



## **CITY COUNCIL MEETING - APRIL 8, 2025 AGENDA**

**City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087**

**Tuesday, April 08, 2025 at 6:00 PM**

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### **CALL TO ORDER AND DETERMINATION OF QUORUM**

### **PLEDGE OF ALLEGIANCE AND INVOCATION**

### **PUBLIC COMMENTS (Limited to three minutes per person)**

*Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the City Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. The Texas Open Meetings Act provides the following:*

A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

### **PROCLAMATION:**

- 1. **Mayoral Proclamation**
- 2. **Administer the Oath of Office to Police Chief Ray Lacy**

### **REGULAR AGENDA ITEMS**

- 3. **Approval of Regular City Council Meeting Minutes: March 11, 2025**
- 4. **Discussion & Action: to approve the Replat of Lot 2R, Block 11, the Reserves at Trinity, Phase 2, being 45.37 Acres, situated in the A. McCarver Survey, Abstract No. 910, and in the W. Franklin Survey, Abstract No. 468, an addition to the City of Willow Park, Parker County, Texas.**

- 5. Discussion/Action: Discussion of Street improvements and park system improvements and following the discussion, Council may consider authorizing staff to prepare a Tax Note in an amount not to exceed \$1.5 million to fund street and park system improvements.**

**EXECUTIVE SESSION** *It is anticipated that all, or a portion of the discussion of the foregoing item will be conducted in closed executive session under authority of the Section 551 of the Texas Open Meetings Act. However, no action will be taken on this item until the City Council reconvenes in open session.*

- 6. Section 551.071 (Consultation with Attorney); 551.072 (Deliberation Regarding Real Property) - 120 El Chico Trail Lease Agreements.**
- 7. Section 551.071-Consultation with Attorney; City of Willow Park v. Halff & Associates.**

**RECONVENE** *into Open Session and consider action, if any, on the item discussed in Executive Session.*

## **INFORMATIONAL COMMENTS**

- 8. Mayor & City Council Comments**
- 9. City Manager Comments:**

## **ADJOURNMENT**

*As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.*

*The City Council may convene a public meeting and then recess into closed executive session, to discuss any of the items listed on this agenda, if necessary, and if authorized under chapter 551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, without limitation; (1) consulting with the Council's attorney to seek or receive legal advice concerning pending or contemplated litigation, a settlement offer, or any other matter in which the ethical duty of the attorney to the Council clearly conflicts with the general requirement that all meetings be open, § 551.071; (2) discussing the purchase, exchange, lease, or value of real property, § 551.072; (3) discussing a prospective gift or donation, § 551.073; (4) discussing certain personnel matters, §551.074; and (5) discussing security personnel or devices, § 551.076.*

CERTIFICATION I, the undersigned authority, do hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: April 4, 2025 at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.



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Deana McMullen  
City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at [dmcmullen@willowpark.org](mailto:dmcmullen@willowpark.org). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://www.willowparktx.gov/>



## **CITY COUNCIL REGULAR MEETING - MARCH 11, 2025 MINUTES**

**City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087**

**Tuesday, March 11, 2025 at 6:00 PM**

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### **CALL TO ORDER AND DETERMINATION OF QUORUM**

**Mayor Doyle Moss called the meeting to order at 6:00 pm. with a quorum present.**

#### **PRESENT**

**Mayor Doyle Moss**

**Councilmember Chawn Gilliland**

**Councilmember Greg Runnebaum - Came in at 7:00 pm**

**Councilmember Lea Young**

**Councilmember Nathan Crummel**

#### **ABSENT**

**Councilmember Eric Contreras**

#### **Staff Present:**

**Bryan Grimes -City Manager**

**Deana McMullen - City Secretary**

### **PLEDGE OF ALLEGIANCE AND INVOCATION**

**Senior Pastor Clark Boshier of The Willow Park Baptist Church was present to give the Invocation.**

**The Pledge of Allegiance was given by all present.**

### **PROCLAMATION**

#### **1. Recognition of Fred Lock 100th Birthday**

**Mayor Doyle Moss read aloud a Proclamation in Recognition of Willow Park resident Fred Lock's 100th Birthday.**

### **PUBLIC COMMENTS (Limited to three minutes per person)**

*Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the City Secretary five (5) minutes before the start*

*of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. The Texas Open Meetings Act provides the following:*

A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

**There were No public comments for this meeting.**

## **REGULAR AGENDA ITEMS**

### **2. Approval of Regular City Council Meeting Minutes: February 25, 2025.**

**Motion to approve the minutes from the February 25, 2025 regular meeting of the Willow Park City Council as presented.**

**Motion made by Councilmember Gilliland, Seconded by Councilmember Crummel.**

**Voting Yea: Councilmember Gilliland, Councilmember Young, Councilmember Crummel**

### **3. Discussion/Action: To Consider and act on approval of the Fiscal Year 2023-2024 Audit.**

**Reba Long with Snow Garrett Williams presented the Fiscal Year 2023-2024 Audit to the Council with a clean and unmodified Audit.**

**Motion was made to accept the Fiscal Year 2023-2024 Audit as presented.**

**Motion made by Councilmember Young, Seconded by Councilmember Gilliland.**

**Voting Yea: Councilmember Gilliland, Councilmember Young, Councilmember Crummel**

### **4. Discussion & Action: to Award Utility Extension Bid for East Bankhead Highway.**

### **5. Discussion & Action: to approve the proposed professional service agreement including design, bidding, and construction-phase services for the water and street infrastructure improvements.**

**City Engineer Gretchen Vasquez presented to the Council the proposed professional service agreement including design, bidding and construction-phase services for the water and street infrastructure improvements in the amount of \$524,000.00 with \$450,000.00 for Basic engineering and \$75,000 for the Design and construction surveying as needed.**

**Motion was made to approve the proposed professional service agreement to Jacob and Martin, LLC in the amount of \$525,000 as presented.**

**Motion made by Councilmember Young, Seconded by Councilmember Gilliland. Voting Yea: Councilmember Gilliland, Councilmember Young, Councilmember Crummel**

- 6. Discussion & Action: for Capital Improvement Projects including funding options.**

**Discussion with City Manager Bryan Grimes regarding Capital Improvement Projects including possible funding options.**

- 7. Discussion & Action: to accept resignations and appointments for 2025 Planning & Zoning Commission and Parks Board.**

**Assistant City manager Toni Fisher addressed the Council with changes to the Planning & Zoning Commission and Parks Board.**

**Motion was made to accept the resignation and appointments for 2025 Planning & Zoning Commission and Parks Board as presented by Toni Fisher.**

**Motion made by Councilmember Young, Seconded by Councilmember Gilliland. Voting Yea: Councilmember Gilliland, Councilmember Young, Councilmember Crummel**

## **REPORTS**

- 8. Discussion: Annual Racial Profiling Report by Interim Police Chief Quincy Hamilton.**

**Interim Chief of Police Quincy Hamilton presented the Annual Racial Profiling Report to the City Council and answered any questions.**

**Motion was made to approve and accept the Annual Racial profiling report from Interim Chief of Police Quincy Hamilton.**

**Motion made by Councilmember Young, Seconded by Councilmember Crummel.**

**Voting Yea: Councilmember Gilliland, Councilmember Young, Councilmember Crummel**

**EXECUTIVE SESSION** *It is anticipated that all, or a portion of the discussion of the foregoing item will be conducted in closed executive session under authority of the Section 551 of the Texas Open Meetings Act. However, no action will be taken on this item until the City Council reconvenes in open session.*

- 9. Section 551.071 - Consultation with Attorney; City of Willow Park v. Halff & Associates.**

**No action on this item.**

- 10. Section 551.074 – Personnel Matters: City Council may interview candidates for Chief of Police Position; application review, discussion, consideration, and/or employment offers among candidates.**

**RECONVENE** *into Open Session and consider action, if any, on the item discussed in Executive Session.*

**Mayor Doyle Moss adjourned the Executive Session and reconvened the regular session at 8:48 pm.**

**Motion was made to appoint William Ray Lacey as the Chief of Police at a salary of \$110,000 and \$5,000 for moving expenses.**

**Motion made by Councilmember Young, Seconded by Councilmember Crummel.**

**Voting Yea: Councilmember Gilliland, Councilmember Runnebaum, Councilmember Young, Councilmember Crummel**

#### **INFORMATIONAL COMMENTS**

**11. Mayor and Council Comments:**

**Councilmember Nathan Crummel wanted to say Thank You to Tyler VanSant for his service on the City Council and other places he served the city. He is a true service leader, and I am grateful for his friendship and leadership. I am grateful for good people for stepping up like he did. I wish him well in his endeavors.**

**Mayor Doyle Moss said Thank you to everyone for your time. Willow Park is a neat little part of the world and you guys and girls make it so much better. Thank You.**

**12. City Manager Comments:**

**City Manager Bryan Grimes congratulated City Attorney Pat Chesser on his 60th Birthday and asked everyone to sing Happy Birthday to him.**

#### **ADJOURNMENT**

*As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.*

**With nothing further to discuss or consider motion was made to adjourn the regular meeting of the Willow Park City Council at 8:48 pm.**

**Motion made by Councilmember Gilliland, Seconded by Councilmember Runnebaum.**

**Voting Yea: Councilmember Gilliland, Councilmember Runnebaum, Councilmember Young, Councilmember Crummel**

**THESE MINUTES WERE APPROVED BY WILLOW PARK CITY COUNCIL:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Secretary



## CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b>  April 8, 2025	<b>Department:</b>  Planning & Development	<b>Presented By:</b>  Toni Fisher, Assistant City Manager – Development
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### **AGENDA ITEM:**

**Discussion & Action: to approve the Replat of Lot 2R, Block 11, the Reserves at Trinity, Phase 2, being 45.37 Acres, situated in the A. McCarver Survey, Abstract No. 910, and in the W. Franklin Survey, Abstract No. 468, an addition to the City of Willow Park, Parker County, Texas.**

### **BACKGROUND:**

Applicant and property owner, Phoenix Realty Investments, LLC, has proposed the subdivision plat of “The Reserves at Trinity” for Phase 2, consisting of approximately 45.37 acres in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, an addition to the City of Willow Park.

This parcel is within the Planned Development Zoning District of the Shops at Willow Park by Ordinances 740-16 and 856-22. Phase 2 proposes 84 residential lots for single-family detached homes, at 5,000 square foot minimum lots and a minimum home size of 2,200 square feet of living area per dwelling unit, per the PD development standards. This replat also includes a greenbelt planning space with a dedicated hike and bike trail whose easement will be later determined and filed by separate instrument.

### **COMMISSION/STAFF RECOMMENDATION:**

City Staff fully reviewed this Replat, all corrections were satisfactorily addressed, and its acceptance is recommend.

Planning & Zoning Commission was presented this replat on March 18, 2025. It was approved with a unanimous 3-0 vote.

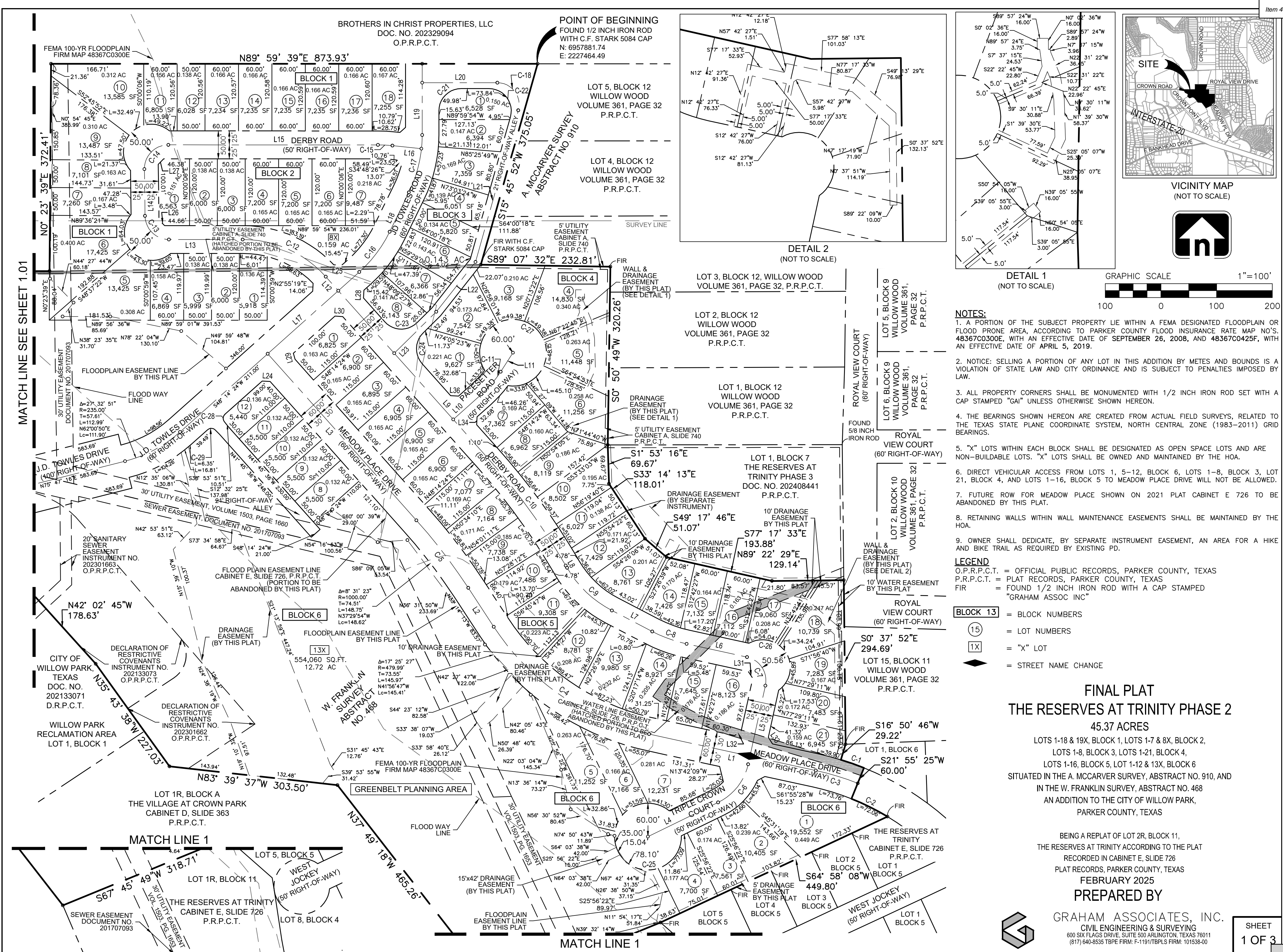
### **EXHIBITS:**

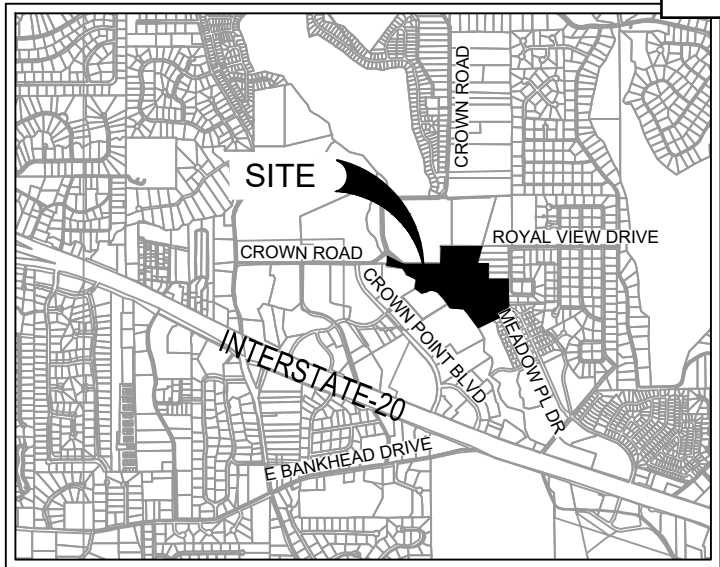
- Replat – The Reserves at Trinity, Phase 2
- Filed Final Plat – The Reserves at Trinity
- Ordinance 760-16
- Ordinance 856-22

### **RECOMMENDED MOTION:**

**Approval of the Replat of Lot 2R, Block 11, the Reserves at Trinity, Phase 2, as presented.**







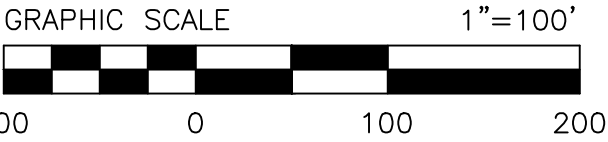
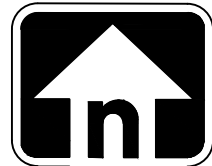
VICINITY MAP  
(NOT TO SCALE)

- NOTES:**
1. A PORTION OF THE SUBJECT PROPERTY LIE WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO PARKER COUNTY FLOOD INSURANCE RATE MAP NO'S. 48367C0300E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND 48367C0425F, WITH AN EFFECTIVE DATE OF APRIL 5, 2019.
  2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
  3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
  4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
  5. "X" LOTS WITHIN EACH BLOCK SHALL BE DESIGNATED AS OPEN SPACE LOTS AND ARE NON-BUILDABLE LOTS. "X" LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
  6. DIRECT VEHICULAR ACCESS FROM LOTS 1, 5-12, BLOCK 6, LOTS 1-8, BLOCK 3, LOT 21, BLOCK 4, AND LOTS 1-16, BLOCK 5 TO MEADOW PLACE DRIVE WILL NOT BE ALLOWED.
  7. FUTURE ROW FOR MEADOW PLACE SHOWN ON 2021 PLAT CABINET E 726 TO BE ABANDONED BY THIS PLAT.
  8. RETAINING WALLS WITHIN WALL MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
  9. OWNER SHALL DEDICATE, BY SEPARATE INSTRUMENT EASEMENT, AN AREA FOR A HIKE AND BIKE TRAIL AS REQUIRED BY EXISTING PD.

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	4° 55' 55"	510.00'	21.96'	43.90'	S70° 43' 20"E	43.89'
C-2	9° 10' 31"	450.00'	36.11'	72.06'	S63° 41' 33"E	71.99'
C-3	9° 24' 54"	480.00'	39.53'	78.88'	N72° 57' 49"W	78.79'
C-4	44° 15' 20"	450.00'	182.98'	347.58'	N55° 21' 53"W	339.01'
C-5	8° 31' 23"	1030.00'	76.75'	153.22'	N37° 29' 54"W	153.08'
C-6	51° 43' 54"	100.00'	48.48'	90.29'	S38° 11' 41"W	87.25'
C-7	90° 00' 00"	43.00'	43.00'	67.54'	S32° 40' 16"E	60.81'
C-8	15° 06' 55"	250.00'	33.17'	65.95'	S70° 06' 49"E	65.76'
C-9	32° 17' 43"	200.00'	57.91'	112.73'	S46° 24' 30"E	111.25'
C-10	11° 29' 57"	1200.00'	120.83'	240.84'	S36° 00' 37"E	240.44'
C-11	15° 22' 00"	200.00'	26.98'	53.64'	S40° 33' 24"W	53.48'
C-12	48° 14' 18"	200.00'	89.54'	168.38'	S65° 52' 45"E	163.45'
C-13	89° 10' 51"	43.00'	42.39'	66.93'	S45° 24' 28"E	60.37'
C-14	90° 49' 09"	43.00'	43.62'	68.16'	S44° 35' 32"W	61.24'
C-15	5° 59' 24"	250.00'	13.08'	26.14'	N87° 00' 12"W	26.12'
C-16	22° 14' 42"	235.00'	46.20'	91.24'	N37° 07' 03"E	90.67'
C-17	25° 59' 36"	235.00'	54.24'	106.61'	N12° 59' 54"E	105.70'
C-18	105° 45' 46"	39.00'	51.53'	71.99'	N37° 07' 01"W	62.20'
C-21	90° 00' 00"	40.00'	40.00'	62.83'	S45° 00' 06"W	56.57'
C-22	105° 45' 46"	40.00'	52.85'	73.84'	N37° 07' 01"W	63.79'
C-23	92° 51' 19"	40.00'	42.04'	64.83'	S88° 11' 15"E	57.96'
C-24	87° 08' 41"	40.00'	38.05'	60.84'	S1° 48' 45"W	55.14'
C-25	310° 45' 05"	60.00'	27.50'	325.42'	N25° 56' 22"W	50.00'
C-26	173° 50' 36"	50.00'	929.73'	151.71'	S32° 17' 44"E	99.86'
C-27	310° 39' 14"	60.00'	27.56'	325.32'	S56° 36' 56"E	50.09'
C-28	87° 08' 15"	10.00'	9.51'	15.21'	S4° 40' 17"W	13.78'
C-29	87° 08' 15"	10.00'	9.51'	15.21'	N88° 11' 28"W	13.78'

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1	306.54'	N77° 40' 16"W
L2	83.57'	N33° 14' 13"W
L3	401.10'	N41° 45' 36"W
L4	140.22'	S64° 03' 38"W
L5	144.60'	S12° 19' 44"W
L6	111.05'	S77° 40' 16"E
L7	81.61'	S62° 33' 21"E
L8	4.78'	S30° 15' 38"E
L9	401.10'	S41° 45' 36"E
L10	67.68'	S48° 14' 24"W
L11	40.67'	S32° 52' 24"W
L12	33.77'	S41° 45' 36"E
L13	132.50'	S89° 59' 54"E
L14	84.01'	S0° 49' 03"E
L15	376.61'	N89° 59' 54"W
L16	52.29'	N84° 00' 30"W
L17	220.42'	N48° 14' 24"E
L18	78.78'	N25° 59' 42"E

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L19	127.91'	N0° 00' 06"E
L20	135.17'	N89° 59' 54"W
L21	283.12'	N15° 45' 52"E
L22	113.86'	N38° 14' 35"E
L23	106.13'	N45° 23' 05"E
L24	14.14'	N86° 45' 36"W
L25	14.18'	N86° 55' 02"W
L26	14.24'	N45° 24' 28"W
L27	14.04'	N44° 35' 32"E
L28	14.14'	S3° 14' 24"W
L29	11.18'	S15° 11' 41"E
L30	14.14'	N86° 45' 36"W
L31	14.14'	N32° 40' 16"W
L32	14.14'	N57° 19' 44"E
L33	14.14'	S32° 40' 16"E
L34	14.14'	S3° 14' 24"W
L36	14.14'	S86° 45' 36"E



FINAL PLAT  
THE RESERVES AT TRINITY PHASE 2

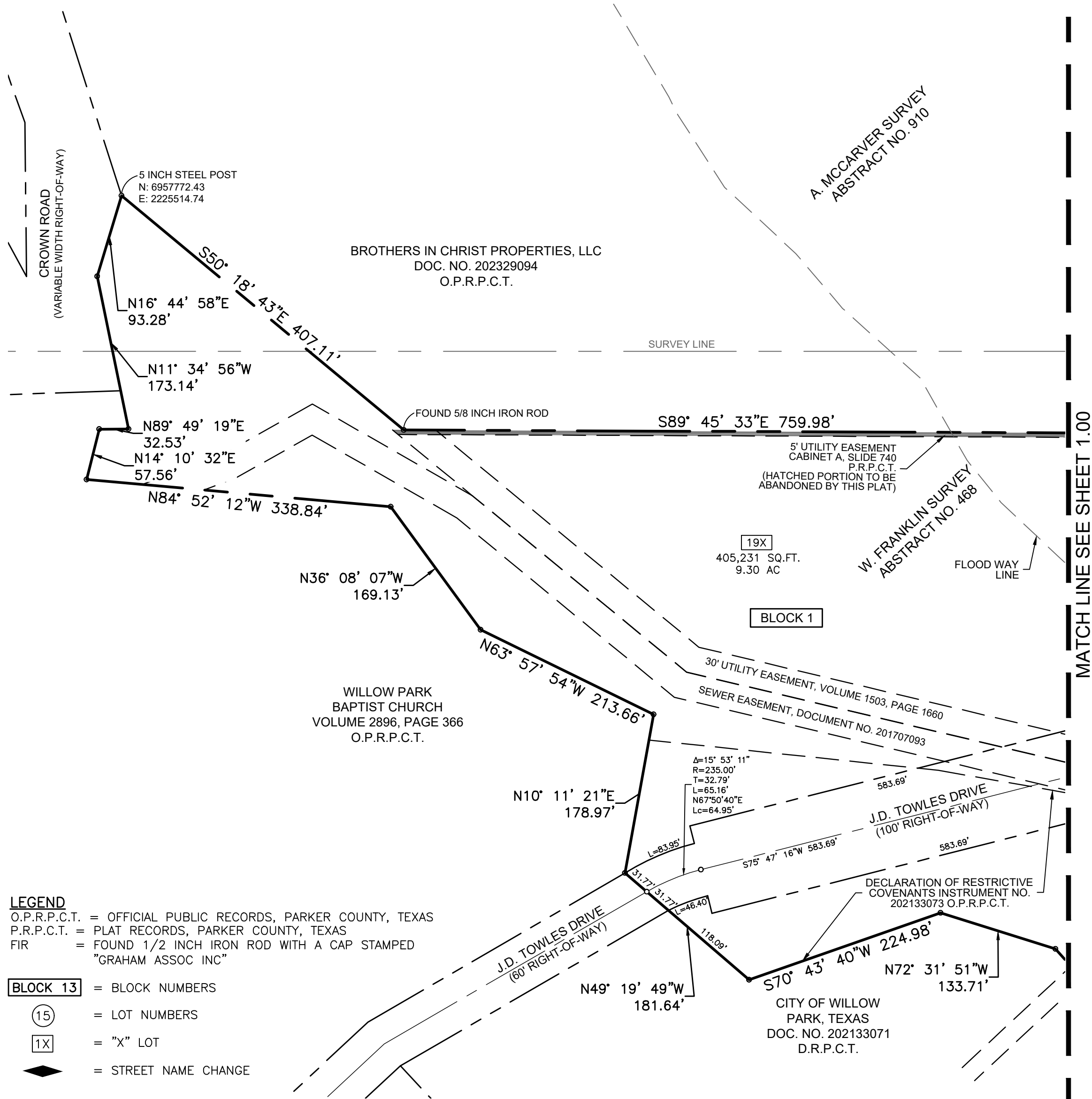
45.37 ACRES

LOTS 1-18 & 19X, BLOCK 1, LOTS 1-7 & 8X, BLOCK 2,  
LOTS 1-8, BLOCK 3, LOTS 1-21, BLOCK 4,  
LOTS 1-16, BLOCK 5, LOT 1-12 & 13X, BLOCK 6  
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, AND  
IN THE W. FRANKLIN SURVEY, ABSTRACT NO. 468  
AN ADDITION TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS

BEING A REPLAT OF LOT 2R, BLOCK 11,  
THE RESERVES AT TRINITY ACCORDING TO THE PLAT  
RECORDED IN CABINET E, SLIDE 726  
PLAT RECORDS, PARKER COUNTY, TEXAS

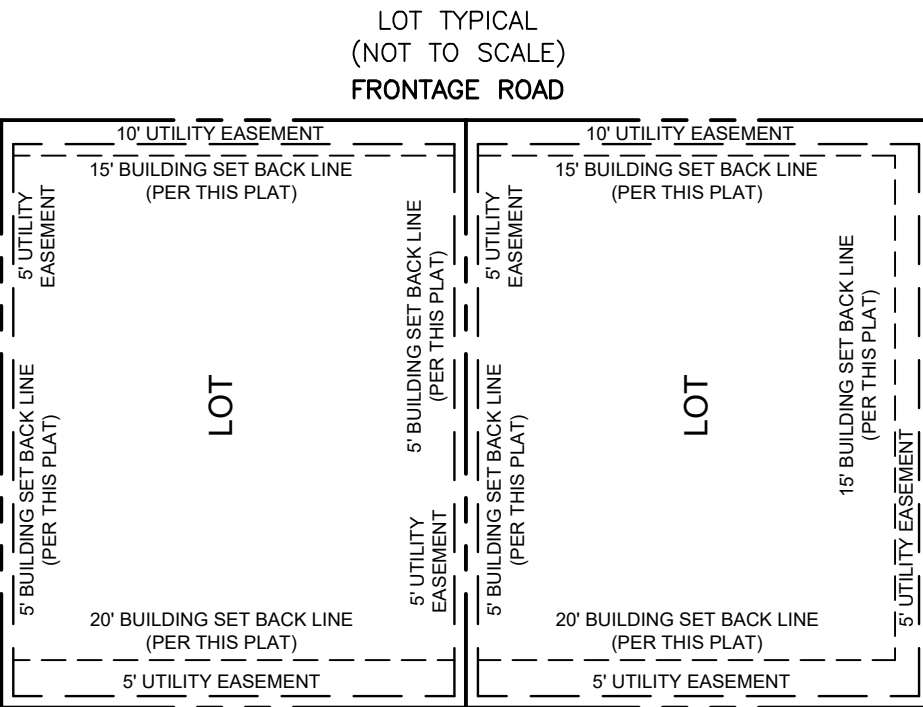
FEBRUARY 2025  
PREPARED BY

GRAHAM ASSOCIATES, INC.  
CIVIL ENGINEERING & SURVEYING  
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011  
(817) 640-8535 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



- LEGEND**
- O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS  
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS  
FIR = FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC"
- BLOCK 13** = BLOCK NUMBERS
- (15)** = LOT NUMBERS
- [1X]** = "X" LOT
- ◆** = STREET NAME CHANGE

STANDARD SETBACKS AND EASEMENTS



MINIMUM FINISHED FLOOR ELEVATION TABLE		
BLOCK	LOTS	MINIMUM FINISHED FLOOR ELEVATION
1	1 THRU 4	843.55
1	5 THRU 8	843.70
1	9 THRU 11	843.92
2	1 AND 2	843.70
3	7 AND 8	843.44
5	1 THRU 3	843.44
5	4 AND 5	843.30
5	9 THRU 13	843.22
6	4 THRU 7	842.17
6	8 AND 9	843.30
6	10 THRU 12	843.44



LEGAL DESCRIPTION

WHEREAS, PHOENIX REALTY INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of an 45.37 acre tract of land located in the A. McCarver Survey, Abstract No. 910, and the W. Franklin Survey, Abstract No. 468, and being Lot 2R, Block 11, The Reserves at Trinity, as recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a cap stamped "C.F. Stark 5084", being the northeast corner of said Lot 2R, and being in the south line of a tract of land described by deed to Crown Valley Acquisitions, L.P., as recorded in Volume 2317, Page 1856, Official Public Records, Parker County, Texas, and also being the northwest corner of Lot 5, Block 12, Willow Wood, as recorded in Volume 361, Page 32, Plat Records, Parker County, Texas;

THENCE South 15°45'52" West, leaving said south line, along the west line of said Block 12, a distance of 375.05 feet to a found 1/2 inch iron rod with a cap stamped "C.F. Stark 5084";

THENCE South 89°07'32" East, continuing along said west line, a distance of 232.81 feet to a found 1/2 inch iron rod;

THENCE South 00°50'49" West, a distance of 320.26 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI), being the southwest corner of Lot 1 of said Block 12;

THENCE South 01°53'16" East, a distance of 69.67 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 33°14'13" East, a distance of 118.01 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 49°17'46" East, a distance of 51.07 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 77°17'33" East, a distance of 193.88 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE North 89°22'29" East, a distance of 129.14 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI), being in the existing public west right-of-way line of Royal View Court (having a 60 foot right-of-way);

THENCE South 00°37'52" East, along said west right-of-way line, a distance of 294.69 feet to a found 1/2 inch iron rod, being the southwest corner of Lot 15, Block 11, of said Willow Wood, and being the northwest corner of Lot 1, Block 6, of the said The Reserves at Trinity;

THENCE South 16°50'46" West, along the west line of said Lot 1, a distance of 29.22 feet to a set 1/2 inch iron rod with GAI cap, being the southwest corner of said Lot 1, Block 6, for the beginning of a non-tangent curve to the right having a radius of 510.00 feet, a central angle of 04°55'55", and a long chord which bears South 70°43'20" East, 43.89 feet;

THENCE along the south line of said Lot 1, Block 6 and along said non-tangent curve to the right, an arc distance of 43.90 feet to a set 1/2 inch iron rod with GAI cap, being in the existing public northeast right-of-way line of Meadow Place Drive (having a 60 foot right-of-way);

THENCE South 21°55'25" West, leaving said northeast right-of-way line, a distance of 60.00 feet to a set 1/2 inch iron rod with GAI cap, being in the southwest right-of-way line of said Meadow Place Drive, for the beginning of a non-tangent curve to the right having a radius of 450.00 feet, a central angle of 9°10'31", and a long chord which bears South 63°41'33" East, 71.99 feet;

THENCE along said southwest right-of-way line, along said non-tangent curve to the right, an arc distance of 72.06 feet to a found 1/2 inch iron rod, being the northeast corner of Lot 1, Block 5 of said The Reserve at Trinity;

THENCE South 64°58'08" West, along the north line of said Block 5, a distance of 449.80 feet to a found 1/2 inch iron rod, being the northwest corner of Lot 5, Block 5 of said The Reserve at Trinity, and being the northeast corner of Lot 1R, Block 11, of said The Reserve at Trinity;

THENCE South 67°45'49" West, along the north line of said Lot 1R, a distance of 318.71 feet to a set 1/2 inch iron rod with a GAI cap, being the northwest corner of said Lot 1R, Block 11, The Reserves at Trinity, Cabinet E, slide 726; and being in the east line of Lot 1, Block 1, Crown Point Addition, as recorded in Cabinet D, Slide 148, Plat Records, Parker County, Texas;

THENCE North 37°49'18" West, along the east line of said Lot 1, Block 1, a distance of 465.26 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 83°39'37" West, a distance of 303.50 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 35°43'38" West, a distance of 227.03 feet to a set 1/2 inch iron rod with a GAI cap, being in the east line of a tract of land described by deed, as recorded in Volume 2562, Page 1672, Official Public Records, Parker County, Texas;

THENCE North 42°02'45" West, continuing along said east line, a distance of 178.63 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 72°31'51" West, a distance of 133.71 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 70°43'40" West, a distance of 224.98 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 49°19'49" West, a distance of 181.64 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 10°11'21" East, a distance of 178.97 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 63°57'54" West, a distance of 213.66 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 36°08'07" West, a distance of 169.13 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 84°52'12" West, a distance of 338.84 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 14°10'32" East, a distance of 57.56 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 89°49'19" East, a distance of 32.53 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 11°34'56" West, a distance of 173.14 feet to a set 1/2 inch iron rod with a GAI cap, being in the east right-of-way line of Crown Road (having a variable width right-of-way);

THENCE North 16°44'58" East, continuing along said east right-of-way line, a distance of 93.28 feet to a set 1/2 inch iron rod with a GAI cap, being the westernmost southwest corner of said Crown Valley Acquisitions L.P. tract;

THENCE South 50°18'43" East, along the south line of said Crown Valley Acquisitions L.P. tract, a distance of 407.11 feet to a found 5/8 inch iron rod;

THENCE South 89°45'33" East, continuing along said south line, a distance of 759.98 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 00°23'39" East, a distance of 372.41 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 89°59'39" East, a distance of 873.93 feet to the POINT OF BEGINNING and CONTAINING 1,976,112 square feet,45.37 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PHOENIX REALTY INVESTMENTS, LLC; acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Lots 1-18 & 19X, Block 1; Lots 1-7 & 8X, Block 2; Lots 1-8, Block 3; Lots 1-21, Block 4; Lots 1-16, Block 5; Lots 1-12 & 13X, Block 6; The Reserves at Trinity Phase 2, 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. PHOENIX REALTY INVESTMENTS, LLC, does herein certify the following: 1. The streets and alleys are dedicated for street and alley purposes, 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances, 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat, 4. 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 Willow Park, 5. The City Willow Park is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair, 6. 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 City Willow Park's use thereof, 7. 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, 8. The City 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, 9. All modifications to this document shall be by means of plat and approved by the City Willow Park.

Witness my hand at \_\_\_\_\_, Parker County, Texas

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PHOENIX REALTY INVESTMENTS, LLC                      Date

STATE OF \_\_\_\_\_:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

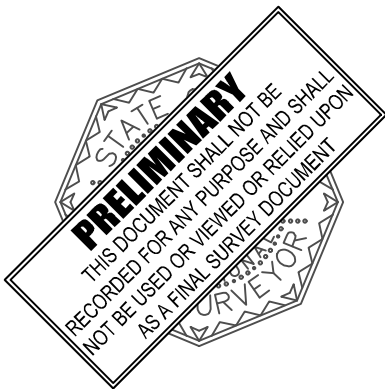
My commission expires \_\_\_\_\_

**OWNER:**  
PHOENIX REALTY INVESTMENTS, LLC  
PO BOX 1032  
CISCO, TX 76437  
WILL@CLARITYHOMES.COM  
ATTN: WILL BANNISTER

**ENGINEER/SURVEYOR:**  
GRAHAM ASSOCIATES, INC.  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011  
TEL:(817) 640-8535  
FAX:(817) 633-5240  
INFORMATION@GRAHAMCIVIL.COM

SURVEYOR’S CERTIFICATE

This is to certify that I, MICHAEL L. PETERSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.



MICHAEL L. PETERSON  
Texas Registration No. 5999

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL L. PETERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

CITY OF WILLOW PARK, TEXAS  
CITY COUNCIL

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

PLAT APPROVED DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
CITY MAYOR

BY: \_\_\_\_\_  
CITY SECRETARY

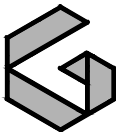
FINAL PLAT  
THE RESERVES AT TRINITY PHASE 2  
45.37 ACRES

LOTS 1-18 & 19X, BLOCK 1, LOTS 1-7 & 8X, BLOCK 2,  
LOTS 1-8, BLOCK 3, LOTS 1-21, BLOCK 4,  
LOTS 1-16, BLOCK 5, LOT 1-12 & 13X, BLOCK 6  
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, AND  
IN THE W. FRANKLIN SURVEY, ABSTRACT NO. 468  
AN ADDITION TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS

BEING A REPLAT OF LOT 2R, BLOCK 11,  
THE RESERVES AT TRINITY ACCORDING TO THE PLAT  
RECORDED IN CABINET E, SLIDE 726  
PLAT RECORDS, PARKER COUNTY, TEXAS

FEBRUARY 2025

PREPARED BY



GRAHAM ASSOCIATES, INC.  
CIVIL ENGINEERING & SURVEYING  
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011  
(817) 640-8535 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

## *CITY OF WILLOW PARK, TEXAS*

### ORDINANCE NO. 740-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A CHANGE IN ZONING TO PD PLANNED DEVELOPMENT ZONING DISTRICT CLASSIFICATION AND USE DESIGNATION FOR THAT CERTAIN 140.3 ACRES OF LAND LOCATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE I. HENDLEY SURVEY, ABSTRACT NO. 619, THE M. EDWARDS SURVEY, ABSTRACT NO. 1955, AND THE J. FROMAN SURVEY, ABSTRACT NO. 471, ALL IN PARKER COUNTY AND THE CITY OF WILLOW PARK, TEXAS; PROVIDING FOR A PENALTY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park is a municipal corporation duly and legally formed in the State of Texas; and

WHEREAS, the City is a general law municipality with specific powers delegated to it to protect the health, safety and general welfare of its citizens; and

WHEREAS, pursuant to Chapter 211 TEXAS LOCAL GOVERNMENT CODE, the City of Willow Park has the authority to adopt comprehensive zoning plans and to amend said plans for the purposes of promoting the health, safety and welfare of the City; and

WHEREAS, the owner of that certain 140.3 acre tract of land described on Exhibit "A" attached hereto has applied for a change in zoning to "PD" Planned Development District consistent with the development standards and Site Plan attached hereto as Exhibit "B" and "C" respectively; and

WHEREAS, a public hearing on the zoning change was held by the Planning and Zoning Commission of the City of Willow Park and a final report for recommendations was submitted to the governing body of the

City; and

WHEREAS, the City of Willow Park held a public hearing subsequent to that of the Planning and Zoning Commission and subsequent to receiving the final report and recommendations of the Planning and Zoning Commission with respect to the application for a zoning change; and

WHEREAS, the City Council finds that the change is consistent with surrounding zoning as shown in the Comprehensive Plan; and

WHEREAS, all requirements concerning notice to adjacent property owners, publication and other procedural requirements have been complied with in accordance with Chapter 211, TEXAS LOCAL GOVERNMENT CODE; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning classification: "PD Planned Development District" zoning district classification set forth herein; and



WHEREAS, the City of Willow Park has adopted a Comprehensive Plan for the long range development of the municipality and inclusion of the planned development district described herein is consistent with that long range plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, THAT:

#### SECTION 1. AUTHORIZATION

The Mayor, or Mayor's designee, is hereby authorized and directed to implement the applicable provisions of this Ordinance.

#### SECTION 2. LAND USE PERMITTED

The zoning district classification and use designation of the Property described in Exhibit "A" is hereby changed to "PD Planned Development District" zoning district classification and use allowing the use and development of the Property described in Exhibit "A" in accordance with the development standards on Exhibit "B" and the Site Plan on Exhibit "C". Exhibit "A", Exhibit "B", and Exhibit "C" are attached hereto and incorporated herein for all purposes.

#### SECTION 3. MAP AMENDMENT

The City Secretary is hereby directed to amend the official zoning map to reflect the adoption of the zoning approved herein consistent with markings as specified by Municipal Code of Ordinances of the City of Willow Park.

#### SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid by any court,

such invalidity shall not affect the validity of other provisions or applications, and to this end the provisions of this Ordinance are severable.

#### SECTION 5. RECITALS

The City Council hereby finds and declares all precatory language herein to be true and correct and approves and adopts the same herein as part of this Ordinance.

#### SECTION 6. PUBLICATION

The City Secretary of the City of Willow Park is hereby directed to publish in the official newspaper of the City of Willow Park the caption and the effective date of this Ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

#### SECTION 7. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its adoption by the City Council of the City of Willow Park and after publication as required by law.

PASSED AND ADOPTED this 25<sup>th</sup> day of October, 2016

/s/

Mayor

ATTEST:

/s/

City Secretary

APPROVED AS TO FORM:

/s/

City Attorney

**Exhibit B**  
**PD Development Standards**

1. Definitions.

- a. Accessory use means any use that is customarily incidental to the primary use of the property on which it is located. An accessory use may include accessory buildings and structures. Amenity centers and clubhouses are accessory uses to single family detached development, and may be located on separate platted lots. No accessory use shall be construed as allowing articles or material to be in the open or on the outside of the building.
- b. Site Plan means the Site Plan attached as Exhibit C, as amended in accordance with Section 3.
- c. Event center means a facility that may include some or all of the following types of uses: event space for weddings, meetings, parties, and other types of events; meeting rooms; game courts; fitness center/gym; swimming pools; athletic fields and facilities; childcare, dining; catering kitchen; spa facilities and services; and other similar uses.
- d. Property means the property depicted and described on Exhibit A.
- e. Public parking means parking available to the public that may be used to satisfy the parking requirement for a use located within or outside of the boundaries of this planned development district. Public parking may also provide excess parking that is not required by the Zoning Ordinance.
- f. Townhome means a single family dwelling unit horizontally attached to another dwelling unit by a common wall. Townhomes may be located on the same platted lot or on separate platted lots. The term townhome does not include a dwelling unit located above another dwelling unit. Townhomes are not included in the definition of a multi-family dwelling.
- g. Zoning Ordinance means the comprehensive zoning ordinance of the City of Willow Park attached as Exhibit D.

2. Applicable Regulations. Development and use of the Property shall comply with the Zoning Ordinance, as amended by Ordinance No. \_\_\_\_ establishing these planned development district zoning regulations. In the event of a conflict between the Zoning Ordinance or any other City ordinance, rule, or regulation and these planned development district zoning regulations, these planned development district zoning regulations shall control. With the exception of the Zoning Ordinance and these planned development district zoning regulations, no other zoning regulations shall apply to the development or use of the Property.

3. Site Plan; Future Approvals.



- a. Development and use of the Property shall comply with the Site Plan.
  - b. The Site Plan may be amended from time to time provided each planning area shown on the Site Plan maintains roadway contiguity as shown on the original Site Plan attached as Exhibit C. City approval of a plat confirms the Site Plan amendment. Once the city approves the plat, the Site Plan attached as Exhibit C is automatically amended consistent with the approved plat.
  - c. Any revision to the Site Plan that does not meet the requirements of Section 3(b) shall constitute a zoning amendment that requires compliance with the procedures for a change in zoning.
  - d. When the Site Plan is amended pursuant to Section 3(b), the developer shall file a copy of the updated Site Plan that includes the date of the amendment with the Community Development Department and the City Secretary, and a copy of the amended plan shall be included in the City's official files for this planned development district.
  - e. With the exception of amended Site Plans, which shall be governed exclusively by Sections 3(b)-(d), there shall be no requirements for approval of site plans, concept plans, or development plans referenced in the Zoning Ordinance. The Building Official shall issue a building permit if the permit application demonstrates compliance with these planned development district zoning regulations.
4. Base Zoning Districts. Each planning area shown on the Site Plan shall have a base zoning district as follows:
- a. The base zoning district for the single family (SF) planning area shall be "R-5" Single-Family High Density District.
  - b. The base zoning district for the commercial (C) planning area shall be "C" Commercial District.
  - c. The base zoning district for the event center (EC) planning area shall be "C" Commercial District.
  - d. The base zoning district for the public parking (P) planning area shall be "C" Commercial District.
  - e. The base zoning district for the multi-family (MF) planning area shall be the "R-3" Multifamily District.
  - f. The base zoning district for the townhome (TH) planning area shall be "R-5" Single Family High Density District.
  - g. The base zoning district for the treatment plant (TP) planning area shall be "C" Commercial District, until ownership is transferred to the City.



- Medical supplies
  - Movie Theater
  - Musical instrument sales and supplies
  - Optometry facility
  - Personal services
  - Pet shop and related sales
  - Photograph, portrait, camera shops and photo-finishing
  - Physical therapy facility
  - Professional offices (engineering, accounting, attorney, insurance, and other)
  - Public parking
  - Radio and television sales and servicing
  - Real estate offices
  - Restaurants, cafes, cafeterias, delicatessen (with or without drive-thru windows or drive-ins)
  - Retail stores (no limitation on type or size)
  - Services, personal (salons, spas, licensed massage providers, and similar service uses)
  - Service stations (no repair work)
  - Shoe repair
  - Small animal hospital with no outside kennels
  - Tailor, clothing or apparel shops
  - Temporary concrete or asphalt batch plant during construction on the Property
  - Temporary construction offices and trailers
  - Temporary sales or leasing offices
  - Theater
- c. In the event center (EC) planning area, the following uses are permitted by right: an event center, public parking, and accessory uses.
- d. In the public parking (P) planning area, the following use is permitted by right: public parking, food trucks, and outdoor dining areas.
- e. In the multi-family (MF) planning area, the following uses are permitted by right: multi-family, single family detached homes and accessory uses. A maximum of 208 multi-family dwelling units are permitted in the multi-family (MF) planning area.
- f. In the townhome (TH) planning area, the following uses are permitted by right: townhomes, single family detached homes, and accessory uses. A maximum of 110 townhomes are permitted in the townhome (TH) planning area.
- g. In the treatment plant (TP) planning area, the following uses are permitted by right: a public wastewater treatment plant, public parking, food trucks and outdoor dining areas, and accessory uses.

- h. The base zoning district for the greenbelt (GB) planning area shall be "FP" Flood Plain District.

5. Permitted Uses.

- a. In the single family (SF) planning area, the following uses are permitted by right: single family detached homes and accessory uses.
- b. In the commercial (C) planning area, the following uses are permitted by right:
- Accessory uses.
  - Amphitheater
  - Antique shops
  - Assisted living or skilled nursing facility
  - Athletic facility, which may include athletic fields for football, soccer, baseball, and other sports
  - Bakeries
  - Banks, financial institutions
  - Barber and beauty shops
  - Bicycle sales and service
  - Book and stationery stores, newsstands
  - Business college and private school facilities
  - Caterer or wedding service
  - Cigar or tobacco stores
  - Cleaning, pressing and laundry collection
  - Confectioner stores
  - Copy center
  - Custom dressmaking or millinery shops
  - Day care nursery or pre-school
  - Drug stores, health product stores
  - Dry good, variety, notion stores
  - Event center
  - Express offices
  - Fitness center, gym
  - Florist, jewelry, and gift shops
  - Grocery stores, vegetable and meat markets
  - Hardware store
  - Health and medical products for personal use
  - Horse stables
  - Hotel and/ or motel
  - Household and office furniture
  - Imaging or x-ray center
  - Laboratory test facilities
  - Lodge & Civic clubs
  - Medical provider offices (doctor, dentist, vision, chiropractic, and other)

- h. In the greenbelt (GB) planning area, the following uses are permitted by right: open space (passive or active), including horseback riding, hike and bike trails, parks, accessory uses, public parking, and food trucks and outdoor dining areas.
6. Development Standards. Development of the Property shall be subject to the development standards for the applicable base zoning district, as set forth in the Zoning Ordinance, except as follows:
- a. Single family detached homes may be developed pursuant to the following standards that shall be the exclusive lot size, density, setback, building height, lot coverage, and living area requirements for a single family detached home:
    - i. Minimum lot size: 5,000 square feet
    - ii. Minimum front yard setback: 15 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
    - iii. Minimum side yard setback: 5
    - iv. Minimum rear yard setback: 20
    - v. Maximum lot coverage: 45 percent (includes the footprint of all enclosed buildings on a lot)
    - vi. Maximum building height: 35 feet and two stories
    - vii. Maximum number of single family detached homes within the Property: 189 ~~97~~
    - viii. Minimum gross living area per dwelling unit: 2,200 square feet
    - ix. Two car front entry garages are permitted.
  - b. Townhomes may be developed pursuant to the following standards that shall be the exclusive lot size, setback, building height, density, lot coverage, living area, and exterior construction and design requirements for a townhome:
    - i. Minimum lot size: 1,600 square feet
    - ii. Minimum front yard setback: 10 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
    - iii. Minimum side yard setback: none, except a minimum five foot side setback is required on a corner side yard that abuts a street
    - iv. Minimum rear yard setback: none
    - v. Minimum setback from the boundary of the townhome (TH) planning area: 20 feet



- vi. Maximum lot coverage: none
  - vii. Maximum building height: 35 feet and two stories unless sprinklers installed throughout the structure then 50 feet and three stories
  - viii. Maximum density: ten dwelling units per gross acre
  - ix. Minimum gross living area per dwelling unit: 1,200 square feet
  - x. Exterior construction and design regulations: Minimum standard masonry construction: 85% of exterior cladding of the structure. Masonry construction shall include all construction of a minimum of two different coordinated stone and/or brick materials, defined as follows: (a) Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock or other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable. (b) Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specifications for Face Brick (Solid Masonry Unit Made of Clay or Shale) and be Severe Weather (SW) grade and type FBA or FB S or better. Unfired or underfired clay, sand or shale brick are not allowed.
- c. Single family detached homes shall have a minimum roof pitch of 3:12.
  - d. Single family detached homes shall be subject to the following:
    - i. The front elevation of each residence shall be 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. Each side and rear elevations of a residence shall be at least 50 percent masonry, exclusive of doors, windows, dormers, and other architectural elements, except that a side elevation abutting a side street shall be at least 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. For purposes of this paragraph, masonry means stucco, EIFS, brick, and stone.
  - e. Single family detached homes with the same floor plan and architectural front elevation must have at least three lots of separation between them on the same side of the street and must not be directly across the street from each other.
  - f. Front and rear yard setbacks in the commercial (C) planning area and the event center (EC) planning area shall be a minimum of 20 feet.
  - g. The front yard setback shall apply based on the zoning of the lot, regardless of whether property along a block face is split by two or more zoning districts that require different front yard setbacks.
  - h. Building lines shall not be required on plats.

7. Development Matrix. With each plat approval and building permit issuance, the developer shall submit an updated matrix that tracks the total number of single family detached homes, townhomes, and multi-family dwelling units to establish ongoing compliance with the requirements of these planned development district zoning regulations.
8. Overlay Districts. No overlay zoning district regulations shall apply to the Property, including, but not limited to, the I-20 overlay district regulations.
9. Landscaping. The City Manager may approve an alternative landscape plan for a platted lot provided the alternative plan meets or exceeds the total amount of landscaping required by the Zoning Ordinance for that lot.
10. Signs. The City Manager may approve an alternative sign plan for a platted lot provided the alternative plan meets the spirit and intent of the City's sign ordinance.
11. Fencing. Perimeter fencing is not required.
12. Parking. Required parking spaces may be located at any location within the Property, including within the floodplain. Required parking spaces are not required to be located on the same platted lot as the use that the parking serves but must be adjacent to or accessible from the use that the parking serves. Each townhome shall include a minimum of two parking spaces in an attached garage. For multi-family uses, a minimum of ten percent of the dwelling units shall have a garage, which shall count towards any covered parking requirements.
13. Sidewalks. Public sidewalks shall be constructed adjacent to all public roadways within the Property at the time a builder constructs a building on the adjacent private lot. In residential areas, sidewalks are required on only one side of the street. Sidewalks shall be located within the public right-of-way and maintained by the City. Sidewalks shall be a minimum of five feet in width with 4-inch thick concrete and otherwise constructed in accordance with the City's standard specifications.
14. Hike and Bike Trail; Open Space.
  - a. A hike and bike trail that is a minimum of three feet in width and a maximum of 11 feet in width shall be constructed within the greenbelt (GB) planning area shown on the Site Plan. The trail shall be constructed of crushed granite, hot mix asphaltic, concrete, or other material approved by the City. Construction of the trail shall be phased with the development, and shown on each final plat. At the developer's written request and after a final plat for at least 80 percent of the Property has been recorded, the developer will dedicate by separate instrument some or all of the greenbelt (GB) planning area shown on the Site Plan, including the hike and bike trail and public parking areas, and City will accept and maintain the dedicated area and improvements. The dedicated area may, at the developer's option, include lakes.

- b. With the exception of the areas referenced in Section 14(a) that will be dedicated to the City, all other open space designed on a recorded final plat shall be privately owned and maintained by a property owners association.
  - c. There are no park land dedication, park fee, or open space requirements applicable to this Property.
15. Storm Water. Storm water from the Property shall be discharged directly into the Clear Fork of the Trinity River. Storm water detention and retention are not required for the development of the Property so long as the Property is in compliance with all applicable storm water regulations.
16. Streets.
- a. Private street improvements will be designed to standards approved by an engineer licensed by the State of Texas.
  - b. All street and driveway connections to the I-20 service road are exclusively within the jurisdiction of the Texas Department of Transportation, and TxDOT shall be responsible for all permitting and regulatory control over such connections.



## TRACT DESCRIPTION

BEING A 140.301 ACRE TRACT OF LAND BEING CALLED OUT OF THE A. McCARVER SURVEY, ABSTRACT No. 910, THE W. FRANKLIN SURVEY, ABSTRACT No. 458, THE I. HENDLEY SURVEY, ABSTRACT No. 619, THE M. EDWARDS SURVEY, ABSTRACT No. 1955, AND THE J. FROMAN SURVEY, ABSTRACT No. 471, ALL IN PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF KINGS GATE ROAD, FOR THE MOST SOUTHEAST AND BEGINNING CORNER OF THIS TRACT;

THENCE TO POINTS FOR CORNERS THE FOLLOWING COURSES AND DISTANCES:

South 39°19'35" West, 1,594.92 feet  
 North 66°55'33" West, 356.22 feet  
 North 35°07'07" West, 75.46 feet  
 North 20°44'43" West, 161.89 feet  
 North 6°39'20" West, 341.87 feet  
 North 46°37'02" West, 59.97 feet  
 North 76°48'22" West, 302.35 feet  
 North 38°32'03" West, 210.00 feet  
 North 20°14'28" West, 205.06 feet  
 North 22°27'19" East, 75.76 feet  
 North 19°06'55" East, 68.26 feet  
 North 52°26'00" West, 289.92 feet  
 North 15°54'04" East, 242.57 feet  
 North 7°58'02" West, 123.34 feet  
 North 50°46'27" West, 215.39 feet  
 North 0°10'48" East, 261.71 feet  
 North 23°12'58" West, 280.36 feet  
 North 37°51'23" West, 465.27 feet  
 North 83°42'14" West, 503.51 feet  
 North 35°45'42" West, 227.04 feet  
 North 42°04'53" West, 178.63 feet  
 North 72°34'22" West, 133.71 feet  
 South 70°41'01" West, 225.01 feet  
 North 49°22'02" West, 181.64 feet  
 North 10°09'20" East, 179.00 feet  
 North 64°00'18" West, 213.66 feet  
 North 36°10'11" West, 169.13 feet  
 North 24°54'49" West, 338.86 feet  
 North 14°08'29" East, 57.57 feet  
 North 89°46'40" East, 32.53 feet  
 North 11°36'52" West, 173.16 feet  
 North 16°17'07" East, 95.77 feet  
 South 50°16'28" East, 407.31 feet  
 North 89°42'50" East, 780.91 feet  
 North 0°17'38" West, 365.04 feet  
 South 89°58'56" East, 857.93 feet  
 South 15°53'32" West, 875.75 feet  
 South 89°52'28" East, 230.00 feet  
 South 0°48'52" West, 322.30 feet  
 North 89°55'32" East, 425.00 feet  
 South 0°37'35" East, 538.20 feet  
 North 87°55'01" East, 758.00 feet  
 South 7°25'22" West, 473.88 feet  
 South 26°31'49" East, 120.95 feet  
 North 62°36'07" East, 691.04 feet  
 South 35°01'38" East, 288.36 feet  
 South 44°36'33" West, 363.88 feet  
 South 20°01'39" West, 285.41 feet  
 South 12°59'49" East, 180.17 feet  
 South 30°23'58" East, 244.61 feet  
 South 43°10'50" East, 181.51 feet  
 North 83°58'58" East, 205.15 feet  
 South 87°23'04" East, 126.42 feet  
 South 0°36'36" East, 183.34 feet TO THE POINT OF BEGINNING, BEING A 140.301 ACRE TRACT OF LAND.

EXHIBIT B  
 (SHEET 3 of 3)



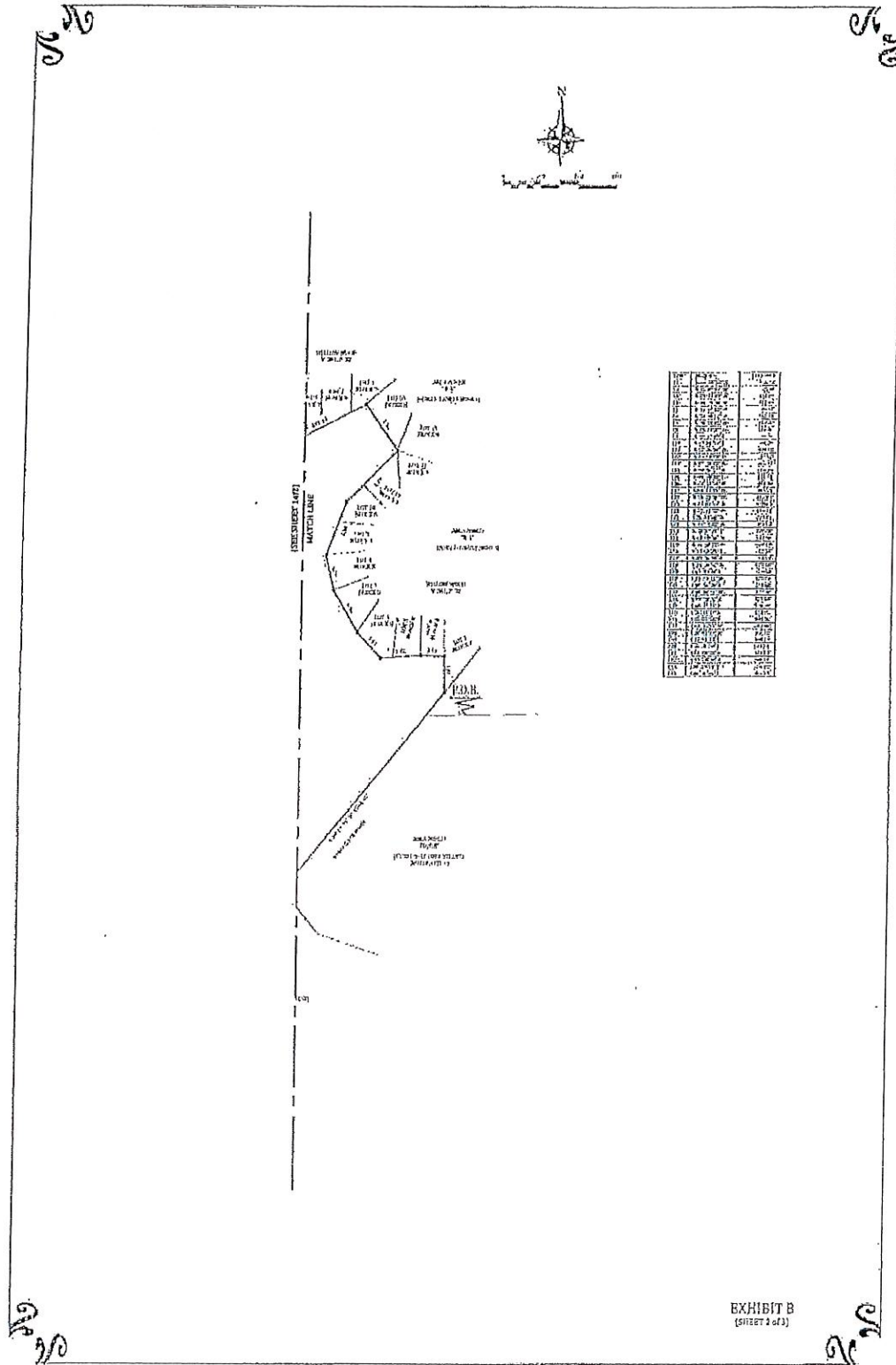
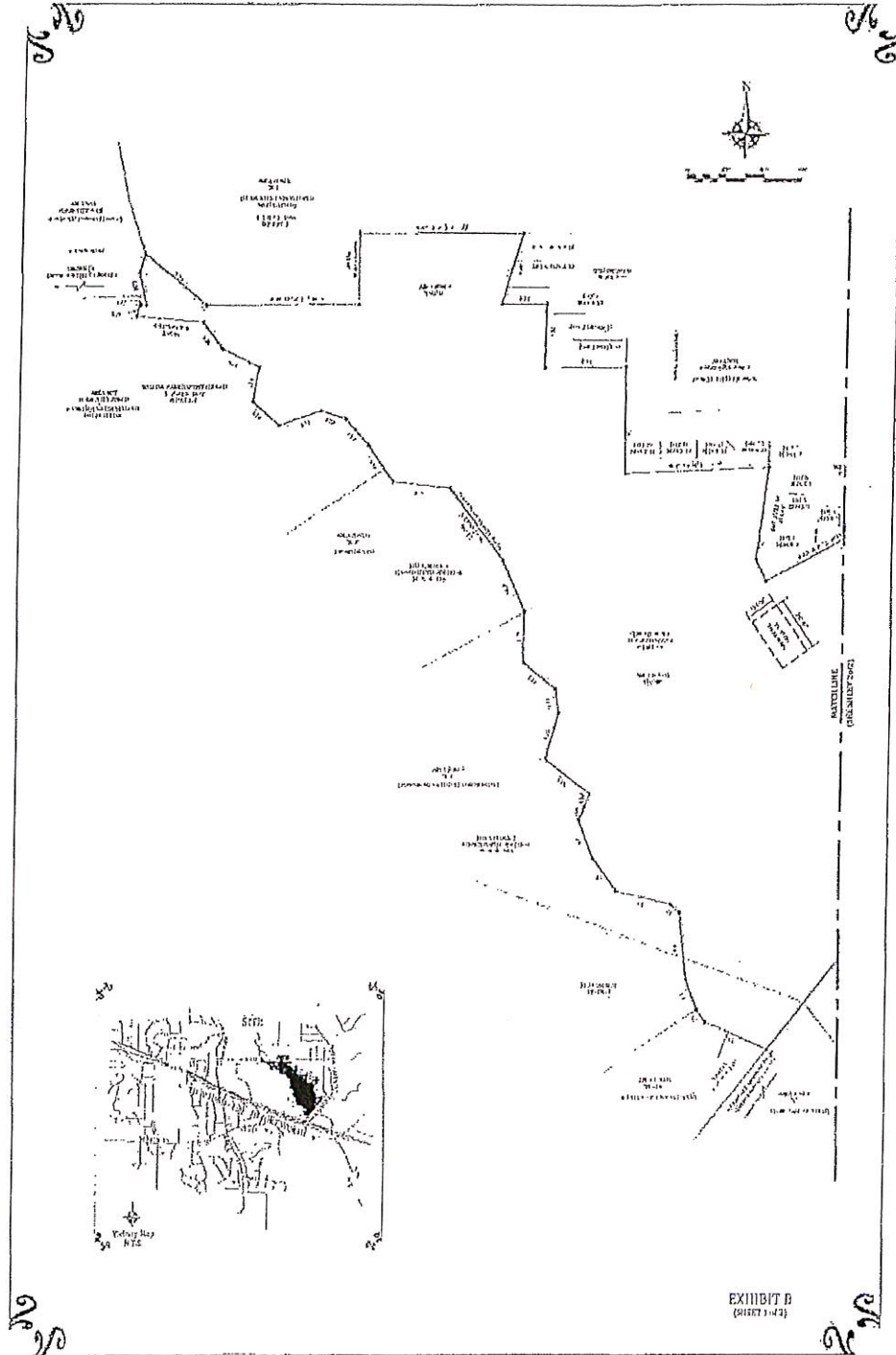


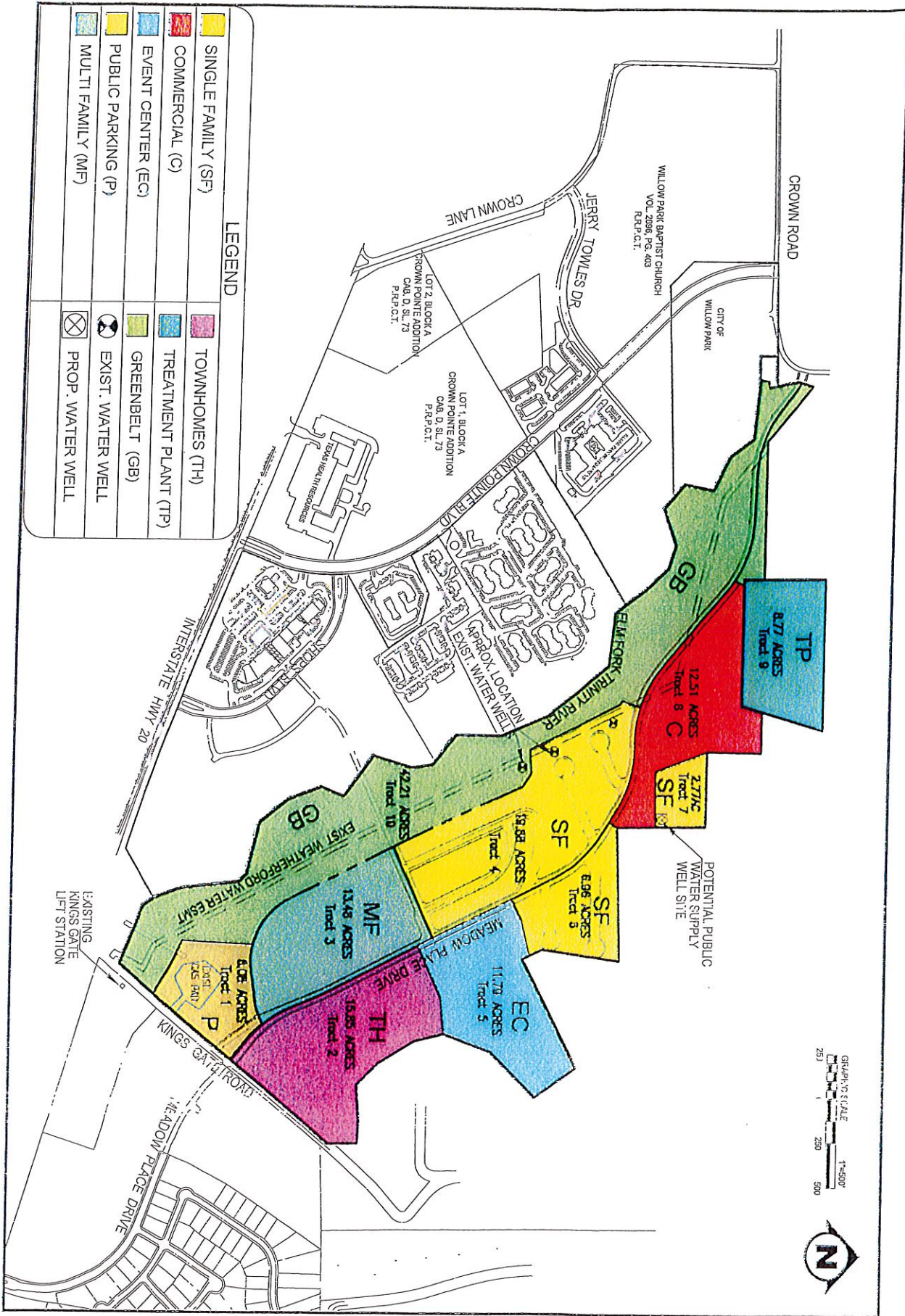
Exhibit A  
Description of Property



The Willow Park City Council in acting on Ordinance No. 740-16, did on the 25<sup>th</sup> day of October 2016 did vote as follows:

	<u>FOR</u>	<u>AGAINST</u>
Richard Neverdousky, Mayor	_____	_____
Daniel Houge, Place 1	_____✓_____	_____
Gene Martin, Place 2	_____✓_____	_____
Greg Runnebaum, Place 3	_____✓_____	_____
John Gholson, Place 4	_____✓_____	_____
Marcy Galle, Place 5	_____✓_____	_____

**Exhibit D**  
**Copy of Zoning Ordinance**



PROJECT NO. 3453		SHEET 1 OF 1		DATE: AUGUST 2014	
PROJECT NO. 3453		SHEET 1 OF 1		DATE: AUGUST 2014	
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**CITY OF WILLOW PARK**  
**ORDINANCE NUMBER 856-22**

**AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM PD-TP PLANNED DEVELOPMENT-TREATMENT PLANT, EVENT CENTER, AND GB GREENBELT TO PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY 25.121 ACRES AND PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY TO GB GREEN BELT 0.773 ACRES BEING 25.894 ACRES OF LOT 2R, BLOCK 11, THE RESERVES AT TRINITY BEING A 140.302 ACRE SUBDIVISION, WILLOW PARK, PARKER COUNTY, TEXAS AND BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 AND PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS; ORDINANCE NO. 740-16 EXHIBIT B (PLANNED DEVELOPMENT STANDARDS (6,a,vii) IS AMENDED TO ALLOW A MAXIMUM OF 189 SINGLE FAMILY DETACHED HOMES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, WPD Trinity, LLC (Owner) had applied for a change in zoning for that certain 25.894 tract of land, being part of Lot 2R, Block 11, The Reserves at Trinity:

- Treatment Plant to PD-Single Family: 8.768 acres;
- Event Center to PD-Single Family: 13.747 acres;
- Greenbelt to PD-Single Family: 2.606 acres;
- PD-Single Family to Greenbelt: 0.773 acres; and,

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

**WHEREAS**, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:**

**Section 1. Land Use Permitted**

The zoning district classification and use designation of the property described in Exhibit "C" is hereby changed from PD-Treatment Plant, PD-Event Center, and Greenbelt to PD-Single Family classification and PD-Single Family to Greenbelt classification.

**Section 2. Repeal of Conflicting Ordinances**

All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

**Section 3. Severability Clause.** This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinance, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 4. Penalty Clause.** Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provision of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

**Section 5. Effective Date.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED by an affirmative vote of all members of the City Council, this 12<sup>th</sup> day of April 2022.**


**APPROVED:**

  
\_\_\_\_\_  
Doyle Moss, Mayor



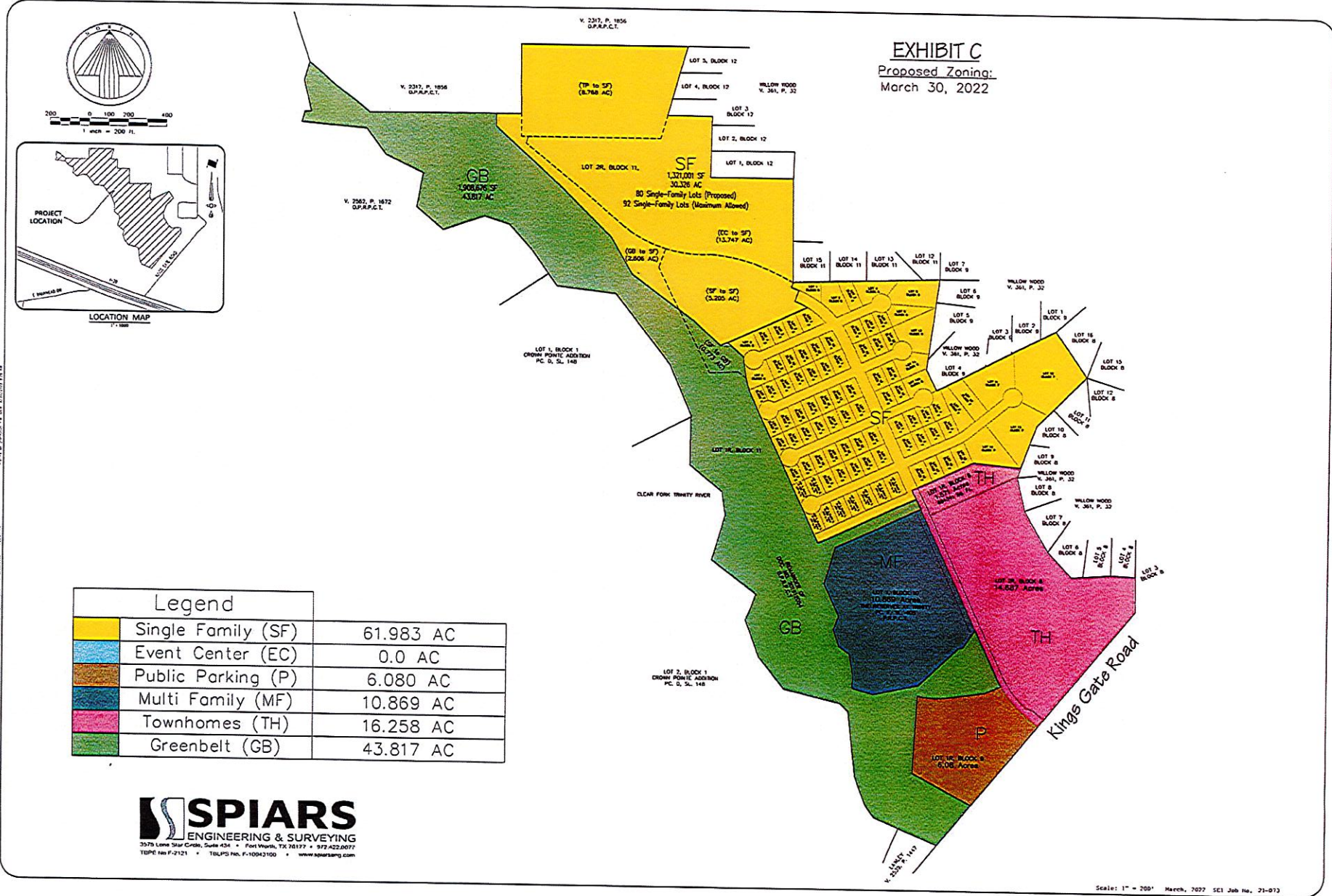
**ATTEST:**

  
 \_\_\_\_\_  
 Crystal R. Dozier TRMC, City Secretary

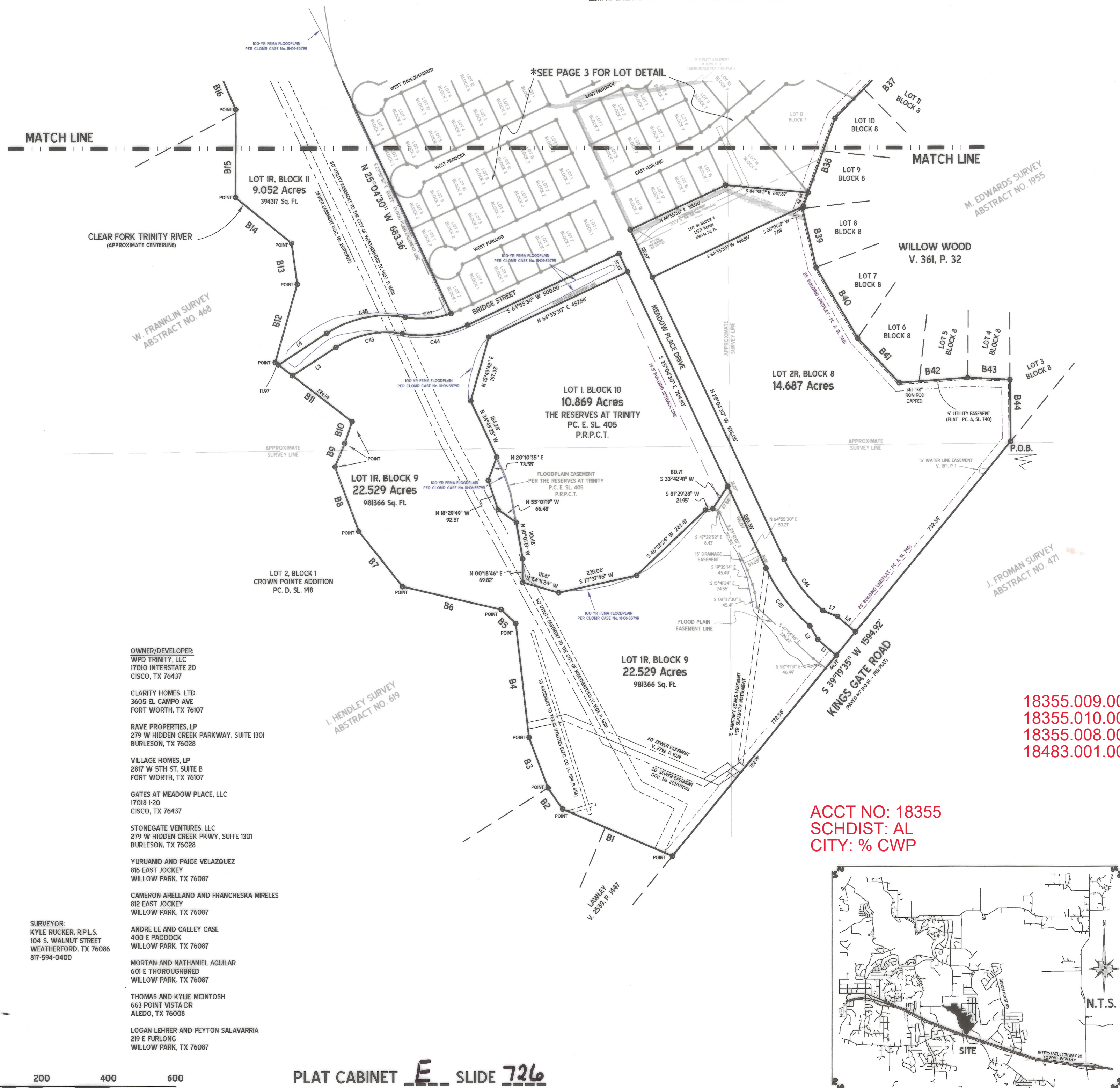
  
 \_\_\_\_\_  
 Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance 856-22, did on the 12 day of April 2022, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	<u>✓</u>	_____	_____
Chawn Gilliland, Place 2	<u>✓</u>	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	<u>✓</u>	_____	_____
Nathan Crummel, Place 5	<u>✓</u>	_____	_____







BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
B1	N 66°55'33" W	356.22'
B2	N 35°07'07" W	75.46'
B3	N 20°44'43" W	161.89'
B4	N 06°39'20" W	341.87'
B5	N 46°37'02" W	59.97'
B6	N 76°48'22" W	302.35'
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B43	S 87°23'04" E	126.42'
B44	S 00°36'36" E	183.34'

LOT LINE TABLE

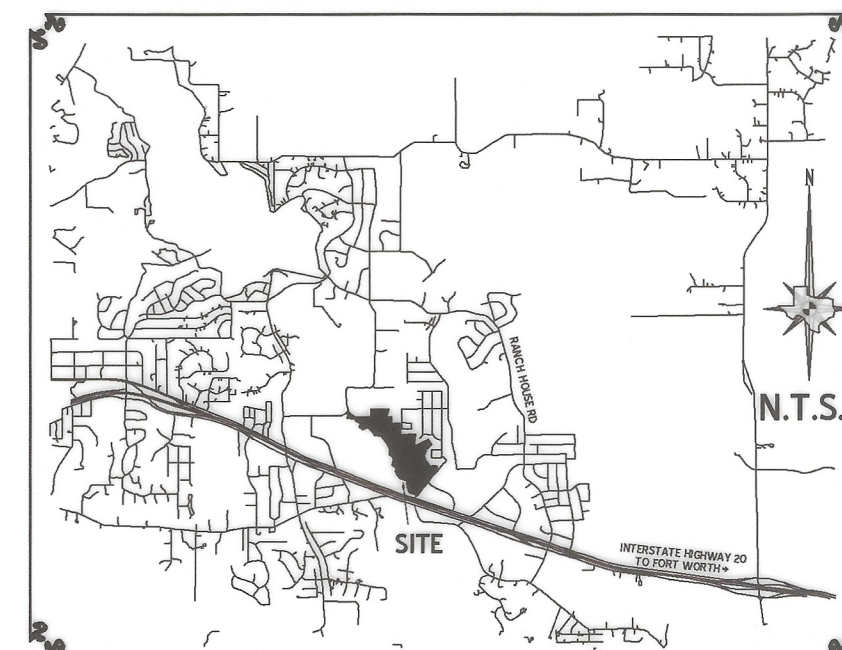
LINE	BEARING	DISTANCE
L1	N 49°32'56" W	72.38'
L2	N 30°52'24" W	46.84'
L3	S 56°58'30" W	155.24'
L4	N 56°58'30" E	172.86'
L5	N 16°51'38" E	29.20'
L6	N 64°55'30" E	29.02'
L7	S 68°13'27" E	46.84'
L8	S 49°32'56" E	70.61'

LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD
C43	275.00'	207.12'	N 78°33'06" E	202.26'
C44	325.00'	199.69'	N 82°31'37" E	196.56'
C45	510.00'	217.85'	S 37°18'43" E	216.19'
C46	450.00'	192.22'	N 37°18'43" W	190.76'
C47	275.00'	138.91'	S 85°39'30" W	137.43'
C48	325.00'	244.78'	S 78°33'06" W	239.04'

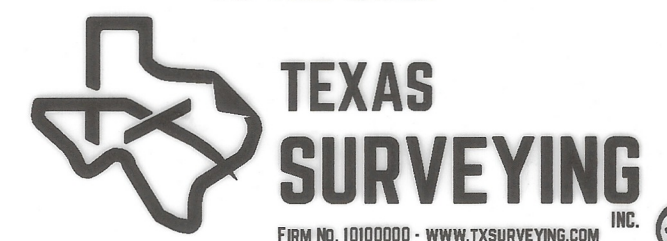
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18355.008.002.00  
18483.001.001.10

ACCT NO: 18355  
SCHDIST: AL  
CITY: % CWP



**FINAL PLAT**  
LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-18, & 19R, BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R & 2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1, BLOCK 10, LOT 1R & 2R, BLOCK 11  
**THE RESERVES AT TRINITY**  
AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS  
BEING A 140.302 ACRES SUBDIVISION LOCATED IN WILLOW PARK, PARKER COUNTY, TEXAS & BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS

APRIL 2021



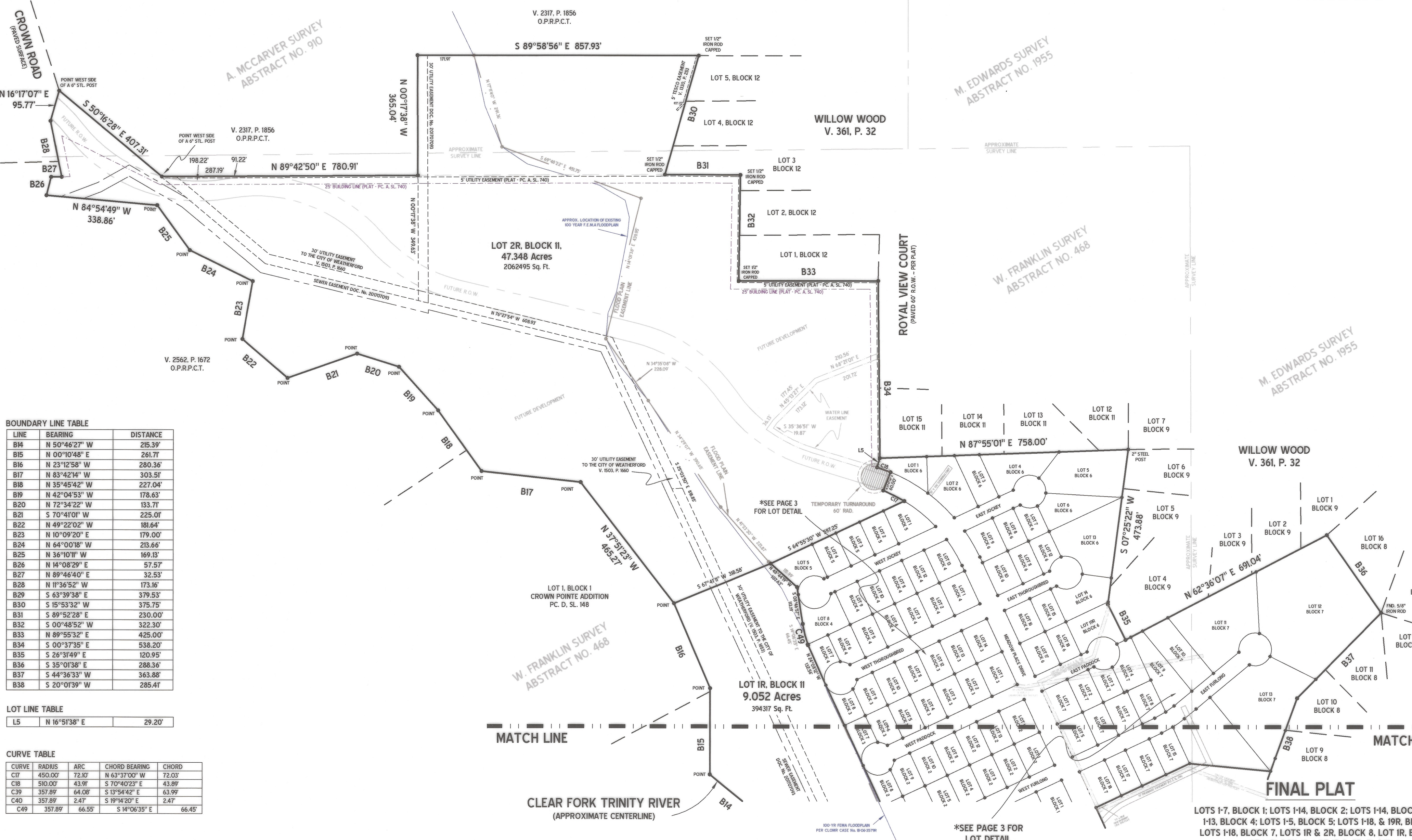
FIRM NO. 10100000 - WWW.TXSURVEYING.COM INC.

PLAT CABINET E SLIDE 726

OWNER/DEVELOPER:  
WPD TRINITY, LLC  
17010 INTERSTATE 20  
CISCO, TX 76437  
  
CLARITY HOMES, LTD.  
3605 EL CAMPO AVE  
FORT WORTH, TX 76107  
  
RAVE PROPERTIES, LP  
279 W HIDDEN CREEK PARKWAY, SUITE 1301  
BURLESON, TX 76028  
  
VILLAGE HOMES, LP  
2817 W 5TH ST, SUITE B  
FORT WORTH, TX 76107  
  
GATES AT MEADOW PLACE, LLC  
17018 I-20  
CISCO, TX 76437  
  
STONEGATE VENTURES, LLC  
279 W HIDDEN CREEK PKWY, SUITE 1301  
BURLESON, TX 76028  
  
YURUANID AND PAIGE VELAZQUEZ  
816 EAST JOCKEY  
WILLOW PARK, TX 76087  
  
CAMERON ARELLANO AND FRANCESKA MIRELES  
812 EAST JOCKEY  
WILLOW PARK, TX 76087  
  
ANDRE LE AND CALLEY CASE  
400 E PADDOCK  
WILLOW PARK, TX 76087  
  
MORTAN AND NATHANIEL AGUILAR  
601 E THOROUGHbred  
WILLOW PARK, TX 76087  
  
THOMAS AND KYLIE MCINTOSH  
663 POINT VISTA DR  
ALEDO, TX 76008  
  
LOGAN LEHRER AND PEYTON SALAVARRIA  
219 E FURLONG  
WILLOW PARK, TX 76087

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT STREET  
WEATHERFORD, TX 76086  
817-594-0400





BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
B14	N 50°46'27" W	215.39'
B15	N 00°10'48" E	261.71'
B16	N 23°12'58" W	280.36'
B17	N 83°42'14" W	303.51'
B18	N 35°45'42" W	227.04'
B19	N 42°04'53" W	178.63'
B20	N 72°34'22" W	133.71'
B21	S 70°41'01" W	225.01'
B22	N 49°22'02" W	181.64'
B23	N 10°09'20" E	179.00'
B24	N 64°00'18" W	215.66'
B25	N 36°10'11" W	169.13'
B26	N 14°08'29" E	57.57'
B27	N 89°46'40" E	32.53'
B28	N 11°36'52" W	173.16'
B29	S 63°39'38" E	379.53'
B30	S 15°53'32" W	375.75'
B31	S 89°52'28" E	230.00'
B32	S 00°48'52" W	322.30'
B33	N 89°55'32" E	425.00'
B34	S 00°37'35" E	538.20'
B35	S 26°31'49" E	120.95'
B36	S 35°01'38" E	288.36'
B37	S 44°36'33" W	363.88'
B38	S 20°01'39" W	285.41'

LOT LINE TABLE

LOT	BEARING	DISTANCE
L5	N 16°51'38" E	29.20'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C17	450.00'	72.10'	N 63°37'00" W	72.03'
C18	510.00'	43.91'	S 70°40'23" E	43.89'
C39	357.89'	64.08'	S 13°54'42" E	63.99'
C40	357.89'	2.47'	S 19°14'20" E	2.47'
C49	357.89'	66.55'	S 14°06'35" E	66.45'

LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-8, & 19R, BLOCK 6; LOTS 1-18, BLOCK 7; LOTS 1R & 2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1, BLOCK 10, LOT 1R & 2R, BLOCK 11

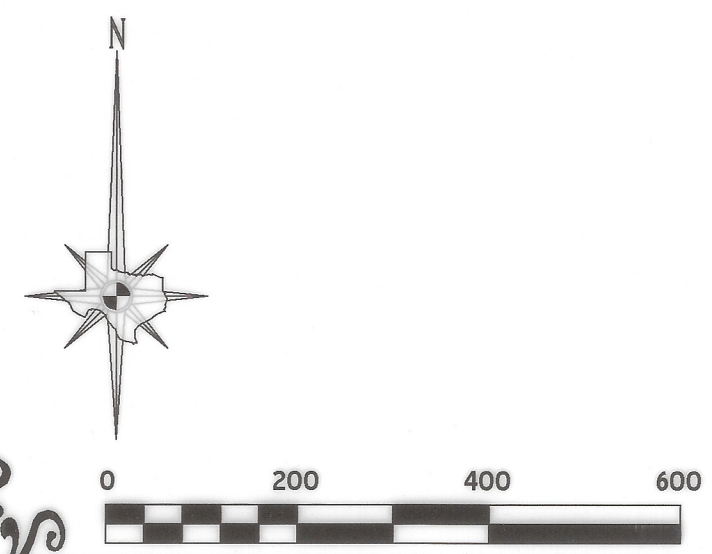
**THE RESERVES AT TRINITY**  
AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS  
BEING A 140.302 ACRES SUBDIVISION LOCATED IN WILLOW PARK, PARKER COUNTY, TEXAS & BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS

APRIL 2021



FIRM NO. 10100000 - WWW.TXSURVEYING.COM

E 726





CURVE	RADIUS	ARC	CHORD BEARING	CHORD
DE-C1	207.50'	72.43'	N 54°55'30" E	72.06'
DE-C2	192.50'	67.20'	S 54°55'30" W	66.85'

LINE	BEARING	DISTANCE
DE-L1	N 44°55'30" E	24.9'
DE-L2	N 64°55'30" E	268.12'
DE-L3	N 25°04'30" W	182.69'
DE-L4	N 64°55'30" E	15.00'
DE-L5	S 25°04'30" E	197.69'
DE-L6	S 64°55'30" W	283.12'
DE-L7	S 44°55'30" W	30.37'

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	31.78'	S 23°08'09" W	31.25'
C2	50.00'	99.12'	N 81°51'51" W	83.67'
C3	50.00'	99.12'	N 31°42'50" E	83.67'
C4	50.00'	31.78'	S 73°17'01" E	31.25'
C5	50.00'	31.78'	S 23°08'09" W	31.25'
C6	50.00'	99.12'	N 81°51'51" W	83.67'
C7	50.00'	99.12'	N 31°42'50" E	83.67'
C8	50.00'	31.78'	S 73°17'01" E	31.25'
C9	50.00'	31.78'	S 23°08'09" W	31.25'
C10	50.00'	99.12'	N 81°51'51" W	83.67'
C11	50.00'	99.12'	N 31°42'50" E	83.67'
C12	50.00'	31.78'	S 73°17'01" E	31.25'
C13	450.00'	91.96'	N 30°55'46" W	91.80'
C14	50.00'	145.12'	S 88°04'17" W	99.28'
C15	50.00'	166.68'	N 58°04'13" E	91.95'
C16	450.00'	122.90'	N 51°12'08" W	122.52'
C17	450.00'	122.90'	N 63°37'00" W	72.03'
C18	510.00'	43.91'	S 70°40'23" E	43.89'
C19	510.00'	284.64'	N 57°09'03" W	280.96'
C20	50.00'	104.72'	N 64°55'30" E	86.60'
C21	50.00'	52.36'	S 25°04'30" E	50.00'
C22	50.00'	48.90'	S 32°56'33" W	46.97'

C23	50.00'	55.82'	N 87°03'27" W	52.97'
C24	510.00'	91.81'	S 30°13'57" E	91.69'
C25	500.00'	59.08'	N 38°46'28" E	55.70'
C26	500.00'	98.00'	S 51°13'32" E	83.05'
C27	500.00'	104.72'	S 64°55'30" W	86.60'
C28	500.00'	122.74'	N 75°14'59" E	94.16'
C29	500.00'	79.92'	S 11°25'56" W	71.68'
C30	500.00'	59.14'	N 88°57'34" W	55.75'
C31	275.00'	38.21'	N 60°56'40" E	38.18'
C32	275.00'	31.25'	N 53°42'32" E	31.23'
C33	500.00'	99.82'	N 47°38'47" E	84.05'
C34	500.00'	87.70'	S 24°54'46" E	76.88'
C35	500.00'	74.28'	S 67°53'40" W	67.64'
C36	325.00'	43.91'	S 54°19'28" W	43.88'
C37	325.00'	38.18'	S 61°33'35" W	38.15'
C38	275.00'	30.06'	S 68°03'23" W	30.04'
C39	357.89'	64.08'	S 13°54'42" E	63.99'
C40	357.89'	2.47'	S 19°14'20" E	2.47'
C41	510.00'	174.51'	N 63°20'13" W	173.66'
C42	500.00'	110.13'	N 42°20'53" W	109.97'

LINE	BEARING	DISTANCE
L5	N 16°51'38" E	29.20'
L6	N 64°55'30" E	29.02'









NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WPD TRINITY, LLC; CLARITY HOMES, LTD.; RAVE PROPERTIES, LP; GATES AT MEADOW PLACE, LLC; STONEGATE VENTURES, LLC; YURUMID AND PAIGE VELAZQUEZ; CAMERON ARELLANO AND FRANCHESKA MIRELES; ANDRE LE AND CALLEY CASE; MORTAN AND NATHANIEL AGUILAR THOMAS AND KYLIE MCINTOSH; LOGAN LEHRER AND PEYTON SALAVARRA; ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-5, BLOCK 3; LOTS 1-8, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-8 & 19R, BLOCK 6; LOTS 1-8, BLOCK 7; LOTS 1-8, BLOCK 8; LOT 1R, BLOCK 9; LOT 1, BLOCK 10; LOT 1R & 2R, BLOCK 11. THE RESERVES AT TRINITY, 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. WPD DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, DOES HERIN CERTIFY THE FOLLOWING: 1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES, 2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES, 3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT, 4. 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, 5. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR, 6. 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 CITY OF WILLOW PARK'S USE THEREOF, 7. 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, 8. 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, 9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

WITNESS MY HAND AT \_\_\_\_\_, PARKER COUNTY, TEXAS

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WPD TRINITY, LLC  
WPD TRINITY, LLC

4-13-21  
DATE

CLARITY HOMES, LTD  
CLARITY HOMES, LTD

4-13-21  
DATE

RAVE PROPERTIES, LP  
RAVE PROPERTIES, LP

4/12/2021  
DATE

VILLAGE HOMES, LP  
VILLAGE HOMES, LP

4/13/2021  
DATE

GATES AT MEADOW PLACE, LLC  
GATES AT MEADOW PLACE, LLC

4-13-21  
DATE

STONEGATE VENTURES, LLC  
STONEGATE VENTURES, LLC

4/12/2021  
DATE

YURUMID VELAZQUEZ  
YURUMID VELAZQUEZ

4/12/21  
DATE

PAIGE VELAZQUEZ  
PAIGE VELAZQUEZ

4/12/21  
DATE

CAMERON ARELLANO  
CAMERON ARELLANO

4/14/21  
DATE

FRANCHESKA MIRELES  
FRANCHESKA MIRELES

4/14/21  
DATE

MORTAN AGUILAR  
MORTAN AGUILAR

4-13-21  
DATE

NATHANIEL AGUILAR  
NATHANIEL AGUILAR

4-13-21  
DATE

THOMAS MCINTOSH  
THOMAS MCINTOSH

4/12/21  
DATE

KYLIE MCINTOSH  
KYLIE MCINTOSH

4/12/21  
DATE

LOGAN LEHRER  
LOGAN LEHRER

4/12/21  
DATE

PEYTON SALAVARRA  
PEYTON SALAVARRA

4/12/21  
DATE

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

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04/21/2021 11:16 AM  
Fee: 92.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

E 726

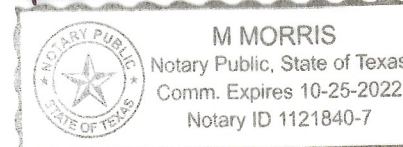
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, Michael Dine, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2021.

Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, John Newton, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2021.

Brendan James  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



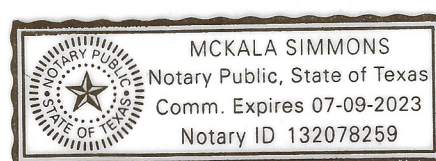
STATE OF TEXAS

COUNTY OF Johnson

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Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



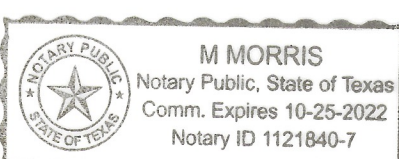
STATE OF TEXAS

COUNTY OF Parker

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Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



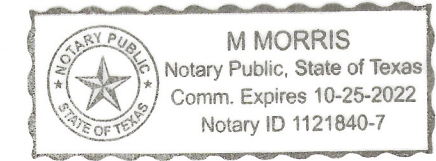
STATE OF TEXAS

COUNTY OF Parker

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Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



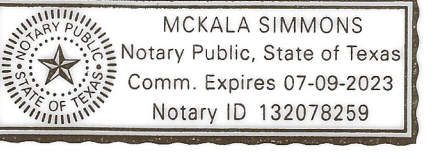
STATE OF TEXAS

COUNTY OF Johnson

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Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



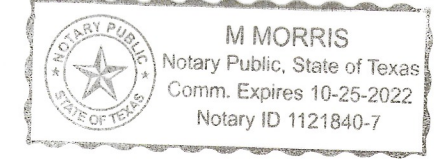
STATE OF TEXAS

COUNTY OF Parker

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Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



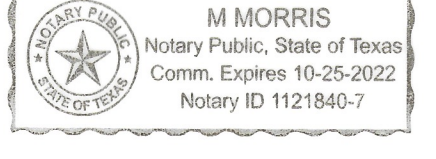
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, Paige Velazquez, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2021.

Paige Velazquez  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



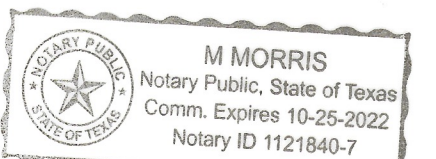
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, Camelion Arellano, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2021.

Camelion Arellano  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



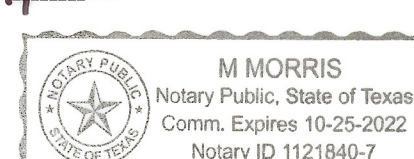
STATE OF TEXAS

COUNTY OF Parker

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2021.

Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

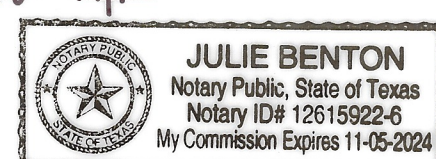
STATE OF TEXAS

COUNTY OF Parker

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2021.

Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



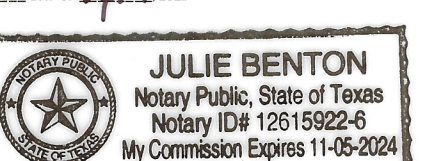
STATE OF TEXAS

COUNTY OF Parker

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Michael Dine  
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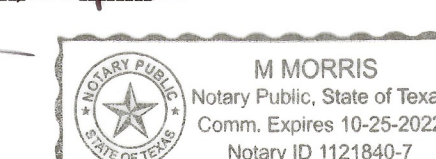
STATE OF TEXAS

COUNTY OF Parker

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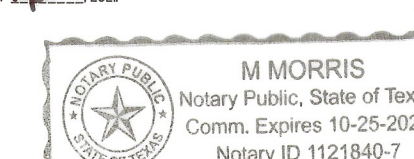
STATE OF TEXAS

COUNTY OF Parker

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



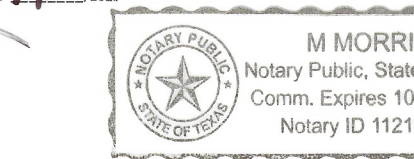
STATE OF TEXAS

COUNTY OF Parker

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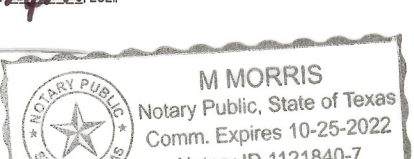
STATE OF TEXAS

COUNTY OF Parker

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2021.

Michael Dine  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



## FINAL PLAT

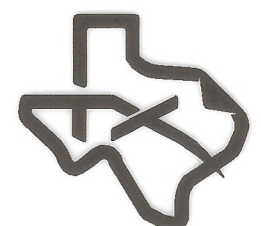
LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-8, & 19R, BLOCK 6; LOTS 1-8, BLOCK 7, LOTS 1R & 2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1, BLOCK 10, LOT 1R & 2R, BLOCK 11

## THE RESERVES AT TRINITY

AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

BEING A 140.302 ACRES SUBDIVISION LOCATED IN WILLOW PARK, PARKER COUNTY, TEXAS & BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS

APRIL 2021



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# CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> April 8, 2025	<b>Department:</b> Admin	<b>Presented By:</b> City Manager
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**AGENDA ITEM: Discussion / Action:** Discussion of street improvements and park system improvements and following the discussion, Council may consider authorizing staff to prepare a Tax Note in an amount not to exceed 1.5 million to fund street and park system improvements.

**BACKGROUND:** At previous meetings, Council asked staff to prepare funding options for various public improvement projects. Council has advised staff to focus primarily on street improvements and park system improvements.

**Street Improvements:** Given the funding limitations, staff recommends that we address the streets that DO NOT include high level drainage or engineering activities. The City has been in consultation with Parker County Pct #4 to collaborate on streets that meets that criteria. Timing on this is imperative due to the advanced scheduling with Parker County, and the limited weather conditions that are favorable to perform the improvements.

**Park System Improvements:** Residents have requested that a restroom facility be installed at Kingsgate Park. The Park is used everyday by citizens who walk, ride, run, conduct soccer practice, and tee ball practice. Currently, there are no such facilities at Kingsgate Park.

**Suggested Motion:** I move to authorize staff to prepare a Tax Note in the amount of \$\_\_\_\_\_ for the following activities:

**EXHIBITS:**

Proposed Street Spreadsheet  
Proposed Restroom Facility (Illustrative Purposes Only)



<b>Street</b>	<b>P2 Stabilizer</b>
KingsGate	\$ 52,095.14
Queens Way	\$ 45,929.20
Knights Bridge	\$ 47,249.20
Forrest Circle	\$ 12,591.01
Sherwood St.	\$ 23,053.70
Royal View Dr.	\$ 46,790.10
Castle Mount	\$ 22,772.35
Kingswood Rd.	\$ 44,368.10
Misty Meadows	\$ 22,772.35
Quail Crest	\$ 39,294.70
Clear Fork	\$ 22,772.35
Camelot Ct.	\$ 12,591.01
Camelot St.	\$ 13,496.01

<b>Asphalt Over Lay</b>		<b>Total</b>	
\$	85,851.95	\$	137,947.09
\$	66,505.70	\$	112,434.90
\$	69,009.15	\$	116,258.35
\$	17,855.06	\$	30,446.07
\$	34,795.10	\$	57,848.80
\$	69,575.95	\$	116,366.05
\$	34,795.10	\$	57,567.45
\$	69,575.95	\$	113,944.05
\$	34,795.10	\$	57,567.45
\$	57,560.20	\$	96,854.90
\$	34,795.10	\$	57,567.45
\$	17,855.06	\$	30,446.07
\$	17,855.06	\$	31,351.07

**\$ 1,016,599.70 Grand Total**

## Proposal for Bathroom/Pavilion at Kings Gate Park

Item 5.

Per the research we have done on an outdoor bathroom/pavilion at Kings Gate Park, we think the cost should be around \$250,000 to \$300,000. Below are some of the concepts we are considering. We have reached out to the Aledo ISD Architecture II class to come up with an original design (they were not shown any of the pictures below). We will meet with them on April 15, and they will do a presentation of their design.

