



# City of Willow Park Development Services

516 Ranch House Road

Willow Park, Texas 76087

Phone: (817) 441-7108 · Fax: (817) 441-6900

**PLAT APPLICATION**  
**MUST BE AN ORIGINAL DOCUMENT – FAXED COPIES WILL NOT BE ACCEPTED**  
**ALL SIGNATURES MUST BE ORIGINAL**

Type of Plat:  Preliminary  Final  Replat  Amended

**PROPERTY DESCRIPTION:**

**SUBMITTAL DATE:** \_\_\_\_\_

**Address (if assigned):** \_\_\_\_\_

**Name of Additions:** Porter Addition, Blocks 2, 3, & 4

**Location of Addition:** Bankhead Highway & I-20 South

**Number of Lots:** 4 **Gross Acreage:** 21.752 **Zoning:** C **# of New Street Intersections:** 4

**PROPERTY OWNER:**

**Name:** Bullish Holdings, LLC

**Contact:** \_\_\_\_\_

**Address:** 5189 E. I-20 North, Ste 106

**Phone:** \_\_\_\_\_

**City:** Willow Park

**Fax:** \_\_\_\_\_

**State:** TX **Zip:** 76087

**Email:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**APPLICANT:**

**Name:** Bullish Holdings, LLC

**Contact:** Grant Read

**Address:** 5189 E. I-20 North, Ste 106

**Phone:** 817-441-2255

**City:** Willow Park

**Fax:** \_\_\_\_\_

**State:** TX **Zip:** 76087

**Email:** grant@railheadrealty.com

**Signature:** \_\_\_\_\_

**SURVEYOR:**

**Name:** Jacob & Martin, LLC

**Contact:** Mark Brown, RPLS

**Address:** 3465 Curry Lane

**Phone:** 325-695-1070

**City:** Abilene

**Fax:** \_\_\_\_\_

**State:** TX **Zip:** 79606

**Email:** mtb@jacobmartin.com

**Signature:** \_\_\_\_\_



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**Location of Addition:** Bankhead Highway & I-20 South

**Number of Lots:** 4 **Gross Acreage:** 21.752 **Zoning:** C **# of New Street Intersections:** 4

**PROPERTY OWNER:**

**Name:** T.B.C.A., Inc. **Contact:** \_\_\_\_\_

**Address:** 4954 E. I-20 South **Phone:** \_\_\_\_\_

**City:** Weatherford **Fax:** \_\_\_\_\_

**State:** TX **Zip:** 76087 **Email:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**APPLICANT:**

**Name:** Bullish Holdings, LLC **Contact:** Grant Read

**Address:** 5189 E. I-20 North, Ste 106 **Phone:** 817-441-2255

**City:** Willow Park **Fax:** \_\_\_\_\_

**State:** TX **Zip:** 76087 **Email:** grant@railheadrealty.com

**Signature:** \_\_\_\_\_

**SURVEYOR:**

**Name:** Jacob & Martin, LLC **Contact:** Mark Brown, RPLS

**Address:** 3465 Curry Lane **Phone:** 325-695-1070

**City:** Abilene **Fax:** \_\_\_\_\_

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**Location of Addition:** Bankhead Highway & I-20 South

**Number of Lots:** 4 **Gross Acreage:** 21.752 **Zoning:** C **# of New Street Intersections:** 4

**PROPERTY OWNER:**

**Name:** BPO Real Estate, LLC

**Contact:** \_\_\_\_\_

**Address:** 609 S. Goliad St, Unit 2410

**Phone:** \_\_\_\_\_

**City:** Rockwall

**Fax:** \_\_\_\_\_

**State:** TX **Zip:** 75087

**Email:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**APPLICANT:**

**Name:** Bullish Holdings, LLC

**Contact:** Grant Read

**Address:** 5189 E. I-20 North, Ste 106

**Phone:** 817-441-2255

**City:** Willow Park

**Fax:** \_\_\_\_\_

**State:** TX **Zip:** 76087

**Email:** grant@railheadrealty.com

**Signature:** \_\_\_\_\_

**SURVEYOR:**

**Name:** Jacob & Martin, LLC

**Contact:** Mark Brown, RPLS

**Address:** 3465 Curry Lane

**Phone:** 325-695-1070

**City:** Abilene

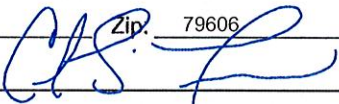
**Fax:** \_\_\_\_\_

**State:** TX **Zip:** 79606

**Email:** mtb@jacobmartin.com

**Signature:** \_\_\_\_\_

**ENGINEER:**

Name: Jacob & Martin, LLC Contact: Clayton Farrow, P.E.  
Address: 3465 Curry Lane Phone: 325-695-1070  
City: Abilene Fax: \_\_\_\_\_  
State: TX Zip: 79606 Email: cfarrow@jacobmartin.com  
Signature: 

PRINCIPAL CONTACT: \_\_\_\_\_ Owner   Applicant \_\_\_\_\_ Surveyor   Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified


<b>UTILITY PROVIDERS</b>
Electric Provider: _____
Water Provider: <u>City of Willow Park</u>
Wastewater Provider: <u>City of Willow Park</u>
Gas Provider (if applicable): <u>Texas Gas Service</u>

**APPLICATION FEES**

\_\_\_\_\_ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR  
  X   \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

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).

<b>City Use Only</b>
Fees Collected: \$ <u>518.00</u> <u>paid</u> \$ _____
\$ _____ \$ _____
Receipt Number: <u>CR#003026</u> <u>Bullish Holdings LLC</u> <u></u>

**PLAT REVIEW CHECKLIST:**

**\*\*This checklist must be submitted with the initial plat application\*\***

**I. GENERAL:**

Name of Addition: Porter Addition, Blocks 2, 3, & 4

Applicant: Bullish Holdings, LLC

Property Owner(s): Bullish Holdings, LLC, T.B.C.A., Inc. & BPO Real Estate, LLC.

Location of Addition: Bankhead Highway & I-20 South

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

APPLICANT

STAFF

- |   |       |       |
|---|-------|-------|
| A. Preliminary Plat Application (original signatures)         | _____ | _____ |
| B. Preliminary Plat Drawing (5 paper copies & 1 digital)      | _____ | _____ |
| C. Preliminary Drainage Analysis (5 paper copies & 1 digital) | _____ | _____ |
| D. Concept Construction Plan (5 paper copies & 1 digital)     | _____ | _____ |
| E. Tree Survey  | _____ | _____ |
| F. Location and Dimensions of Existing Structures             | _____ | _____ |
| G. Sectionalizing or Phasing of Plats                         | _____ | _____ |
| H. Zoning Classification of All Properties Shown on the Plat  | _____ | _____ |
| I. Dimensions of all Proposed or Existing Lots                | _____ | _____ |
| J. Location of 100-year Flood Limits Where Applicable         | _____ | _____ |

**III. REQUIRED DOCUMENTS FOR A FINAL PLAT**

- |   |              |                |
|---|--------------|----------------|
| A. Final Plat Application (original signatures)             | <u>  X  </u> | <u>  ✓  </u>   |
| B. Final Plat Drawing (5 paper copies & 1 digital copy)     | <u>  X  </u> | <u>  ✓  </u>   |
| C. Drainage Study (5 paper copies & 1 digital)              | <u>  X  </u> | <u>  ✓  </u>   |
| D. Submit 1 mylar copy and 1 paper copy from county filing  | <u>  X  </u> | <u>  OK  </u>  |
| E. Written Metes and Bounds Description                     | <u>  X  </u> | <u>  ✓  </u>   |
| F. Dimensions of All Proposed or Existing Lots              | <u>  X  </u> | <u>  ✓  </u>   |
| G. Area in acres for each lot                               | <u>  X  </u> | <u>  ✓  </u>   |
| H. Any Existing Structures which Encroach and Setback Lines | <u>  X  </u> | <u>  N/A  </u> |
| I. Parker County Tax Certificate                            | <u>  X  </u> | <u>  ✓  </u>   |
| J. Plans for all water & sewer lines                        | <u>  X  </u> | <u>  ✓  </u>   |
| K. Plans for fire hydrants                                  | <u>  X  </u> | <u>  ✓  </u>   |
| L. Plans for all proposed streets and sidewalks             | <u>  X  </u> | <u>  ✓  </u>   |

**IV. REQUIRED DOCUMENTS FOR A REPLAT**

- |   |       |       |
|---|-------|-------|
| A. Replat Application (original signatures)                 | _____ | _____ |
| B. Replat Drawing (5 paper copies & 1 digital copy)         | _____ | _____ |
| C. Original Plat for comparison                             | _____ | _____ |
| D. Drainage Study (5 paper copies & 1 digital)              | _____ | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing  | _____ | _____ |
| F. Written Metes and Bounds Description                     | _____ | _____ |
| G. Dimensions of All Proposed or Existing Lots              | _____ | _____ |
| H. Area in acres for each lot                               | _____ | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | _____ | _____ |
| J. Parker County Tax Certificate                            | _____ | _____ |

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

- |   |       |       |
|---|-------|-------|
| A. Amended Plat Application (original signatures)           | _____ | _____ |
| B. Final Plat Drawing (5 paper copies & 1 digital)          | _____ | _____ |
| C. Original Plat for comparison                             | _____ | _____ |
| D. Drainage Study (5 paper copies & 1 digital)              | _____ | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing  | _____ | _____ |
| F. Written Metes and Bounds Description                     | _____ | _____ |
| G. Dimensions of All Proposed or Existing Lots              | _____ | _____ |
| H. Area in acres for each lot                               | _____ | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | _____ | _____ |

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	X	✓
B.	Names of Owners of Property within 200 feet	X	✓
C.	Names of Adjoining Subdivisions	X	✓
D.	Front and Rear Building Setback Lines	X	✓
E.	Side Setback Lines	X	✓
F.	City Boundaries Where Applicable	X	N/A
G.	Date the Drawing was Prepared	X	✓
H.	Location, Width, Purpose of all Existing Easements	X	✓
I.	Location, Width, Purpose of all Proposed Easements	X	✓
J.	Consecutively Numbered or Lettered Lots and Blocks	X	✓
K.	Map Sheet Size of 18"x24" to 24"x36"	X	✓
L.	North Arrow	X	✓
M.	Name, Address, Telephone, of Property Owner	X	✓
N.	Name, Address, Telephone of Developer	X	✓
O.	Name, Address, Telephone of Surveyor	X	✓
P.	Seal of Registered Land Surveyor		OK
Q.	Consecutively Numbered Plat Notes and Conditions	X	✓
R.	City of Willow Park Plat Dedication Language	X	✓
S.	Location and Dimensions of Public Use Area		✓
T.	Graphic Scale of Not Greater Than 1" = 200'	X	✓
U.	All Existing and Proposed Street Names	X	✓
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	X	✓
W.	Subdivision Boundary in Bold Lines	X	✓
X.	Subdivision Name	X	✓
Y.	Title Block Identifying Plat Type	X	✓
Z.	Key Map at 1"=2000'	X	✓
AA.	Surveyor's Certification of Compliance	X	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	X	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	X	✓

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	X	✓
B.	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 or owners (original and one copy)	X	✓
C.	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, churches, 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)	X	✓

**PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.**

Willow Park  
Plat  
Building Official Review

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**Applicant Questions:**

Front building setback: 50 ft.

Rear building setback: ~~20~~ 50' ft.

Side building setback: 20/50' ft.

Side building setback: 20 ft.

Does the site include any utility/electric/gas/water/sewer easements?  Yes  No

Does the site include any drainage easements?  Yes  No

Does the site include any roadway/through fare easements?  Yes  No

**Staff Review:**

Does the plat include all the required designations?  Yes  No

Are the setbacks for the building sufficient?  Yes  No

Are there any easement conflicts?  Yes  No

Do the proposed easements align with neighboring easements? N/A  Yes  No

Are the proposed easements sufficient to provide service?  Yes  No

Does the proposed project pose any planning concerns?  Yes  No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 06/08/2022

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

- Is the project serviced by an existing road?  Yes  No  
If yes, which road? Bankhead Highway / IH-20 SERVICE RD. SOUTH
- Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? 8"
- Will the project require the extension of a water line?  Yes  No  
Does the project use well water?  No  Drinking  Irrigation  
If yes, which aquifer does the well pull from? N/A
- Is the project serviced by an existing sewer line?  Yes  No  
If yes, what size line? \_\_\_\_\_  
If no, what type and size is the septic system? N/A. Applicant is proposing to install sewer system in conjunction with the City.

**Staff Review:**

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes  No

Any additional concerns: \_\_\_\_\_

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 06/08/2022



Willow Park  
Plat  
Flood Plain Review

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**Applicant Questions:**

Is any part of the plat in the 100-year flood plain?       Yes      No

If yes, what is the base flood elevation for the area? 833

Is the footprint of any built improvement in the 100-year flood plain?       Yes      No

If yes, what is the base flood elevation for the area? 833

Is the footprint of any habitable structure in the 100-year flood plain?       Yes      No

If yes, what is the base flood elevation for the area? 833

**Staff Review:**

Base flood elevations confirmed?       Yes      No

Does the proposed project pose any safety concerns?      Yes       No

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Approved      Not Approved      Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER      Date: 06/08/2022