



CITY COUNCIL REGULAR MEETING AGENDA

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

Tuesday, April 25, 2023 at 6:00 PM

CALL TO ORDER AND THE ROLL OF ELECTED AND APPOINTED OFFICERS WILL BE TAKEN

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.

CONSENT AGENDA

All matters listed in the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approve City Council Meeting Minutes - Regular Meeting on April 11, 2023.

REGULAR AGENDA ITEMS

2. Discussion/Action: City Council may consider, discuss and take action to approve a Joint Resolution and Boundary Agreement to exchange land in their ETJs and adjust the boundary between the ETJs of the two cities.
3. CONSIDERATION/ACTION: Final Plat for Lot 1, Block 1, Willow Park Water Reclamation Area, being 8.610 acres, Wesley Franklin Survey, Abstract No. 468, in the City of Willow Park, Parker County, Texas.

4. CONSIDERATION/ACTION: Final Plat for Lots 1-5, Block 1, Nolte Addition, being 29.99 acres, David Addington Survey, Abstract No. 21, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

REPORTS

5. Public Works
6. Planning and Development
7. Police
8. Municipal Court
9. City Engineer
10. Communications and Marketing

INFORMATIONAL

Mayor and City Council Comments

City Manger Comments

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.*

11. Agreement with Parker County ESD No. 1 to sell Public Safety Building, Fire Station No. 2- Section, and 516 Ranch House Road. 551.071 - Consultation with attorney.
12. Discussion of purchase contracts for the purchase of 120 El Chico along with adjoining unimproved property. - Section 551.071 Consultation with Attorney; Section 551.072 Deliberations Regarding Real Property

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

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, does 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 21, 2023, at 12:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Crystal R. Dozier

Crystal R. Dozier, TRMC

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 cdozier@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 www.willowpark.org



CITY COUNCIL REGULAR MEETING MINUTES

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

Tuesday, April 11, 2023 at 6:00 PM

CALL TO ORDER AND THE ROLL OF ELECTED AND APPOINTED OFFICERS WILL BE TAKEN

Mayor Moss called the meeting to order at 6:00 p.m.

PRESENT

Mayor Doyle Moss
 Councilmember Eric Contreras
 Councilmember Chawn Gilliland
 Councilmember Greg Runnebaum
 Councilmember Lea Young
 Councilmember Nathan Crummel

STAFF PRESENT

City Manager Bryan Grimes
 City Attorney Pat Chesser
 City Secretary Crystal Dozier

PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Moss requested a moment of silence followed by Congressman Roger Williams leading the pledge of allegiance.

PUBLIC COMMENTS (Limited to three minutes per person)

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- (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.

Dr. Susan Bohn, Superintendent for Aledo Independent School District spoke before the City Council regarding 2023 AISD Bond.

PROCLAMATION

1. Domestic Violence Month - Freedom House

Mayor Moss presented a Domestic Violence Month Proclamation to Freedom House.

CONSENT AGENDA

All matters listed in the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

2. Approve City Council Meeting Minutes - Regular Meeting on March 14, 2023.
3. Approve City Council Meeting Minutes - Special Meeting on March 30, 2023.
4. Approve City Council Meeting Minutes - Special Meeting on April 3, 2023.

To approve City Council Meeting Minutes - Regular Meeting on March 14, 2023, City Council Meeting Minutes - Special Meeting on March 30, 2023 and City Council Meeting Minutes - Special Meeting on April 3, 2023.

Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.

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

REGULAR AGENDA ITEMS

5. Congressman Roger Williams - Presentation of American Flag

Congressman Roger Williams presented a American flag to Mayor Moss in recognition of the City of Willow Park's new city hall.

6. Discussion/Action: to authorize the Mayor to renew and amend the current Joint Solid Waste Agreement with Republic Waste Services, entered into with the City of Hudson Oaks, City of Aledo, Town of Annetta, Town of Annetta North, City of Annetta South, and the City of Willow Park effective through April 30, 2026.

To authorize the Mayor to renew and amend the current Joint Solid Waste Agreement with Republic Waste Services, entered into with the City of Hudson Oaks, City of Aledo, Town of Annetta, Town of Annetta North, City of Annetta South, and the City of Willow Park effective through April 30, 2026.

Motion made by Councilmember Young, Seconded by Councilmember Contreras.

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

7. Discussion/Action: to authorize the Mayor to execute a Joint Solid Waste Agreement with Republic Waste Services, entered into with the City of Hudson Oaks, Town of Annetta, Town of Annetta North, City of Aledo, City of Annetta South, and City of Willow Park effective May 1, 2026.

To authorize the Mayor to execute a Joint Solid Waste Agreement with Republic Waste Services, entered into with the City of Hudson Oaks, Town of Annetta, Town of Annetta North, City of Aledo, City of Annetta South, and City of Willow Park effective May 1, 2026.

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

8. Discussion/Action: to allow for the implementation of STEP grant – Click It or Ticket.

To approve implementation of STEP grant – Click It or Ticket in the amount not exceed \$783.94.

Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.

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

9. Discussion/Action: to allow for the implementation of STEP grant – Operation Slow Down e-Grant.

To approve the implementation of STEP grant – Operation Slow Down e-Grant in the amount not to exceed \$783.94.

Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.

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

10. Consideration/Action: to amend Chapter 5, Fire Prevention and Protection of the City Code of Ordinances. Amending Article 5.02 Fire Marshal and Deleting Article 5.03 Fire Department.

To adopt and ordinance amending Chapter 5, Fire Prevention and Protection of the City Code of Ordinances. Amending Article 5.02 Fire Marshal and Deleting Article 5.03 Fire Department.

Motion made by Councilmember Young, Seconded by Councilmember Runnebaum.

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

11. Discussion/Action: the City Council may consider, discuss and/or act on an ordinance regulating sex offender residency in the City of Willow Park.

TO ADOPT AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILLOW PARK, TEXAS, CHAPTER 8: "OFFENSES AND NUISANCES," BY ADDING A NEW ARTICLE 8.09, "REGULATION OF SEX OFFENDER RESIDENCY," THEREBY ESTABLISHING CHILD SAFETY ZONES WITHIN THE CITY'S CORPORATE LIMITS, MAKING IT UNLAWFUL FOR PERSONS REQUIRED TO REGISTER ON THE TEXAS DEPARTMENT OF PUBLIC SAFETY'S SEX OFFENDER DATABASE TO RESIDE WITHIN 1,000 FEET OF PROPERTY WHERE CHILDREN ASSEMBLE OR GATHER, AND PROHIBITING RENTING OR LEASING RESIDENTIAL HOUSING TO PREDATORY SEX OFFENDERS; PROVIDING DEFINITIONS, EXCEPTIONS, AFFIRMATIVE DEFENSES, AND EXEMPTIONS TO RESIDENCY VIOLATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500 AND THAT EACH DAY DURING OR ON WHICH A VIOLATION OCCURS SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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

12. Discussion/Action: to appoint Fire Marshal John Schneider to the Police Department Committee.

To appoint Fire Marshal John Schneider to the Police Department Committee.

Motion made by Councilmember Young, Seconded by Councilmember Contreras.

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

13. Discussion/Action: to consider the use of the funds from the American Rescue Plan Act to construct a new sanitary sewer line along Bankhead Highway from Ranch House Road to the east city limits.

To approve using the American Rescue Plan Act (ARP Act) funding administered by the U.S. Department of the Treasury, other Federal or State Agency to construct a new sanitary sewer line along Bankhead Highway from Ranch House Road to the east city limits.

Motion made by Councilmember Contreras, Seconded by Councilmember Young.

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

14. Discussion/ Action: To authorize staff to donate surplus office items and equipment to non-profits organization and dispose of surplus office items and equipment that are deemed damaged.

To allow staff to donate surplus items and equipment to non-profits and to dispose of the remaining items through proper means.

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

INFORMATIONAL

Mayor and Council Comments

Mayor Moss thanked everyone for their help. This is another great move and he appreciated everyone's cooperation.

City Manager Comments

City Manager, Bryan Grimes thanked staff for the last week in handling several meetings in a short time frame. He mentioned the next city council meeting on April 25th and that quarterly reports will be on the agenda. He also reported the pump station is 99.9% complete and the city should be on Fort Worth water permanently within the next 7 days. The city is hosting Willow Bark on Saturday, April 15th from 11:00 am - 4 pm at McCall Elementary.

EXECUTIVE SESSION

Mayor Moss convened into Executive Session at 6:45 pm.

15. Discussion of purchase contracts for the purchase of 120 El Chico along with adjoining unimproved property. - Section 551.071 Consultation with Attorney; Section 551.072 Deliberations Regarding Real Property

The City Council may approve an improved property purchase contract with Parker County RE Partners, LLC for 120 El Chico. Additionally, the City Council may approve an unimproved property purchase contract with I-20 KC, LLC for unimproved property adjoining 120 El Chico.

Motion made by Councilmember Crummel, Seconded by Councilmember Runnebaum.

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

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

Mayor Moss reconvened into Open Session at 6:57 am.

ADJOURNMENT

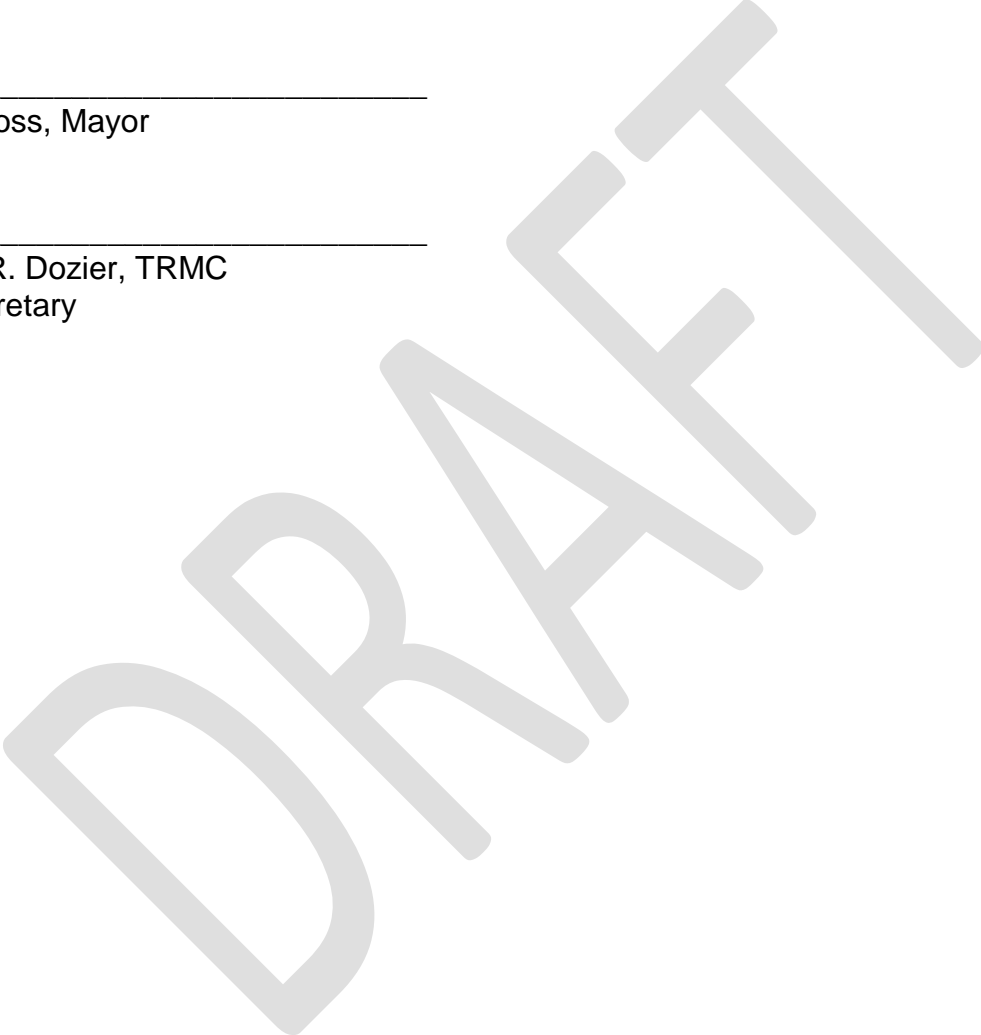
**Motion made by Councilmember Gilliland, Seconded by Councilmember Runnebaum.
Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Young, Councilmember Crummel**

Mayor Moss adjourned the meeting at 7:00 pm.

These minutes were approved on the 25th of April, 2023.

Doyle Moss, Mayor

Crystal R. Dozier, TRMC
City Secretary





CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: April 25, 2023	Department: Administration	Presented By: Betty Chew
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AGENDA ITEM:

Discussion/Action: City Council may consider, discuss, and take action to approve a Joint Resolution and Boundary Agreement to exchange land in their Extraterritorial Jurisdictions (ETJ) and adjust the boundary between the Extraterritorial Jurisdictions (ETJ) of the two cities.

BACKGROUND:

The cities of Willow Park and Weatherford desire to adjust the boundary between the ETJ of the two cities.

The first proposed ETJ adjustment is shown in Exhibit A. The City of Willow Park will release 365 acres to the City of Weatherford along the north side of White Settlement Road. In exchange, the City of Weatherford will release to the City of Willow Park 702 acres along the south side of White Settlement Road.

The second proposed ETJ adjustment is shown in Exhibit C. The City of Weatherford will release to the City of Willow Park 20 acres along the south side of Crown Road, a portion of ETJ previously adjusted under Resolution No. 2022-03.

This boundary adjustment will provide a more logical alignment of the ETJ boundary in both locations, which will provide for more contiguous development and effective delivery of municipal infrastructure for both cities. Willow Park Administration and Staff have worked together with Weatherford to develop this agreement to the benefit of both jurisdictions.

Weatherford City Council approved resolution R2023-07 at their regular meeting held on April 11, 2023.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends City Council adopt the proposed resolution adjusting the boundary between the ETJ of Willow Park and Weatherford.

RECOMMENDED MOTION:

Approve a Joint Resolution and Boundary Agreement between the City of Willow Park and the City of Weatherford to exchange land in their Extraterritorial Jurisdictions (ETJ) and adjust the boundary between the Extraterritorial Jurisdiction (ETJ) of the two cities.

EXHIBITS:

Joint Resolution and Boundary Agreement
Exhibits A-C

**CITY OF WEATHERFORD RESOLUTION NO. R2023-07
CITY OF WILLOW PARK RESOLUTION NO. _____
JOINT RESOLUTION AND BOUNDARY AGREEMENT**

WHEREAS, the City of Willow Park (hereinafter called "Willow Park") is a Type A general law city located in Parker County, Texas; and

WHEREAS, the City of Weatherford (hereinafter called "Weatherford") is a home rule city located in Parker County, Texas; and

WHEREAS, Willow Park and Weatherford share an extraterritorial jurisdiction ("ETJ") boundary; and

WHEREAS, Section 42.023 of the Texas Local Government Code authorizes a municipality to reduce its ETJ by resolution approved by its governing body; and

WHEREAS, Section 43.003 of the Texas Local Government Code authorizes a home rule municipality to exchange area with other municipalities; and

WHEREAS, Section 43.015 of the Texas Local Government Code authorizes adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width; and

WHEREAS, Willow Park and Weatherford desire to adjust the boundary between the ETJ of the two cities to promote orderly development, to ensure public safety, and to provide for the effective delivery of municipal services.

NOW, THEREFORE, BE IT RESOLVED AND MUTUALLY AGREED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK AND THE CITY COUNCIL OF THE CITY OF WEATHERFORD:

SECTION 1.

Pursuant to the statutory authority stated above and other authority granted to general law municipalities, Willow Park agrees to release and hereby releases the approximate 365 acre tract currently located in Willow Park's ETJ, as shown in Exhibit "A" and further described through the mutual boundary agreement ETJ line in Exhibit "B," for the sole benefit of Weatherford, and Weatherford hereby agrees to accept the tract into its ETJ.

SECTION 2.

Pursuant to the statutory authority stated above and other authority granted to home rule municipalities, Weatherford agrees to release and hereby releases the approximate 702 acre tract currently located in Weatherford's ETJ, as shown in Exhibit "A" and further described through the mutual boundary agreement ETJ line in Exhibit

“B,” for the sole benefit of Willow Park, and Willow Park hereby agrees to accept the tract into its ETJ.

SECTION 3.

Pursuant to the statutory authority stated above and other authority granted to home rule municipalities, Weatherford agrees to release and hereby releases the approximate 20 acre tract currently located in Weatherford’s ETJ, as shown in Exhibit “C” and further identified through the mutual boundary agreement ETJ line in Exhibit “C”, for the sole benefit of Willow Park, and Willow Park hereby agrees to accept the tract into its ETJ.

SECTION 4.

This resolution shall be cumulative of all provisions of ordinances and resolutions of the City of Willow Park and the City of Weatherford. To the extent the provisions of this resolution are in direct conflict with the provisions of any previously adopted resolutions, the conflicting provisions of such resolutions are hereby repealed.

SECTION 5.

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

SECTION 6.

The City of Willow Park and the City of Weatherford do hereby covenant and agree to protect, preserve and defend the herein described ETJ boundary adjustments.

SECTION 7.

The City of Willow Park and the City of Weatherford agree and resolve that the adoption by both cities of this Joint Resolution and Boundary Agreement, and the boundary changes resulting from this Agreement do not mitigate, diminish or lessen in any way the rights that either party may have, at law or in equity, to challenge or contest any other annexations, attempted annexations or extraterritorial jurisdiction claims made by the other party.

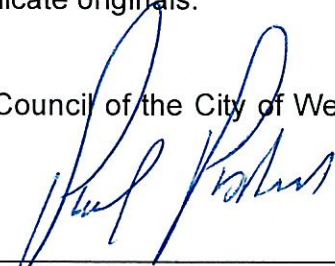
SECTION 8.

This Joint Resolution and Boundary Agreement shall become effective and shall become a binding agreement upon the City of Willow Park and the City of Weatherford effective upon the adoption of same by both cities in regular open city council meetings of the City of Willow Park and the City of Weatherford.

SECTION 9.

The Mayor of each city shall execute this Joint Resolution and Boundary Agreement, upon adoption by both cities, in duplicate originals.

PASSED AND APPROVED by the City Council of the City of Weatherford on this 11th day of April, 2023.



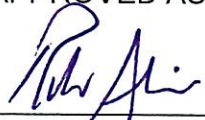
Paul Paschall, Mayor

ATTEST:



Krista Peacock, Acting City Secretary

APPROVED AS TO FORM AND LEGALITY:



Rob Allibon, City Attorney

PASSED AND APPROVED by the City Council of the City of Willow Park on this ___ day of _____, 2023.

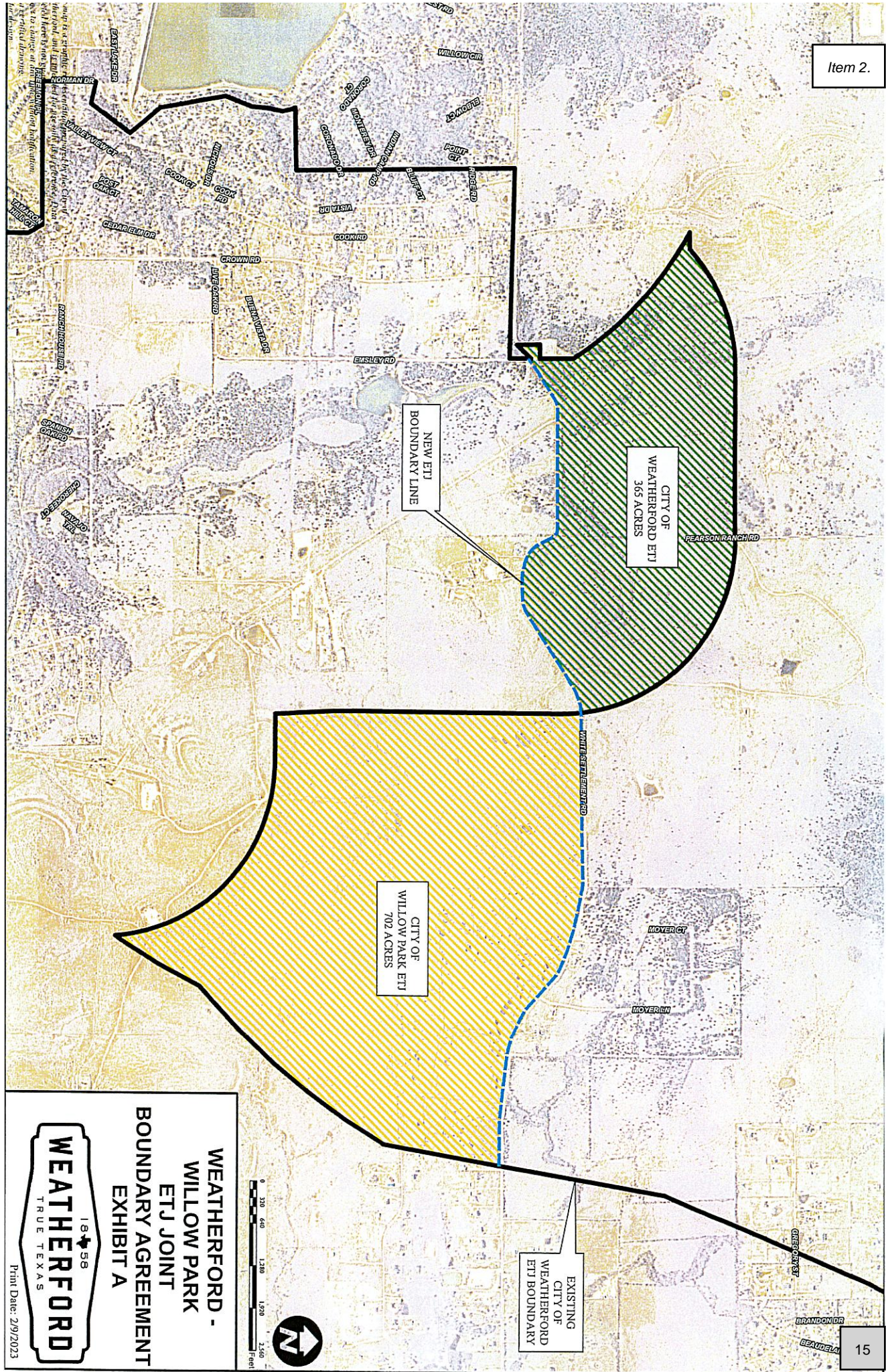
Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney



WEATHERFORD -
WILLOW PARK
ETJ JOINT
BOUNDARY AGREEMENT
EXHIBIT A

1858
WEATHERFORD
 TRUE TEXAS

Print Date: 2/9/2023



EXHIBIT B

The description of the joint extraterritorial jurisdiction ("ETJ") boundary between the City of Willow Park and City of Weatherford as depicted in Exhibit A is as follows:

- Beginning at the southeastern most point of the Corporate Limit of the City of Weatherford as adopted and described in Ordinance 410- 2008- 85;
- Thence continuing north along the boundary line to a point forty feet south of the edge of White Settlement Road as it exists today;
- Thence continuing to the East along a path forty feet offset and parallel to the southern edge of White Settlement Road, until its final intersection and termination at the easternmost boundary of the City of Weatherford ETJ, approximately 12,200 linear feet from the beginning point.



3465 CLARY LANE
ARLINGTON, TX 76010
354-695-4070
1808 SANVALE DR. STE 204
WEATHERFORD, TX 76088
817-341-9800
TERRIS FIRM# 10191690

PREPARED FOR: THE CITY OF WILLOW PARK

LINE #	LENGTH	DIRECTION
L1	282.70'	S85° 37' 50"W
L2	300.11'	S71° 31' 17"W
L3	237.42'	N17° 40' 56"W
L4	675.69'	N01° 56' 27"W
L5	56.13'	N29° 50' 02"E
L6	79.32'	N46° 57' 49"E
L7	419.94'	N89° 21' 03"E
L8	394.57'	S02° 02' 32"E
L9	102.18'	S05° 36' 12"E
L10	84.23'	S11° 36' 36"E
L11	84.31'	S18° 42' 56"E
L12	56.41'	S20° 45' 51"E
L13	45.56'	S23° 36' 41"E
L14	31.08'	S25° 44' 27"E
L15	28.79'	S28° 33' 54"E
L16	479.47'	S89° 58' 57"W
L17	67.57'	N26° 36' 39"W
L18	56.24'	N26° 40' 44"W
L19	37.57'	N26° 54' 22"W
L20	67.64'	N26° 33' 54"W
L21	31.08'	N25° 44' 27"W
L22	29.10'	N23° 36' 41"W
L23	136.08'	N66° 39' 54"E
L24	522.44'	S89° 54' 22"E
L25	114.62'	N79° 23' 06"E
L26	109.06'	S89° 00' 46"E
L27	331.39'	S00° 24' 01"E
L28	264.02'	S89° 58' 57"W
L29	224.09'	N00° 24' 01"W
L30	579.83'	N87° 30' 47"E
L31	674.00'	S00° 50' 08"W
L32	136.18'	N89° 16' 19"W
L33	47.35'	S54° 50' 51"W
L34	246.04'	N89° 00' 46"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C1	339.96'	660.00'	026.38<40°	N15°02'58"W	336.43'
C2	133.25'	800.00'	009°32'35"	N24°36'00"W	133.09'

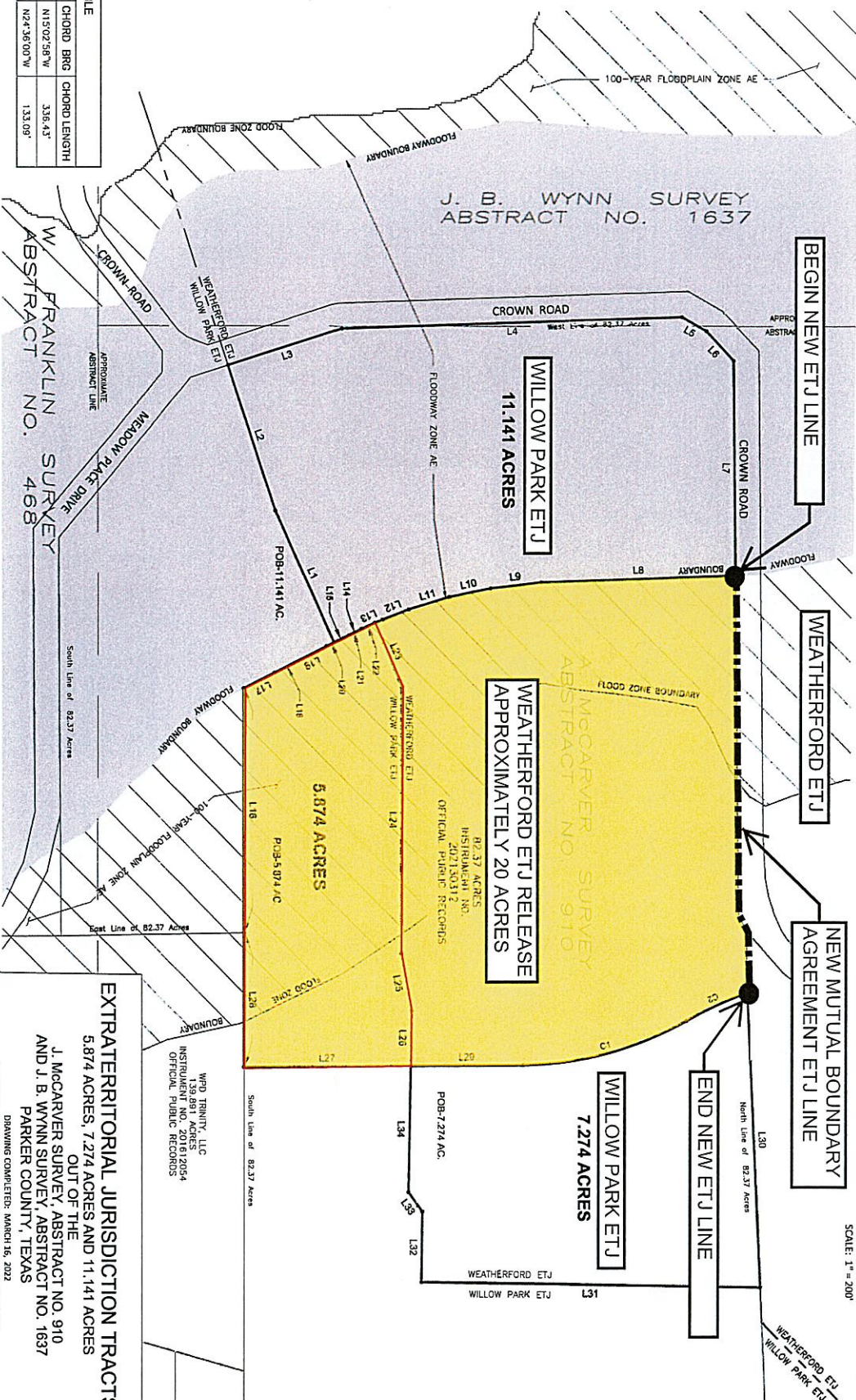
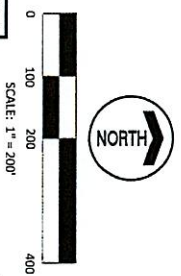


EXHIBIT "C"

- NOTES:
- THE FLOOD BOUNDARY INFORMATION SHOWN HEREIN IS REFERENCED TO AND SCALED FROM FIRM MAP NO. 483670303OR, EFFECTIVE DATE SEPTEMBER 26, 2008.
 - THE ETJ BOUNDARY BETWEEN THE CITIES OF WEATHERFORD AND WILLOW PARK AS SHOWN HEREIN WAS OBTAINED FROM THE CITY RECORDS AND THE CITY OF WILLOW PARK RECORDED AS CAUSE NO. CV-16-1468, DISTRICT CLERK RECORDS, PARKER COUNTY, TEXAS.



EXTRATERRITORIAL JURISDICTION TRACTS
5.874 ACRES, 7.274 ACRES AND 11,141 ACRES
OUT OF THE
J. MCGARVER SURVEY, ABSTRACT NO. 910
AND J. B. WYNN SURVEY, ABSTRACT NO. 1637
PARKER COUNTY, TEXAS
DRAWING COMPLETED: MARCH 16, 2022
SEE ATTACHED METES AND BOUNDS DESCRIPTIONS OF SAID TRACTS

WPD TRINITY, LLC
139,891 ACRES
INSTRUMENT NO. 201612054
OFFICIAL PUBLIC RECORDS

87.37 ACRES
HISHERMAN NO. 202150312
OFFICIAL PUBLIC RECORDS

7.274 ACRES
POB-7274 AC.

5.874 ACRES
POB-5874 AC.

WEATHERFORD ETJ RELEASE
APPROXIMATELY 20 ACRES

WILLOW PARK ETJ
11,141 ACRES

W. FRANKLIN SURVEY
ABSTRACT NO. 468

J. B. WYNN SURVEY
ABSTRACT NO. 1637



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: April 25, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Preliminary Plat for Lot 1, Block 1, Willow Park Water Reclamation Area, being 8.610 acres, Wesley Franklin Survey, Abstract No. 468, in the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant and property owner, City of Willow Park, proposes to plat 8.610 acre tract, located on J.D. Towles Drive, Wesley Franklin Survey, Abstract No. 468, into Lot 1, Block 1, Willow Park Water Reclamation Area.

This parcel is zoned R-1 and subject plat will include a lot and street dedication for the development of a public wastewater treatment facility and the public street extension by the city. J.D. Towles Drive will extend northeast, as shown, along Lot 1, Block 1 with a 60’ public right-of-way. The plat also shows all recorded easements, and FEMA floodway and 100 yr. floodplain boundaries.

The Final Plat has been reviewed by City Staff and recommendations are included in the document presented.

STAFF RECOMMENDATION:

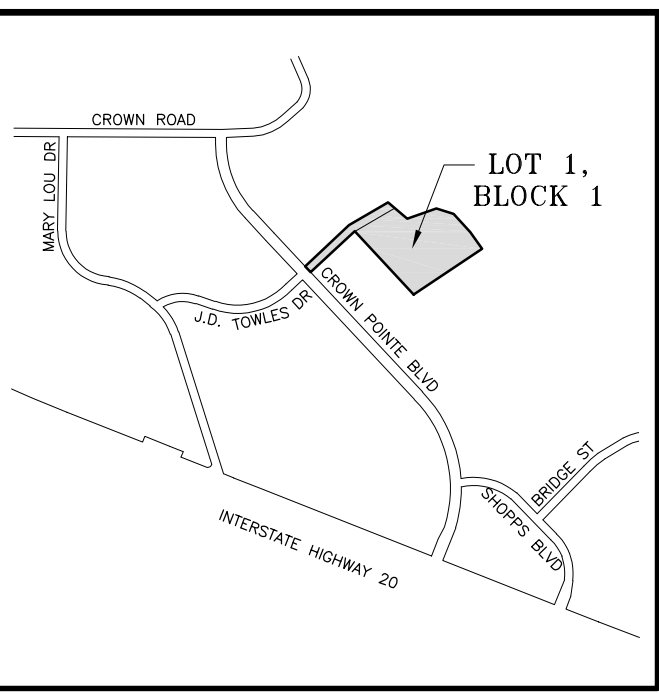
Staff recommends approval, and Planning & Zoning Commission has approved the Final Plat, as provided.

EXHIBITS:

- Plat Application
- Preliminary Plat –Willow Park Water Reclamation Area
- Aerial photo of property

RECOMMENDED MOTION:

Approval of the Final Plat for Willow Park Water Reclamation Area, as presented.



LOCATION MAP
Scale Not Determined

PROPERTY OWNER:
CITY OF WILLOW PARK, TEXAS
120 EL CHICO TRAIL, SUITE A
WILLOW PARK, TX 76087
817-441-7108
INSTRUMENT NO. 202133071
O.P.R.P.C.T.

DEVELOPER/SUBDIVIDER:
CITY OF WILLOW PARK, TEXAS
120 EL CHICO TRAIL, SUITE A
WILLOW PARK, TX 76087
817-441-7108

SURVEYOR:
MARK BROWN, R.P.L.S.
JACOB AND MARTIN
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880

NOTES:

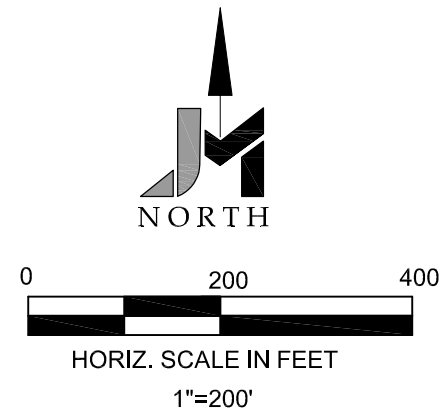
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- Area of Public R.O.W. Dedication = 1.063 acres, (46,298 square feet).
- BUILDING SETBACK:**
All building setback lines within this subdivision shall conform to the current Zoning Ordinances of the City of Willow Park, Texas.
- FLOOD STATEMENT:**
As Shown, portions of this platted area lie within the 100-YEAR FLOODPLAIN and within a FEMA FLOODWAY according to Parker County FEMA Insurance Rate Map No. 48367C0425F (APRIL 5, 2019) and Insurance Rate Map No. 48367C0300E (September 26, 2008).
- PROPERTY OWNER: City of Willow Park
- Additional easements will be provided as a separate instrument at the time of construction if necessary.
- Bearings and distances shown hereon are relative to the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00014981.
- A 1/2" rebar rod with cap marked "J&M BOUNDARY" or an "X" chiseled in concrete will be set, as shown hereon, at the corners of the proposed lots after the acceptance of this plat by the City of Willow Park, Texas.
- According to FEMA Flood Insurance Rate Map (FIRM) 48367C0425F, the base flood elevation (BFE) at the proposed wastewater treatment plant site appears to be approximately 841.5'. The minimum finished floor was assumed to be 2' above the BFE elevation resulting in a minimum finished floor elevation of 843.5'.

City of Willow Park

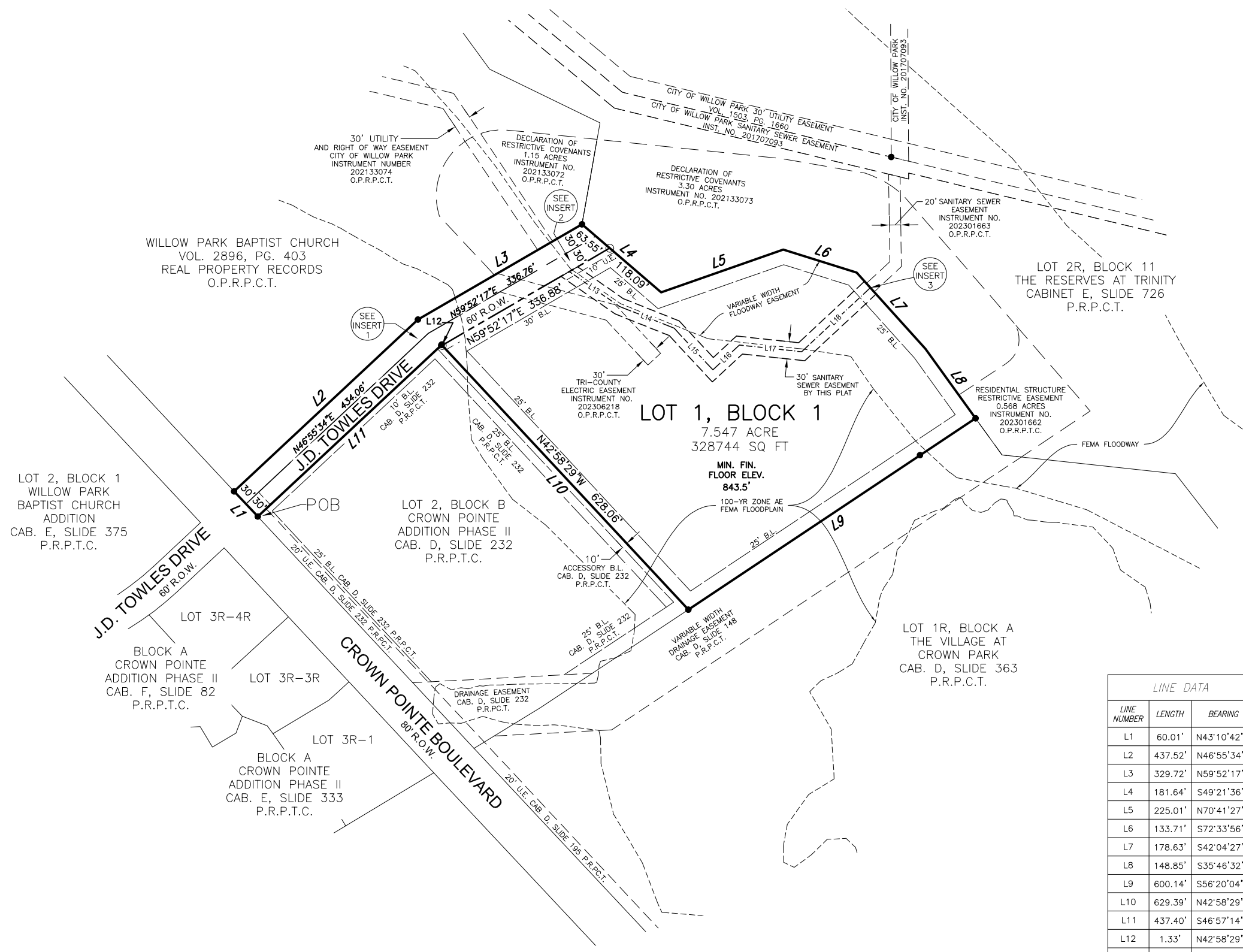
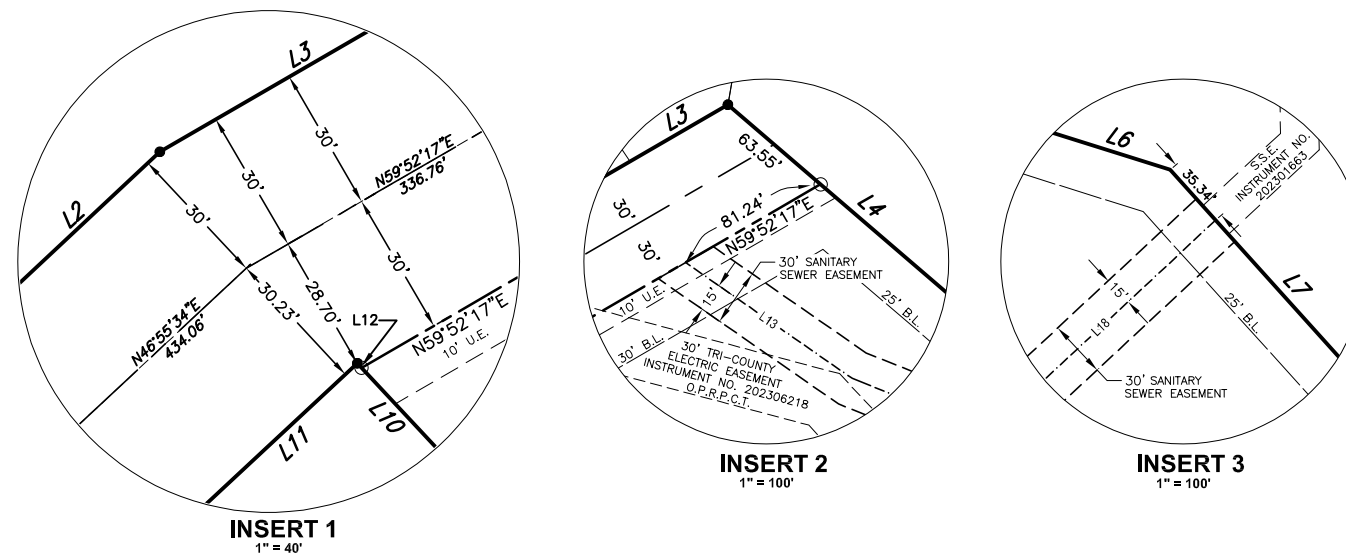
Approved on ____ day of _____, 2023

Mayor

City Secretary



- SET 1/2" REBAR ROD WITH CAP OR "X" CHISELED IN CONCRETE
 - FOUND REBAR ROD AS DESCRIBED IN OWNER'S DEDICATION
- POB = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
B.L. = BUILDING SETBACK LINE
D.R.P.C.T. = DEED RECORDS, PARKER CO, TEXAS
P.R.P.C.T. = PLAT RECORDS, PARKER CO, TEXAS
O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER CO, TEXAS



LINE NUMBER	LENGTH	BEARING
L1	60.01'	N43°10'42"W
L2	437.52'	N46°55'34"E
L3	329.72'	N59°52'17"E
L4	181.64'	S49°21'36"E
L5	225.01'	N70°41'27"E
L6	133.71'	S72°33'56"E
L7	178.63'	S42°04'27"E
L8	148.85'	S39°46'32"E
L9	600.14'	S56°20'04"W
L10	629.39'	N42°58'29"W
L11	437.40'	S46°57'14"W
L12	1.33'	N42°58'29"W
L13	105.64'	S55°11'42"E
L14	103.03'	S68°11'36"E
L15	98.63'	S42°58'29"E
L16	63.17'	N47°02'59"E
L17	108.83'	S83°50'33"E
L18	163.27'	N47°00'14"E

OWNER'S DEDICATION

Whereas The City of Willow Park, being the owners of the herein described tract of land being more particularly described by metes and bounds as follows:

BEING a 8.610 acre tract of land, all of that called 8.60-acre tract conveyed to the City of Willow Park in a Special Warranty Deed, recorded in Instrument Number 202133071, Official Public Records, Parker County, Texas, located in the Wesley Franklin Survey, Abstract 468, City of Willow Park, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch capped rebar rod marked "C.F. Stark Pls 5084" (FND STARK REBAR) (N=6,956,511.09' and E=2,225,508.77') in the northeasterly right-of-way line of Crown Pointe Boulevard, same being the southwesterly corner of Lot 2, Block B, Crown Pointe Addition Phase 2, recorded in Cabinet D, Slide 232, Plat Records, Parker County, Texas;

THENCE N 43°10'42" W 60.01 feet along said northeasterly right-of-way line to a FND STARK REBAR marking the southeasterly corner of the remainder of a called 80.27-acre tract conveyed to Willow Park Baptist Church, recorded in Volume 2896, Page 403, Official Public Records, Parker County, Texas;

THENCE N 46°55'34" E 437.52 feet with the common line of said 8.60-acre tract and said 80.27-acre tract to a FND STARK REBAR for corner;

THENCE N 59°52'17" E 329.72 feet continuing with the common line of said 8.60-acre and said 80.27-acre tract to a FND STARK REBAR located at a corner in the southwesterly line of Lot 2R, Block 11, THE RESERVES AT TRINITY, according to the plat of said subdivision recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas, and being in the approximate centerline of the Clear Fork Trinity River;

THENCE along the approximate centerline of said Clear Fork Trinity River and the common line of said 8.60-acre tract and said Lot 2R, Block 11 the following calls:

- * S 49°21'36" E 181.64 feet to a point;
- * N 70°41'27" E 225.01 feet to a point;
- * S 72°33'56" E 133.71 feet to a point;
- * S 42°04'27" E 178.63 feet to a point;
- * S 35°46'32" E 148.85 feet to a FND STARK REBAR being the most easterly corner of said 8.60-acre tract and being the northerly corner of Lot 1R, Block A, The VILLAGE AT CROWN PARK, City of Willow Park, Parker County, Texas according to the plat of said subdivision recorded in Cabinet D, Slide 363, Plat Records, Parker County, Texas;

THENCE S 56°20'04" W 600.14 feet along said northwesterly line of said Lot 1R and southeasterly line of said 8.60-acre tract to a FND STARK REBAR, also being the most easterly corner of said Lot 2, Block B;

THENCE N 42°58'29" W 629.39 feet along the common line of said 8.60-acre tract and said Lot 2, Block B, to a FND STARK REBAR;

THENCE S 46°57'14" E 437.40 feet with the common line of said 8.60-acre tract and said Lot 2, Block B to the point of beginning and containing 8.610 acres or 375,042 square feet of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That, Doyle Moss, Mayor of City of Willow Park, Texas, does hereby adopt this plat designating the herein above described property as:

FINAL PLAT
LOT 1, BLOCK 1
WILLOW PARK WATER RECLAMATION AREA
BEING A 8.610 ACRE TRACT OF LAND LOCATED IN
THE WESLEY FRANKLIN SURVEY, ABSTRACT 468,
CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

and does hereby dedicate to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority, on this day personally appeared

known to me to be that person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the ____ day of _____, 2023.

Notary Public in and for The State of Texas

My Board Expires On: _____

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK BROWN, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SIGNATURE

MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

FINAL PLAT
LOT 1, BLOCK 1
WILLOW PARK WATER RECLAMATION AREA

BEING A 8.610 ACRE TRACT OF LAND LOCATED IN
THE WESLEY FRANKLIN SURVEY, ABSTRACT 468,
CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

DATE PREPARED: MARCH 28, 2023



City of Willow Park
Planning & Development Department
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108
willowpark.org

PLAT APPLICATION

SUBMITTAL DATE: March 28, 2023

TYPE OF PLAT:

- Preliminary Plat
- Final Plat
- Replat
- Minor Replat
- Amended Plat
- Vacating Plat

PROPERTY INFORMATION:

Project Name: City of Willow Park Wastewater Treatment Plant

Legal Description: **Lot:** 1 **Block:** 1

Name of Subdivision(s): WILLOW PARK WATER RECLAMATION AREA **Phase:**

Project Address/Location: Crown Pointe Boulevard and J.D. Towles Drive

Existing Number of Lots: **Proposed Number of Lots:** 1 **Gross Acreage:** 8.60 ACRES

Current Zoning: R-1 **# of Street Intersections:** 1

PURPOSE for Platting, Replatting, Amending, or Vacating: City of Willow Park, Lot and street dedication

1. APPLICANT:

Name(s): City of Willow Park, Texas

Business Name (if applicable):

Mailing Address: 120 El Chico Trail, Suite A City: Willow Park St: Tx Zip: 76087

Phone Number: 817-441-7108 Email Address:

***Signature of Applicant (Required): _____

2. PROPERTY OWNER OF RECORD:

Name(s): City of Willow Park, Texas

Business Name (if applicable):

Mailing Address: 120 El Chico Trail, Suite A City: Willow Park St: Tx Zip: 76087

Phone Number: 817-441-7108 Email Address:

***Signature of Owner of Record (Required): _____

3. **SURVEYOR:**

Name(s): Mark Brown
Business Name (if applicable): Jacob & Martin
Mailing Address: 1925 Fort Worth Highway City: Weatherford St: Tx Zip: 76086
Phone Number: 817-594-9880 Email Address: mtb@jacobmartin.com

4. **ENGINEER:**

Name(s): Derek Turner
Business Name (if applicable): Jacob & Martin
Mailing Address: 1925 Fort Worth Highway City: Weatherford St: Tx Zip: 76086
Phone Number: 817-594-9880 Email Address: adt@jacobmartin.com

PRINCIPAL CONTACT: Owner: Applicant: Surveyor: X Engineer: X
• Staff comment letters and mark-ups will be distributed only to the designated principal contact person
• Comments will be sent via email unless otherwise specified
• Contact person will be Collaborator status on MyGov (see City website for sign-up instructions)

UTILITY PROVIDERS: (For City informational purposes only; Contact of utilities is the responsibility of the Applicant)

Electric Provider: Tri-County Electric
Water Provider: City of Willow Park
Wastewater Provider: City of Willow Park
Gas Provider (if applicable):

APPLICATION FEES

(as per "Development Services Fee" schedule)

Preliminary Plat: \$300.00 + \$15 PER LOT
Final, Replat, Minor, Amended, Abandoned Plat: \$300.00 + \$25 PER LOT

Additional fees (if applicable): Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the Applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

Submittal Instructions:

- Email completed and executed Plat Application, Plat Drawing, and any/all supporting documentation necessary per City of Willow Park Plat Submittal Checklist (may be found on website) to the Planning & Development Department at permits@willowpark.org.
You may pay the Application Fee, via check or credit card*: 1) in person/courier or US Mail to City of Willow Park, 516 Ranch House Rd, Willow Park, TX 76087; or, 2) by phone via credit card* at 817-441-7108 x103.
(*credit card convenience fees apply)



Item 3.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: April 25, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Final Plat for Lots 1-5, Block 1, Nolte Addition, being 29.99 acres, David Addington Survey, Abstract No. 21, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant, Vincent Jones, along with the property owner, Barbara Nolte, propose to plat 29.99 acre tract, located south of East Bankhead Highway, David Addington Survey, Abstract No. 21, from one parcel to Lots 1 through 5, Block 1. This subdivision is within the City’s extraterritorial jurisdiction, and therefore, required to be submitted to the City for plat approval (*Subd. Ord. Sec. 10.02.001*). As per Ms. Nolte, the subdivision of these lots is intended for partial sale. Preliminary Plat was approved by City Council on November 15, 2022.

The Final Plat reflects City Staff’s reviews. Staff has also requested clarification for “Bankhead Cove” not shown on the Plat, and for consideration of an additional 15’ right-of-way dedication on E. Bankhead Highway for future expansion to 90’ Minor Arterial, based on the City’s Thoroughfare Plan. Due to posting deadlines, these minor changes are not shown on the Plat presented.

It is requested that the City Council approve this Final Plat with conditions as necessary, as stated above.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends acceptance of the Final Plat with conditions.

Planning & Zoning Commission has approved the Final Plat with conditions.

EXHIBITS:

- Plat Application
- Final Plat – Lots 1-5, Block 1 Nolte Addition, being 29.99 acres, David Addington Survey, Abst. 21, Parker Co, TX

RECOMMENDED MOTION:

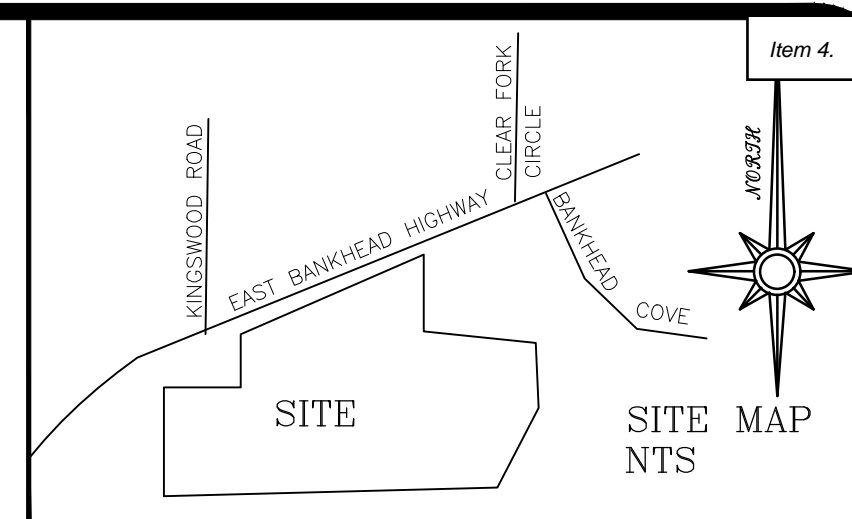
Approval of the subject Final Plat with conditions, as stated.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 F EFFECTIVE DATE: APRIL 05, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

FINAL PLAT
 NOLTE
 LOTS 1 THROUGH 5, BLOCK 1
 IN THE ETJ OF THE CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

Being 29.99 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas



OWNER/DEVELOPER:
 Barbara Nolte
 817-614-7965
 6820 E Bankhead Hwy
 Aledo, TX 76008

STATE PLAIN: 1/2" IR
 N 6983107.84
 E 2224169.52

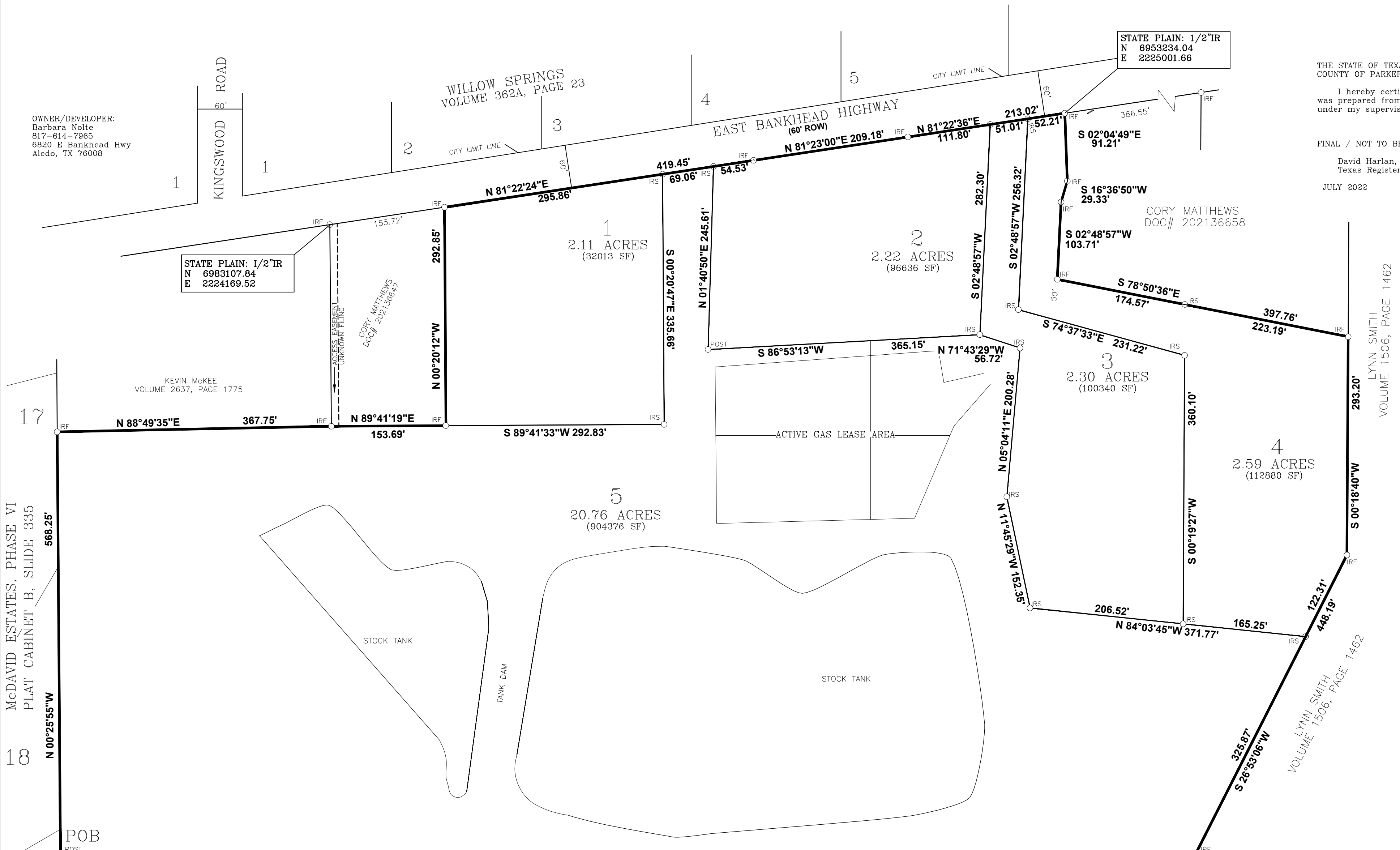
STATE PLAIN: 1/2" IR
 N 6953234.04
 E 2225001.66

THE STATE OF TEXAS
 COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

FINAL / NOT TO BE FILED

David Harlan, Jr.
 Texas Registered Professional Land Surveyor, No. 2074
 JULY 2022



McDAVID ESTATES, PHASE VI
 PLAT CABINET B, SLIDE 335

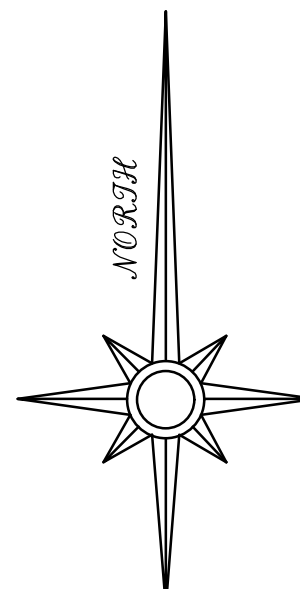
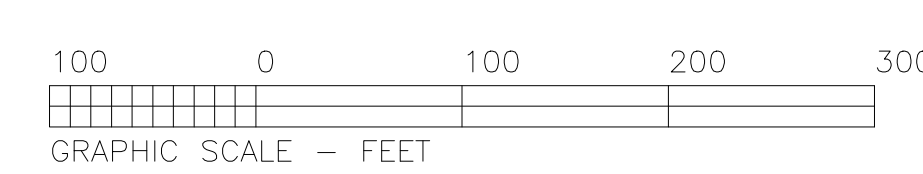
19 20 21 22 23 24 25 26 27 28 29

IRF 1/2" IRON ROD UNLESS NOTED
 IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

McDAVID ESTATES, PHASE VI
 PLAT CABINET B, SLIDE 335

SHEET ONE OF TWO

Cabinet/Instrument# _____ Slide _____



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833
 FIRM #10088500 harlanland@yahoo.com

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS BARBARA NOLTE (Doc #201507465 & 201608397), being the sole owner of 29.99 acres situated in and being a portion of the DAVID ADDINGTON SURVEY, ABSTRACT No. 21, in the ETJ in the City of Willow Park, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post at the southwest corner of said 29.99 acre tract at a reentrant corner of McDavid Estates, Phase VI, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 335, Plat Records, Parker County, Texas;

THENCE N 00°25'55" W, with the east line of said McDavid Estates Phase VI, 568.25 feet to an iron rod found (iron rods found are ½" unless noted) at the southwest corner of a tract of land described by deed to Kevin McKee recorded in Volume 2637, Page 1775, Official Records, Parker County, Texas;
THENCE N 88°49'35" E, with the south line of said Kevin McKee tract, 367.75 feet to an iron rod found at its southeast corner and the southwest corner of a tract of land described by deed to Cory Matthews recorded in Doc No. 20136647, Official Records, Parker County, Texas;

THENCE with the line of said Cory Matthews tract the following courses and distances;
N 89°41'19" E, 153.69 feet to an iron rod found;
N 00°20'12" W, 292.85 feet to an iron rod found in the south line of East Bankhead Highway, as it exists;

THENCE with the south line of said East Bankhead Highway the following courses and distances;
N 81°22'24" E, 419.45 feet to an iron rod found;
N 81°23'00" E, 209.18 feet to an iron rod found;
N 81°22'36" E, 213.02 feet to an iron rod found at the northwest corner of a tract of land described by deed to Cory Matthews recorded in Doc No. 202136654, Official Records, Parker County, Texas;

THENCE with the line of said Corey Matthews tract (202136654) the following courses and distances;
S 02°04'49" E, 91.21 feet to an iron rod found;
S 16°36'50" W, 29.33 feet to an iron rod found;
S 02°48'57" W, 103.71 feet to an iron rod found;
S 78°50'36" E, 397.76 feet to an iron rod found in the west line of a tract of land described by deed to Lynn Smith recorded in Volume 1506, Page 1462, Real Records, Parker County, Texas;

THENCE with the west line of said Lynn Smith tract the following courses and distances;
S 00°18'40" W, 293.20 feet to an iron rod found;
S 26°53'06" W, 448.19 feet to an iron rod found in the most southerly north line of said McDavid Estates Phase VI;
THENCE S 89°53'27" W, with the line of said McDavid Estates Phase VI, 1523.31 feet to the POINT OF BEGINNING and containing 29.99 acres (1306281 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BARBARA NOLTE, does hereby adopt this plat designating the hereinabove described real property as NOLTE, LOTS 1 THROUGH 5, BLOCK 1, IN THE ETJ OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, being 30.25 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas and does hereby dedicate to the public use forever the streets, alleys, parks and easements shown thereon.

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Willow Park.
- The City of Willow Park is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the publics and city use thereof.
- The City of Willow Park and public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in the easements.
- The City of Willow Park and public utilities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means or plat and approved by the City of Willow Park.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Willow Park.

WITNESS my hand at _____, Parker County, Texas this ____ day of _____, 2023.

Barbara Nolte

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinances and or regulations and state law, and is subject to fines and other penalties.

CITY OF WILLOW PARK	APPROVED BY CITY OF WILLOW PARK:

	MAYOR DATE

	CITY SECRETARY DATE

FINAL PLAT
NOLTE
LOTS 1 THROUGH 5, BLOCK 1
IN THE ETJ OF THE CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
Being 29.99 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas

OWNER/DEVELOPER:
Barbara Nolte
817-614-7965
6820 E Bankhead Hwy
Aledo, TX 76008

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com



City of Willow Park
Planning & Development Department
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108
willowpark.org

PLAT APPLICATION

SUBMITTAL DATE: 4/12/23

TYPE OF PLAT:

- Preliminary Plat
- Final Plat
- Replat
- Minor Replat
- Amended Plat
- Vacating Plat

PROPERTY INFORMATION:

Project Name: Nolte

Legal Description: Lot: 1-5 Block: _____

Name of Subdivision(s): Abstract No. 21 NOLTE Phase: _____

Project Address/Location: 7003 E Bankhead Hwy

Existing Number of Lots: 1 Proposed Number of Lots: 5 Gross Acreage: 29.99

Current Zoning: (ETS) # of Street Intersections: -

PURPOSE for Platting, Replatting, Amending, or Vacating: Final for subdivision

1. APPLICANT:

Name(s): Vincent Jones

Business Name (if applicable): _____

Mailing Address: 6820 E Bankhead Hwy City: Aledo St: Tx Zip: 76008

Phone Number: 817-944-3110 Email Address: armyguyfw@yahoo.com

***Signature of Applicant (Required): [Signature]

2. PROPERTY OWNER OF RECORD:

Name(s): Barbara Nolte

Business Name (if applicable): _____

Mailing Address: 6820 E Bankhead Hwy City: Aledo St: Tx Zip: 76008

Phone Number: 817-614-7965 Email Address: _____

***Signature of Owner of Record (Required): _____

3. **SURVEYOR:**

Name(s): David Harlan
Business Name (if applicable): Harlan Land Surveying Inc
Mailing Address: 106 Eureka St City: Weatherford St: Tx Zip: 76086
Phone Number: 817-599-0880 Email Address: harlanland@yahoo.com

4. **ENGINEER:**

Name(s): _____
Business Name (if applicable): _____
Mailing Address: _____ City: _____ St: _____ Zip: _____
Phone Number: _____ Email Address: _____

PRINCIPAL CONTACT: Owner: _____ Applicant: Surveyor: _____ Engineer: _____

- Staff comment letters and mark-ups will be distributed only to the designated principal contact person
- Comments will be sent via email unless otherwise specified
- Contact person will be Collaborator status on MyGov (see City website for sign-up instructions)

UTILITY PROVIDERS: (For City informational purposes only; Contact of utilities is the responsibility of the Applicant)

Electric Provider: Oncor
Water Provider: Well
Wastewater Provider: Septic
Gas Provider (if applicable): _____

APPLICATION FEES

(as per "Development Services Fee" schedule)

_____ Preliminary Plat: \$300.00 + \$15 PER LOT
 Final, Replat, Minor, Amended, Abandoned Plat: \$300.00 + \$25 PER LOT ⁴ 425

Additional fees (if applicable): Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the Applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

Submittal Instructions:

- Email completed and executed **Plat Application, Plat Drawing**, and any/all supporting documentation necessary per **City of Willow Park Plat Submittal Checklist** (may be found on website) to the Planning & Development Department at permits@willowpark.org.
- You may pay the **Application Fee**, via check or credit card*: 1) in person/courier or US Mail to City of Willow Park, 516 Ranch House Rd, Willow Park, TX 76087; or, 2) by phone via credit card* at 817-441-7108 x103.
(*credit card convenience fees apply)



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: April 25, 2023	Department: Public Works	Presented By: Michelle Guelker
--	------------------------------------	--

AGENDA ITEM

Update of the Fort Worth Water Project and New WWTP

PRESENTATION HIGHLIGHTS

Fort Worth Water Project

Completed in the last 30 days.

- North sidewalk and drive poured; west sidewalk poured.
- Permanent Fort Worth meter and chlorine analyzer installed and talking with Fort Worth SCADA.
- Willow Park pumps and PLC (Programmable Logic Control) installed and communicating with SCADA.
- Drainage berm and piping installed along west side of property.
- City’s attended onsite training for using emergency power generator and switchover unit.

In the next 30 days

- Pour south approach and sidewalk (end of April).
- Landscaping, irrigation, and fencing is set to be installed.
- The alarm system for the pump station is scheduled for installation.
- Schneider Electric will schedule “classroom” training on pump’s vfd (Variable Frequency Drives) with City personnel.

New Wastewater Treatment Plant

- The bid request was published in last week’s Community News.
- There will be a Prebid meeting on May 4, 2023, at 10:00 a.m. here at City Hall.
- Bids are do and be opened on May 18, 2023, at 3:00 p.m. here at City Hall.
- Several plan sets have been picked up by prospective bidders.
- The effluent line construction meeting was held on Monday, April 10, 2023, with Notice to Proceed issued at the same time.



CITY COUNCIL AGENDA ITEM DEPARTMENT REPORT

Council Date: April 25, 2023	Department: Planning & Development	Presented By: Toni Fisher
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**AGENDA ITEM: QUARTERLY STAFF REPORT
PLANNING & DEVELOPMENT DEPT.**

All Permits Issued from JANUARY 1 – MARCH 31, 2023:

Total Permits Issued: 141

Total intake for Permit Fees: \$109,505.20

- **Commercial Permits:**
 - Irrigation Permit – 0
 - New Addition Building Permit – 0
 - **New Building Permit – 1**
 - On Site Sewage Facility – 0
 - Revised Certificate of Occupancy – 0
 - Sign Permit – 10
 - Temporary Sign Permit – 1
 - Site Development Permit – 0
 - Tenant Remodel Permit – 2

- **Residential Permits:**
 - Accessory Building Permit – 2
 - Addition to Residential Dwelling – 0
 - Electrical Permit – 7
 - Fence/Retaining Wall Permit – 8
 - Foundation Repair - 1
 - Irrigation Permit – 3
 - Mechanical Permit – 4
 - On-Site Sewage Facility – 4
 - Plumbing Permit – 17
 - Pool Spa Permit – 0
 - Remodel/Addition Building Permit – 2
 - **Single Family Dwelling – 4**

- Window Replacement Permit – 1
- **Misc. Permits:**
 - Demolition Permit - 1
 - Final Plat – 0
 - Fire Alarm Permit – 3
 - Fire Hood Suppression Permit – 0
 - Fire Suppression Permit –1
 - Health Permit – 9
 - Restaurant/Food Service Health Permit - 5
 - Health Permit Food Truck - 2
 - Peddler Permit – 0
 - Preliminary Plat – 0
 - Re-Plat – 0
 - Right-of-Way Permit - 2
 - Solar Panel System Electrical Permit – 5
 - Special Event Permit – 1
 - Special Use Permit - 0

Current Commercial Construction Projects:

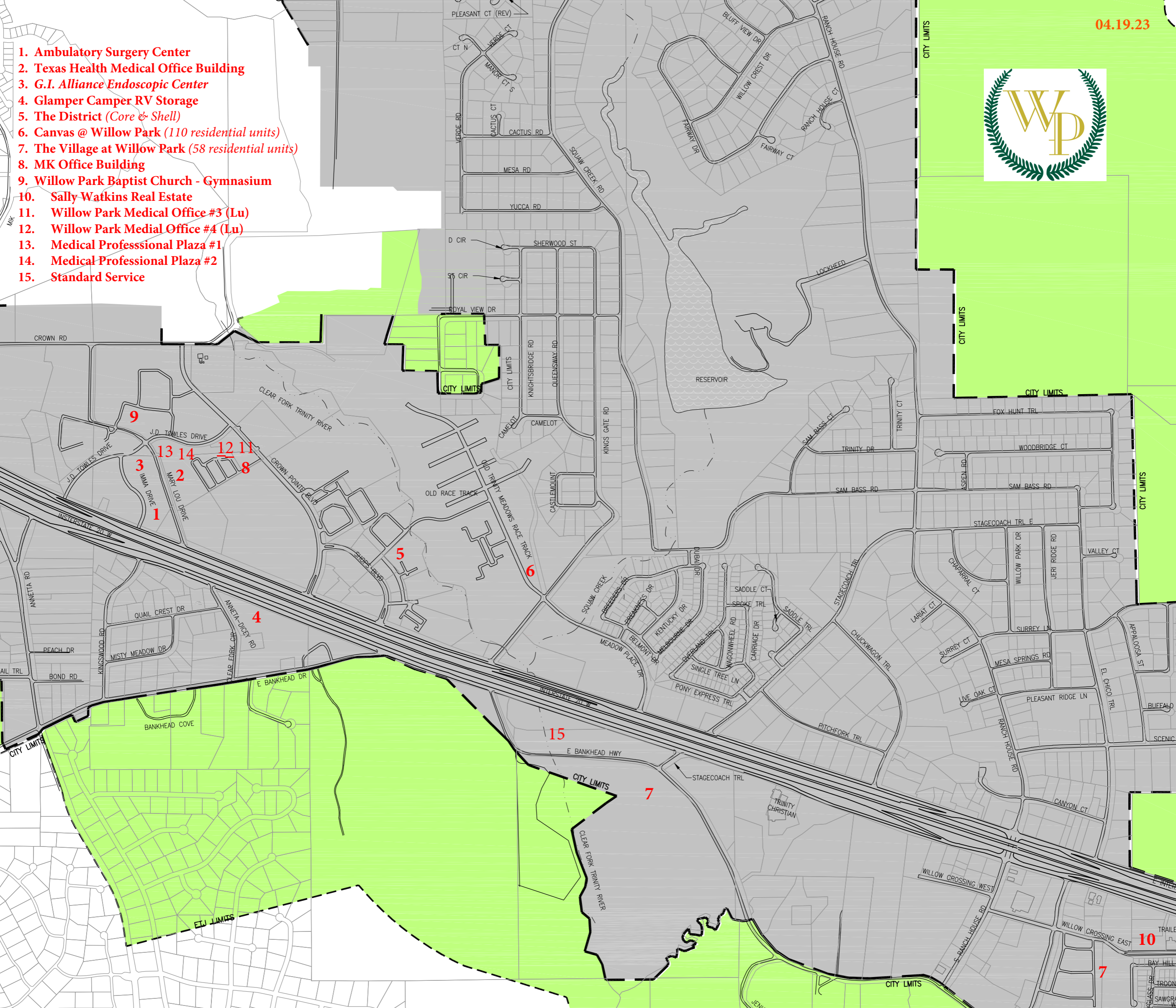
1. **Ambulatory Surgery Center @ 120 Jimma Dr.** – Under construction
2. **Texas Health’s Willow Park Medical Office Building @ 110 Mary Lou Dr.**
 - a. Tenant Finish Out: **Ortho Clinic**
 - b. Tenant Finish Out: **Physical Therapy Clinic**
 - c. Tenant Finish Out: **Northstar Diagnostic Imaging**
3. *G.I. Alliance Endoscopic Center - completed*
4. **Glamper Camper RV Storage @ 4450 E. I-20** - Under construction; currently renting completed units
5. **The District @ 460 Shops Blvd. (Core & Shell only)** - Under construction; anticipated completion: September
6. **Canvas at Willow Park @ Meadow Place & Kings Gate (110 residential units)** - Under construction; finished units are renting.
7. **The Village at Willow Park @ 402 - 538 Willow Crossing E. (58 residential units)** – Construction of last units anticipating completion in May/June
8. **MK Office Building @ 151 JD Towles (3,332 sq. ft. office building)** - Under construction
9. **Willow Park Baptist Church Gymnasium @ 200 JD Towles Dr** – Tenant finish-out

10. **Sally Watkins Real Estate Office @ 601 Willow Crossing - Under construction**
11. **Willow Park Medical Office #3 (Lu) @ 251 Crown Point Blvd. – Under Construction**
12. **Willow Park Medical Office #4 (Lu) @ 141 JD Towles Dr – Under Construction**
13. **Medical Professional Plaza #1 (3-story) @ 191 JD Towles Dr – Construction Plan review pending**
14. **Medical Professional Plaza #2 (2-story) @ 171 JD Towles Dr. – Construction Plan review pending**
15. **Standard Service restaurant @ 4800 East I-20 Service Rd South – Ready for infrastructure construction**

EXHIBITS: Commercial Project Map



- 1. Ambulatory Surgery Center
- 2. Texas Health Medical Office Building
- 3. G.I. Alliance Endoscopic Center
- 4. Glamper Camper RV Storage
- 5. The District (Core & Shell)
- 6. Canvas @ Willow Park (110 residential units)
- 7. The Village at Willow Park (58 residential units)
- 8. MK Office Building
- 9. Willow Park Baptist Church - Gymnasium
- 10. Sally Watkins Real Estate
- 11. Willow Park Medical Office #3 (Lu)
- 12. Willow Park Medial Office #4 (Lu)
- 13. Medical Professional Plaza #1
- 14. Medical-Professional Plaza #2
- 15. Standard Service





CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: April 25, 2023	Department: Police	Presented By: Asst. Chief Daniel Franklin
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AGENDA ITEM:
Department Update

BACKGROUND:

This agenda item is a progress report highlighting several changes that have occurred during the last quarter as well as a few statistics for the Willow Park Police Department.

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:
Bulleted list

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ 0.00
	Source of Funding	\$ 0.00

Willow Park Police Department – Quarterly update
April 17, 2023

- Established First School Resource Officer at Trinity Christian Academy
- Faced vehicle and equipment shortages
 - Re-designed and equipped Administrative Tahoes
 - Recently received two (2) Ford Explorer Interceptors
 - Sending to Blue Ridge for graphic install
- Manpower shortages and hiring issues
 - Recently hired cadet in Weatherford Police Academy who will graduate in May to begin FTO process
 - Only leaves one unfilled position – the posting has been listed online
- Update to department firearms.
 - Ordered 20 new Glock 47 weapons to replace our older weapons that Glock is no longer producing
 - Ordered 20 red dot pistol optics
 - Ordered new holsters to accommodate the new weapons and optics
- Beginning new Citizens Police Academy – Class 004 with record high attendance (13)
- Installed the department’s first LPR (license plate reader) system
- Applied and received TXDOT STEP grants
 - Successful deployment of two STEP Grant waves
 - Future deployment of click it or ticket
 - Future deployment of operation slow down
- Active with Weatherford High School’s internship program
 - Receive positive feedback from instructor at WISD.
- Continued compliance with Texas Police Chief’s Best Practice Standards
 - Submitted annual report
- Continued engagement in the community
 - Active Facebook engagement
 - Patrol walk-throughs and talks with residents at the Preserve
 - Continue to participate and host car seat safety checks
 - Hosting 3 blood drives for American Red Cross
 - Sgt. Ramirez was voted in as a chair person to represent Parker County in the Cook’s and Safe Kids group related to child passenger seat safety.
- Focus on training and development
 - Corporal Hamilton is currently attending drug recognition expert training (72 hours of class room as well as an intense field certification phase)
 - Only approximately 350 DRE’s in the state of Texas

STATS as of 4/17/2023

999 Calls for Service
81 arrest – 125 criminal charges
554 Citations - 770 violations
1015 Warnings

**WILLOW PARK MUNICIPAL COURT
REPORT TO WILLOW PARK CITY COUNCIL
April 25, 2023
Presented by Judge Josh Norrell**

I. JUDICIAL PRIORITY: “SAFETY THROUGH EFFICIENCY”

II. JUDICIAL ACTION PLAN:

1. Coordination with Willow Park Police Department
2. Standing Orders
 - Enhanced reliability of options by which to resolve cases
 - Greater adherence to detail to allow for solutions to anticipated common problems
3. Streamlined Court Dockets
 - Incentivize resolution at first appearance, reduce redundancy to dispose of cases
 - Increased Use of Driver Safety Courses for Case Disposition
 - Increased Use of Deferred Disposition of Cases
4. Optimized Communication by Court and Collection of Fines and Fees Through New Collections Firm

III. RESULTS: ENHANCED PUBLIC SAFETY WITH INCREASED DISPOSITION OF CASES AND INCREASED REVENUE

	<u>October 2021 – March 2022</u>	<u>October 2022 – March 2023</u>
New Cases Filed	1318	1384
Completed Driving Safety	67	196 (+290%)
Completed Deferrals	186	302 (+160%)
Total cases Disposed	678	1124 (+165%)

PROJECT UPDATE

2022 Street Improvements Project

Engineer: Jacob & Martin, LLC

Contractor: XIT Paving & Construction, Inc.

Project is 25% complete

The project consists of removing and replacing approximately 36,500 square yards of existing asphalt pavement with concrete paving and replacing approximately 18,600 square yards of asphalt pavement with 2" HMAAC.

List of Streets:

- ✓ Crown Road
- ✓ King's Gate Road
- ✓ Ranch House Road
- ✓ Sam Bass Road
- ✓ Sam Bass Court
- ✓ Trinity Drive
- ✓ Trinity Court
- ✓ Old Ford Road
- ✓ Crested Butte Court
- ✓ Ridge Haven Court
- ✓ Pleasant Court

Latest Project Updates:

Crown Road, Phase 1 - (Northbound Lane)

- The contractor continues to work on the drive approaches and concrete riprap along Crown Road (northbound lane). The northbound section is substantially complete.
- The contractor will switch traffic to start construction on the southbound lane of Crown Road - April 24, 2023.
- Approximately 5,400 square yards of concrete have been poured to date.

King's Gate Road, Phase 1 (Southbound Lane)

- The existing asphalt has been removed and hauled off to meet final pavement grade. The crew continues to work on the subgrade preparation.
- The contractor has completed the installation of the 24" storm sewer pipe on the west side of King's Gate Road north of the Clear Fork Trinity River and will begin working on the 2-20' curb inlets.
- The contractor started setting up the concrete paving forms.

Ranch House Road, Phase 1 (Eastbound Lane)

- Construction on the eastbound lane of Ranch House Road will start April 24, 2023.
- Site Barricades personnel will install barricades, warning/detour signs, and traffic cones.



Crown Road looking south



Crown Road looking north



King's Gate Road looking south



King's Gate Road looking north

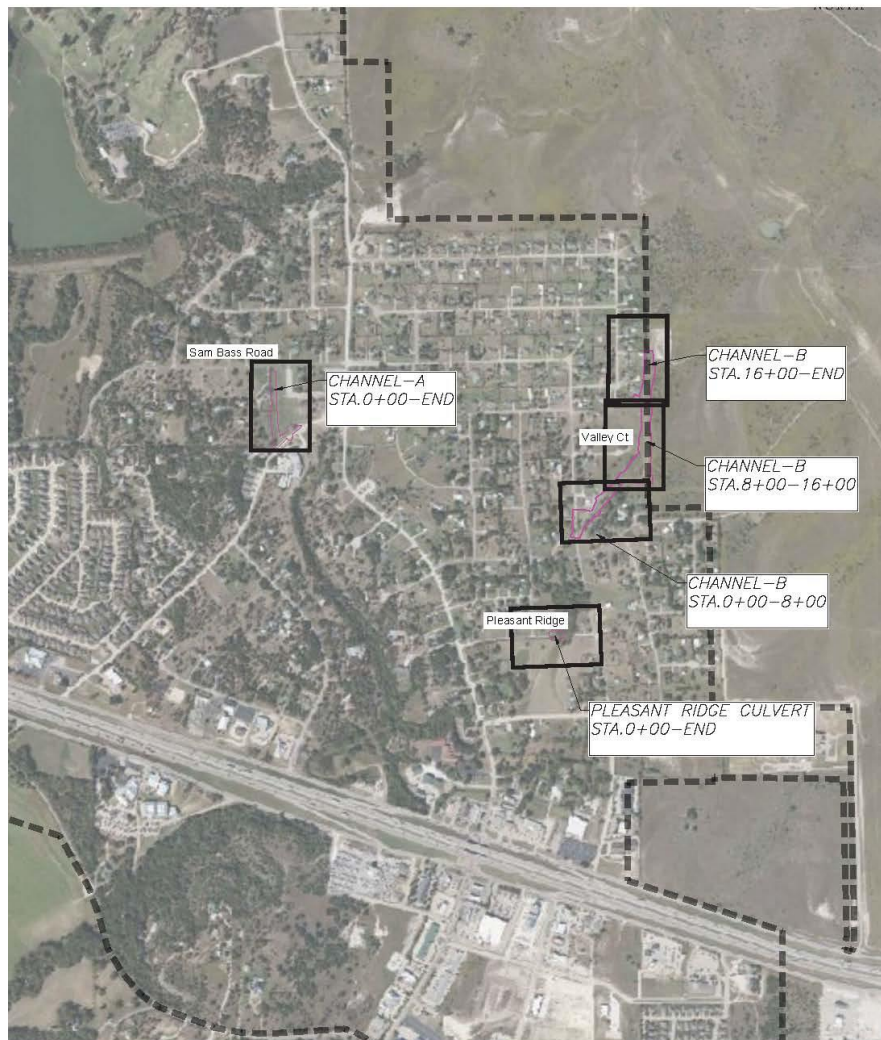
2022 Drainage Improvements, Phase I

Engineer: Jacob and Martin, LLC

Contractor: Humphrey & Morton Construction Company, Inc.

Project is 10% complete

The project consists of a 4' x 8' box culvert and associated headwalls under Pleasant Ridge Road, regrading of an earthen channel off Sam Bass Road, and channel improvements including a three barrel 3' x 5' box culvert, concrete channel lining and grading along the east city limits down to El Chico Trail.



Project Location Map

Latest Project Updates:

- The 180-calendar day construction project started April 4, 2023.
- Contractor has mobilized and completed the construction of the headwall at the upstream end of the existing 48" culverts on El Chico Trail.
- Drainage improvements continue east along the channel. Approximately 600 linear feet of channel has been graded.



Channel B looking west



Channel B looking east

2022 Drainage Improvements, Phase II

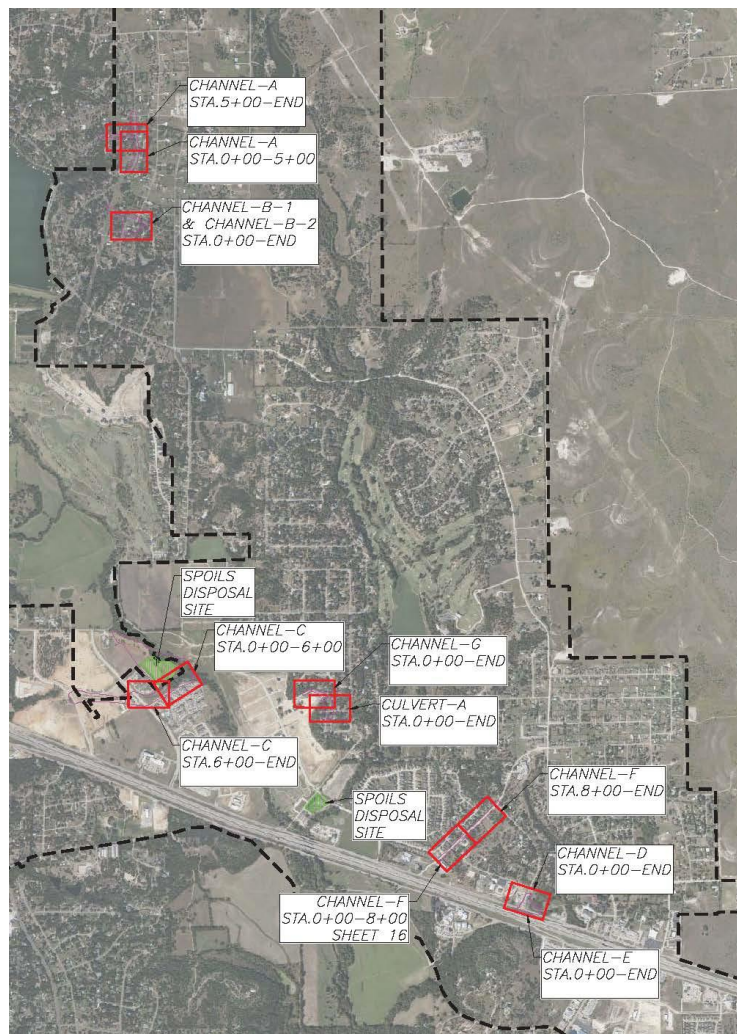
Engineer: Jacob and Martin, LLC

Contractor: TBD

Design is 100% complete

The project consists of the following:

1. Channel improvements between Crown Pointe Blvd and the Clear Fork of the Trinity.
2. Roadside ditch and culvert improvements along Squaw Creek between Chuckwagon and Saddle Trail.
3. Channel and culvert improvements on Chuckwagon and IH20 WB Frontage.
4. Channel Grading on the creek next to the East Parker County Chamber and north of IH20.
5. Grading and culvert improvements on the northwest corner of the Castlemount loop.
6. Regrading and erosion improvements in the ditch on the ridge above the Willow Park North development.
7. Ditch grading and culvert improvements along Vista and Live Oak.



Project Location Map

Latest Project Updates:

- The 2022 Drainage Improvements, Phase II design is complete.
- The City will advertise for bids April 28, 2023.

Wastewater Treatment Plant Effluent Line

Engineer: Jacob and Martin, LLC

Contractor: B&L Construction Company

Project is 0% complete

The project consists of furnishing and installing approximately 5,200 linear feet of 10-inch HDPE effluent force main, 1,980 linear feet of 12-inch HDPE effluent force main, and effluent lift station and associated appurtenances.

Latest Project Updates:

- A preconstruction meeting was held on April 10, 2023.
- The 270-calendar day construction project will start April 20, 2023.

Wastewater Treatment Plant Improvements

Engineer: Jacob and Martin, LLC

Contractor: TBD

The project consists of construction of a new 1.0 MGD wastewater treatment plant and all associated appurtenances.

Project is 0% complete

Latest Project Updates:

- A non-mandatory Pre-Bid conference will be held on May 4, 2023.
- Bid Opening will be held May 18, 2023.

King's Gate Road Bridge Replacement

Engineer: Texas Department of Transportation (TxDOT)

Contractor: TBD

Design is 30% complete

The proposed work is a partnership with the City of Willow Park/TxDOT to remove and replace the King's Gate Road bridge over Clear Fork Trinity River and construct the approach roadways. Bridge length and width is approximately 109' long and 44' wide, (2 - 12' lanes, with 2 - 8' shoulders, 1' offset to each bridge rail and 1' width for each bridge rail).

Latest Project Updates:

- TxDOT is preparing right-of-way documents for acquisition and utility conflict matrix to determine the utilities that need to be relocated. Environmental documentation has started.
- Letting Date is July 2024.

CSJ 0008-03-124 IH20 - Parker County

Engineer: TxDOT

Contractor: Northeastern Pavers, LLC

Project is 0% complete

Project consists of milling and overlaying of IH 20 main lanes from US 180 to the IH20/30 Split.

- A preconstruction meeting was held on April 13, 2023.
- The 256-calendar day construction project will start May 20, 2023.
- Project workdays are Sunday thru Thursday, 7pm-6am.
- Total contract amount for this project is \$18,575,904.96.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: April 25, 2023	Department: Communications	Presented By: Rose Hoffman
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AGENDA ITEM: Communications Department Report

BACKGROUND: Update on events, communications, and analytics tracking on city messaging.

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$
	Source of Funding	\$

Communications and Marketing update April 2023



EVENTS



City Hall ribbon cutting



Parker County Clergy Luncheon

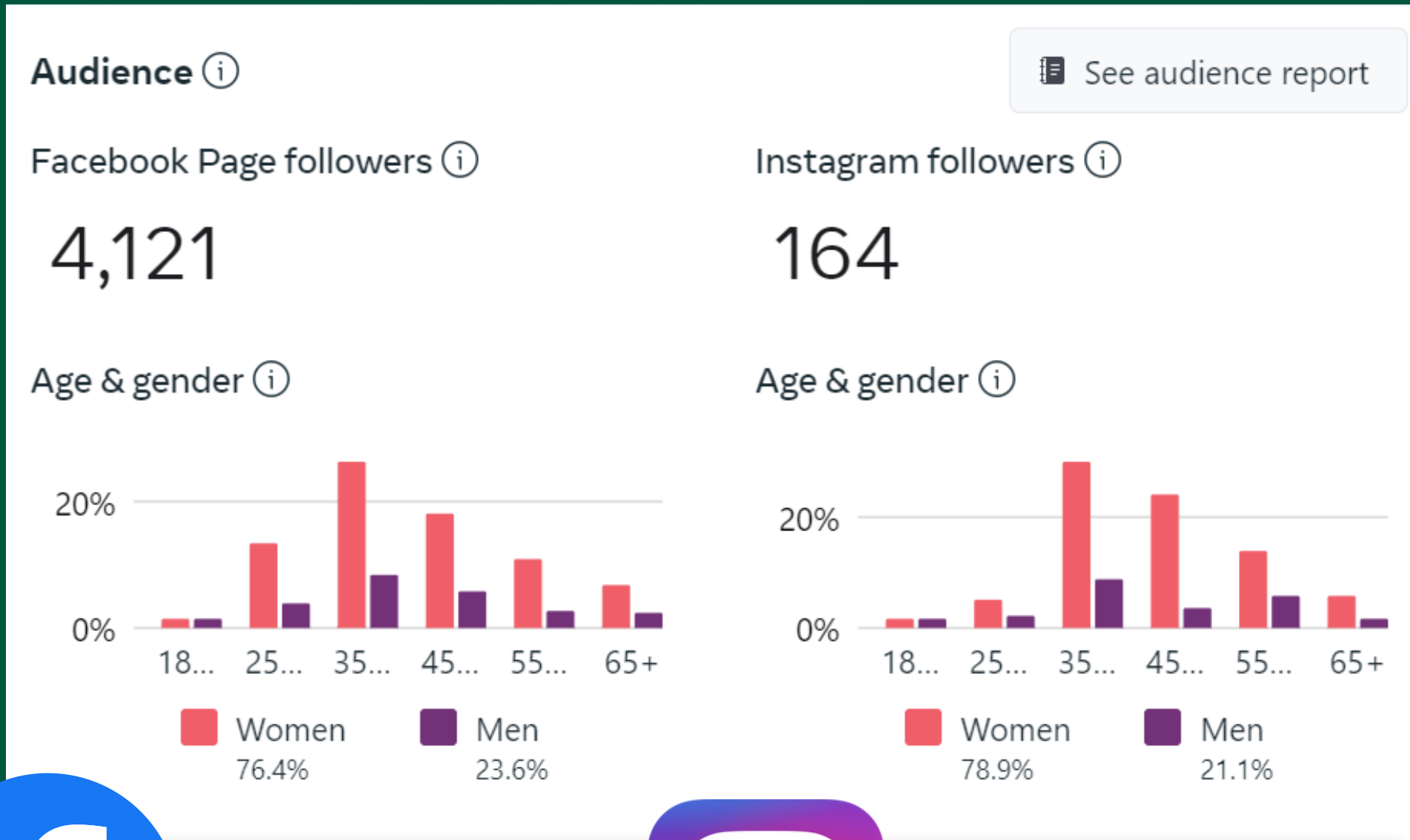


2023 DEPARTMENT GOALS

- Reach unreached audiences
- Brand standards guide
- Crisis communication policy



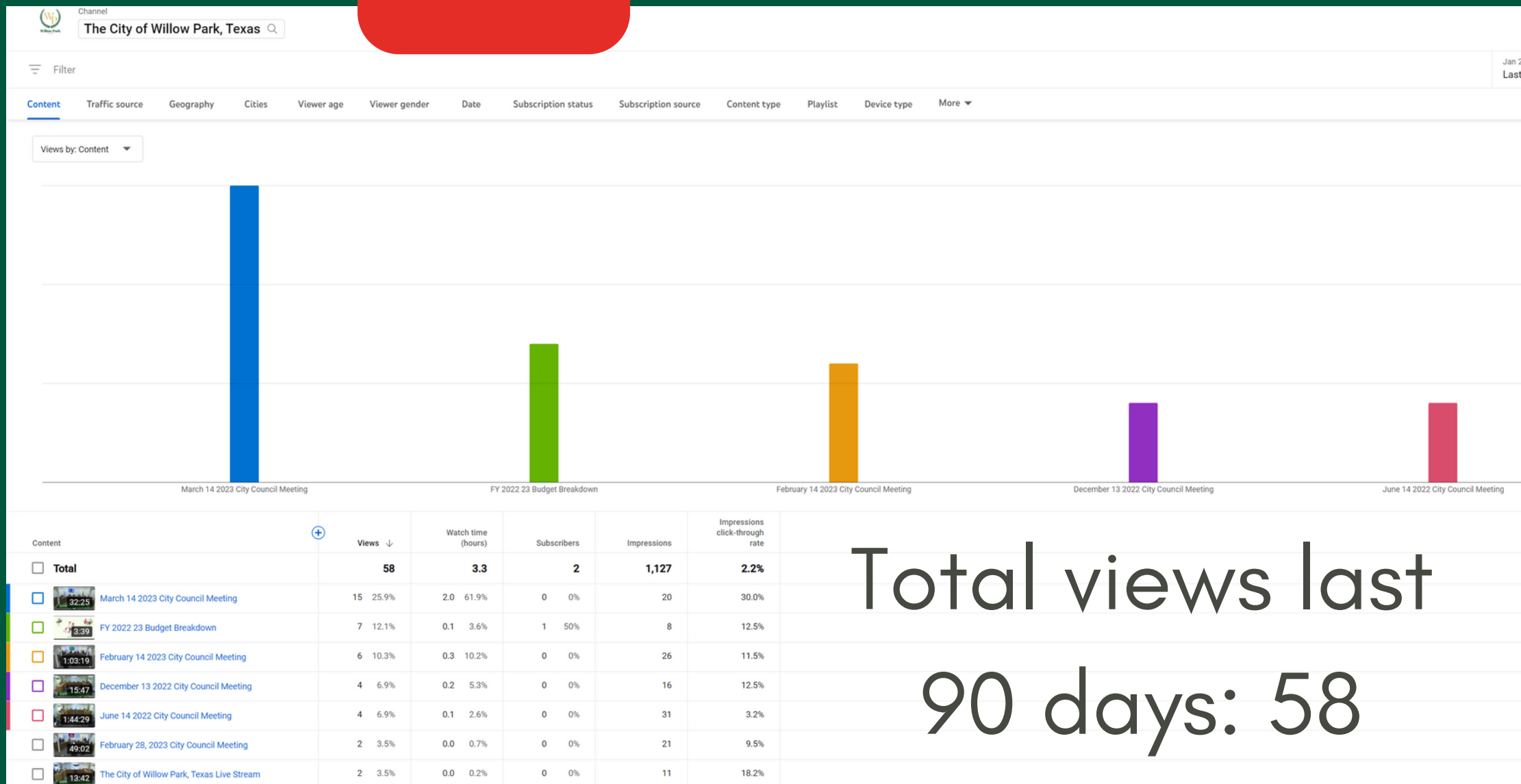
WHO ARE WE REACHING ON SOCIAL MEDIA?



Facebook/Instagram

WHO ARE OUR VIDEOS REACHING?

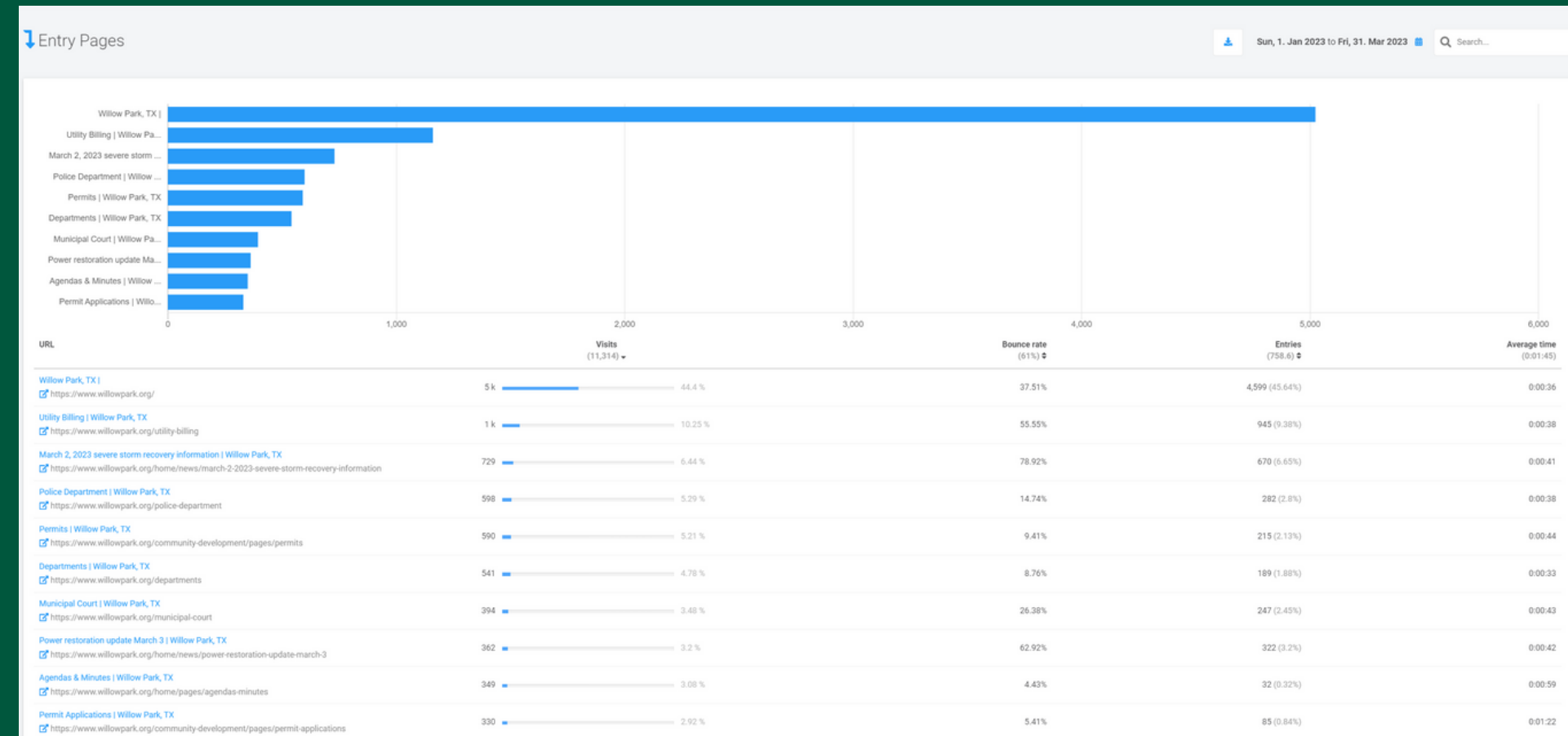
YouTube/Facebook



Total views last 90 days: 58



WHAT ARE PEOPLE VIEWING ON THE WEBSITE?



- Top pages Q1 2023:**
1. Home page
 2. Utility billing
 3. March storm recovery information
 4. Police department
 5. Permits
 6. Departments list
 7. Municipal Court
 8. March power restoration update
 9. Agendas and Minutes home page
 10. Permit Applications



WHAT OTHER CHANNELS DO WE USE?

- CivicReady (AlertSense) – enrollment continues to grow
- Website announcement subscriptions – shares from this channel show encouraging results
- Local media – strong partnerships
- Future plan to begin using NextDoor as a channel

ANALYTICS SUMMARY

All outgoing channels show continued growth and engagement. There are opportunities to reach new areas of our population which will be explored in the coming months.

