



PARKS BOARD MEETING 05/07/24 AGENDA

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

Tuesday, May 07, 2024 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

PUBLIC COMMENTS (Limited to five minutes per person)

Residents may address the Park Board regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to five (5) 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 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.

APPROVAL OF MEETING MINUTES

1. Revised Park Board Meeting Minutes - May 02, 2023
2. Parks Board Meeting Minutes - August 01, 2023

ITEMS TO BE CONSIDERED AND ACTED UPON

3. Discussion & Action: Elect Parks Board Chairperson & Co-Chairperson.

NEW BUSINESS

4. Discuss past progress and future plans for Kings Gate Park.
5. Presentation by Dorothy Witmeyer, Westwood Professional Services, regarding Kings Gate Park programming proposal.
6. Video & Presentation by Larry Colvin, President of Weatherford Mountain Bike Club, regarding Willow Park's "The Trinity Trail" and Beginner Skills Area in Kings Gate Park.

Trail Video: www.youtube.com/watch?v=yXJkWIeNP6g

7. Discuss past progress and future plans for Cross Timbers Park.
8. Report from Cynthia White for Parker County Master Gardeners.
9. Discuss past progress and future plans for Memorial Park.
10. Discuss past progress and future plans for Deer Park.

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.

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: MAY 3, 2024 at/by 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher

Planning and Development Director

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



PARKS BOARD MEETING MINUTES

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

Tuesday, May 02, 2023 at 6:00 PM

CALL TO ORDER

6:00 p.m. by Corey Tucker, Chair.

DETERMINATION OF QUORUM

Quorum confirmed.

PRESENT

David Wagner
Corey Tucker
Ever Gomez
Lea Young
Cynthia White

ABSENT

James McKibben

Staff Present: Toni Fisher, Planning & Development Director/Parks

PUBLIC COMMENTS (Limited to five minutes per person)

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None.

APPROVAL OF MEETING MINUTES

1. Parks Board Minutes: February 7, 2023

Approved:

Motion made by Wagner, Seconded by Gomez.
Voting Yea: Wagner, Tucker, Gomez, White
Voting Abstaining: Young

ITEMS TO BE CONSIDERED AND ACTED UPON

2. Discussion & Action: Election of Parks Board Chairperson.

Corey Tucker was nominated as Chairperson.

Motion made by White, Seconded by Gomez.

Voting Yea: Wagner, Tucker, Gomez, White
Voting Abstaining: Young

3. Discussion & Action: Add Communication Boards to City playgrounds, parks, and trails within the City of Willow Park.

Sergeant Ramirez presented the Board with information regarding getting signage for the City's non-verbal community, as per her brief in the meeting packet. Sgt. Ramirez stated that, per her research, this board will be the first of its kind in Parker County, and potentially this region of Texas and possibly the country.

Several Board members raised questions and concerns regarding installation, user population, maintenance, and eventual replacement of the sign to which options and ideas were discussed. It was discussed that, when it is time to replace the boards, the City's funds would not necessarily be obligated to do so.

Promotion of the sign is very important to Sgt. Ramirez and Mayor Pro Tem Young said that this is a great addition to the Cross Timbers Park which was created as a trendsetter because of the turf vs. mulch.

The sign's expense of \$2,400 was discussed among the Board and that sponsorships could be considered, as well, which could be honored with a commemorative plaque/sign.

The motion was made to approve the expense of the sign and its installation.

Motion made by Tucker, Seconded by Gomez.

Voting Yea: Wagner, Tucker, Gomez, White
Voting Abstaining: Young

4. Discussion & Action: Consideration for Contract by Pacheco Koch for concept landscape design, and completion and submittal of application for 2024 TXDOT Green Ribbon Grant Program.

Staff Toni Fisher explained the TXDOT Green Ribbon Program, a reimbursement grant for beautification within the rights-of-way along the Texas highway. She stated that this award is \$400,000, but its application requires a design submittal, which is an added expense not covered under the grant. In addition, the design must show the allocation of funds, funds which must be paid by the City during construction, then reimbursed by TXDOT.

Fisher explained that Pacheco Koch, who designed and executed the Cross Timbers Park, can do the landscape design the entire northern side of the project for us, which would span the TXDOT right-of-way where sensible, from City Hall to Mikus Rd., split into three phases. The first of those would be the service road that runs perpendicular to Kings Gate as it was told that TXDOT prefers awarding projects that coincide with other TXDOT projects. Since the Kings Gate Bridge is a TXDOT 2024 project, its timing could benefit us for a Spring 2024 Green Ribbon Program Application submission and increase our chances of winning the award.

The cost for consulting fees by Pacheco Koch is approximately \$6,800 and would include conceptual designs for all phases, and 2024 Green Ribbon Program Application completion and submittal for Phase I. The addition of construction plans would increase the chances of getting the award, but also increase our initial cost.

Mayor Pro Tem requested assurance that it is not a matching grant, to which Fisher replied that it is a reimbursement grant.

There were questions from Board member Gomez as to contractors and plantings; Board member Tucker was concerned with the maintenance; and, Board member Wagner shared his professional experience regarding the slight chances of our city getting the grant because of the typical quantity of applicants for other TXDOT grants, and whether vehicular traffic traveling 70 mph would even notice the landscaping.

Mayor Pro Tem suggested that spending money to do the design with the intention of doing the landscaping anyway is one thing, but spending the money to do the design just to get the \$400,000 is another. She compared this with our plans for the trails. She was favorable to having the conceptual plans in hand for the sake of not making short-term mistakes.

Additionally, she stated that, since this is the first grant we've discussed, we likely need to prioritize our projects before allocating staff time to apply for any grants. Mayor Pro Tem Young also suggested for us to possibly look into a "grant specialist" to help us decide which grants are worthwhile for us spend time, money, and effort to apply.

Due to the amount of skepticism among the Parks Board, this item was motioned to be postponed.

Motion made by Tucker, Seconded by Gomez.
Voting Yea: Wagner, Tucker, Gomez, White

Voting Abstaining: Young

NEW BUSINESS

5. Future parkland projections.

1. Mayor Pro Tem Young explained that the City approached Wilks Development about taking over Kings Gate Park now instead of later, as per the Planned Development agreement. She told of its importance to adding another park to our city, but also its availability for us to have space to make additional improvements, such as the proposal for the city's trailhead with restrooms.

2. See "Trail Update with Larry Colvin"

3. Mayor Pro Tem Young suggested that the Parks Board should revisit its "priority list", and what we want for future parks and trails; she told the Board of the structure of the new Parks budget for the next fiscal year; she and Larry told the Board of the contact they have had with Trinity Christian Academy, and developers Kyle Wilks and Jamie Mitchell; and, she stated that soon, we will be looking ahead to our next update for our Parks & Trails Master Plan. Mayor Pro Tem Young also reflected back on her point of how having a plan can help us to get grants. There was discussion among the Board regarding the Crown Rd expansion and the design of the bike lanes.

4. Playground repairs for Cross Timbers Park were discussed:

a.) The broken xylophone mallets were discarded because they were attached with wiring that could not be repaired;

b.) The dead junipers that were removed behind the playground has bubblers that need to be turned off;

c.) There was question as to whether we were going to replace the junipers, to which the Board decided to wait until the Fall season to decide.

6. Update on Willow Park Trails and East Parker County Trails (EPCoT) trail systems by Larry Colvin, President of Weatherford Mountain Bike Club and Senior Civil Engineer Designer for Baird, Hampton & Brown.

Larry Colvin, designer for Baird, Hampton & Brown, and President of Weatherford Mountain Bike Club, expanded on the maps provided in the packet.

Mr. Colvin expanded on the EPCoT trail and the single-track connecting plan and the local connecting trails. He discussed the change and decreased interest in realignment of the Veloweb due to its 10' concrete trail requirements.

He then discussed the benefit for the expansion for the city's trails into the extraterritorial jurisdiction (ETJ) areas; and, the necessity for connectivity (bridge) across the Clearfork on East Bankhead Highway.

Larry expanded on the public utility easements at length. They cover much of the land in Willow Park and within our eastern ETJ, and how they can be used for trails, easily built where nothing else can.

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.

Meeting adjourned at 7:52 p.m.

Motion made by Tucker, Seconded by Gomez.
Voting Yea: Wagner, Tucker, Gomez, White
Voting Abstaining: Young

Minutes Approved:

Corey Tucker, Chair

Date

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 28, 2023 at/before 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher

Planning and Development Director

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PARKS BOARD 8/01/23 MINUTES

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

Tuesday, August 01, 2023 at 6:00 PM

CALL TO ORDER

Unanimous election vote by Parks Board members for David Wagner to Chair the meeting in Corey Tucker's absence.

It was suggested by Staff member Fisher that an Alternate Chair be elected at the next meeting for when Chair Tucker is unable to attend.

CALL TO ORDER by David Wagner at 6:03 pm

DETERMINATION OF QUORUM

QUORUM determined

PRESENT

David Wagner
Ever Gomez
Cynthia White

ABSENT

Corey Tucker
James McKibben
Lea Young

Staff present: Toni Fisher, Planning & Development Director/Parks

PUBLIC COMMENTS (Limited to five minutes per person)

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APPROVAL OF MEETING MINUTES

1. Approval of Meeting Minutes: 5/02/23

Approval of Meeting Minutes: 5/02/23

Board member Wagner said that the Informational Boards didn't obligate City funds necessarily for replacement of the boards.

Motion made by Gomez, Seconded by Wagner.
Voting Yea: White

ITEMS TO BE CONSIDERED AND ACTED UPON

2. **Discussion & Action: Consideration and acceptance for the dedication of Kings Gate Park from Wilks Development to the City of Willow Park, and payment of Title Policy.**

Discussion & Action: Consideration and acceptance for the dedication of Kings Gate Park from Wilks Development to the City of Willow Park, and payment of Title Policy.

Staff member Fisher recapped the City's request to Wilks Development to convey the Kings Gate Park before the PD's development is 80% complete to help expedite our building of the planned single-track trail along the Clearfork. In addition, with this park being even larger than Cross Timbers Park, the City will be able to expand its public amenities moving forward, ideas are those such as a restroom, a skills area for beginner mountain bikers, more playground equipment, larger parking area, and a trailhead.

Board member Wagner confirmed the Board's desire to add other items to the park.

Board member Gomez confirmed the cost of the Title Policy.

A motion was made to accept the Kings Gate Park dedication and pay for the Title Policy.

Motion made by Gomez, Seconded by Wagner.

Voting Yea: White

NEW BUSINESS

Staff member Fisher thanked Board Member Gomez for his generous donation for the non-verbal sign presented and ordered by WPPD Lt. Ramirez which was approved by the Board at the last meeting.

3. **Update on Willow Park Trails and East Parker County Trails (EPCoT) trail systems by Larry Colvin, President of Weatherford Mountain Bike Club and Senior Civil Engineer Designer for Baird, Hampton & Brown.**

Mr. Colvin brought the Board hard copies of the marketing materials for the Willow Park trails (in the packet) and he explained and expanded on the packet. He recapped points from his previous visit about the potential and importance of trail connectivity from Aledo to Weatherford, the way it can happen, the various entities involved, the existing gas lines and public utility easements, and the obstacles and opportunities that are constantly moving and changing among and within all of it.

Mr. Colvin explained that the digital files used to identify trail locations and mapping are programs and files usable by other professionals in the industry (designers, planners, architects, and developers), making the files more attainable and usable for greater exposure.

Mr. Colvin expressed the necessity for more parkland and their [Weatherford Mountain Bike Club] desire for a 150 acre park for trails, but most (94%) of the land in Texas is privately owned, not publicly. Board member Wagner added that the Corp of Engineers is also about to take away Benbrook Lake area from cyclist use, for even less parkland accessibility.

Board members Gomez and Wagner discussed the bike lanes and how the width standards change as related to the City's street project and bike lanes added to Crown Road. Mr. Colvin said that the addition of the bike lane is important to Willow Park to raise awareness of cyclists on our streets in our community.

The "Willow Park Trail Amendment Priorities" were reviewed by Mr. Colvin in detail and referenced actual examples for many of the items. Board member Gomez asked what needs to happen for us to adopt the Amendment to the Willow Park Trail Plan and start moving to making these priorities happen. Mr. Colvin said that he felt the first step was getting the Kings Gate trail in, which would raise community awareness, and secondly to get Chad Marbut, TXDOT rep in Weatherford, involved to get the trail under I-20, an absolute necessity for trail connectivity. The Board was very interested in making these ideas a reality, and it was agreed by the Board that they felt that the Willow Park Trail Amendment Master Plan presented by Mr. Colvin was a clean document that was well prepared and ready to take to City Council for adoption. Fisher said that she would plan to add it to the Council agenda as soon as for the end of August.

Board member White asked from where the funds were coming for the park improvements for Kings Gate Park. Fisher replied that the FY2024 budget has separated the Parks into its own department with its own funds for maintenance and improvements, and they she will be managing that budget.

Mr. Colvin was thanked for his extensive work for and with the City, and his partnership in this project.

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.

Meeting ADJOURNED at 7:40 pm

Motion made by Wagner, Seconded by White.

Voting Yea: Gomez

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.

MINUTES APPROVED:

COREY TUCKER, PARKS BOARD CHAIR Date

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: JULY 28, 2023, at or before 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher

Planning and Development Director

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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



PARKS DEPARTMENT AGENDA ITEM BRIEFING SHEET

Council Date: May 7, 2024	Department: Planning & Development Department/Parks	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Discussion & Action: Election of Parks Board Chairperson & Co-Chairperson.

BACKGROUND:

“Thank you” and “Congratulations” to the 2024 Parks Board:

Lea Young, Ex-Officio Member – Place 1

Corey Tucker – Place 2 (*appointment renewed*)

James McKibbin – Place 3

Ever Gomez – Place 4 (*appointment renewed*)

David Wagner – Place 5

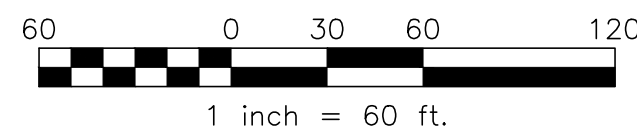
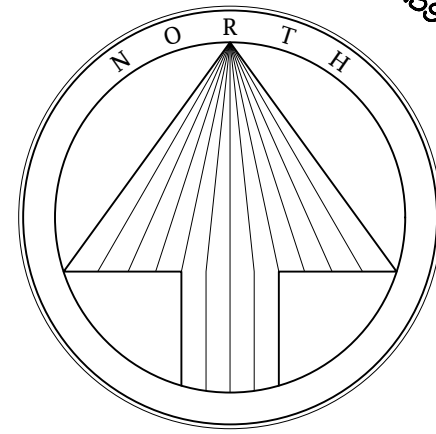
Cynthia White – Place 6 (*appointment renewed*)

Barry Noggle – Alternate (*new appointment*)

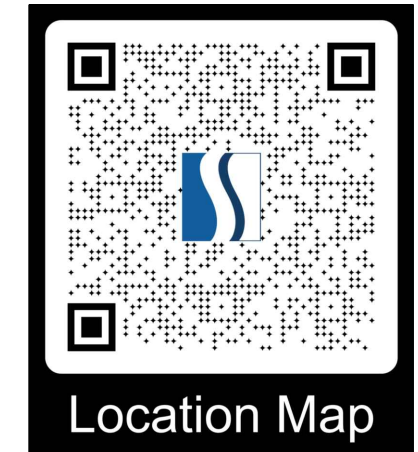
Nominations will be accepted prior to the meeting, and Chairperson and Co-Chairperson will be voted on at the meeting. The 2023 Chairperson was Corey Tucker.

RECOMMENDED MOTION:

I make a motion that _____ be elected as 2024 Parks Board Chairperson, and _____ as Co-Chairperson.



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

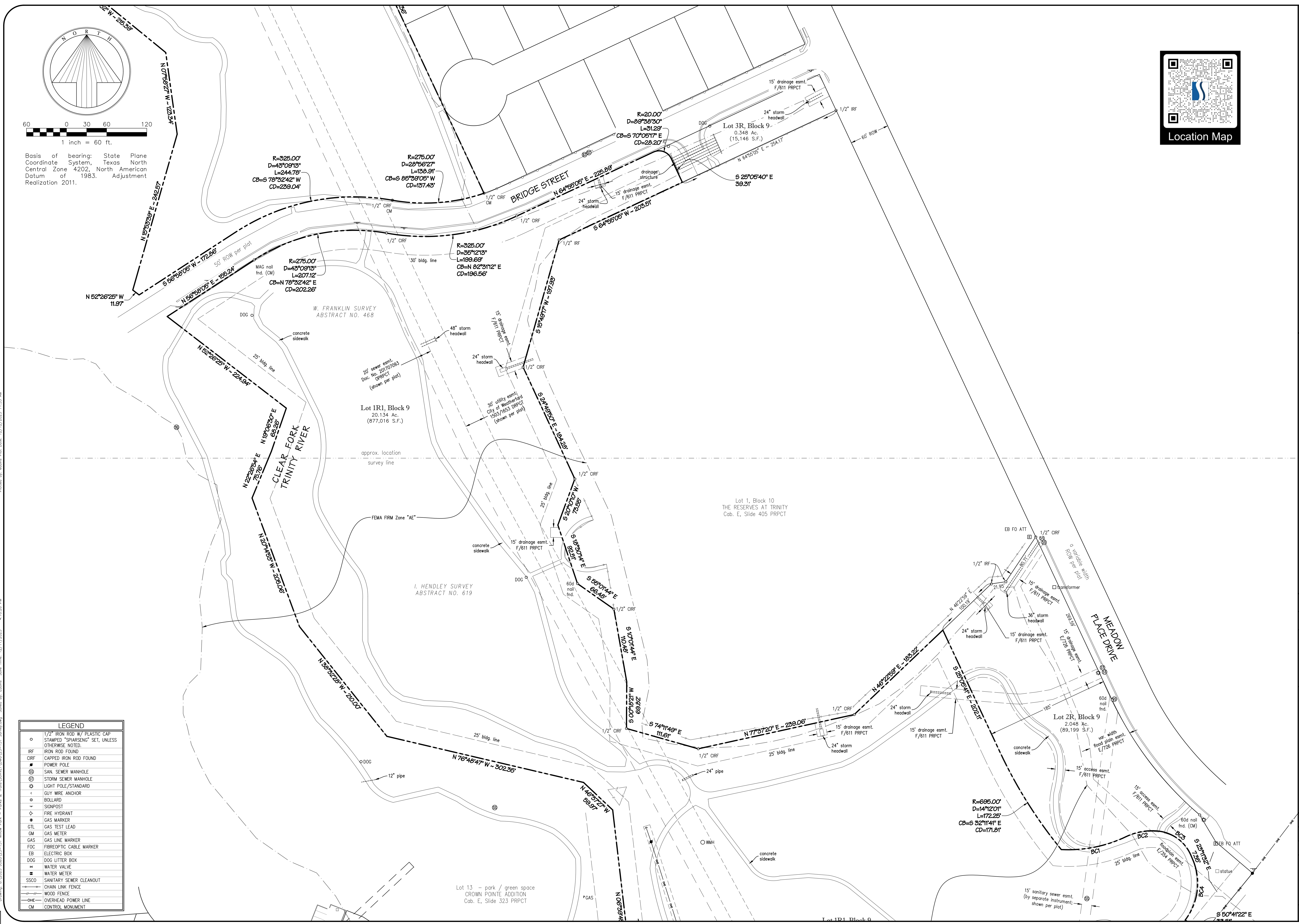


ALTA/NSPS LAND TITLE SURVEY
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
Willow Park Trails

Issue Dates:
12/12/23

Date	Revisions

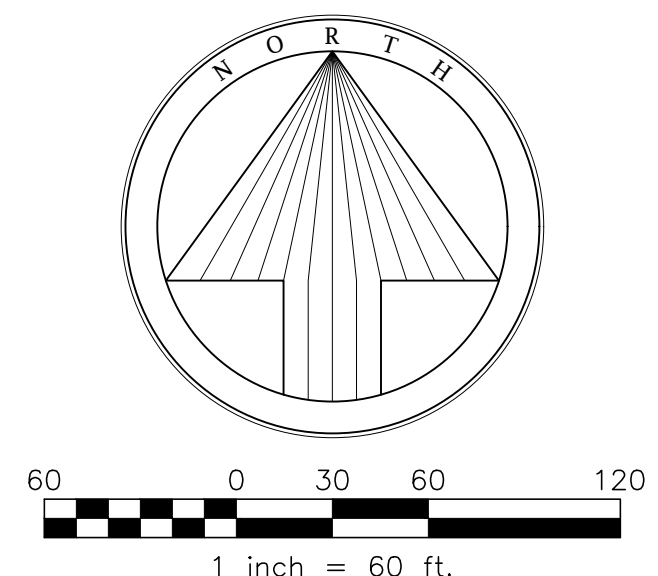
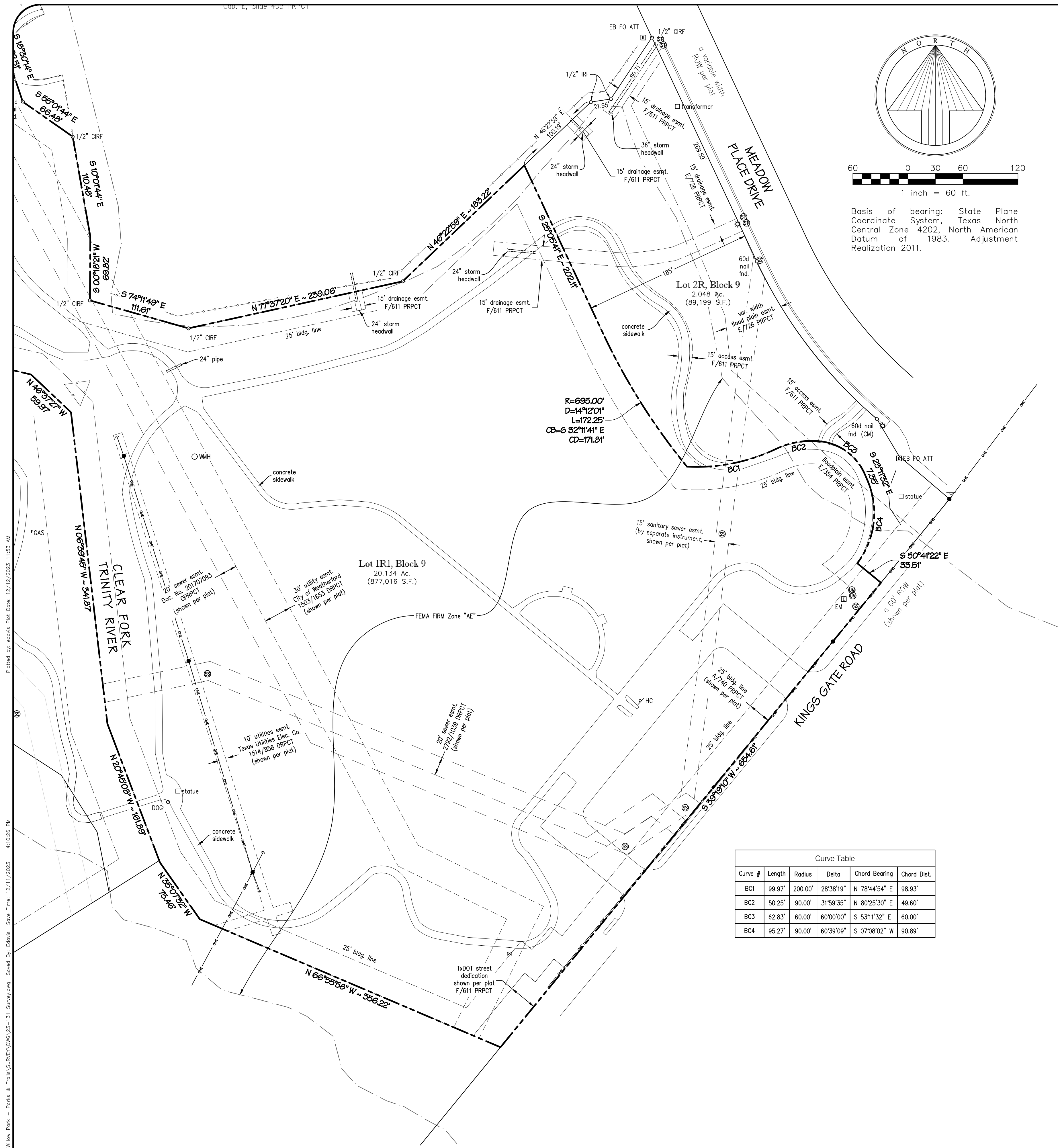
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Sheet 1
of 3
JOB # 23-131



LEGEND

- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- POWER POLE
- ⊙ SAN. SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ LIGHT POLE/STANDARD
- ⊙ GUY WIRE ANCHOR
- BOLLARD
- ⊙ SIGNPOST
- ⊙ FIRE HYDRANT
- ⊙ GAS MARKER
- ⊙ GAS TEST LEAD
- ⊙ GAS METER
- ⊙ GAS LINE MARKER
- ⊙ FIBROPTIC CABLE MARKER
- EB ELECTRIC BOX
- DOG DOG LITTER BOX
- ⊙ WATER VALVE
- ⊙ WATER METER
- SSCO SANITARY SEWER CLEANOUT
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD POWER LINE
- CM CONTROL MONUMENT

Drawing: C:\2023\098523-131 Willow Park - Parks & Trails\Survey\DWG\23-131 Survey.dwg Saved By: Edovik Save Time: 12/11/2023 4:10:26 PM
Printed by: edovik Plot Date: 12/12/2023 11:53 AM

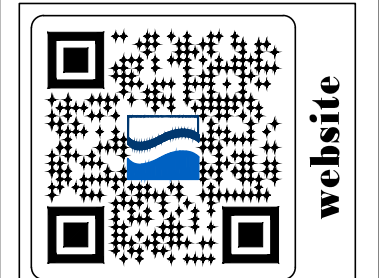


Basis of bearing: State Plane
 Coordinate System, Texas North
 Central Zone 4202, North American
 Datum of 1983, Adjustment
 Realization 2011.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
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⊙	FIRE HYDRANT
⊙	GAS MARKER
⊙	GAS TEST LEAD
GM	GAS METER
⊙	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊙	WATER VALVE
⊙	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
BC1	99.97'	200.00'	28°38'19"	N 78°44'54" E
BC2	50.25'	90.00'	31°59'35"	N 80°25'30" E
BC3	62.83'	60.00'	60°00'00"	S 53°11'32" E
BC4	95.27'	90.00'	60°39'09"	S 07°08'02" W

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
First American Title Insurance Company, G.F. No. _____, Effective ____/____/2022	
The following easement(s) as set out on plat/map in Cabinet F, Slide 611, Plat Records, Parker County, Texas:	
10(i)	-15' sanitary sewer easement AFFECTS AS SHOWN -15' access easement(s) - multiple locations AFFECTS AS SHOWN -Flood plain easement in Cabinet E, Slide 354, Plat Records, Parker County, Texas AFFECTS AS SHOWN -20' x 20' V.A.M. easement DOES NOT AFFECT -25' building setback line along the north portion of subject property AFFECTS AS SHOWN -30' foot building setback line along the easterly property line AFFECTS AS SHOWN
10(h)	Easement: Electric distribution Recorded: Volume 353, Page 469, Deed Records, Parker County, Texas. DOES NOT AFFECT
10(i)	Easement: Overhead and/or underground electrical line Recorded: Volume 640, Page 576, Deed Records, Parker County, Texas. DOES NOT AFFECT
10(j)	Easement: 5' communications Recorded: Volume 1079, Page 404, Deed Records, Parker County, Texas. NO DESCRIPTION OF LINE GIVEN; UNABLE TO LOCATE
10(k)	Easement: Overhead and/or underground electrical line Recorded: Volume 1330, Page 253, Deed Records, Parker County, Texas. DOES NOT AFFECT
10(l)	Easement: Gas pipeline Recorded: Volume 1496, Page 996, Deed Records, Parker County, Texas. INVALID VOLUME AND PAGE; UNABLE TO ADDRESS
10(m)	Easement for public utilities recorded in Volume 1503, Page 1653, Deed Records, Parker County, Texas. AFFECTS AS SHOWN
10(n)	Easement to TXU Electric Company recorded in Volume 1514, Page 858, Deed Records, Parker County, Texas. AFFECTS AS SHOWN
10(o)	Easement: 20' electric distribution line Recorded: Volume 1534, Page 907, Deed Records, Parker County, Texas. DOES NOT AFFECT
10(p)	Easement: 30' sanitary sewer Recorded: Volume 1567, Page 1369, Deed Records, Parker County, Texas. DOES NOT AFFECT
10(q)	Easement: 20' sewer line Recorded: Volume 2792, Page 1039, of the Deed Records, Parker County, Texas. AFFECTS AS SHOWN
10(r)	Terms, conditions, stipulations, obligations of, and easements granted by Sanitary Sewer Easement filed for record under Clerk's File No. 20170793, Deed Records of PARKER County, Texas. AFFECTS AS SHOWN
10(s)	Easement: Wastewater restrictive easement Recorded: County Clerk's File No. 202301662, Official Public Records, Parker County, Texas. DOES NOT AFFECT



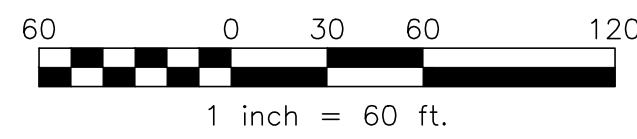
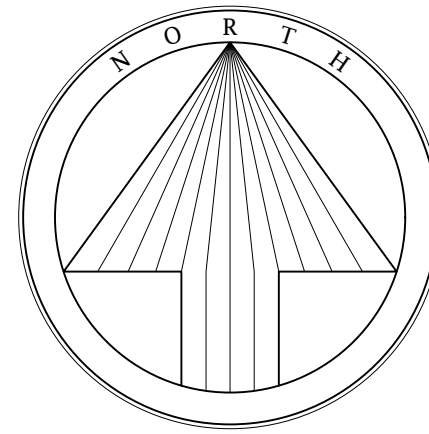
ALTA/NSPS LAND TITLE SURVEY
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS
 Willow Park Trails

Issue Dates:
 12/12/23

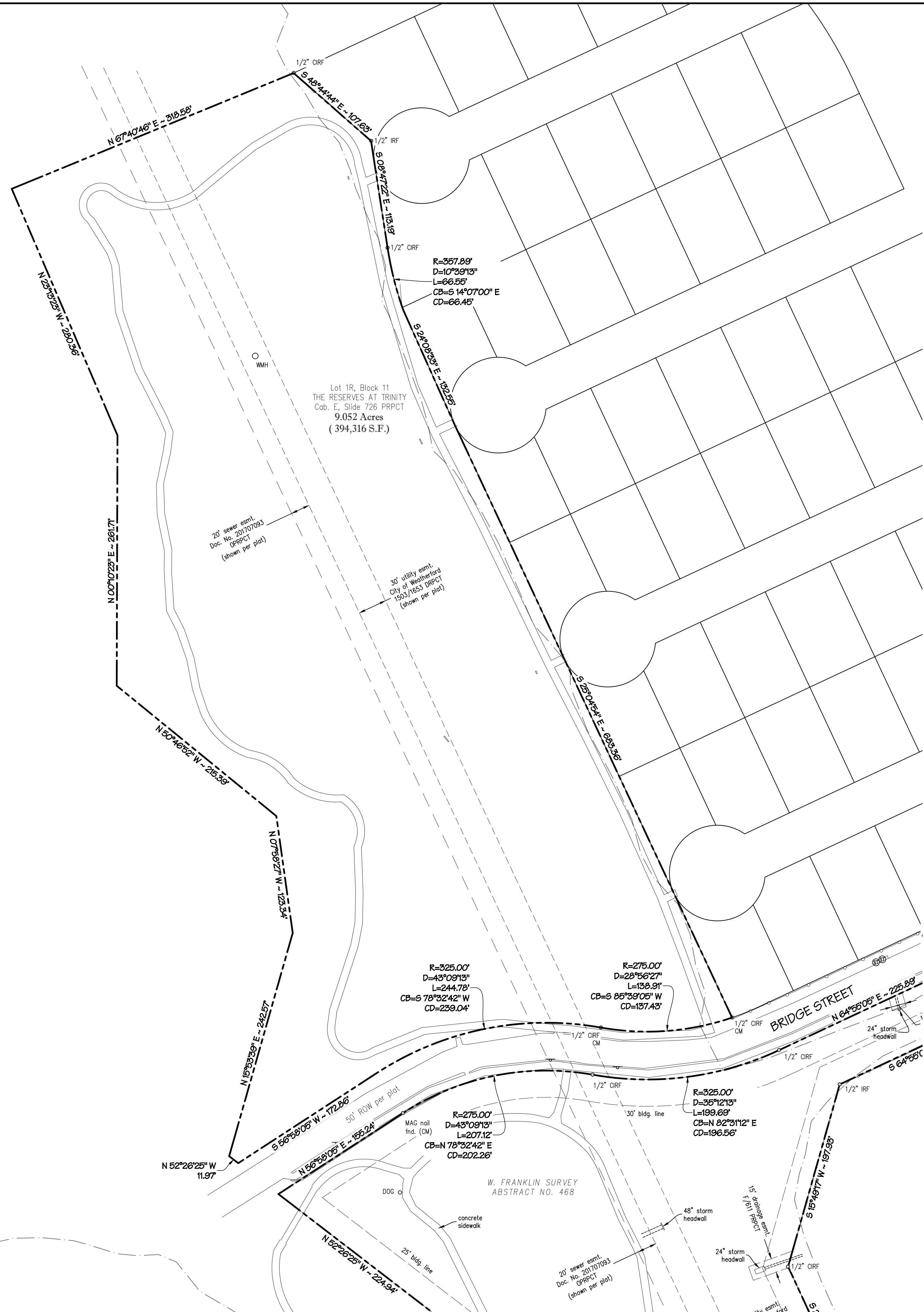
Date	Revisions

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 Sheet 2
 of 3
 JOB # 23-131

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 Plotted by: edgars Plot Date: 12/12/2023 11:53 AM
 Item 4.



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.



Tract 1:
Lot 1R1, Block 9, The Reserves at Trinity, a subdivision in Willow Park, Parker County, Texas, as described in the plat thereof recorded in Cabinet F, Slide 611, Plat Records, Parker County, Texas.

Tract 2:
Lot 1R, Block 11, The Reserves at Trinity, a subdivision in Willow Park, Parker County, Texas, as described in the plat thereof recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⊙	GUY WIRE ANCHOR
○	BOLLARD
⊙	SIGNPOST
⊙	FIRE HYDRANT
⊙	GAS MARKER
⊙	GTL GAS TEST LEAD
⊙	GM GAS METER
⊙	GAS GAS LINE MARKER
⊙	FOC FIBROPTIC CABLE MARKER
⊙	EB ELECTRIC BOX
⊙	DOG DOG LITTER BOX
⊙	WATER VALVE
⊙	WATER METER
⊙	SSCO SANITARY SEWER CLEANOUT
⊙	CHAIN LINK FENCE
⊙	WOOD FENCE
⊙	OVERHEAD POWER LINE
⊙	CM CONTROL MONUMENT



ALTA/NSPS LAND TITLE SURVEY
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
Willow Park Trails

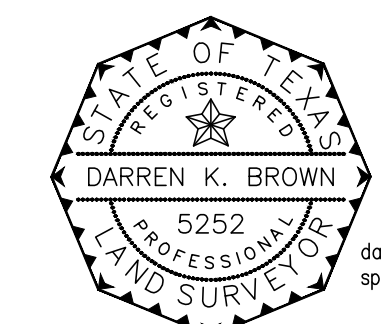
Issue Dates:	
12/12/23	
Date	Revisions

SURVEYOR'S CERTIFICATE

To: City of Willow Park, Texas, WPD Trinity, First American Title Guaranty Company, Rattikin Title Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 06/30/23.

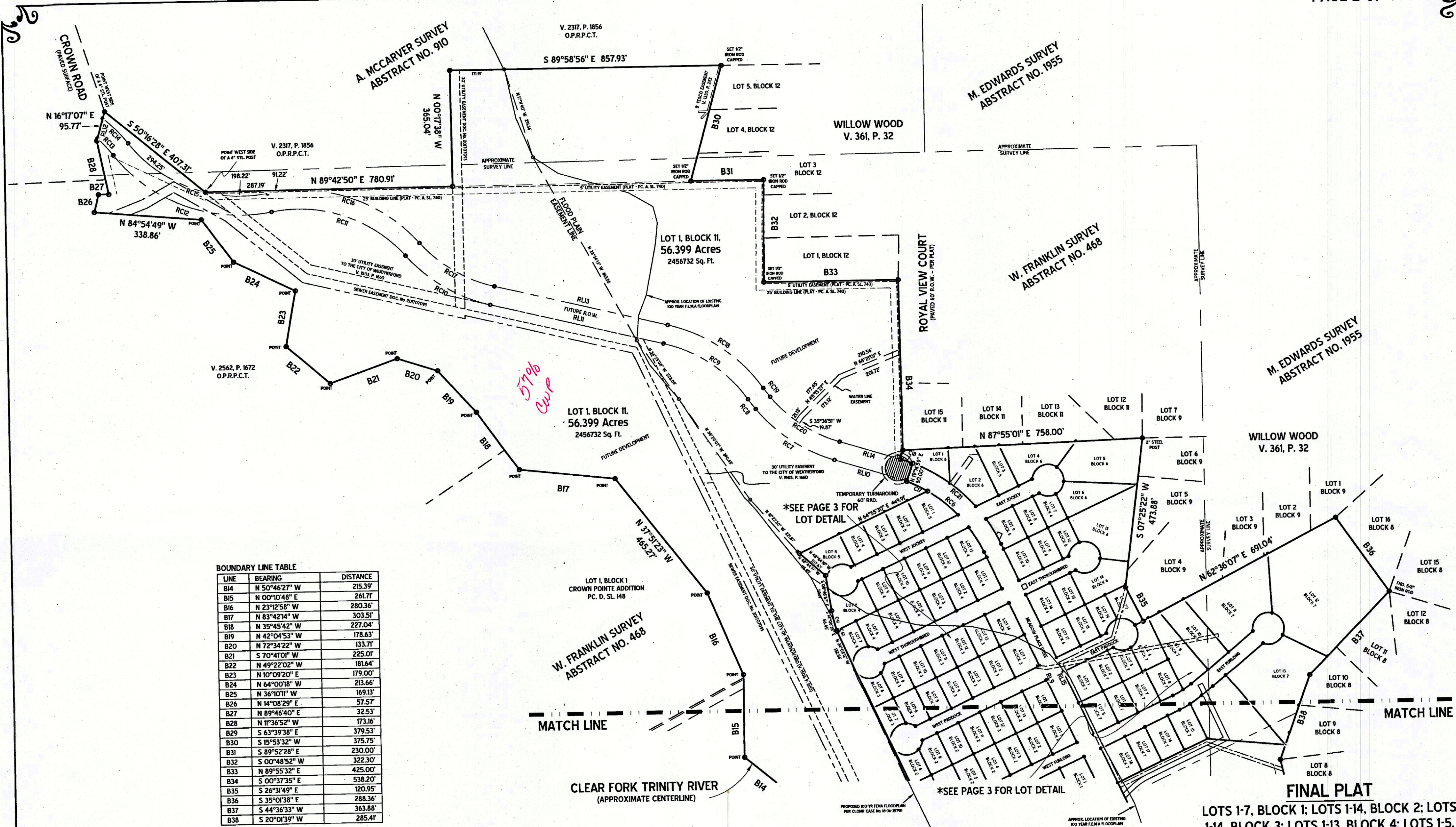
Date of Plat or Map: 12/12/23



Darren K. Brown, RPLS 5252

Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48367C0425F, effective on 4/5/2019. The property is located in Zone "AE" (Base flood elevations determined) and Zone "X" (areas determined to be outside the 500-year floodplain).

Scale:	1" = 60'
Drawn By:	ED
Checked By:	DKB
Sheet	3
of	3
JOB #	23-131



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	213.66'
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" E	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'

ROAD LINE TABLE

LINE	BEARING	DISTANCE
RL9	N 25°04'30" W	838.68'
RL10	N 73°08'22" W	200.00'
RL11	N 76°27'54" W	561.35'
RL12	N 16°17'07" E	66.13'
RL13	S 76°27'54" E	561.35'
RL14	S 73°08'22" E	200.00'
RL15	S 25°04'30" E	1922.41'

ROAD CURVE TABLE

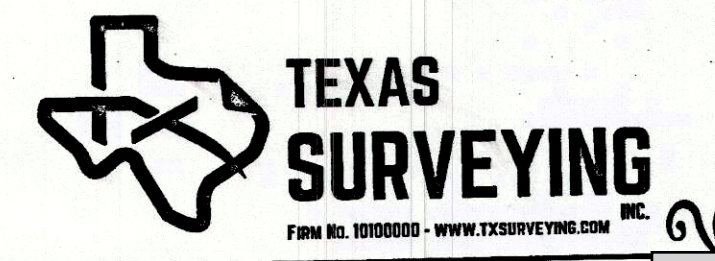
CURVE	RADIUS	ARC	CHORD	DELTA	DEGREE OF CURVE
RC6	450.00'	377.50'	N 49°08'28" W	366.53'	48°03'52" 12°43'57"
RC7	510.00'	300.99'	N 54°13'57" W	296.64'	33°48'51" 11°14'04"
RC8	510.00'	39.73'	N 37°05'36" W	39.72'	4°27'49" 11°14'04"
RC9	450.00'	324.75'	N 55°39'48" W	319.62'	41°36'12" 12°43'57"
RC10	450.00'	314.04'	N 58°49'29" W	309.10'	35°16'50" 11°14'04"
RC11	450.00'	466.13'	N 70°51'33" W	445.57'	59°20'58" 12°43'57"
RC12	510.00'	558.13'	N 69°10'56" W	530.69'	62°42'12" 11°14'04"
RC13	450.00'	73.00'	N 42°28'44" W	72.92'	9°17'41" 12°43'57"
RC14	510.00'	112.35'	S 44°08'33" E	112.13'	12°37'20" 11°14'04"
RC15	450.00'	492.47'	S 69°10'56" E	468.26'	62°42'12" 12°43'57"
RC16	510.00'	528.28'	S 70°51'33" E	504.98'	59°20'58" 11°14'04"
RC17	450.00'	277.09'	S 58°49'29" E	272.74'	35°16'50" 12°43'57"
RC18	510.00'	370.32'	S 55°39'48" E	362.24'	41°36'12" 11°14'04"
RC19	450.00'	35.06'	S 37°05'36" E	35.05'	4°27'49" 12°43'57"
RC20	450.00'	265.58'	S 54°13'57" E	261.74'	33°48'51" 12°43'57"
RC21	510.00'	427.83'	S 49°06'28" E	415.40'	48°03'52" 11°14'04"

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 1-20, BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1 & 2, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, 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
 AUGUST 2019

0/0
 18433.001.001.00
 20910.002.000.10
 20910.002.014.00

ACCT. NO.: 18355
 SCH. DIST.:
 CITY:
 MAP NO.:

E-354



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

DEVELOPER:
 WPD TRINITY, LLC
 17010 INTERSTATE 20
 CISCO, TX 76437
 817-819-2574



-----[Space Above This Line For Recording Data]-----
RTC GF# 23-1752 DT/MNewburn;ccd

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**GENERAL WARRANTY DEED
(Gift)**

Date: December 18, 2023

Grantor: WPD TRINITY, LLC, a Texas limited liability company

Grantor's Mailing Address (including county):

_____ County

Grantee: CITY OF WILLOW PARK, TEXAS

Grantee's Mailing Address (including county):

120 El Chico Trail, Ste A
Willow Park TX 74087
Attn: Toni Fisher
Tarrant County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, and for the respect which GRANTOR has for GRANTEE and the good it does, it being the intention of this instrument to convey the hereinafter described property to GRANTEE as a GIFT.

Property (including any improvements): *All of my undivided interest in and to:*

Tract 1:

Lot 1R1, Block 9, The Reserves at Trinity, a subdivision in Willow Park, Parker County, Texas, as described in the plat thereof recorded in Cabinet F, Slide 611, Plat Records, Parker County, Texas.

Tract 2:

Lot 1R, Block 11, The Reserves at Trinity, a subdivision in Willow Park, Parker County, Texas, as described in the plat thereof recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas.

STREET ADDRESS: Kings Gate Rd Park, Willow Park, TX 76087

Reservations from Conveyance: NONE.

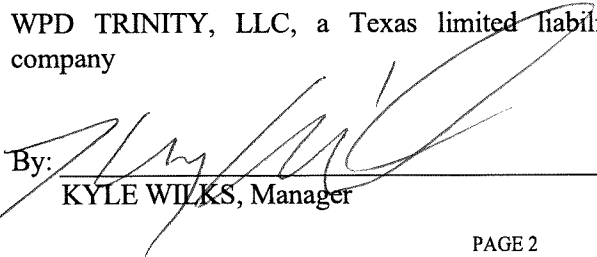
Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent the same are in effect at the date of this instrument, relating to the hereinabove described property: Restrictions of record, if any; Reservations of mineral and/or royalty interests of record, if any; Terms, conditions, and stipulations contained in any Oil, Gas, and Mineral Leases, if any; Easements and set backs of record, if any, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

WPD TRINITY, LLC, a Texas limited liability company

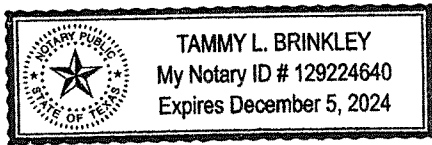
By: 
KYLE WILKS, Manager

STATE OF TEXAS

§
§
§

COUNTY OF EASTLAND

This instrument was acknowledged before me on DECEMBER 19, 2023 by KYLE WILKS, Manager of WPD TRINITY, LLC, a Texas limited liability company on behalf of said company.



Tammy L. Brinkley
Notary Public, State of Texas
Notary's Commission expires: 12/5/2024

AFTER RECORDING RETURN TO:
120 El Chico Trail, Suite A
Willow Park, TX 76087
Attn: Toni Fisher

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202332544
12/21/2023 12:43:11 PM
Fee: \$39.00
Lila Deakle, County Clerk
Parker County, Texas
DEED

April 18, 2024
Project No.: 0053414.00

Toni Fisher
CITY OF WILLOW PARK
120 El Chico, Suite A
Willow Park, Texas 76087

Re: Professional & Concept Landscape Architecture Services
2024 PARKS MASTER PLAN ADDENDUM & CONCEPT
Willow Park, Parker County, Texas

Dear Mr. Fisher:

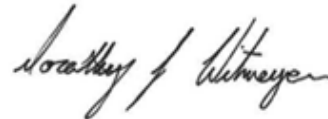
Westwood Professional Services, Inc. is pleased to submit this proposal to provide professional landscape architecture services relating to the referenced project. It is our understanding the project consists of an amendment to the existing parks and trails master plan, to include Kings Gate Park, approximately 30 acres, as well as a conceptual master plan for Kings Gate Park, using the parks and trails master plan to inform programming.

Based on our preliminary discussions and the information received to date, our perception of the project is described in the attached documents:

- Exhibit A – Scope of Services;
- Exhibit B – Compensation and Method of Payment; and
- Exhibit C – Insurance.

Westwood Professional Services, Inc. is pleased to have this opportunity to submit this proposal and look forward to working with you on this project. If the proposed agreement is acceptable to you as presented, please execute one copy of the agreement form and return one original copy to our office. If you have any questions or would like any additional information, please do not hesitate to call us at your convenience.

Sincerely,



..A.

DJW/teb

EXHIBIT ‘A’ – SCOPE OF SERVICES

2024 PARKS MASTER PLAN ADDENDUM & CONCEPT

PROJECT DESCRIPTION:

The project consists of an amendment to the existing parks and trails master plan, to include Kings Gate Park, approximately 30 acres, as well as a conceptual master plan for Kings Gate Park, using the parks and trails master plan to inform programming (PROJECT).

BASIC SERVICES:

- A. Project Management & Coordination
 - 1. Manage the Team:
 - Lead, manage and direct design team activities.
 - Ensure quality control is practiced in performance of the work.
 - Communicate internally among team members.
 - Allocate team resources.
 - 2. Communications and Reporting:
 - Attend a pre-design project kickoff meeting with Client staff to confirm and clarify scope, understand Client objectives, and ensure economical and functional designs that meet Client requirements.
 - Conduct review meetings with the Client at the end of each design phase.
 - Prepare and submit monthly invoices in the format acceptable to the Client.
 - Prepare and submit baseline Project Schedule initially and Project Schedule updates.
- B. Conceptual Plan Services:
 - 1. Westwood will provide Landscape Architecture Design services for conceptual design alternatives. Services will typically include conceptual layout of planting areas and ground-plane hardscape such as; pedestrian paving, location of ornamental light fixtures, site furniture, fencing, and seat walls/retaining walls less than 36” in height.

Included in this item:

 - Conceptual Design
 - Develop up to two (2) conceptual plan alternatives for client review, selection, and coordination.
 - Develop 2d renderings, to depict the concept options in enough detail to demonstrate design intent to the client. These services may include, but not be limited to hand renderings, computer generated renderings, image boards, or a combination of the above.

EXHIBIT A to Agreement between the City of Willow Park, Texas (“Client”) and Westwood Professional Services, Inc., (“Westwood”) for Consulting Services

- Following the presentation of concepts it is understood that the owner will provide direction for the final concept. Westwood will make up to one (1) set of revisions to the concept to demonstrate the desired outcome of a ‘Preferred Option.’

Not included in this item:

- Modeling of any building architecture
- Renderings considered for construction documents.
- If desired by the client, Westwood will provide additional services to include (but not limited to), program visioning and a construction phasing plan for client review.
- 3D Renderings

C. Strategic Planning Services:

1. Westwood will provide strategic planning services to develop an addendum intended for incorporation into the City’s existing Parks and Open Space Master Plan.

Included in this item:

- Review of existing Parks and Open Space Master Plan.
- Up to two (2) City work sessions in which Westwood staff will present initial ideas, images, concepts, and related planning elements for reaction and input from City staff;
- Preparation of a draft addendum for staff review;
- One (1) follow-up work session for review of the draft. This follow-up work session will not focus on expanding the design content, but rather on validating draft.
- Incorporating feedback from the follow-up work session, Westwood staff will prepare a final addendum document for incorporation into the City’s Parks and Open Space Master Plan.

Not included in this item:

- Site-specific or detailed landscape architectural design;
- Architectural design or guidelines.
- Civil infrastructural planning, design, or specification.
- Additional addendums beyond the inclusion of Kings Gate Park.

EXHIBIT A to Agreement between the City of Willow Park, Texas (“Client”) and Westwood Professional Services, Inc., (“Westwood”) for Consulting Services

D. Public Presentation Services:

Westwood will provide public presentation services that include working with a small stakeholder group or board selected by City staff to determine contextual design improvements to be incorporated into the project.

Included in this item:

- Two (2) presentations where Westwood staff will show ideas, images, design elements and concepts for reaction and input from the stakeholders or board.
- Taking the input from the presentation, Westwood will incorporate feedback into the final concept included in the Conceptual Plan Services.

Services not included in this contract:

- *Construction inspection services*
- *As-built surveys of constructed improvements*
- *Public hearings or City Council/Commission meetings*
- *Utility coordination meeting(s) to start relocation process with affected franchise utilities*
- *Reset property corner monumentation disturbed or removed during or after construction*
- *Required application and permitting fees (LOMR) or special insurance premiums are not included*
- *Phase II Environmental Site Assessments*
- *Storm Water Pollution Prevention Plans (SWPPP)*
- *Floodplain studies and permitting*
- *Boundary and topographic surveying*
- *Preliminary and final platting*
- *Zoning change assistance*
- *Site Plan layout*
- *Traffic and parking studies*
- *Demolition Plan*
- *Retaining wall design*
- *Design of screening walls, light pole bases, transformer or generator pads, hardscape features, pavers and/or site signage*
- *Detailed layout of walks and hardscape areas, including scoring patterns*
- *Design of any underfloor drainage systems or grading*
- *Design of french drain systems around the building perimeters*
- *Landscape Plan and Irrigation Plan*
- *Site Lighting Plan*
- *Signage Plan*
- *Off-site roadway, drainage, and utility extensions/improvements*
- *LEED pursuit*
- *Construction staking*

END OF EXHIBIT ‘A’

EXHIBIT B to Agreement between the City of Willow Park, Texas (“Client”) and Westwood Professional Services, Inc., (“Westwood”) for Consulting Services

EXHIBIT ‘B’ – COMPENSATION AND METHOD OF PAYMENT

2024 PARKS MASTER PLAN ADDENDUM & CONCEPT

COMPENSATION:

For all professional services included in EXHIBIT ‘A’, Scope of Services, Westwood shall be compensated a lump sum fee of \$32,400.00 as summarized below. The total lump sum fee shall be considered full compensation for the services described in EXHIBIT ‘A’, including all labor materials, supplies, and equipment necessary to deliver the services.

Basic & Special Services

A. Project Management & Coordination	\$3,000.00
B. Conceptual Plan Services	\$20,000.00
C. Strategic Planning Services	\$7,200.00
D. Public Presentation Services	\$2,200.00
TOTAL	\$32,400.00

METHOD OF PAYMENT:

Westwood shall be paid monthly payments as described in Article 3 of the AGREEMENT. The cumulative sum of such monthly partial fee payments shall not exceed the total current project budget including all approved Amendments. Each invoice shall be verified as to its accuracy and compliance with the terms of this Agreement by an officer of Westwood.

Monthly statements for reimbursable services performed by sub consultants will be based upon the actual cost to Westwood plus ten percent (10%). Direct expenses for services such as printing, express mail, fees, mileage and other direct expenses that are incurred during the progress of the project will be billed at 1.1 times Westwood’s cost.

END OF EXHIBIT ‘B’

EXHIBIT C to Agreement between the City of Willow Park, Texas (“Client”) and Westwood Professional Services, Inc., (“Westwood”) for Consulting Services

EXHIBIT C – INSURANCE

A. *Insurance.* Westwood shall, during the life of this Agreement, maintain the following insurances:

1. Commercial General Liability (occurrence form not less than):
 - \$2,000,000 General Liability
 - \$2,000,000 Products and Completed Operations Aggregate
 - \$1,000,000 Personal and Advertising Injury
 - \$1,000,000 Each Occurrence
 - \$10,000 Medical Expense
2. Commercial Automobile Liability (all scheduled auto, hired and non-owned autos):
 - \$1,000,000 Combined Single Limit
3. Umbrella
 - \$5,000,000 Aggregate
 - \$5,000,000 Each Occurrence
4. Workers Compensation
 - \$1,000,000 Each Accident
 - \$1,000,000 Policy Limit
 - \$1,000,000 Each Employee

Professional Liability Errors and Omissions Insurance. Westwood shall carry Professional Liability Errors and Omissions insurance with limited contractual liability in the amount of \$2,000,000 per claim and in the aggregate for the duration of this Agreement.

END OF EXHIBIT ‘C’



FUNDRAISING NARRATIVE

THE WEATHERFORD MOUNTAIN BIKE CLUB, A 501c-3 NONPROFIT, IS RAISING FUNDS (\$16,500.00) TO SUPPORT THE CONSTRUCTION OF A KIDS' MOUNTAIN BIKE SKILLS AREA AND TRAIL LOCATED AT KINGS GATE PARK IN WILLOW PARK, TEXAS CALLED, THE TRINITY TRACK.

THE TRINITY TRACK WILL HAVE BERMS, ARMORED TRAIL, BRIDGES AND OTHER TRAIL ELEMENTS SUITABLE FOR KIDS AND BEGINNERS. ADDITIONALLY, 3,000± LINEAR FEET OF SINGLETRACK TRAIL WILL BE CONSTRUCTED ON THE PARK PROPERTY TO HELP BEGINNERS PROGRESS TO RIDING MORE DIFFICULT MOUNTAIN BIKE TRAILS.

THE PROJECT NEEDS FUNDING TO PROVIDE A SAFE AND EASILY ACCESSIBLE OPPORTUNITY FOR KID'S AND BEGINNERS TO LEARN THE FUNDAMENTALS OF MOUNTAIN BIKING. THE PROJECT SITE IS SERVED BY A BIKEWAY THAT WILL ALLOW CITIZENS FROM NEARBY NEIGHBORHOODS TO RIDE TO THE TRINITY TRACK TRAILS.

FUNDRAISING GOALS

- PROVIDE FACILITY FOR KIDS AND BEGINNERS TO LEARN FUNDAMENTALS OF MOUNTAIN BIKING.
- CREATE A NEW RECREATIONAL TRAIL USER AMENITY TO KINGS GATE PARK
- 3,000+/- LF OF BEGINNER LEVEL TRAIL.
- TRAIL MARKERS AND EMT LOCATIONS FOR WILLOW PARK FIRE RESCUE.
- THE TRINITY TRACK TRAILHEAD KIOSK WITH MAP AND RULES OF THE TRAILS.

HOW AND WHERE TO DONATE?:

- THERE ARE NO ONLINE DONATIONS. ONLY CHECKS. DONATIONS WILL BE ACCEPTED AT THE FOLLOWING LOCATIONS:
- WILLOW PARK PLAINS CAPITAL BANK (100 CROWN POINTE BLVD., SUITE 102, WILLOW PARK, TEXAS 76087).
 - WILLOW PARK CITY HALL (120 EL CHICO TRAIL, WILLOW PARK, TEXAS 76087)
 - REMIT CHECKS TO "WEATHERFORD MOUNTAIN BIKE CLUB".

THE TRINITY TRACK KIDS MOUNTAIN BIKE SKILLS AREA

