



**City of Willow Park  
City Council  
Regular Meeting Agenda  
Municipal Complex  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, September 14, 2021, at 6:00 p.m.**

The City Council of the City of Willow Park reserves the right to meet in closed, executive session on any of the items listed below should the need arise and if authorized by Title 5, Chapter 551, of the Texas Government Code.

**Call to Order**

**Invocation & Pledge of Allegiance**

**Proclamations**

Proclamation for First Responders and Remembrance of September 11, 2001

**Public Comments (Limited to five 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 Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to five (5) minutes. The Texas Open Meetings Act provides the following:

- A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:
  - (1) A statement of specific factual information given in response to the inquiry; or
  - (2) A recitation of existing policy in response to the inquiry.
  
- B. Any deliberation 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.

- A. Approve City Council Meeting Minutes – Regular Meeting August 24, 2021.

### **Regular Agenda Items**

1. Discussion/Action: To consider and Act on a Final Plat Lot 2 and 3, Block 1, Porter Addition, being a 7.918-acre tract of land J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.
2. Discussion/Action: Consider and act to receive and accept a petition requesting annexation of a 19.16-acre tract of land situated in the John H. Phelps Survey, Abstract No 1046, City of Willow Park, Parker County, Texas, being a portion of a 52.283-acre tract described in deed to D & M, a Texas General Partnership recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas, located east of Bay Hill Drive.
3. Discussion/Action: Consider and act on adopting Resolution No. 2021-0914, setting a Public Hearing for October 12, 2021, at 7:00 pm regarding the voluntary annexation of property located east of Bay Hill Drive in the City of Willow Park Extraterritorial Jurisdiction.
4. Discussion/Action: The City Council may consider approving Ordinance No. 838-21 adopting a storm water impact fee to pay for storm water drainage infrastructure.
5. Discussion/Action: Comprehensive Street Improvement Plan and funding options.
6. Discussion/ Action: To consider and act on items to be considered for future council meetings.
7. Discussion/ Action: To consider and act on setting the date and time for the next council meeting.

### **Executive Session**

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, the City Council may convene into closed, Executive Session in accordance with the following authority: Sections 551.071 (consultation with attorney), 551.072 (real property), 551.073 (prospective gifts), 551.074 (personnel matters), 551.076 (security matters), 551.087 (economic development). Executive Session may be held, under these exceptions, at the end of the Regular Session, Workshop and/or Special Session, or at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council

A. 551. 087 (economic development negotiations); 551.071 (consultation with attorney): Chapter 380 incentives

B. 551.074 Personnel Matters; Interview candidates for City Secretary Position

Following Executive Session, the City Council will reconvene into Regular Session and may take any action deemed necessary as a result of the Executive Session.

**Informational**

A. Mayor & Council Member Comments

B. City Manager's Comments

**Adjournment**

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before September 10, 2021, at 5:00 p.m.



\_\_\_\_\_  
Candice J Scott, Interim City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (817) 441-7108 ext. 6 or fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.





*PROCLAMATION*  
*REMEMBERING 9/11 AND*  
*HONORING FIRST RESPONDERS*

***WHEREAS,** September 11, 2021 marks the 20<sup>th</sup> anniversary of the ruthless terrorist attacks on our country; and Willow Park remembers those who lost their lives at the Pentagon, the World Trade Center and in a field in southwest Pennsylvania.*

***WHEREAS,** the entire nation witnessed and shared in the tragedy, but were united under a remarkable spirit of service and compassion that inspired and helped heal the nation.*

***WHEREAS,** in 2009 Congress passed the Edward M. Kennedy Serve America Act which included the authorization and federal recognition of September 11<sup>th</sup> as a “National Day of Service and Remembrance”; and*

***WHEREAS,** we, as a community wish to honor the heroic service, actions, and sacrifices of first responders who aided the innocent victims of those attacks, risking and often sacrificing their own lives; and our own first responders, who continue to commit acts of everyday heroism in our community;*

***NOW, THEREFORE,** by virtue of the authority vested in me as Mayor of the City of Willow Park, on behalf of the Willow Park City Council and all citizens hereof, I do hereby proclaim Saturday, September 11, 2021, as a day of service and remembrance in Willow Park, and a day to honor our first responders.*

***PROCLAIMED AND WITNESSED** this the 14<sup>th</sup> day of  
September 2021.*

*CITY OF WILLOW PARK, TEXAS*

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*Doyle Moss, Mayor*





**City of Willow Park  
City Council  
Regular Meeting Minutes  
Municipal Complex  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, August 24, 2021, at 7:00 p.m.**

The City Council of the City of Willow Park reserves the right to meet in closed, executive session on any of the items listed below should the need arise and if authorized by Title 5, Chapter 551, of the Texas Government Code.

**Call to Order**

Mayor Moss called the meeting to order at 7:00 P.M.

Present:

Mayor Doyle Moss  
Councilmember Eric Contreras  
Councilmember Greg Runnebaum  
Mayor Pro Tem Lea Young  
Councilmember Nathan Crummel

Absent:

Councilmember Tyler VanSant

Staff Present:

City Manager Bryan Grimes  
City Attorney Pat Chesser  
Interim City Secretary Candy Scott

**Invocation & Pledge of Allegiance**

Jimbo Cash, Minister of Assimilation & Education at Willow Park Baptist Church gave the invocation and led the Pledge of Allegiance.

**Proclamations**

Mayor Moss presented a proclamation to the Center of Hope CEO Staci Markwardt and the Board of Directors

**Public Comments (Limited to five minutes per person)**

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- 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.

Sheriff Russ Authier addressed the Council to introduce himself.

### **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.

- A. Approve City Council Meeting Minutes – Regular Meeting August 10, 2021.

Councilmember Runnebaum moved to approve the minutes of the August 10, 2021, Regular City Council meeting as presented. Mayor Pro Tem Young seconded the motion.

Aye votes: Councilmembers Contreras, Runnebaum, Young and Crummel

Nay votes: None

Motion passed with a vote of 4 to 0.

### **Regular Agenda Items**

1. The City Council may conduct a public hearing on the City of Willow Park Fiscal Year 2021-2022 Proposed Budget.

- A. Open Public Hearing

Mayor Moss opened the public hearing at 7:07 P.M.

B. Citizen Comments

There were no citizen comments. City Administrator Grimes gave a brief presentation on the proposed budget.

C. Close Public Hearing

Mayor Moss closed the public hearing at 7:08 P.M.

2. The City Council may conduct a public hearing on the City of Willow Park Fiscal Year 2021-2022 Proposed Tax Rate

A. Open Public Hearing

Mayor Moss opened the public hearing at 7:09 P.M.

B. Citizen Comments

There were no citizen comments. City Administrator Grimes gave a brief presentation on the proposed tax rate.

C. Close Public Hearing

Mayor Moss closed the public hearing at 7:10 P.M.

3. Discussion/Action: To consider and act on adopting Ordinance 836.21, an ordinance providing for the adoption of the City of Willow Park Municipal budget for Fiscal Year 2021 - 2022.

Mayor Moss asked for a motion to approve Ordinance No. 836-21 approving and adopting a budget for the City of Willow Park for Fiscal Year 2021-2022.

Councilmember Runnebaum moved to approve Ordinance No. 836-21 approving and adopting a budget for the City of Willow Park for Fiscal Year 2021-2022. Councilmember Contreras seconded the motion.

Mayor Moss asked for any discussion: There was none.

Mayor Moss performed a record vote:

Councilmember Contreras: I vote for the budget ordinance

Councilmember Runnebaum: I vote for the budget ordinance

Mayor Pro Tem Young: I vote for the budget ordinance

Councilmember Crummel: I vote for the budget ordinance



Motion passed with a vote of 4 to 0.

Mayor Moss asked for a motion to ratify the approval of Ordinance No. 836-21 approving and adopting a budget for the City of Willow Park for Fiscal Year 2021-2022 since this budget will raise more total property tax revenue than the budget for the previous fiscal year.

Councilmember Runnebaum moved to ratify the approval Ordinance No. 836-21 approving and adopting a budget for the City of Willow Park for Fiscal Year 2021-2022. Councilmember Contreras seconded the motion.

Mayor Moss asked for any discussion: There was none.

Mayor Moss performed a record vote:

Councilmember Contreras: I ratify my vote for Ordinance No. 836-21 approving the budget ordinance for Fiscal Year 2021-22.

Councilmember Runnebaum: I ratify my vote for Ordinance No. 836-21 approving the budget ordinance for Fiscal Year 2021-22.

Mayor Pro Tem Young: I ratify my vote for Ordinance No. 836-21 approving the budget ordinance for Fiscal Year 2021-22.

Councilmember Crummel: I ratify my vote for Ordinance No. 836-21 approving the budget ordinance for Fiscal Year 2021-22.

Motion passed with a vote of 4 to 0.

4. Discussion/Action: To consider and act on adopting Ordinance 837-21, an ordinance adopting an Ad Valorem Tax Rate and levy on assessed property not to exceed \$0.56665 per \$100 valuation for tax year 2021 for the City of Willow Park, Texas including a Levy for Debt obligations (\$0.26503) and a levy for Maintenance and Operations (\$0.30162) consistent with the Fiscal Year 2021-2022 Municipal Budget.

Councilmember Runnebaum moved that the property tax rate be increased by the adoption of a tax rate, \$0.56665, which is effectively an 8.2 percent increase in the tax rate, as set forth in Ordinance No. 837-21. Councilmember Contreras seconded the motion.

Mayor Moss called for a discussion: There was an email submitted that is included as an attachment to the minutes. Mayor Pro Tem Young stated that she had tasked the City Administrator to try to find a way to fund the public safety departments without raising taxes. In discussions with him the only way to achieve this is to reduce the I&S tax rate which would mean there would be no funds to

do projects like roads, therefore; she supports the proposed tax rate. There was no further discussion.

Mayor Moss performed a record vote:

Councilmember Contreras: I vote for the tax rate as set forth in Ordinance No. 837-21.

Councilmember Runnebaum: I vote for the tax rate as set forth in Ordinance No. 837-21.

Mayor Pro Tem Young: I vote for the tax rate as set forth in Ordinance No. 837-21.

Councilmember Crummel: I vote for the tax rate as set forth in Ordinance No. 837-21.

Motion passed with a vote of 4 to 0.

5. The City Council may conduct a public hearing on a proposed storm water impact fee to pay for storm water drainage infrastructure.

- A. Open Public Hearing

Mayor Moss opened the public hearing at 7:17 P.M.

- B. Citizen Comments

There were no citizen comments.

- C. Close Public Hearing

Mayor Moss closed the public hearing at 7:19 P.M.

6. Discussion Only: Fort Worth Water Update

City Administrator Grimes updated the Council on the Fort Worth water project.

7. Discussion Only: Update on Wastewater Treatment Plant

City Administrator Grimes updated the Council on the wastewater treatment plant.

## **Executive Session**

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, the City Council may convene into closed, Executive Session in accordance with the following authority: Sections 551.071 (consultation with attorney), 551.072 (real property), 551.073 (prospective gifts), 551.074 (personnel matters), 551.076 (security matters), 551.087 (economic development). Executive Session may be held, under these exceptions, at the end of the Regular Session, Workshop and/or Special Session, or at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council Meeting. Without limiting the foregoing, City Council may convene into closed, Executive Session on the following:

- A. 551. 087 (economic development negotiations); 551.071 (consultation with attorney): Chapter 380 incentives

Following Executive Session, the City Council will reconvene into Regular Session and may take any action deemed necessary as a result of the Executive Session.

Mayor Pro Tem Young moved to table the executive session item until the next regular Council meeting. Councilmember Runnebaum seconded the motion.

Aye votes: Councilmembers Contreras, Runnebaum, Young and Crummel

Nay votes: None

Motion passed with a vote of 4 to 0.

### **Informational**

#### A. Mayor & Council Member Comments

Mayor Pro Tem Young requested staff look through the court financials to find the issues for the drop in revenues.

#### B. City Manager's Comments

City Manager Grimes recognized staff members Michelle Guelker, Rose Hoffman, Candy Scott, and Bill Funderburk for their hard work and support especially during the budget process.

Some of the items for the next agenda will be the Capital Improvements Plan, Stormwater Impact Fee, and the Curfew Ordinance.

### **Adjournment**

Mayor Pro Tem Young moved to adjourn. Councilmember Runnebaum seconded the motion.



Aye votes: Councilmembers Contreras, Runnebaum, Young and Crummel  
Nay votes: None  
Motion passed with a vote of 4 to 0.

Mayor Moss adjourned the meeting at 7:32 P.M.

APPROVED:

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Doyle Moss, Mayor

ATTEST:

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Candice J Scott, Interim City Secretary



**P&Z AGENDA ITEM BRIEFING SHEET**

<b>Meeting Date:</b> September 14, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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**AGENDA ITEM:**

Consider and Act on a Final Plat Lot 2 and 3, Block 1, Porter Addition, being a 7.918 acre tract of land J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.

**BACKGROUND:**

This is a Final Plat of Lots 2 and 3 (7.92 acres) of this 3 lot subdivision. The property is zoned Commercial/IH-20 Overlay District. Lot 2 (4.92 acres) is being developed with offices, shop area and a fencing material warehouse. A Special Use Permit was approved by City Council May 18, 2021 for this development. Lot 3 (3 acres) is for future development. The abandoned Stagecoach Trail right of way is a part of Lot 3 with the new Bankhead Hwy right of way to the west.

These lots have frontage on IH-20 Service Road and Bankhead Hwy. A 25 foot mutual access, utility, drainage, and fire lane easement is dedicated with this plat. The subdivision will be served by the City of Willow Park water system. Water service will be provided by extension of an 8 inch water main in Bankhead Hwy. Fire hydrants will be installed in compliance with I.S.O. regulations. Wastewater service will be provided by private on-site sewage disposal systems.

Stormwater flows north to south to the center of the subdivision.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Final Plat of Lot 2 and 3, Block 1, Porter Addition as presented.

The Planning and Zoning Commission recommends approval of the Final Plat of Lot 2 and 3, Block 1, Porter Addition.

The Commission vote was 4-0

**EXHIBITS:**

Plat Application  
Final Plat

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ N/A



# City of Willow Park Development Services

516 Ranch House Road  
Willow Park, Texas 76087  
Phone: (817) 441-7108 · Fax: (817) 441-6900

**PLAT APPLICATION**  
**MUST BE AN ORIGINAL DOCUMENT – FAXED COPIES WILL NOT BE ACCEPTED**  
**ALL SIGNATURES MUST BE ORIGINAL**

Type of Plat:  Preliminary  Final  Replat  Amended

**PROPERTY DESCRIPTION:**

SUBMITTAL DATE: JULY 27, 2021

Address (if assigned): TBD

Name of Additions: PORTER ADDITION, LOTS 2 &3, BLOCK 1

Location of Addition: BANKHEAD HIGHWAY @ INTERSTATE HIGHWAY NO. 20

Number of Lots: 2 Gross Acreage: 7.92 Zoning: 'C' # of New Street Intersections: -0-  
IH-20 OVERLAY

**PROPERTY OWNER:**

Name: BASIC DEVELOPERS, LLC

Contact: REX RAMSEY

Address: 206 E. US HIGHWAY 80

Phone: 972-298-3384

City: FORNEY

Fax: \_\_\_\_\_

State: TX Zip: 75126

Email: rex@forneyfence.com

Signature: By, Charles F. Stark, Authorized Agent

**APPLICANT:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHUCK STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: Charles F. Stark

**SURVEYOR:**

Name: BARRON STARK ENGINEERS, LP

Contact: CHUCK STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: Charles F. Stark, RPLS





**PLAT REVIEW CHECKLIST:**

**\*\*This checklist must be submitted with the initial plat application\*\***

**I. GENERAL:**

Name of Addition: PORTER ADDITION

Applicant: BARRON STARK ENGINEERS, LP

Property Owner(s): BASIC DEVELOPERS, LLC

Location of Addition: BANHEAD HIGHWAY AND INTERSTATE HWY NO 20

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

APPLICANT

STAFF

- |   |       |       |
|---|-------|-------|
| A. Preliminary Plat Application (original signatures)         | NA    |       |
| B. Preliminary Plat Drawing (5 paper copies & 1 digital)      | _____ | _____ |
| C. Preliminary Drainage Analysis (5 paper copies & 1 digital) | _____ | _____ |
| D. Concept Construction Plan (5 paper copies & 1 digital)     | _____ | _____ |
| E. Tree Survey  | _____ | _____ |
| F. Location and Dimensions of Existing Structures             | _____ | _____ |
| G. Sectionalizing or Phasing of Plats                         | _____ | _____ |
| H. Zoning Classification of All Properties Shown on the Plat  | _____ | _____ |
| I. Dimensions of all Proposed or Existing Lots                | _____ | _____ |
| J. Location of 100-year Flood Limits Where Applicable         | _____ | _____ |

**III. REQUIRED DOCUMENTS FOR A FINAL PLAT**

- |   |                  |       |
|---|------------------|-------|
| A. Final Plat Application (original signatures)             | ✓                | ✓     |
| B. Final Plat Drawing (5 paper copies & 1 digital copy)     | ✓                | DK    |
| C. Drainage Study (5 paper copies & 1 digital)              | ✓                | _____ |
| D. Submit 1 mylar copy and 1 paper copy from county filing  | with CC approval | DK    |
| E. Written Metes and Bounds Description                     | ✓                | ✓     |
| F. Dimensions of All Proposed or Existing Lots              | ✓                | ✓     |
| G. Area in acres for each lot                               | ✓                | ✓     |
| H. Any Existing Structures which Encroach and Setback Lines | ✓                | N/A   |
| I. Parker County Tax Certificate                            | with CC approval | DK    |
| J. Plans for all water & sewer lines                        | ✓                | ✓     |
| K. Plans for fire hydrants                                  | ✓                | ✓     |
| L. Plans for all proposed streets and sidewalks             | ✓                | ✓     |

**IV. REQUIRED DOCUMENTS FOR A REPLAT**

- |   |       |       |
|---|-------|-------|
| A. Replat Application (original signatures)                 | NA    |       |
| B. Replat Drawing (5 paper copies & 1 digital copy)         | _____ | _____ |
| C. Original Plat for comparison                             | _____ | _____ |
| D. Drainage Study (5 paper copies & 1 digital)              | _____ | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing  | _____ | _____ |
| F. Written Metes and Bounds Description                     | _____ | _____ |
| G. Dimensions of All Proposed or Existing Lots              | _____ | _____ |
| H. Area in acres for each lot                               | _____ | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | _____ | _____ |
| J. Parker County Tax Certificate                            | _____ | _____ |

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

- |   |       |       |
|---|-------|-------|
| A. Amended Plat Application (original signatures)           | NA    |       |
| B. Final Plat Drawing (5 paper copies & 1 digital)          | _____ | _____ |
| C. Original Plat for comparison                             | _____ | _____ |
| D. Drainage Study (5 paper copies & 1 digital)              | _____ | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing  | _____ | _____ |
| F. Written Metes and Bounds Description                     | _____ | _____ |
| G. Dimensions of All Proposed or Existing Lots              | _____ | _____ |
| H. Area in acres for each lot                               | _____ | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | _____ | _____ |



**VI. REQUIREMENTS ON ALL PLATS**

	<u>APPLICANT</u>	<u>STAFF</u>
A. Adjacent Property Lines, Streets, Easements	✓	✓
B. Names of Owners of Property within 200 feet	✓	✓
C. Names of Adjoining Subdivisions	✓	✓
D. Front and Rear Building Setback Lines	✓	✓
E. Side Setback Lines	✓	✓
F. City Boundaries Where Applicable	✓	✓
G. Date the Drawing was Prepared	✓	✓
H. Location, Width, Purpose of all Existing Easements	✓	✓
I. Location, Width, Purpose of all Proposed Easements	✓	✓
J. Consecutively Numbered or Lettered Lots and Blocks	✓	✓
K. Map Sheet Size of 18"x24" to 24"x36"	✓	OK
L. North Arrow	✓	✓
M. Name, Address, Telephone, of Property Owner	✓	✓
N. Name, Address, Telephone of Developer	✓	OK
O. Name, Address, Telephone of Surveyor	✓	✓
P. Seal of Registered Land Surveyor	✓	✓
Q. Consecutively Numbered Plat Notes and Conditions	✓	✓
R. City of Willow Park Plat Dedication Language	✓	✓
S. Location and Dimensions of Public Use Area	✓	N/A
T. Graphic Scale of Not Greater Than 1" = 200'	✓	✓
U. All Existing and Proposed Street Names	✓	✓
V. Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	✓	✓
W. Subdivision Boundary in Bold Lines	✓	✓
X. Subdivision Name	✓	✓
Y. Title Block Identifying Plat Type	✓	✓
Z. Key Map at 1"=2000'	✓	✓
AA. Surveyor's Certification of Compliance	✓	✓
BB. Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC. Show relationship of plat to existing "water, sewage, and drainage	✓	✓

**VII. ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS**

	<u>APPLICANT</u>	<u>STAFF</u>
A. A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	<u>With Final Plat</u>	OK
B. A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	<u>With Final Plat</u>	OK
C. A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	<u>With Final Plat</u>	OK

**PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.**



Willow Park  
Plat  
Building Official Review

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**Applicant Questions:**

Front building setback: 50 ft.                      Rear building setback: 25 ft.

Side building setback: 10 ft.                      Side building setback: 10 ft.

Does the site include any utility/electric/gas/water/sewer easements?       Yes              No  
Does the site include any drainage easements?                                       Yes              No  
Does the site include any roadway/through fare easements?                      Yes                       No

**Staff Review:**

Does the plat include all the required designations?                                      Yes              No  
Are the setbacks for the building sufficient?     Yes              No  
Are there any easement conflicts?    Yes               No  
Do the proposed easements align with neighboring easements? *N/A*              Yes              No  
Are the proposed easements sufficient to provide service?                              Yes              No  
Does the proposed project pose any planning concerns?                              Yes                       No

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Approved               Not Approved               Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CHEW              Date: 08/10/2021

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?  Yes  No  
If yes, which road? BANKHEAD AND I20

Is the project serviced by an existing water line?  Yes  No  
If yes, what size line? \_\_\_\_\_

Will the project require the extension of a water line?  Yes  No

Does the project use well water?  No  Drinking  Irrigation  
If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line?  Yes  No  
If yes, what size line? N/A

If no, what type and size is the septic system? INDIVIDUAL ON-SITE WASTE WATER SYSTEM

**Staff Review:**

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes  No

Any additional concerns: \_\_\_\_\_

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 08/12/2021

Willow Park  
Plat  
Flood Plain Review

**Applicant Questions:**

- Is any part of the plat in the 100-year flood plain? Yes  No
- If yes, what is the base flood elevation for the area? \_\_\_\_\_
- Is the footprint of any built improvement in the 100-year flood plain? Yes  No
- If yes, what is the base flood elevation for the area? \_\_\_\_\_
- Is the footprint of any habitable structure in the 100-year flood plain? Yes  No
- If yes, what is the base flood elevation for the area? \_\_\_\_\_

**Staff Review:**

- Base flood elevations confirmed? N/A Yes  No
- Does the proposed project pose any safety concerns? Yes  No

NEED DRAINAGE STUDY AND  
CALCULATIONS. COMPLETED

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

08/10/2021







## CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> September 14, 2021	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM:

Receive and accept a petition requesting annexation of a 19.16 acre tract of land located east of Bay Hill Drive.

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### BACKGROUND:

D&M, A Texas General Partnership is requesting voluntary annexation of this 19.16 acre tract of vacant land. This property is located adjacent to the City of Willow Park, in the City's extraterritorial jurisdiction (ETJ).

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the City Council accept the petition and adopt Resolution 2021 - 0914 setting a public hearing for October 12, 2021, at 7:00 pm in the Council Chambers, 516 Ranch House Rd, Willow Park, Texas.

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### EXHIBITS:

Petition for Annexation  
Annexation Map  
Annexation Calendar  
Resolution 2021 - 0914

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	N/A
	<b>Source of Funding</b>	N/A

**RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSED ANNEXATION**

RESOLUTION NO. 2021 - 0914

A RESOLUTION SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF WILLOW PARK, TEXAS, AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

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

SECTION 1. On the 12th day of October 2021 at 7:00 pm in the City Council Chamber of the City Hall of the City of Willow Park, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Willow Park, Texas of the following described property, to-wit:

19.16 acres of land situated in the John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, and being a portion of a 52.283 acre tract described in deed to D & M, a Texas General Partnership recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas.

SECTION 2. The Mayor of the City of Willow Park, 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 above described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED this the 14th day of September 2021.

\_\_\_\_\_  
DOYLE MOSS MAYOR

ATTEST:

\_\_\_\_\_  
CANDICE J SCOTT, CITY SECRETARY



State of Texas {  
County of Parker {

**PETITION FOR ANNEXATION**

PRESENTED TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS

I, Steven Watts, authorized agent for D & M, A Texas General Partnership, do state and certify that D & M, A Texas General Partnership is the sole owner of that certain 19.16 acre tract of land, being further described herein by metes and bounds, and do hereby petition to the City of Willow Park, Parker County, Texas for annexation of said tract, which is less than one-half (1/2) mile in width, contiguous to the municipal boundary of the City of Willow Park, within its exclusive extraterritorial jurisdiction, and upon which fewer than three qualified voter reside, by filing said Petition with the City. The 19.16-acre tract of land is further described by metes and bounds as follows:

**LEGAL DESCRIPTION**

**BEING** 19.16 acres of land situated in the John H. Phelps Survey, Abstract No 1046, City of Willow Park, Parker County, Texas, and being a portion of a 52.283 acre tract described in deed to D & M, a Texas General Partnership recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas, said 19.16 acres more particularly described in metes and bounds as follows:

**BEGINNING** at the southeast corner of this described tract, a 1/2 inch rebar rod found in the east line of said 52.283 acre tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, Texas, and being the northeast corner of HUNTERS GLEN, an Addition to the City of Willow Park, Parker County, Texas, according to the plat of said addition recorded in Plat Cabinet D, Slide 205, Plat Records, Parker County, Texas, and from said point of beginning a found 1/2 inch rebar rod with cap marked "YARGER 5854" in the southerly right-of-way line of Interstate Highway 20, at the northeast corner of said 52.283 acre tract, bears N 00°23'44" W 1478.98 feet;

**THENCE** S 89°20'29" W 875.48 (S 89°20'37" W 875.59 feet record per Plat), along the north line of said HUNTERS GLEN, to a found 1/2 inch rebar rod in concrete at fence corner in the west line of said 52.283 acre tract, the east line of WILLOW PARK VILLAGE, an addition to said City of Willow Park, according to the plat of said addition recorded in Plat Cabinet C, Slide 344 of said plat records, and said point being at the northwest corner of said HUNTERS GLEN, and the southwest corner of this 19.16 acre tract;

**THENCE N 01°30'51" E (N 01°59' E record) a distance of 1430.40 feet along the west line of said 52.283 acre tract and the east line of said WILLOW PARK VILLAGE ADDITION, to a 1/2 inch rebar rod with cap marked "YARGER 5854" at the northwest corner of this 19.16 acre tract and the southwest corner of Lot 1, Block 1, EXTREME EXTERIORS ADDITION, City of Willow Park according to the plat of said addition recorded in Plat Cabinet D, Slide 665, Plat Records, Parker County, Texas;**

**THENCE S 71°54'10" E 299.98 feet (S 71°35'05" E 299.92 feet record) along the south line of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION, to a found 1/2 inch rebar rod with cap (marking on cap illegible) at the southeast corner thereof for an interior corner of said 52.283 acre tract and the northerly northeast corner of this 19.16 acre tract, and whence the northeast corner of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION bears N 01°30'59" E 302.91 feet;**

**THENCE S 01°30'59" W 571.65 feet, over and across said 52.283 acre tract, to a point, an interior corner of this 19.16 acre tract;**

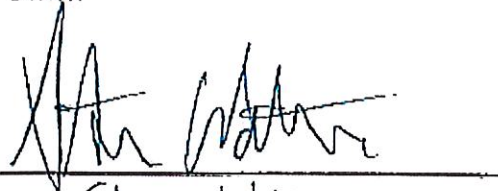
**THENCE N 89°36'16" E 562.39 feet, over and across said 52.283 acre tract to a point in the east line of said 52.283 acre tract and the west line of said Magellan Pipeline Terminals, LP tract, for the southerly northeast corner of this 19.16 acre tract;**

**THENCE S 00°23'44" E 759.11 feet along said east line of said 52.283 acre tract and said west line of said Magellan Pipeline Terminals, LP tract to the POINT OF BEGINNING and containing 19.16 acres of land.**

Signed, acknowledged and executed this the 2<sup>nd</sup> day of July, 2021.

D & M, A Texas General Partnership

Owner




By: Steven Watts, Authorized Agent

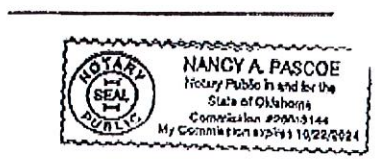
State of Oklahoma

County of Tulsa

Before me this the 2<sup>nd</sup> day of July, 2021, appeared Steven Watts as an authorized agent of D & M, A Texas General Partnership, who swears that he is in the capacity stated herein, and with the authority to sign, execute and bind D & M, A Texas General Partnership, as set forth in said Petition, subscribed and sworn before me, the undersigned authority, on the 2<sup>nd</sup> day of July, 2021, to certify which witness my hand and seal of office.

  
Notary Public, State of Oklahoma

My Commission Expires:







3465 CURRY LANE  
 ABILENE, TX 79606  
 325-695-1070  
 1508 SANTA FE DR, STE 204  
 WEATHERFORD, TX 76086  
 817-594-9880  
 (TBPLS FIRM # 10194590)

EXHIBIT "A"



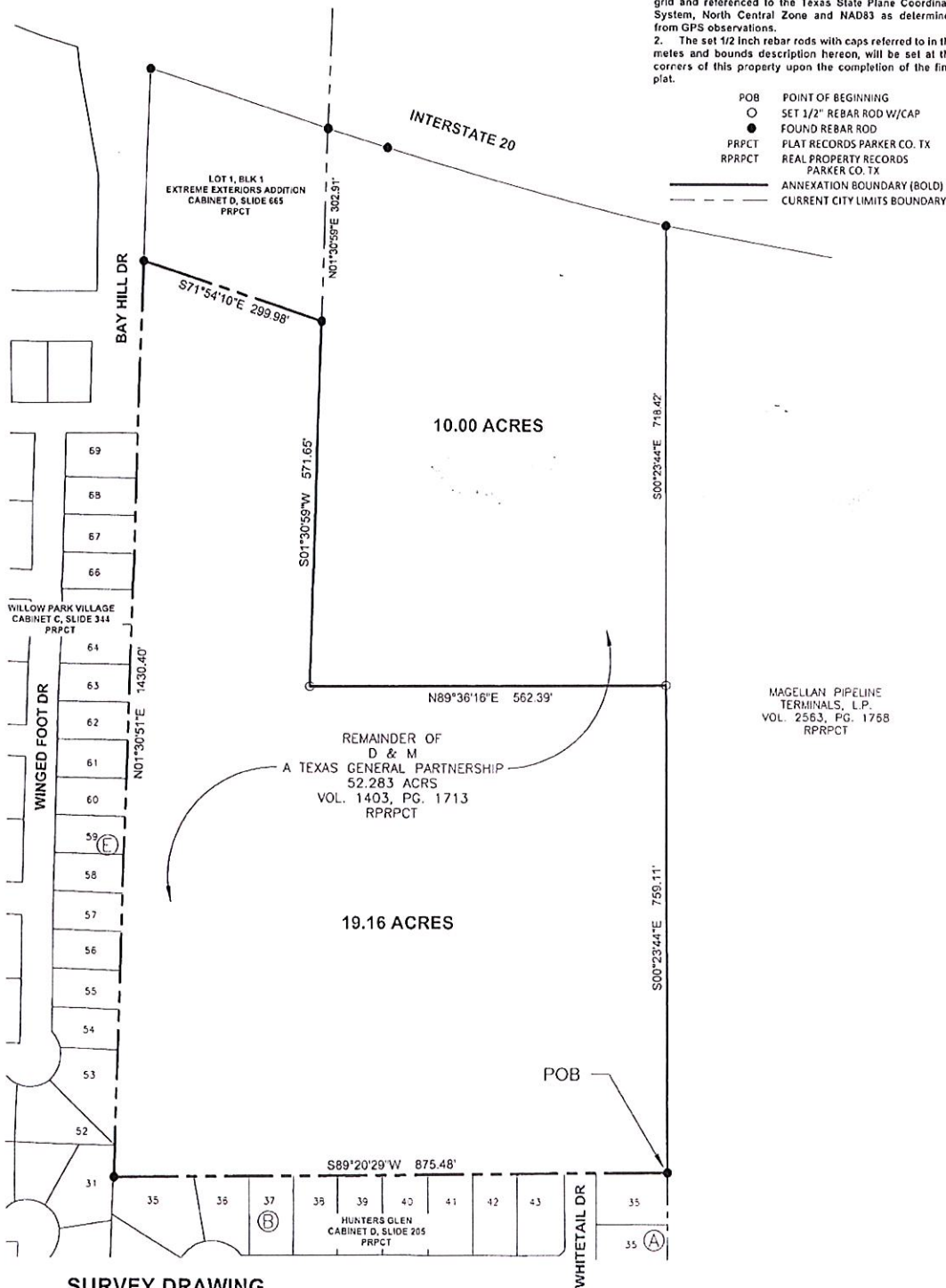
SCALE: 1" = 200'

SURVEYED FOR:  
 RED RIVER DEVELOPMENT

SURVEY NOTES:

1. Bearings, distances and coordinates shown hereon are grid and referenced to the Texas State Plane Coordinate System, North Central Zone and NAD83 as determined from GPS observations.
2. The set 1/2 inch rebar rods with caps referred to in the metes and bounds description hereon, will be set at the corners of this property upon the completion of the final plat.

- POB POINT OF BEGINNING
- SET 1/2" REBAR ROD W/CAP
- FOUND REBAR ROD
- PRPCT PLAT RECORDS PARKER CO. TX
- RPRCT REAL PROPERTY RECORDS PARKER CO. TX
- ANNEXATION BOUNDARY (BOLD)
- - - CURRENT CITY LIMITS BOUNDARY



**SURVEY DRAWING**  
 ANNEXATION TO THE CITY  
 OF WILLOW PARK, PARKER CO., TEXAS  
 19.16 ACRES OF LAND  
 OUT OF JOHN H. PHELPS SURVEY  
 ABSTRACT NO. 1046  
 PARKER COUNTY, TEXAS

The 19.16 acre tract depicted hereon was surveyed on the ground under my direct supervision in June, 2021.

Mark T. Brown, RPLS #4247  
 Dated: July 27, 2021

## **D&M, A TEXAS GENERAL PARTNERSHIP**

### **Annexation on Petition of Area Landowners**

**NOTE:** Prior to any other action, the city must determine whether an area is subject to the requirements of Section 43.016 – required offer of non-annexation agreement, and must comply with those requirements if so. N/A

Sept. 10, 2021 Post notice to receive and accept petition under Open Meetings Act.

Sept 14, 2021 City Council Receives and Accepts Petition.

Sept 24, 2021 Publish notice of hearing 43.0673. Obtain required affidavit of publication from newspaper.

Sept 23, 2021 Post notice of public hearing on the Internet Web site, if city has an Internet Web site. 43.063(c).

Send written notice to each public school district in the area to be annexed. 43.905.

Send written to railroads with right-of-way in the area to be annexed. 43.062 (b).

Send written notice to “public entities”. 43.9051.

Oct 8, 2021 Post notice of public hearing and Annexation Ordinance under Open Meetings Act.

Oct 12, 2021 Hold public hearing. 43.0673.

Oct 12, 2021 Adopt Annexation Ordinance at conclusion of hearing (Institution of Proceedings-proceedings are instituted and completed at the same time in city that only requires one reading).

**Annexation Completed 33 Days**



# CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> September 14, 2021	<b>Department:</b> Admin	<b>Presented By:</b> City Manager
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**AGENDA ITEM:**

Discussion / Action: The City Council may consider approving Ordinance 838-21 adopting a storm water impact fee to pay for storm water drainage infrastructure.

**BACKGROUND:**

At previous Council meetings, Council deliberated about instituting a Storm Water Drainage Impact Fee that would be applicable to new construction and development in the City of Willow Park.

**SUGGESTED MOTION: I MOVE THAT THE WILLOW PARK CITY COUNCIL PASS ORDINANCE 838-21, AN ORDINANCE ADOPTING DRAINAGE IMPACT FEES TO PAY FOR STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE (“CHAPTER 395”); AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES OF THE CITY OF WILLOW PARK, TEXAS TO ADD ARTICLE 13.14 DRAINAGE IMPACT FEES; AND CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; CONTAINING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**Please Note: Per Pat Chesser, the Ordinance will not be available until Monday, September 13. Staff will distribute the Ordinance to Council and will post as an addendum to the website once it becomes available.**

**STAFF/BOARD/COMMISSION RECOMMENDATION:****EXHIBITS:**

Storm Water Ordinance—Will be available on September 13, 2021

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$
	<b>Source of Funding</b>	\$





# CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> September 14, 2021	<b>Department:</b> Admin	<b>Presented By:</b> City Manager
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**AGENDA ITEM:**

Discussion/Action: Comprehensive Street Improvement Plan and funding options \_\_\_\_\_

**BACKGROUND:**

At the request of multiple Council members, staff has been working on updating the Street CIP that has been presented previously to Council. Specifically, staff has broken down the overall CIP into individual projects as denoted on the map. Additionally, staff has updated pricing and cost information. Finally, staff has requested potential funding options and costs associated with a potential debt issuance.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

**EXHIBITS:**

- Street CIP Spreadsheet
- Street CIP Map
- Funding Options from Hilltop Securities (Erick Macha)

<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$
	<b>Source of Funding</b>	\$

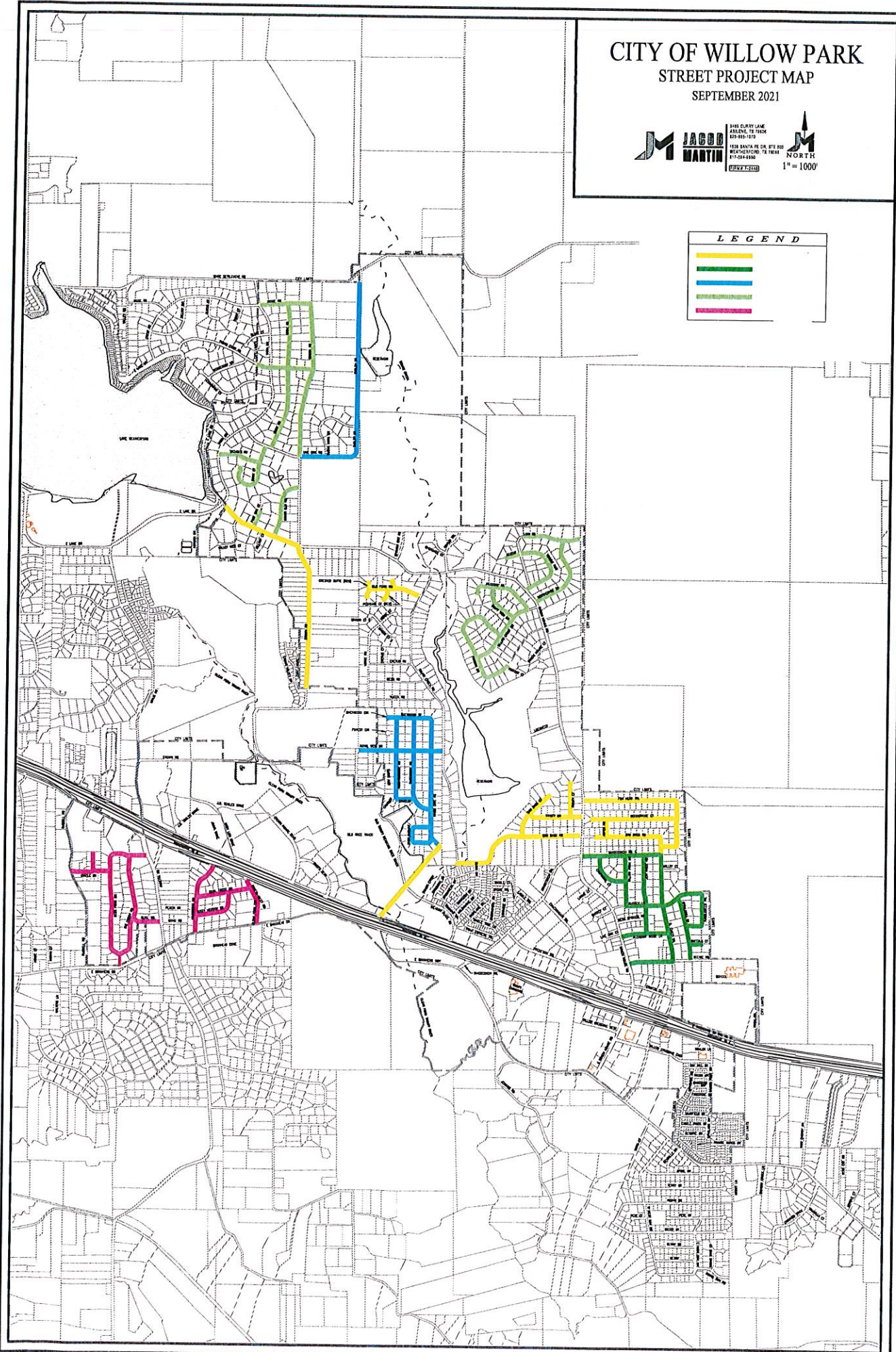
CITY OF WILLOW PARK  
STREET PROJECT MAP  
SEPTEMBER 2021

**JACOB MARTIN** 1405 CURRY LANE  
ARLINGTON, TX 76010  
817-433-1573  
1526 SANTA FE CA, STE 202  
MCKINNEY, TX 75069  
817-584-8540  
www.jm.com

**M NORTH**  
1" = 1000'

**LEGEND**

- Yellow line
- Green line
- Blue line
- Pink line





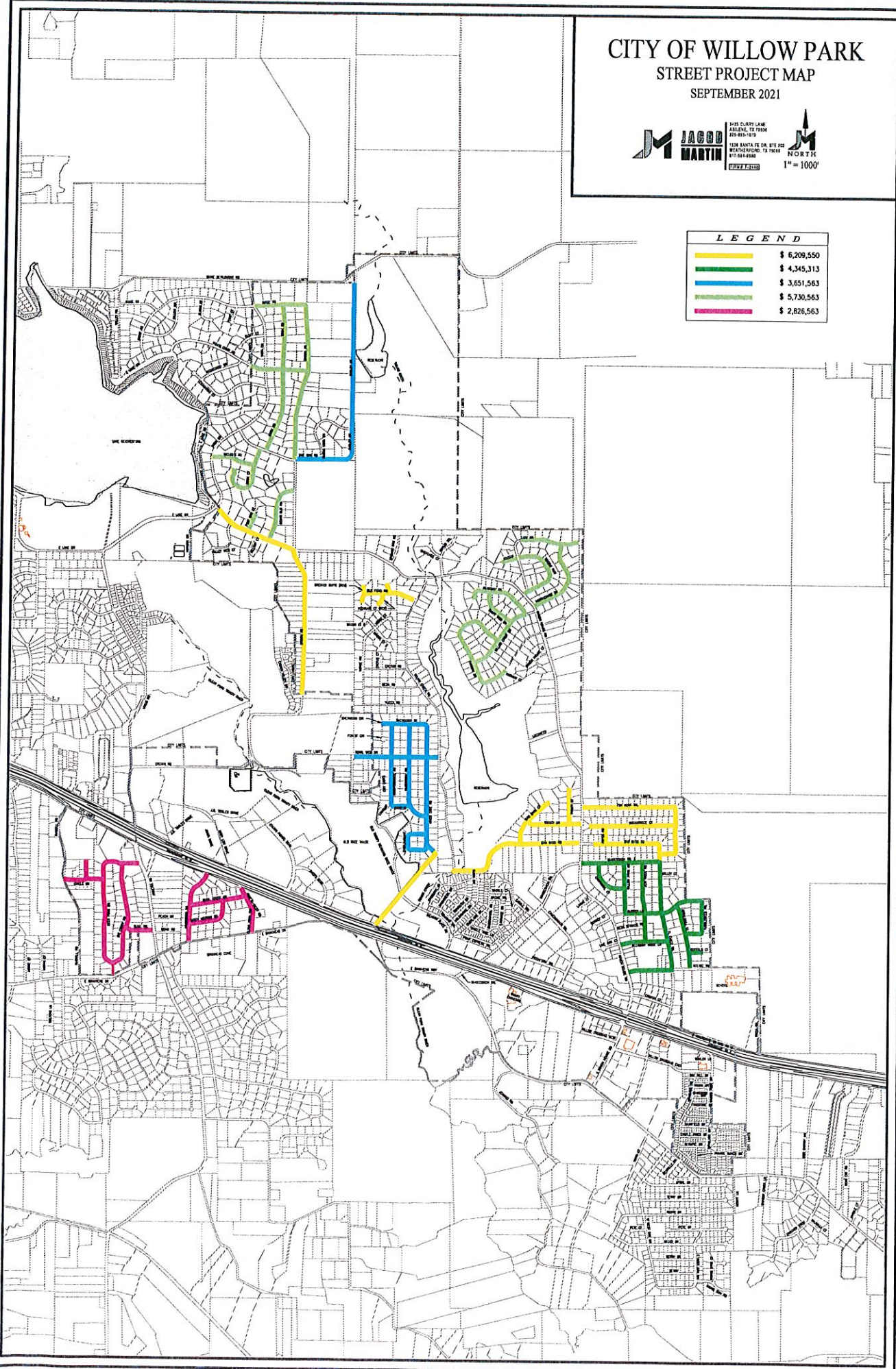
# CITY OF WILLOW PARK

## STREET PROJECT MAP

SEPTEMBER 2021

**JACOB MARTIN** ENGINEERS ARCHITECTS PLANNERS  
1418 CLARY LANE  
ARLINGTON, TX 76010  
817-463-1418  
1008 SOUTH FM ON THE BAY  
WEATHERFORD, TX 75086  
817-318-4380  
NORTH TEXAS  
1" = 1000'

LEGEND	
	\$ 6,209,550
	\$ 4,345,313
	\$ 3,651,563
	\$ 5,730,563
	\$ 2,826,563





**2021 STREET PROJECT  
PRIORITY LIST**

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of	Overall
1	Crown	Ranch House	Crown Valley	3,850	Arterial	Concrete	\$ 1,227,188
1	Kings Gate	Bridge	Castlemont	2,378	Arterial	Concrete	\$ 757,988
1	Ranch House Road	Crown	Vista	2,400	Arterial	Concrete	\$ 765,000
1	Old Ford Road	Squaw Creek Road	End	1,600	Local	Reconstruction	300,000
1	Crested Butte Court	Old Ford Road	End	200	Local	Reconstruction	37,500
1	Pleasant Court	Old Ford Road	End	400	Local	Reconstruction	75,000
			Total Linear Feet	10,828			\$ 3,162,675
			Miles	2.05			

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of	Overall
	Sam Bass	Squaw Creek	Ranch House	3,650	Local	Concrete	\$ 1,163,438
	Sam Bass Court	Sam Bass Road	End	1,300	Local	Reconstruction	\$ 243,750
	Trinity Court	Trinity Drive	End	900	Local	Reconstruction	\$ 168,750
	Trinity Drive	Sam Bass Court	Ranch House	1,450	Local	Reconstruction	\$ 271,875
			Total Linear Feet	7,300			\$ 1,847,813
			Miles	1.38			

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of	Overall
	Fox Hunt Trail	Ranch House	El Chico Trail	4,000	Local	Reconstruction	\$ 750,000
	Woodbridge	Fox Hunt Trail	Cul De Sac	2,175	Local	Reconstruction	\$ 407,813
	Sam Bass Road	Ranch House	El Chico Trail	2,275	Local	Reconstruction	\$ 426,563
	Aspenwood Drive	Woodbridge	Sam Bass Road	500	Local	Reconstruction	\$ 93,750
			Total Linear Feet	8,950			\$ 1,678,125
			Miles	1.70			

**\$ 6,688,613**



**2021 STREET PROJECT  
PRIORITY LIST**

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Verde	HOA Entrance	Yucca	1,475	Local	Reconstruction	\$ 276,563
	Cactus	Verde	Squaw Creek	1,350	Local	Reconstruction	\$ 253,125
	Mesa	Verde	Squaw Creek	1,450	Local	Reconstruction	\$ 271,875
	Yucca	Verde	Squaw Creek	1,775	Local	Reconstruction	\$ 332,813
			<b>Total Linear Feet</b>	<b>6,050</b>			<b>\$ 1,134,375</b>
			<b>Miles</b>	<b>1.15</b>			

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Stage Coach Trail	Ranch House	El Chico Trail	2,050	Local	Reconstruction	\$ 384,375
	El Chico	Stage Coach Trail	Scenic Trail	2,800	Local	Reconstruction	\$ 525,000
	Jeri Ridge Road	Stage Coach Trail	Pleasant Ridge Lane	2,050	Local	Reconstruction	\$ 384,375
	Willow Park Drive	Stage Coach Trail	Surrey	1,350	Local	Reconstruction	\$ 253,125
	Chaparal Court	Stage Coach Trail	Willow Park Drive	1,115	Local	Reconstruction	\$ 209,063
	Surrey Lane	Ranch House	El Chico Trail	1,315	Local	Reconstruction	\$ 246,563
	Mesa Springs Road	Ranch House	Jeri Ridge Road	750	Local	Reconstruction	\$ 140,625
	Pleasant Ridge LN	Ranch House	El Chico Trail	1,250	Local	Reconstruction	\$ 234,375
			<b>Total Linear Feet</b>	<b>12,680</b>			<b>\$ 2,377,500</b>
			<b>Miles</b>	<b>2.40</b>			

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Surrey Lane	El Chico	Tumbleweed Trail	1,120	Local	Reconstruction	\$ 210,000
	Appaloosa	Surrey Ln	Scenic Trail	1,700	Local	Reconstruction	\$ 318,750
	Tumbleweed Trl	Surrey Ln	Appaloosa	1,275	Local	Reconstruction	\$ 239,063
	Buffalo Court	Appaloosa	Cul De Sac	350	Local	Reconstruction	\$ 65,625
			<b>Total Linear Feet</b>	<b>4,445</b>			<b>\$ 833,438</b>
			<b>Miles</b>	<b>0.84</b>			

**\$ 4,345,313**



**2021 STREET PROJECT  
PRIORITY LIST**

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Kings Gate Rd	Castlemont	Sherwood	3,100	Local	Reconstruction	\$ 581,250
	Queensway Rd	King Gate Rd	Sherwood	2,625	Local	Reconstruction	\$ 492,188
	Kings Bridge Rd	Camelot	Sherwood	2,100	Local	Reconstruction	\$ 393,750
	Sherwood	King Gate Rd	Cul De Sac	1,125	Local	Reconstruction	\$ 210,938
	Royal View	Squaw Creek	Cul De Sac	2,275	Local	Reconstruction	\$ 426,563
	Camelot	Kingsbridge	Queensway Rd	550	Local	Reconstruction	\$ 103,125
	Castlemont	(All Square)	(All Square)	1,350	Local	Reconstruction	\$ 253,125
			Total Linear Feet	13,125			\$ 2,460,938
			Miles	2.49			

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Emsley Dr	White Settlement	Crown	6,350	Local	Reconstruction	\$ 1,190,625
			Total Linear Feet	6,350			\$ 1,190,625
			Miles	1.20			

\$ 3,651,563



**2021 STREET PROJECT  
PRIORITY LIST**

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Crown Road	Live Oak	Ridge Road	4,036	Local	Reconstruction	\$ 756,750
	Cook Road	Live Oak	Ridge Road	3,850	Local	Reconstruction	\$ 721,875
	Indian Camp Rd	Crown	Vista	1,100	Local	Reconstruction	\$ 206,250
	Live Oak	Crown	Vista	1,750	Local	Reconstruction	\$ 328,125
	Nichols Rd	Cook Ct	Vista	1,150	Local	Reconstruction	\$ 215,625
	Cook Ct	Live Oak	Cul De Sac	1,925	Local	Reconstruction	\$ 360,938
	Cedar Elm Rd	Crown	Ranch House	1,600	Local	Reconstruction	\$ 300,000
	Post Oak Ct	Ranch House	Cul De Sac	500	Local	Reconstruction	\$ 93,750
			Total Linear Feet	11,875			\$ 2,983,313
			Miles	2.25			

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Fairway Drive	Ranch House	Willow Crest Dr.	3,475	Local	Reconstruction	\$ 651,563
	Willow Crest Dr	Ranch House	Fairway	2,163	Local	Reconstruction	\$ 405,563
	Parkway Drive	Willow Crest Dr	Cul De Sac	1,775	Local	Reconstruction	\$ 332,813
	Bluff View Dr	Parkway Dr	Willow Crest Dr.	1,050	Local	Reconstruction	\$ 196,875
	Ranch House Ct	Ranch House	Cul De Sac	600	Local	Reconstruction	\$ 112,500
			Total Linear Feet	9,063			\$ 1,699,313
			Miles	1.72			

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Lori Dr	End of Improve	Cul De Sac	1,039	Local	Reconstruction	\$ 194,813
	Regent Row	Ranch House	Cul De Sac	2,350	Local	Reconstruction	\$ 440,625
	Northase Dr	Ranch House	Lori Dr.	2,200	Local	Reconstruction	\$ 412,500
			Total Linear Feet	5,589			\$ 1,047,938
			Miles	1.06			

\$ 5,730,563

**2021 STREET PROJECT  
PRIORITY LIST**

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Big Creek Road	Deer Pond Dr	Deer Pond Dr	2,700	Local	Reconstruction	\$ 506,250
	Deer Pond Dr.	Milkus	Bankhead	3,950	Local	Reconstruction	\$ 740,625
	Circle Dr	Russell Rd	Deer Pond Dr	1,075	Local	Reconstruction	\$ 201,563
	Circle Ct.	Circle Dr.	Cul De Sac	500	Local	Reconstruction	\$ 93,750
	Quail Trail	Big Creek Rd	Milkus	800	Local	Reconstruction	\$ 150,000
			Total Linear Feet	9,025			\$ 1,692,188
				1.71			

Priority	Street	Street (Start)	Street (End)	Linear Feet	Street Type	Type of Replacement	Overall
	Kingswood	IH 20	Bankhead	1,950	Local	Reconstruction	\$ 365,625
	Clear Fork Cir	IH 20	Bankhead	1,300	Local	Reconstruction	\$ 243,750
	Quail Crest Dr	Kingswood	Clear Fork Cir	1,500	Local	Reconstruction	\$ 281,250
	Misty Meadow Dr.	Quail Crest Dr	Kingswood	1,300	Local	Reconstruction	\$ 243,750
			Total Linear Feet	6,050			\$ 1,134,375
				1.15			

**\$ 2,826,563**



Schedule 1 - 09.07.2021  
 Willow Park, Texas  
**\$6,500,000 Par - Street Improvements - 15 Year Level**  
 Preliminary - February 2022 Issuance

A FYE	B Assessed Valuation	C Growth	D Existing Tax Supported Debt Service (1)	E Calculated I&S Tax Rate (2)	F \$6,500,000 Par - Street Improvements 2/15/22 - 3.00%			I Tax Impact (2)	J Aggregate Tax Supported Debt Service	K Calculated I&S Tax Rate (2)	L FYE
					G Principal (3)	H Interest	H Debt Service				
2022	\$ 567,804,786	1.50%	1,591,105	0.2859	\$ -	\$ -	\$ -	0.0971	\$ 1,591,105	0.2859	2022
2023	576,321,858	1.50%	1,627,324	0.2881	260,000	288,600	548,600	0.0971	2,175,924	0.3853	2023
2024	584,966,686	1.50%	1,659,270	0.2894	365,000	181,725	546,725	0.0954	2,205,995	0.3848	2024
2025	593,741,186	1.50%	1,693,207	0.2893	375,000	170,625	545,625	0.0938	2,228,832	0.3830	2025
2026	602,647,304	1.50%	1,705,570	0.2888	385,000	159,225	544,225	0.0921	2,249,795	0.3809	2026
2027	611,687,013	1.50%	887,174	0.1480	400,000	147,450	547,450	0.0913	1,434,624	0.2393	2027
2028	620,862,318	1.50%	840,348	0.1381	410,000	135,300	545,300	0.0896	1,385,648	0.2277	2028
2029	630,175,253	1.50%	791,544	0.1282	425,000	122,775	547,775	0.0887	1,339,319	0.2169	2029
2030	639,627,882	1.50%	794,052	0.1267	435,000	109,875	544,875	0.0869	1,338,927	0.2136	2030
2031	649,222,300	1.50%	597,873	0.0940	450,000	96,600	546,600	0.0859	1,144,473	0.1799	2031
2032	658,960,635	1.50%	270,300	0.0419	465,000	82,875	547,875	0.0848	818,175	0.1267	2032
2033	668,845,044	1.50%	273,500	0.0417	475,000	68,775	543,775	0.0830	817,275	0.1247	2033
2034	678,877,720	1.50%	271,400	0.0408	490,000	54,300	544,300	0.0818	815,700	0.1226	2034
2035	689,060,886	1.50%	274,000	0.0406	505,000	39,375	544,375	0.0806	818,375	0.1212	2035
2036	699,396,799	1.50%	271,300	0.0396	520,000	24,000	544,000	0.0794	815,300	0.1190	2036
2037	709,887,751	1.50%	273,300	0.0393	540,000	8,100	548,100	0.0788	821,400	0.1181	2037
2038	720,536,067	1.50%	271,050	0.0384					271,050	0.0384	2038
2039	731,344,108	1.50%	269,675	0.0376					269,675	0.0376	2039
2040	742,314,270	1.50%	273,075	0.0375					273,075	0.0375	2040
2041	753,448,984	1.50%	271,250	0.0367					271,250	0.0367	2041
2042	764,750,719	1.50%	269,275	0.0359					269,275	0.0359	2042
2043	776,221,980	1.50%	272,075	0.0358					272,075	0.0358	2043
2044	787,865,309	1.50%	269,650	0.0349					269,650	0.0349	2044
2045	799,683,289	1.50%	272,000	0.0347					272,000	0.0347	2045
2046	811,678,538	1.50%	274,050	0.0345					274,050	0.0345	2046
			\$ 16,253,367		\$ 6,500,000	\$ 1,689,600	\$ 8,189,600	0.0971	\$ 24,442,967		
										0.3853	

Notes:  
 (1) Includes capital leases.  
 (2) Tax collection percentage: 98%.  
 (3) Includes estimated financing costs.





Schedule 2 - 09.07.2021  
Willow Park, Texas

**\$6,500,000 Par - Street Improvements - 15 Year Wraparound**

Preliminary - February 2022 Issuance

A FYE	B Assessed Valuation	C Growth	D Existing Tax Supported Debt Service <sup>(1)</sup>	E Calculated I&S Tax Rate <sup>(2)</sup>	F \$6,500,000 Par - Street Improvements 2/15/22 - 3.20%			I Tax Impact <sup>(2)</sup>	J Aggregate Tax Supported Debt Service	K Calculated I&S Tax Rate <sup>(2)</sup>	L FYE
					G Principal <sup>(3)</sup>	H Interest <sup>(4)</sup>	Debt Service				
2022	\$ 567,804,786	1.50%	1,591,105	0.2859	\$ -	\$ -	\$ -	0.0376	1,591,105	0.2859	2022
2023	576,321,858	1.50%	1,627,324	0.2881	-	212,351	212,351	0.0363	1,839,675	0.3257	2023
2024	584,966,686	1.50%	1,659,270	0.2894	-	208,000	208,000	0.0357	1,867,270	0.3257	2024
2025	593,741,186	1.50%	1,683,207	0.2893	-	208,000	208,000	0.0352	1,891,207	0.3250	2025
2026	602,647,304	1.50%	1,705,570	0.2888	-	208,000	208,000	0.0569	1,913,570	0.3240	2026
2027	611,687,013	1.50%	887,174	0.1480	135,000	205,840	340,840	0.0642	1,228,014	0.2043	2027
2028	620,862,318	1.50%	840,348	0.1381	190,000	200,640	390,640	0.0710	1,230,988	0.2023	2028
2029	630,175,253	1.50%	791,544	0.1282	245,000	193,680	438,680	0.0695	1,230,224	0.1992	2029
2030	639,627,882	1.50%	794,052	0.1267	250,000	185,760	435,760	0.0989	1,229,812	0.1962	2030
2031	649,222,300	1.50%	597,873	0.0940	455,000	174,480	629,480	0.1486	1,227,353	0.1929	2031
2032	658,960,635	1.50%	270,300	0.0419	805,000	154,320	959,320	0.1462	1,229,620	0.1904	2032
2033	668,845,044	1.50%	273,500	0.0417	830,000	128,160	958,160	0.1437	1,231,660	0.1879	2033
2034	678,877,720	1.50%	271,400	0.0408	855,000	101,200	956,200	0.1412	1,227,600	0.1845	2034
2035	689,060,886	1.50%	274,000	0.0406	880,000	73,440	953,440	0.1400	1,227,440	0.1818	2035
2036	699,396,799	1.50%	271,300	0.0396	915,000	44,720	959,720	0.1373	1,231,020	0.1796	2036
2037	709,887,751	1.50%	273,300	0.0393	940,000	15,040	955,040	0.0376	1,228,340	0.1766	2037
2038	720,536,067	1.50%	271,050	0.0384	-	-	-	0.0375	271,050	0.0384	2038
2039	731,344,108	1.50%	269,675	0.0376	-	-	-	0.0367	269,675	0.0376	2039
2040	742,314,270	1.50%	273,075	0.0375	-	-	-	0.0359	273,075	0.0375	2040
2041	753,448,984	1.50%	271,250	0.0367	-	-	-	0.0358	271,250	0.0367	2041
2042	764,750,719	1.50%	269,275	0.0359	-	-	-	0.0349	269,275	0.0359	2042
2043	776,221,980	1.50%	272,075	0.0358	-	-	-	0.0347	272,075	0.0358	2043
2044	787,865,309	1.50%	269,650	0.0349	-	-	-	0.0345	269,650	0.0349	2044
2045	799,683,289	1.50%	272,000	0.0347	-	-	-	0.0345	272,000	0.0347	2045
2046	811,678,538	1.50%	274,050	0.0345	-	-	-	0.0345	274,050	0.0345	2046
			\$ 16,253,367		\$ 6,500,000	\$ 2,313,631	\$ 8,813,631	0.1486		-- Maximum --	0.3257
									\$ 25,066,998		

Notes:  
 (1) Includes capital leases.  
 (2) Tax collection percentage: 98%.  
 (3) Includes estimated financing costs.  
 (4) Fiscal Year 2022 Includes capitalized interest.



Schedule 3 - 09.07.2021  
Willow Park, Texas

**\$6,500,000 Par - Street Improvements - 20 Year Level**

Preliminary - February 2022 Issuance

A FYE	B Assessed Valuation	C Growth	D Existing Tax Supported Debt Service <sup>(1)</sup>	E Calculated I&S Tax Rate <sup>(2)</sup>	F \$6,500,000 Par - Street Improvements 2/15/22 - 3.50%			I Tax Impact <sup>(2)</sup>	J Aggregate Tax Supported Debt Service	K Calculated I&S Tax Rate <sup>(2)</sup>	L FYE
					G Principal <sup>(3)</sup>	H Interest	H Debt Service				
2022	\$ 567,804,786	1.50%	1,591,105	0.2859	\$ -	\$ -	\$ -	0.0813	1,591,105	0.2859	2022
2023	576,321,858	1.50%	1,627,324	0.2881	120,000	339,150	459,150	0.0813	2,086,474	0.3694	2023
2024	584,966,686	1.50%	1,659,270	0.2894	240,000	219,100	459,100	0.0801	2,118,370	0.3695	2024
2025	593,741,186	1.50%	1,683,207	0.2893	250,000	210,525	460,525	0.0791	2,143,732	0.3684	2025
2026	602,647,304	1.50%	1,705,570	0.2888	260,000	201,600	461,600	0.0782	2,167,170	0.3669	2026
2027	611,687,013	1.50%	887,174	0.1480	270,000	192,325	462,325	0.0771	1,349,499	0.2251	2027
2028	620,862,318	1.50%	840,348	0.1381	275,000	182,788	457,788	0.0752	1,298,136	0.2134	2028
2029	630,175,253	1.50%	791,544	0.1282	285,000	172,988	457,988	0.0742	1,249,531	0.2023	2029
2030	639,627,882	1.50%	794,052	0.1267	295,000	162,838	457,838	0.0730	1,251,890	0.1997	2030
2031	649,222,300	1.50%	597,873	0.0940	310,000	152,250	462,250	0.0727	1,060,123	0.1666	2031
2032	658,960,635	1.50%	270,300	0.0419	320,000	141,225	461,225	0.0714	731,525	0.1133	2032
2033	668,845,044	1.50%	273,500	0.0417	330,000	129,850	459,850	0.0702	733,350	0.1119	2033
2034	678,877,720	1.50%	271,400	0.0408	340,000	118,125	458,125	0.0689	729,525	0.1097	2034
2035	689,060,886	1.50%	274,000	0.0406	355,000	105,963	460,963	0.0683	734,963	0.1088	2035
2036	699,396,799	1.50%	271,300	0.0396	360,000	93,363	458,363	0.0669	729,663	0.1065	2036
2037	709,887,751	1.50%	273,300	0.0393	380,000	80,325	460,325	0.0662	733,625	0.1055	2037
2038	720,536,067	1.50%	271,050	0.0384	395,000	66,763	461,763	0.0654	732,813	0.1038	2038
2039	731,344,108	1.50%	269,675	0.0376	405,000	52,763	457,763	0.0639	727,438	0.1015	2039
2040	742,314,270	1.50%	273,075	0.0375	420,000	38,325	458,325	0.0630	731,400	0.1005	2040
2041	753,448,984	1.50%	271,250	0.0367	435,000	23,363	458,363	0.0621	729,613	0.0988	2041
2042	764,750,719	1.50%	269,275	0.0359	450,000	7,875	457,875	0.0611	727,150	0.0970	2042
2043	776,221,980	1.50%	272,075	0.0358					272,075	0.0358	2043
2044	787,865,309	1.50%	269,650	0.0349					269,650	0.0349	2044
2045	799,683,289	1.50%	272,000	0.0347					272,000	0.0347	2045
2046	811,678,538	1.50%	274,050	0.0345					274,050	0.0345	2046
			\$ 16,253,367		\$ 6,500,000	\$ 2,691,500	\$ 9,191,500	0.0813	\$ 25,444,967		

Notes:  
(1) Includes capital leases.  
(2) Tax collection percentage: 98%.  
(3) Includes estimated financing costs.



Schedule 4 - 09.07.2021  
 Willow Park, Texas  
**\$6,500,000 Par - Street Improvements - 20 Year Wraparound**  
 Preliminary - February 2022 Issuance

FYE	Assessed Valuation	Growth	Existing Tax Supported Debt Service (1)	Calculated I&S Tax Rate (2)	Principal (3)	Interest (4)	Debt Service	Tax Impact (2)	Aggregate Tax Supported Debt Service	Calculated I&S Tax Rate (2)	FYE
2022	\$ 567,804,786	1.50%	1,591,105	0.2859	-	-	-	-	\$ 1,591,105	0.2859	2022
2023	576,321,858	1.50%	1,627,324	0.2881	-	244,371	244,371	0.0433	1,871,695	0.3314	2023
2024	584,966,686	1.50%	1,659,270	0.2894	-	240,500	240,500	0.0420	1,899,770	0.3314	2024
2025	593,741,186	1.50%	1,683,207	0.2893	-	240,500	240,500	0.0413	1,923,707	0.3306	2025
2026	602,647,304	1.50%	1,705,570	0.2888	-	240,500	240,500	0.0407	1,946,070	0.3295	2026
2027	611,687,013	1.50%	887,174	0.1480	-	240,500	240,500	0.0401	1,127,674	0.1881	2027
2028	620,862,318	1.50%	840,348	0.1381	-	240,500	240,500	0.0395	1,080,848	0.1776	2028
2029	630,175,253	1.50%	791,544	0.1282	-	240,500	240,500	0.0389	1,032,044	0.1671	2029
2030	639,627,882	1.50%	794,052	0.1267	-	240,500	240,500	0.0384	1,034,552	0.1650	2030
2031	649,222,300	1.50%	597,873	0.0940	140,000	237,910	377,910	0.0594	975,783	0.1534	2031
2032	658,960,635	1.50%	270,300	0.0419	480,000	226,440	706,440	0.1094	976,740	0.1512	2032
2033	668,845,044	1.50%	273,500	0.0417	495,000	208,403	703,403	0.1073	976,903	0.1490	2033
2034	678,877,720	1.50%	271,400	0.0408	515,000	189,718	704,718	0.1059	976,118	0.1467	2034
2035	689,060,886	1.50%	274,000	0.0406	530,000	170,385	700,385	0.1037	974,385	0.1443	2035
2036	699,396,799	1.50%	271,300	0.0396	555,000	150,313	705,313	0.1029	976,613	0.1425	2036
2037	709,887,751	1.50%	273,300	0.0393	570,000	129,500	699,500	0.1005	972,800	0.1398	2037
2038	720,536,067	1.50%	271,050	0.0384	595,000	107,948	702,948	0.0995	973,998	0.1379	2038
2039	731,344,108	1.50%	269,675	0.0376	620,000	85,470	705,470	0.0984	975,145	0.1361	2039
2040	742,314,270	1.50%	273,075	0.0375	640,000	62,160	702,160	0.0965	975,235	0.1341	2040
2041	753,448,984	1.50%	271,250	0.0367	665,000	38,018	703,018	0.0952	974,268	0.1319	2041
2042	764,750,719	1.50%	269,275	0.0359	695,000	12,858	707,858	0.0944	977,133	0.1304	2042
2043	776,221,980	1.50%	272,075	0.0358	-	-	-	-	272,075	0.0358	2043
2044	787,865,309	1.50%	269,650	0.0349	-	-	-	-	269,650	0.0349	2044
2045	799,683,289	1.50%	272,000	0.0347	-	-	-	-	272,000	0.0347	2045
2046	811,678,538	1.50%	274,050	0.0345	-	-	-	-	274,050	0.0345	2046
			<b>\$ 16,253,367</b>		<b>\$ 6,500,000</b>	<b>\$ 3,546,991</b>	<b>\$ 10,046,991</b>	<b>0.1094</b>	<b>\$ 26,300,358</b>	<b>-- Maximum --</b>	<b>0.3314</b>

Notes:  
 (1) Includes capital leases.  
 (2) Tax collection percentage: 98%.  
 (3) Includes estimated financing costs.  
 (4) Fiscal Year 2022 includes capitalized interest.





Schedule 1 - 08.20.2021  
 Willow Park, Texas  
**\$5,500,000 Par - Street Improvements - 15 Year Level**  
 Preliminary - February 2022 Issuance

FYE	Assessed Valuation	Growth	Existing Tax Supported Debt Service <sup>(1)</sup>	Calculated I&S Tax Rate <sup>(2)</sup>	Principal <sup>(3)</sup>	Interest	Debt Service	Tax Impact <sup>(2)</sup>	Aggregate Tax Supported Debt Service	Calculated I&S Tax Rate <sup>(2)</sup>	FYE
2022	\$ 567,804,786	1.50%	1,591,105	0.2859	-	-	-	0.0822	1,591,105	0.2859	2022
2023	576,321,858	1.50%	1,627,324	0.2881	220,000	244,200	464,200	0.0822	2,091,524	0.3703	2023
2024	584,966,686	1.50%	1,659,270	0.2894	310,000	153,750	463,750	0.0809	2,123,020	0.3703	2024
2025	593,741,186	1.50%	1,683,207	0.2893	320,000	144,300	464,300	0.0798	2,147,507	0.3691	2025
2026	602,647,304	1.50%	1,705,570	0.2888	325,000	134,625	459,625	0.0778	2,165,195	0.3666	2026
2027	611,687,013	1.50%	887,174	0.1480	335,000	124,725	459,725	0.0767	1,346,899	0.2247	2027
2028	620,862,318	1.50%	840,348	0.1381	345,000	114,525	459,525	0.0755	1,299,873	0.2136	2028
2029	630,175,253	1.50%	791,544	0.1282	360,000	103,950	463,950	0.0751	1,255,494	0.2033	2029
2030	639,627,882	1.50%	794,052	0.1267	370,000	93,000	463,000	0.0739	1,257,052	0.2005	2030
2031	649,222,300	1.50%	597,873	0.0940	380,000	81,750	461,750	0.0726	1,059,623	0.1665	2031
2032	658,960,635	1.50%	270,300	0.0419	390,000	70,200	460,200	0.0713	730,500	0.1131	2032
2033	668,845,044	1.50%	273,500	0.0417	405,000	58,275	463,275	0.0707	736,775	0.1124	2033
2034	678,877,720	1.50%	271,400	0.0408	415,000	45,975	460,975	0.0693	732,375	0.1101	2034
2035	689,060,886	1.50%	274,000	0.0406	430,000	33,300	463,300	0.0686	737,300	0.1092	2035
2036	699,396,799	1.50%	271,300	0.0396	440,000	20,250	460,250	0.0671	731,550	0.1067	2036
2037	709,887,751	1.50%	273,300	0.0393	455,000	6,825	461,825	0.0664	735,125	0.1057	2037
2038	720,536,067	1.50%	271,050	0.0384					271,050	0.0384	2038
2039	731,344,108	1.50%	269,675	0.0376					269,675	0.0376	2039
2040	742,314,270	1.50%	273,075	0.0375					273,075	0.0375	2040
2041	753,448,984	1.50%	271,250	0.0367					271,250	0.0367	2041
2042	764,750,719	1.50%	269,275	0.0359					269,275	0.0359	2042
2043	776,221,980	1.50%	272,075	0.0358					272,075	0.0358	2043
2044	787,865,309	1.50%	269,650	0.0349					269,650	0.0349	2044
2045	799,683,289	1.50%	272,000	0.0347					272,000	0.0347	2045
2046	811,678,538	1.50%	274,050	0.0345					274,050	0.0345	2046
			<b>\$ 16,253,367</b>		<b>\$ 5,500,000</b>	<b>\$ 1,429,650</b>	<b>\$ 6,929,650</b>	<b>0.0822</b>	<b>\$ 23,183,017</b>	<b>- Maximum - 0.3703</b>	

Notes:  
 (1) Includes capital leases.  
 (2) Tax collection percentage: 98%.  
 (3) Includes estimated financing costs.

