

NOTICE OF A REGULAR CITY COUNCIL MEETING
VIA TELEPHONE/VIDEO CONFERENCE



City of Willow Park
City Council
Regular Meeting Agenda
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, April 14, 2020 at 7:00 p.m.

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Willow Park will conduct, Regular Meeting scheduled for 7:00 p.m, such meeting to be conducted Virtual meeting via video conference, hosted through ZOOM ONLY, on April 14, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at WillowPark.org

The public dial-in number and meeting information to participate in the telephonic/video meeting is hosted through ZOOM, is as follows:

Join Zoom Meeting
<https://zoom.us/j/305482807>

Meeting ID: 305 482 807

Dial in: 1 346 248 7799 US

Meeting ID: 305 482 807

Find your local number: <https://zoom.us/u/ab8UkHrxL>

The public will be permitted to offer public comments telephonically on any agenda item and as permitted by the presiding officer during the meeting.

A recording of the telephone/video meeting will be made and will be available to the public in accordance with the Open Meetings Act within 24 hours, after the end of the meeting.

Call to Order

Consideration of Minutes

A. Approve City Council Regular & Workshop Meeting Minutes - March 10 and March 24, 2020.

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 email the Secretary five (5) minutes before the start of the meeting. Speakers will then be unmuted and recognized by the mayor. The Rules of Procedure states that comments are to be limited to five (5) minutes. The Texas Open Meetings Act provides the following:

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

Public Hearing

1. The public meeting will be held to discuss the City of Willow Park's proposed project to add waterline improvements on the North side of IH-20 from FM 3325 West approximately 5 miles. One of the purposes of this hearing is to discuss the potential environmental impacts of the project and alternatives to it. The total estimated cost of the project is \$13.7 million. The estimated monthly bill for a typical resident is currently \$95.79. An application for financial assistance for the project has been filed with the Texas Water Development Board, P.O. Box 13231, Austin, Texas, 78711-3231. An Environmental Information Document for the project has been prepared which will be available for public review at the Willow Park City Hall at 516 Ranch House Road, Willow Park, Texas 76087 between the hours of 9:00 AM and 4:00 pm for 30 days following the date of this notice. Written comments on the proposed project may be sent

to Jacob & Martin Engineering 3465 Curry Lane Abilene, TX 79605 or to the Texas Water Development Board.

2. Floodplain/Wetland: This project involves potential construction in the 100-year floodplain and in a wetland. Alternatives to construction in a floodplain/wetland, potential impacts on floodplains/wetlands and proposed mitigation measures will be addressed during the public meeting.

Regular Agenda Items

1. Discussion/ Action: To Consider and Act on a Preliminary Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres Mc Kinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas.
2. Discussion/ Action: To Consider and Act on a Final Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres Mc Kinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas.
3. Discussion/ Action: To consider and act on the selection of Engineering and Professional Services for a Clean Water State Revolving Fund Application.
4. Discussion Only: Discussion of the impact of COVID-19 on City of Willow Park operations and finances.
5. Discussion/ Action: To consider and act on items to be considered for future council meetings.
6. Discussion/ Action: To consider and act on setting the date and time for the next council meeting.

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 April 9, 2020, at 5:00 p.m.

Alicia Smith TRMC,
CMC City Secretary

FOR THIS MEETING AT THE STATED LOCATION THE PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION AND ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY THROUGH TELEPHONE OR VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY TELEPHONE OR VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.



**City of Willow Park
City Council
Regular Meeting Minutes
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, March 10, 2020 at 7:00 p.m.**

Call to Order

Mayor Doyle Moss called the meeting to order at 7:00 pm

Present:

Mayor Doyle Moss

Mayor ProTem Lea Young

Councilmember Eric Contreras

Councilmember Amy Fennell

Councilmember Greg Runnebaum

Councilmember Gary McKaughan

Staff present:

City Administrator Bryan Grimes

City Secretary Alicia Smith

City Attorney Pat Chesser

Invocation & Pledge of Allegiance

Pastor Ted Kitchens, Christ Chapel, gave the invocation and led the pledge of allegiance.

Public Comments (Limited to five minutes per person)

The following citizens spoke regarding item number 5, Discussion/ Action: To consider and act on allowing Dana Bowman to install a helipad on his property located at 100 Spanish Oak, in Willow Park:

Sally Stanley – 115 Spanish Oak, willow Park

Richard Davis – 2700 Ranch House Road, Willow Park

Emails were read by the mayor from the following people regarding the helistop:

1. Fred McCulley
2. Jerry Miller
3. Parker County Sheriff Larry Fowler
4. Jim Frank

Consideration of Minutes

A. Approve City Council Regular Meeting Minutes - February 11, 2020

Motion made by Councilmember Runnebaum

To approve the minutes from the February 11, 2020, regular council meeting.

Seconded by Councilmember Fennell

Aye votes: Councilmembers Contreras, Fennell, Runnebaum, Young and McKaughan

Motion passed with a vote of 5-0.

Regular Agenda Items

1. Discussion/ Action: To consider and act on Ordinance 807-20, an ordinance cancelling the May General Election.

Motion made by Councilmember Young

To approve Ordinance 807-20, an ordinance cancelling the May General Election.

Seconded by Councilmember

Aye votes: Councilmembers Contreras, Fennell, Runnebaum, Young and McKaughan

Motion passed with a vote of 5-0.

2. Discussion/ Action: To consider and act on the appointment of Scott Smith to the Tax Increment Reinvestment Zone Board.

Motion made by Councilmember Young

To appoint Scott Smith to the Tax Increment Reinvestment Zone Board

Seconded by Councilmember McKaughan

Aye votes: Councilmembers Contreras, Fennell, Runnebaum, Young and McKaughan
Motion passed with a vote of 5-0.

3. **Discussion/ Action: To consider and act on authorizing Jacob & Martin, LLC to perform a Stormwater Utility Rate Study and a Stormwater Impact Fee Study as required for the City to create a Stormwater Utility and adopt associated rates and fees.**

Motion made by Councilmember Young

To authorize Jacob & Martin, LLC to perform a Stormwater Utility Rate Study and a Stormwater Impact Fee Study as required for the City to create a Stormwater Utility and adopt associated rates and fees.

Seconded by Councilmember Contreras

Aye votes: Councilmembers Contreras, Fennell, Runnebaum, Young and McKaughan
Motion passed with a vote of 5-0.

4. **Presentation by Derek Turner, City Engineer a Projects Update; Water, Wastewater and Streets.**

Derek Turner spoke regarding the current public works projects.

5. **Discussion/ Action: To consider and act on allowing Dana Bowman to install a helipad on his property located at 100 Spanish Oak, in Willow Park.**

Motion made by Councilmember Runnebaum

To approve Resolution 2020-02 with amendments, a resolution allowing Dana Bowman to install a helipad on his property located at 100 Spanish Oak, in Willow Park.

Seconded by Councilmember Contreras

Aye votes: Councilmembers Contreras and McKaughan

Nay votes: Councilmembers Fennell, Runnebaum and Young

Motion fails with a vote of 2-3.

6. **Discussion/ Action: To consider and act on items to be considered for future council meetings.**

Items to be considered for the March 24 meeting:

- Bond Committee
- Financing discussion

7. **Discussion/ Action: To consider and act on setting the date and time for the next council meeting.**

Executive Session was convened at 8:12 pm

The City Council may convene into a closed executive session pursuant to the provisions of the Texas Open Meetings Act, Texas Government Code Chapter 551, in accordance with the authority contained in the following sections:

Section 551.072-Deliberations about Real Property

- A. Possible purchase of real property;**

Section 551.074-Personnel Matters

- A. City Manager**

Regular Session was reconvened at 9:18 pm

8. **Discussion/ Action: To consider and act on items as a result of the Executive Session.**
No action

Adjournment

Motion was made by councilmember

To adjourn.

Seconded by Councilmember

Aye votes: Aye votes: Councilmembers Contreras, Fennell, Runnebaum, Young and
McKaughan

Motion passed with a vote of 5-0.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Alicia Smith, City Secretary



**City of Willow Park
City Council
Regular Meeting Minutes
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, March 24, 2020 at 8:00 a.m.**

Call to Order

Mayor Doyle Moss called the meeting to order at 7:00 pm

Present:

Councilmember Eric Contreras

Councilmember Amy Fennell

Councilmember Greg Runnebaum

Councilmember Gary McKaughan

Councilmember Lea Young

Councilmember Gary McKaughan

Councilmember Lea Young attended by teleconference

Staff present:

City Administrator Bryan Grimes

City Secretary Alicia Smith

Agenda Items

- 1. Discussion/ Action: To consider and act on Ordinance 808-20, an ordinance extending the declaration of disaster and a public health emergency issued by the Mayor on March 20, 2020 indefinitely, or until the City Council terminates the declaration.**

Motion made by Councilmember Runnebaum

To approve Ordinance 808-20, an ordinance extending the declaration of disaster and a public health emergency issued by the Mayor on March 20, 2020 indefinitely, or until the City Council terminates the declaration.

Seconded by Councilmember Contreras

Aye votes: Councilmembers Contreras, Fennell, Runnebaum, McKaughn and Young

Motion passed with a vote of 5-0

Adjournment

Motion made by Councilmember Runnebaum

To adjourn

Seconded by Councilmember Contreras

Aye votes Councilmembers Contreras, Fennell, and Runnebaum

Motion passed with a vote of 3-0.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Alicia Smith, City Secretary

City of Willow Park

Notice of Public Hearing

VIA ZOOM TELEPHONE/VIDEO CONFERENCE

The City of Willow Park City Council will hold a public hearing on the matters listed below:

Notice of Public Hearing: The public ~~hearing~~meeting will be held to discuss the City of Willow Park's proposed project to add waterline improvements on the North side of IH-20 from FM 3325 West approximately 5 miles. One of the purposes of this hearing is to discuss the potential environmental impacts of the project and alternatives to it. The total estimated cost of the project is \$13.7 million. The estimated monthly bill for a typical resident is currently \$95.79. A user rate increase is not expected as a result of this project. An application for financial assistance for the project has been filed with the Texas Water Development Board, P.O. Box 13231, Austin, Texas, 78711-3231. An Environmental Information Document for the project has been prepared which will be available for public review at the Willow Park City Hall at 516 Ranch House Road, Willow Park, Texas 76087 between the hours of 9:00 AM and 4:00 pm for 30 days following the date of this notice. Written comments on the proposed project may be sent to Jacob & Martin Engineering 3465 Curry Lane Abilene, TX 79605 or to the Texas Water Development Board.

Notice of Public Hearing:

Floodplain/Wetland: This project involves potential construction in the 100-year floodplain and in a wetland. Alternatives to construction in a floodplain/wetland, potential impacts on floodplains/wetlands and proposed mitigation measures will be addressed during the public meeting.

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Willow Park will conduct its Public Hearing and Regular Meeting scheduled for 7:00 p.m. on April 14, 2020, located at City Hall, 516 Ranch House Road, Willow Park, Texas 76087 by telephone or video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above. The public will be able to access the meeting remotely by following the directions set forth below.

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Join Zoom Meeting

<https://zoom.us/j/305482807>

Meeting ID: 305 482 807

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 305 482 807

Or find your local number: <https://zoom.us/u/ab8UkHrxL>

Any member of the public has the right to comment at the Public Hearing. Please contact the Development Department at 817-441-7108 x104 or bparker@willowpark.org with any questions.

If you would like to email comments in please send to asmith@willowpark.org.

If you need technical assistance to join this meeting please contact Willow Park City Hall at 817-441-7108.



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: March 17, 2020	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and act on a Preliminary Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres McKinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of Mary Lou Drive and J.D. Towles Drive.

BACKGROUND:

This is a preliminary plat of a proposed single lot subdivision. The property is zoned PD/R3 Planned Development/Multi-Family Senior Living. The Site Development Plan for the 152 unit 117,000 square foot senior living complex was approved October 8, 2019.

Access to the subdivision will be from Mary Lou Drive (60' ROW) a minor collection street in the area. Implementation of the thoroughfare plan with extension of J.D. Towles Drive and Mary Lou Drive provide access for the subdivision to Crown Pointe Blvd. and the IH-20 Service Road.

Fire lanes 26 foot in width are dedicated as a part of this plat.

The subdivision will be served by the City of Willow Park utility system. Water service will be provided from an 8 inch water main in Mary Lou Drive. The water main will be extended thru the subdivision to provide a looped system. Fire hydrants will be installed in compliance with I.S.O. regulations.

Sanitary Sewer service will be provided from an 8 inch sanitary sewer main in J.D. Towles Drive. Water and sanitary sewer easements are provided for utility extensions. Utility extension will be in accordance with the City of Willow Park Utility Extension Policy.

Stormwater in the subdivision flows from northwest to southeast. The stormwater runoff will be conveyed to the existing creek on the south side of the property by stormwater piping and sheet flow. Stormwater drainage improvements will be made in compliance with the City of Willow Park Design Standards.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat.

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

EXHIBITS:

Plat Application
Final Plat



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: _____

Address (if assigned): _____

Name of Additions: CROWN POINTE ADDITION PHASE V

Location of Addition: JD TOWLES DR AND MARY LOU DRIVE

Number of Lots: 1 Gross Acreage: 9.27 Zoning: PDR3 # of New Street Intersections: 2

PROPERTY OWNER:

Name: BAR-KO LAND COMPANY LLC

Contact: BRYSON ADAMS

Address: 2121 MCLENDON ROAD

Phone: 214-360-9600

City: WEATHERFORD

Fax: _____

State: TX Zip: 760858

Email: bryson704@hotmail.com

Signature: 

APPLICANT:

Name: SAME AS OWNER

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

SURVEYOR:

Name: BARRON STARK ENGINEERS, LP

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: 

ENGINEER:

Name: BARRON STARK ENGINEERS, LP

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: 

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: ONCOR

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): ATMOS

APPLICATION FEES

 \$315.00 ~~\$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: CROWN POINTE ADDITION PHASE V

Applicant: BAR-KO LAND COMPANY LLC

Property Owner(s): BAR-KO LAND COMPANY LLC

Location of Addition: MARY LOU DR & J.D. TOWLES DR

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

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

✓

✓

✓

✓

✓

✓

NA

✓

✓

NA

✓

✓

✓

✓

N/A

✓

N/A

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

NA

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

NA

N/A

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

NA

N/A

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

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	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	NA	N/A
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)	NA	N/A
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)	NA	N/A

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

BUILDING SETBACK LINES NEEDED OK

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 03/12/2020

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road?

☒ Yes

No

If yes, which road? J.D. TOWLES / MARY LOU

Is the project serviced by an existing water line?

☒ Yes

No

If yes, what size line? 8"

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? NA

Is the project serviced by an existing sewer line?

☒ Yes

No

If yes, what size line? 8"

If no, what type and size is the septic system? NA

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: RAYMON JOHNSON

Date: 03/12/2020

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>NA</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>NA</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>NA</u>	

Staff Review:

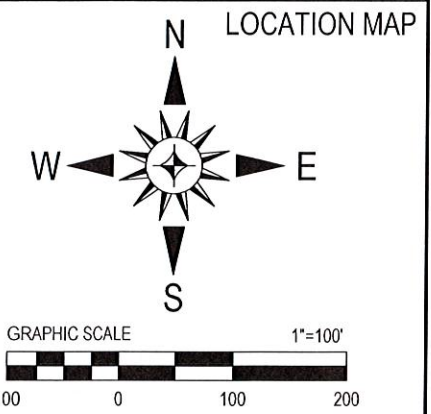
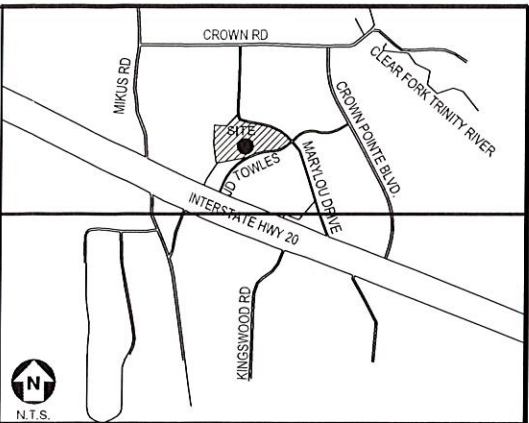
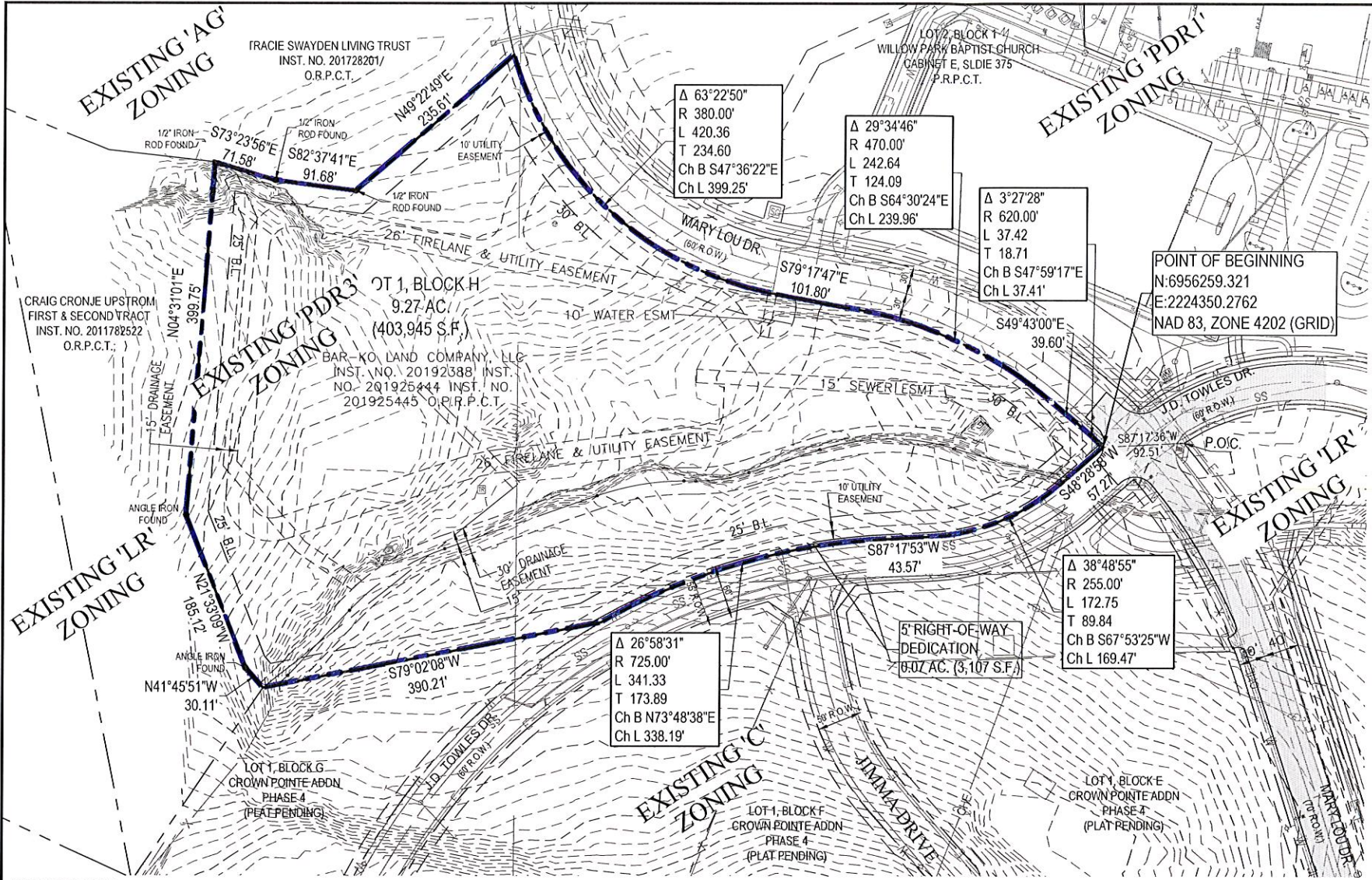
Base flood elevations confirmed?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Does the proposed project pose any safety concerns?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: Derek Turner Date: 03/12/2020



I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

LEGAL DESCRIPTION

BEING 9.27 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468 and the McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, being all of those certain tracts of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Numbers 201902388, 201925444, Official Public Records, Parker County, Texas, and a portion of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201925445, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the intersection of the east line of Mary Lou Drive, (a 70' Dedicated Right-of-Way), and the south line of J.D. Towles Drive (a 60' Dedicated Right-of-Way), said COMMENCING point being the Northwest corner of Lot 5, Block A, CROWN POINTE ADDITION, PHASE II, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 159, Plat Records, Parker County, Texas;

THENCE S 87°17'36" W, a distance of 92.51 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", in the west line of said Mary Lou Drive (70' Dedicated Right-of-Way), for the POINT OF BEGINNING and the most east corner of said BAR-KO tract (recorded in said Instrument Number 201902388) and being the northerly northeast corner of that certain tract of land described in deed to MIT-MAR Land, L.P., recorded in Instrument Number 201907266, Official Public Records, Parker County, Texas;

THENCE along the common line of said BAR-KO tract (recorded in said Instrument Number 201902388) and MIT-MR tract, as follows:

S 48°28'58" W, a distance of 57.27 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 255.00 feet and whose long chord bears S 67°53'25" W, a chord distance of 169.47 feet;
Along said curve in a southwesterly direction, through a central angle of 38°48'55", an arc distance of 172.75 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 87°17'53" W, a distance of 43.57 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 725.00 feet and whose long chord bears S 73°48'38" W, a chord distance of 338.19 feet;
Along said curve in a southwesterly direction, through a central angle of 26°58'31", an arc distance of 341.33 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 79°02'08" W, a distance of 390.21 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southwest corner of said BAR-KO tract (recorded in said Instrument Number 201902388) and being the northwest corner of said MIT-MAR tract;

THENCE along the west line of said BAR-KO tract (recorded in said Instrument Number 201902388), as follows:

N 41°45'51" W, a distance of 30.11 feet to an angle iron found;
N 21°33'09" W, a distance of 185.12 feet to an angle iron found;
N 04°31'01" E, a distance of 399.75 feet to a 1/2" iron rod found at the north west corner said BAR-KO tract (recorded in said Instrument Number 201902388), being in the south line of that certain tract of land described in deed to the Tracie Swayden Living Trust, recorded in Instrument Number 201728201, Official Records, Parker County, Texas;

THENCE along the common line of said BAR-KO tract (recorded in said Instrument Number 201902388) and said Swayden Living Trust tract, as follows:

S 73°23'56" E, a distance of 71.58 feet to a 1/2" iron rod found;
S 82°37'41" E, a distance of 91.68 feet to a 1/2" iron rod found;
N 49°22'49" E, at a distance of 216.85 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most north corner of BAR-KO tract (recorded in said Instrument Number 201902388) and being in the west line of BAR-KO tract (recorded in said Instrument Number 201925445) and continuing across said BAR-KO tract (recorded in said Instrument Number 201925445), in all, a distance of 235.61 feet to a 1/2" iron rod set stamped "C.F. Stark RPLS 5084" being in the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925445), being in the west line of Mary Lou Drive (a 60' Right-of-Way) and being in a curve to the left, whose radius is 380.00 feet and whose long chord bears S 47°36'22" E, a chord distance of 399.25 feet;

THENCE along the southwesterly line of said Mary Lou Drive, along the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925445) and along said curve in a southeasterly direction, passing the northeast corner of said BAR-KO tract (recorded in said Instrument Number 201925445) and the northwest corner of said BAR-KO tract (recorded in said Instrument Number 201925444) and continuing along the southwesterly line of said Mary Lou Drive, along the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925444), passing the southeast corner of said BAR-KO tract (recorded in said Instrument Number 201925444) being a northeasterly corner of said BAR-KO tract (recorded in said Instrument Number 201902388), and continuing along the southwesterly line of said Mary Lou Drive, in all, through a central angle of 63°22'50", a total arc distance of 420.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE continuing along the southwesterly line of said Mary Lou Drive, as follows:

S 79°17'47" E, a distance of 101.80 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 470.00 feet and whose long chord bears S 64°30'24" E, a chord distance of 239.96 feet;
Along said curve in a southeasterly direction, through a central angle of 29°34'46", an arc distance of 242.64 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 49°43'00" E, a distance of 39.60 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 620.00 feet and whose long chord bears S 47°59'17" E, a chord distance of 37.41 feet;
Along said curve in a southeasterly direction, through a central angle of 03°27'28", an arc distance of 37.41 feet to the POINT OF BEGINNING and containing 9.27 acres (403,945 square feet) of land, more or less.

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

NOTE:

ALL PROPERTY CORNERS ARE 1/4" INCH IRON RODS WITH RED PLASTIC CAPS UNLESS OTHERWISE NOTED.



Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
BAR-KO LAND COMPANY, LLC

BRYSON ADAMS
2121 McLENDON ROAD
WEATHERFORD, TX 76088

JOB No. 404-9588
DATE FEB. 2020
SHEET
1 of 3



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: March 17, 2020	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 2

Consider and act on a Final Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres McKinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of Mary Lou Drive and J.D. Towles Drive.

BACKGROUND:

This is a final plat of a proposed single lot subdivision. The property is zoned PD/R3 Planned Development/Multi-Family Senior Living. The Site Development Plan for the 152 unit 117,000 square foot senior living complex was approved October 8, 2019.

Access to the subdivision will be from Mary Lou Drive (60' ROW) a minor collection street in the area. Implementation of the thoroughfare plan with extension of J.D. Towles Drive and Mary Lou Drive provide access for the subdivision to Crown Pointe Blvd. and the IH-20 Service Road.

Fire lanes 26 foot in width are dedicated as a part of this plat.

The subdivision will be served by the City of Willow Park utility system. Water service will be provided from an 8 inch water main in Mary Lou Drive. The water main will be extended thru the subdivision to provide a looped system. Fire hydrants will be installed in compliance with I.S.O. regulations.

Sanitary Sewer service will be provided from an 8 inch sanitary sewer main in J.D. Towles Drive. Water and sanitary sewer easements are provided for utility extensions. Utility extension will be in accordance with the City of Willow Park Utility Extension Policy.

Stormwater in the subdivision flows from northwest to southeast. The stormwater runoff will be conveyed to the existing creek on the south side of the property by stormwater piping and sheet flow. Stormwater drainage improvements will be made in compliance with the City of Willow Park Design Standards.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat.

EXHIBITS:

Plat Application
Final Plat



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: _____

Address (if assigned): _____

Name of Additions: CROWN POINTE ADDITION PHASE V

Location of Addition: JD TOWLES DR AND MARY LOU DRIVE

Number of Lots: 1 **Gross Acreage:** 9.27 **Zoning:** PDR3 **# of New Street Intersections:** 2

PROPERTY OWNER:

Name: BAR-KO LAND COMPANY LLC

Contact: BRYSON ADAMS

Address: 2121 MCLENDON ROAD

Phone: 214-360-9600

City: WEATHERFORD

Fax: _____

State: TX **Zip:** 760858

Email: bryson704@hotmail.com

Signature: 
AUTHORIZED AGENT

APPLICANT:

Name: SAME AS OWNER

Contact: _____

Address: _____

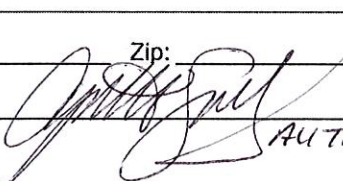
Phone: _____

City: _____

Fax: _____

State: _____ **Zip:** _____

Email: _____

Signature: 
AUTHORIZED AGENT

SURVEYOR:

Name: BARRON STARK ENGINEERS, LP

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

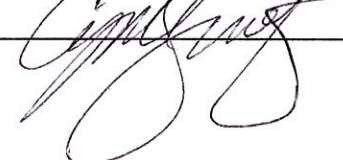
Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144


State: TX **Zip:** 76132

Email: chucks@barronstark.com

Signature: 

ENGINEER:Name: BARRON STARK ENGINEERS, LPContact: CHARLES F. STARK, PEAddress: 6221 SOUTHWEST BLVD, #100Phone: 817-296-9550City: FORT WORTHFax: 817-231-8144State: TX Zip: 76132Email: chucks@barronstark.comSignature: 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 PROVIDERSElectric Provider: ONCORWater Provider: CITY OF WILLOW PARKWastewater Provider: CITY OF WILLOW PARKGas Provider (if applicable): ATMOS**APPLICATION FEES** \$325.00 ~~XXXXXX 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 OnlyFees Collected: \$ \$ \$ \$ Receipt Number:

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: CROWN POINTE ADDITION PHASE V
Applicant: BAR-KO LAND COMPANY LLC
Property Owner(s): BAR-KO LAND COMPANY LLC
Location of Addition: MARY LOU DR & J.D. TOWLES DR

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

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

APPLICANT

NA

STAFF

N/A

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

AFTER APPROVAL

WITH MYLAR
APPROVED
APPROVED
APPROVED

OK

OK

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

N/A

N/A

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

N/A

N/A

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

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	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	WITH MYLAR	OK
B.	A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	WITH MYLAR	OK
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	WITH MYLAR	OK

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

Willow Park
Plat
Building Official Review

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

BUILDING SETBACK LINES OK

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 03/11/2020

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? J.D. TOWLES / MARY LOU
Is the project serviced by an existing water line? Yes No
If yes, what size line? 8"
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? 8"
If no, what type and size is the septic system? N/A

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: RAYMOND JOHNSON Date: 03/11/2020

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>NA</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>NA</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>NA</u>		

Staff Review:

Base flood elevations confirmed?	<input checked="" type="radio"/> 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:

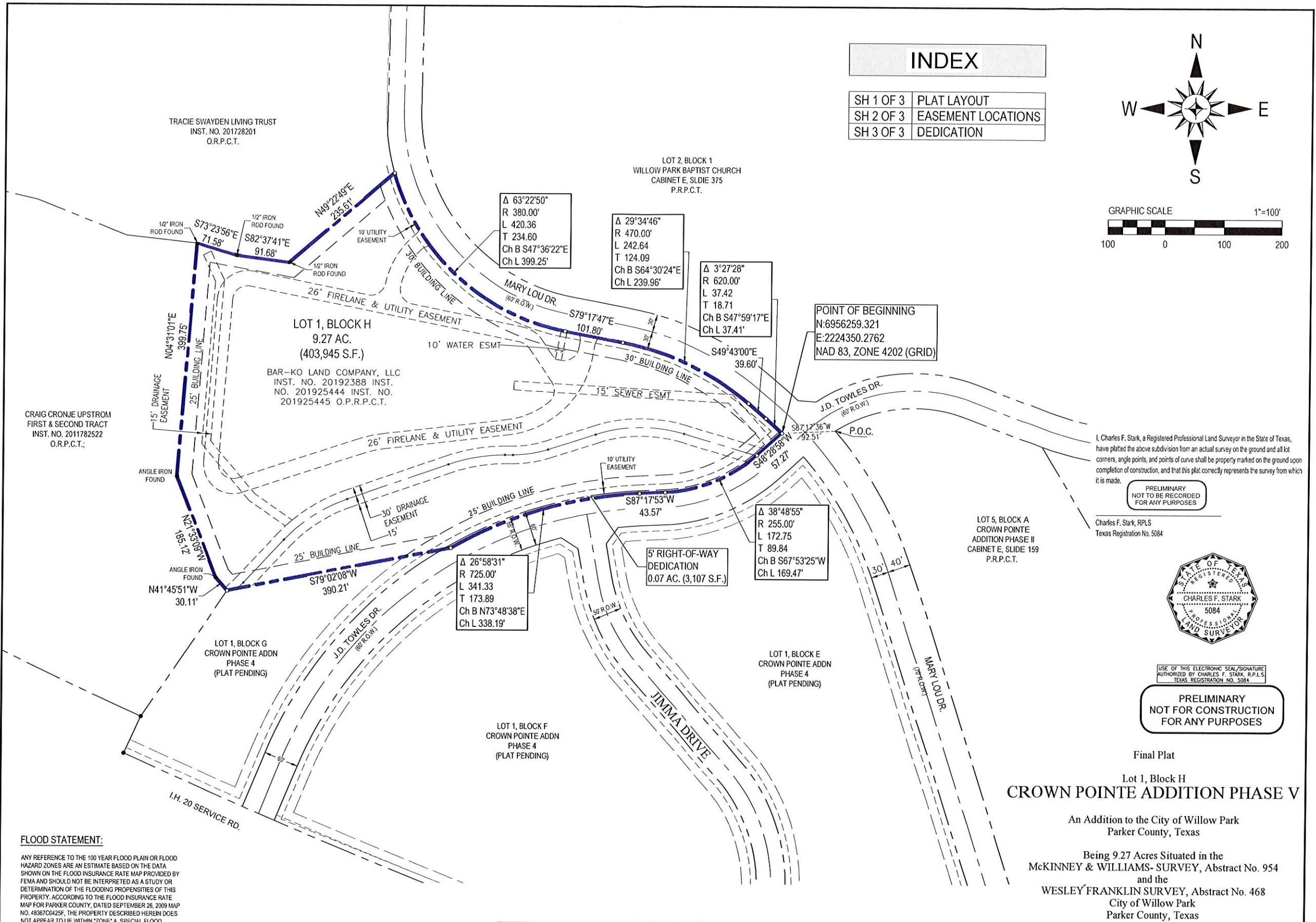
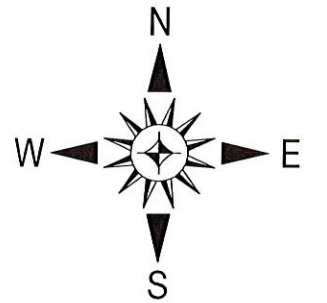
DEREK TURNER

Date:

03/12/2020

INDEX

SH 1 OF 3	PLAT LAYOUT
SH 2 OF 3	EASEMENT LOCATIONS
SH 3 OF 3	DEDICATION



I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

PRELIMINARY
NOT FOR CONSTRUCTION
FOR ANY PURPOSES

Final Plat

Lot 1, Block H
CROWN POINTE ADDITION PHASE V

An Addition to the City of Willow Park
Parker County, Texas

Being 9.27 Acres Situated in the
McKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 48367C042SF, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

NOTE:

ALL PROPERTY CORNERS ARE 1/2" INCH IRON RODS WITH RED PLASTIC CAPS UNLESS OTHERWISE NOTED.

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

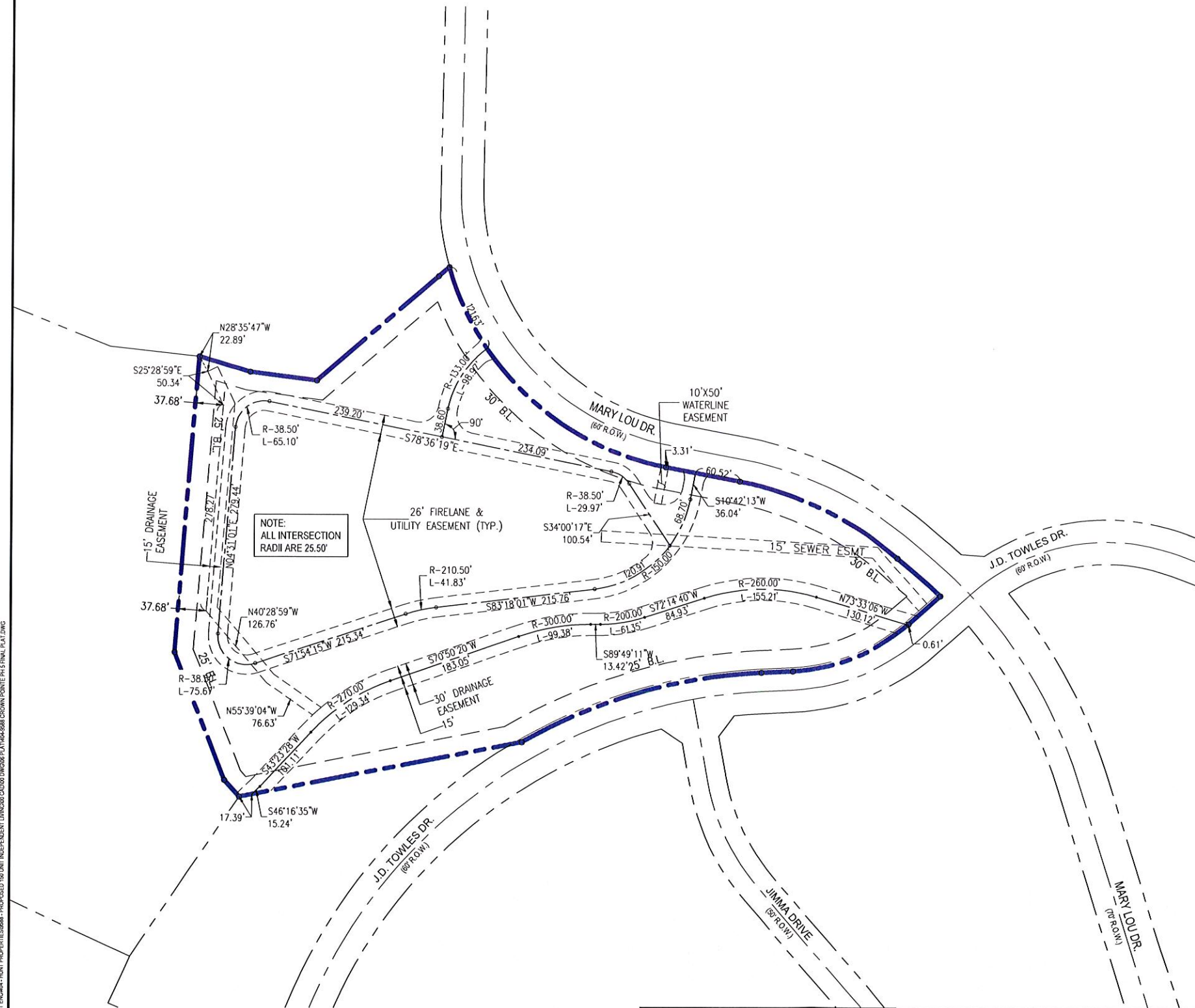
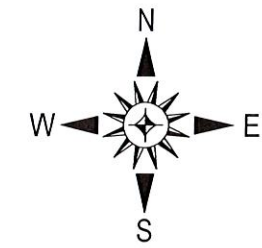


6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
BAR-KO LAND COMPANY, LLC

BRYSON ADAMS
2121 McLENDON ROAD
WEATHERFORD, TX 76088

JOB No. 404-9588
DATE FEB. 2020
SHEET
1 of 3



NOTE:
ALL INTERSECTION
RADII ARE 25.50'

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas,
have plotted the above subdivision from an actual survey on the ground and all lot
corners, angle points, and points of curve shall be properly marked on the ground upon
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Final Plat
Lot 1, Block H
CROWN POINTE ADDITION PHASE V

An Addition to the City of Willow Park
Parker County, Texas
Being 9.27 Acres Situated in the
McKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

USER: ARTURO GONZALEZ
PLOTTED ON: 3/17/2020 3:57 AM
FILE NAME: N:\BARRON STARK SWIFT\ENG\44 - HUNT PROPERTIES\5684 - HUNT PROPERTIES\5684 - PROPOSED 150 UNIT INDEPENDENT LIVING\000 CAD\00 DWG\06 PLAT\44-5684 CROWN POINTE PH V FINAL PLAT.DWG

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
BAR-KO LAND COMPANY, LLC
BRYSON ADAMS
2121 McLENDON ROAD
WEATHERFORD, TX 76088

JOB No. 404-9588
DATE FEB. 2020
SHEET
2 of 3

USER: ARTURO GONZALES
PLOTTED ON: 2/26/2020 3:24 PM
FILE NAME: H:\BARRON STARK SWIFT ENG044 - HUNT PROPERTIES\3668 - PROPOSED 150 UNIT INDEPENDENT LIVING\020 CUI02 DWG08 PLAT\464968 CROWN POINTE PH I-5 FINAL PLAT.DWG

LEGAL DESCRIPTION

BEING 9.27 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468 and the MCKINNEY & WILLIAMS SURVEY, Abstract No. 954, City of Willow Park, Parker County, Texas, being all of those certain tracts of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Numbers 201902388, 201925444, Official Public Records, Parker County, Texas, and a portion of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201925445, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the intersection of the east line of Mary Lou Drive, (a 70' Dedicated Right-of-Way), and the south line of J.D. Towles Drive (a 60' Dedicated Right-of-Way), said COMMENCING point being the Northwest corner of Lot 5, Block A, CROWN POINTE ADDITION, PHASE II, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 159, Plat Records, Parker County, Texas;

THENCE S 87°17'36" W, a distance of 92.51 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", in the west line of said Mary Lou Drive (70' Dedicated Right-of-Way), for the POINT OF BEGINNING and the most east corner of said BAR-KO tract (recorded in said Instrument Number 201902388) and being the northerly northeast corner of that certain tract of land described in deed to MIT-MAR Land, LP, recorded in Instrument Number 201907266, Official Public Records, Parker County, Texas;

THENCE along the common line of said BAR-KO tract (recorded in said Instrument Number 201902388) and MIT-MR tract, as follows:

S 48°28'58" W, a distance of 57.27 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 255.00 feet and whose long chord bears S 67°53'25" W, a chord distance of 169.47 feet;
Along said curve in a southwesterly direction, through a central angle of 38°48'55", an arc distance of 172.75 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 87° 17' 53" W, a distance of 43.57 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 725.00 feet and whose long chord bears S 73°48'38" W, a chord distance of 338.19 feet;
Along said curve in a southwesterly direction, through a central angle of 26°58'31", an arc distance of 341.33 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 79°02'08" W, a distance of 390.21 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southwest corner of said BAR-KO tract (recorded in said Instrument Number 201902388) and being the northwest corner of said MIT-MAR tract;

THENCE along the west line of said BAR-KO tract (recorded in said Instrument Number 201902388), as follows:

N 41°45'51" W, a distance of 30.11 feet to an angle iron found;
N 21°33'09" W, a distance of 185.12 feet to an angle iron found;
N 04°31'01" E, a distance of 399.75 feet to a 1/2" iron rod found at the north west corner said BAR-KO tract (recorded in said Instrument Number 201902388), being in the south line of that certain tract of land described in deed to the Tracie Swayden Living Trust, recorded in Instrument Number 201728201, Official Records, Parker County, Texas;

THENCE along the common line of said BAR-KO tract (recorded in said Instrument Number 201902388) and said Swayden Living Trust tract, as follows:

S 73°23'56" E, a distance of 71.58 feet to a 1/2" iron rod found;
S 82°37'41" E, a distance of 91.68 feet to a 1/2" iron rod found;
N 49°22'49" E, at a distance of 216.85 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most north corner of BAR-KO tract (recorded in said Instrument Number 201902388) and being in the west line of BAR-KO tract (recorded in said Instrument Number 201925445) and continuing across said BAR-KO tract (recorded in said Instrument Number 201925445), in all, a distance of 235.61 feet to a 1/2" iron rod set stamped "C.F. Stark RPLS 5084" being in the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925445), being in the west line of Mary Lou Drive (a 60' Right-of-Way) and being in a curve to the left, whose radius is 380.00 feet and whose long chord bears S 47°36'22" E, a chord distance of 399.25 feet;

THENCE along the southwesterly line of said Mary Lou Drive, along the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925445) and along said curve in a southeasterly direction, passing the northeast corner of said BAR-KO tract (recorded in said Instrument Number 201925445) and the northwest corner of said BAR-KO tract (recorded in said Instrument Number 201925444) and continuing along the southwesterly line of said Mary Lou Drive, along the northeasterly line of said BAR-KO tract (recorded in said Instrument Number 201925444), passing the southeast corner of said BAR-KO tract (recorded in said Instrument Number 201925444) being a northeasterly corner of said BAR-KO tract (recorded in said Instrument Number 201902388), and continuing along the southwesterly line of said Mary Lou Drive, in all, through a central angle of 63°22'50", a total arc distance of 420.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE continuing along the southwesterly line of said Mary Lou Drive, as follows:

S 79°17'47" E, a distance of 101.80 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 470.00 feet and whose long chord bears S 64°30'24" E, a chord distance of 239.96 feet;
Along said curve in a southeasterly direction, through a central angle of 29°34'46", an arc distance of 242.64 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 49°43'00" E, a distance of 39.60 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 620.00 feet and whose long chord bears S 47°59'17" E, a chord distance of 37.41 feet;
Along said curve in a southeasterly direction, through a central angle of 03°27'28", an arc distance of 37.41 feet to the POINT OF BEGINNING and containing 9.27 acres (403,945 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BAR-KOLAND COMPANY, LLC acting herein by and through their duly authorized representative, does hereby certify and adopt this plat designating the hereinabove described property as LOT 1, BLOCK H, CROWN POINTE ADDITION PHASE 4, an addition to the City of Willow Park, Texas (City) and does hereby dedicate to the public use forever, the right-of-ways, easements and encumbrances shown hereon. BAR-KOLAND COMPANY, LLC, herein certifies the following:

- The public improvements and dedication shall be free and clear of all debt, liens, and/ or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
- The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easement may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
- The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
- Any modification of this document shall be by means of plat and shall be approved by the City.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

WITNESS, MY hand this the _____ day of _____, 2020.

BAR-KOLAND COMPANY, LLC

Printed Name: _____

Title: _____

STATE OF TEXAS

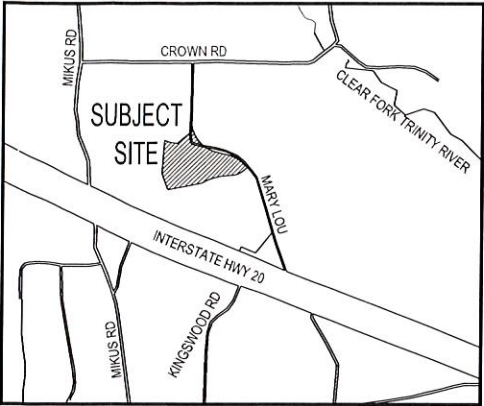
COUNTY OF _____

Before me, the undersigned authority, on this day appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the _____ day of _____, 2020.

Notary Public in and for the state of Texas



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY
NOT FOR CONSTRUCTION
FOR ANY PURPOSES

Final Plat
Lot 1, Block H
CROWN POINTE ADDITION PHASE V

An Addition to the City of Willow Park
Parker County, Texas

Being 9.27 Acres Situated in the
MCKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

APPROVED BY CITY OF WILLOW PARK

APPROVED BY CITY COUNCIL
CITY OF WILLOW PARK

SIGNED: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY SECRETARY _____ DATE _____

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____

DATE _____

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
BAR-KO LAND COMPANY, LLC

BRYSON ADAMS
2121 McLENDON ROAD
WEATHERFORD, TX 76088

JOB No. 404-9588
DATE FEB. 2020

SHEET

3 of 3



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: April 14, 2020	Department: Administration	Presented By: City Manager
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AGENDA ITEM:

Discuss and take action on selection of Engineering and Professional Services for a Clean Water State Revolving Fund Application.

BACKGROUND:

Per the directive of Council, the City executed the procurement process per TWDB for Engineering and Professional Services for the Clean Water State Revolving Fund (CWSRF). The City ran an ad in the Community News and received Qualification Statements. Staff recommends the following:

Engineering: Jacob and Martin
Financial Advisor: Hilltop Securities
Bond Counsel: Norton Rose Fulbright.

To be clear, the City is not issuing any debt, nor is the City providing notice to issue debt. This is simply the 1st step in developing a potential wastewater treatment project, should the Council decide at a later date to pursue an activity.

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

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