



**City of Willow Park
City Council
Regular Meeting Agenda
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, October 12, 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

Invocation & Pledge of Allegiance

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 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.

Public Hearing

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Willow Park, Texas proposes to institute annexation proceedings to enlarge and extend the boundary of said city to include the following described territory. To-wit:

BEING 19.16 acres of land situated in the John H. Phelps Survey, Abstract No. 1046, 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.

A public hearing will be held by and before the City Council of the City of Willow Park, Texas on the 12th day of October 2021 at 7:00 pm in the City Chamber City Hall, 516 Ranch House Road, City of Willow Park, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons in the things and matter herein mentioned, will take place.

- a. Open Hearing
 - b. Close Hearing
1. Discussion/Action: An ordinance annexing the approximately 19.16 acres of land into the City limits of Willow Park and approving an annexation services agreement with the property owners of the annexed tract.

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 September 28, 2021.

Regular Agenda Items

1. Discussion/Action: A Preliminary Plat for Dove Ridge Addition being 11.461 acres of land International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas located on the southwest corner of Emsley Road and White Settlement Road.
2. Discussion/Action: A Final Plat for Dove Ridge Addition being 11.461 acres of land International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas located on the southwest corner of Emsley Road and White Settlement Road.
3. Discussion / Action: Setting the Date, Time, and Location of Regular Council meetings for the Willow Park City Council.
4. Discussion/ Action: To consider and act on designating the official newspaper of the City of Willow Park for the fiscal year 2021-2022.
5. Discussion/ Action: To consider and act on Approving Holiday Schedule for FY 2021 – 2022.

6. Discussion/ Action: To consider and act on all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation in an amount not to exceed \$7,500,000 for the purpose of paying contractual obligations to be incurred for (i) acquiring, constructing, improving and maintaining streets, thoroughfares, bridges, alleyways and sidewalks within the City, including related storm drainage improvements, traffic signalization and signage, streetscaping and median improvements, and utility relocations and the acquisition of rights of way therefor, (ii) constructing, acquiring, purchasing, renovating, enlarging, and equipping park facilities and the acquisition of rights of way therefor, and (iii) professional services rendered in relation to such projects and the financing thereof, including the adoption of a Resolution pertaining thereto.

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.

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 October 8, 2021 at 6:20 p.m.



Crystal R. Dozier, TRMC
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.

City of Willow Park

Notice of Public Hearing

NOTICE IS HERBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Willow Park, Texas proposes to institute annexation proceedings to enlarge and extend the boundary of said city to include the following described territory. To-wit:

BEING 19.16 acres of land situated in the John H. Phelps Survey, Abstract No. 1046, 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.

A public hearing will be held by and before the City Council of the City of Willow Park, Texas on the 12th day of October 2021 at 7:00 pm in the City Chamber City Hall, 516 Ranch House Road, City of Willow Park, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons in the things and matter herein mentioned, will take place.

By order of the City Council of the City of Willow Park, Texas this the 14th Day of September 2021.

Doyle Moss, Mayor

ATTEST:

Candice J. Scott, City Secretary



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: October 12, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM:

PUBLIC HEARING to consider comments regarding a petition requesting annexation of a 19.16 acre tract of land located east of Bay Hill Drive, in the City of Willow Park Extraterritorial Jurisdiction.

BACKGROUND:

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

The City Council will need to conduct the public hearing in accordance with Chapter 43, Texas Local Government Code, Municipal Annexation. The final step in the process is adoption of the ordinance annexing the property and adoption of the service plan.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the City Council adopt Ordinance ____-21 annexing the property.

EXHIBITS:

Petition for Annexation
Annexation Map
Ordinance ____-21

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A

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:

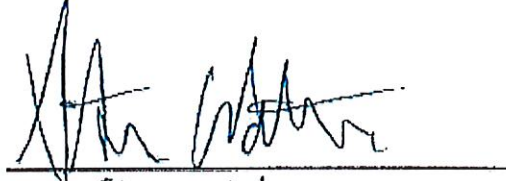
BEGINNING at the southeast corner of this described tract, a 1/2 inch rebar rod found in the east line of said 52.283 acre tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, 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;

Signed, acknowledged and executed this the 2nd day of July, 2021.

D & M, A Texas General Partnership

Owner

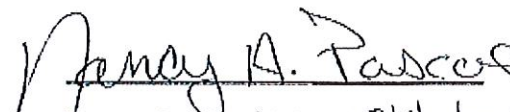


By: Steven Watts, Authorized Agent

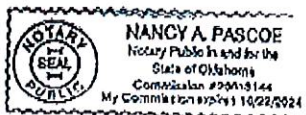
State of Oklahoma

County of Tulsa

Before me this the 2nd 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 2nd day of July, 2021, to certify which witness my hand and seal of office.


Notary Public, State of Oklahoma

My Commission Expires:





3455 CURRY LANE
 ABILENE, TX 79606
 325-695-1070
 1508 SANTA FE DR, STE 204
 WEATHERFORD, TX 76086
 817-594-9800
 (BPLS FIRM# 10194590)



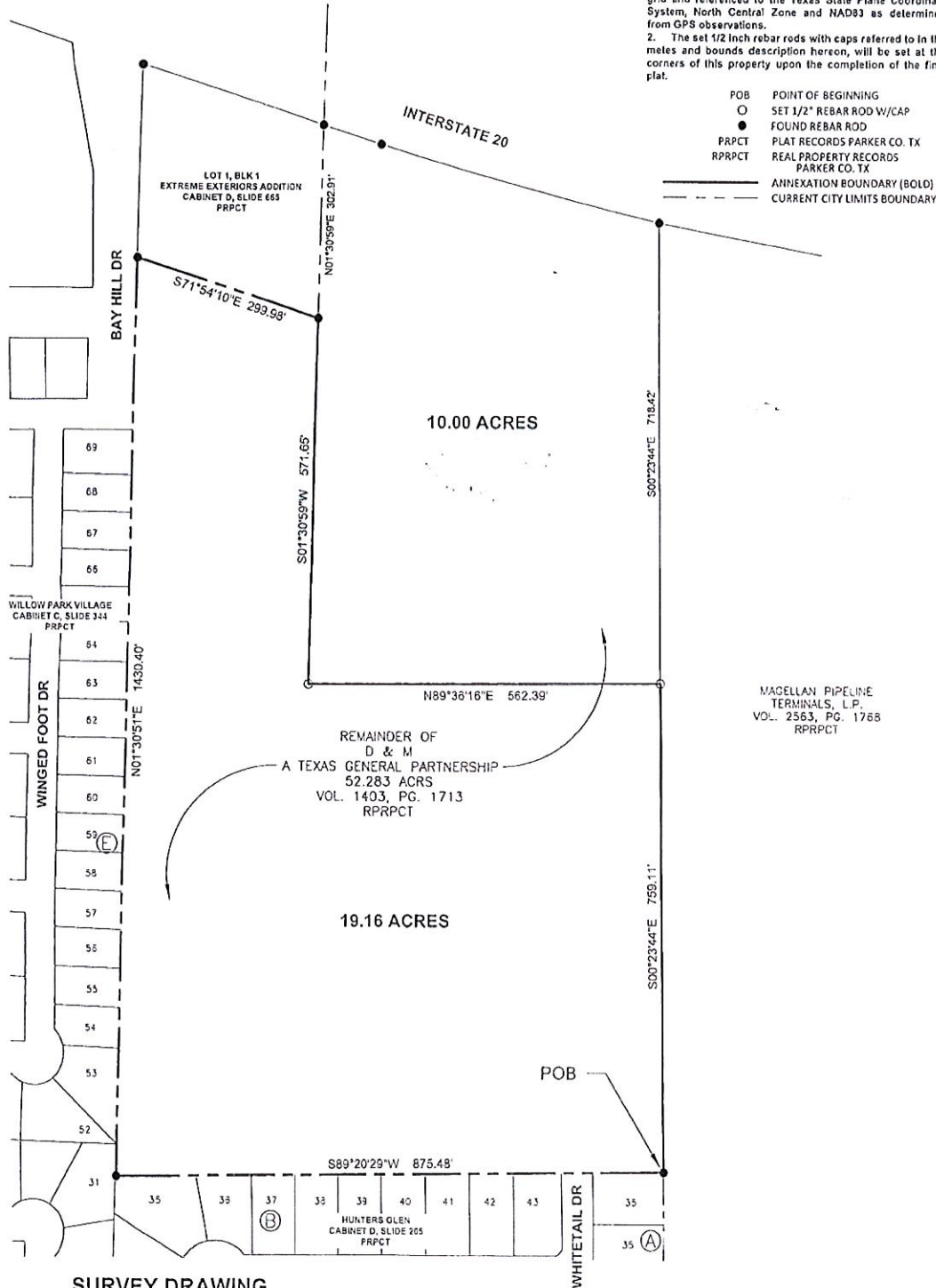
SCALE: 1" = 200'

SURVEYED FOR:
 RED RIVER DEVELOPMENT

SURVEY NOTES:

- 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.
- 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
- RPRPCT 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 #1247
 Dated: July 27, 2021

CITY OF WILLOW PARK, TEXAS

ORDINANCE ____-21

AN ORDINANCE ANNEXING THE HERIN AFTER DESCRIBED TERRITORY TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HERINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.

WHEREAS, (§Chapter 43 of the Texas Local Government Code) and the City of Willow Park, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

WHEREAS, the procedures prescribed by the (Texas Local Government Code) and the City of Willow Park, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

EXHIBIT "A"

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

- 1. That the heretofore described property is hereby annexed to the City of Willow Park, Parker County, Texas, and that the boundary limits of the City of Willow Park be and the same are hereby extended to include the above described territory within the city limits of the City of Willow Park, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the city of Willow Park and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.**
- 2. A service plan for the area is hereby adopted and attached as Exhibit "B".**

The City Secretary is hereby directed to file with the County Clerk of Parker, Texas, a certified copy of this ordinance.

ORDINANCE ____-21

PASSED by an affirmative vote of all members of the City Council, this 12th, day of October, 2021.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Crystal R. Dozier TRMC, City Secretary

The Willow Park City Council in acting on Ordinance ____-21, did on the 12th day of October, 2021, vote as follows:

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

EXHIBIT "A"

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 876.59 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.

EXHIBIT "B"

D & M, A TEXAS GENERAL PARTNERSHIP ANNEXATION

MUNICIPAL SERVICE PLAN

FIRE

Existing Services: Parker County Emergency Services District 1

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by City of Willow Park Fire Department Fire Station No. 1, located at 101 Stagecoach Trail. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office.

POLICE

Services to be Provided: Currently, the area is under the jurisdiction of the Parker County Sheriff's Office. Upon annexation, the City of Willow Park Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Compliance Services upon annexation. This includes issuing building, electrical, mechanical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of Willow Park.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Willow Park Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Willow Park Subdivision Ordinance. These services can be provided within the department's current budget and staff appropriation.

HEALTH CODE ENFORCEMENT SERVICE

Services to be Provided: The City of Willow Park will implement the enforcement of the City's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current personnel and within the current budget appropriation.

STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the streets will be provided by the City of Willow Park on the effective date of the annexation. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Services to be Provided: Developers will provide storm water drainage improvements at their own expense and will be inspected by the City Engineers at the time of completion. The City will then maintain the drainage improvements, upon approval, and acceptance.

STREET LIGHTING

Services to be Provided: The City of Willow Park will coordinate any request for improved street lighting within the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Services to be Provided: The City of Willow Park Public Works Department will provide, after the effective date of annexation, any additional traffic control devices.

WATER SERVICE

Services to be Provided: Water service to the area will be provided in accordance with applicable codes and departmental policy. When property develops in the area, water service shall be provided in accordance with utility extension ordinances. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICE

Services to be Provided: Sanitary sewer service to the area will be provided in accordance with applicable codes and departmental policy. When property develops in the area, sanitary sewer service shall be provided in accordance with utility extension ordinances. Extension of service shall comply with City codes and ordinances.

SOLID WASTE SERVICES

Services to be Provided: Solid Waste Collection shall be provided to the area upon annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Willow Park’s established policies governing extension of municipal services to newly annexed areas.

Agreed to this Municipal Service Plan on this the ____ day of _____, 2021.

STATE OF TEXAS §
 §
COUNTY OF PARKER §

This Instrument was sworn to, signed, and acknowledged before me by _____,
on this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires: _____

Doyle Moss, Mayor
City of Willow Park, Texas
Date: _____

STATE OF TEXAS §
 §
COUNTY OF PARKER §

This Instrument was sworn to, signed, and acknowledged before me by _____,
on this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires: _____



City of Willow Park
City Council
Regular Meeting Agenda
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, September 28, 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

With a quorum of the Council Members present, Mayor Doyle Moss called the meeting to order at 7:03 P.M.

Present:

Mayor Doyle Moss
Councilmember Eric Contreras
Councilmember Tyler VanSant
Councilmember Greg Runnebaum
Councilmember Nathan Crummel

Absent:

Mayor Pro Tem Lea Young

Staff Present:

City Manager Bryan Grimes
City Attorney Pat Chesser
Acting City Secretary Candy Scott
City Secretary Crystal Dozier

Invocation & Pledge of Allegiance

Mayor Moss asked for a moment of silence followed by the pledge of allegiance.

Proclamations

Domestic Violence Awareness Month, Freedom House

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 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.

KJ Hannah at 177 Melbourne; Hope Olsen at 509 Willow Park Drive; Marcy Galle at 500 Squaw Creek Road; Trinity Opstad at 101 Breeders Drive; Jaymes Seals at 412 Big Creek Road; Mike Howell from Cresson; Stacy Lynch with Lynch Legacy Realty Group; Juleah Sessom with Lynch Legacy Realty Group; Karry Hamman with Lynch Legacy Realty Group; Shannon Byrd with Byrd Mill; Amy Fennell at 1304 Saddle Trail with Lynch Legacy Realty Group; Hailee Reeder at 173 Breeders Drive; Nora Shoffit at 144 Melbourne Drive; and MJ Bentley all spoke before the Council.

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 September 14, 2021.

A motion was made by Councilman Contreras to approve the Consent Agenda. Councilman Runnebaum seconded the motion. The vote to approve the motion was unanimous.

Regular Agenda Items

1. Discussion/Action: To make an appointment to the City Secretary Position.

A motion was made by Councilman Contreras to appoint Crystal Dozier to the City Secretary Position and Councilman Runnebaum seconded the motion. The vote to approve the motion was unanimous.

2. Discussion/Action: Conduct public hearing to change street name from Bridge Street to Rayfield Wright Drive.

- a. Open Hearing 7:49 P.M. Hearing none.
 - b. Close Hearing 7:50 P.M.
3. Discussion/Action: To adopt Ordinance No.839-21, changing Bridge Street to Rayfield Wright Drive.

A motion was made by Councilman VanSant to adopt Ordinance No.839-21, changing Bridge Street to Rayfield Wright Drive and Councilman Contreras seconded motion. The vote to approve motion was unanimous.

4. Discussion/Action: Conduct public hearing on juvenile curfew ordinance.
- a. Open Hearing 7:51 P.M. Hearing none.
 - b. Close Hearing 7:52 P.M.
5. Discussion/Action: To consider and act on Ordinance No. 840-21, An Ordinance continuing the City of Willow Park's Juvenile Curfew ordinance for an additional three (3) years. providing a repealer clause; providing a severability clause; providing a notice clause; and providing for an effective date.

Chief West gave a brief report on Juvenile Curfew Violations.

A motion was made by Councilman Runnebaum to adopt Ordinance No. 840-21, An Ordinance continuing the City of Willow Park's Juvenile Curfew ordinance for an additional three (3) years. providing a repealer clause; providing a severability clause; providing a notice clause; and providing for an effective date. Councilman Contreras seconded the motion. The vote to approve the motion was unanimous.

6. Discussion/Action: To consider and act on Ordinance No 841-21, An Ordinance of the City of Willow Park, Texas, amending Chapter 8 of the City of Willow Park's Code of Ordinances by adding an Article 8.08 prohibiting and regulating the removal of graffiti; providing a penalty for violations of this Ordinance in an amount not to exceed \$500.00; providing a cumulative repealer clause; providing for a severability clause; and providing an effective date.

A motion was made by Councilman VanSant to adopt Ordinance No 841-21, An Ordinance of the City of Willow Park, Texas, amending Chapter 8 of the City of Willow Park's Code of Ordinances by adding an Article 8.08 prohibiting and regulating the removal of graffiti; providing a penalty for violations of this Ordinance in an amount not to exceed \$500.00; providing a cumulative repealer clause; providing for a severability clause; and providing an effective date. Councilman Runnebaum seconded the motion. The vote to approve the motion was unanimous.

7. Discussion/Action: To consider and act on Ordinance No. 842-21, an Ordinance of the City Council of the City of Willow Park, Texas, repealing Ordinance No. 318-92 and amending Willow Park's Code of Ordinances, Chapter 4 Article 4.03 Alarm Systems in its entirety; to regulate burglar, robbery, fire, medical emergency assistance, panic alarms and persons engaged in relaying alarm notifications; providing for the issuance and revocation of permits and for the establishment of Permit Fees; providing an appeal procedure for denial or revocation of a permit; providing for the enforcement of such regulations; providing for a Service Charge Fee for false alarms; allowing for response termination by city Police and Fire Departments in the event of noncompliance with this ordinance; providing for a penalty for the violation of this ordinance; providing savings, repealing and severability clauses; and providing for an effective date.

A motion was made by Councilman Contreras to adopt Ordinance No. 842-21, an Ordinance of the City Council of the City of Willow Park, Texas, repealing Ordinance No. 318-92 and amending Willow Park's Code of Ordinances, Chapter 4 Article 4.03 Alarm Systems in its entirety; to regulate burglar, robbery, fire, medical emergency assistance, panic alarms and persons engaged in relaying alarm notifications; providing for the issuance and revocation of permits and for the establishment of Permit Fees; providing an appeal procedure for denial or revocation of a permit; providing for the enforcement of such regulations; providing for a Service Charge Fee for false alarms; allowing for response termination by city Police and Fire Departments in the event of noncompliance with this ordinance; providing for a penalty for the violation of this ordinance; providing savings, repealing and severability clauses; and providing for an effective date. Councilman Runnebaum seconded the motion. The vote to approve the motion was unanimous.

8. Discussion/Action: To consider and act upon the Mental Health Leave Policy for Peace Officers and the Quarantine Leave Policy for Police Officers and Fire Fighters as required per SB 1359 passed during the last legislative session.

A motion was made by Councilman Runnebaum to approve the Mental Health Leave Policy for Peace Officers and the Quarantine Leave Policy for Police Officers and Fire Fighters as required per SB 1359 passed during the last legislative session. Councilman VanSant seconded the motion. The vote to approve the motion was unanimous.

9. Discussion / Action: Hear update on Fort Worth Water Project

Bryan Grimes, City Manager gave a brief update on the Fort Worth Wate Project.

10. Discussion / Action: American Recovery Act Funding.

Bryan Grimes, City Manager gave a brief update on American Recovery Act Funding.

A motion was made by Councilman Runnebaum to direct staff to request and RFP for a new lift station on the southside of I20 and water line replacement citywide. Councilman VanSant seconded the motion. The vote to approve the motion was unanimous.

11. Discussion/Action: Forgiveness of Interfund Balance within the Enterprise Fund.

A motion was made by Councilman Runnebaum to approve the Forgiveness of Interfund Balance within the Enterprise Fund and Councilman Crummel seconded the motion. The vote to approve the motion was unanimous.

Executive Session

Mayor Moss recessed to Executive Session at 8:25 P.M.

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 Moss reconvened into open meeting at 8:54 P.M.

No action taken.

Informational

A. Mayor & Council Member Comments

Councilman Runnebaum requested to revisit the Commercial Amusement Ordinance. He also mentioned he did not appreciate the personal attacks on the City Manger, Bryan Grimes and expressed his gratitude and appreciation for his hard work.

Councilman VanSant encouraged residents to get involved and attend meetings.

Councilman Crummel thanked the City Staff for stepping up and helping out while being short staffed.

B. City Manager's Comments

City Manager, Bryan Grimes gave a brief update on the status of city staff. He welcomed the new city secretary, Crystal Dozier and thanked Candy Scott for all her envaluable hard work during the staff transition.

Adjournment

Counilman Runnebaum moved to adjourn the meeting. Councilman Contreras seconded the motion. The vote to approve the motion as unanimous.

Mayor Moss adjourned the meeting at 8:55 P.M.

These minutes were approved on the 12th of October, 2021.
APPROVED:

Doyle Moss, Mayor

ATTEST:

Crystal R. Dozier, TRMC, City Secretary



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: October 12, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM:

Consider a Preliminary Plat for Dove Ridge Addition being 11.461 acres of land International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas located on the southwest corner of Emsley Road and White Settlement Road.

BACKGROUND:

The owner Colt Cantrell, proposes to subdivide this 11.461 acre tract into 6 single family residential lots. The lots will have frontage on Emsley Road and White Settlement Road, both existing right of ways.

The subdivision will be served by City water. There is an 8 inch water main in White Settlement Road that will serve Lots 1, 2 and 3.. The developer is extending a 6 inch water main in Emsley Road to service Lots 4, 5, and 6. There will be two fire hydrants installed to provide fire protection to the area. Sanitary sewer service is not available to the area. Private sewage systems will be installed on each lot.

Stormwater flows from west to east across the subdivision.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Preliminary Plat for Dove Ridge Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval as presented.

The Planning and Zoning Commission recommends approval of the Preliminary Plat of Dove Ridge Addition.

The Commission vote was 5-0.

EXHIBITS:

Plat Application
Preliminary Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ 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: 08-16-2021

Address (if assigned): _____

Name of Additions: DOVE RIDGE ADDITION

Location of Addition: SOUTHWEST CORNER AT THE INTERESECTION OF
WHITE SETTLEMENT ROAD & EMSLEY ROAD

Number of Lots: 6 Gross Acreage: 11.461 Zoning: RESIDENTIAL # of New Street Intersections: na

PROPERTY OWNER:

Name: CANTRELL COMMERCIAL REAL ESTATE, LLC Contact: COLT CANTRELL

Address: 111 COTTONWOOD STREET Phone: 817. 447.8900

City: WEATHERFORD Fax: _____

State: TX Zip: 76086 Email: colt@cantrellcommercial.com

Signature: _____

APPLICANT:

Name: CANTRELL COMMERCIAL REAL ESTATE, LLC Contact: COLT CANTRELL

Address: 111 COTTONWOOD STREET Phone: 817. 447.8900

City: WEATHERFORD Fax: _____

State: TX Zip: 76086 Email: colt@cantrellcommercial.com

Signature: _____

SURVEYOR:

Name: PERC Engineering – TBPELS Firm No. 10194323 Contact: Merle W. Miller, RPLS

Address: 4055 INTERNATIONAL PLAZA, STE 430 Phone: 817.380.5110

City: FORT WORTH Fax: _____

State: TX Zip: 76109 Email: Merle.Miller@perc-eng.com

Signature: _____

ENGINEER:

Name: WASTELINE ENGINEERING, INC.

Contact: JAVIER REYES

Address: 208 S. FRONT STREET

Phone: 817. 441.1300

City: ALEDO

Fax: _____

State: TX Zip: 76008

Email: jreyes@wasteline-eng.com


Signature: _____

PRINCIPAL CONTACT: Owner Applicant Surveyor Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

<p>UTILITY PROVIDERS</p> <p>Electric Provider: <u>Oncor Electric</u></p> <p>Water Provider: <u>CITY OF WILLOW PARK</u></p> <p>Wastewater Provider: <u>ALL HOMES WILL BE ON SEPTIC SYSTEMS</u></p> <p>Gas Provider (if applicable): <u>na</u></p>

APPLICATION FEES



 \$390.⁰⁰

 09/09/2021

_____ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR

_____ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

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

City Use Only	
Fees Collected: \$ _____	\$ _____
\$ _____	\$ _____
Receipt Number: _____	

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: DOVE RIDGE ADDITION

Applicant: COLT CANTRELL

Property Owner(s): CANTRELL COMMERCIAL REAL ESTATE, LLC
SOUTHWEST CORNER AT THE INTERESECTION OF

Location of Addition: WHITE SETTLEMENT ROAD & EMSLEY ROAD

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

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

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

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

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
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	_____	_____
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)	_____	_____
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)	_____	_____

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

Applicant Questions:

Front building setback: 30 ft.

Rear building setback: 25 ft.

Side building setback: 25 ft.

Side building setback: 25 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

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 09/13/2021

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? White Settlement Rd. & Emsley Rd.

Is the project serviced by an existing water line? Yes No
If yes, what size line? 8" WHITE SETTLEMENT

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? OSSF and size to be designed by home builder.

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: 09/10/2021

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? <u>N/A</u>		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? <u>N/A</u>		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? <u>N/A</u>		

Staff Review:

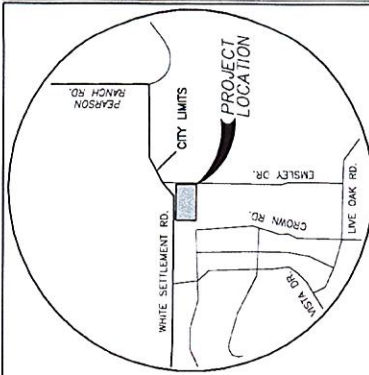
Base flood elevations confirmed? <u>N/A</u>	Yes	<input type="radio"/> No
Does the proposed project pose any safety concerns?	Yes	<input checked="" type="radio"/> No

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 09/09/2021



VICINITY MAP
1" = 2,000'

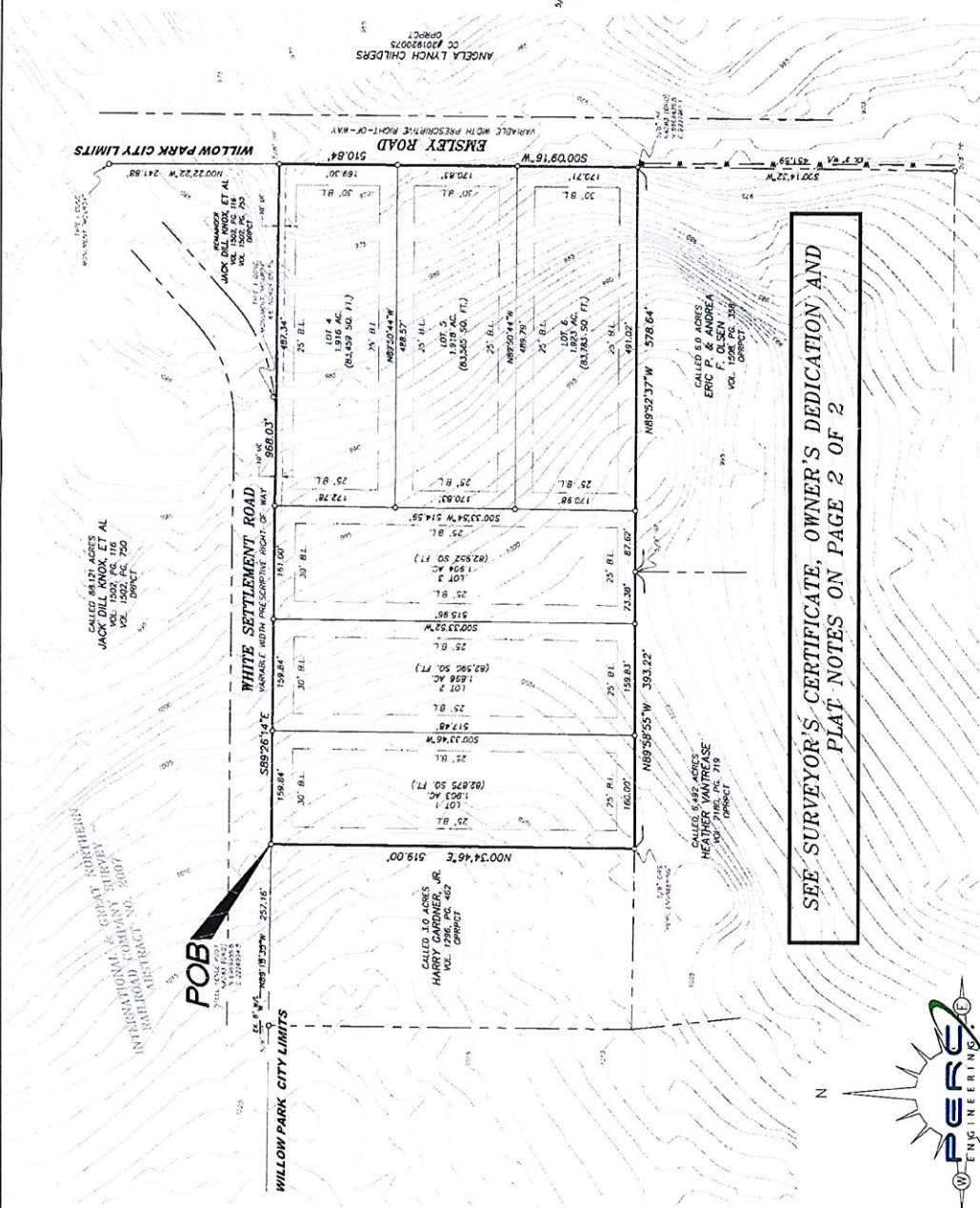
- LEGEND/ABBREVIATIONS**
- 3/4" CRF CAPTIVE IRON ROD FOUND
 - UNLESS NOTED OTHERWISE, CAPTIVE IRON ROD FOUND
 - CRS UNLESS NOTED OTHERWISE, CAPTIVE IRON ROD FOUND
 - FMET EASEMENT
 - POINT OF BEGINNING
 - CRF CAPTIVE IRON ROD FOUND
 - IRF IRON ROD FOUND
 - CCY COUNTY CLERK'S INSTRUMENT NO.
 - BL BUILDING SETBACK LINE
 - UE UTILITY EASEMENT

PRELIMINARY PLAT
DOVE RIDGE ADDITION
LOTS 1 THRU 6
BEING A 11.461 ACRE LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY ABSTRACT NO. 2007
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
6 BUILDABLE LOTS

JUNE 2021
SURVEYOR:



4055 INTERNATIONAL PLAZA, SUITE 630
FORT WORTH, TX 76109
MAIN: 817.380.5110
TOLL FREE: 1.800.394.9323
WWW.PERC-ENG.COM
SHEET 1 OF 2



ENGINEER:
WASTELINE ENGINEERING, INC.
200 S. FRONT STREET
DALLAS, TX 75201
CONTACT: JAMES REES
TEL: (917) 411-1300

OWNER/DEVELOPER:
CANTRELL COMMERCIAL REAL ESTATE, LLC
111 COTTONWOOD STREET
DALLAS, TX 75201
CONTACT: COLT CANTRELL
TEL: (917) 411-8900

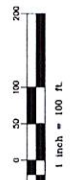
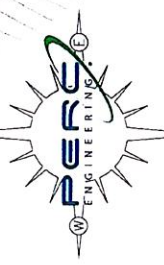
APPROVED BY
CITY OF WILLOW PARK, TEXAS

Plat Approval Date: _____

By: _____ Mayor _____ Date _____

By: _____ City Administrator _____ Date _____

LAND USE TABLE		
LAND USE	ACREAGE	# OF LOTS
RESIDENTIAL	11.461	6
TOTAL	11.461	6





P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: October 12, 2021	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM:

Consider a Final Plat for Dove Ridge Addition being 11.461 acres of land International & Great Northern Railroad Company Survey, Abstract No. 2007, City of Willow Park, Parker County, Texas located on the southwest corner of Emsley Road and White Settlement Road.

BACKGROUND:

The owner Colt Cantrell, proposes to subdivide this 11.461 acre tract into 6 single family residential lots. The lots will have frontage on Emsley Road and White Settlement Road, both existing right of ways.

The subdivision will be served by City water. There is an 8 inch water main in White Settlement Road that will serve Lots 1, 2 and 3.. The developer is extending a 6 inch water main in Emsley Road to service Lots 4, 5, and 6. There will be two fire hydrants installed to provide fire protection to the area. Sanitary sewer service is not available to the area. Private sewage systems will be installed on each lot.

Stormwater flows from west to east across the subdivision.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat for Dove Ridge Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval as presented.

The Planning and Zoning Commission recommends approval of the Final Plat of Dove Ridge Addition.

The Commission vote was 5-0.

EXHIBITS:

- Plat Application
- Final Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ 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: 08-24-2021

Address (if assigned): _____

Name of Additions: DOVE RIDGE ADDITION

Location of Addition: SOUTHWEST CORNER AT THE INTERESECTION OF
WHITE SETTLEMENT ROAD & EMSLEY ROAD

Number of Lots: 6 Gross Acreage: 11.461 Zoning: RESIDENTIAL # of New Street Intersections: na

PROPERTY OWNER:

Name: CANTRELL COMMERCIAL REAL ESTATE, LLC Contact: COLT CANTRELL

Address: 111 COTTONWOOD STREET Phone: 817. 447.8900

City: WEATHERFORD Fax: _____

State: TX Zip: 76086 Email: colt@cantrellcommercial.com

Signature: _____

APPLICANT:

Name: CANTRELL COMMERCIAL REAL ESTATE, LLC Contact: COLT CANTRELL

Address: 111 COTTONWOOD STREET Phone: 817. 447.8900

City: WEATHERFORD Fax: _____

State: TX Zip: 76086 Email: colt@cantrellcommercial.com

Signature: _____

SURVEYOR:

Name: PERC Engineering – TBPELS Firm No. 10194323 Contact: Merle W. Miller, RPLS

Address: 4055 INTERNATIONAL PLAZA, STE 430 Phone: 817.380.5110

City: FORT WORTH Fax: _____

State: TX Zip: 76109 Email: Merle.Miller@perc-eng.com

Signature: _____

ENGINEER:

Name: WASTELINE ENGINEERING, INC.

Contact: JAVIER REYES

Address: 208 S. FRONT STREET

Phone: 817. 441.1300

City: ALEDO

Fax: _____

State: TX Zip: 76008

Email: jreyes@wasteline-eng.com

Signature: _____

PRINCIPAL CONTACT: Owner Applicant Surveyor Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS Electric Provider: <u>Oncor Electric</u> Water Provider: <u>CITY OF WILLOW PARK</u> Wastewater Provider: <u>ALL HOMES WILL BE ON SEPTIC SYSTEMS</u> Gas Provider (if applicable): <u>na</u>
--

APPLICATION FEES

JR
09/09/2021

4/50.00 \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR

_____ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

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

City Use Only
Fees Collected: \$ _____ \$ _____
Receipt Number: \$ _____ \$ _____

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: DOVE RIDGE ADDITION

Applicant: COLT CANTRELL

Property Owner(s): CANTRELL COMMERCIAL REAL ESTATE, LLC

Location of Addition: SOUTHWEST CORNER AT THE INTERESECTION OF WHITE SETTLEMENT ROAD & EMSLEY ROAD

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT STAFF

A. Preliminary Plat Application (original signatures)	<u>X</u>	_____
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	<u>X</u>	_____
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	<u>X</u>	_____
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	<u>X</u>	_____
I. Dimensions of all Proposed or Existing Lots	<u>X</u>	_____
J. Location of 100-year Flood Limits Where Applicable	_____	_____

~~N/A~~

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
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	_____	_____
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)	_____	_____
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)	_____	_____

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

Applicant Questions:

Front building setback: 30 ft.

Rear building setback: 25 ft.

Side building setback: 25 ft.

Side building setback: 25 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? Yes No

Are the proposed easements sufficient to provide service? Yes No

Does the proposed project pose any planning concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature: _____ Date: _____

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? White Settlement Rd. & Emsley Rd.

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? _____

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

If no, what type and size is the septic system? OSSF and size to be designed by home builder.

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: _____ Date: _____

**Willow Park
Plat
Flood Plain Review**

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		

Staff Review:

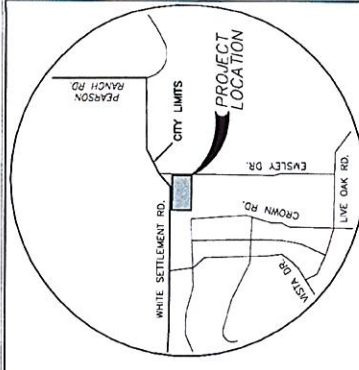
Base flood elevations confirmed?	Yes	<input type="radio"/> No
Does the proposed project pose any safety concerns?	Yes	<input type="radio"/> No

Approved

Not Approved

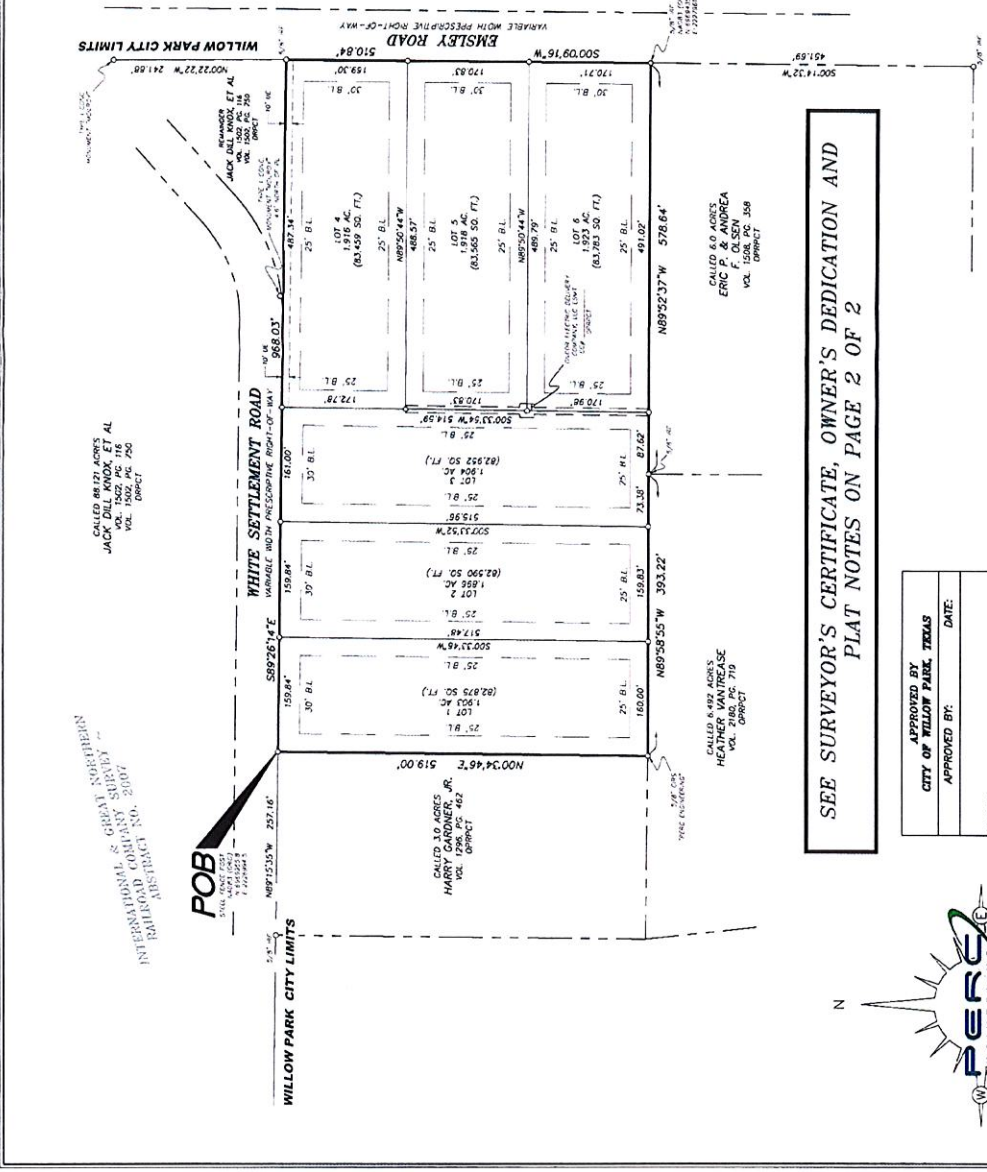
Needs More Information or Corrections

Flood Plain Manager Approval Signature: _____ Date: _____



VICINITY MAP
1" = 2,000'

ANGELA LYNCH CHILDERS
DIRECTOR
CITY OF WILLOW PARK, TEXAS



INTERNATIONAL & GREAT NORTHERN
RAILROAD COMPANY SURVEY --
ABSTRACT NO. 2007

CALLED 86.171 ACRES
JACK DILL KNOX, ET AL
VOL. 1508, P.C. 756
DIRECT

CALLED 1.0 ACRES
HARRY GARDNER, JR.
VOL. 1798, P.C. 482
DIRECT

CALLED 6.0 ACRES
HEATHER MANTREASE
VOL. 2180, P.C. 719
DIRECT

CALLED 6.0 ACRES
ERICA F. OLSEN
VOL. 1508, P.C. 358
DIRECT

- LEGEND/ABBREVIATIONS**
- S/R CWP CAPPED IRON ROD FOUND
 - UNLESS NOTED OTHERWISE, CAPPED IRON ROD FOUND
 - O GRS OFFICIAL PUBLIC RECORDS
 - TRK TRACK
 - TRK TRACK
 - POB POINT OF BEGINNING
 - GRS RECORDS PARKER COUNTY, TEXAS
 - PLAT RECORDS PARKER COUNTY, TEXAS
 - CWP CAPPED IRON ROD FOUND
 - IR ROD IRON ROD FOUND
 - CPZ COUNTY CLERK'S INSTRUMENT NO.
 - BL BUILDING SETBACK LINE
 - UE UTILITY EASEMENT

**SEE SURVEYOR'S CERTIFICATE, OWNER'S DEDICATION AND
PLAT NOTES ON PAGE 2 OF 2**

APPROVED BY: _____ DATE: _____
CITY OF WILLOW PARK, TEXAS

SIGNED: Mayor _____ Date _____
ATTEST: City Secretary _____ Date _____

COUNTY CLERK STAMP

FINAL PLAT
DOVE RIDGE ADDITION
LOTS 1 THRU 6
BEING A 11.461 ACRE TRACT OF LAND LOCATED IN
THE INTERNATIONAL & GREAT NORTHERN RAILROAD
COMPANY SURVEY ABSTRACT NO. 2007
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
6 BUILDABLE LOTS

SEPTEMBER 2021
SURVEYOR:

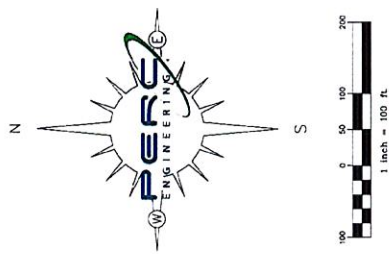


4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
PHONE: (817) 411-1300
FAX: (817) 411-1300
WWW.PERFC-ENG.COM
SHEET 1 OF 2

ENGINEER:
WASTELINE ENGINEERING, INC.
208 S. FRONT STREET
DALLAS, TX 75201
TEL: (817) 411-1300

OWNER/DEVELOPER:
CANTRELL COMMERCIAL REAL ESTATE, LLC
111 CANTRELL STREET
DALLAS, TX 75201
CONTACT: COLT CANTRELL
TEL: (817) 417-8900

LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
RESIDENTIAL	11.461	499,274	6
TOTAL	11.461	499,274	6



OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS **CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD SURVEY (I. & G. R.R. CO. SURVEY), ABSTRACT NO. 2007, PARKER COUNTY, TEXAS;**

BEING A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY, ABSTRACT NO. 2007, PARKER COUNTY, TEXAS, BEING ALL OF A CALLED 11.463 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED (WITH VENDOR'S LIEU) TO CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK NO. 202119610, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (OPRPPCT), SAID 11.461 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND, AS DESCRIBED IN THE OWEITY DEED TO HARRY GARDNER, JR., FILED FOR RECORD IN COUNTY CLERK NO. 201810001, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING ON THE SOUTH BOUNDARY OF SAID TRACT THE NORTHWEST CORNER OF SAID CALLED 3.00 ACRE TRACT OF LAND, BEARS NORTH 89 DEGREES 15 MINUTES 35 SECONDS WEST, A DISTANCE OF 257.16 FEET, SAID BEGINNING POINT HAVING A MADB3 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N-696955.8 E-7229994.5 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE MAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORKS);

THENCE SOUTH 89 DEGREES 14 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 635.8 FEET (4.6 LEFT ~ PERPENDICULAR) PASSING A TYPE I CONCRETE MONUMENT STAMPED "MCLROY", AND CONTINUING IN ALL A TOTAL DISTANCE OF 968.03 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF EAGLEY ROAD (A VARIABLE-WIDTH PREScriptive RIGHT-OF-WAY), FROM WHICH A TYPE I CONCRETE MONUMENT STAMPED "MCLROY BEARS, NORTH 00 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 241.88 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 510.84 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, BEING ON THE SOUTH LINE OF SAID CALLED 6.0 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 3.0 ACRE TRACT OF LAND;

THENCE NORTH 89 DEGREES 53 MINUTES 32 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 6.0 ACRE TRACT OF LAND, A DISTANCE OF 578.64 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID 6.0 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 6.492 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEU TO HEATHER VANTRASE, FILED FOR RECORD IN VOLUME 2180, PAGE 745, DMC21.

THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID CALLED 6.0 ACRE TRACT OF LAND, A DISTANCE OF 39.24 FEET, TO A CAPPLE IRON ROD SET, STAMPED "PERC ENGINEERING", BEING THE SOUTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 3.0 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID 11.463 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, A DISTANCE OF 519.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.461 ACRES (493,224 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, **CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, ITS PRESIDENT, COLT CANTRELL, HAS HEREBY DEDICATED TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, SAID CALLED DOVE RIDGE ADDITION, LOTS 1 THRU 6, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.**

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAKING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE DUE ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE ___ DAY OF SEPTEMBER, 2021.

BY: COLT CANTRELL

TITLE: PRESIDENT

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, COLT CANTRELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH AS THE SIGNER OF THE FOREGOING INSTRUMENT, AND HE HAS DECLARED THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF SEPTEMBER, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THE FIRE LANES ARE DEDICATED FOR FIRE LANE PURPOSES.
2. THE PUBLIC IMPROVEMENTS AND DEDICATION SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SCRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON OR WITHIN THE PUBLIC USE AREAS, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY.
5. THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENT MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES INCLUDING TO USE USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY'S USE THEREOF.
7. THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE UTILITY SYSTEMS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, REPAIRING, MAINTAINING, AND ADDING TO OR REMOVING PARTS OF THEIR RESPECTIVE SYSTEMS OR PUBLIC USE WITHOUT NECESSITY OF PROCURING PERMISSION FROM ANYONE.
8. ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD ZONING MAP (FIRM), MAP NUMBER 485670002E, MAP REVISED SEPTEMBER 26, 2008. THE SURVEYOR HAS NOT PERFORMED A FLOOD HAZARD STUDY OF THE FLOODPLAIN AND THIS DESIGNATION IS BASED SOLELY ON OVERLAYING THE FLOOD MAP ONTO THE SUBJECT TRACT.
10. THE BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE MAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATED THE ABOVE SUBMISSION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE BY ME OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY
This document should not be recorded for purposes of being upon as a final survey document.



MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS
DATE: SEPTEMBER 2021

STATE OF TEXAS)
COUNTY OF TARRANT)
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF SEPTEMBER, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT
DOVE RIDGE ADDITION
LOTS 1 THRU 6
BEING A 11.461 ACRE TRACT OF LAND LOCATED IN
THE INTERNATIONAL & GREAT NORTHERN RAILROAD
COMPANY SURVEY ABSTRACT NO. 2007
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
6 BUILDABLE LOTS

SEPTEMBER 2021
SURVEYOR:

4055 INTERNATIONAL PLAZA, STE 430
FOWLER, TX 77761-5009
PH: (409) 877-4000
FAX: (409) 877-4001
WWW.PERC-ENG.COM
SHEET 2 OF 2

ENGINEER:
MASTELINE ENGINEERING, INC.
208 S. FRONT STREET
ALDINE, TX 76008
CONTACT: COLT CANTRELL
TEL: (817) 441-1500

OWNER'S REPRESENTATIVE:
CANTRELL COMMERCIAL REAL ESTATE, LLC
111 COTTOWOOD STREET
WILLOW PARK, TX 75086
CONTACT: COLT CANTRELL
TEL: (817) 441-9800



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: October 12, 2021	Department: Admin	Presented By: City Manager
--	-----------------------------	--------------------------------------

AGENDA ITEM: Discussion / Action: Setting the Date, Time, and Location of Regular Council

BACKGROUND:

Staff is requesting two changes to the normal Council meetings. Staff is requesting that the Regular Council meetings be held as follows:

2nd and 4th Monday
6:00 PM

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

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



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: October 12, 2021	Department: Admin	Presented By: City Manager
--	-----------------------------	--------------------------------------

AGENDA ITEM: Discussion/ Action: To consider and act on designating the official newspaper of the City of Willow Park for the fiscal year 2021-2022.

BACKGROUND:

For the previous FY (20 – 21), the City has expended approximately \$15,500 in publication fees for legal notices with *The Community News*.

For the FY 21 -22 period, the following publications are eligible for the official paper of record:

- The Community News*
- The Weatherford Democrat*
- Fort Worth Star Telegram*

Suggested Motion: I move that the City of Willow Park name _____ as the Official Paper of Record for the FY 21 – 22 period.

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

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



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: October 12, 2021	Department: Admin	Presented By: City Manager
--	-----------------------------	--------------------------------------

Discussion/ Action: To consider and act on Approving Holiday Schedule for FY 2021 – 2022

BACKGROUND:

Staff is recommending the following Holiday Schedule. It is the same as previous years.

Thursday, November 11	Veteran's Day
Thursday, November 25	Thanksgiving Day
Friday, November 26	Day after Thanksgiving
Friday, December 24	Christmas Eve
Monday, December 27	Christmas Day (Observed)
Friday, December 31	New Year's Eve
Friday, January 3	New Year's Day (Observed)
Monday, January 17	Martin Luther King, Jr. Day
Monday, February 21	President's Day
Friday, April 15	Good Friday
Monday, May 30	Memorial Day
Monday, July 4	Independence Day
Monday, September 5	Labor Day

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

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



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: October 12, 2021	Department: Admin	Presented By: City Manager
--	-----------------------------	--------------------------------------

AGENDA ITEM: Discussion/ Action: To consider and act on all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation in an amount not to exceed \$7,500,000 for the purpose of paying contractual obligations to be incurred for (i) acquiring, constructing, improving and maintaining streets, thoroughfares, bridges, alleyways and sidewalks within the City, including related storm drainage improvements, traffic signalization and signage, streetscaping and median improvements, and utility relocations and the acquisition of rights of way therefor, (ii) constructing, acquiring, purchasing, renovating, enlarging, and equipping park facilities and the acquisition of rights of way therefor, and (iii) professional services rendered in relation to such projects and the financing thereof, including the adoption of a Resolution pertaining thereto.

BACKGROUND:

Council will consider and deliberate on providing notice of their intent to issue debt in the amount not to exceed \$7,500,000 for wastewater and park improvements.

SUGGESTED MOTION FOR THE APPROVAL AND AUTHORIZATION OF THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION:

I move to adopt the Resolution approving and authorizing the publication and posting of a notice of intention to issue certificates of obligation.

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

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

RESOLUTION NO. 2021-__

A RESOLUTION 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, Subchapter C of Chapter 271 (the "Act"), for the purpose of paying contractual obligations to be incurred for (i) acquiring, constructing, improving and maintaining streets, thoroughfares, bridges, alleyways and sidewalks within the City, including related storm drainage improvements, traffic signalization and signage, streetscaping and median improvements, and utility relocations and the acquisition of rights of way therefor, (ii) constructing, acquiring, purchasing, renovating, enlarging, and equipping park facilities and the acquisition of rights of way therefor, and (iii) professional services rendered in relation to 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, therefore,

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 City Council's intention to issue certificates of obligation in a principal amount not to exceed \$7,500,000 for the purpose of paying contractual obligations to be incurred for (i) acquiring, constructing, improving and maintaining streets, thoroughfares, bridges, alleyways and sidewalks within the City, including related storm drainage improvements, traffic signalization and signage, streetscaping and median improvements, and utility relocations and the acquisition of rights of way therefor, (ii) constructing, acquiring, purchasing, renovating, enlarging, and equipping park facilities and the acquisition of rights of way therefor, and (iii) professional services rendered in relation to such projects and the financing thereof, and payable from ad valorem taxes and a pledge of the 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. The City Secretary shall cause the aforesaid notice to be published (i) 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) 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 certificate of obligation.

SECTION 2: Attached hereto as Schedule I is a list of outstanding debt obligations of the City which the City hereby designates as self-supporting debt for purposes of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

SECTION 3: 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 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

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PASSED AND ADOPTED, this 12th day of October, 2021.

CITY OF WILLOW PARK, TEXAS

Doyle Moss, Mayor

ATTEST:

Crystal R. Dozier, City Secretary

(City Seal)

SCHEDULE I

List of Self-Supporting Debt

The City designates all or a portion of the following outstanding debt obligations of the City as self-supporting debt for purposes of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

1. City of Willow Park, Texas, General Obligation Refunding Bonds, Series 2012, dated August 15, 2012;
2. City of Willow Park, Texas, Combination Tax and Water and Sewer System Surplus Revenue Certificates of Obligation, Series 2014, dated February 15, 2014;
3. City of Willow Park, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2015, dated November 1, 2015;
4. City of Willow Park, Texas, Combination Tax and Water and Sewer System Surplus Revenue Certificates of Obligation, Series 2016, dated February 15, 2016;
5. City of Willow Park, Texas, Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2017, dated February 1, 2017;
6. City of Willow Park, Texas, Combination Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2019, dated November 1, 2019;
7. City of Willow Park, Texas, Combination Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2021, dated January 15, 2021; and
8. City of Willow Park, Texas, Combination Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2021A, dated May 15, 2021.

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 7:00 o'clock P.M. on the 14th day of December, 2021, at the City Hall, 516 Ranch House Road, Willow Park, Texas, and, during such meeting, the City Council will consider the passage of an ordinance authorizing the issuance of certificates of obligation in an amount not to exceed \$7,500,000 for the purpose of paying contractual obligations to be incurred for (i) acquiring, constructing, improving and maintaining streets, thoroughfares, bridges, alleyways and sidewalks within the City, including related storm drainage improvements, traffic signalization and signage, streetscaping and median improvements, and utility relocations and the acquisition of rights of way therefor, (ii) constructing, acquiring, purchasing, renovating, enlarging, and equipping park facilities and the acquisition of rights of way therefor, and (iii) professional services rendered in relation to such projects and the financing thereof; such certificates to be payable from ad valorem taxes and a pledge of the 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 \$10,882,228; (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 \$13,841,520; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$11,531,710 (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, 2042. The above information excludes \$38,092,772 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, Subchapter C of Chapter 271.

Crystal Dozier
City Secretary
City of Willow Park, Texas

Schedule 1 - 10.04.2021

Willow Park, Texas

\$7,500,000 Par - 15 Year Level

Preliminary - January 2022 Issuance

A	B	C	D	E	F	G	H	I	J	K	L
FYE	Assessed Valuation	Growth	Existing Tax Supported Debt Service ⁽¹⁾	Calculated I&S Tax Rate ⁽²⁾	Principal ⁽³⁾	Interest	Debt Service	Tax Impact ⁽²⁾	Aggregate Tax Supported Debt Service	Calculated I&S Tax Rate ⁽²⁾	FYE
2022	\$ 567,804,786		\$ 1,591,105	0.2859	\$ -	\$ -	\$ -	0.1094	\$ 1,591,105	0.2859	2022
2023	590,516,977	4.00%	1,627,324	0.2812	280,000	353,300	633,300	0.1094	2,260,624	0.3906	2023
2024	614,137,657	4.00%	1,659,270	0.2757	420,000	210,300	630,300	0.1047	2,289,570	0.3804	2024
2025	638,703,163	4.00%	1,683,207	0.2689	435,000	197,475	632,475	0.1010	2,315,682	0.3700	2025
2026	664,251,289	4.00%	1,705,570	0.2620	450,000	184,200	634,200	0.0974	2,339,770	0.3594	2026
2027	690,821,341	4.00%	887,174	0.1310	460,000	170,550	630,550	0.0931	1,517,724	0.2242	2027
2028	718,454,195	4.00%	840,348	0.1194	475,000	156,525	631,525	0.0897	1,471,873	0.2090	2028
2029	747,192,362	4.00%	791,544	0.1081	490,000	142,050	632,050	0.0863	1,423,594	0.1944	2029
2030	777,080,057	4.00%	794,052	0.1043	505,000	127,125	632,125	0.0830	1,426,177	0.1873	2030
2031	808,163,259	4.00%	597,873	0.0755	520,000	111,750	631,750	0.0798	1,229,623	0.1553	2031
2032	840,489,789	4.00%	270,300	0.0328	535,000	95,925	630,925	0.0766	901,225	0.1094	2032
2033	874,109,381	4.00%	273,500	0.0319	550,000	79,650	629,650	0.0735	903,150	0.1054	2033
2034	909,073,756	4.00%	271,400	0.0305	570,000	62,850	632,850	0.0710	904,250	0.1015	2034
2035	945,436,706	4.00%	274,000	0.0296	585,000	45,525	630,525	0.0681	904,525	0.0976	2035
2036	983,254,175	4.00%	271,300	0.0282	605,000	27,675	632,675	0.0657	903,975	0.0938	2036
2037	1,022,584,342	4.00%	273,300	0.0273	620,000	9,300	629,300	0.0628	902,600	0.0901	2037
2038	1,063,487,715	4.00%	271,050	0.0260					271,050	0.0260	2038
2039	1,106,027,224	4.00%	269,675	0.0249					269,675	0.0249	2039
2040	1,150,268,313	4.00%	273,075	0.0242					273,075	0.0242	2040
2041	1,196,279,046	4.00%	271,250	0.0231					271,250	0.0231	2041
2042	1,244,130,207	4.00%	269,275	0.0221					269,275	0.0221	2042
2043	1,293,895,416	4.00%	272,075	0.0215					272,075	0.0215	2043
2044	1,345,651,232	4.00%	269,650	0.0204					269,650	0.0204	2044
2045	1,399,477,282	4.00%	272,000	0.0198					272,000	0.0198	2045
2046	1,455,456,373	4.00%	274,050	0.0192					274,050	0.0192	2046
			\$ 16,253,367		\$ 7,500,000	\$ 1,974,200	\$ 9,474,200	0.1094	\$ 25,727,567		
									-- Maximum --	0.3906	

Notes:

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



Schedule 2 - 10.04.2021

Willow Park, Texas

\$7,500,000 Par - 15 Year Wraparound

Preliminary - January 2022 Issuance

A	B	C	D	E	F	G	H	I	J	K	L
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		\$ 1,591,105	0.2859	-	-	-		\$ 1,591,105	0.2859	2022
2023	590,516,977	4.00%	1,627,324	0.2812	-	198,897	198,897	0.0344	1,826,221	0.3156	2023
2024	614,137,657	4.00%	1,659,270	0.2757	-	240,000	240,000	0.0399	1,899,270	0.3156	2024
2025	638,703,163	4.00%	1,683,207	0.2689	-	240,000	240,000	0.0383	1,923,207	0.3073	2025
2026	664,251,289	4.00%	1,705,570	0.2620	-	240,000	240,000	0.0369	1,945,570	0.2989	2026
2027	690,821,341	4.00%	887,174	0.1310	215,000	236,560	451,560	0.0667	1,338,734	0.1977	2027
2028	718,454,195	4.00%	840,348	0.1194	270,000	228,800	498,800	0.0708	1,339,148	0.1902	2028
2029	747,192,362	4.00%	791,544	0.1081	325,000	219,280	544,280	0.0743	1,335,824	0.1824	2029
2030	777,080,057	4.00%	794,052	0.1043	335,000	208,720	543,720	0.0714	1,337,772	0.1757	2030
2031	808,163,259	4.00%	597,873	0.0755	545,000	194,640	739,640	0.0934	1,337,513	0.1689	2031
2032	840,489,789	4.00%	270,300	0.0328	895,000	171,600	1,066,600	0.1295	1,336,900	0.1623	2032
2033	874,109,381	4.00%	273,500	0.0319	920,000	142,560	1,062,560	0.1240	1,336,060	0.1560	2033
2034	909,073,756	4.00%	271,400	0.0305	955,000	112,560	1,067,560	0.1198	1,338,960	0.1503	2034
2035	945,436,706	4.00%	274,000	0.0296	980,000	81,600	1,061,600	0.1146	1,335,600	0.1442	2035
2036	983,254,175	4.00%	271,300	0.0282	1,015,000	49,680	1,064,680	0.1105	1,335,980	0.1386	2036
2037	1,022,584,342	4.00%	273,300	0.0273	1,045,000	16,720	1,061,720	0.1059	1,335,020	0.1332	2037
2038	1,063,487,715	4.00%	271,050	0.0260					271,050	0.0260	2038
2039	1,106,027,224	4.00%	269,675	0.0249					269,675	0.0249	2039
2040	1,150,268,313	4.00%	273,075	0.0242					273,075	0.0242	2040
2041	1,196,279,046	4.00%	271,250	0.0231					271,250	0.0231	2041
2042	1,244,130,207	4.00%	269,275	0.0221					269,275	0.0221	2042
2043	1,293,895,416	4.00%	272,075	0.0215					272,075	0.0215	2043
2044	1,345,651,232	4.00%	269,650	0.0204					269,650	0.0204	2044
2045	1,399,477,282	4.00%	272,000	0.0198					272,000	0.0198	2045
2046	1,455,456,373	4.00%	274,050	0.0192					274,050	0.0192	2046
			<u>\$ 16,253,367</u>						<u>\$ 7,500,000</u>		
									<u>\$ 2,581,617</u>		
									<u>\$ 10,081,617</u>		
								0.1295			
									-- Maximum --		0.3156

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



Schedule 3 - 10.04.2021

Willow Park, Texas

\$7,500,000 Par - 20 Year Level

Preliminary - January 2022 Issuance

A	B	C	D	E	F	G	H	I	J	K	L
FYE	Assessed Valuation	Growth	Existing Tax Supported Debt Service ⁽¹⁾	Calculated I&S Tax Rate ⁽²⁾	Principal ⁽³⁾	Interest	Debt Service	Tax Impact ⁽²⁾	Aggregate Tax Supported Debt Service	Calculated I&S Tax Rate ⁽²⁾	FYE
	\$7,500,000 Par 1/13/22 - 3.50%										
2022	\$ 567,804,786		\$ 1,591,105	0.2859	\$ -	\$ -	\$ -	0.0916	\$ 1,591,105	0.2859	2022
2023	590,516,977	4.00%	1,627,324	0.2812	115,000	415,071	530,071	0.0887	2,157,395	0.3728	2023
2024	614,137,657	4.00%	1,659,270	0.2757	280,000	253,575	533,575	0.0887	2,192,845	0.3643	2024
2025	638,703,163	4.00%	1,683,207	0.2689	290,000	243,600	533,600	0.0852	2,216,807	0.3542	2025
2026	664,251,289	4.00%	1,705,570	0.2620	300,000	233,275	533,275	0.0819	2,238,845	0.3439	2026
2027	690,821,341	4.00%	887,174	0.1310	310,000	222,600	532,600	0.0787	1,419,774	0.2097	2027
2028	718,454,195	4.00%	840,348	0.1194	320,000	211,575	531,575	0.0755	1,371,923	0.1949	2028
2029	747,192,362	4.00%	791,544	0.1081	330,000	200,200	530,200	0.0724	1,321,744	0.1805	2029
2030	777,080,057	4.00%	794,052	0.1043	345,000	188,388	533,388	0.0700	1,327,440	0.1743	2030
2031	808,163,259	4.00%	597,873	0.0755	355,000	176,138	531,138	0.0671	1,129,010	0.1426	2031
2032	840,489,789	4.00%	270,300	0.0328	370,000	163,450	533,450	0.0648	803,750	0.0976	2032
2033	874,109,381	4.00%	273,500	0.0319	380,000	150,325	530,325	0.0619	803,825	0.0938	2033
2034	909,073,756	4.00%	271,400	0.0305	395,000	136,763	531,763	0.0597	803,163	0.0902	2034
2035	945,436,706	4.00%	274,000	0.0296	410,000	122,675	532,675	0.0575	806,675	0.0871	2035
2036	983,254,175	4.00%	271,300	0.0282	425,000	108,063	533,063	0.0553	804,363	0.0835	2036
2037	1,022,584,342	4.00%	273,300	0.0273	440,000	92,925	532,925	0.0532	806,225	0.0805	2037
2038	1,063,487,715	4.00%	271,050	0.0260	455,000	77,263	532,263	0.0511	803,313	0.0771	2038
2039	1,106,027,224	4.00%	269,675	0.0249	470,000	61,075	531,075	0.0490	800,750	0.0739	2039
2040	1,150,268,313	4.00%	273,075	0.0242	485,000	44,363	529,363	0.0470	802,438	0.0712	2040
2041	1,196,279,046	4.00%	271,250	0.0231	505,000	27,038	532,038	0.0454	803,288	0.0685	2041
2042	1,244,130,207	4.00%	269,275	0.0221	520,000	9,100	529,100	0.0434	798,375	0.0655	2042
2043	1,293,895,416	4.00%	272,075	0.0215					272,075	0.0215	2043
2044	1,345,651,232	4.00%	269,650	0.0204					269,650	0.0204	2044
2045	1,399,477,282	4.00%	272,000	0.0198					272,000	0.0198	2045
2046	1,455,456,373	4.00%	274,050	0.0192					274,050	0.0192	2046
			\$ 16,253,367		\$ 7,500,000	\$ 3,137,458	\$ 10,637,458		\$ 26,890,825		
								0.0916	-- Maximum --		0.3728

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



Schedule 4 - 10.04.2021

Willow Park, Texas

\$7,500,000 Par - 20 Year Wraparound

Preliminary - January 2022 Issuance

A	B	C	D	E	F	G	H	I	J	K	L
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		\$ 1,591,105	0.2859	-	-	-	0.0406	\$ 1,591,105	0.2859	2022
2023	590,516,977	4.00%	1,627,324	0.2812	-	234,955	234,955	0.0461	1,862,279	0.3218	2023
2024	614,137,657	4.00%	1,659,270	0.2757	-	277,500	277,500	0.0443	1,936,770	0.3218	2024
2025	638,703,163	4.00%	1,683,207	0.2689	-	277,500	277,500	0.0426	1,960,707	0.3132	2025
2026	664,251,289	4.00%	1,705,570	0.2620	-	277,500	277,500	0.0410	1,983,070	0.3046	2026
2027	690,821,341	4.00%	887,174	0.1310	-	277,500	277,500	0.0394	1,164,674	0.1720	2027
2028	718,454,195	4.00%	840,348	0.1194	-	277,500	277,500	0.0392	1,117,848	0.1588	2028
2029	747,192,362	4.00%	791,544	0.1081	10,000	277,315	287,315	0.0370	1,078,859	0.1473	2029
2030	777,080,057	4.00%	794,052	0.1043	5,000	277,038	282,038	0.0604	1,076,090	0.1413	2030
2031	808,163,259	4.00%	597,873	0.0755	205,000	273,153	478,153	0.0976	1,074,025	0.1359	2031
2032	840,489,789	4.00%	270,300	0.0328	545,000	259,278	804,278	0.0938	1,077,243	0.1305	2032
2033	874,109,381	4.00%	273,500	0.0319	565,000	238,743	803,743	0.0906	1,078,775	0.1258	2033
2034	909,073,756	4.00%	271,400	0.0305	590,000	217,375	807,375	0.0869	1,079,175	0.1211	2034
2035	945,436,706	4.00%	274,000	0.0296	610,000	195,175	805,175	0.0802	1,078,443	0.1165	2035
2036	983,254,175	4.00%	271,300	0.0282	635,000	172,143	807,143	0.0771	1,076,578	0.1119	2036
2037	1,022,584,342	4.00%	273,300	0.0273	655,000	148,278	803,278	0.0745	1,074,630	0.1074	2037
2038	1,063,487,715	4.00%	271,050	0.0260	680,000	123,580	803,580	0.0715	1,077,540	0.1031	2038
2039	1,106,027,224	4.00%	269,675	0.0249	710,000	97,865	807,865	0.0685	1,079,208	0.0994	2039
2040	1,150,268,313	4.00%	273,075	0.0242	735,000	71,133	806,133	0.0664	1,074,725	0.0957	2040
2041	1,196,279,046	4.00%	271,250	0.0231	760,000	43,475	803,475	0.0664	1,078,983	0.0917	2041
2042	1,244,130,207	4.00%	269,275	0.0221	795,000	14,708	809,708	0.0664	272,075	0.0885	2042
2043	1,293,895,416	4.00%	272,075	0.0215	-	-	-	-	269,650	0.0215	2043
2044	1,345,651,232	4.00%	269,650	0.0204	-	-	-	-	272,000	0.0204	2044
2045	1,399,477,282	4.00%	272,000	0.0198	-	-	-	-	274,050	0.0198	2045
2046	1,455,456,373	4.00%	274,050	0.0192	-	-	-	-	274,050	0.0192	2046
			\$ 16,253,367		\$ 7,500,000	\$ 4,031,710	\$ 11,531,710	0.0976	\$ 27,785,077	0.3218	
									-- Maximum --		

Notes:

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

