to accompany LOMA.

Zoning

By: Gretchen Vazquez
09/22/2023 at 4:46 PM

REQUIRED

Are there any land uses proposed for Lot 2?

Normal

The proposed use of Lot 2 is uncertain at this time.

Public Use Areas

By: Gretchen Vazquez
09/22/2023 at 4:45 PM

REQUIRED

Are there areas proposed to be reserved or dedicated for public use?

Normal

Not at this time.

<p>Robyn Drive By: Gretchen Vazquez 09/22/2023 at 4:44 PM</p> <p>REQUIRED</p>	<p>Provide additional information on the site plan showing the cross-access connectivity to the adjoining subdivision. Is the existing access point built to the property line?</p>	<p>Normal</p> <p>A public access & utility easement will run down the west side of the property and connect to Robyn Lane. Robyn Lane is not currently paved all the way to this property.</p>
<p>Overall Utility Layout By: Gretchen Vazquez 09/22/2023 at 4:43 PM</p> <p>REQUIRED</p>	<p>1. Label where the existing 4" force main ends and 3" force main begins. Label where the 3" force main ends and 2" force main begins.</p> <p>2. Provide easement for future expansion of sanitary sewer force main.</p>	<p>Normal</p> <p>Revised as noted.</p> <p>The force mains to serve each lot are located in utility easements. A stub out is provided for Lot 2. Any easements if necessary can be added on a replat of Lot 2 since there are no Lot 2 developments proposed.</p>
<p>Site Plan By: Gretchen Vazquez 09/22/2023 at 4:42 PM</p> <p>REQUIRED</p>	<p>Is a screening fence/wall along the common line between your development and the West Oak Homesites subdivision being proposed?</p>	<p>Normal</p> <p>Yes, as part of these revisions.</p>
<p>Design Plans and Specifications By: Gretchen Vazquez 09/22/2023 at 4:40 PM</p> <p>REQUIRED</p>	<p>Per the Developer's Agreement, construction plans shall be submitted for review and approved prior to approval and filing of the final plat.</p>	<p>Normal</p> <p>Noted.</p>
<p>Fire Review By: John Schneider 09/07/2023 at 2:02 PM</p> <p>REQUIRED</p>	<p>Need the building height information to verify fire lane widths. Also, all fire lanes and access roads need to meet the turning radius of the largest fire apparatus SAE 35.21, Tire 35.94, Bumper 40.81</p> <p>Thanks, Schneider</p>	<p>Normal</p> <p>Noted. Building heights provided by the architect: Retro Rink at ridge is 24'6-3/4" +/- at eave it is 14'-0" +/- Fortified Metals: Fabrication portion is ridge is 27'-3 3/4" +/- at eave 23'-0" +/- The office area ridge is 20'-7 3/4" +/- at eaves 12'-0" +/-</p>

Review Category A Required: 2 | Corrected: 0

<p>Public Works Review Correct Item 2 By: Michelle Guelker 09/12/2023 at 4:32 PM</p> <p>REQUIRED</p>	<p>Under general notes, change Hood County to Parker County.</p>	<p>Normal</p> <p>Revised as noted.</p>
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Public Works Review Correct Item 1

By: Michelle Guelker
09/12/2023 at 4:29 PM

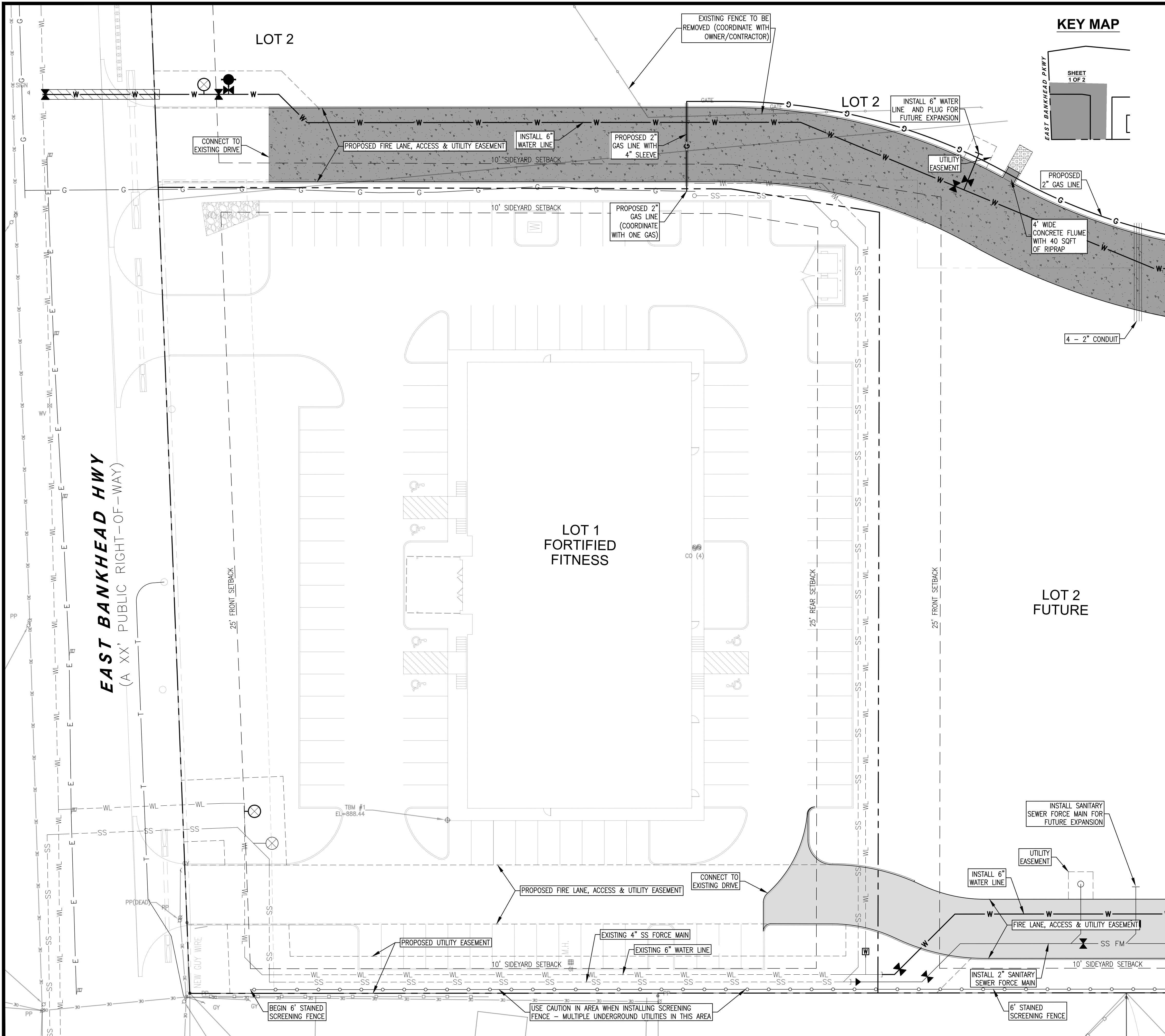
REQUIRED

Hewitt Lane runs along the west side of the property. The plat does not show Hewitt Lane. Is Hewitt Lane being abandoned or will it be the easement along the west property line?

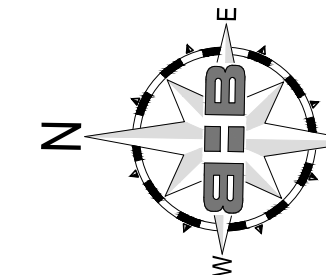
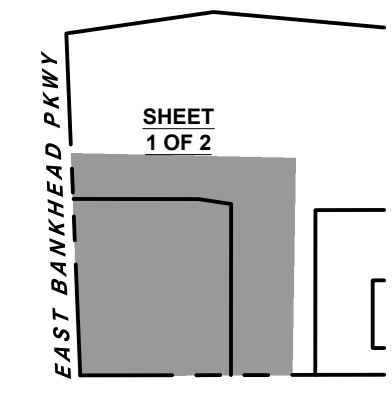
Normal

We were unable to find evidence of previously dedicated ROW for Hewitt Ln. A public access & utility easement will run down the west side of the property and connect to Robyn Lane.

1:10:2024 4:58PM F:\job\2023\10\XXX_Haney Complex\01 Design & Drafting\02 Civil\2023\10\xxx SITE PLAN.dwg C:\0 SITE PLAN 1 OF 2



KEY MAP



GRAPHIC SCALE: 1" = 20'-0" (22"x34")
1" = 40'-0" (11"x17")

WARNING TO CONTRACTOR
CALL 1-800-344-8377 (TEXAS 811) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. BAIRD, HAMPTON, AND BROWN INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS.

GENERAL UTILITY NOTE
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LEGEND

- (4) NUMBER OF PARKING SPACES
- MEDIUM TO HEAVY DUTY PAVEMENT 7" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.
- MEDIUM DUTY PAVEMENT 6" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.
- SIDEWALK 4" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.

SITE SUMMARY

LOT 3
USE: RETRO RINK - ROLLER SKATING RINK
ACREAGE: 3.220 ACRES
PROPOSED ZONING: COMMERCIAL
PARKING REQUIRED: 105 SPACES**
PARKING PROVIDED: 136 SPACES
FRONT YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 10 FEET
MAX. BLDG./LOT COVERAGE: 60%
ACTUAL BLDG./LOT COVERAGE: 22.3%
**A PARKING REQUIREMENT VARIANCE OF ONE SPACE PER 300 SQUARE FEET IS REQUESTED FOR LOT 3. THIS IS BASED ON A CITY OF DALLAS REQUIREMENT THAT IS SPECIFIC TO ROLLER SKATING RINKS.

MATCHLINE

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
mail@bhinc.com • 817.596.7515 • bhinc.com
TBPES Firm #44, #10194146

HANEY REVOCABLE TRUST
DUSTIN KYLE & JAYME LYNNE - CO-TRUSTEES

HANEY COMPLEX - RETRO RINK
9744 EAST BANKHEAD PKWY
WILLOW PARK, TEXAS

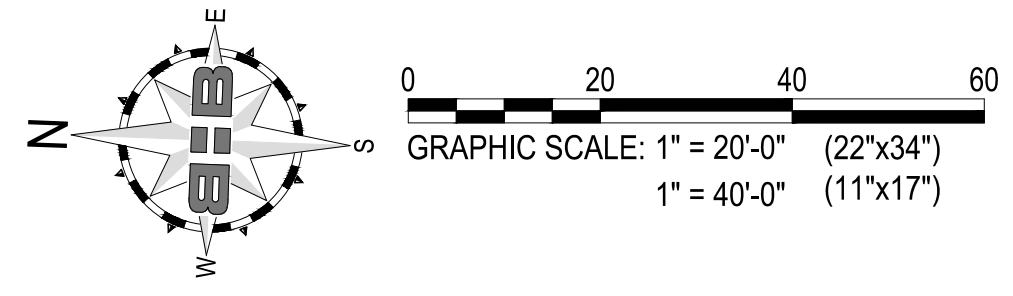
SITE PLAN 1 OF 2

NO.	DESCRIPTION	DATE

STATE OF TEXAS
T. SCOTT CRAWFORD
100155
LICENSED PROFESSIONAL ENGINEER
12/14/2023

PROJECT NUMBER: 2023.150.000
DATE: 12/14/2023 DRAWN BY: JPM
DESIGN BY: TSC CHECKED BY: TSC

SHEET
C4.0

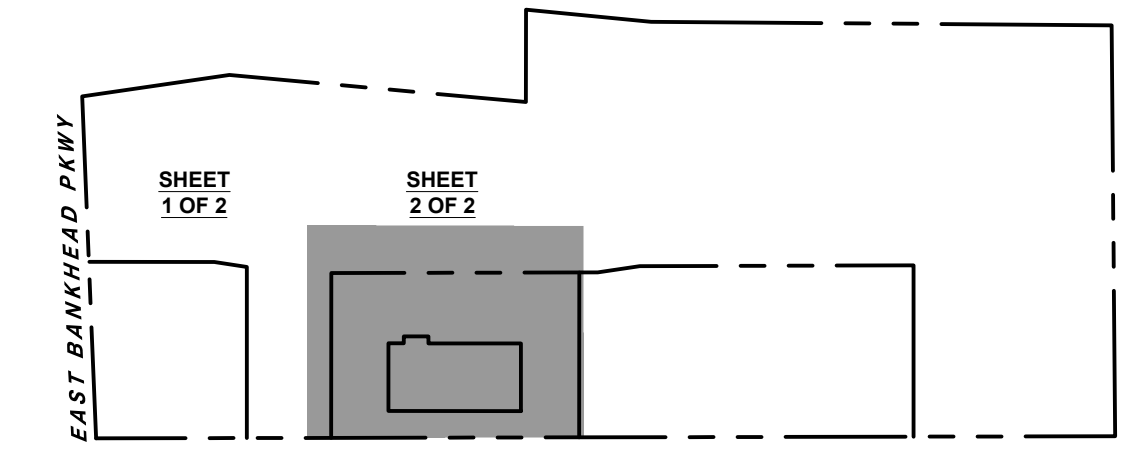


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KEY MAP



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 TBPPELS Firm #44, #10194146

HANEY REVOCABLE TRUST
 DUSTIN KYLE & JAYME LYNNE - CO-TRUSTEES

HANEY COMPLEX - RETRO RINK
 9744 EAST BANKHEAD PKWY
 WILLOW PARK, TEXAS

SITE PLAN 2 OF 2

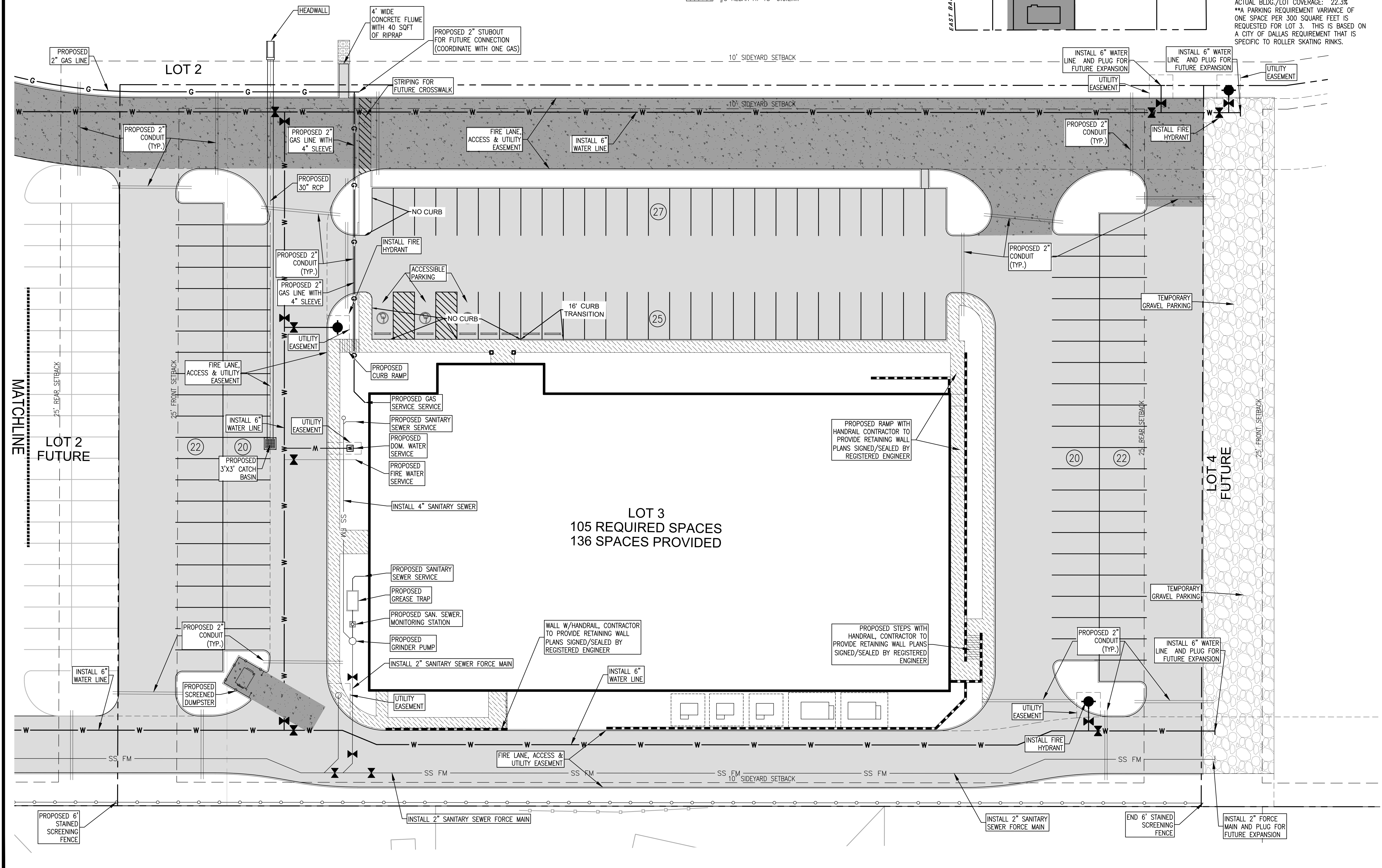
NO.	DESCRIPTION	DATE

12/14/2023

PROJECT NUMBER: 2023.150.000
 DATE: 12/14/2023 DRAWN BY: JPM
 DESIGN BY: TSC CHECKED BY: TSC

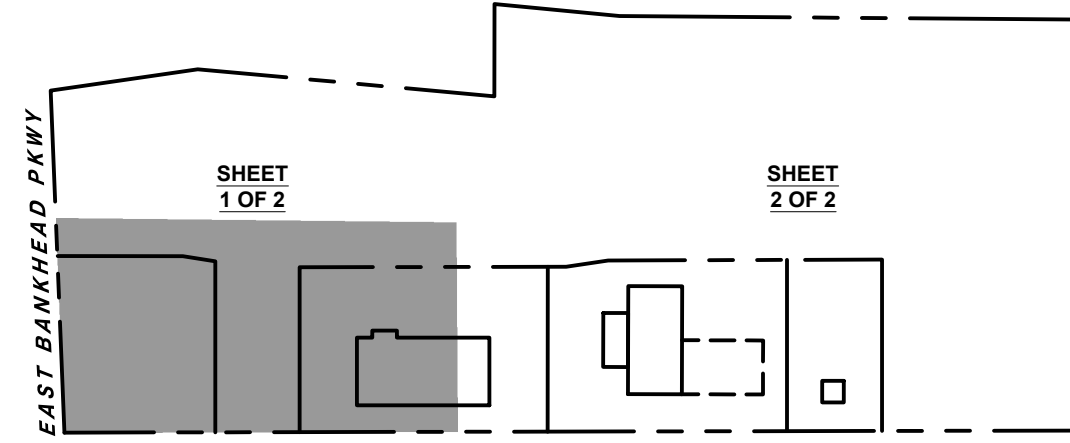
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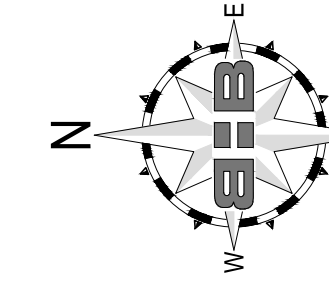
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KEY MAP



LEGEND

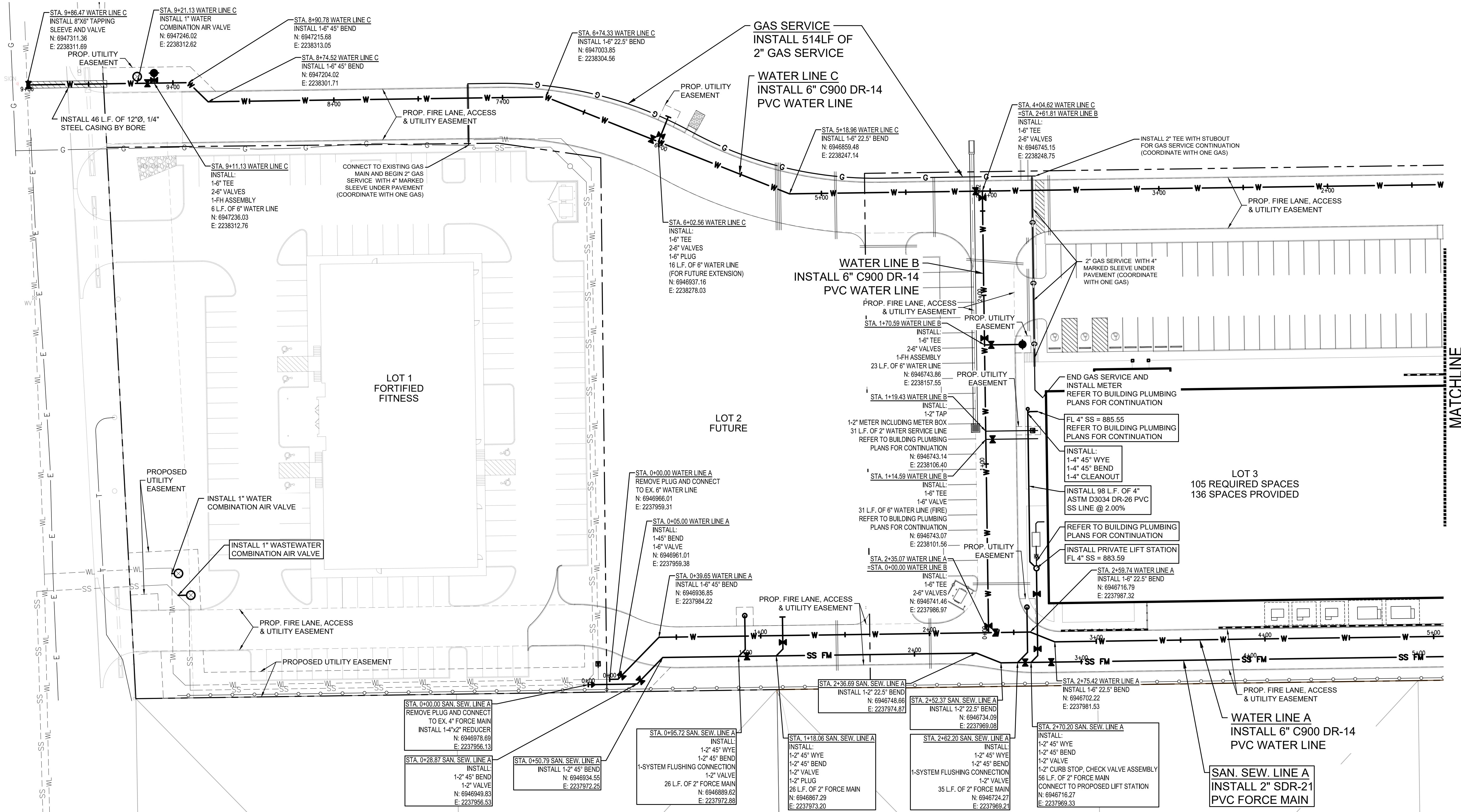
- PROP. SANITARY SEWER SERVICE
- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- ◀▶ PROP. WATER VALVE
- ◀▶ EXISTING WATER VALVE
- EXISTING FIRE HYDRANT



GRAPHIC SCALE: 1" = 30'-0" (22"x34")
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DUSTIN KYLE & JAYME LYNNIE - CO-TRUSTEES

HANEY COMPLEX - RETRO RINK
9744 EAST BANKHEAD PKWY
WILLOW PARK, TEXAS

UTILITY PLAN 1 OF 2

NO.	DESCRIPTION	DATE

T. SCOTT CRAWFORD
100155
PROFESSIONAL ENGINEER
12/14/2023

PROJECT NUMBER: 2023.150.000
DATE: 12/14/2023 DRAWN BY: JPM
DESIGN BY: TSC CHECKED BY: TSC

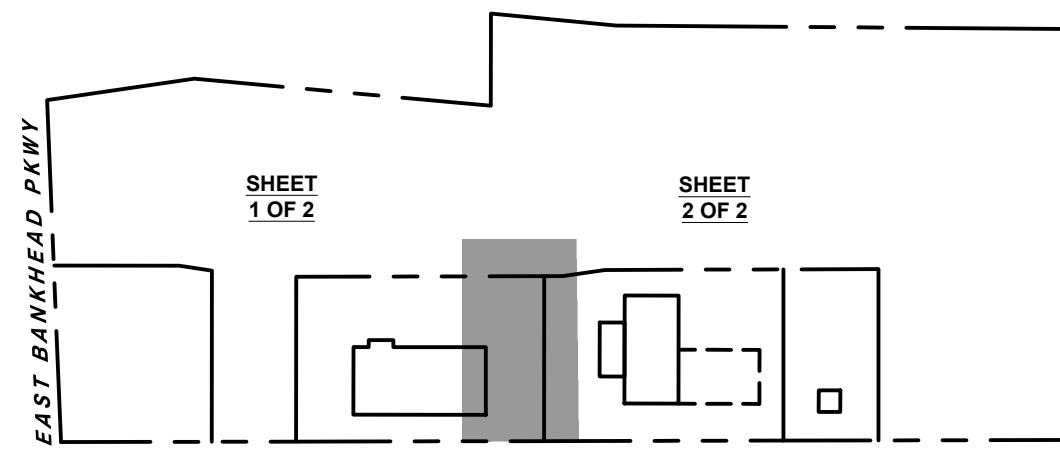
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BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
mail@bhinc.com • 817.596.7575 • bhinc.com
TPELS Firm #44, #10194146

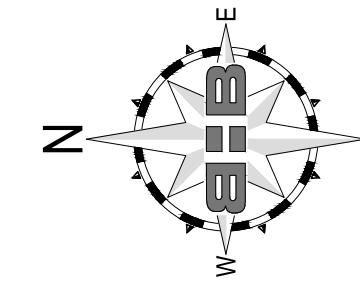
1:10/2024 5:00PM F:\job\2023\10\XXX\Haney Complex\01 Design & Drafting\02 Civil\2023\10\000_WATER PLAN.dwg CT:1 UTILITY PLAN 2 OF 2

KEY MAP



LEGEND

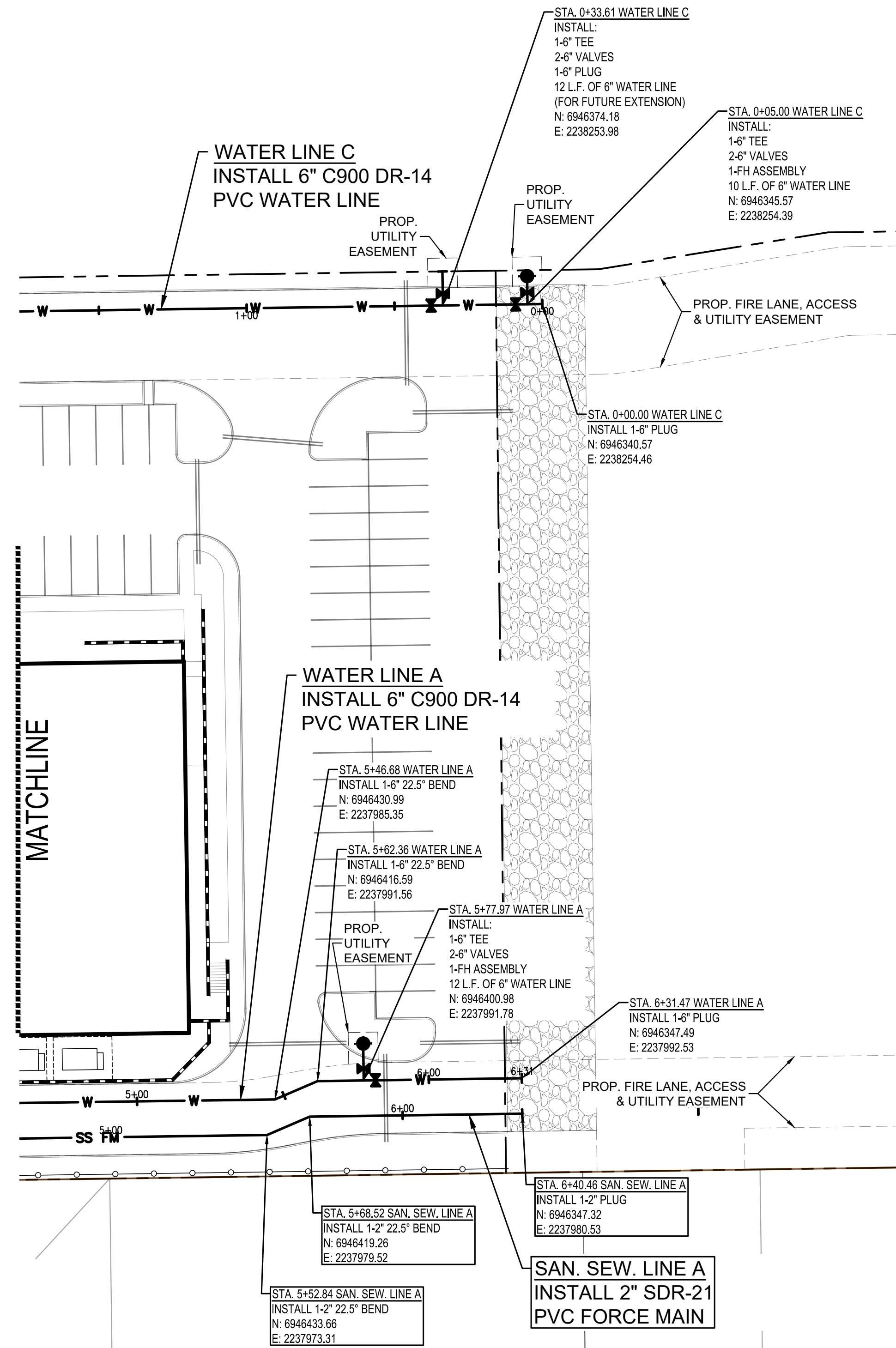
- PROP. SANITARY SEWER SERVICE
- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- ✕ PROP. WATER VALVE
- W ✕ EXISTING WATER VALVE
- FH ● EXISTING FIRE HYDRANT



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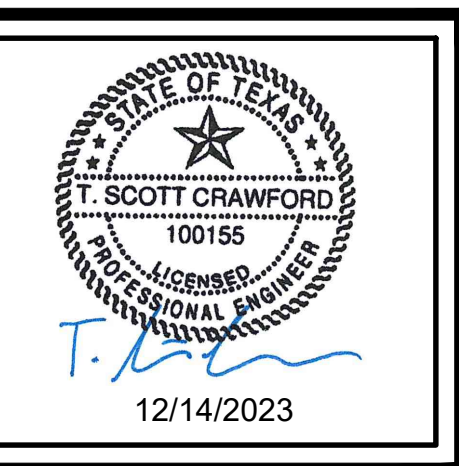


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DUSTIN KYLE & JAYME LYNNE - CO-TRUSTEES

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UTILITY PLAN 2 OF 2

NO.	DESCRIPTION	DATE

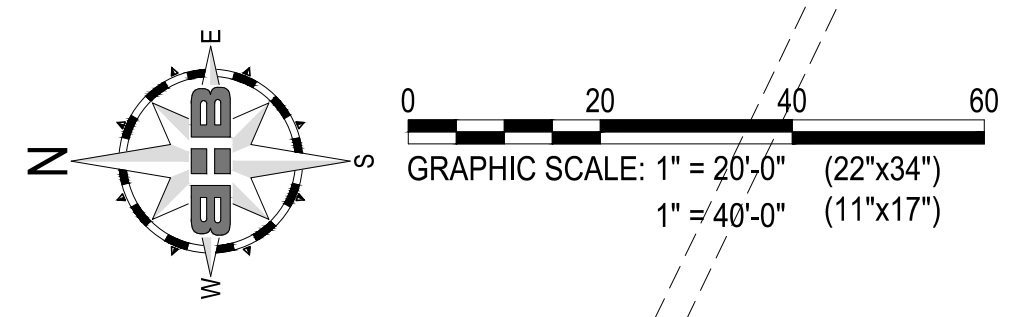


PROJECT NUMBER: 2023.150.000
DATE: 12/14/2023 DRAWN BY: JPM
DESIGN BY: TSC CHECKED BY: TSC

SHEET
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1.10.2024 5:03PM F:\job\2023\10\0000\Haney Complex\01 Design & Drafting\02 Civil\06 Phase 2\2023.8.10.soc_SITE PLAN_P2.dwg SITE PLAN 1 OF 2

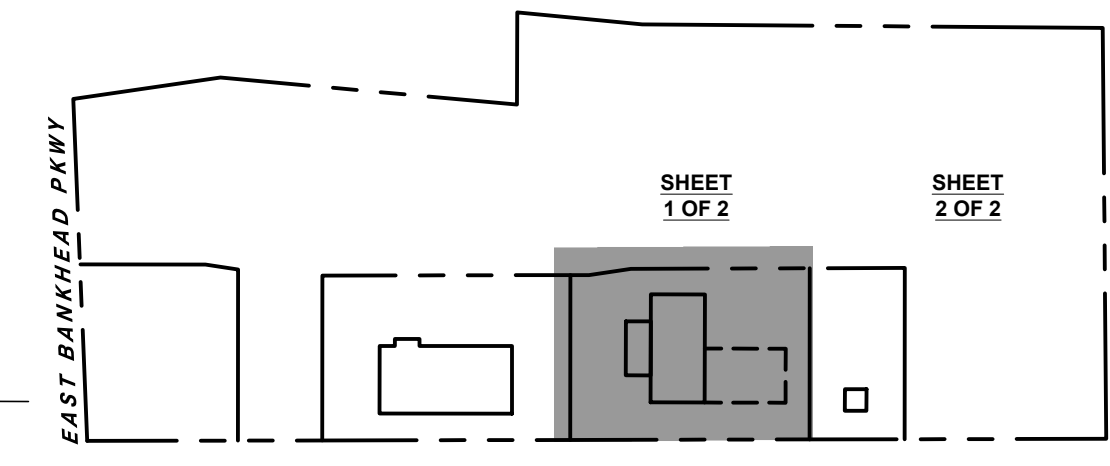


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KEY MAP



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HANEY REVOCABLE TRUST
 DUSTIN KYLE & JAYME LYNNIE - CO-TRUSTEES
HANEY COMPLEX -
FORTIFIED METALS
 9744 EAST BANKHEAD PKWY
 WILLOW PARK, TEXAS

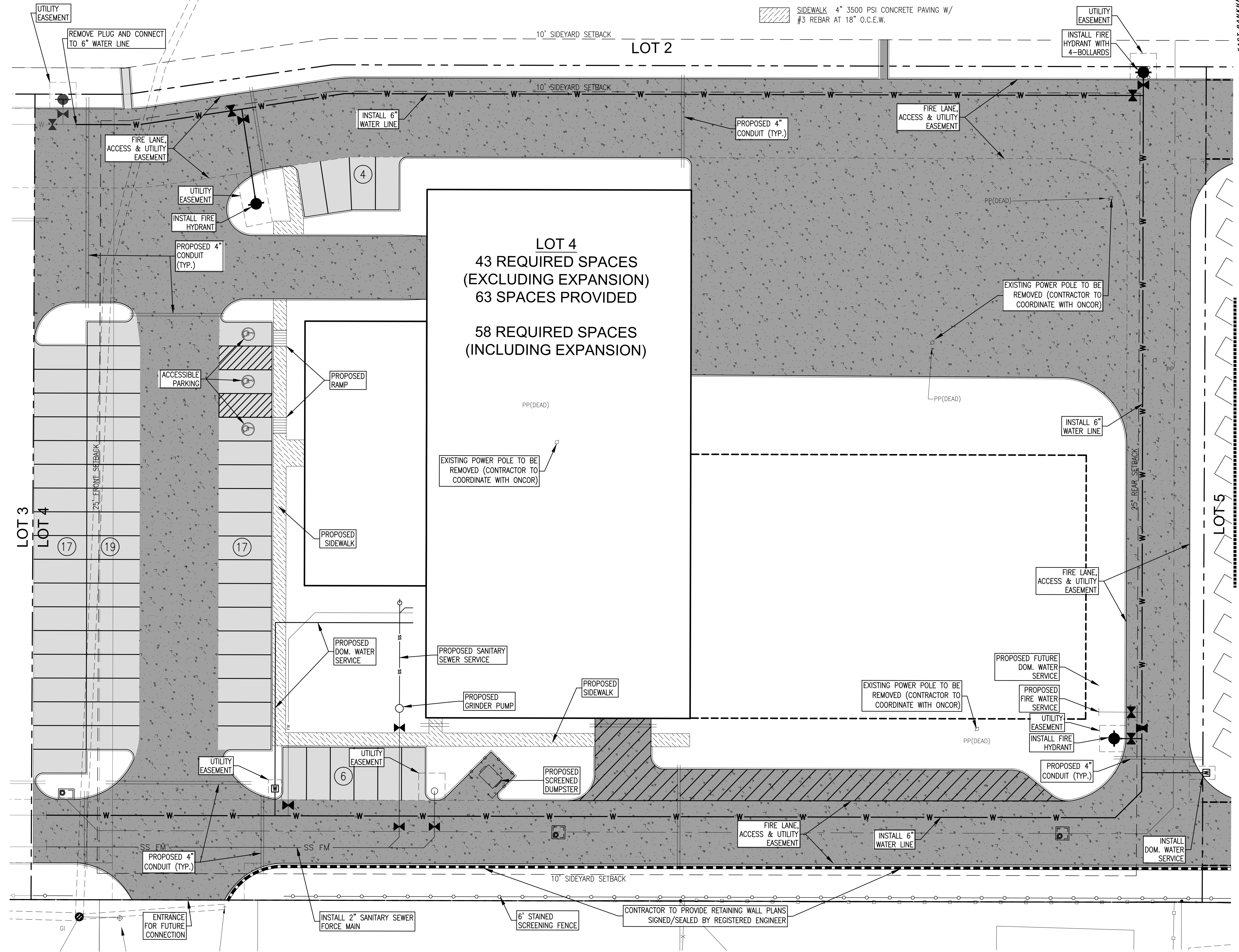
SITE PLAN 1 OF 2

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION
 THIS DOCUMENT IS INTENDED FOR REVIEW ONLY, AND IS NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.
 BHB, INC.
 TX REGISTERED FIRM F-00044
 ENGINEER: T. SCOTT CRAWFORD, P.E.
 TEXAS LICENSE NO: 100155
 DATE: 01/10/2024

PROJECT NUMBER: 2023.150.000
 DATE: 01/10/2024 DRAWN BY: JPM
 DESIGN BY: TSC CHECKED BY: TSC

SHEET
C4.0



SITE SUMMARY

LOT 1
 USE: FORTIFIED FITNESS - GYM
 ACREAGE: 2.137 ACRES
 PROPOSED ZONING: COMMERCIAL
 PARKING REQUIRED: 83 SPACES
 PARKING PROVIDED: 121 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: 17.6%

LOT 2
 USE: DRAINAGE & FUTURE COMMERCIAL
 ACREAGE: 20.698 ACRES
 PROPOSED ZONING: COMMERCIAL
 PARKING REQUIRED: N/A
 PARKING PROVIDED: N/A
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: N/A

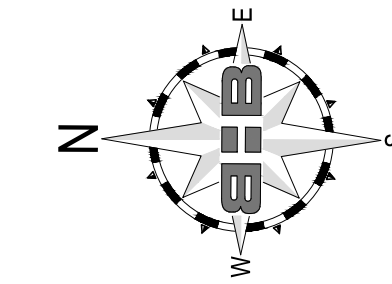
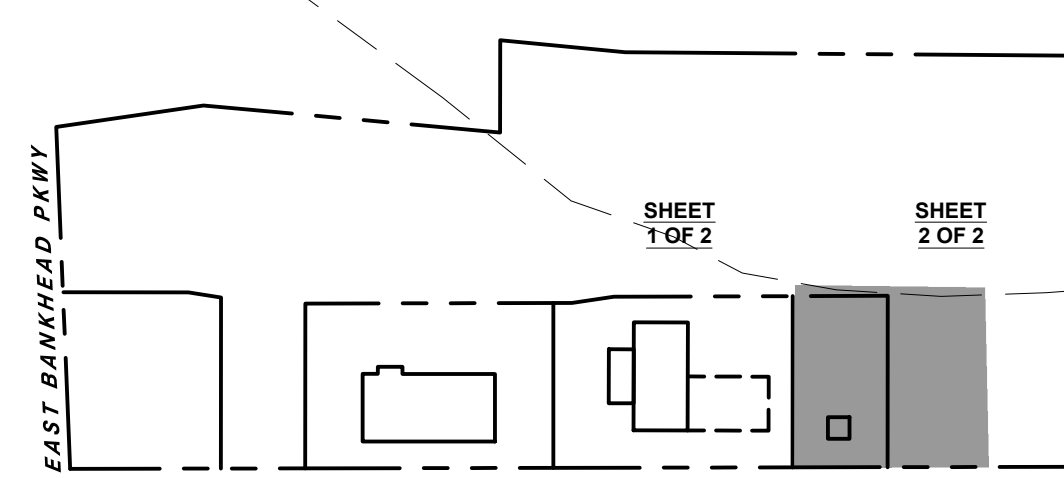
LOT 3
 USE: RETRO RINK - ROLLER SKATING RINK
 ACREAGE: 3.220 ACRES
 PROPOSED ZONING: COMMERCIAL
 PARKING REQUIRED: 105 SPACES**
 PARKING PROVIDED: 136 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: 22.3%
 **A PARKING REQUIREMENT VARIANCE OF ONE SPACE PER 300 SQUARE FEET IS REQUESTED FOR LOT 3. THIS IS BASED ON A CITY OF DALLAS REQUIREMENT THAT IS SPECIFIC TO ROLLER SKATING RINKS.

LOT 4
 USE: FORTIFIED METALS - METAL SALES
 ACREAGE: 3.202 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING REQUIRED: 43 SPACES++
 PARKING PROVIDED: 63 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG. LOT COVERAGE: 50%
 ACTUAL BLDG. LOT COVERAGE: 17.6%
 ++BASED ON 1:200 FOR OFFICE SPACE AND 1:1000 FOR INDUSTRIAL/MANUFACTURING.

LOT 5
 USE: ROLL-OFF DUMPSTER RENTAL
 ACREAGE: 1.991 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING REQUIRED: 4 SPACES
 PARKING PROVIDED: 4 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG. LOT COVERAGE: 50%
 ACTUAL BLDG. LOT COVERAGE: 1.8%

1.10.2024 5:03PM F:\job\2023\10\0000\Haney Complex\01 Design & Drafting\02 Civil\05 Phase 2\2023.8.10.sxc SITE PLAN_ P2.dwg SITE PLAN 2 OF 2

KEY MAP



GENERAL UTILITY NOTE
 ALL UTILITIES MAY NOT BE SHOWN ON THE PLANS. LOCATION OF EXISTING UTILITIES DEPICTED ON THE PLANS ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. UTILITIES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

WARNING TO CONTRACTOR
 CALL 1-800-344-8377 (TEXAS 811) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. BAIRD, HAMPTON, AND BROWN INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS.

- LEGEND**
- ④ NUMBER OF PARKING SPACES
 - MEDIUM TO HEAVY DUTY PAVEMENT 7" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.
 - MEDIUM DUTY PAVEMENT 6" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.
 - SIDEWALK 4" 3500 PSI CONCRETE PAVING W/ #3 REBAR AT 18" O.C.E.W.

SITE SUMMARY

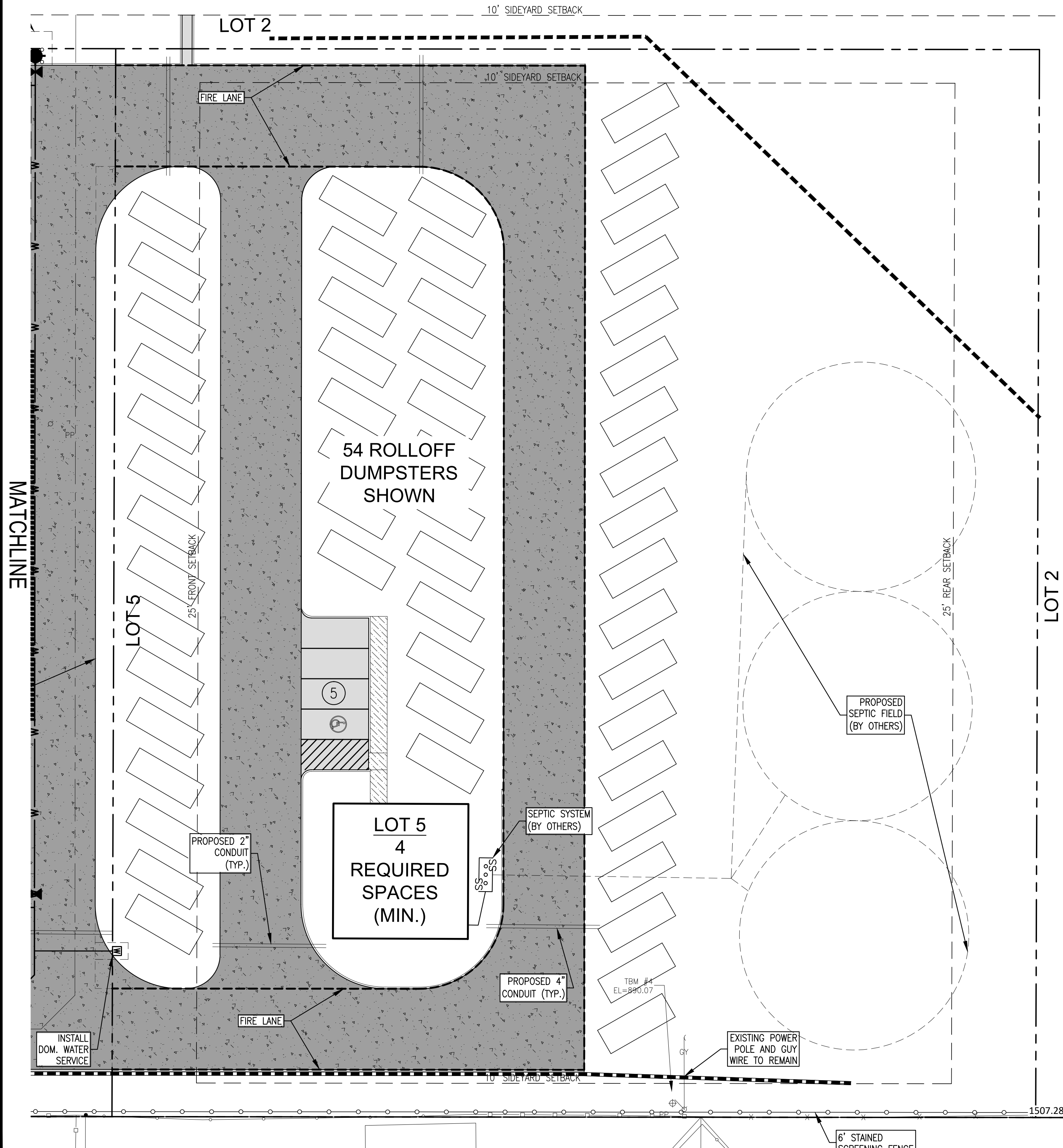
LOT 1
 USE: FORTIFIED FITNESS - GYM
 ACREAGE: 2.137 ACRES
 PROPOSED ZONING: COMMERCIAL
 PARKING REQUIRED: 83 SPACES
 PARKING PROVIDED: 121 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: 17.6%

LOT 2
 USE: DRAINAGE & FUTURE COMMERCIAL
 ACREAGE: 20.698 ACRES
 PROPOSED ZONING: COMMERCIAL
 PARKING REQUIRED: N/A
 PARKING PROVIDED: N/A
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: N/A

LOT 3
 USE: RETRO RINK - ROLLER SKATING RINK
 ACREAGE: 3.220 ACRES
 PROPOSED ZONING: COMMERCIAL
 PARKING REQUIRED: 105 SPACES**
 PARKING PROVIDED: 136 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG./LOT COVERAGE: 60%
 ACTUAL BLDG./LOT COVERAGE: 22.3%
 **A PARKING REQUIREMENT VARIANCE OF ONE SPACE PER 300 SQUARE FEET IS REQUESTED FOR LOT 3. THIS IS BASED ON A CITY OF DALLAS REQUIREMENT THAT IS SPECIFIC TO ROLLER SKATING RINKS.

LOT 4
 USE: FORTIFIED METALS - METAL SALES
 ACREAGE: 3.202 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING REQUIRED: 43 SPACES++
 PARKING PROVIDED: 63 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG. LOT COVERAGE: 50%
 ACTUAL BLDG. LOT COVERAGE: 17.6%
 ++BASED ON 1:200 FOR OFFICE SPACE AND 1:1000 FOR INDUSTRIAL/MANUFACTURING.

LOT 5
 USE: ROLL-OFF DUMPSTER RENTAL
 ACREAGE: 1.991 ACRES
 PROPOSED ZONING: LIGHT INDUSTRIAL
 PARKING REQUIRED: 4 SPACES
 PARKING PROVIDED: 4 SPACES
 FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 10 FEET
 MAX. BLDG. LOT COVERAGE: 50%
 ACTUAL BLDG. LOT COVERAGE: 1.8%



HANEY REVOCABLE TRUST
 DUSTIN KYLE & JAYME LYNNIE - CO-TRUSTEES
HANEY COMPLEX -
FORTIFIED METALS
 9744 EAST BANKHEAD PKWY
 WILLOW PARK, TEXAS

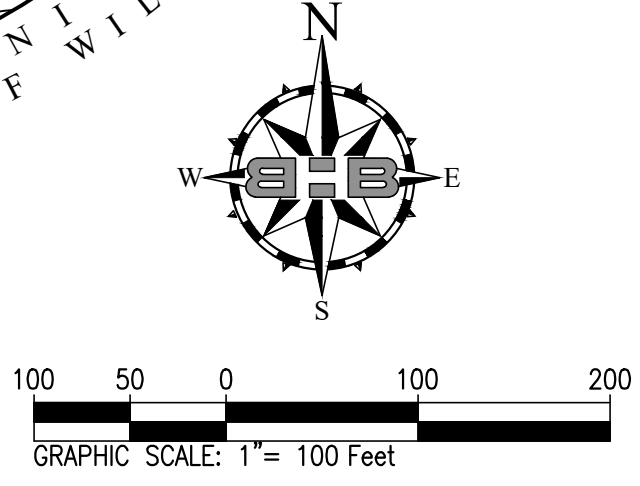
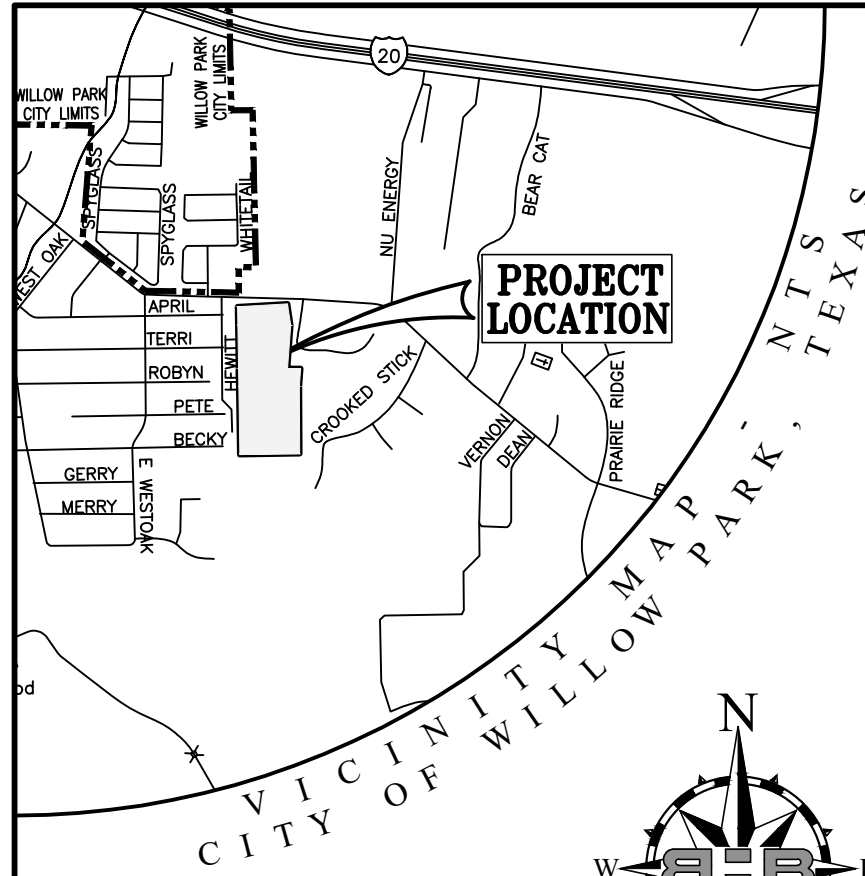
SITE PLAN 2 OF 2

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION
 THIS DOCUMENT IS INTENDED FOR REVIEW ONLY, AND IS NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.
 BHB, INC.
 TX REGISTERED FIRM F-00044
 ENGINEER: T. SCOTT CRAWFORD, P.E.
 TEXAS LICENSE NO. 100155
 DATE: 01/10/2024

PROJECT NUMBER: 2023.150.000
 DATE: 01/10/2024 DRAWN BY: JPM
 DESIGN BY: TSC CHECKED BY: TSC

SHEET
C4.1



LEGEND

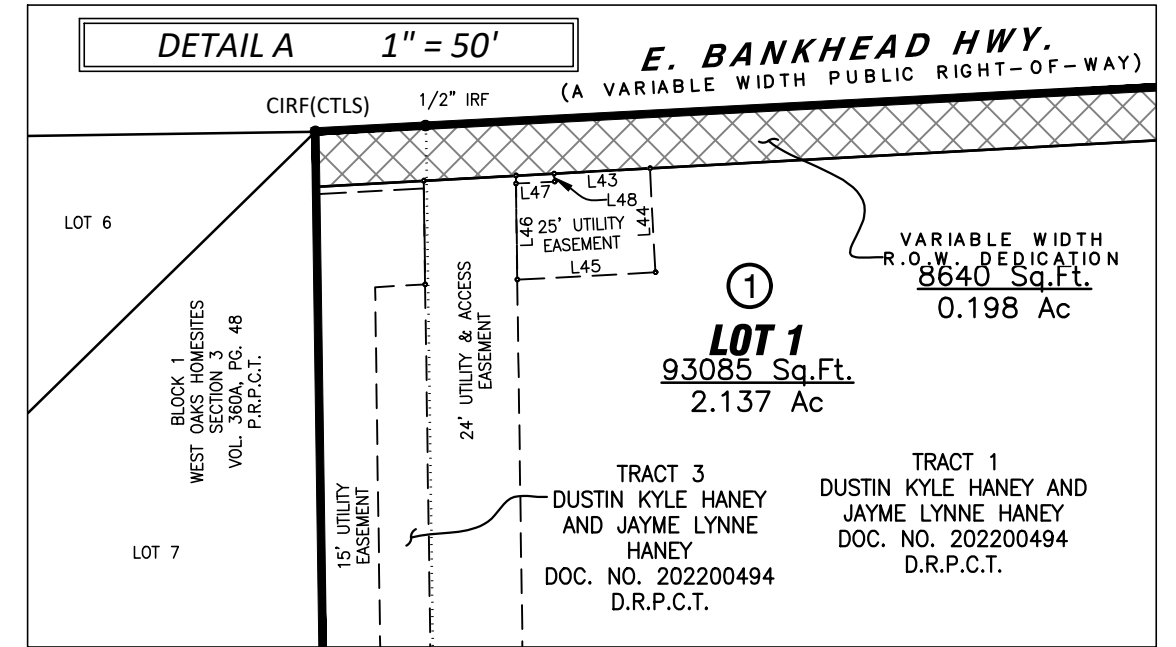
- CIRF.....1/2" Capped Iron Rod Marked "CARTER ALEDO" Found
- CIRF(CTLS).....1/2" Capped Iron Rod Marked "CTLS" Found
- D.R.P.C.T.....Deed Records, Parker County, Texas
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker County, Texas
- ①.....Block Number

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
5. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
6. Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public entities shall have the right to remove and keep removed all or parts 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 in said easement. The City of Willow Park and public utility entities shall have the full right of ingress and egress to and from their respective easements, without the necessity at any time of procuring permission from anyone.
7. All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
8. Selling a portion of this Addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
9. Building setbacks to be obtained from the City of Willow Park.

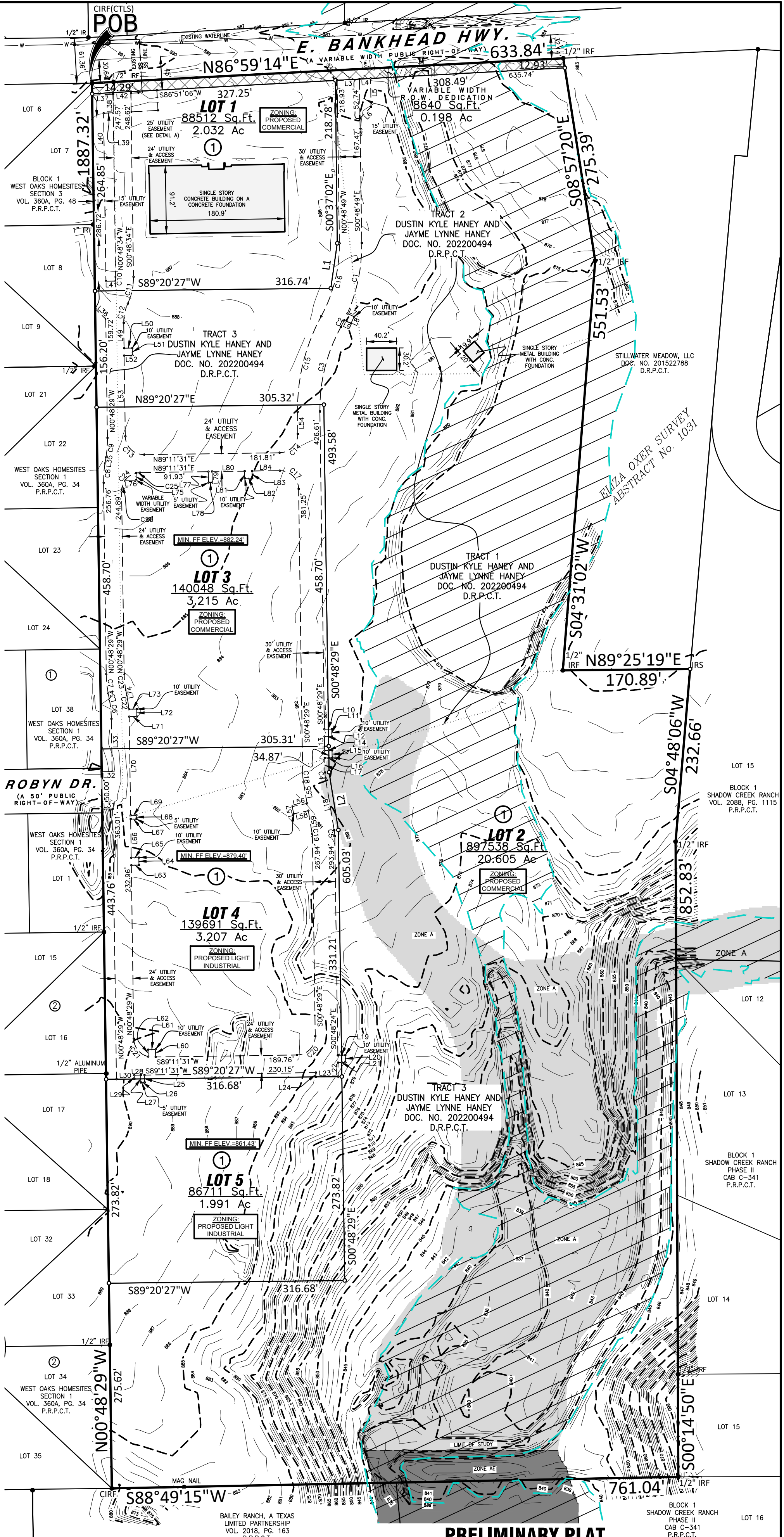
FLOOD ZONE NOTES

- A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:
- A. Zone A - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study for floodplain limits.
 - B. Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.
 - C. The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
 - D. Preliminary 100-YR Ultimate Floodplain per Baird, Hampton, Brown Inc. Floodstudy of Haney Complex, dated 10/31/2023. This Preliminary Plat does not represent a drainage study for Floodplain limits.

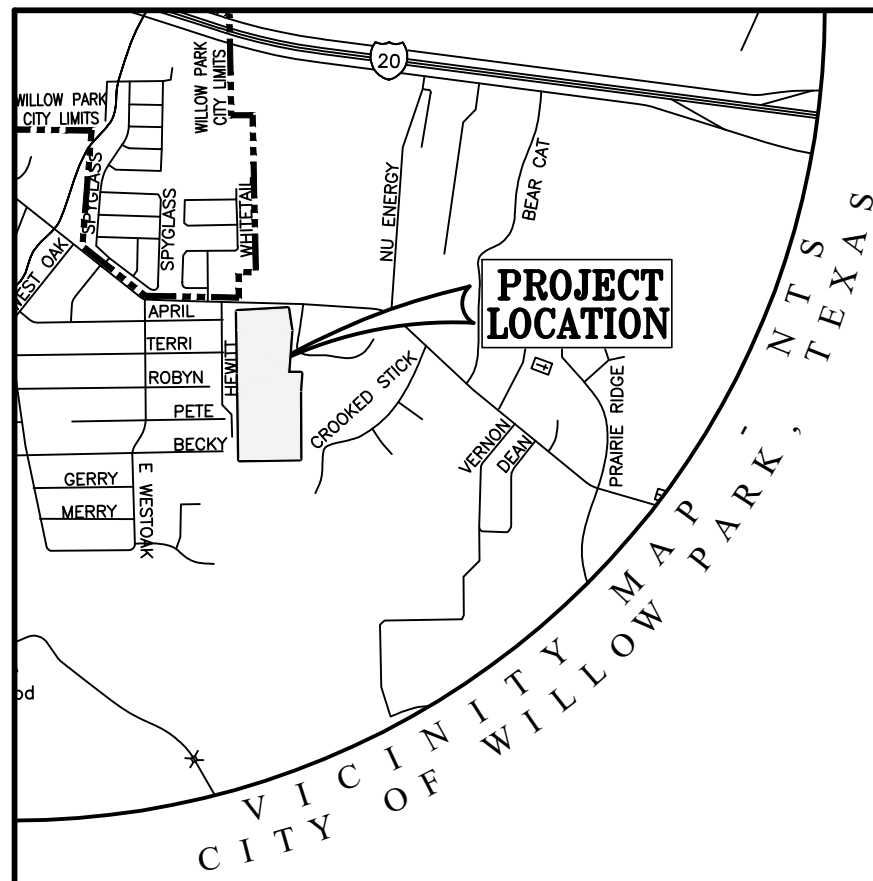


Owners/Developers:
 Attn: Dustin Kyle Haney &
 Jayme Lynne Haney, Co-Trustees
 Haney Revocable Trust
 103 Plantation Ct.
 Aledo, Texas 76008
 PH# 817-980-2425

Surveyor:
BHB
BAIRD, HAMPTON & BROWN
 engineering and surveying
 949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhbinco.com • 817.596.7575 • bhbinco.com
 TBPES Firm #44 • TBPES FIRM #10194146



PRELIMINARY PLAT
LOTS 1-5, BLOCK 1
HANEY COMPLEX
 BEING A 31.247 ACRE TRACT OF LAND SITUATED IN THE
ELIZA OXER SURVEY, ABSTRACT NO. 1031
 an addition to the City of Willow Park, Parker County, Texas
JANUARY 2024 **SHEET 1 OF 2**



GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
- The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public entities shall have the right to remove and keep removed all or parts 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 in said easement. The City of Willow Park and public utility entities shall have the full right of ingress and egress to and from their respective easements, without the necessity at any time of procuring permission from anyone.
- All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
- Selling a portion of this Addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
- Building setbacks to be obtained from the City of Willow Park.

BEING a tract of land situated in the Eliza Oxer Survey, Abstract Number 1031, Parker County, Texas, and being all of Tracts 1-3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod marked "CTLS" for the northwest corner of the said Haney tracts, same being the most northerly corner of Lot 7, Block 1, West Oaks Homesites, Section 3, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 48, Plat Records, Parker County, Texas (P.R.P.C.T.), and being the most easterly corner of Lot 6 of said Block 1, and also being in the south right-of-way line of East Bankhead Highway (a variable width right-of-way);

THENCE North 86°59'14" East, with the common line between the said Haney tracts and the said south right-of-way line, passing at a distance of 28.75 feet a found 1/2-inch iron rod, being the northwest corner of the aforesaid Haney Tract 1, same being the most northerly northeast corner of the aforesaid Haney Tract 3, then continuing in all for a total distance of 633.84 feet to a found 1/2-inch iron rod for the northeast corner of the aforesaid Haney Tract 2, same being the northwest corner of a tract of land as described by deed to Stillwater Meadow, LLC as recorded in Document Number 201522788, D.R.P.C.T.;

THENCE with the common line between the said Haney tracts and the said Stillwater Meadow, LLC tract the following courses and distances:

South 08°57'20" East, a distance of 275.39 feet to a found 1/2-inch iron rod;

South 04°31'02" West, a distance of 551.53 feet to a found 1/2-inch iron rod for the southeast corner of the said Haney Tract 1, same being the southwest corner of the said Stillwater Meadow, LLC tract, and being in the north line of the aforementioned Haney Tract 3; North 89°25'19" East, a distance of 170.89 feet to a set 5/8-inch capped iron rod marked "BHB INC" for the northeast corner of the said Haney Tract 3, same being the southeast corner of the said Stillwater Meadow, LLC tract, and being in the west line of Lot 15, Block 1, Shadow Creek Ranch, an addition to Parker County, Texas as shown on the plat recorded in Volume 2088, Page 1115, P.R.P.C.T.;

THENCE South 04°48'06" West, with the common line between the said Haney tracts and said Lot 15, a distance of 232.66 feet to a found 1/2-inch iron rod;

THENCE South 00°14'50" East, continuing with the said common line, passing at a distance of 158.15 feet, a point for the southwest corner of said Lot 15, same being the northwest corner of Lot 12, Block 1, Shadow Creek Phase II, an addition to Parker County, Texas as shown on the plat recorded in Cabinet C, Page 341, P.R.P.C.T., same being the most northerly corner of Lot 13 of said Block 1, Shadow Creek Phase II, and now continuing with the common line between the said Haney tracts and said Shadow Creek Phase II in all for a total distance of 852.83 feet to a found 1/2-inch iron rod for the southeast corner of the aforesaid Haney Tract 3, same being the southwest corner of Lot 15 of said Block 1, Shadow Creek Phase II, and being in the north line of Lot 16 of said Block 1, Shadow Creek Phase II;

THENCE South 88°49'15" West, continuing with the common line between the said Haney Tracts and said Shadow Creek Phase II, passing at a distance of 378.98 feet, a point for the northwest corner of said Lot 16, same being the northeast corner of a remainder tract of land as described by deed to Bailey Ranch, a Texas Limited Partnership as recorded in Volume 2018, Page 163, D.R.P.C.T. and now continuing with the common line between the said Haney tracts and the said Bailey Ranch tract, in all for a total distance of 761.04 feet to a found 1/2-inch capped iron rod marked "CARTER ALEDO" for the southwest corner of the said Haney Tract 3, same being the southeast corner of Lot 35, Block 2, West Oaks Homesites, Section 1, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 34, P.R.P.C.T., and being the southeast corner of Lot 34 of said Block 2;

THENCE North 00°48'29" West, with the common line between the said Haney tracts and said West Oaks Homesites, Section 1, passing at a distance of 1507.28 feet, a point for the northeast corner of said West Oaks Homesites, Section 1, same being the southeast corner of the aforementioned Block 1, West Oaks Homesites, Section 3 from which a found 1/2-inch iron rod bears North 88°55'59" West, a distance of 1.88 feet, and now continuing with the common line between the said Haney tracts and the said West Oaks Homesites, Section 3 in all for a total distance of 1887.32 feet to the **POINT OF BEGINNING** and containing 1,361,137 feet or 31.247 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Haney Revocable Trust**, acting herein by and through its duly authorized Trustees, does hereby certify and adopt this plat designating the herein above described property as Lots 1-5, Block 1, **Haney Complex**, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Haney Revocable Trust does herein certify the following: The streets and alleys are dedicated for street and alley purposes. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. No building, 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 of Willow Park. The City of Willow Park, is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park, and public utilities shall have the right to remove and keep removed all or parts 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 in the easements. The City of Willow Park, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time permission from anyone. All modifications to this document shall be by means of plat and approved by The City of Willow Park.

STATE OF TEXAS §
COUNTY OF _____ §

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Dustin Kyle Haney, Co-Trustee, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jayme Lynne Haney, Co-Trustee, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

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.

Toby G. Stock
State of Texas Registered Professional Land Surveyor No. 6412
Date: January 10, 2024

CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

BY: _____ DATE _____
CITY MAYOR CITY SECRETARY

ATTEST: _____ DATE _____
CITY SECRETARY

PRELIMINARY PLAT
LOTS 1-5, BLOCK 1
HANEY COMPLEX
BEING A 31.247 ACRE TRACT OF LAND SITUATED IN THE
ELIZA OXER SURVEY, ABSTRACT NO. 1031
an addition to the City of Willow Park, Parker County, Texas
JANUARY 2024 SHEET 1 OF 2

Line #	Direction	Length
L1	S8°09'39"W	61.00
L2	S9°07'57"E	78.54
L3	N86°51'06"E	30.02
L4	N86°51'06"E	15.01
L5	S0°48'49"E	38.35
L6	S44°11'11"W	21.21
L7	S65°08'05"E	10.00
L8	S24°51'55"W	10.00
L9	N65°08'05"W	10.00
L10	N89°11'31"E	10.00
L11	S0°48'29"E	10.00
L12	S89°11'31"W	10.00
L13	S0°48'29"E	18.61
L14	N89°11'31"E	10.00
L15	S0°48'29"E	10.00
L16	S89°11'31"W	10.00
L17	S0°48'29"E	19.63
L18	S9°33'08"E	70.63
L19	N89°07'14"E	10.00
L20	S0°52'46"E	10.00
L21	S89°07'14"W	10.00

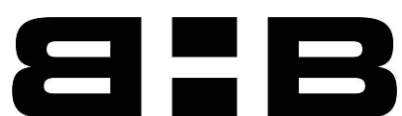
Line #	Direction	Length
L22	S0°47'20"E	18.83
L23	S89°20'27"W	30.00
L24	N0°48'29"W	5.75
L25	S0°48'29"E	9.79
L26	S89°11'31"W	5.00
L27	N0°48'29"W	9.79
L28	S89°11'31"W	8.62
L29	S0°48'29"E	5.12
L30	S89°20'27"W	24.00
L31	S89°11'31"W	14.00
L32	N89°11'31"E	14.00
L33	N0°48'29"W	70.85
L34	N10°48'29"W	8.31
L35	N9°11'31"E	8.31
L36	N45°47'57"W	19.80
L37	N86°59'14"E	28.07
L38	S0°48'34"E	25.02
L39	S86°59'14"W	13.06
L40	S0°48'30"E	225.51
L41	N89°11'30"E	12.79
L42	N86°51'06"E	24.02

Line #	Direction	Length
L43	N86°51'06"E	25.00
L44	S3°00'46"E	27.14
L45	S86°59'14"W	36.02
L46	N0°48'34"W	25.02
L47	N86°59'14"E	10.06
L48	N3°00'46"W	2.08
L49	S0°48'29"E	33.87
L50	N89°11'31"E	11.14
L51	S0°48'29"E	10.00
L52	S89°11'31"W	11.14
L53	S0°48'29"E	108.35
L54	N0°48'29"W	29.60
L55	N9°33'08"W	29.24
L56	N77°56'31"E	20.41
L57	N12°03'29"W	10.00
L58	S77°56'31"W	19.98
L59	N9°33'08"W	31.38
L60	S0°48'29"E	10.00
L61	N89°11'31"E	10.00
L62	N0°48'29"W	9.27
L63	S89°11'31"W	10.31

Line #	Direction	Length
L64	S0°48'29"E	10.00
L65	N89°11'31"E	10.31
L66	S0°48'29"E	51.93
L67	S89°11'31"W	7.63
L68	S0°48'29"E	5.00
L69	N89°11'31"E	7.63
L70	S0°49'00"E	132.56
L71	S89°11'31"W	10.33
L72	S0°48'29"E	10.00
L73	N89°11'31"E	10.77
L74	S10°48'29"E	8.31
L75	S0°48'29"E	9.39
L76	S89°11'31"W	14.77
L77	N0°48'29"W	14.56
L78	S89°11'31"W	5.00
L79	S0°48'29"E	14.56
L80	S89°11'31"W	43.66
L81	N0°48'10"E	9.50
L82	S89°11'31"W	10.00
L83	S0°48'10"E	9.50
L84	S89°11'31"W	37.21

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	24°14'13"	230.00'	97.29'	S11°30'04"W	96.57'
C2	2°31'56"	230.00'	10.17'	S27°22'37"W	10.16'
C3	29°27'04"	230.00'	118.22'	S13°55'03"W	116.93'
C4	8°44'40"	50.00'	7.63'	S5°10'48"E	7.62'
C5	8°44'40"	55.00'	8.39'	S5°10'48"E	8.39'
C6	10°00'00"	150.00'	26.18'	N5°48'29"W	26.15'
C7	10°00'00"	150.00'	26.18'	N5°48'29"W	26.15'
C8	10°00'00"	150.00'	26.18'	N4°11'31"E	26.15'
C9	10°00'00"	150.00'	26.18'	N4°11'31"E	26.15'
C10	5°13'28"	60.00'	5.47'	N1°57'42"E	5.47'
C11	25°21'58"	84.00'	37.19'	S12°01'57"W	36.89'
C12	25°31'24"	60.00'	26.73'	S11°57'14"W	26.51'
C13	90°00'00"	25.00'	39.27'	S45°48'29"E	35.36'
C14	90°00'00"	25.00'	39.27'	N44°11'31"E	35.36'
C15	29°27'04"	260.00'	133.64'	N13°55'03"E	132.18'
C16	29°14'47"	200.00'	102.09'	N14°01'12"E	100.98'
C17	90°00'00"	25.00'	39.27'	N45°48'29"W	35.36'
C18	8°44'40"	80.00'	12.21'	N5°10'48"W	12.20'
C19	8°44'40"	25.00'	3.82'	N5°10'48"W	3.81'
C20	90°00'00"	25.00'	39.27'	N44°11'31"E	35.36'
C21	76°06'48"	25.00'	33.21'	S38°51'53"E	30.82'
C22	5°49'51"	174.00'	17.71'	S7°53'33"E	17.70'
C23	10°00'00"	126.00'	21.99'	S5°48'29"E	21.96'
C24	90°00'00"	25.00'	39.27'	S44°11'31"W	35.36'
C25	11°57'54"	25.00'	5.22'	S8°31'23"W	5.21'
C26	37°03'12"	25.00'	16.17'	S17°43'07"W	15.89'

Surveyor:



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