



**City of Willow Park
City Council
Regular Meeting
City Hall
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, April 12, 2016 at 7:00 p.m.
Agenda**

Section I – Presentations

- 1. Call to Order**
- 2. Determination Of Quorum**
- 3. Invocation & Pledge of Allegiance**
- 4. Special Recognitions**
 - A. Present the Key to the City to Marvin Glasgow
- 5. Citizen Presentations & Comments**

Section II – Consent Agenda

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

- 6. Approve and Act on Consent Agenda**
 - A. Approve City Council Meeting Minutes – February 9 2016
 - B. Approve City Council Special Meeting Minutes – February 18, 2016
 - C. Approve City Council Meeting Minutes – March 8, 2016
 - D. Approve City Council Special Meeting Minutes – March 15, 2016

Section III- Planning & Development Items

- 7. Discussion/Action:** Consider a Site Plan for an approximately 3,480 square foot commercial building located at 4969 E Interstate 20. Situation in Plat info lot 1R & 2R, Block 5R El Chico Addition. Being a re-plat of lots 5-7 El Chico Addition and lots 3-5, block 73 El Chico Addition. Being 5.15 acres situated in the G&G Teeter Survey, abstract # 486 and G. N. R. R. Co Survey abstract # 1821 City of Willow Park Parker County. Zoning district C- Commercial. More commonly known as the dentist office site. (Dr. Todd Kovach/ Architect Evolutions)
- 8. Discussion/Action:** Consider a final plat for site an approximate 3.37 acres site including a total of 4 structures with an approximate 5,900, 5,900, 8,530, and 8,500 square foot commercial buildings. Located east of 401 Crown Pointe Boulevard. Situation in the Wesley Franklin Survey, Abstract No.

468, Parker County, Texas recorded in Volume 2896, page 403. Deed records Parker County, Texas. More commonly known as the medical office site. (Barron, Stark, Swift)

9. Discussion/Action: Consider a Site Plan for site an approximate 3.37 acres site including a total of 4 structures with an approximate 5,900, 5,900, 8,530, and 8,500 square foot commercial buildings. Located east of 401 Crown Pointe Boulevard. Situation in the Wesley Franklin Survey, Abstract No. 468, Parker County, Texas recorded in Volume 2896, page 403. Deed records Parker County, Texas. More commonly known as the medical office site. (Barron, Stark, Swift)
10. Discussion/Action: Hold Public Hearing and Consider a Zoning change recently annexed property from R1-Residential to C-Commercial as intended by annexation. For an approximate 12.6 acre tract of land located west of Crown Pointe Blvd, situation in the Wesley Franklin Survey, Abstract No. 468, Parker County, Texas recorded in Volume 2896, page 403. Deed records Parker County, Texas. More commonly known as the senior living campus. (Barron, Stark, Swift)
 - a. Open Hearing
 - b. Close Hearing
 - c. Take Action

Section IV – Public Works Items

11. Discussion/Action: Receive Public Works & Capital Projects Report (Public Works Director Steve Martin)

Section V- General Items

12. Discussion/Action: Interlocal agreement with the City of Hudson Oaks for a cost share program related to a wholesale water study with intent of obtaining treated water from the City of Fort Worth (City Administrator Matt Shaffstall)

Section VI – Council Requested Items

13. Discussion/Action: Interlocal agreement with Cities of Aledo, Annetta, Annetta North, Annetta South, and Hudson Oaks for regional Solid Waste collections (Mayor Neverdousky)
14. Discussion/Action: Schedule performance evaluation of City Attorney, requiring a copy of any and all contracts and invoices with the City Attorney to be submitted to the entire City and direct staff to prepare and release a Request For Proposal for General and Special Legal Counsel (Council Member James Mullins)

Section VII - Informational

15. Mayor & Council Member Announcements
16. City Administrator's Report
 - A. Recycling Program to begin in May
 - B. FEMA Program

Section VIII – Executive Session

The City Council reserves the right to adjourn into executive session at any time during the course of the this meeting to discuss an matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 55.1071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code, including, but not limited, Section 321.3022 (Sales Tax Information). The City Council may take action on any agenda item listed for executive session consideration upon reconvening in open session.

17. Executive Session

- A. Economic Development - Development Agreement(s)
- B. Personnel – City Attorney

Section IX – Adjournment

18. 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 April 8, 2016 at 5:00 pm

Josh Armstrong
City Secretary, City of Willow Park

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. 4 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
516 Ranch House Rd.
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

To: Planning and Zoning Commission and City Council

From: Will Wakeland Planning Tech

Date: 3/3/2016

Item Number: 4

Subject: Site Plan Dentist Office

Detail Memo

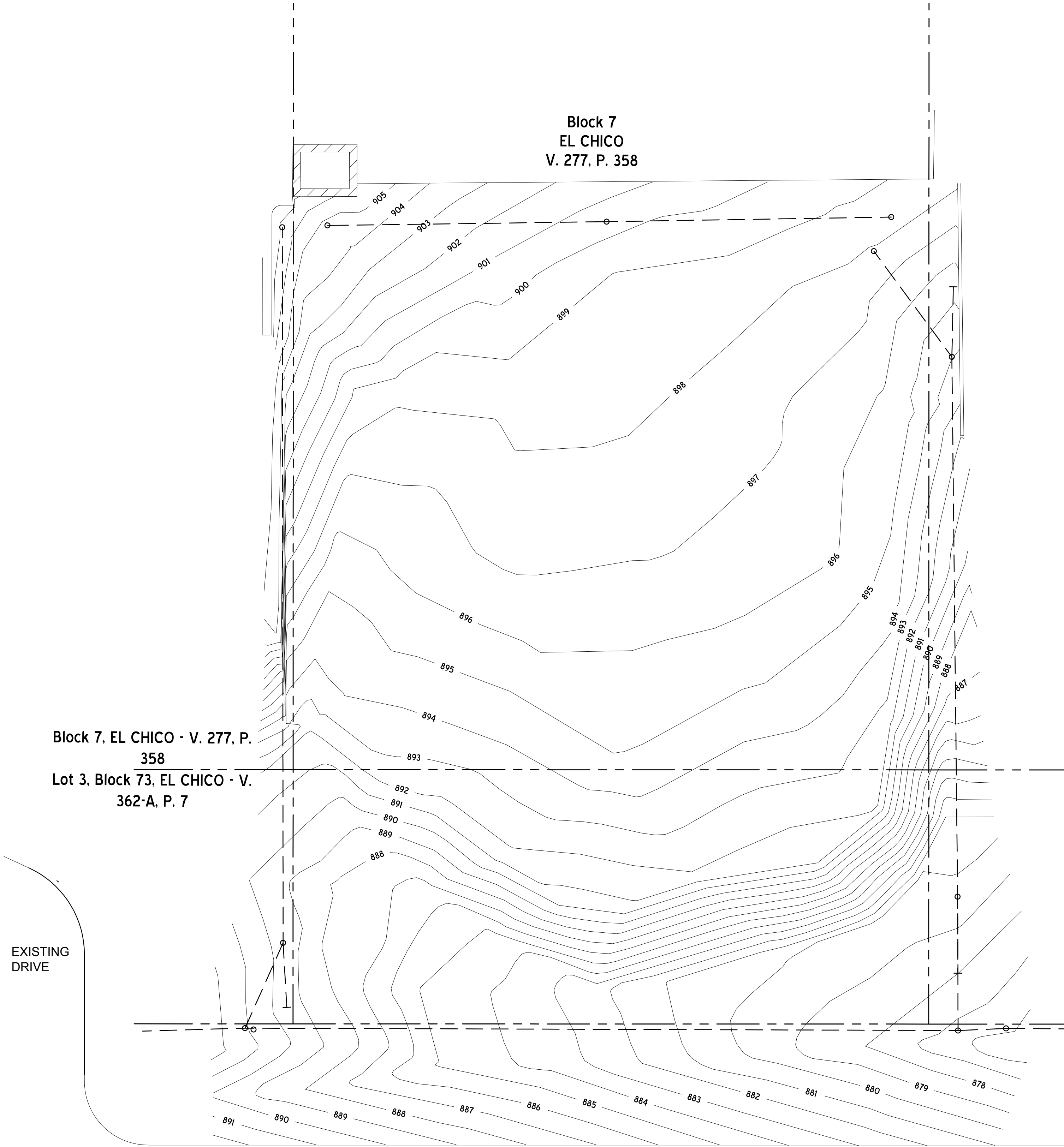
Action Requested: Approve

Background Information: Standard Commercial site plan

Board/Citizen Input: Planning & Zoning Commission meeting April 5, 2016 there was a unanimous opinion from the Commission for the city council to approve the project. .

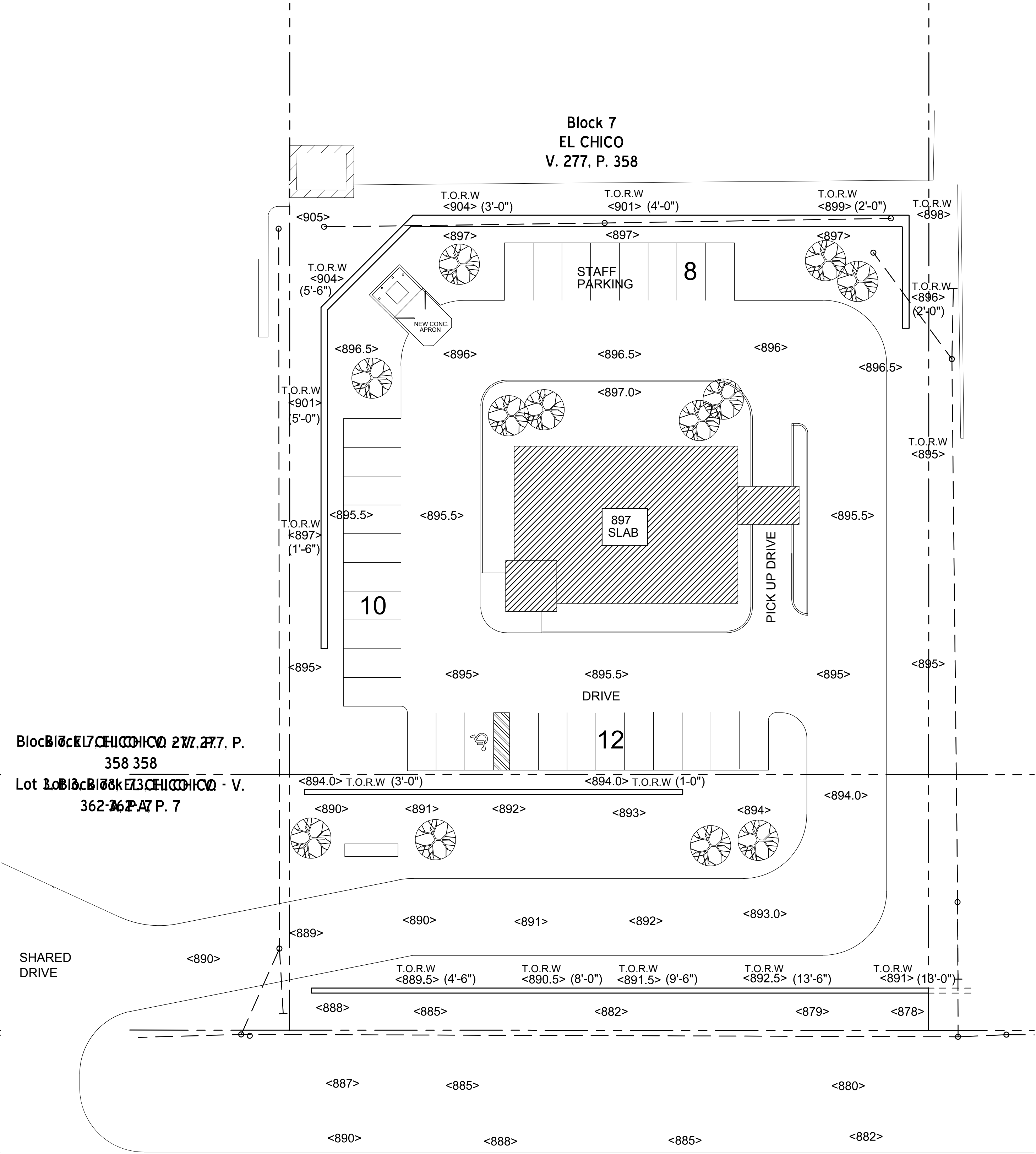
Financial Consideration: N/A

Attachment(s): Conceptual site plan.



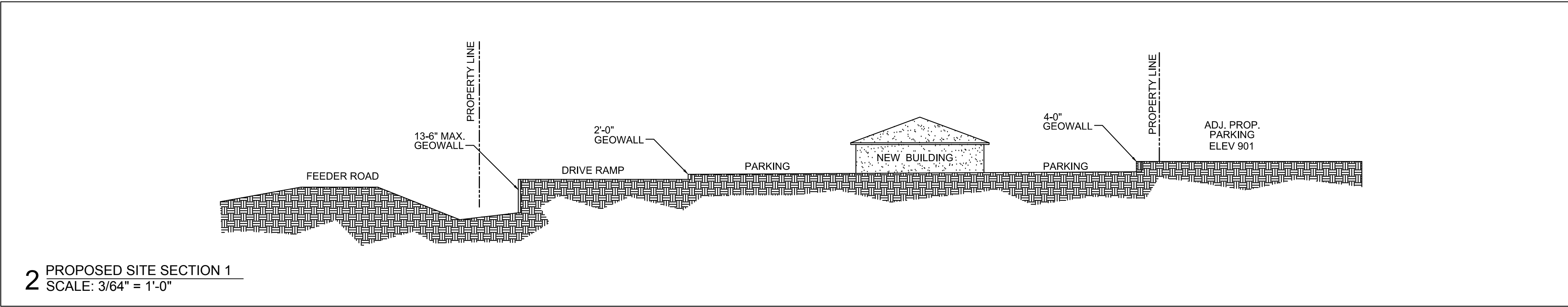
1 EXISTING SITE PLAN
SCALE: 3/64" = 1'-0"
N

Interstate Highway 20
N. Service Road - Asphalt Surface
Variable Width R.o.W. per Plat



1 PROPOSED SITE PLAN
SCALE: 3/64" = 1'-0"
N

Interstate Highway 20
N. Service Road - Asphalt Surface
Variable Width R.o.W. per Plat



2 PROPOSED SITE SECTION 1
SCALE: 3/64" = 1'-0"

STAMP & SIGNATURE

.\Architect Ev. Logo.JPG

Todd Kovach
Willow Park Texas

PERMIT DATE:

REVISION #1:

REVISION #2:

REVISION #3:

REVISION #4:

REVISION #5:

REVISION #6:

REVISION #7:

DRAWN BY

CHECKED BY

DATE

3/27/2015

CONTENTS

SCHEMATIC
SITE PLAN

Sheet Number

A0.1



City of Willow Park
516 Ranch House Rd.
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

To: Planning and Zoning Commission and City Council

From: Will Wakeland Planning Tech

Date: 3/31/2016

Item Number:

Subject: Final Plat for 4 Commercial Buildings

Detail Memo

Action Requested: Approve

Background Information: Located east of 401 Crown Point Blvd.

Board/Citizen Input: Planning & Zoning Commission meeting April 5, 2016 there was a unanimous opinion from the Commission for the city council to approve the project.

Financial Consideration: N/A

Attachment(s): A. Final Plat



City of Willow Park
516 Ranch House Rd.
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

To: Planning and Zoning Commission and City Council

From: Will Wakeland Planning Tech

Date: 3/3/2016

Item Number:

Subject: Site Plan for 4 Commercial Buildings

Detail Memo

Action Requested: Approve

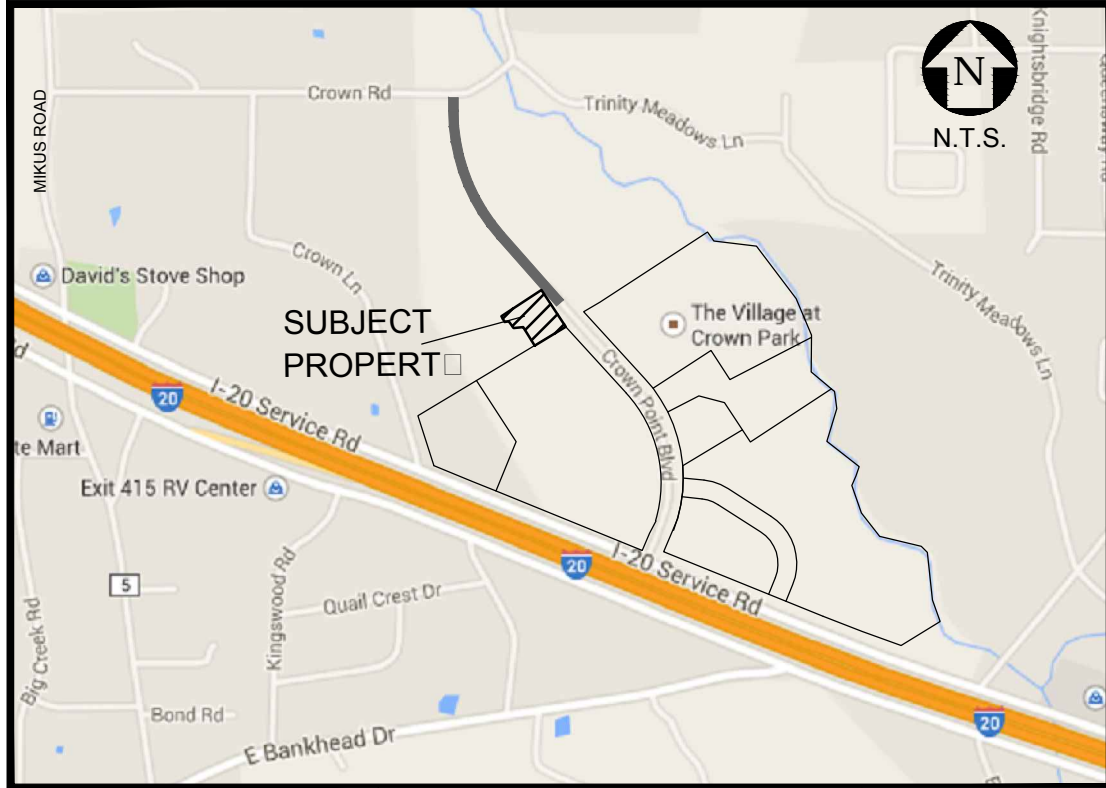
Background Information: Located east of 401 Crown Point Blvd.

Board/Citizen Input: Planning & Zoning Commission meeting April 5, 2016 there was a unanimous opinion from the Commission for the city council to approve the project.

Financial Consideration: N/A

Attachment(s): A. Site plan

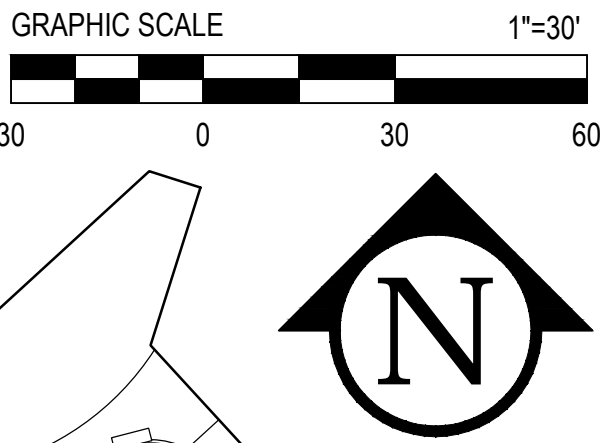
B. Rendering Sample



LOCATION MAP

WESLEY FRANKLIN SURVEY
ABSTRACT No. 468

Δ 14°31'35"
R 530.00'
L 134.37
T 67.55
Ch B N54°45'47"E
Ch L 134.01'



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SAN. SEWER MANHOLE
	EXISTING POWER POLE
	CONCRETE PAVING
	FIRE LANE
	SIDEWALK
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE

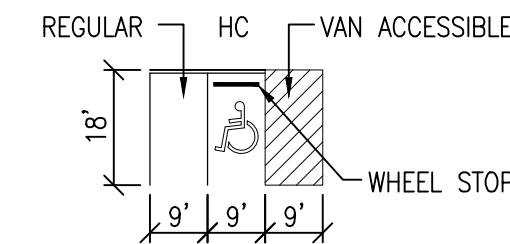
SITE PLAN DATA TABLE	
ACREAGE	3.37 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED USE	OFFICE
PROPOSED STRUCTURES	ONE (1) STORY - COMMERCIAL
F.A.R.	19.40%
PERCENT IMPERVIOUS	51.5%
PARKING REQUIRED	1 PARKING/200sf = 146 PARKING SPACE
PARKING PROVIDED	167 (INCLUDES 9 HC)
OPEN SPACE	48.5%

GENERAL NOTES:

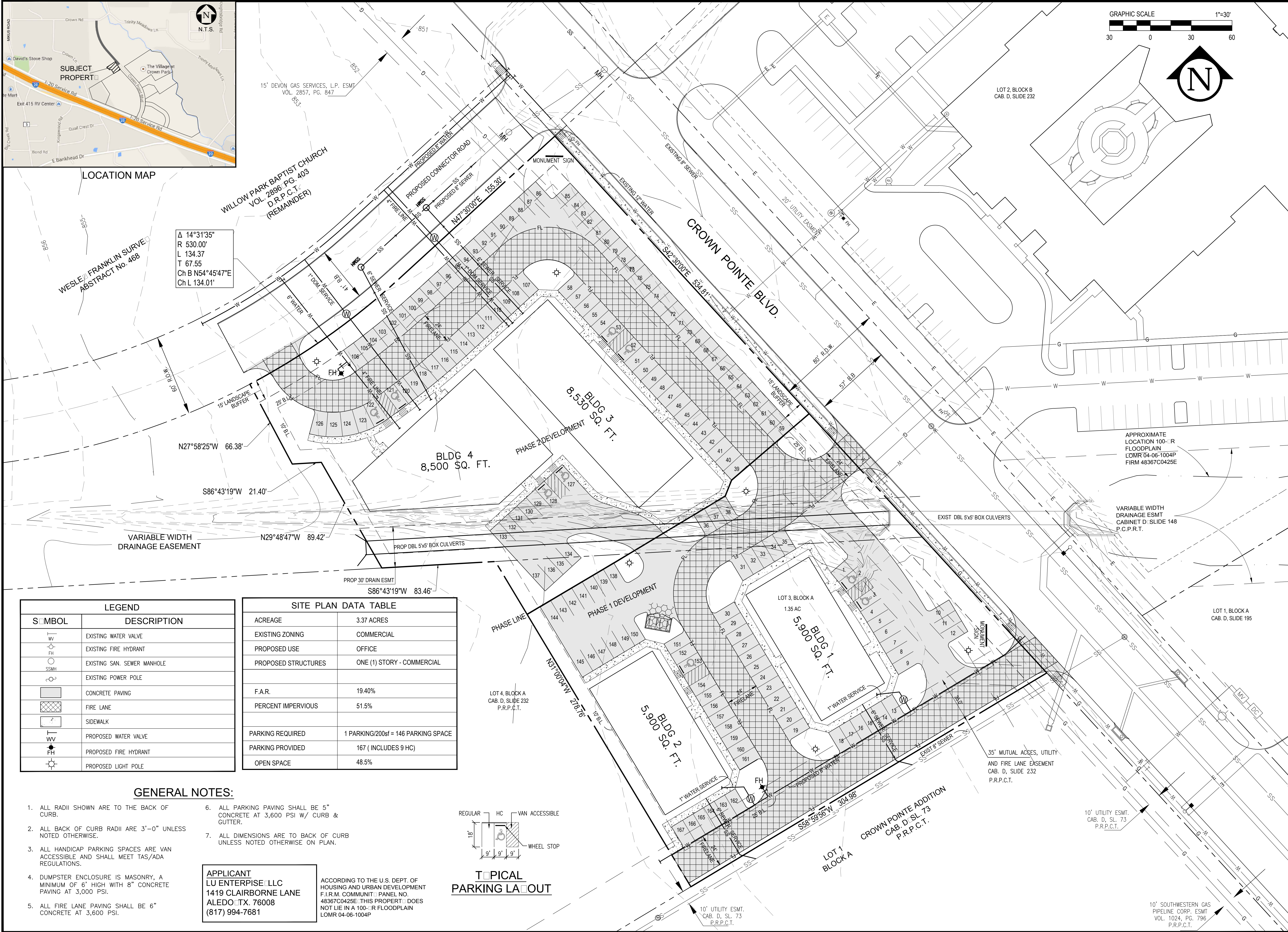
- ALL RADII SHOWN ARE TO THE BACK OF CURB.
- ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
- ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6" HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.

APPLICANT
LU ENTERPRISE LLC
1419 CLAIBORNE LANE
ALEDO, TX. 76008
(817) 994-7681

ACCORDING TO THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT
F.I.R.M. COMMUNITY PANEL NO. 48367C0425E THIS PROPERTY DOES NOT LIE IN A 100-YEAR FLOODPLAIN
LOMR 04-06-1004P



TYPICAL PARKING LAYOUT



REVISIONS

NO.	DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10986
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron-Stark-Swift
Consulting Engineers
Together.

STATE OF TEXAS
57357
LICENSED PROFESSIONAL ENGINEERING
Charles F. Stark
12-20-15

USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, P.E.
TEXAS REGISTRATION NO. 57357

SITE PLAN

WILLOW PARK PROFESSIONAL OFFICES
PROPOSED LOT 3R, BLOCK A
CROWN POINTE ADDITION - PHASE 2
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

CLIENT No. 296

PROJECT No. 9325

DESIGN: CFS

DRAWN: PWD

CHECKED: CFS

DATE: DECEMBER 2015

SHEET

C2.0





City of Willow Park
516 Ranch House Rd.
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

To: Planning and Zoning Commission and City Council

From: Will Wakeland Planning Tech

Date: 3/3/2016

Item Number:

Subject: Zoning Change request R1- Residential to C- Commercial located west of 400 Crown Rd. Willow Park, TX.

Detail Memo

Action Requested: Approve

Background Information: Zoning change

Board/Citizen Input: Planning & Zoning Commission meeting April 5, 2016 there was a unanimous opinion from the Commission for the city council to approve the zoning change request.

Financial Consideration: N/A

Attachment(s): Zoning change Application



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

ZONING CHANGE REQUIREMENTS

Name of Applicant: BARRON, STARK & SWIFT CONSULTING ENGINEERS, LP

Mailing Address: 6221 SOUTHWEST BLVD., F.W., TX 76132
Street City State Zip

Phone: 817-231-8100 Fax: _____ Email: chuckse@barronstark.com

Property Owner: WILLOW PARK BAPTIST CHURCH

Mailing Address: 129 S. RANCH HOUSE RD, WILLOW PARK, TX 76008
Street City State Zip

Phone: 817-441-1596 Fax: _____ Email: clarkewillowparkbaptist.com

Location of property requesting to be re-zoned: WEST OF CROWN POINTE BOULEVARD

Intended Use of property: MEDICAL OFFICE

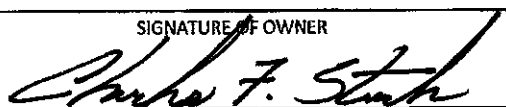
Current Zoning District: AG (JUST ANNEXED)

Requested Zoning District: C COMMERCIAL

Specific reason for zoning request: TO ALLOW CONSTRUCTION OF THE
PROPOSED PROJECT

FEES: \$150 (Residential) Additional fees (if applicable): _____
\$150 (Non-Residential) 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/property inspections and/or testing(s).

SIGNATURE OF OWNER	DATE
	<u>11/2/15</u>
SIGNATURE OF APPLICANT	DATE

If the property owner is represented by another, a notarized letter of authorization must be submitted.

This checklist is provided to assist you in addressing the requirements for a Zoning Change request. An application is incomplete unless all applicable information noted below is submitted to the City of Willow Park Building Official. Please indicate that all information is included on the application by initialing in the box to the left of the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate with "N/A" next in the box. Return this completed form at the time of your application submittal.

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	ZONING CHANGE REQUIREMENTS	N/A	COMPLETE	MISSING
1	✓	Site boundary is indicated by a heavy solid line, dimensioned with bearings and distances, and distance to the nearest cross street.			
2	✓	Site location/vicinity map clearly showing the location of the subject			
3	✓	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.			
4	✓	A written and bar scale is provided. 1"= 200' unless previously approved by staff			
5	N/A	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.			
6	✓	Adjacent property lines within 200 feet of the subject property.			
7	✓	Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated.			
8	✓	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.			
9	✓	Does the request conform to the proposed future land use in the city's Comprehensive Plan			

WESLEY FRANKLIN SURVEY

ABSTRACT NO. 468

WILLOW PARK BAPTIST CHURCH

PROPOSED
C ZONING
2.02 ACRES

EXISTING
AG ZONING

PROPOSED
PUBLIC ROAD

EXISTING
AG ZONING

LOT 2, BLOCK B
CROWN POINTE ADDITION PH II

EXISTING
C ZONING

LOT 1R, BLOCK A
THE VILLAGE AT CROWN PARK

EXISTING
R-3 ZONING

LOT 3, BLOCK A
CROWN POINTE
ADDITION PH II

LOT 4, BLOCK A
CROWN POINTE ADDITION PH II

EXISTING
C ZONING

LOT 2, BLOCK A
CROWN POINTE ADDITION

LOT 1, BLOCK A
CROWN POINTE ADDITION

CROWN POINTE BOULEVARD

INTERSTATE HIGHWAY NO. 20



GRAPHIC SCALE 1"=300'
150 0 150 300

Barron-Stark-Swift
Consulting Engineers
LLP

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10599
Texas Registered Survey Firm F-10158800
www.barronstark.com

PROPOSED C ZONING
WESLEY FRANKLIN SURVEY, ABST. # 468
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

PROJECT No. 296-9325

DATE: 10/30/15

SHEET

EX1

LEGAL DESCRIPTION
PROPOSED C COMMERCIAL ZONING

Being a 2.02 acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, Parker County, Texas and being a portion of the Willow Park Baptist Church of Texas tract as recorded in Volume 2896, Page 403, Deed Records Parker County, Texas, said 2.02 acres being more particularly described by metes and bounds as follows:

Beginning at a point in the west line of Crown Pointe Boulevard for the northeast corner of Lot 3, Block A, Crown Pointe Addition Phase 2, an addition to the City of Willow Park as recorded in Cabinet D, Page 232, Plat Records Parker County, Texas;

Thence South $86^{\circ}43'19''$ West with the north line of said Lot 3, Block A, a distance of 397.50 feet to a point;

Thence North $29^{\circ}48'47''$ West a distance of 89.42 feet to a point;

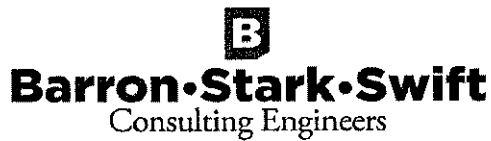
Thence South $86^{\circ}43'19''$ West a distance of 123.75 feet to a point;

Thence North $18^{\circ}26'18''$ West a distance of 31.37 feet to a point for the beginning of a curve to the left having a radius of 530.00 feet, a central angle of $24^{\circ}03'42''$, and a long chord that bears North $59^{\circ}31'51''$ East, 220.95 feet;

Thence along said curve to the left an arc distance of 222.58 feet to a point;

Thence North $47^{\circ}30'00''$ East a distance of 155.30 feet to a point in the west line of Crown Pointe Boulevard;

Thence South $42^{\circ}30'00''$ East with the Crown Pointe Boulevard west line a distance of 399.43 feet to the Point of Beginning and Containing 87,995 square feet, 2.02 acres of land, more or less.



6221 Southwest Blvd, Suite 100
 Fort Worth, TX 76132
 817.231.8100 (t)
 817.231.8144 (f)

Texas Registered Engineering Firm F-10998

PROJECT: Willow Park Professional Offices

Job No. : 9325

DATE: 02 Nov 2015

TO: City of Willow Park
 Planning & Zoning Department
 519 Ranch House Road
 Willow Park, Texas 76087

NOTE: If enclosures are not as indicated below, please advise upon your receipt.

PHONE:

FAX:

☐ Acknowledge receipt

☐ Return enclosures to sender

WE TRANSMIT: ☒ Herewith

☐

Under separate cover

Via: _____

CHECK ONE

☒ Approval

☐ Distribution

☐ Per your request

☐ Revise & resubmit

☐ Review & comment

☐ Record copy

☐ Immediate attention

☐ Approved as noted

☐ Use

☐ Information

☐ Signature & return

☐

THE FOLLOWING:

QTY.	TYPE	DESCRIPTION
1		Zoning Application for 2.02 acre tract to C Commercial
1		Zoning Application Check List
1		Zoning Exhibit
1		Meets & Bounds Description
1		Application Fee in the amount of \$260.00

REMARKS:

From: _____

CC: File



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

To: Honorable Mayor Neverdousky and members of the Willow Park City Council

From: Matt Shaffstall, City Administrator

Date: April 6, 2016

Item Number: 12

Subject: Wholesale Water Study – Interlocal Agreement with Hudson Oaks

Detail Memo

City Council Action Requested: Approve Interlocal Agreement with Hudson Oaks for a 50% cost share of a wholesale water study to be completed by Halff & Associates.

Background Information: The wholesale water study will include the preliminary engineering to design, size and plan a regional water supply line from the City of Fort Worth Water System to Willow Park & Hudson Oaks.

The wholesale water study contract will also include negotiations with the City of Fort Worth, and Tarrant Regional Water District for a wholesale water agreement between the cities of Fort Worth, Hudson Oaks, and Willow Park.

The preliminary engineering will take approximately six months.

The negotiations and finalization of a wholesale water agreement will take approximately 18 months.

Board/Citizen Input: N/A

Financial Consideration: \$50,000 to be paid out of Water Fund reserves

Attachment(s): Interlocal agreement, Halff proposal

INTERLOCAL AGREEMENT FOR WHOLESALE WATER STUDY AND SERVICES

STATE OF TEXAS §
 §
COUNTY OF PARKER §

This Agreement is made and entered into on this _____ day of _____, 2016, by and between the City of Hudson Oaks, Texas (“Hudson Oaks”), and the City of Willow Park, Texas (“Willow Park”).

WHEREAS, Hudson Oaks and Willow Park are political subdivisions of the State of Texas and are authorized to enter into Agreements with each other relative to governmental functions and services by the Interlocal Cooperation Act, Texas Government Code, Chapter 791; and

WHEREAS, Hudson Oaks and Willow Park desire to explore the benefits and feasibility of securing a wholesale water contract from the City of Fort Worth; and

WHEREAS, Fort Worth has water infrastructure approximately 1.5 miles east of Willow Park, and Hudson Oaks is adjacent to Willow Park to the west; and

WHEREAS, Hudson Oaks has entered into a Professional Services Agreement (PSA) with Halff & Associates (Halff) to prepare a route study, to conduct engineering and hydraulic modeling, and to negotiate for potential wholesale water services from the City of Fort Worth for a lump sum fee of \$100,000; and

WHEREAS, Willow Park desires to participate in the PSA and the scope of services with Halff so as to coordinate future Fort Worth water service to both Willow Park and Hudson Oaks; and

WHEREAS, Willow Park has agreed to share equally in the costs of the services of the PSA with Halff as set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Willow Park agrees to participate with Hudson Oaks in the PSA with Halff for potential wholesale water services from the City of Fort Worth described above.
2. Halff will submit invoices monthly to Hudson Oaks based on percentage of work under the PSA which is completed. Hudson Oaks shall forward a copy of such Halff invoices to Willow Park within three (3) business days of receipt.
3. Hudson Oaks shall timely pay Halff for acceptable services rendered under the PSA. Willow Park agrees to reimburse and pay to Hudson Oaks one-half (1/2) of each monthly invoice from Halff under the PSA. Such payment by Willow Park to Hudson Oaks shall be made

within thirty (30) days of receipt of such invoice from Hudson Oaks.

4. Changes in the scope of the PSA must be approved by both Willow Park and Hudson Oaks.

5. Any notices or other communication required or allowed to be given by one party to the other pursuant to this Agreement shall be sent either by personal delivery or by United States Postal Service, proper postage affixed to the addresses shown below.

To: City of Willow Park
Attn: City Manager

To: City of Hudson Oaks
Attn: City Administrator
150 North Oakridge Drive
Hudson Oaks, Texas 76087

6. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Texas. This Agreement is entered into and is to be performed, wholly or in part, in the State of Texas and in Parker County, Texas. In any action brought under the Agreement, venue shall be in Parker County, Texas.

7. By execution of this Agreement, each party represents to the other that:

- a. In performing its duties and obligations hereunder, it will be carrying out one or more governmental functions or services which it is authorized to perform;
- b. The undersigned officer or agent of the party has been properly authorized by that party's governing body to execute this Agreement and that any necessary resolutions extending such authority have been duly passed and are now in effect;
- c. All payments required or permitted to be made by a party will be made from current revenues available to the paying party; and
- d. All payments provided to be made hereunder by one party to the other shall be such amounts as to fairly compensate the other party for the services or functions performed hereunder.

8. It is expressly understood and agreed that by entering into this agreement the parties do not intend to nor contemplate that they shall be partners or joint venturers otherwise jointly responsible for the other's acts or liability. Neither party intends to nor does it waive any immunity or defense that may be available to it against any claim whatsoever.

9. This Agreement shall terminate automatically upon the completion or termination of the scope of services of the PSA with Half.

10. This Agreement expresses the entire agreement between the parties hereto regarding the subject matter contained herein and may not be modified or amended except by written agreement duly executed by both parties.

11. If any provision hereof is determined by any court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be fully severable herefrom and this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable provision never comprised a part hereof; and the remaining provisions shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on this date, the _____ day of _____, 2016.

CITY OF HUDSON OAKS

CITY OF WILLOW PARK

By: _____
Mayor

By: _____
Mayor

Attest:

Attest:

City Secretary

City Secretary



March 10, 2016

Mr. Patrick Lawler
City Administrator
City of Hudson Oaks
210 North Lakeshore
Hudson Oaks, Texas 76087

RE: City of Hudson Oaks/Willow Park Fort Worth Wholesale Water negotiations

Dear Mr. Lawler,

Thank you for the opportunity to provide engineering and negotiation services for the City of Hudson Oaks for the above-referenced project. A scope of services (Exhibit A) and proposed fee schedule (Exhibit B) have been included with this submittal. The project fee of \$100,000 is a Lump Sum fee for Tasks I and II, and an hourly fee for Task III and will not be exceeded without prior approval of the City of Hudson Oaks. Invoices will be submitted monthly based on percentage of work and effort completed.

Please feel free to contact me if you have comments or questions. We look forward to working with you on this project.

Sincerely,
HALFF ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Bj L McGahey", with a long, sweeping horizontal line extending to the right.

Benjamin L. McGahey, P.E.
Senior Project Manager

EXHIBIT A

SCOPE OF SERVICES

Wholesale Water Negotiations with the City of Fort Worth for City of Hudson Oaks and the City of Willow Park

Project Overview: The City of Hudson Oaks and City of Willow Park desire to explore the benefits/feasibility of securing a Wholesale Water Contract from the City of Fort Worth. Hudson Oaks currently has a water contract with the City of Weatherford and groundwater sources. Willow Park utilizes groundwater and has an emergency connection with the City of Weatherford. Fort Worth has 27 existing wholesale customers and has renegotiated the water contract in 2010 to provide standards for wholesale service and rates. Willow Park ETJ is adjacent to Fort Worth ETJ approximately 1.5 miles west of FM 1187 and Fort Worth has water infrastructure in the vicinity of IH-20 and FM 1187. Hudson Oaks is located in between Willow Park and the City of Weatherford and desires to coordinate future Fort Worth water service with Willow Park thru an interlocal agreement, representing both parties from a contracting perspective with Halff Associates, Inc. (Halff).

- I. Route Study:** Halff will prepare an alignment study (up to 3 alignments) utilizing GIS shape files of Parker County parcels, lidar topography and aerial imagery. Halff will evaluate the pros and cons of each alignment considering at a minimum the following: feasibility of utilizing existing City and State right-of-ways, number of required easements, tree removal, natural and man-made obstacles, permitting requirements, access for construction and maintenance, utility conflicts, construction and easement acquisition costs.

Deliverables will include a narrative report containing tabulated pros and cons, cost estimates, 11"x17" color exhibits of each alignment and a recommendation.

Assumptions

II. Planning data collection/hydraulic modeling:

Previous water distribution studies have been completed by the Fort Worth Water Department to provide planning information to Hudson Oaks/Willow Park to evaluate a wholesale water contract with the City of Fort Worth. Halff proposes to gather information from existing water planning documents from Hudson Oaks 2011 Water Plan and Region C Water Plan information for Willow Park, unless data provided by Willow Park is available. Present, future and build out demands will be combined for both entities in the hydraulic modeling of the transmission main. Halff will model the average and peak demands required from the Fort Worth system and take into account existing sources from groundwater and the City of Weatherford. The initial study will include approximately 4.5 miles of water transmission main from the Fort Worth system

to the Hudson Oaks system, located approximately at I-20 and Mikus Rd where Hudson Oaks has an existing 12" water main. The need for booster pump station/s will be evaluated for this transmission main as well as ground storage tanks at the two points of connection to the Fort Worth system.

Deliverables

- Draft Memorandum
- Final Memorandum, incorporating review comments on the draft
- Hydraulic water model files

Services Not Included in this Scope of Services

- Preliminary or final design services
- Land use projections and population estimates
- Survey services
- Water quality sampling, testing
- Water system analysis for distribution systems outside Fort Worth West Side 5 pressure plane, Hudson Oaks and Willow Park Distribution systems
- The payment of fees and taxes (none expected).
- Impact fee studies

Assumptions

The latest Region C Water planning data can be used for Willow Park population and demand projections, pending the availability of Willow Park projections.

III. Negotiations with City of Fort Worth

The Fort Worth Water Department has 27 existing wholesale water customers with Aledo being the most recent. Under the wholesale contract new customers must pay for a proportional share of any new distribution/transmission mains required to serve the customer. If the transmission main benefits only Hudson Oaks and Willow Park, then there is typically no Fort Worth cost participation. Any required ground storage, backflow control and meter facilities would be at customer expense. Fort Worth is in the process of evaluating the pros and cons of taking on new wholesale customers, but long standing discussions between Willow Park, Hudson Oaks, Weatherford and Fort Worth have set the stage for these negotiations to reach a decision point. Halff will provide coordination of meetings with Fort Worth staff, TRWD staff and Weatherford staff as necessary including interpretation of wholesale contract requirements. Halff will represent Hudson Oaks and Willow Park during these negotiations.

Services Not Included in this Scope of Services

Rate Studies other than basic comparisons between providers from existing rate studies/schedules

Assumptions

18 month period for negotiations from notice to proceed

1 meeting every 3 months with Fort Worth staff, 6 meetings @4 hr/meeting

Meetings/discussion with Tarrant Regional Water District and the City of Weatherford as required

Preparation for each meeting as required

EXHIBIT "B"

BASIS OF COMPENSATION

Wholesale Water Negotiations with the City of Fort Worth for City of Hudson Oaks/Willow Park

The estimated fees for Items I and II below shall be considered lump sum. These services shall be invoiced monthly, based on percentage complete. Fees for Item III shall be actual cost with multiplier not to exceed \$20,000. Fees including printing are included in the lump sum fee.

The fees and budgets established above do not include City and State Permit fees.

Half will begin work upon receipt of written notice to proceed from the City. The project schedule will be as follows:

- Route Study completed within 120 calendar days from notice to proceed.
- Planning Document/Modeling will be completed within 180 calendar days from notice to proceed.
- Negotiations with Fort Worth are assumed to take place over an 18 month period

FEE SUMMARY

I.	Route Study/Cost Estimates	\$60,000
II.	Planning Documents/Modeling/Report	\$20,000
III.	Negotiations with Fort Worth	\$20,000
Total Project		\$100,000



City of Willow Park
516 Ranch House Rd.
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

To: Honorable Mayor Neverdousky and members of the Willow Park City Council
From: Matt Shaffstall, City Administrator
Date: February 17, 2016
Item Number:
Subject: Solid Waste & Recycling Contract

Detail Memo

City Council Action Requested:
Approve new solid waste contract with Republic Waste

Background Information:

The City is currently part of a multi-city contract for solid waste services. The contract is coming to end of term and was up for renewal. The new contract includes all three Annettas, Hudson Oaks, and Willow Park. The City of Aledo opted for once a week trash and recycling. The contract is for five (5) years. The contract includes twice per week curbside trash collection and once per week recycling collection.

	Current Rate	New Rate
Solid Waste Rate	\$11.32	\$10.77
Recycling Rate	N/A	\$3.90
Retail Rate	\$13.01	\$14.77
Sales Tax	\$1.07	\$1.22
Customer Pays	\$14.08	\$15.99

Under the new rate structure the city will reduce its' profit margin on solid waste accounts from 15% to \$0.10 (less than 1%). The ten cent profit margin will allow the city recover cost of approximately a dozen move offs or non-payments per month.

The new rates would remain in place for two years. Rates when be adjusted by inflation based schedule.

Board/Citizen Input: N/A

Financial Consideration: Adjust Fee Schedule in June 2016.

Attachment(s): New Solid Waste Contract, Rate Attachments

**AN INTERLOCAL AGREEMENT FOR
THE PROVISION OF WASTE COLLECTION SERVICES**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF PARKER	§	

The City of Aledo, the Town of Annetta, the Town of Annetta North, the City of Annetta South, the City of Hudson Oaks, and the City of Willow Park, all Type A General Law cities, each acting through its duly authorized mayor and Republic Waste Service of Texas, Ltd. acting by and through its duly authorized officer do hereby covenant and agree as set forth herein.

RECITALS:

1. This Agreement is entered into pursuant to the authority granted by the Interlocal Cooperation Act codified in Chapter 791 of the Texas Government Code, and general police power authority to contract for waste collection service.
2. The Towns of Annetta and Annetta North and the Cities of Annetta South, Hudson Oaks and Willow Park (the "Municipalities") negotiated and entered into an agreement with Republic Waste Services of Texas ("Republic") entitled Joint Solid Waste Agreement for the regional provision of waste collection services to the Municipalities (the "Collection Agreement"). The Collection Agreement is attached hereto as Exhibit "A" to this Interlocal Agreement and incorporated herein for all purposes.
3. The City of Aledo desires to receive waste collection services from Republic under the same terms and conditions as set forth in the Collection Agreement, and the Municipalities desire to allow Aledo to participate in the Collection Agreement, but not as a party and desire to enter into this Interlocal Agreement so that Republic may provide services to Aledo.
4. Republic desires to provide services to the City of Aledo under the terms and conditions of the Collection Agreement except as modified by this Interlocal Agreement, and agrees to provide waste collection services to Aledo.
5. The Collection Agreement, in Section 1.C., provides that Republic and the Municipalities agree that solid waste collection services set forth in the Collection Agreement may be extended to the City of Aledo under the same terms and conditions excluding the provisions of Article XIII "Outside Disposal Fee", by the approval of an interlocal agreement between the City of Aledo, and the Municipalities and Republic.

Section I. Agreement of Municipalities

The Municipalities and Aledo agree that Aledo shall receive waste collection services under the same terms and conditions as provided for in the Collection Agreement, except as modified and agreed to by Republic in Section II of this Agreement.

Section II. Agreement by Republic to Provide Services to Aledo

A. **Agreement to Provide Service.** Republic agrees to provide waste collection services to the City of Aledo pursuant to the Collection Agreement and Aledo agrees to abide by the terms and conditions of the Collection Agreement except as modified in this Section II.

B. **Schedule of Services.** Article III "Solid Waste Services" paragraph G is amended to revise the schedule to provide that Aledo shall receive Garbage and Trash collection once each week on Monday and residential recycling collection services once per week on Thursday.

C. **Rates.** Attachment "A" to the Collection Agreement referenced in Article IV, paragraph A "Base Rates" of the Collection Agreement is modified to establish the base rate for Residential services in Aledo at Thirteen Dollars (\$13.00) per month and the base rate for Commercial service as set forth in Exhibit "B" to this Interlocal Agreement.

D. **Franchise Fee and Billing.** Aledo will bill all Residential customers as set forth in Article V, subparagraphs A.1. "Customer Billing" and A.2. "Payment to Contractor" of the Collection Agreement and receive a fee of four percent (4%) for such services. Aledo will receive a Residential franchise fee of four percent (4%) and a Commercial franchise fee of eight percent (8%).

E. **Termination.** Aledo may terminate the Collection Agreement without cause upon the annual anniversary of the Collection Agreement (May 1st) by providing at least one hundred twenty (120) days written notice to Republic before the annual anniversary date. (Modifying Article X, paragraph C.)

F. Article XIII "Outside Disposal Fee" of the Collection Agreement is not applicable to Aledo.

Section III. Miscellaneous

A. **Multiple Originals.** This Agreement may be executed in multiple counterparts, each of which shall be deemed for all purposes to be an original, and all of which are identical.

B. **Paragraph Headings.** The paragraph headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

C. **Governmental Powers and Immunity.** It is understood and agreed that by execution of this Agreement, no Municipality waives or surrenders any of its governmental powers, or sovereign immunity.

D. **Savings Provision.** In the event that any term or provision of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, this Agreement shall, to the extent reasonably possible, remain in force as to the balance of its terms and provisions as if such invalid term or provision were not a part hereof.

E. **Governing Law and Venue.** The validity of this Agreement and any of its terms or provisions, as well as the rights and duties hereunder, shall be governed by and construed in accordance with Texas law. Venue shall lie in Parker County, Texas.

F. **Current Revenues.** Each party paying for the performance of governmental functions on services (if any) must make those payments from current revenues available to the paying party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates, indicated below.

REPUBLIC WASTE SERVICES OF TEXAS, LTD.

Address: 1212 Harrison Avenue
Arlington, Texas 76011

By: _____
Printed Name: _____
Its: _____
Dated: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the _____ of _____, and that he/she is authorized by said corporation to execute the foregoing instrument as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

CITY OF ALEDO

Address: 200 Old Annetta Road
Aledo, Texas 76008

By: _____
Kit Marshall, Mayor

Dated: _____

Attest:

City Secretary

TOWN OF ANNETTA, TEXAS

Address: P.O. Box 1150
Aledo, Texas 76008

By: _____
Bruce Pinckard, Mayor

Dated: _____

Attest:

Town Secretary

TOWN OF ANNETTA NORTH, TEXAS

Address: P.O. Box 1238
Aledo, Texas 76008

By: _____
Bob Schmidt, Mayor

Dated: _____

Attest:

Town Secretary

CITY OF ANNETTA, SOUTH

Address: P.O. Box 61
Aledo, Texas 76008

By: _____
Gerhard Kleinschmidt, Mayor

Dated: _____

Attest:

City Secretary

CITY OF HUDSON OAKS, TEXAS

Address: 201 N. Lakeshore Drive
Hudson Oaks, Texas 76087

By: _____
Pat Deen, Mayor

Dated: _____

Attest:

City Secretary

CITY OF WILLOW PARK, TEXAS

Address: 516 Ranch House Road
Willow Park, Texas 76087

By: _____
Richard Neverdousky, Mayor

Dated: _____

Attest:

City Secretary

EXHIBIT "A"
JOINT SOLID WASTE AGREEMENT

EXHIBIT "B"

Service	Quantities	Proposed Price
Commercial Services		
CHC Poly Cart (Hand Commercial Cart)		\$19.34
2 CY		
1x	21	\$60.96
2x		\$112.15
3x		\$154.79
4x		\$189.86
5x		\$218.35
6x		\$241.06
3 CY		
1x	19	\$77.32
2x		\$125.35
3x		\$196.33
4x		\$240.85
5x		\$276.96
6x		\$305.76
4 CY		
1x	1	\$90.83
2x	26	\$143.78
3x	6	\$222.69
4x	1	\$282.89
5x		\$325.34
6x		\$359.16
6 CY		
1x	16	\$116.51
2x	4	\$194.83
3x	2	\$295.85
4x		\$362.89
5x		\$417.70
6x		\$460.74
8 CY		
1x	13	\$140.97
2x	11	\$234.87
3x	6	\$400.36
4x	3	\$478.61
5x	1	\$608.23

Service	Quantities	Proposed Price
6x		\$701.40
Roll Off Pricing		
20 Cy		\$373.82
30 CY		\$467.88
All Other Sizes – 40CY		\$506.46
Compactor		
All Sizes		
4 CY – 1x	1	
30 CY	2	\$467.88



City of Willow Park
516 Ranch House Rd.
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

To: Planning and Zoning Commission and City Council

From: Will Wakeland Planning Tech

Date: 3/31/2016

Item Number:

Subject: Final Plat The Villages

Detail Memo

Action Requested: Discussion

Background Information: Located South and Southeast of I-20 & Willow Bend Dr.

Board/Citizen Input: Planning & Zoning Commission meeting April 5, 2016 tabled the discussion until the next P&Z meeting.

Financial Consideration: N/A

Attachment(s): A. Final Plat



City of Willow Park
516 Ranch House Rd.
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

To: Planning and Zoning Commission and City Council

From: Will Wakeland Planning Tech

Date: 3/31/2016

Item Number:

Subject: Site Plan The Villages

Detail Memo

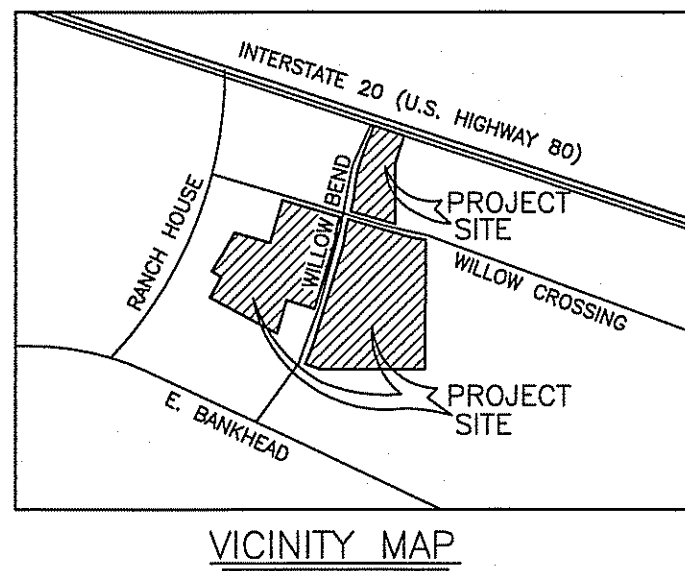
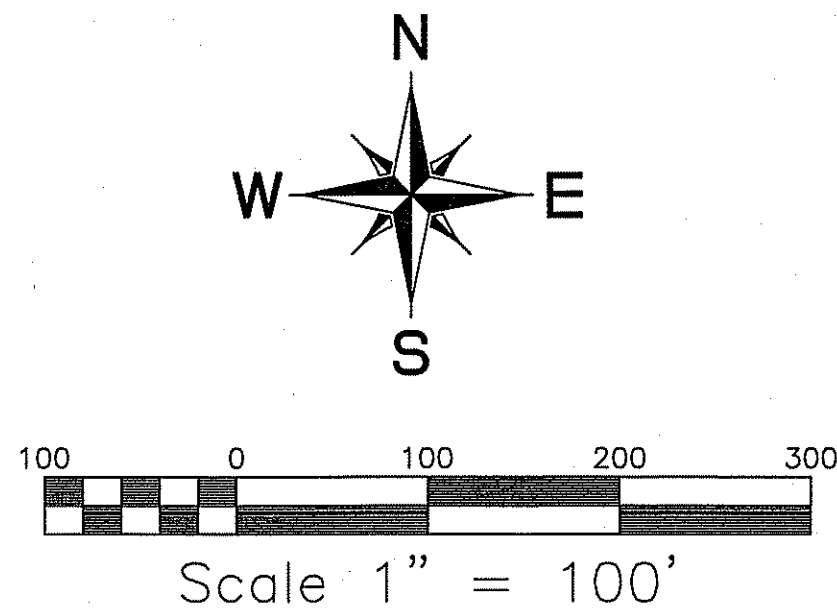
Action Requested: Discussion

Background Information: Located South and Southeast of I-20 and Willow Bend Dr.

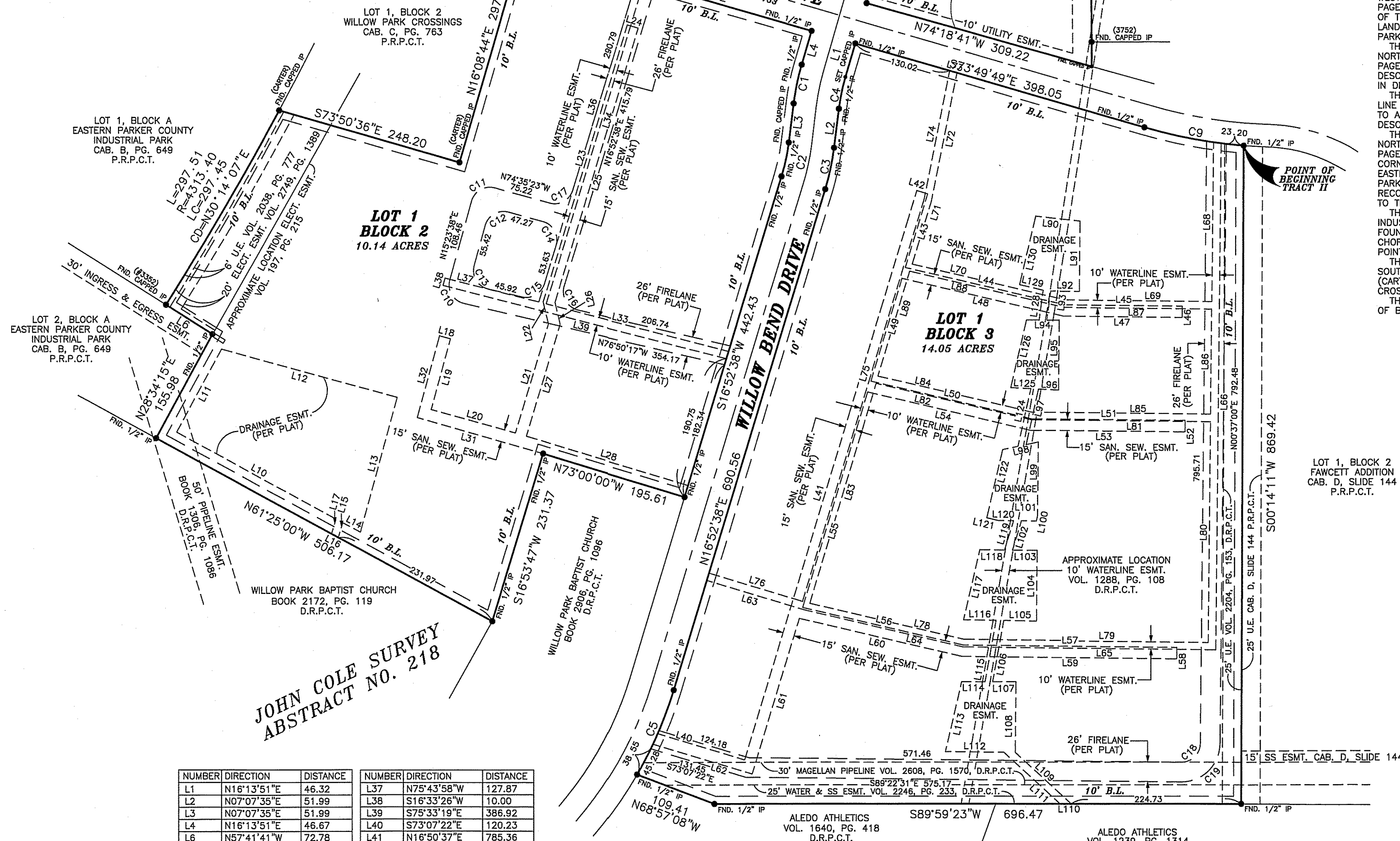
Board/Citizen Input: Planning & Zoning Commission meeting April 5, 2016 unanimous opinion to table the item until the next P&Z meeting.

Financial Consideration: N/A

Attachment(s): A. Site plan



VICINITY MAP



JOHN COLE SURVEY
ABSTRACT NO. 218

OWNERS:
THE MORRISON GROUP, INC.
BRYCE POOL
1620 WABASH
FORT WORTH, TEXAS 76102
817.907.7371

ENGINEERS:
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION #470
500 WEST SEVENTH STREET, SUITE 827
FORT WORTH, TEXAS 76102
817.870.3668

SURVEYOR:
LOYD BRANSON SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX: 817.831.9818

14-572P
06-25-14

T.FAGAN

NUMBER	DIRECTION	DISTANCE
L1	N16°13'31"E	48.32
L2	N07°07'35"E	51.98
L3	N07°07'35"E	51.98
L4	N16°13'51"E	46.67
L6	N57°41'41"W	72.78
L7	N17°47'36"E	96.04
L8	N24°37'28"E	60.62
L9	N17°47'38"E	72.78
L10	N61°25'00"W	240.00
L11	N28°34'15"E	124.39
L12	S74°35'23"E	240.88
L13	S15°23'38"W	184.14
L14	N61°25'00"W	26.33
L15	S17°15'41"W	20.40
L16	N61°25'00"W	10.20
L17	N17°15'41"E	20.40
L18	S74°35'22"E	15.00
L19	S15°23'38"W	96.63
L20	S74°35'23"E	115.64
L21	N16°52'38"E	150.06
L22	N13°16'18"W	29.87
L23	N16°52'38"E	383.80
L24	S73°07'22"E	15.00
L25	N16°52'38"E	379.76
L26	S13°16'18"W	29.87
L27	N16°52'38"E	153.94
L28	S73°07'22"E	223.43
L31	N74°04'19"W	173.08
L32	N15°23'38"E	111.62
L33	N75°27'31"E	249.11
L34	N16°52'42"E	444.97
L36	S16°52'38"W	445.31

NUMBER	DIRECTION	DISTANCE
L37	N75°43'58"W	127.87
L38	S16°33'26"W	10.00
L39	S75°33'19"E	386.92
L40	S73°07'22"E	120.23
L41	N16°50'37"E	785.36
L42	S73°09'23"E	15.00
L43	S16°50'37"W	102.03
L44	S16°50'37"E	217.17
L45	S89°22'31"E	154.89
L46	S00°37'29"W	15.00
L47	N89°22'31"W	156.53
L48	N76°52'18"W	219.79
L49	S16°50'37"W	142.05
L50	S76°52'18"E	217.91
L51	S89°22'31"E	203.37
L52	S00°37'29"W	15.00
L53	N89°22'31"W	205.02
L54	N76°52'18"W	220.52
L55	S16°50'37"W	286.95
L56	S76°52'18"E	217.91
L57	S89°22'31"E	282.78
L58	S00°37'29"W	15.00
L59	N89°22'31"W	284.42
L60	N76°52'18"W	220.52
L61	S16°50'37"W	214.25
L62	N73°07'22"E	137.20
L63	S73°07'22"E	134.23
L64	S76°52'18"E	215.68
L65	S89°22'31"E	334.44
L66	N00°37'00"E	668.28
L68	S00°37'00"W	210.93
L69	N89°22'31"W	193.15

NUMBER	DIRECTION	DISTANCE
L70	N76°52'18"W	208.52
L71	N16°50'37"E	87.88
L72	N11°18'12"E	172.15
L73	N73°49'49"W	10.04
L74	S11°18'12"W	172.52
L75	S16°50'37"W	555.79
L76	N73°07'22"W	129.07
L78	S76°52'18"E	209.08
L79	S89°22'31"E	323.35
L80	N00°37'00"E	289.56
L81	N89°22'31"W	237.26
L82	N76°52'18"W	210.83
L83	S16°50'37"W	301.96
L84	S76°52'18"E	209.08
L85	S89°22'31"E	236.17
L86	N00°37'00"E	138.79
L87	N89°22'31"W	193.96
L88	N76°52'18"W	210.83
L89	S16°50'37"W	144.93
L90	S83°39'46"E	59.05
L91	S00°37'32"W	93.23
L92	S76°52'18"E	215.68
L93	S07°44'12"E	36.77
L94	S89°22'32"E	43.25
L95	S00°37'28"W	92.47
L96	N87°07'10"W	26.58

NUMBER	DIRECTION	DISTANCE
L97	S12°33'53"W	74.89
L98	N77°41'33"E	48.18
L99	S00°37'30"W	97.31
L100	S11°06'38"W	7.24
L101	N89°22'31"W	19.81
L102	S17°07'39"W	40.55
L103	S89°22'32"E	32.65
L104	S00°37'27"W	93.24
L105	N89°02'02"W	43.10
L106	S10°16'27"W	82.03
L107	N89°49'33"E	30.79
L108	S00°37'27"W	93.24
L109	S47°26'39"E	100.38
L110	S89°22'32"E	14.78
L111	N47°26'39"W	100.62
L112	N89°22'31"W	77.29
L113	N13°09'41"E	94.49
L114	N89°49'33"E	30.79
L115	N10°16'27"E	82.24
L116	N89°02'02"W	43.10
L117	N13°09'45"E	94.93
L118	S89°22'32"E	32.65
L119	N17°07'39"E	40.55
L120	N89°22'31"W	19.81
L121	N76°50'17"W	16.02

NUMBER	DIRECTION	DISTANCE
L122	N13°09'41"E	92.37
L124	N12°33'53"E	77.82
L125	N87°07'10"W	26.58
L126	N13°09'44"E	92.18
L128	N07°44'12"E	39.88
L129	N76°50'18"W	31.98
L130	N13°09'42"E	93.24

NUMBER	CD	R	L	CD
C1	S11°40'44"W	330.00	52.44	52.38
C2	N12°00'06"E	270.00	50.95	45.89
C3	N12°00'07"E	330.00	56.16	56.09
C4	S11°40'42"W	270.00	42.90	42.85
C5	N23°27'20"E	530.00	121.70	121.43
C6	N09°51'36"E	860.00	179.83	179.50
C7	S10°41'09"W	500.00	124.05	123.73
C8	S20°13'57"W	770.00	65.56	65.54
C9	N79°38'04"W	660.00	133.72	133.49
C10	N30°43'19"W	25.00	40.24	36.04
C11	S60°24'08"W	25.00	39.28	35.36
C12	S60°24'08"W	25.00	39.28	35.36
C13	S30°43'19"E	25.00	40.24	36.04
C14	S28°51'23"E	25.00	39.91	35.81
C15	N60°01'10"E	25.00	37.85	34.19
C16	S29°58'50"E	25.00	40.89	36.48
C17	N61°08'37"E	25.00	38.63	34.90
C18	S45°37'14"W	25.00	39.27	35.36
C19	N45°37'14"E	51.00	80.12	72.13

BEING LOTS 1, 2 AND 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS

TRACT I

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 1 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, WILLOW PARK CROSSING, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET C, PAGE 763, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 73 DEGREES 46 MINUTES 58 SECONDS EAST 398.82 FEET ALONG THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE AND WILLOW BEND DRIVE FOR THE SOUTHWEST INTERSECTION OF WILLOW CROSSING DRIVE AND WILLOW BEND DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 16 DEGREES 13 MINUTES 51 SECONDS WEST 46.67 FEET ALONG THE WEST R.O.W. LINE OF WILLOW BEND DRIVE TO A 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG SAID R.O.W. 52.44 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 52.38 FEET SOUTH 11 DEGREES 40 MINUTES 44 SECONDS WEST;

THENCE SOUTH 07 DEGREES 07 MINUTES 35 SECONDS WEST 51.99 FEET AND CONTINUING ALONG SAID R.O.W. TO A 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID R.O.W. 45.95 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 45.89 FEET SOUTH 12 DEGREES 00 MINUTES 07 SECONDS WEST;

THENCE SOUTH 16 DEGREES 52 MINUTES 38 SECONDS WEST 442.43 FEET AND CONTINUING ALONG SAID R.O.W. TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST 195.61 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096 TO A 1/2" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED AND FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096;

THENCE SOUTH 16 DEGREES 53 MINUTES 47 SECONDS WEST 231.37 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096 TO A 1/2" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED AND FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096;

THENCE NORTH 28 DEGREES 34 MINUTES 15 SECONDS EAST 155.98 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096 TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096;

THENCE NORTH 57 DEGREES 41 MINUTES 41 SECONDS WEST 72.78 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096 TO A CAPPED IRON PIN (#3352) FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, EASTERN PARKER COUNTY INDUSTRIAL PARK, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 649, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID POINT BEING LOCATED IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4313.40 FEET;

THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1, EASTERN PARKER COUNTY INDUSTRIAL PARK AND CURVE TO THE LEFT 297.51 FEET TO A CAPPED IRON PIN (CARTER) FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF TRACT BEING DESCRIBED, WHOSE CHORD BEARS 297.45 FEET NORTH 30 DEGREES 14 MINUTES 07 SECONDS EAST, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING;

THENCE SOUTH 73 DEGREES 50 MINUTES 36 SECONDS EAST 248.20 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING TO A CAPPED IRON PIN (CARTER) FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING AND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 18 DEGREES 08 MINUTES 44 SECONDS EAST 297.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.14 ACRES OF LAND, MORE OR LESS

TRACT II

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 2 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, FAWCETT ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET D, SLIDE 144, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS WEST 869.42 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 2, FAWCETT ADDITION TO A 1/2" IRON PIN FOUND IN THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1239, PAGE 1314, DEED RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, FAWCETT ADDITION;

THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS WEST 696.47 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1239, PAGE 1314 AND A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1640, PAGE 418, DEED RECORDS, PARKER COUNTY, TEXAS, TO A 1/2" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 88 DEGREES 57 MINUTES 08 SECONDS WEST 108.41 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1640, PAGE 418 TO A 1/2" IRON PIN FOUND IN THE EAST R.O.W. LINE OF WILLOW BEND DRIVE FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET;

THENCE NORTHEASTERLY ALONG THE EAST R.O.W. LINE OF WILLOW BEND DRIVE AND SAID CURVE TO THE LEFT 56.16 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 56.09 FEET NORTH 12 DEGREES 00 MINUTES 07 SECONDS EAST;

THENCE NORTH 16 DEGREES 52 MINUTES 38 SECONDS EAST 690.56 FEET AND CONTINUING ALONG SAID R.O.W. TO A 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET;

THENCE NORTHEASTERLY ALONG SAID R.O.W. AND SAID CURVE TO THE LEFT 56.16 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 56.09 FEET NORTH 12 DEGREES 00 MINUTES 07 SECONDS EAST;

THENCE NORTH 07 DEGREES 07 MINUTES 35 SECONDS EAST 51.99 FEET AND CONTINUING ALONG SAID R.O.W. TO A 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET;

THENCE NORTHEASTERLY AND CONTINUING ALONG SAID R.O.W. AND CURVE TO THE RIGHT 42.90 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 42.85 FEET NORTH 11 DEGREES 40 MINUTES 44 SECONDS EAST;

THENCE NORTH 16 DEGREES 13 MINUTES 51 SECONDS WEST 46.32 FEET AND CONTINUING ALONG SAID R.O.W. TO A 1/2" IRON PIN FOUND AT THE SOUTHEAST INTERSECTION OF WILLOW BEND DRIVE AND WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 73 DEGREES 49 MINUTES 49 SECONDS SECONDS EAST 398.05 FEET ALONG THE SOUTH R.O.W. LINE OF SAID WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 860.00 FEET;

THENCE SOUTHEASTERLY ALONG THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE AND CURVE TO THE LEFT 133.72 FEET TO THE POINT OF BEGINNING, WHOSE CHORD BEARS 133.49 FEET SOUTH 73 DEGREES 38 MINUTES 04 SECONDS EAST AND CONTAINING 14.05 ACRES OF LAND, MORE OR LESS

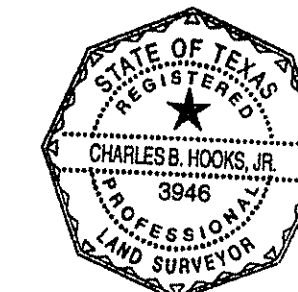
PRELIMINARY PLAT OF

LOT 1R, BLOCK 1, LOT 1, BLOCK 2 & LOT 1, BLOCK 3

THE VILLAGE AT WILLOW PARK

AN ADDITION TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

BEING A REVISION OF LOTS 1, 2 & 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS AND TWO TRACTS OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS

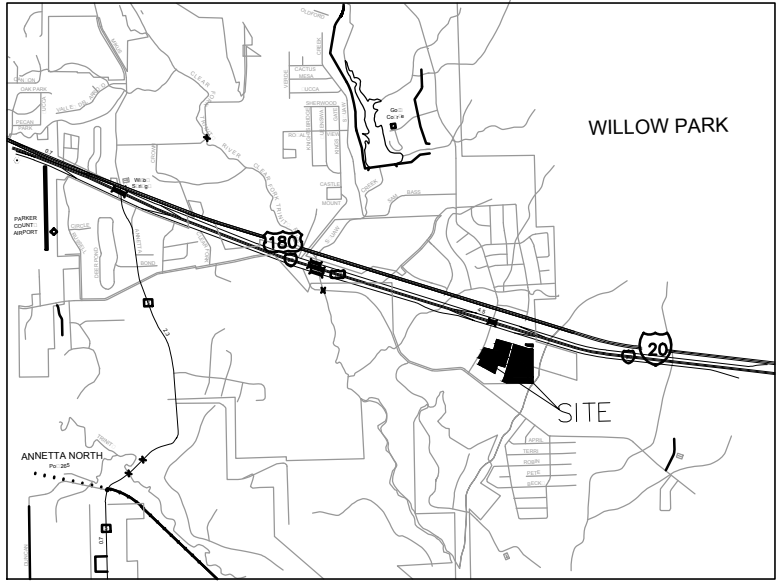


THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

CHARLES B. HOOKS, JR. 06-25-14
DATE

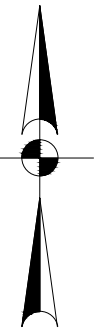
CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	CH. BEARING	CH. DISTANCE
C1	52.44'	09°06'17"	330'	S11°40'44"W	52.38'
C2	45.95'	09°45'03"	270'	S12°00'06"W	45.89'
C3	56.16'	09°45'03"	330'	N12°00'07"E	56.09'
C4	42.90'	09°06'13"	270'	N11°40'42"E	42.85'
C5	121.70'	13°09'23"	530'	N23°27'20"E	121.45'
C6	133.72'	11°36'29"	660'	S78°36'04"E	133.49'
C7	103.07'	09°50'34"	600'	N77°43'57"W	102.95'
C8	57.31'	74°27'17"	44.10'	S36°36'11"E	53.36'
C9	56.98'	73°30'12"	44.10'	S37°04'43"E	52.78'
C10	65.56'	04°52'42"	770'	N20°13'57"E	65.54'
C11	124.05'	14°12'54"	500'	N10°41'09"E	123.73'
C12	178.43'	11°57'14"	860'	N09°50'47"E	178.10'

LINE CHART		
NO.	BEARING	DISTANCE
L1	S16°13'51"W	46.62'
L2	N07°07'35"E	51.99'
L3	N07°07'35"E	51.99'
L4	N16°13'51"E	46.32'
L5	S16°52'38"W	442.43'
L6	N16°52'38"E	690.56'
L7	S73°49'49"E	398.05'
L8	N74°18'41"W	309.22'
L9	S73°46'31"E	398.82'
L10	N17°47'38"E	72.76'
L11	N24°37'28"E	60.62'
L12	N17°47'36"E	96.04'



LOCATION MAP

MAPSCO MAP GRID:
1" = 2000'



SCALE: 1" = 100'



NOTES

1. SITE IS WITHIN CITY OF WILLOW PARK CITY LIMITS.
2. EXISTING 'C' AND 'LI' ZONING TO PROPOSED 'PD' MIXED USE ZONING.
3. TOTAL 54 RESIDENTIAL UNITS.
4. TOTAL CAR PARKS FOR COMMERCIAL AND RESIDENTIAL ARE 1176.
5. PROPOSED FRONT BUILDING SETBACK 10', PROPOSED SIDE BUILDING SETBACK 10', PROPOSED REAR BUILDING SETBACK 10'.
6. PROPOSED 24' DRIVE LANE.
7. ALL PROPOSED PAVEMENT TO BE CONCRETE.
8. SURVEY INFORMATION PROVIDED BY BRANSON SURVEYING.

LEGEND

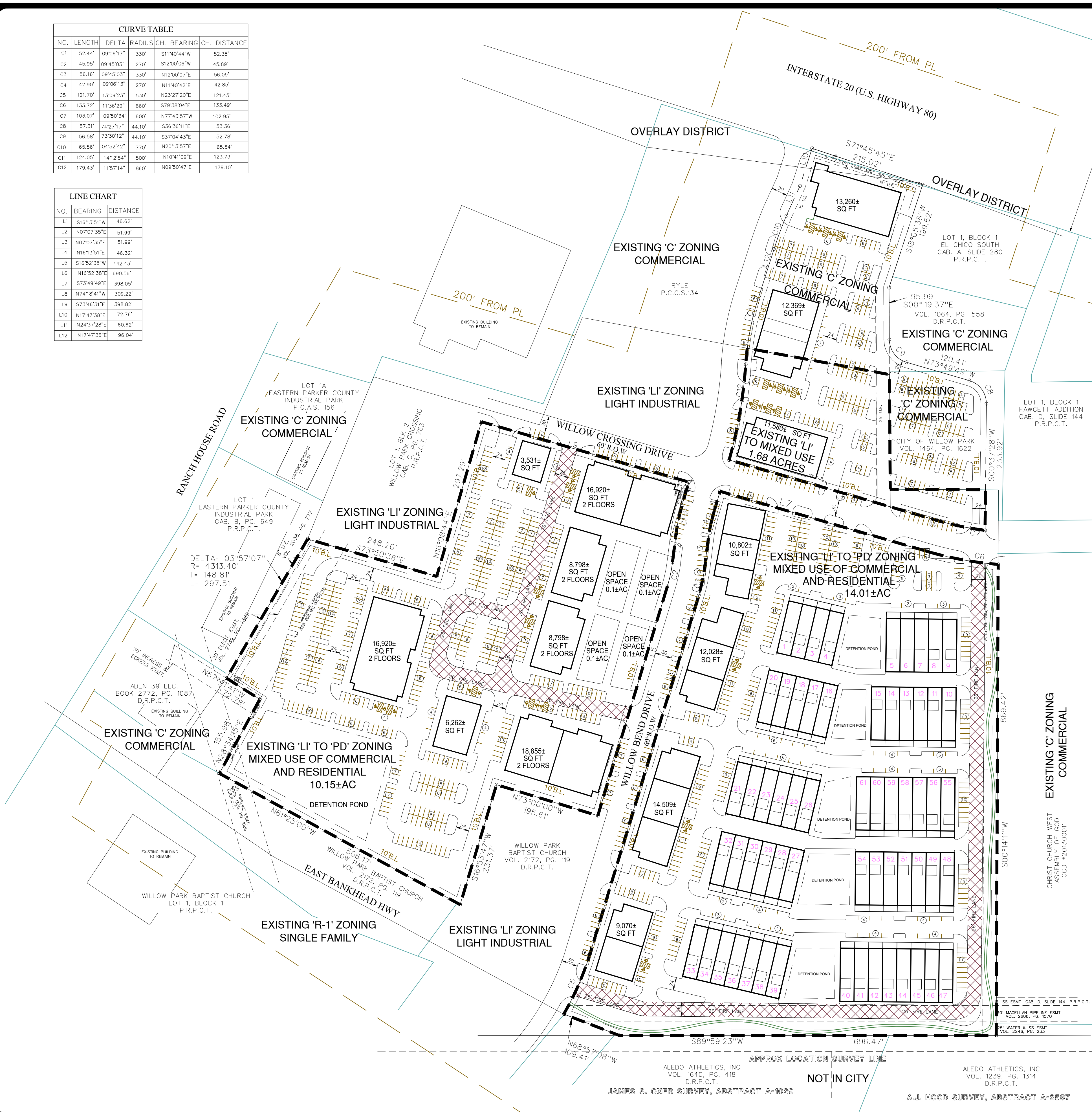
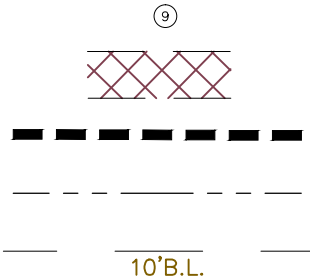
CAR SPACES

FIRE LANE

ZONING BOUNDARY

PROPERTY LINE

BUILDING LINE



SITE PLAN

CITY OF WILLOW PARK, TEXAS

WILLOW PARK

MULTI-USE DEVELOPMENT

PAPE-DAWSON ENGINEERS

500 WEST SEVENTH ST. | FORT WORTH, TEXAS 76102 | PHONE: 817.870.3668
SUITE 827 | FAX: 817.870.3669
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PLAT NO.	XXXXXXX
JOB NO.	61027
DATE	JUNE 2014
DESIGNER	JPM
CHECKED	JY
DRAWN	JPM
SHEET	C1

FOR REVIEW ONLY