



Where Country Meets Living

Springtown Business Park East James W. Hutcheson Property 25.2 acres



Frontage on SH 199- Jacksboro Highway
City Water Lines 10" on SH 199 and 1st 100' of
Williams-Ward Rd. then 6" line
City Sewer Line 6" on SH 199 & Williams-Ward Rd.
Property within City of Springtown
PD Zoning allowing for mix of retail, office
technology and light manufacturing uses.

Priced at approximately \$100,000/acre

Owner to retain mineral rights of property

*Springtown is pleased to provide more information and discuss your development needs.
Contact: Pam Mundo, 214 773 0966 pmundo@mundoandassociates.com for more information.*

Last updated 2 20 17

SITE INFORMATION FORM	
Site Name	Springtown Business Park East
Site Location (street address, intersection or location coordinates)	Texas SH 199 & Williams-Ward Road
County	Parker
Incorporated area (Y/N)	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
If in incorporated area, name of city	Springtown
Public / Privately Owned	<input type="checkbox"/> PUBLIC / <input checked="" type="checkbox"/> PRIVATE
Owner(s)	James W. Hutcheson
Real Estate Representative (contact information)	Owner Representative only
Is Owner Willing to Sell Land?	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
Asking Price	\$100,000 per acre & retain mineral rights
Reported Lease Rate / Terms (if applicable)	n/a
Is site located in an industrial park?	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
Former Use(s)	Grazing and open land
Neighboring Uses	Undeveloped W/N; 4 lane Highway to S/E gas well open
Total Site Acreage	25 acres
Site Dimensions -all approximate	1,580' on S, 1403' on N, approx 980' on E
Additional Adjacent Acreage Available (specify acreage and location)	
Acreage within flood plain/floodway	site not in a floodplain
Current Zoning Designation	PD-I-1
Zoning Authority	City of Springtown
Restrictive Covenants	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO
Name of Road Directly Serving Site	State Highway 199
Number lanes of road directly serving site	4 lane
Nearest Interstate or Limited Access Highway	IH 20 in Weatherford
Distance	approximately 19 miles
Is rail adjacent to the site? (Y/N)	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO
If yes, name of rail provider serving site	
Nearest Rail Intermodal Facility	BNSF Intermodal in Fort Worth
Distance	35 miles via FM 51 to SH 114
Name of Electric Power Provider	Tri-County Electric
Distance to substation	2 miles east on SH 199
Distance of distribution line to site	Adjacent to site on SH 199
Distribution Voltage	14.4 KV/24.9KV
Substation capacity (total / available)	20 MVA with upgrade feasible
Name of Natural Gas Provider	Atmos Energy
Line size	2" and 4"
Distance to site	2" is 4,000' away and 4" is 7,000'away
Existing pressure at site (psi)	Intermediate 35 psi
Name of Water Provider	City of Springtown

Line size	10"
Distance to site	Adjacent to site on SH 199 & Williams - Ward
Most recent flow test data (static and residual pressure, gpm)	40 to 120 psi (80 flow-100-static on average)
Water treatment plant capacity (MGD)	
• total (design) capacity	450,000 gpd
• annual average daily use	250,000 gpd
• peak demand	350,000 gpd
• excess (available) capacity	100,000 gpd
Name of Wastewater Provider	
Line size	6" at SH 199 & Williams-Ward Rd
Distance to site	Adjacent to site
Specify if service is gravity or force main	gravity
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	480,000 gpd
• annual average daily flow	250,000 gpd
• peak flow	350,000 gpd
• excess (available) capacity	100,000 gpd
Telecommunication Provider(s)	
Describe known service at site	Verizon fiber/ Frontier Communications-copper
Fire Insurance Rating at Site	3
Effective Property Tax Rate per \$1,000 at Site (Please state none if exempt)	
Land / Building	26.630458/\$1000
Machinery / Equipment	Personal Property tax at same rate
Inventories	
Raw Materials	Personal Property tax at same rate
Goods-in-process	City of Springtown & County Exemptions
Finished goods	Personal Property tax at same rate
Known environmental issues/challenges	Not aware
List available environmental reports and the year they were prepared (Phase I, II ESA, wetland delineation study, archaeological survey, species studies, geotechnical reports)	None have been prepared

- ☐
- ☐
- ☐
- ☐
- ☐

2 such violation shall be allowed to continue shall constitute a separate
4 violation and punishable hereunder.

6 Section 3: The City Secretary is hereby authorized and directed to cause the
8 publication of the descriptive caption and penalty clauses of this ordinance
10 as an alternative method of publication provided by law.

12 Section 4: This ordinance shall be in full force and effect immediately after passage.

14 **AND IT IS SO ORDAINED.**

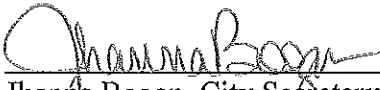
16 PASSED AND APPROVED on this 19th day of January, 2017.

18 **CITY OF SPRINGTOWN**

20 By: 

Tom Clayton, Mayor

22 ATTEST:

24 
Jhanna Bogan, City Secretary

26 APPROVED AS TO FORM AND LEGALITY:


28 
30 George A. Staples, Attorney

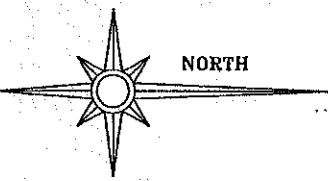
Exhibit B

Conceptual Plan for 25.2 Acres NW Corner of SH 199 and Williams-Ward Road (Walnut Creek Drive) to be zoned I-1 PD

The following restrictions and requirements shall apply:

1. Only uses permitted by right in the C-1, C-2, and I-1 zoning districts shall be allowed.
2. All uses other than special manufacturing equipment allowed by a Development Plan shall be conducted within a building with no outdoor storage. Any permitted special manufacturing equipment shall be placed in the rear yard.
2. Minimum lots size shall be 1 acre for retail and 5 acres for all other permitted use.
3. All building shall be 80% masonry on the front and sides visible from a public street. Other sides shall be 50% masonry. Masonry may be concrete tilt wall, brick and split block.
4. Landscaping at 20% of the lot is required. Plantings shall be Texas native plants and of water conservation varieties.
5. Building height shall not exceed 100' maximum.
6. Building coverage of the lot shall not cover more than 50% of the lot.
7. Principal use and building setbacks shall be minimum 20' from front, side and rear lot lines.
8. Accessory use and buildings setbacks shall be a minimum 60' from front lot line and 20' from side and rear lot lines.
9. Screening shall be required between any permitted or accessory use and any adjacent property zoned for a residential use. Screening shall be masonry 8' fence.
10. Loading areas shall not face a public street.
11. Parking shall be required at a rate... for retail of 1 space per 200 sf, office at a rate of 1 space per 300 sf, manufacturing and warehousing at a rate of 1 per employee for every 1.5 work shifts.
12. A minimum of 5 acres at the corner of SH 199 and Williams-Ward Road shall be reserved for retail uses.
13. The Western portion of the 25 acre tract shall be carefully developed with principally office uses preserving as many trees on the site as possible. No clear cutting of the trees shall be permitted.
14. There shall be an 80 foot landscaped buffer along SH 199.
15. A Development Plan including landscaping, grading and storm water drainage plans for the proposed development shall be approved by the City Council prior to any building or grading permit being issued. Any Development Plan shall consider planning for the remaining tracts of land, presently agriculture, and consideration for preservation and restoration of fencing to permit access to and grazing activities on remaining tracts. All Development Plans shall be submitted to the Planning and Zoning Commission for their recommendation to Council as is required for all such plans, with notices to be provided as in other zone change cases. Separate Development plans for portions of the property may be considered.

SCALE 1" = 300'



T&P R.R. SURVEY
ABSTRACT No. 51-2

SPRING BRANCH ACRES
VOLUME 358, PAGE 761
P.R.R.C.T.

T. B. BURRIS SURVEY
ABSTRACT No. 102

SAGE TRAIL
LOT 1
LOT 2
LOT 3

JOHN H. HITCHESON
VOLUME 123, PAGE 545
D.R.P.C.T.

A.J. HITCHESON
VOLUME 268, PAGE 364
D.R.P.C.T.

A.J. HITCHESON
VOLUME 238, PAGE 364
D.R.P.C.T.

WEST BOUNDARY LINE OF THE MORRIS SURVEY

J.M. CHEARS SURVEY
ABSTRACT No. 2874

DON SPRINGFIELD
VOLUME 549, PAGE 79
D.R.P.C.T.

B. R. MORRIS SURVEY
ABSTRACT No. 874

A.J. HITCHESON
VOLUME 238, PAGE 364
D.R.P.C.T.

NANCY SPRINGFIELD BAYOUTH
VOLUME 2754, PAGE 1592
D.R.P.C.T.

25.2 ACRES

POINT OF BEGINNING

STATE HIGHWAY No. 199
225' RIGHT-OF-WAY
125.0'
1560'

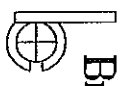
WALNUT CREEK DRIVE
100' WIDE RIGHT-OF-WAY
S 31°58'01"W 150.86'
S 15°50'08"W 527.91'
Arc 534.95' Rad 950.00'

WALNUT CREEK DRIVE
NOTICE OF LIS PENDENS
VOLUME 2778, PAGE 802
D.R.P.C.T.

A.J. HITCHESON
VOLUME 238, PAGE 364
D.R.P.C.T.

B. R. MORRIS SURVEY
ABSTRACT No. 874

EXHIBIT MAP
OF
25.2 ACRES OF LAND
LOCATED IN THE
H.R. MORRIS SURVEY, ABSTRACT
No. 874, J.M. CHEARS SURVEY,
ABSTRACT No. 2874 AND THE
T&P R.R. SURVEY,
ABSTRACT No. 51-2
PARKER COUNTY, TEXAS



BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

P.O. BOX 11374 • 3908 SOUTH FREEMAN
FORT WORTH, TEXAS 76110
TEL (817) 926-0211
FAX (817) 926-9347
EMAIL: cormin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019900

Exhibit "A"

LEGAL DESCRIPTION

BEING approximately 25.2 acres of land located in the H. R. MORRIS SURVEY, Abstract No. 874, the J. M. CHEARS, Abstract No. 2874, and the T & P. R. R. SURVEY, Abstract No. 51-2, Parker County, Texas, and being a portion of the tract of land conveyed to A. J. Hutcheson, by the deed recorded in Volume 238, Page 364, of the Deed Records of Parker County, Texas, and a portion of the tract of land conveyed to A. J. Hutcheson, by the deed recorded in Volume 499, Page 146, of the Deed Records of Parker County, Texas. Said 25.2 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeast right-of-way line of State Highway No. 199 (a 225 foot wide public right-of-way), at the intersection of the Northwest right-of-way line of Walnut Creek Drive (a 100 foot wide public right-of-way) identified in the Notice of Lis Pendens, recorded in Volume 2778, Page 602, of the Deed Records of Parker County, Texas;

THENCE NORTHWESTERLY approximately 1,560 feet, along the Northeast right-of-way line of said State Highway No. 199, to a point at the Southeast corner of the tract of land conveyed to John H. Bryant, by the deed recorded in Volume 1122, Page 543, of the Deed Records of Parker County, Texas;

THENCE NORTHERLY approximately 171.2 feet, along the East boundary line of said Bryant Tract, to a point at the Northeast corner of said Bryant Tract, being the Southeast corner of Lot 1, Block 7, Spring Branch Acres, an addition to the City of Springtown, Parker County, Texas, according to the plat recorded in Volume 358, Page 561, of the Deed Records of Parker County, Texas, said corner also lying in the North boundary line of the aforesaid T & P. R. R. SURVEY;

THENCE EASTERLY approximately 302 feet, along the North boundary line of said T & P. R. R. SURVEY, and the North boundary line of said J. M. CHEARS Survey, to a point at the Northeast corner of said CHEARS SURVEY, lying in the West boundary line of the aforesaid H. R. MORRIS SURVEY;

THENCE NORTHERLY approximately 51 feet, along the West boundary line of said MORRIS SURVEY, to a point at the Southwest corner of the tract of land conveyed to Don Springfield, by the deed recorded in Volume 549, Page 79, of the Deed Records of Parker County, Texas;

Exhibit "A"

THENCE EASTERLY approximately 1,403 feet, along the most Southerly North boundary line of said tract of land conveyed to A. J. Hutcheson, by the deed recorded in Volume 238, Page 364, of the Deed Records of Parker County, Texas, and along the South boundary line of said Springfield Tract and continuing along the South boundary line of the tract of land conveyed to Nancy Springfield Bayouth, by the deed recorded in Volume 2754, Page 1592, of the Deed Records of Parker County, Texas, to a point in the West right-of-way line of aforesaid Walnut Creek Drive;

THENCE along the West right-of-way line of said Walnut Creek Drive, as follows:

1. S 00° 17' 48" E 150.95 feet, to a point at the beginning of a curve to the right;
2. SOUTHWESTERLY 534.95 feet, along said curve to the right, having a radius of 950.00 feet, a central angle of 32° 15' 49", and a chord bearing S 15° 50' 06" W 527.91 feet, to a point at the end of said curve;
3. S 31° 58' 01" W 450.86 feet, to the POINT OF BEGINNING, containing 25.2 acres of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

