



CITY COUNCIL REGULAR MEETING AGENDA

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

Tuesday, June 11, 2024 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 May 28, 2024.

REGULAR AGENDA ITEMS

- 2. Discussion/Action: to consider installation of speed humps on Crown Road.
- 3. Discussion/Action: to consider maintenance on city right-of-ways on Crown and Ranch House Road.
- 4. Discussion/Action: to consider the expansion of driveway approaches for the 2022 Street Projects.

5. Discussion/Action: to approve a Speed Hump Installation Policy.
6. Consider and take action on an ordinance accepting a petition to expand the City of Willow Park's Extraterritorial Jurisdiction to include a 3.208 Acre tract and a 228.4 acre tract of land owned by Brothers in Christ Properties, LLC.
7. Consider and take action on a resolution declaring the City's intent to begin annexation of approximately 7,313 feet, comprising 10.98 acres of East Bankhead Highway, directing City staff to prepare a service plan and scheduling two public hearings for the proposed annexation.
8. Consider and take action on a resolution accepting the annexation petitions from Brothers in Christ Properties, LLC requesting annexation of the following two tracts of land, directing City staff to prepare and negotiate an annexation services agreement and scheduling a public hearing on the proposed annexation: one tract being approximately 3.208 acres of land, more or less, in the H.T. & B. RR. Co. Survey, Abstract Number 647 And the Heirs Of Francisco Sanchez Survey, Abstract 2346, and being a portion of that tract of land by deed described by deed to Brothers In Christ Properties, LLC as recorded in Document Number 202400902, Deed Records, Parker County, Texas, and one tract being approximately 228.4 acres of land, more or less, in the F.H. Hammon Survey, Abstract Number 673, the Heirs of Francisco Sanchez Survey, Abstract Number 2346, the H.T. & B. RR. Co. Survey, Abstract Number 647, and the J. Beech and C. Nott Survey, Abstract Number 2091, Parker County, Texas being a portion of that tract of land described by deed to Brothers In Christ Properties, LLC as recorded in Document Number 202400902, Deed Records, Parker County, Texas.
9. Discussion/Action: to consider and approve acceptance of the closeout of the Wastewater Effluent Line contract – TWDB CWSRF No. 73890 CID 01.
10. Discussion/Action: to consider all matters incident and related to approving and authorizing publication and posting of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

INFORMATIONAL

Mayor and City Council Comments

City Manager 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. 551.087 - Economic Development Negotiations; 551.071 Consultation with City Attorney; Beall Development Agreement.

12. Section 551.071 - Consultation with Attorney; Halff & Associates Litigation.

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: June 7, 2024, at 4:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Crystal R. Dozier, TRMC, CMC
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, May 28, 2024 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 pm.

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
Assistant City Manager Bill Funderburk
City Secretary Crystal Dozier

PLEDGE OF ALLEGIANCE AND INVOCATION

Tyler Kelso with Christ Chapel West Campus gave the invocation followed by 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.

Public comments were made during Agenda Item 2.

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 May 14, 2024.

To approve City Council Meeting Minutes - Regular Meeting May 14, 2024.

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

REGULAR AGENDA ITEMS

2. Discussion/Action: to accept the presentations from Staff regarding the 2022 Street Projects.

Gretchen Vasquez, City Engineer gave a presentation on the 2022 Street Projects. Police Chief Daniel Franklin gave a brief presentation on the survey conducted by the Willow Police Department.

Eric Hoopes at 41 Crown Rd.; Marsh Weiershausen at 70 Crown Rd.; Dixie Smith at 3520 Ranch House Rd.; Teresa Palmer at 3521 Ranch House Rd.; Brad McKerley at 109 Trinity Dr.; Frances Horch at 901 Sam Bass Ct.; Roy Ramos at 101 Trinity Dr.; Beverly Sipes at 72 Crown Rd.; Clifford Voorhees at 166 Sam Bass Rd.; and Sandy Young at 76 Crown Rd. all spoke before the City Council.

The City Council directed staff to provide a report for the city rights-of-ways, driveway approaches and traffic control for the next meeting on June 11th. The City Council also requested staff to research driveway design standards for thoroughfare roads and a list of remaining concrete streets to be replaced.

3. Discussion/Action: to adopt an ordinance amending Ordinance 879-23, the Original Budget Ordinance for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

To postpone to a future meeting.

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

INFORMATIONAL

Mayor and City Council Comments

Councilman Runnebaum thanked staff for all their hard work and working on resolutions regarding the street maintenance issues. He also suggested a way to streamline complaints from citizens.

Mayor Pro Tem Young asked staff to respond to citizens who have smaller individual issues.

Mayor Moss apologized to the citizens for the trouble they have had during the street projects. He promised issues will be resolved and will be addressed at the next meeting on June 11th.

City Manager Comments

City Manager Bryan Grimes stated the City is in negotiations with XIT to improve their performance. Staff will have some resolutions and solutions to some of the issues at a later date. Staff will be traveling within the next couple of weeks for Public Funds Investment Act training in Lubbock.

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.*

City Council did not convene into executive session. No action taken.

4. Section 551.072 - Discussing the purchase, exchange, lease, or value of real property; 205 Canyon Ct.
5. 551.087 - Economic Development Negotiations; 551.071 Consultation with City Attorney; Beall Development Agreement.
6. Section 551.071 - Consultation with Attorney; Half & Associates Litigation.

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

ADJOURNMENT

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

Mayor Moss adjourned the meeting at 7:28 pm.

These minutes were approved on the 11th of June, 2024.

Mayor Doyle Moss

Crystal R. Dozier, TRMC, CMC
City Secretary

DRAFT



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: June 11, 2024	Department: Police	Presented By: Chief Daniel Franklin
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AGENDA ITEM:

Discussion/Action: to consider installation of speed humps on Crown Road.

BACKGROUND:

Speed Humps on Crown Road.

Per a speed survey previously conducted on Crown Road, the installment of speed humps is essential for traffic calming on Crown Road, specifically the 30 block to the 100 block of Crown. Jacob Martin completed a rendering to detail how the speed humps should be constructed and placed on the roadway, as well as details of advanced warning markings. Jacob Martin is also currently working on the locations of where the speed humps should be placed along the roadway for the desired effect for speed calming measures.

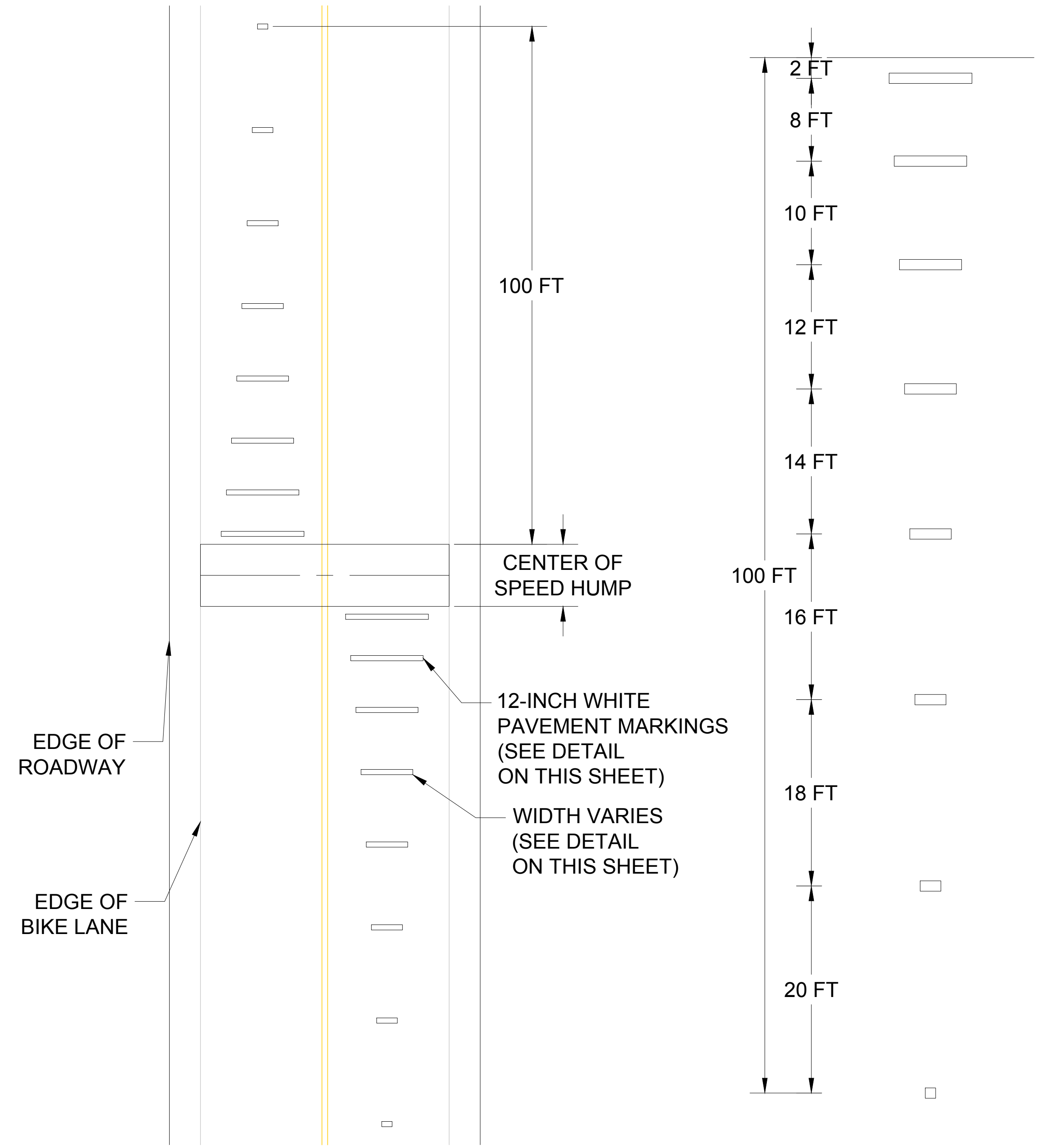
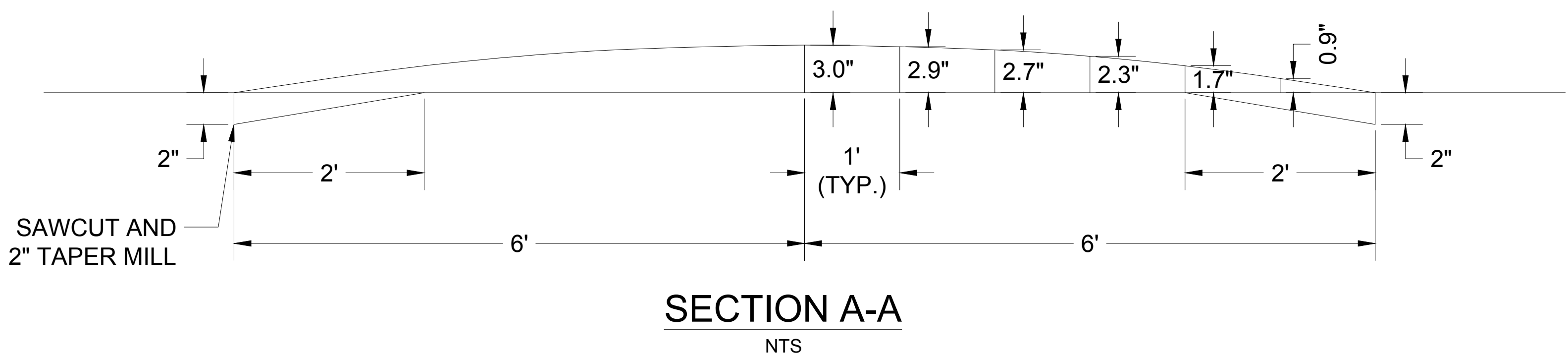
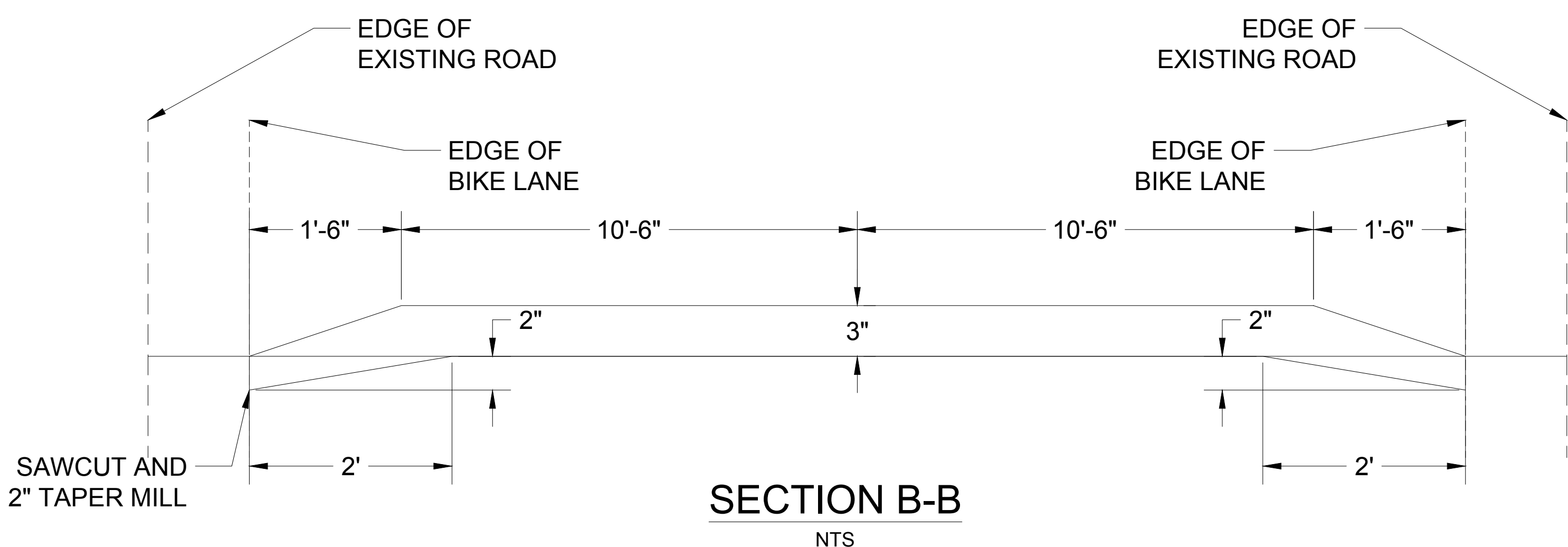
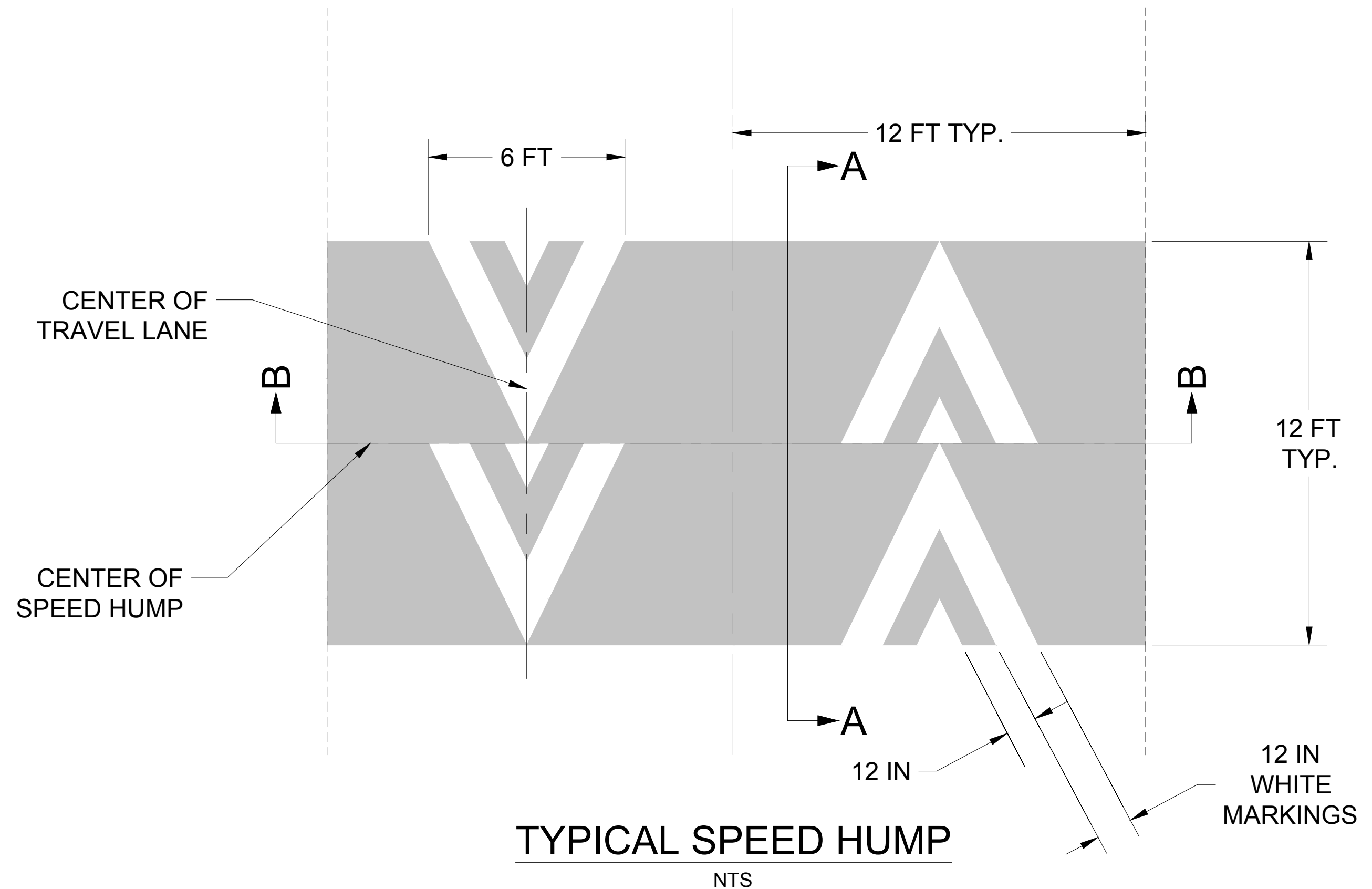
STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the building and placement of the speed humps to calm the traffic on Crown Road. Staff also recommends constructing the speed humps to the standards given by Jacob Martin and the location of the speed humps should be placed at recommended locations to achieve the maximum effect of traffic calming measures.

EXHIBITS:

Bulleted list

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



3465 CUPRY LANE
DALLAS, TX 75006
325-695-1070

1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880

4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-365-6375

JACOB MARTIN
[FIRM# F-2448]

CITY OF WILLOW PARK, TEXAS
2022 STREET IMPROVEMENTS
TRAFFIC CALMING DETAILS
SPEED HUMP DETAILS

NO.	REVISION	DATE	SCALE	NOT TO SCALE	PROJECT # 202394	DESIGNED NJK	DRAWN NJK	CHECKED ADT
SHEET 02								
TOTAL 02								

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: June 11, 2024	Department: Public Works	Presented By: Gretchen Vazquez
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AGENDA ITEM: Discussion and action to consider the maintenance of the right-of-way on Crown Road and Ranch House Road.

BACKGROUND:

The 2022 Street Improvements project consisted of removing and replacing the existing asphalt pavement with concrete paving on Crown Road and Ranch House Road. The project also included roadside ditch grading, driveway replacement, and new bike lanes.

Several residents have stated that the roadside ditches are too steep and cannot be maintained. Due to resident concerns regarding the side slope of the new roadside ditches, city staff requested I&E Services, Inc. to mow the rights-of-way on Crown Road and Ranch House Road (see map exhibit for limits). I&E Services is the City’s contractor for landscaping and mowing.

STAFF RECOMMENDATION:

The city will be responsible for mowing all grass and otherwise reasonably maintaining the aesthetics of all land within the roadside ditch area on Crown Road and Ranch House Road. The city will mow the roadside ditch once a month or as needed during the growing season. Mowing will be conducted in a manner to comply with set guidelines used for general mowing on any city property.

EXHIBIT:

Right-of-Way Mowing Map

CITY OF WILLOW PARK

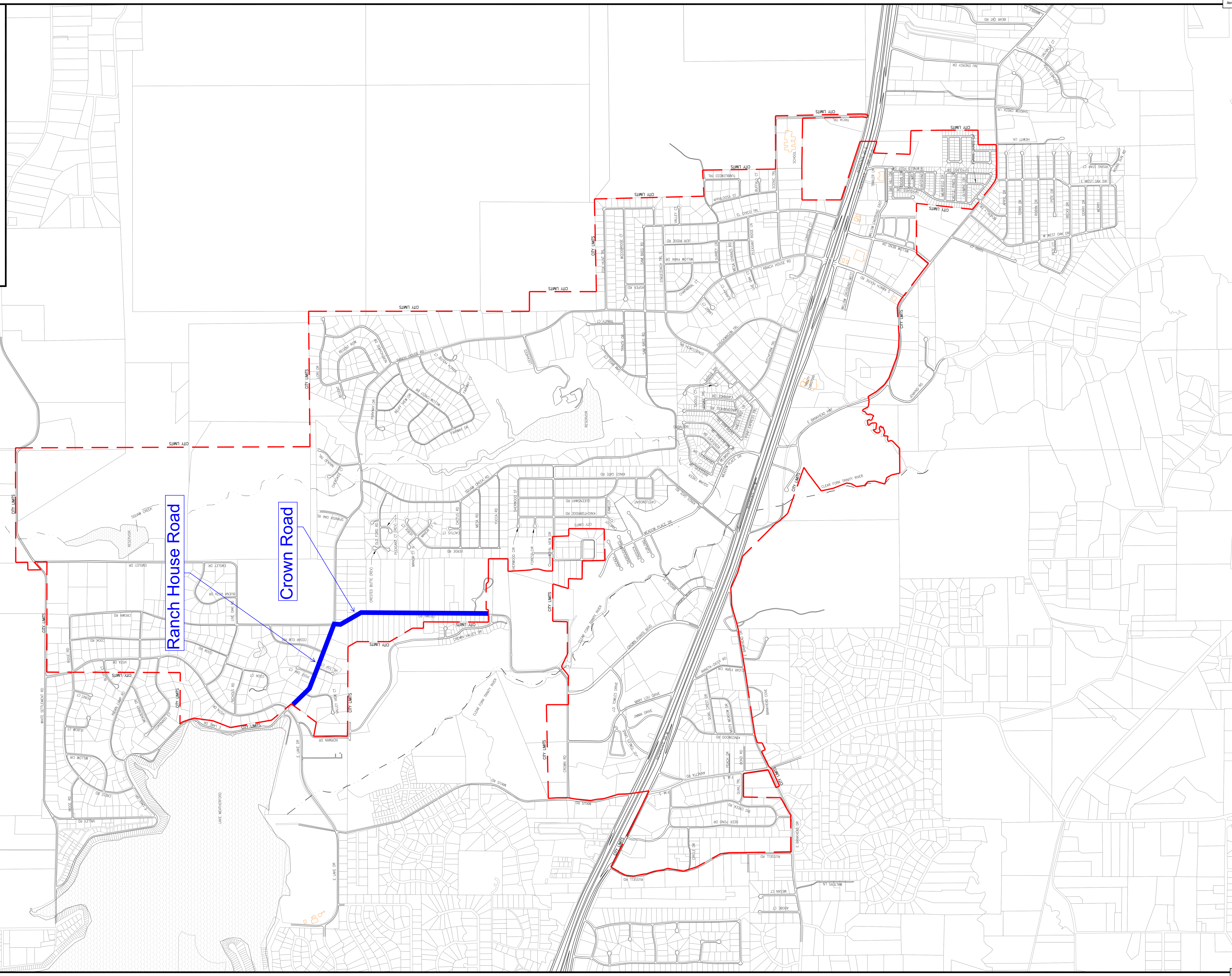
STREET SYSTEM MAP

AUGUST 2023



1" = 800'

TEBE FIRM # 2448
TEBE FIRM # BR 2261
TEBE FIRM # 10194483





CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: June 11, 2024	Department: Public Works	Presented By: Gretchen Vazquez
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AGENDA ITEM: Discussion and Action to consider the expansion of drive approaches for the 2022 Street Improvements Project.

BACKGROUND:

The 2022 Street Improvements project consisted of removing and replacing the existing asphalt pavement with concrete paving on Crown Road and Ranch House Road. The project also included roadside ditch grading, driveway replacement, and new bike lanes.

Several residents have stated that the new drive approaches are too narrow.

Section 10.02.243 of the Subdivision Ordinance states that residential driveways shall be not less than eleven feet (11') in width, measured at the property line. The radius of all driveway returns shall be a minimum of five feet (5').

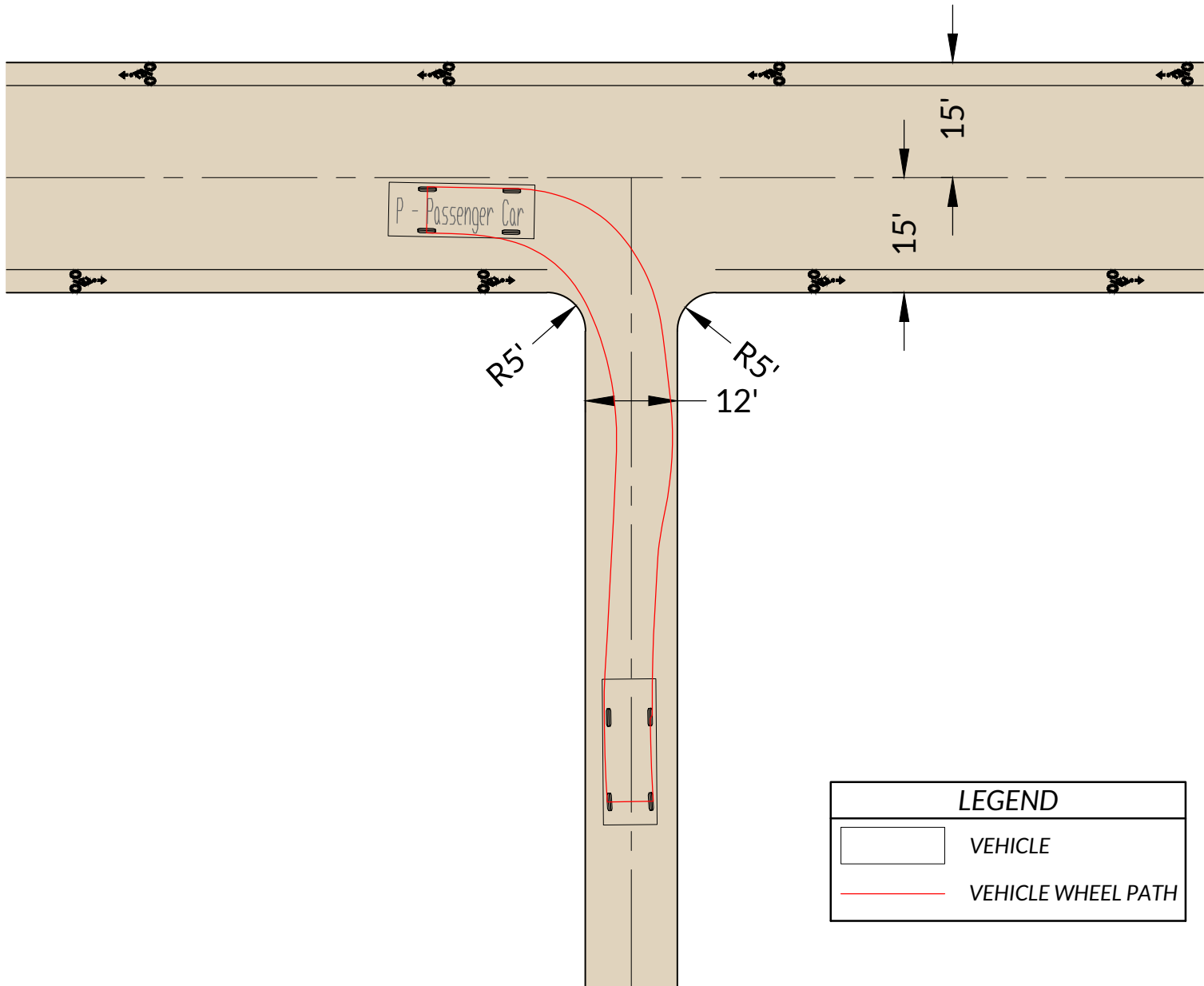
The driveways reconstructed on Crown Road and Ranch House Road met or exceeded the city's design criteria.

STAFF RECOMMENDATION:

After an adequate engineering analysis, city staff recommends not widening the drive approaches on Crown Road and Ranch House Road. Staff recommends implementing the traffic calming measures as discussed and reevaluating the drive approaches at a later time.

EXHIBIT:

Auto-turn Exhibit



CITY OF WILLOW PARK
Parker County, Texas
VEHICLE RIGHT TURN EXHIBIT
19' SUV NEAR SIDE LANE
JUNE 2024



TBPE FIRM
2448

TBAE FIRM
BR 2261

TBPELS FIRM
10194493



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: June 11, 2024	Department: Public Works	Presented By: Michelle Guelker
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AGENDA ITEM

Discussion/Action: To establish a Street Hump Installation Policy.

BACKGROUND:

In light of recent events, the Police Department and Public Works Department felt it was necessary to establish Street Hump Installation Policy.

Chief Franklin researched neighboring communities, including Weatherford, Azle, and Fort Worth, who have already established policies and created a policy for consideration that we feel meets the current needs of the City.

The policy establishes who can request speed humps, provides a procedure for requesting and notification of the neighbors, specifying time periods and cost sharing between the city and the neighborhood.

STAFF/BOARD/COMMISSION RECOMMENDATION:

To approve the Street Hump Installation Policy as presented.

EXHIBITS:

Neighborhood Traffic control Program Street Hump Installation Policy
Request for Speed Hump Investigation and Speed Hump Petition forms

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	
	Source of Funding	



REQUEST FOR SPEED HUMP INVESTIGATION

Request for Speed Hump Investigation

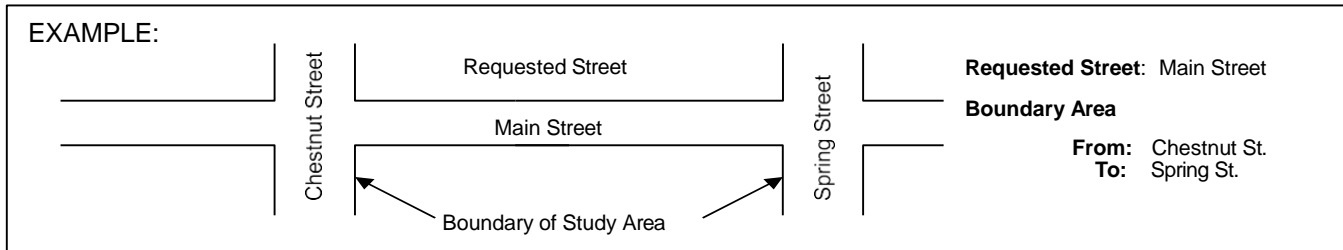
The following is a request form for speed humps (please feel free to submit this form as a formal request. Each request must contain the completed information as indicated in section A and B. The request will be processed in accordance with the provisions of the Speed Hump Policy, which can be found by calling or visiting the Public Works Department or online.

A. Street Study Information

Each request must provide the name of the street on which a study is requested, and the boundaries of the street segment. Traffic studies will be conducted only within the boundaries indicated. Please use street names for boundaries, not block ranges. ONLY ONE STREET PER APPLICATION.

Requested Street: _____

Boundary Area: From: _____ To: _____



B. Contact Person Information

Each request must provide a contact person who lives on the requested street within the study area boundary. If the request is being submitted from a neighborhood association, please provide the name, address, and telephone number of the duly authorized representative of the neighborhood association. The contact person will receive all correspondence and will be responsible for gathering evidence of support when requested.

Printed Name: _____

Address: _____

Willow Park, TX Zip Code: _____ **Phone #:** _____

Email: _____

I agree to be the contact person for the above request, and I understand that a request does not guarantee installation of speed humps and that a request may not automatically be withdrawn from consideration once a study determines the street to be eligible for speed humps.

Signature: _____

Date: _____

**Please Return Request to: City of Willow Park Public Works Dept
120 El Chico Trail Willow Park, Texas 76087 | 817-441-7108**



CITY OF WILLOW PARK SPEED HUMP PETITION

A. CITY USE ONLY:

Requested street: _____

Boundary Area from: _____ to: _____

Number of houses in neighborhood/street block: _____

Number of signatures required to meet 80% criteria: _____

Recommended: _____

Approved Date: _____

B. Evidence of Neighborhood Support

Please provide evidence of neighborhood support for participation in the program by completing the attached Speed Hump Petition. Evidence of support must be within the study area as identified in Section A of the Request for Speed Hump Investigation if you would like to proceed after reviewing the Speed Study.

Please secure signatures from at least 80% of the owners/residents representing **properties that abuts the street segment** in question.

Contact Person Information:

Printed Name: _____

Address: _____

Willow Park, TX Zip Code: _____ Phone #: _____

Email: _____

I agree to be the contact person for the attached Speed Hump Petition. I understand that a petition does not guarantee installation of speed humps and that a petition may not automatically be withdrawn from consideration once a study determines the street to be eligible for speed humps.

Signature: _____

Date: _____

Please Return Petition to: City of Willow Park Public Works Dept.
120 El Chico Trail Willow Park, TX 76087 | 817-441-7108



CITY OF WILLOW PARK SPEED HUMP PETITION

We the below-signed owners and residents of _____ hereby offer our support for our neighborhood's participation in the Speed Hump Program.

_____ Printed Name	_____ Address	_____ Signature	_____ Phone Number
_____ Printed Name	_____ Address	_____ Signature	_____ Phone Number
_____ Printed Name	_____ Address	_____ Signature	_____ Phone Number
_____ Printed Name	_____ Address	_____ Signature	_____ Phone Number
_____ Printed Name	_____ Address	_____ Signature	_____ Phone Number
_____ Printed Name	_____ Address	_____ Signature	_____ Phone Number
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_____ Printed Name	_____ Address	_____ Signature	_____ Phone Number
_____ Printed Name	_____ Address	_____ Signature	_____ Phone Number

(Use additional sheets as necessary)



NEIGHBORHOOD TRAFFIC CONTROL PROGRAM

STREET HUMPS INSTALLATION POLICY

Version 1.0

STREET HUMP INSTALLATION POLICY SUMMARY

The following is intended to provide a general overview of the major points of this policy. The full policy should be reviewed if a request is to be submitted. Significant additional information is included in the full policy.

- Only for specified types of residential streets with 30 MPH speed limit
- Minimum distances required from intersections, traffic signals, and other humps as well as from various utility elements
- Requestor responsibility to collect survey signatures
- Only single-family, duplex, triplex, or fourplex dwellings to be included
- Survey area includes only properties adjacent to the requested street
- Support of 80% of all homes in the survey area required
- City responsibility to review submitted survey for procedural compliance
- City responsibility to notify homes in the survey area of a request approval
- A variance request process to an appeal committee available
- A specified time period available for collection of signatures and for payment upon approval
- Homes adjacent to proposed location must support installation at that location
- City and homeowners shall share 50/50 in the cost of the speed humps
- Same survey process required for removal or relocation

STREET HUMP INSTALLATION POLICY

1. GENERAL

"Speed bumps" are frequently requested by citizens to slow traffic on residential streets. Several factors should be considered prior to the installation of a device in the roadway intended to slow traffic including:

- the impact of the device on road users including motorcyclists, bicyclists, and pedestrians,
- the impact of the device on roadway drainage patterns,
- the anticipated impact of the device on vehicular speeds,
- the degree of support for the installation of the device.

It is important that devices installed in the public roadway not inflict damage to passing vehicles or cause drivers to lose control of their vehicles if they are driving at a reasonable speed for the conditions. Therefore, the design of speed bumps frequently used in commercial parking areas is generally considered unacceptable for installation on public streets. It is difficult to imagine the impact of driving over some of these at the legal 30 miles per hour speed limit on residential streets.

An alternative design called a street hump has been used on public streets in various cities. It provides longer approach and departure ramps than parking lot type speed bumps and can be safely crossed at legal roadway speeds. Proper taper as the hump approaches the curb or roadway edge permits roadway drainage.

This policy is designed to provide reasonable opportunities for the installation of street humps on specified types of residential streets based upon the degree of support from the surrounding residents and the street conditions. The following sections provide detailed information on the eligibility of streets and procedures for the installation of street humps.

II. ELIGIBLE STREETS

The first step in the street hump installation process is to determine whether a specific street is eligible. Streets meeting all of the following conditions shall be eligible for street hump installation:

- The street is constructed on dedicated right-of-way. Street humps will not be installed on private roads or drives.
- The street must be either a concrete street constructed as a residential roadway, or an asphalt street constructed as a residential roadway.

- The property adjacent to the street is either wholly or primarily residential if developed or, if undeveloped, the adjacent property is either wholly or primarily zoned for residential uses. Public parks, public schools, churches, and drainage easements are considered residential uses for the purposes of this policy.
- The street has no more than one moving lane of traffic in each direction.
- The traffic volume on the street is less than 5,000 vehicles per day.
- The street has a speed limit of 30 miles per hour.
- The street is not a primary route for emergency vehicles. Both the Fire Department and the Police Department shall have veto authority on any street they consider critical for emergency response.

III. LOCATION ON STREETS

Once a street is determined to be eligible, the possible locations for hump installation on that street are subject to three conditions as follows:

- **Sight distance**
Adequate sight distance must exist at the desired location to safely accommodate traffic operations after hump installation. Public Works Department staff will review the area included in the request and identify any areas in which installation would be excluded due to sight distance.
- **Adjacent resident concurrence**
A street hump shall not be located in front of or immediately adjacent to a property if a resident of that property objects to its placement or, in the case of a property containing multiple low density dwellings, if a majority of the households on the property object to its placement.
- **Distance to adjacent intersections and traffic control devices**
Street humps shall be located at least:
 - 150 feet from an intersection,
 - 300 feet from an adjacent street hump,
 - 600 feet from an existing or currently approved traffic signal.
- **Distance from utility features**
Street humps shall be located at least:
 - 30 feet from a manhole or valve cover,
 - 50 feet upstream or 5 feet downstream from a storm sewer inlet,

- 50 feet from a fire hydrant.

IV. SURVEY PROCEDURE

The degree of resident support is a major factor in the consideration of street hump installation. A survey of the homes within a specified survey area must be submitted to the City demonstrating the required degree of resident support.

Survey Area

- The survey area shall include a distance of at least 500 feet on each side of each requested street hump location but shall include the entire length of any impacted block. If the 500 foot distance extends into any part of an adjacent block, the entire length of the adjacent block shall be included. The Public Works Department will review the request and determine the required survey area.
- Only single-family, duplex, triplex, or fourplex homes shall be included in the survey response. Townhomes are considered single family for the purposes of this policy.
- All homes within the specified distance whose front or side yard adjoins the street on which the street humps are being requested shall be included. Homes with only the rear yard adjacent to the street shall not be considered in reviewing resident support.

Support Form

- A survey form will be provided by the City for the collection of signatures. This form will include a brief description of the request, traffic operation considerations, and instructions to the residents.
- For each street address included in the survey area, the following information must be included:

Street address, printed name of resident, signature of resident.
- In order to provide each surveyed home, the same level of input, only one resident per home may sign the survey form.
- Up to three months shall be permitted for the collection of necessary signatures and survey submission to the City. If the necessary number of signatures is not collected within this time period, a new survey must be begun.

Required Percent of Support

- At least 80% of the homes in the survey area must indicate support of the proposed street hump installation. Only the "support" preferences on the survey will be included in calculating the required support level. The "oppose" and "no preference" indications will not be used in this calculation.
- The Public Works Department will review the submitted survey to verify that the required survey area was included and to determine that at least 80% of the homes support the installation.

V. INSTALLATION PROCEDURE

- When a sufficient number of "support" signatures have been obtained, the survey and an administrative fee should be submitted to the Public Works Department. The administrative fee, to cover the City's cost of mailing certified letters to all homes in the survey area advising of the approved request, will be fifty percent (50%) per survey area address and will be based on the actual number of addresses in the survey area.
- When a submitted survey has been verified as meeting the required neighborhood support level, the Public Works Department will place the street on a list of streets approved for street hump installation and will mail the residents in the survey area a letter advising of the approved street hump installation request. This letter will advise that fifty percent (50%) of the installation cost must be paid by the neighborhood to the City and will include the name and phone number of the neighborhood representative.
- After a street hump request is approved, the City will submit an invoice for half the cost of the street hump installation to the neighborhood representative. The neighborhood representative will be responsible for collecting and submitting all required payments to the City. Upon receipt of payment of the cost, the humps will be installed as scheduling permits.
- The cost for each street hump installation will be based on the actual cost for a typical street hump installation including any necessary pavement markings and/or signs. Costs will be established by the Public Works Department based upon current costs.
- If full payment has not been received within six (6) months from the statement date, the street will be removed from the list of streets approved for street hump installation. If this occurs, it will be necessary to repeat the entire process for speed hump installation.

VI. APPEALS OR VARIANCES

The City Council may appoint a committee that shall serve as an appeal committee and may consider requests for unusual conditions that do not fall within these guidelines or for additional consideration of locations that failed to satisfy all of the included requirements. The following general guidelines will be used:

- Requests for appeals or variances shall be submitted to the Public Works Department and shall specify why an appeal or variance is being requested.
- An appeal or variance request will be forwarded to the members of the appointed Committee for their review.
- If a majority of the members feel the request merits further consideration, it will be scheduled for a future meeting.
- If less than a majority of the appointed Committee members feel further consideration is necessary, the item will not be scheduled for consideration and the requesters will be advised of the committee's decision.
- All appeals must be scheduled in advance for committee consideration. Residents may not appear at a Committee meeting to present a request for consideration.
- Residents may appear at a Committee meeting to observe the discussion of any scheduled appeal. Subject to the discretion of the Committee chairperson, audience members may be permitted to speak supporting or opposing any scheduled appeal.

VII. STREET HUMP REMOVAL AND ALTERATION

- The process for requesting street hump removal or alteration by residents is the same as the process for installation. A survey must be submitted to the City with at least 80% of the homes in the survey area supporting the requested removal or alteration. The cost of removal/alteration must be paid by the requestors.

VIII. DESIGN STANDARDS AND POLICY PROCEDURES

- The Public Works Department shall prepare and maintain design standards for street humps installed through this policy.
- This policy will be reviewed in two-year intervals with the first review being performed one year after the installation of the first street hump installed under the provisions of this policy. Review and revision of this policy may also occur prior to the scheduled review date at the discretion of the City Council and staff.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: June 11, 2023	Department: Administration	Presented By: Bryan Grimes, City Manager
---------------------------------------	--------------------------------------	--

AGENDA ITEM:

Consider and take action on an ordinance accepting a petition to expand the City of Willow Park's Extraterritorial Jurisdiction to include a 3.208 Acre tract and a 228.4 Acre tract of land owned by Brothers in Christ Properties, LLC.

BACKGROUND:

Two tracts of land totaling approximately 232 acres, one tract being approximately 3.208 acres of land, more or less, in the H.T. & B. RR. Co. Survey, Abstract Number 647 And the Heirs Of Francisco Sanchez Survey, Abstract 2346, and being a portion of that tract of land by deed described by deed to Brothers In Christ Properties, LLC as recorded in Document Number 202400902, Deed Records, Parker County, Texas, and one tract being approximately 228.4 acres of land, more or less, in the F.H. Hammon Survey, Abstract Number 673, the Heirs of Francisco Sanchez Survey, Abstract Number 2346, the H.T. & B. RR. Co. Survey, Abstract Number 647, and the J. Beech and C. Nott Survey, Abstract Number 2091, Parker County, Texas being a portion of that tract of land described by deed to Brothers In Christ Properties, LLC as recorded in Document Number 202400902, Deed Records, Parker County, Texas. (see Exhibit), and owned by Brothers In Christ Properties, LLC are proposed for future development.

Property owners have requested water and sewer service, which the City of Willow Park can provide once the properties are within its extraterritorial jurisdiction (ETJ). The Services Agreement provides terms for these services and includes the properties' immediate annexation into the City of Willow Park following incorporation into its ETJ.

STAFF/BOARD/COMMISSION RECOMMENDATION:

City Staff recommend that the Ordinance accepting the petition be approved.

EXHIBITS:

- Ordinance
- Petition for Voluntary ETJ Expansion with Exhibits

RECOMMENDED MOTION:

Approval of the ordinance accepting a petition to expand the City of Willow Park's Extraterritorial Jurisdiction to include a 3.208 Acre tract and a 228.4 Acre tract of land owned by Brothers in Christ Properties, LLC, as presented.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, ACCEPTING THE INCLUSION OF THE HEREIN DESCRIBED PROPERTY INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WILLOW PARK, AND EXTENDING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION TO INCLUDE SAID HEREIN DESCRIBED PROPERTY, AND GRANTING TO ALL INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OFFERED BY LAW AND BINDING SAID INHABITANTS BY ALL THE ACTS, ORDINANCES, RESOLUTIONS, LAWS AND REGULATIONS OF THE CITY OF WILLOW PARK AND THE STATE THAT MAY BE APPLIED OR ENFORCED

WHEREAS, the City of Willow Park ("City") is a political subdivision of the State of Texas, organized as a Type A General Law municipality;

WHEREAS, the owner of the following property, Brothers in Christ Properties, LLC (the "Owner"), has petitioned the City of Willow Park to extend the present extraterritorial jurisdiction ("ETJ") of the City so as to include the following property in the ETJ of the City of Willow Park: 3.208 acre tract as described and depicted in attached Exhibit "A" (the "3 Acre Tract") and a 228.4 acre tract as described and depicted in attached Exhibit "B" (the "228 Acre Tract"), both of which are attached to Exhibit 1. (The 3 Acre Tract and the 228 Acre Tract may be collectively referred to herein as the "Property".)

WHEREAS, the 3 Acre Tract was in the ETJ of the City of Fort Worth and that property was released by the City of Fort Worth pursuant to Section 42.105(c) of the Local Gov't Code after a petition was duly filed by the Owner of the property.

WHEREAS, the 228 Acre Tract was in the ETJ of the City of Aledo and that property was released by operation of law from the City of Aledo's ETJ after the Owner complied with all requirements of Section 42.102 and 42.105 of the Local Gov't Code for release from the City of Aledo's ETJ, but the City of Aledo failed to take action to release the 228 Acre Tract from the City of Aledo ETJ within the time allowed by Section 42.105(d) and, in fact, denied the request for release.

WHEREAS, pursuant to Section 42.105(e), any property released from a city's ETJ under Section 42.105 of the Local Gov't Code may not be included in the ETJ or the corporate boundaries of another city unless the owner of the property subsequently requests that the property be included in the city's ETJ

WHEREAS, the City received a notarized petition titled "Petition for Voluntary ETJ Expansion" requesting inclusion of the Property into the City's ETJ attached hereto as Exhibit "1" from the Owner of the Property;

WHEREAS, the Property is not included in the ETJ or municipal boundaries of any other municipality;

WHEREAS, the Council held a meeting on Tuesday, June 11, 2024 at 6:00 p.m. and considered an agenda item that read, "Consider and take action on an ordinance accepting a petition to expand the City of Willow Park's Extraterritorial Jurisdiction to include a 3.208 Acre tract and a 228.4 acre tract of land owned by Brothers in Christ Properties, LLC", all in strict compliance with the TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE, Chapter 551; and

WHEREAS, at that meeting, the Council voted, by majority, to accept the petition and to include the Property into the ETJ of the City.

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

SECTION 1: The above recitals are hereby found to be true and correct and are incorporated herein for all purposes. The recitals and language of the petition for inclusion into City's ETJ, shall be incorporated herein for all purposes.

SECTION 2: Exhibit "1" is a petition for inclusion into the City's ETJ and accurately identifies the Property owned by Brothers in Christ Properties, LLC.

SECTION 3: The Property is hereby accepted into the City's ETJ, as described in Exhibit "1", to include all of the Property that Brothers in Christ Properties, LLC has legal title to, including the fee to the center of any roadway (right-of-way) abutting the Property, for which Brothers in Christ Properties, LLC has legal title to by grant, reservation or common law.

SECTION 4: The Council finds that the Property, which is the subject of this petition for inclusion into the City's ETJ, is not within the ETJ of any other municipality.

SECTION 5: The Council finds that a proper request for inclusion of the Property into the City's ETJ pursuant to Section 42.105(e) was made by the Owner in full compliance with law.

SECTION 6: The City Secretary shall maintain a file of the original petition and any relevant supporting documents for the Property included in Exhibit 1 .

SECTION 7: If the petition subject to this Ordinance shall be deemed unlawful, unconstitutional, or otherwise invalid, the validity or legality of any other ETJ inclusion requests received before or after shall remain unaffected and shall be in full force and effect.

SECTION 8: This Ordinance shall become effective immediately upon its passage.

SECTION 9: The City Administrator is directed to update the City's boundary and ETJ map available to the public to include the Property into the city's ETJ and to make said map available to any government or coalition of governments that maintains such city boundary maps.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Willow Park, Texas, on this the 11th day of June, 2024.

Doyle Moss, Mayor

ATTEST:

Crystal Dozier, City Secretary

APPROVED AS TO FORM:

William P. Chesser, City Attorney

The Willow Park City Council is acting on Ordinance No. 905-24, did on the 11th day of June, 2024 vote as follows:

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

STATE OF TEXAS §
 §
COUNTY OF PARKER §

PETITION FOR VOLUNTARY ETJ EXPANSION

To the Mayor and City Council of the City of Willow Park:

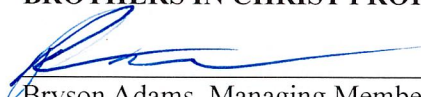
The undersigned owner(s) of the property described below hereby petition the City of Willow Park to extend the present extraterritorial jurisdiction (“ETJ”) of the City so as to include the following property in the ETJ of the City of Willow Park: 3.208 acre tract as described and depicted in attached Exhibit “A” (the “3 Acre Tract”) and a 228.4 acre tract as described and depicted in attached Exhibit “B” (the “228 Acre Tract”). The 3 Acre Tract and the 228 Acre Tract may be collectively referred to herein as the “Property”.

I/We certify and swear that:

1. Brothers in Christ Properties, LLC is the sole owner of the Property.
2. This request for inclusion in Willow Park’s ETJ is made voluntarily.
3. The 3 Acre Tract was in the ETJ of the City of Fort Worth and that property was released by the City of Fort Worth pursuant to Section 42.105(c) of the Local Gov’t Code after a petition was duly filed by us as the sole owners of the property.
4. The 228 Acre Tract was in the ETJ of the City of Aledo and that property was released by operation of law from the City of Aledo’s ETJ after we complied with all requirements of Section 42.102 of the Local Gov’t Code for release from the City of Aledo’s ETJ, but the City of Aledo failed to take action to release the 228 Acre Tract from the City of Aledo ETJ and in fact denied our request for release.
5. The undersigned agree and acknowledge that the City of Willow Park is relying on the representations by us that the Property is not within the ETJ of another city in the consideration of, and possible granting, of this Petition for Voluntary ETJ Expansion.

I/We certify and swear that this petition is signed and acknowledged by each and every person and legal entity owning the Property.

BROTHERS IN CHRIST PROPERTIES, LLC



Bryson Adams, Managing Member

Kevin Kolb, Member

Roger Sikes, RJS Holdings, LLC: Roger J. Sikes Member

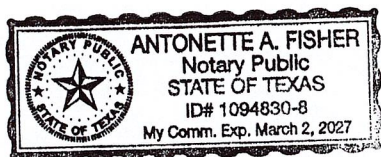
RJS Holdings, LLC: Jeff Hansen, Member, GRJ Enterprises, LP: Jeffrey E. Hansen, General Partner

AFFIDAVIT

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bryson Adams, Managing Member of Brothers in Christ Properties, LLC, known to me to be the person whose name is subscribed hereto, and who stated to me on oath that he is the owner of the property described in this petition, that he is competent to make this affidavit, that he has personal knowledge of the facts, that the facts and statements contained in the foregoing petition and affidavit are true and correct, that his signature on behalf of the owner, if an entity other than an individual, is the act and deed of said owner, and that he is the duly authorized officer or agent of the owner and is authorized to make and execute this affidavit.

Subscribed and sworn to by Affiant on this the 10th day of June, 2024 to certify which witness my hand and seal of office.

Antonette A. Fisher
Notary Public of the State of Texas



Antonette A. Fisher
Print Name of Notary

My Commission Expires:

March 2, 2027

DESCRIPTION OF 3.208 ACRES OF LAND

BEING a tract of land situated in the H.T. & B. RR. Co. Survey, Abstract Number 647 and the Heirs of Francisco Sanchez Survey, Abstract Number 2346, Parker County, Texas, being a portion of that tract of land described by deed to Aledo 388 Venture Partners, LLC, recorded in Instrument Number 202227773, County Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most northerly northwest corner of said Aledo 388 tract, the southwest corner of that tract of land described by deed to Patricia Dean Boswell, recorded in Volume 1441, Page 400 and Volume 1478, Page 1837, both of said County Records, being in the east right-of-way line of F.M. 1187 (a variable width right-of-way) and the beginning of a curve to the right;

THENCE with said east right-of-way line and said curve to the right, an arc distance of 458.82 feet, through a central angle of $13^{\circ}24'49''$, having a radius of 1959.85 feet, the long chord which bears $S 21^{\circ}42'40''W$, 457.78 feet;

THENCE $S 28^{\circ}26'06''W$, 155.95 feet, continuing with said east right-of-way line, to the **POINT OF BEGINNING**;

THENCE $S 32^{\circ}42'27''E$, 510.87 feet, over and across said Aledo 388 tract, to the east line of said Aledo 388 tract and the west line of the remainder of that tract of land described by deed to John Henry Dean III (Parcel 5), recorded in volume 1441, Page 424, said County Records;

THENCE $S 62^{\circ}38'35''W$, 65.75 feet, departing said common line, to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 412.58 feet, through a central angle of $16^{\circ}22'23''$, having a radius of 1443.78 feet, the long chord which bears $S 80^{\circ}21'46''W$, 411.18 feet, returning to said east right-of-way line;

THENCE with said east right-of-way line the following bearings and distances:

N $21^{\circ}01'49''E$, 26.16 feet;

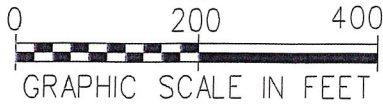
N $15^{\circ}31'36''W$, 120.14 feet;

THENCE $N 28^{\circ}26'06''E$, 442.07 feet, continuing with said east right-of-way line, to the **Point of Beginning** and containing 139,747 square feet or 3.208 acres of land more or less.

“Integral Parts of this Document”

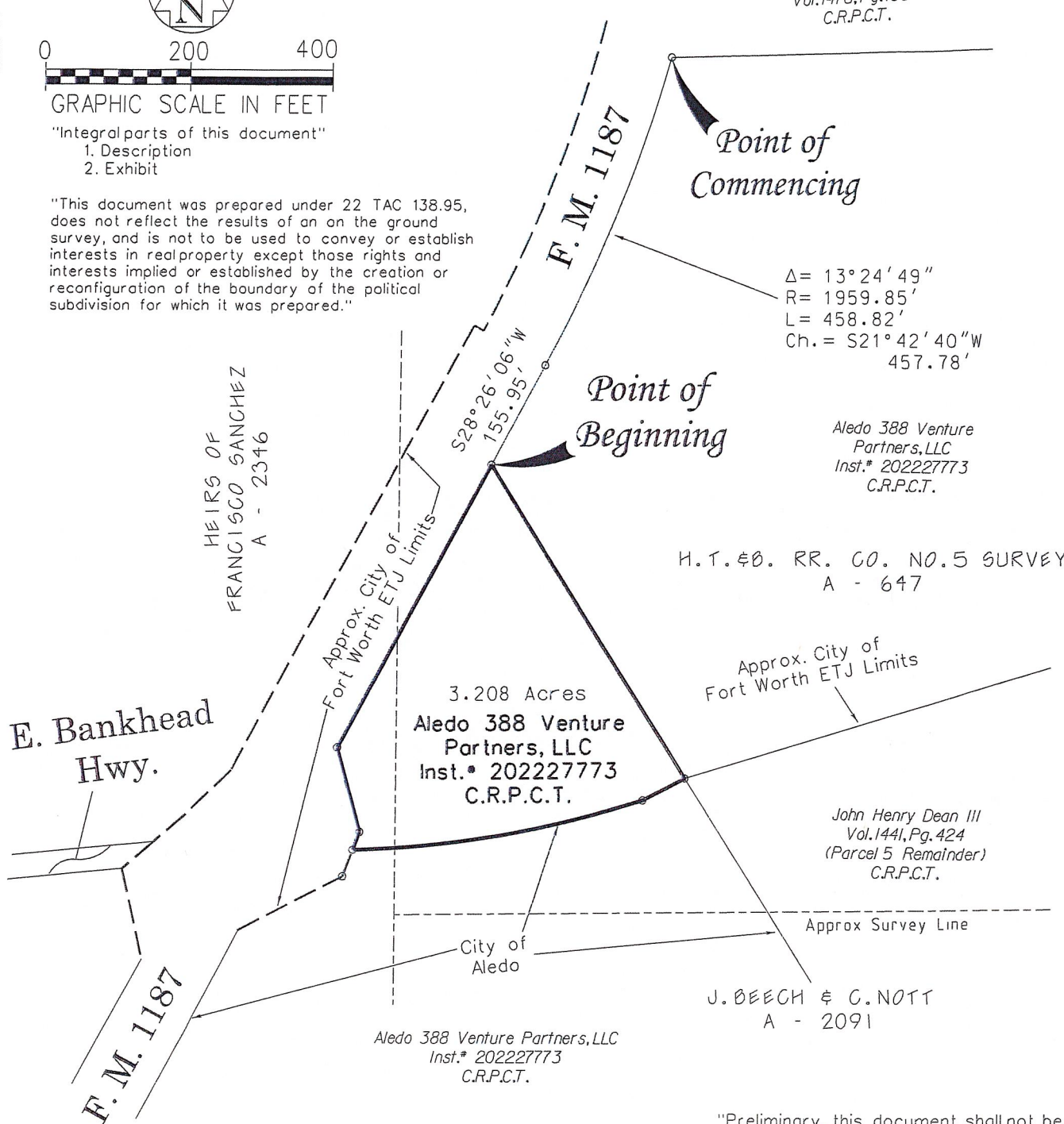
1. Description
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



"Integral parts of this document"
1. Description
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



$\Delta = 13^{\circ}24'49''$
 $R = 1959.85'$
 $L = 458.82'$
 $Ch. = S21^{\circ}42'40''W$
 $457.78'$

Aledo 388 Venture Partners, LLC
Inst.# 202227773
C.R.P.C.T.

H.T. & B. RR. CO. NO. 5 SURVEY
A - 647

John Henry Dean III
Vol.1441, Pg.424
(Parcel 5 Remainder)
C.R.P.C.T.

J. BEECH & C. NOTTE
A - 2091

Aledo 388 Venture Partners, LLC
Inst.# 202227773
C.R.P.C.T.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 2/22/2024

Exhibit of 3.208 Acres of Land

Situated in the H.T.&B. RR. Co. Survey, Abstract Number 647, and the Heirs of Francisco Sanchez Survey, Abstract Number 2346, Parker County, Texas.

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

DESCRIPTION (PROPOSED ALEDO TRACT):

COMMENCING AT THE NORTHEAST CORNER OF ROLLING HILLS ADDITION, AND ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS;

THENCE SOUTH 89°08'47" WEST, 784.86 FEET;

THENCE SOUTH 89°31'34" WEST, 357.78 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°31'34" WEST, 801.47 FEET;

THENCE SOUTH 89°18'26" WEST, 1183.42 FEET TO THE EAST LINE OF F.M. 1187;

THENCE WITH THE EAST LINE OF F.M. 1187 THE FOLLOWING COURSES:

NORTH 01°11'52" EAST, 977.65 FEET;
WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A DELTA ANGLE OF 02°36'07",
A CHORD BEARING OF NORTH 02°36'22" EAST, A CHORD LENGTH OF 257.91 FEET, ALONG SAID
CURVE AN ARC LENGTH OF 257.93 FEET;
NORTH 03°48'39" EAST, 291.49 FEET;
WITH CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A DELTA ANGLE OF 03°25'01",
A CHORD BEARING OF NORTH 02°07'26" EAST, A CHORD LENGTH OF 344.63 FEET, ALONG SAID
CURVE AN ARC LENGTH OF 344.68 FEET;
NORTH 00°25'14" EAST, 1425.38 FEET;
WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A DELTA ANGLE OF 28°35'52",
A CHORD BEARING OF NORTH 14°39'40" EAST, A CHORD LENGTH OF 1390.39 FEET, ALONG SAID
CURVE AN ARC LENGTH OF 1404.93 FEET;
NORTH 28°58'30" EAST, 815.52 FEET;

THENCE DEPARTING THE EAST LINE OF F.M. 1187, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1443.78 FEET, A DELTA ANGLE OF 20°15'27", A CHORD BEARING OF NORTH 82°50'57" EAST, A CHORD LENGTH OF 507.81 FEET, ALONG SAID CURVE AN ARC LENGTH OF 510.46 FEET;

THENCE SOUTH 32°42'27" EAST, 2574.59 FEET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1500.00 FEET, A DELTA ANGLE OF 18°15'11", A CHORD BEARING OF SOUTH 55°30'41" WEST, A CHORD LENGTH OF 475.85 FEET, ALONG SAID CURVE AN ARC LENGTH OF 477.87 FEET;

THENCE SOUTH 64°38'16" WEST, 301.12 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 38°32'13", A CHORD BEARING OF SOUTH 45°22'10" WEST, A CHORD LENGTH OF 527.99 FEET, ALONG SAID CURVE AN ARC LENGTH OF 538.08 FEET;

THENCE SOUTH 25°44'52" WEST, 141.03 FEET;

CONTINUED ON NEXT PAGE



11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1800

JOB #: DRH20004	DRAWN BY: DK	CHECKED BY: NAME	DATE: 6/23/2021	PAGE #: 4 OF 5
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DWG NAME C:\JOB\DRH20004_DEAN_RANCH\MAS IERDEV_SUR\DRH20004_SK.DWG

PLOT DATE: 6/23/2021

DESCRIPTION (PROPOSED ALEDO TRACT contd.):

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2474.96 FEET, A DELTA ANGLE OF 06°12'30", A CHORD BEARING OF SOUTH 67°21'22" EAST, A CHORD LENGTH OF 268.04 FEET, ALONG SAID CURVE AN ARC LENGTH OF 268.17 FEET;

THENCE SOUTH, 478.39 FEET;

THENCE SOUTH 46°51'15" EAST, 543.35 FEET;

THENCE SOUTH 43°08'45" WEST, 397.24 FEET;

THENCE SOUTH 00°08'56" WEST, 1090.76 FEET; TO THE PLACE OF BEGINNING AND CONTAINING 228.24 ACRES (9,942,300 SQUARE FEET) OF LAND, MORE OR LESS.

IRBES S Firm Reg No. 10194468

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11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1900

JOB #: DRH20004

DRAWN BY: DK

CHECKED BY: NAME

DATE: 6/23/2021

PAGE #: 5 OF 5

DWG NAME G:\JOB\DRH20004_DEAN_RANCH\MAS TERDEV_SUR\GRH20004_SK.DWG

PLOT DATE: 6/23/2021

SAVE AND EXCEPT:

BEING that certain tract of land situated in the J. Beech & C. Nott Survey, Abstract Number 2091, Parker County, Texas, being a portion of Aledo 388 Venture Partners, LLC, recorded in Instrument Number 202227773, County Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Aledo 388 tract, an "ell" corner in the remainder of that tract of land described by deed to John Henry Dean III, recorded in Volume 1441, Page 424 (Parcel 5), said County Records, and being in the north line of that tract of land described by deed to Aledo Christian Center, recorded in Volume 1371, Page 1473, said County Records;

THENCE S 88°58'13"W, 13.06 feet, with said north line and the south line of said Aledo 388 tract, from which the northwest corner of said Aledo Christian Center tract and the northeast corner of Lot 1, Block 1, Aledo Christian Center, an addition to the City of Aledo, Texas, by plat recorded in Cabinet C, Slide 475, said County Records, bears S 88°58'13"W, 271.83 feet;

THENCE over and across said Aledo 388 tract, the following courses and distances:

N 00°23'44"W, 1090.84 feet, departing said common line;

N 42°36'05"E, 397.24 feet;

N 47°23'55"W, 543.35 feet;

N 00°32'40"W, 478.39 feet;

N 67°54'02"W, 268.04 feet;

N 25°12'13"E, 141.03 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 538.08 feet, through a central angle of 38°32'13", having a radius of 800.00 feet, the long chord which bears N 44°49'30"E, 527.99 feet;

N 64°05'37"E, 301.13 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 477.86 feet, through a central angle of 18°15'11", having a radius of 1500.00 feet, the long chord which bears N 54°58'01"E, 475.85 feet;

THENCE S 33°15'06"E, 54.86 feet, to the beginning of a non-tangent curve to the right, in the east line of said Aledo 388 tract and the west line of the aforementioned John Henry Dean III remainder tract;

THENCE with said common line the following courses and distances:

Peloton Job No. LCP22001

ALEDO

G:\JOB\SKC233001_Dean_Ranch_Aledo\2_Srvy\Exhib\Legals\SDC23001_EX1.DOCX

September 05,
2023 Page 1 of 4

With said non-tangent curve to the right, an arc distance of 242.98 feet, through a central angle of $09^{\circ}05'57''$, having a radius of 1530.00 feet, the long chord which bears $S 52^{\circ}41'24''W$, 242.73 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 39.88 feet, through a central angle of $91^{\circ}24'32''$, having a radius of 25.00 feet, the long chord which bears $S 11^{\circ}32'07''W$, 35.79 feet;

$S 34^{\circ}10'09''E$, 10.00 feet;

$S 55^{\circ}49'51''W$, 50.00 feet;

$N 34^{\circ}10'09''W$, 15.69 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 37.04 feet, through a central angle of $84^{\circ}53'59''$, having a radius of 25.00 feet, the long chord which bears $N 76^{\circ}37'09''W$, 33.75 feet, to the beginning of a reverse curve to the right;

With said reverse curve to the right, an arc distance of 98.99 feet, through a central angle of $03^{\circ}42'25''$, having a radius of 1530.00 feet, the long chord which bears $S 62^{\circ}47'04''W$, 98.97 feet;

$S 65^{\circ}04'55''W$, 115.89 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 39.27 feet, through a central angle of $89^{\circ}59'27''$, having a radius of 25.00 feet, the long chord which bears $S 20^{\circ}05'13''W$, 35.35 feet;

$S 24^{\circ}54'31''E$, 9.53 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 10.00 feet, through a central angle of $01^{\circ}45'47''$, having a radius of 325.00 feet, the long chord which bears $S 25^{\circ}47'24''E$, 10.00 feet;

$S 63^{\circ}19'43''W$, 50.00 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 11.54 feet, through a central angle of $01^{\circ}45'47''$, having a radius of 374.98 feet, the long chord which bears $N 25^{\circ}47'24''W$, 11.54 feet;

$N 24^{\circ}54'31''W$, 9.50 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 39.27 feet, through a central angle of $90^{\circ}00'00''$, having a radius of 25.00 feet, the long chord which bears $N 69^{\circ}54'31''W$, 35.36 feet;

S 65°05'29"W, 80.58 feet;

With said curve to the left, an arc distance of 130.01 feet, through a central angle of 09°40'28", having a radius of 770.00 feet, the long chord which bears S 60°15'15"W, 129.86 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 39.67 feet, through a central angle of 90°54'51", having a radius of 25.00 feet, the long chord which bears S 09°57'36"W, 35.64 feet, to the beginning of a reverse curve to the right;

With said reverse curve to the right, an arc distance of 17.57 feet, through a central angle of 02°22'09", having a radius of 425.00 feet, the long chord which bears S 34°18'45"E, 17.57 feet;

S 56°52'19"W, 50.00 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 10.00 feet, through a central angle of 01°31'41", having a radius of 375.00 feet, the long chord which bears N 33°53'31"W, 10.00 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 42.60 feet, through a central angle of 97°38'12", having a radius of 25.00 feet, the long chord which bears N 83°28'27"W, 37.63 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 280.47 feet, through a central angle of 20°52'11", having a radius of 770.00 feet, the long chord which bears S 37°16'21"W, 278.92 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 40.05 feet, through a central angle of 91°47'01", having a radius of 25.00 feet, the long chord which bears S 19°03'15"E, 35.90 feet;

S 64°56'45"E, 10.00 feet;

S 25°03'15"W, 124.92 feet, to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 203.94 feet, through a central angle of 04°43'16", having a radius of 2474.95 feet, the long chord which bears S 68°05'59"E, 203.88 feet;

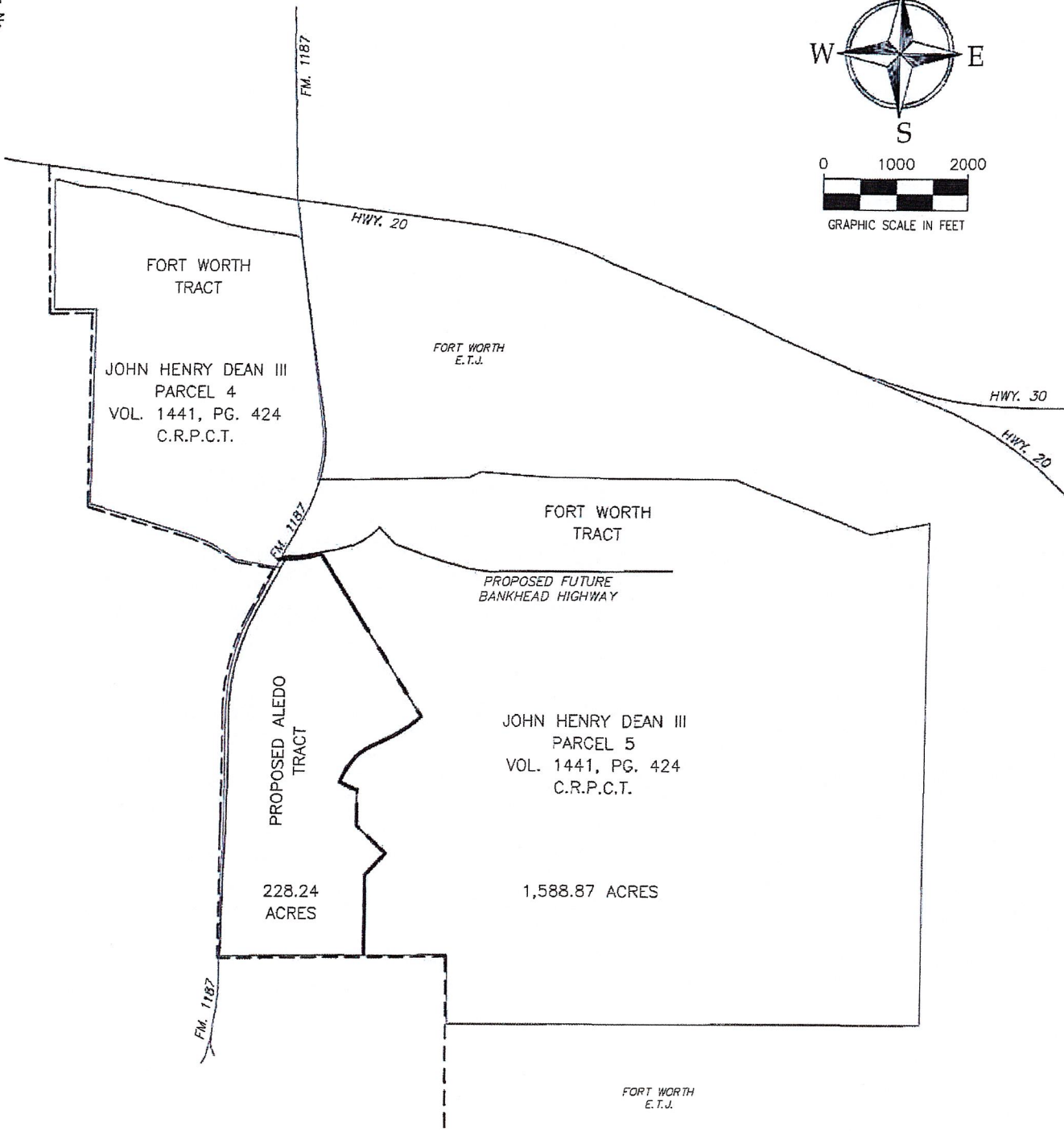
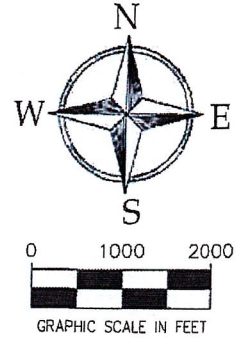
S 00°00'00"W, 478.39 feet;

S 46°51'15"E, 543.35 feet;

S 43°08'45"W, 397.24 feet;

THENCE S 00°08'56"W, 1105.07 feet, continuing with said common line, to the Point of Beginning and containing square feet or 3.096 acres of land more or less.

TPPELS Firm Reg No. 10194468



"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

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11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1300

JOB #: DRH20004 DRAWN BY: DK CHECKED BY: NAME DATE: 6/23/2021 PAGE #: 1 OF 5

DWG NAME G:\JOB\DRH20004_DEAN_RANCH\MAS1ER0EV_\SUR\DRH20004_SK.DWG

PLOT DATE: 6/23/2021



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: June 11, 2023	Department: Administration	Presented By: Bryan Grimes, City Manager
---------------------------------------	--------------------------------------	--

AGENDA ITEM:

Consider and take action on a resolution declaring the City's intent to begin annexation of approximately 7,313 feet, comprising 10.98 acres of East Bankhead Highway, directing City staff to prepare a service plan and scheduling two public hearings for the proposed annexation.

BACKGROUND:

Two tracts of land totaling approximately 232 acres, one tract being approximately 3.208 acres of land, more or less, in the H.T. & B. RR. Co. Survey, Abstract Number 647 And the Heirs Of Francisco Sanchez Survey, Abstract 2346, and being a portion of that tract of land by deed described by deed to Brothers In Christ Properties, LLC as recorded in Document Number 202400902, Deed Records, Parker County, Texas, and one tract being approximately 228.4 acres of land, more or less, in the F.H. Hammon Survey, Abstract Number 673, the Heirs of Francisco Sanchez Survey, Abstract Number 2346, the H.T. & B. RR. Co. Survey, Abstract Number 647, and the J. Beech and C. Nott Survey, Abstract Number 2091, Parker County, Texas being a portion of that tract of land described by deed to Brothers In Christ Properties, LLC as recorded in Document Number 202400902, Deed Records, Parker County, Texas. (see Exhibit), and owned by Brothers In Christ Properties, LLC, have petitioned for annexation into the City of Willow Park.

This resolution represents the City’s intent to annex East Bankhead Highway to the properties, to annex them into the City of Willow Park.

STAFF/BOARD/COMMISSION RECOMMENDATION:

City Staff recommend approval of this resolution, as presented.

EXHIBITS:

- Resolution
- Legal Description
- Map

RECOMMENDED MOTION:

Motion to approve Resolution, as presented, declaring City’s intent for Annexation of East Bankhead Highway.

RESOLUTION NO. 2024-01

RESOLUTION DECLARING THE CITY’S INTENT TO BEGIN ANNEXATION OF APPROXIMATELY 7,313 FEET OF EAST BANKHEAD HIGHWAY RIGHT-OF-WAY, COMPRISING APPROXIMATELY 10.98 ACRES OF LAND INTO THE TERRITORIAL LIMITS OF THE CITY OF WILLOW PARK; DIRECTING CITY STAFF TO PREPARE A SERVICE PLAN FOR THE EXTENSION OF MUNICIPAL SERVICES TO THE PROPOSED ANNEXATION AREA; AND SETTING TWO PUBLIC HEARINGS ON ANNEXATION

WHEREAS, the City of Willow Park (the “City”) intends to annex approximately 7,313 feet of East Bankhead Highway, comprising approximately 10.98 acres of land (the “Property”) into the territorial limits of the City pursuant to Section 43.1055 of the Local Gov’t Code, in accordance with the procedures provided under Subchapter C-1 of Chapter 43 of the Local Gov’t Code; and

WHEREAS, the City has received a request to annex the Property from the political subdivision that maintains the East Bankhead Highway right-of-way in accordance with Section 43.1055 (c) of the Local Gov’t Code;

WHEREAS, state law requires the City to direct its staff to prepare a service plan that provides for the extension of municipal services to the area to be annexed; and

WHEREAS, state law provides that the City shall conduct two public hearings, which must be conducted on or after the 40th day but before the 20th day of the adoption of the annexation ordinance, at which persons interested in the annexation are given the opportunity to be heard; and

WHEREAS, state law provides that the notice for each public hearing must be published at least once on or after the 20th day but before the 10th day before the date of the hearing, in the newspaper and on the City’s internet website;

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

1. The City Council declares its intent to begin the process of annexing the Property identified in Exhibit “A” and depicted on the map in Exhibit “A” attached hereto and incorporated herein, consisting of approximately 10.98 acres lying contiguous to the City of Willow Park, Texas into the territorial limits of Willow Park, Texas.
2. In accordance with Texas Local Government Code section 43.065, the City Council directs the staff to prepare a service plan that provides for the extension of municipal services to the annexation area.

- 3. In accordance with Texas Local Government Code section 43.063, the City Council hereby schedules two public hearings on this annexation on June 25, 2024 during a regular City Council meeting beginning at 6:00 p.m. in the Willow Park City Council Chambers, 120 El Chico Trail, Suite A, Willow Park, Texas.
- 4. If more than 10 percent of the adults who are permanent residents of the area file a written protest of the annexation with the City Secretary within 10 days of the publication of the notice, then the City Manager is authorized and directed to reschedule at least one of the hearings to a suitable site, if available, in the area proposed for annexation.
- 5. The provisions of this resolution shall become effective immediately upon final passage and approved by the City Council.

PASSED AND APPROVED this the 11th day of June, 2024.

DOYLE MOSS, Mayor

ATTEST:

CRYSTAL DOZIER, City Secretary

APPROVED AS TO FORM:

WILLIAM P. CHESSER, City Attorney

The Willow Park City Council, acting on Resolution No. 2014-01, did on the 11th day of June, 2024 vote as follows:

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



TBPLS FIRM# 10194493

FIRM# F-2448

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880

1014 BROADWAY STREET
LUBBOCK, TX 79414
806-368-6375

EXHIBIT "A"




Item 7.

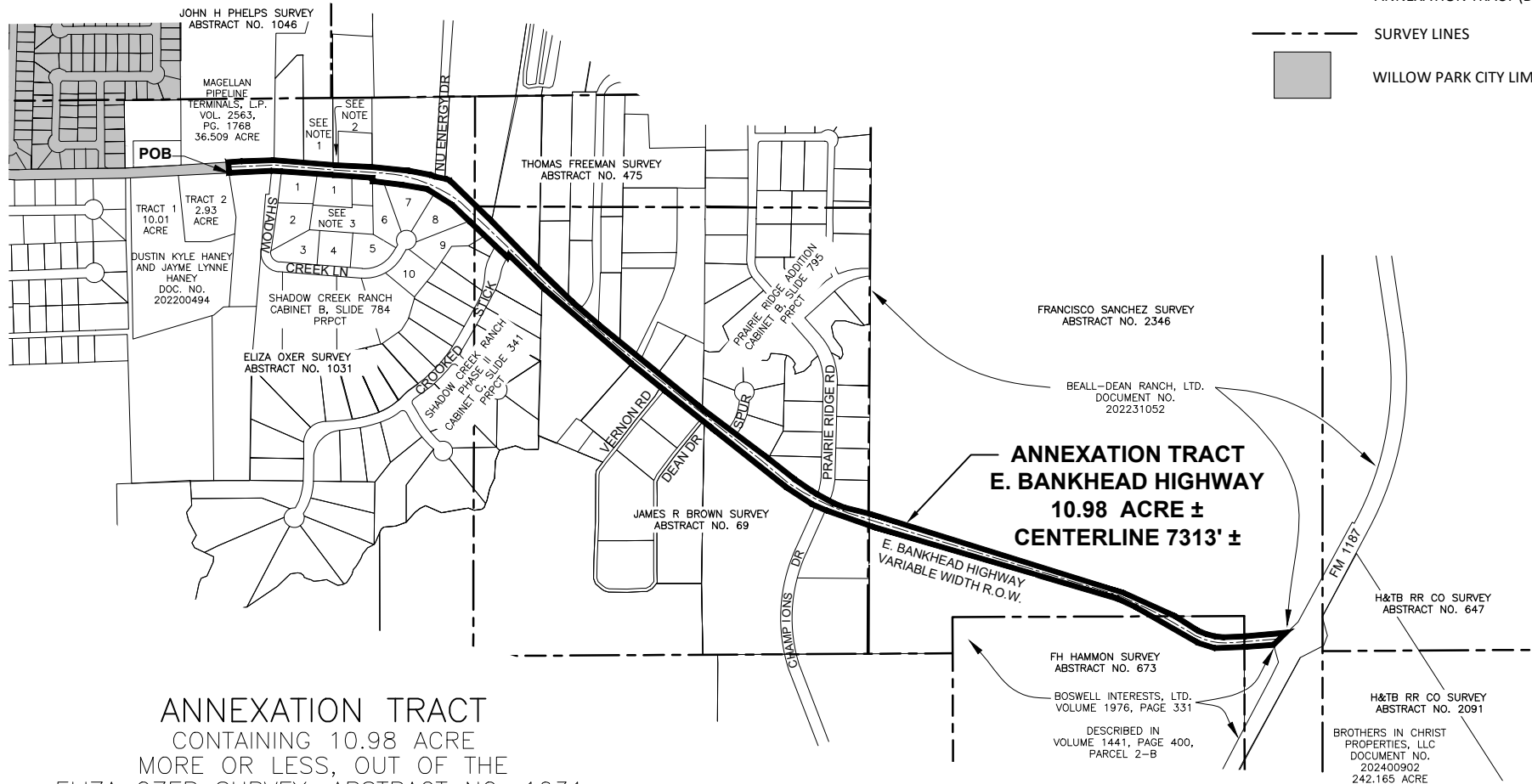


SCALE: 1" = 1000'

NOTES:

1. 9901 Bankhead Park, LLC, 13.94 Acre, Document Number 202233894
2. Ward A. Campbell, 3,439 Acre, Volume 2435, Page 839
3. Apolinar - Phillips Addition, Lot 1, Block 1, Cabinet E, Slide 106, Plat Records

-  ANNEXATION TRACT (BOLD)
-  SURVEY LINES
-  WILLOW PARK CITY LIMITS



ANNEXATION TRACT
CONTAINING 10.98 ACRE
MORE OR LESS, OUT OF THE
ELIZA OZER SURVEY, ABSTRACT NO. 1031,
JAMES R. BROWN SURVEY, ABSTRACT NO. 69,
THOMAS FREEMAN SURVEY, ABSTRACT NO. 475,
FRANCISCO SANCHEZ SURVEY, ABSTRACT NO. 2346, AND
F.H. HAMMON SURVEY, ABSTRACT NO. 673,
PARKER COUNTY, TEXAS

DRAWING COMPLETED: MARCH 11, 2024

EXHIBIT A
ANNEXATION TRACT
METES AND BOUNDS DESCRIPTION

BEING 10.98 acre more or less, having a centerline of 7313 feet, more or less, of East Bankhead Highway (a variable width right-of-way) out of the Eliza Oxer Survey, Abstract No. 1031, James R. Brown Survey, Abstract No. 69, Thomas Freeman, Survey, Abstract No. 475, Francisco Sanchez Survey, Abstract No. 2346, and F.H. Hammon Survey, Abstract No. 673;

BEGINNING at a point being in the Eliza Oxer Survey, Abstract No. 1031, being a corner of the existing City of Willow Park, Texas, City Limits Line, being on the south right-of-way line of said East Bankhead Highway, being the northeast corner of a 2.93 acre tract, Tract Two, conveyed in Warranty Deed with Vendor's Lien, to Dustin Kyle Haney and Jayme Lynne Haney, recorded in Document Number 202200494, Official Public Records, Parker County, Texas, same being the northwest corner of a 3.549 acre tract conveyed in a Warranty Deed with Vendor's Lien to Stillwater Meadow, LLC recorded in Document Number 201522788, Official Public Records, Parker County, Texas, from which a ½ inch rebar rod for the northeast corner of said 3.549, same being in the west line of Shadow Creek Lane, bears N87°05'53"E 261.34 feet, being the southwest corner of this described tract;

THENCE northerly crossing said East Bankhead Highway, with the existing City of Willow Park, City Limits Line, to a point on the north right-of-way line of said East Bankhead Highway, same being the south line of a 36.509 acre tract conveyed in Special Warranty Deed, to Magellan Pipeline Terminals. L.P. recorded in Volume 2563, Page 1768, Official Public Records, Parker County, Texas, for the northwest corner of this described tract;

THENCE southeasterly along the north right-of-way of said East Bankhead Highway, 7371 feet more or less to a 2 inch pipe fence corner, being the occupied corner, being the most southerly southeast corner of a called 321.406 acre tract conveyed in Special Warranty Deed, to Beall-Dean Ranch, LTD, recorded in Document Number 202231052, Official Public Records, Parker County, Texas, and being on the westerly right-of-way of FM 1187, for the northeast corner of this described tract;

THENCE southwesterly with westerly right-of-way of said FM 1187, crossing said East Bankhead Highway to a 3 inch pipe fence corner on the south right-of-way line of said East Bankhead Highway, same being the occupied corner of the most northerly northeast corner of a tract conveyed in a Deed Without Warranty to Boswell Interest, LTD., recorded in Volume 1976, Page 331, Deed Records, Parker County, Texas, being described in Volume 1441, Page 400 as Parcel 2-B, for the southeast corner of this described tract;

THENCE northwesterly along the south right-of-way line of said East Bankhead Highway, to the **POINT OF BEGINNING**, containing 10.98 acres more or less.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: June 11, 2024	Department: Administration	Presented By: Bryan Grimes, City Manager
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AGENDA ITEM:

Consider and take action on a resolution accepting the annexation petitions from Brothers in Christ Properties, LLC requesting annexation of the following two tracts of land, directing City staff to prepare and negotiate an annexation services agreement and scheduling a public hearing on the proposed annexation: one tract being approximately 3.208 acres of land, more or less, in the H.T. & B. RR. Co. Survey, Abstract Number 647 And the Heirs Of Francisco Sanchez Survey, Abstract 2346, and being a portion of that tract of land by deed described by deed to Brothers In Christ Properties, LLC as recorded in Document Number 202400902, Deed Records, Parker County, Texas, and one tract being approximately 228.4 acres of land, more or less, in the F.H. Hammon Survey, Abstract Number 673, the Heirs of Francisco Sanchez Survey, Abstract Number 2346, the H.T. & B. RR. Co. Survey, Abstract Number 647, and the J. Beech and C. Nott Survey, Abstract Number 2091, Parker County, Texas being a portion of that tract of land described by deed to Brothers In Christ Properties, LLC as recorded in Document Number 202400902, Deed Records, Parker County, Texas.

BACKGROUND:

Property owner, Brothers In Christ Properties, LLC, of the two tracts of land, as stated above, totaling approximately 232 acres, has requested water and sewer service, which the City of Willow Park can provide once the properties are within its extraterritorial jurisdiction (ETJ), and will follow immediate annexation into the City of Willow Park.

STAFF/BOARD/COMMISSION RECOMMENDATION:

City Staff recommend acceptance of the resolution, as presented.

EXHIBITS:

- Resolution
- Petitions for Annexation
- Legal Descriptions
- Maps

RECOMMENDED MOTION:

Approval of the resolution accepting the annexation petitions from Brothers in Christ Properties, LLC requesting annexation of two tracts of land stated, directing City staff to prepare and negotiate an annexation services agreement and scheduling a public hearing on the proposed annexation, as presented.

RESOLUTION NO. 2024-02

A RESOLUTION ACCEPTING TWO PETITIONS FROM PROPERTY OWNER BROTHERS IN CHRIST PROPERTIES, LLC REQUESTING ANNEXATION OF TWO TRACT OF LAND, AN APPROXIMATELY 3.208 ACRE TRACT AND AN APPROXIMATELY 228.24 ACRE TRACT; SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATIONS; DIRECTING CITY STAFF TO PREPARE AND NEGOTIATE AN ANNEXATION SERVICES AGREEMENT WITH THE PROPERTY OWNER PURSUANT TO SECTION 43.0672 OF THE TEXAS LOCAL GOVERNMENT CODE; AND AUTHORIZING AND DIRECTING THE CITY SECRETARY OF THE CITY OF WILLOW PAR TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

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

Section 1. The City Council of the City of Willow Park, Texas has received and hereby accepts two petitions from Brothers in Christ Properties, LLC to annex an approximately 3.208 acre tract of property and an approximately 228.24 acre tract of property contiguous and adjacent to the City limits of Willow Park, a legal description and a plat map of each such property is attached hereto as Exhibits “A” and “A-1” and are incorporated herein as though set out in full.

Section 2. The City Council of the City of Willow Park, Texas will hold a public hearing on each of the proposed annexations on the 25th day of June, 2024, at the City Council Chambers, Willow Park City Hall, 120 El Chico Trail, Ste. A, Willow Park, Texas, with the hearing to begin at 6:00 p.m., giving all interested persons the right to appear and be heard on the proposed voluntary annexation by the City of Willow Park, Texas.

Section 3. The City Council of the City of Willow Park, Texas hereby directs City staff to prepare and negotiate an annexation services agreement with the property owner pursuant to Texas Local Government Code Section 43.0672 and present same for City Council approval at the July 23, 2024, City Council meeting.

Section 4. The City Secretary of the City of Willow Park, Texas is hereby authorized and directed to cause notice of such public hearing to be published once in a newspaper having general circulation in the City and in the property not more than twenty days nor less than ten days prior to the date of such public hearings, and publish same on the City’s website, in accordance with the Municipal Annexation Act, *Texas Local Govt. Code Chapter 43*.

PASSED AND APPROVED this the 11th day of June, 2024.

DOYLE MOSS, Mayor

ATTEST:

CRYSTAL DOZIER, City Secretary

APPROVED AS TO FORM:

WILLIAM P. CHESSER, City Attorney

The Willow Park City Council, acting on Resolution No. 2024-02, did on the 11th day of June, 2024 vote as follows:

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

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

The undersigned owners of the hereinafter described property, approximately **228.24 acres** as described in attached Exhibit "A" and depicted in attached Exhibit "A-1", **BROTHERS IN CHRIST PROPERTIES, LLC** (the "Owner(s)"), hereby waive the requirement to be offered a development agreement pursuant to Section 43.016, and petition your honorable City Council to extend the present city limits so as to include as part of the City of Willow Park, Texas, the following described territory, to wit (the "Property"):

See attached Exhibits "A" and "A-1" which are the metes and bounds description of the approximately **228.24 acres** to be annexed and a survey map of the 228.24 acres, incorporated herein as though set out in full.

We, as Owner(s) of the Property, certify that the above-described Property is contiguous and adjacent to the City of Willow Park, Texas city limits, and/or will be contiguous and adjacent to the City of Willow Park, Texas following the annexation of contiguous and adjacent land and that this petition is signed and duly acknowledged by each and every person having an interest in the Property.

BROTHERS IN CHRIST PROPERTIES, LLC



BRYSON ADAMS, MANAGING MEMBER

KEVIN KOLB, MEMBER

RJS HOLDINGS, LLC: ROGER J. SIKES, MEMBER

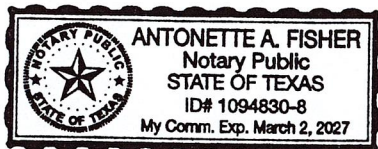
RJS HOLDINGS LLC: JEFF HANSEN, MEMBER
GRJ ENTERPRISES, LP: JEFFREY E. HANSEN, GENERAL PARTNER

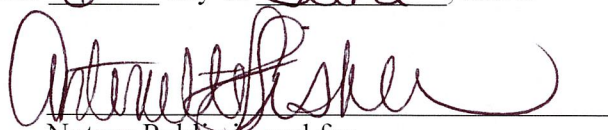
THE STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared BRYSON ADAMS, MANAGING MEMBER, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed in the capacity therein indicated.

Given under my hand and seal of office, this 10th day of June, 2024.





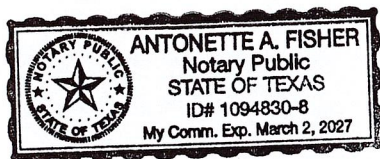
Notary Public in and for
Parker County, Texas

AFFIDAVIT

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bryson Adams, Managing Member of Brothers in Christ Properties, LLC, known to me to be the person whose name is subscribed hereto, and who stated to me on oath that he is the owner of the property described in this petition, that he is competent to make this affidavit, that he has personal knowledge of the facts, that the facts and statements contained in the foregoing petition and affidavit are true and correct, that his signature on behalf of the owner, if an entity other than an individual, is the act and deed of said owner, and that he is the duly authorized officer or agent of the owner and is authorized to make and execute this affidavit.

Subscribed and sworn to by Affiant on this the 10th day of June, 2024 to certify which witness my hand and seal of office.

Antonette Fisher
Notary Public of the State of Texas



Antonette A. Fisher
Print Name of Notary

My Commission Expires:

March 2, 2027

DESCRIPTION (PROPOSED ALEDO TRACT):

COMMENCING AT THE NORTHEAST CORNER OF ROLLING HILLS ADDITION, AND ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS;

THENCE SOUTH 89°08'47" WEST, 784.86 FEET;

THENCE SOUTH 89°31'34" WEST, 357.78 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°31'34" WEST, 801.47 FEET;

THENCE SOUTH 89°18'26" WEST, 1183.42 FEET TO THE EAST LINE OF F.M. 1187;

THENCE WITH THE EAST LINE OF F.M. 1187 THE FOLLOWING COURSES:

NORTH 01°11'52" EAST, 977.65 FEET;

WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A DELTA ANGLE OF 02°36'07", A CHORD BEARING OF NORTH 02°36'22" EAST, A CHORD LENGTH OF 257.91 FEET, ALONG SAID CURVE AN ARC LENGTH OF 257.93 FEET;

NORTH 03°48'39" EAST, 291.49 FEET;

WITH CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A DELTA ANGLE OF 03°25'01", A CHORD BEARING OF NORTH 02°07'26" EAST, A CHORD LENGTH OF 344.63 FEET, ALONG SAID CURVE AN ARC LENGTH OF 344.68 FEET;

NORTH 00°25'14" EAST, 1425.38 FEET;

WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A DELTA ANGLE OF 28°35'52", A CHORD BEARING OF NORTH 14°39'40" EAST, A CHORD LENGTH OF 1390.39 FEET, ALONG SAID CURVE AN ARC LENGTH OF 1404.93 FEET;

NORTH 28°58'30" EAST, 815.52 FEET;

THENCE DEPARTING THE EAST LINE OF F.M. 1187, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1443.78 FEET, A DELTA ANGLE OF 20°15'27", A CHORD BEARING OF NORTH 82°50'57" EAST, A CHORD LENGTH OF 507.81 FEET, ALONG SAID CURVE AN ARC LENGTH OF 510.46 FEET;

THENCE SOUTH 32°42'27" EAST, 2574.59 FEET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1500.00 FEET, A DELTA ANGLE OF 18°15'11", A CHORD BEARING OF SOUTH 55°30'41" WEST, A CHORD LENGTH OF 475.85 FEET, ALONG SAID CURVE AN ARC LENGTH OF 477.87 FEET;

THENCE SOUTH 64°38'16" WEST, 301.12 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 38°32'13", A CHORD BEARING OF SOUTH 45°22'10" WEST, A CHORD LENGTH OF 527.99 FEET, ALONG SAID CURVE AN ARC LENGTH OF 538.08 FEET;

THENCE SOUTH 25°44'52" WEST, 141.03 FEET;

CONTINUED ON NEXT PAGE



JOB #: DRH20004	DRAWN BY: DK	CHECKED BY: NAME	DATE: 6/23/2021	PAGE #: 4 OF 5
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DWG NAME C:\JOB\DRH20004_DEAN_RANCH\MAS TERDEV_SUR\DRH20004_SK.DWG

PLOT DATE: 6/23/2021

SAVE AND EXCEPT:

BEING that certain tract of land situated in the J. Beech & C. Nott Survey, Abstract Number 2091, Parker County, Texas, being a portion of Aledo 388 Venture Partners, LLC, recorded in Instrument Number 202227773, County Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Aledo 388 tract, an "ell" corner in the remainder of that tract of land described by deed to John Henry Dean III, recorded in Volume 1441, Page 424 (Parcel 5), said County Records, and being in the north line of that tract of land described by deed to Aledo Christian Center, recorded in Volume 1371, Page 1473, said County Records;

THENCE S 88°58'13"W, 13.06 feet, with said north line and the south line of said Aledo 388 tract, from which the northwest corner of said Aledo Christian Center tract and the northeast corner of Lot 1, Block 1, Aledo Christian Center, an addition to the City of Aledo, Texas, by plat recorded in Cabinet C, Slide 475, said County Records, bears S 88°58'13"W, 271.83 feet;

THENCE over and across said Aledo 388 tract, the following courses and distances:

N 00°23'44"W, 1090.84 feet, departing said common line;

N 42°36'05"E, 397.24 feet;

N 47°23'55"W, 543.35 feet;

N 00°32'40"W, 478.39 feet;

N 67°54'02"W, 268.04 feet;

N 25°12'13"E, 141.03 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 538.08 feet, through a central angle of 38°32'13", having a radius of 800.00 feet, the long chord which bears N 44°49'30"E, 527.99 feet;

N 64°05'37"E, 301.13 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 477.86 feet, through a central angle of 18°15'11", having a radius of 1500.00 feet, the long chord which bears N 54°58'01"E, 475.85 feet;

THENCE S 33°15'06"E, 54.86 feet, to the beginning of a non-tangent curve to the right, in the east line of said Aledo 388 tract and the west line of the aforementioned John Henry Dean III remainder tract;

THENCE with said common line the following courses and distances:

Peloton Job No. LCP22001

ALEDO

G:\JOB\SKC233001_Dean_Ranch_Aledo\2_Srvy\Exhib\Legals\SDC23001_EX1.DOCX

September 05,
2023 Page 1 of 4

With said non-tangent curve to the right, an arc distance of 242.98 feet, through a central angle of $09^{\circ}05'57''$, having a radius of 1530.00 feet, the long chord which bears $S 52^{\circ}41'24''W$, 242.73 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 39.88 feet, through a central angle of $91^{\circ}24'32''$, having a radius of 25.00 feet, the long chord which bears $S 11^{\circ}32'07''W$, 35.79 feet;

$S 34^{\circ}10'09''E$, 10.00 feet;

$S 55^{\circ}49'51''W$, 50.00 feet;

$N 34^{\circ}10'09''W$, 15.69 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 37.04 feet, through a central angle of $84^{\circ}53'59''$, having a radius of 25.00 feet, the long chord which bears $N 76^{\circ}37'09''W$, 33.75 feet, to the beginning of a reverse curve to the right;

With said reverse curve to the right, an arc distance of 98.99 feet, through a central angle of $03^{\circ}42'25''$, having a radius of 1530.00 feet, the long chord which bears $S 62^{\circ}47'04''W$, 98.97 feet;

$S 65^{\circ}04'55''W$, 115.89 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 39.27 feet, through a central angle of $89^{\circ}59'27''$, having a radius of 25.00 feet, the long chord which bears $S 20^{\circ}05'13''W$, 35.35 feet;

$S 24^{\circ}54'31''E$, 9.53 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 10.00 feet, through a central angle of $01^{\circ}45'47''$, having a radius of 325.00 feet, the long chord which bears $S 25^{\circ}47'24''E$, 10.00 feet;

$S 63^{\circ}19'43''W$, 50.00 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 11.54 feet, through a central angle of $01^{\circ}45'47''$, having a radius of 374.98 feet, the long chord which bears $N 25^{\circ}47'24''W$, 11.54 feet;

$N 24^{\circ}54'31''W$, 9.50 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 39.27 feet, through a central angle of $90^{\circ}00'00''$, having a radius of 25.00 feet, the long chord which bears $N 69^{\circ}54'31''W$, 35.36 feet;

S 65°05'29"W, 80.58 feet;

With said curve to the left, an arc distance of 130.01 feet, through a central angle of 09°40'28", having a radius of 770.00 feet, the long chord which bears S 60°15'15"W, 129.86 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 39.67 feet, through a central angle of 90°54'51", having a radius of 25.00 feet, the long chord which bears S 09°57'36"W, 35.64 feet, to the beginning of a reverse curve to the right;

With said reverse curve to the right, an arc distance of 17.57 feet, through a central angle of 02°22'09", having a radius of 425.00 feet, the long chord which bears S 34°18'45"E, 17.57 feet;

S 56°52'19"W, 50.00 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 10.00 feet, through a central angle of 01°31'41", having a radius of 375.00 feet, the long chord which bears N 33°53'31"W, 10.00 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 42.60 feet, through a central angle of 97°38'12", having a radius of 25.00 feet, the long chord which bears N 83°28'27"W, 37.63 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 280.47 feet, through a central angle of 20°52'11", having a radius of 770.00 feet, the long chord which bears S 37°16'21"W, 278.92 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 40.05 feet, through a central angle of 91°47'01", having a radius of 25.00 feet, the long chord which bears S 19°03'15"E, 35.90 feet;

S 64°56'45"E, 10.00 feet;

S 25°03'15"W, 124.92 feet, to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 203.94 feet, through a central angle of 04°43'16", having a radius of 2474.95 feet, the long chord which bears S 68°05'59"E, 203.88 feet;

S 00°00'00"W, 478.39 feet;

S 46°51'15"E, 543.35 feet;

S 43°08'45"W, 397.24 feet;

THENCE S 00°08'56"W, 1105.07 feet, continuing with said common line, to the Point of Beginning and containing square feet or 3.096 acres of land more or less.

DESCRIPTION (PROPOSED ALEDO TRACT contd.):

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2474.96 FEET, A DELTA ANGLE OF 06°12'30", A CHORD BEARING OF SOUTH 67°21'22" EAST, A CHORD LENGTH OF 268.04 FEET, ALONG SAID CURVE AN ARC LENGTH OF 268.17 FEET;

THENCE SOUTH, 478.39 FEET;

THENCE SOUTH 46°51'15" EAST, 543.35 FEET;

THENCE SOUTH 43°08'45" WEST, 397.24 FEET;

THENCE SOUTH 00°08'56" WEST, 1090.76 FEET; TO THE PLACE OF BEGINNING AND CONTAINING 228.24 ACRES (9,942,300 SQUARE FEET) OF LAND, MORE OR LESS.

TAB#1 S Firm Reg No. 10194468

Copyright ©2021 Peloton Land Solutions, Inc.



11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1900

JOB #: DRH20004

DRAWN BY: DK

CHECKED BY: NAME

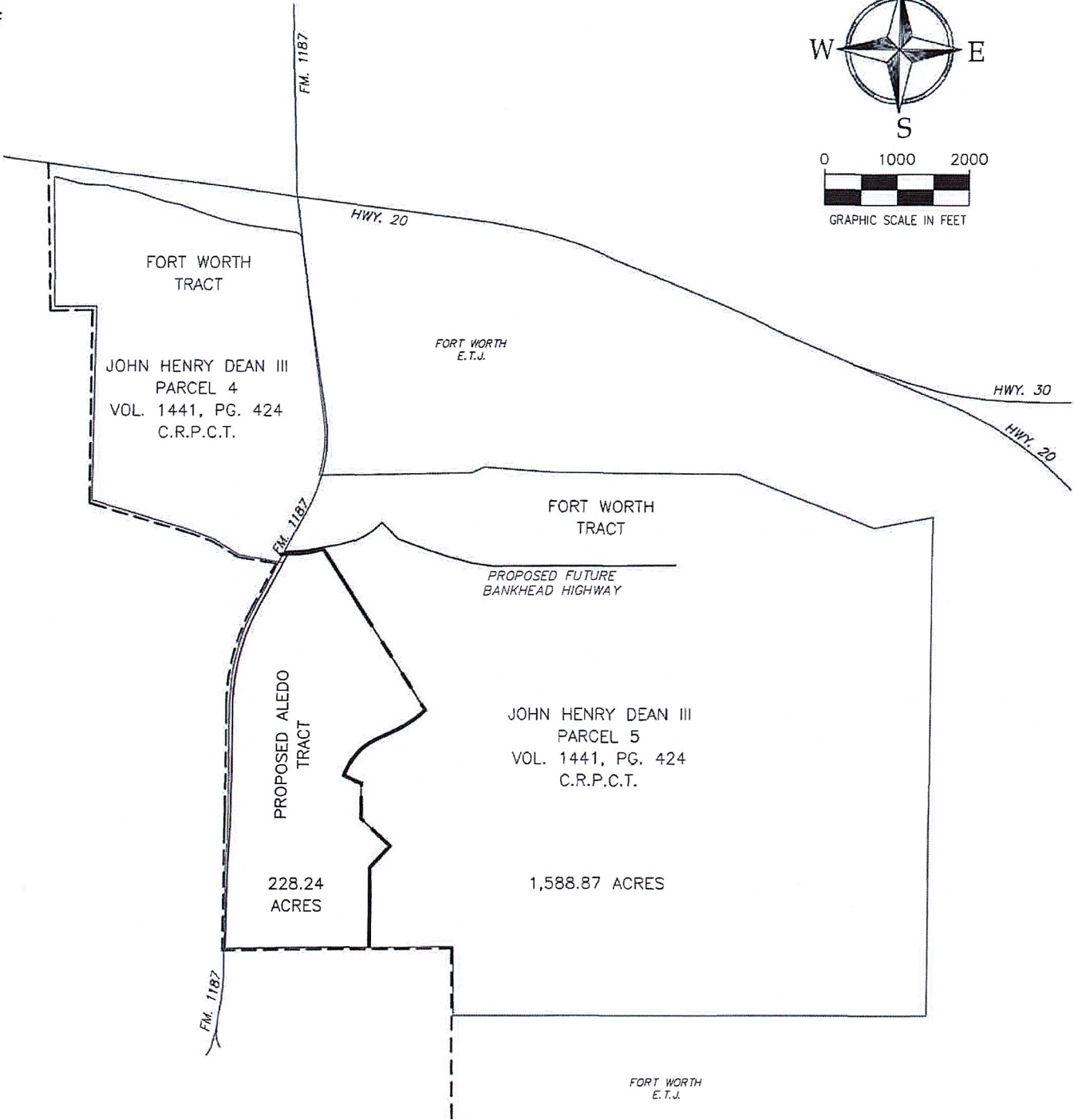
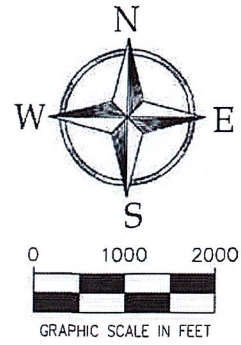
DATE: 6/23/2021

PAGE #: 5 OF 5

DWG NAME G:\JOB\DRH20004_DEAN_RANCH\MASIERDEV_SUR\DRH20004_SK.DWG

PLOT DATE: 6/23/2021

TIPPELS Firm Reg No. 10194468



"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

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11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1800

JOB #: DRH20004	DRAWN BY: DK	CHECKED BY: NAME	DATE: 6/23/2021	PAGE #: 1 OF 5
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DWG NAME: G:\JOB\DRH20004_DEAN_RANCH\MAS IERDEV_SUR\DRH20004_SK.DWG

PLOT DATE: 6/23/2021

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

The undersigned owners of the hereinafter described property, approximately **3.208 acres** as described in attached Exhibit "A" and depicted in attached Exhibit "A-1", **BROTHERS IN CHRIST PROPERTIES, LLC** (the "Owner(s)"), hereby waive the requirement to be offered a development agreement pursuant to Section 43.016, and petition your honorable City Council to extend the present city limits so as to include as part of the City of Willow Park, Texas, the following described territory, to wit (the "Property"):

See attached Exhibits "A" and "A-1" which are the metes and bounds description of the approximately **3.208 acres** to be annexed and a survey map of the 3.208 acres, incorporated herein as though set out in full.

We, as Owner(s) of the Property, certify that the above-described Property is contiguous and adjacent to the City of Willow Park, Texas city limits, and/or will be contiguous and adjacent to the City of Willow Park, Texas following the annexation of contiguous and adjacent land and that this petition is signed and duly acknowledged by each and every person having an interest in the Property.

BROTHERS IN CHRIST PROPERTIES, LLC



BRYSON ADAMS, MANAGING MEMBER

KEVIN KOLB, MEMBER

RJS HOLDINGS, LLC: ROGER J. SIKES, MEMBER

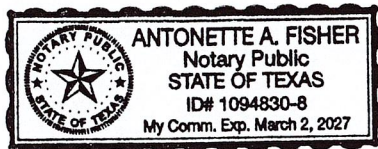
RJS HOLDINGS LLC: JEFF HANSEN, MEMBER
GRJ ENTERPRISES, LP: JEFFREY E. HANSEN, GENERAL PARTNER

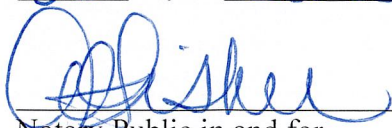
THE STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared BRYSON ADAMS, MANAGING MEMBER, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed in the capacity therein indicated.

Given under my hand and seal of office, this 05 day of June, 2024.



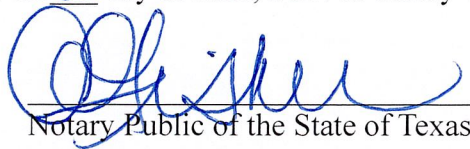


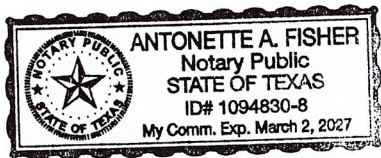
Notary Public in and for
Parker County, Texas

AFFIDAVIT

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bryson Adams, Managing Member of Brothers in Christ Properties, LLC, known to me to be the person whose name is subscribed hereto, and who stated to me on oath that he is the owner of the property described in this petition, that he is competent to make this affidavit, that he has personal knowledge of the facts, that the facts and statements contained in the foregoing petition and affidavit are true and correct, that his signature on behalf of the owner, if an entity other than an individual, is the act and deed of said owner, and that he is the duly authorized officer or agent of the owner and is authorized to make and execute this affidavit.

Subscribed and sworn to by Affiant on this the 05 day of June, 2024 to certify which witness my hand and seal of office.


Notary Public of the State of Texas



Antonette A. Fisher
Print Name of Notary

My Commission Expires:

march 2, 2027

Exhibit "A"

DESCRIPTION OF 3.208 ACRES OF LAND

BEING a tract of land situated in the H.T. & B. RR. Co. Survey, Abstract Number 647 and the Heirs of Francisco Sanchez Survey, Abstract Number 2346, Parker County, Texas, being a portion of that tract of land described by deed to Aledo 388 Venture Partners, LLC, recorded in Instrument Number 202227773, County Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most northerly northwest corner of said Aledo 388 tract, the southwest corner of that tract of land described by deed to Patricia Dean Boswell, recorded in Volume 1441, Page 400 and Volume 1478, Page 1837, both of said County Records, being in the east right-of-way line of F.M. 1187 (a variable width right-of-way) and the beginning of a curve to the right;

THENCE with said east right-of-way line and said curve to the right, an arc distance of 458.82 feet, through a central angle of $13^{\circ}24'49''$, having a radius of 1959.85 feet, the long chord which bears $S 21^{\circ}42'40''W$, 457.78 feet;

THENCE $S 28^{\circ}26'06''W$, 155.95 feet, continuing with said east right-of-way line, to the **POINT OF BEGINNING**;

THENCE $S 32^{\circ}42'27''E$, 510.87 feet, over and across said Aledo 388 tract, to the east line of said Aledo 388 tract and the west line of the remainder of that tract of land described by deed to John Henry Dean III (Parcel 5), recorded in volume 1441, Page 424, said County Records;

THENCE $S 62^{\circ}38'35''W$, 65.75 feet, departing said common line, to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 412.58 feet, through a central angle of $16^{\circ}22'23''$, having a radius of 1443.78 feet, the long chord which bears $S 80^{\circ}21'46''W$, 411.18 feet, returning to said east right-of-way line;

THENCE with said east right-of-way line the following bearings and distances:

N $21^{\circ}01'49''E$, 26.16 feet;

N $15^{\circ}31'36''W$, 120.14 feet;

THENCE $N 28^{\circ}26'06''E$, 442.07 feet, continuing with said east right-of-way line, to the **Point of Beginning** and containing 139,747 square feet or 3.208 acres of land more or less.

“Integral Parts of this Document”

1. Description
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

TIPBELS - LS FIRM REG. NO. 10177700

Item 8.

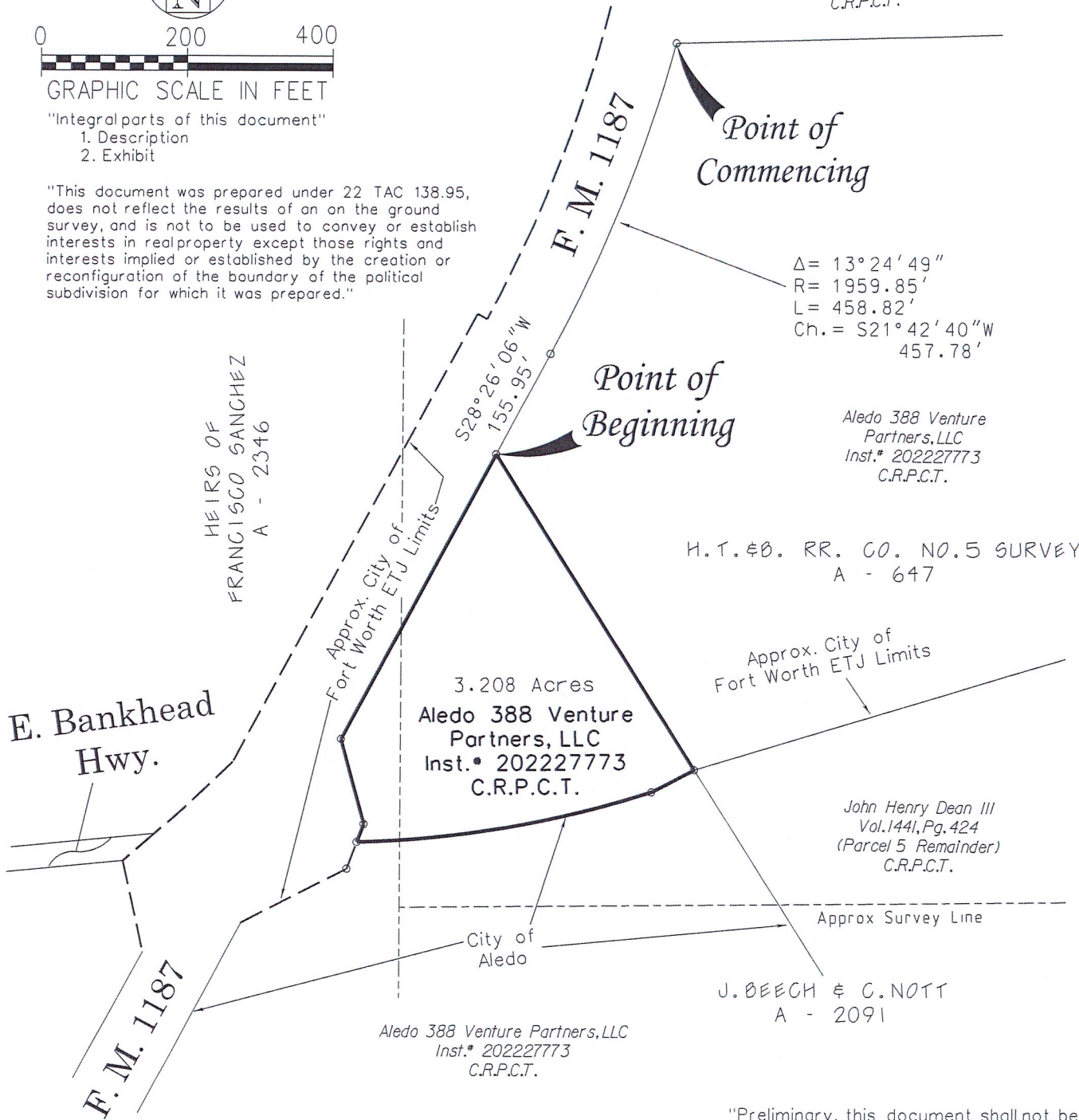
Exhibit "A-1"

Patricia Dean Boswell
Vol.1441, Pg.400
Vol.1478, Pg.1837
C.R.P.C.T.



"Integral parts of this document"
1. Description
2. Exhibit

"This document was prepared under 22 TAC 138.95,
does not reflect the results of an on the ground
survey, and is not to be used to convey or establish
interests in realproperty except those rights and
interests implied or established by the creation or
reconfiguration of the boundary of the political
subdivision for which it was prepared."



$\Delta = 13^{\circ} 24' 49''$
 $R = 1959.85'$
 $L = 458.82'$
 $Ch. = S21^{\circ} 42' 40'' W$
 $457.78'$

Aledo 388 Venture
Partners, LLC
Inst.# 202227773
C.R.P.C.T.

H.T.&B. RR. CO. NO.5 SURVEY
A - 647

Approx. City of
Fort Worth ETJ Limits

John Henry Dean III
Vol.1441, Pg.424
(Parcel 5 Remainder)
C.R.P.C.T.

Approx Survey Line

J. BEECH & C. NOTT
A - 2091

Aledo 388 Venture Partners, LLC
Inst.# 202227773
C.R.P.C.T.

"Preliminary, this document shall not be
recorded for any purpose and shall not
be used or viewed or relied upon as a
final survey document" 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 2/22/2024

Exhibit of
3.208 Acres of Land

Situated in the H.T.&B. RR. Co. Survey, Abstract Number 647, and the Heirs of
Francisco Sanchez Survey, Abstract Number 2346, Parker County, Texas.



9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # LCP22001

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 02-22-2024

PAGE # 2 of 2



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: June 11, 2024	Department: Public Works	Presented By: Michelle Guelker
---------------------------------------	------------------------------------	--

AGENDA ITEM

Discussion/Action: To consider and approve the acceptance of the closeout of the Wastewater Effluent Line contract- TWDB CWSRF No. 73890 CID 01

BACKGROUND:

The effluent line from the new Wastewater Treatment Plant location to Squaw Creek Golf Course was completed and accepted by staff on April 29, 2024.

For the city to close out this part of the project with the Texas Water Development Board, the council must approve the work and accept this portion of the project as completed.

STAFF/BOARD/COMMISSION RECOMMENDATION:

To accept the closeout of the Wastewater Effluent Line contract- TWDB CWSRF No 73890 CID 01

EXHIBITS:

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	
	Source of Funding	

TEXAS WATER DEVELOPMENT BOARD

Willow Park	Outlay Request # 13
Project #: 73890	Time Period Covered (This Outlay)
Total Project Cost \$14,130,000.00	From: 12/21/23 To: 04/25/24

Program	CWSRF	N/A	N/A	N/A	N/A	N/A
Loan/Grant #	L1001381	N/A	N/A	N/A	N/A	N/A
Amount	14,130,000.00	N/A	N/A	N/A	N/A	N/A

Budget Category	Original Budget	Current Budget	Installment Ceiling	Current Request	Total Requested To Date	Balance
Construction	\$ 10,280,000.00	\$ -	\$ -	\$ -	\$ -	\$0.00
Construction Engineering	\$ 134,000.00	\$ 134,000.00	\$ 134,000.00	\$ 26,800.00	\$ 26,800.00	\$107,200.00
Design	\$ 536,000.00	\$ 609,213.00	\$ 609,213.00	\$ 1,522.50	\$ 556,562.06	\$52,650.94
Planning	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -	\$ 50,000.00	\$0.00
Application	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$5,000.00
Environmental	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -	\$ 75,000.00	\$0.00
Geotechnical	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$5,000.00
Inspection	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$200,000.00
Permits	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	\$ 29,364.08	\$635.92
Surveying	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 1,222.89	\$ 59,188.48	\$15,811.52
Testing	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$60,000.00
Bond Counsel	\$ 22,000.00	\$ 22,000.00	\$ 21,630.00	\$ -	\$ 21,630.00	\$370.00
Financial Advisor	\$ 53,000.00	\$ 62,743.00	\$ 62,743.00	\$ -	\$ 62,742.99	\$0.01
Fiscal/Legal	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	\$ -	\$ 9,500.00	\$0.00
Issuance Costs	\$ 2,000.00	\$ 2,000.00	\$ 1,377.00	\$ -	\$ 1,377.00	\$623.00
Loan Origination Fee	\$ 243,022.00	\$ 243,022.00	\$ 243,022.00	\$ -	\$ 243,022.00	\$0.00
Land/Easements Acquisition	\$ 1,400,000.00	\$ -	\$ -	\$ -	\$ -	\$0.00
Contingency	\$ 950,478.00	\$ -	\$ -	\$ -	\$ -	\$0.00
Construction Contract - CID: 01 (Wastewater Effluent Line)	\$ -	\$ 1,383,285.00	\$ 1,314,120.75	\$ (208,931.69)	\$ 523,344.06	\$859,940.94
Construction Contract - CID: 02 (Wastewater Treatment Plant Improvements)	\$ -	\$ 11,164,237.00	\$ 10,615,281.00	\$ 1,335,449.79	\$ 1,335,449.79	\$9,828,787.21
	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00
TOTALS	\$ 14,130,000.00	\$ 14,130,000.00	\$ 13,510,886.75	\$ 1,156,063.49	\$ 2,993,980.46	\$ 11,136,019.54



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: June 11, 2024	Department: Admin	Presented By: City Manager
---------------------------------------	-----------------------------	--------------------------------------

AGENDA ITEM: Discussion/Action: to consider all matters incident and related to approving and authorizing publication and posting of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

BACKGROUND: Staff has received various and multiple interest in proving water and wastewater services to properties that is currently in the ETJ and unserved areas. Staff is recommending that Council adopt Certificates of Obligation to be paid by Water and Wastewater Revenues. Action taken tonight only provides Notice. It is not an issuance of debt. This is similar to actions Council has taken previously.

Suggested Motion:

I move to adopt the resolution approving and authorizing publication and posting of notice of intention to issue certificates of obligation in an amount not to exceed \$5,135,000 for the purpose of paying contractual obligations to be incurred for constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and wastewater system properties or facilities and the acquisition of land and rights-of-way therefor.

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

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

RESOLUTION NO. 2024 -01

A RESOLUTION OF THE CITY OF WILLOW PARK, TEXAS
APPROVING AND AUTHORIZING PUBLICATION AND POSTING
OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF
OBLIGATION.

WHEREAS, the City Council (the "City Council") of the City of Willow Park, Texas (the "City"), has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Chapter 271, Subchapter C, as amended (the "Act"), for the purpose of paying contractual obligations to be incurred for (i) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and wastewater system properties or facilities, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in connection with such projects and the financing thereof; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish and post notice of its intention to issue the same in accordance with the provisions of the Act; now, therefor,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1: The City Secretary is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation, in one or more series, in the principal amount not to exceed FIVE MILLION ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$5,135,000) for the purpose of paying contractual obligations to be incurred for (i) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and wastewater system properties or facilities, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in connection with such projects and the financing thereof; to be payable from ad valorem taxes and a pledge of the surplus net revenues of the City's Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: The City Secretary shall cause the aforesaid notice to be (i) published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least forty-six (46) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation and (ii) posted continuously on the City's website for at least forty-five (45) days before the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

SECTION 3: The City hereby designates all or a portion of the following series of outstanding obligations of the City as self-supporting debt payable from the City's Waterworks and Sewer System: (i) Combination Tax and Water and Sewer System Surplus Revenue Certificates of Obligation, Series 2014, dated February 15, 2014; (ii) Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2015, dated November 1, 2015; (iii) Combination Tax and Water and Sewer System Surplus Revenue Certificates of Obligation, Series 2016, dated February 15, 2016; (iv) Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2017, dated February 1, 2017; (v) Combination

Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2019, dated November 1, 2019; (vi) Combination Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2021, dated January 15, 2021; (vii) Combination Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2021A, dated May 15, 2021; and (viii) Combination Tax and Revenue Certificates of Obligation, Series 2024, dated January 1, 2024.

The City hereby designates all or a portion of the following series of outstanding obligations of the City as self-supporting debt payable from the City's Municipal Drainage Utility System: (viii) Combination Tax and Revenue Certificates of Obligation, Series 2022A, dated September 1, 2022 (collectively, the "Self-Supporting Debt Obligations").

The current combined principal amount of the Self-Supporting Debt Obligations payable from the City's Waterworks and Sewer System and Municipal Drainage Utility System is \$42,191,411.

SECTION 4: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 5: This Resolution shall be in force and effect from and after its passage on the date shown below.

[remainder of page intentionally left blank]

PASSED AND ADOPTED, this 11th day of June, 2024.

CITY OF WILLOW PARK, TEXAS

Doyle Moss
Mayor, City of Willow Park, Texas

ATTEST:

Crystal Dozier
City Secretary, City of Willow Park, Texas

(City Seal)

EXHIBIT A**NOTICE OF INTENTION TO ISSUE
CITY OF WILLOW PARK, TEXAS
CERTIFICATES OF OBLIGATION**

TAKE NOTICE that the City Council of the City of Willow Park, Texas, shall convene at 6:00 p.m. on August 13, 2024, at the City Municipal Complex located at City Hall, 120 El Chico Trail, Suite A, Willow Park, Texas 76087, and, during such meeting, the City Council will consider the passage of an ordinance authorizing the issuance of certificates of obligation, in one or more series, in an amount not to exceed FIVE MILLION ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$5,135,000) for the purpose of paying contractual obligations to be incurred for (i) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and wastewater system properties or facilities, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in connection with such projects and the financing thereof; such certificates to be payable from ad valorem taxes and a pledge of the surplus net revenues of the City's Waterworks and Sewer System. In accordance with Texas Local Government Code Section 271.049, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is \$17,577,724 (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$27,297,609; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$9,335,553 ; (iv) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the certificates to be authorized is February 15, 2055. The above information excludes \$42,191,411 in principal amount of outstanding debt obligations the City has designated as self-supporting which the City reasonably expects to pay from revenue sources other than ad valorem taxes; provided, however, that in the event such self-supporting revenue sources are insufficient to pay debt service, the City is obligated to levy ad valorem taxes to pay such debt obligations. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Chapter 271, Subchapter C, as amended.

Crystal Dozier
City Secretary
City of Willow Park, Texas