



AGENDA
WATAUGA PARKS DEVELOPMENT CORPORATION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
TUESDAY, NOVEMBER 20, 2018
6:00 PM

CALL TO ORDER

CITIZEN'S OPEN FORUM Individuals requesting to speak during Citizen's Open Forum will be required to complete a "REQUEST TO SPEAK FORM" and present it to the Secretary of the Parks Development Corporation prior to commencement of the meeting. Speakers are limited to three minutes. The purpose of this item is to allow citizens an opportunity to address the Parks Development Corporation on issues that are not the subject of a public hearing. Items which require a public hearing will allow citizens or visitors to speak at the time that item is introduced on the agenda. No deliberation or comments will be made with regard to citizen comments and no formal action can be taken by the Parks Development Corporation on items that are not posted on the agenda.

REPORTS FROM STAFF

1. Parks Staff Report for October 2018
Sal Torres, Parks and Community Services Director
2. Monthly Financial Report for the Period Ending September 30, 2018 (Pre-Audit)
Sandra Gibson, CGFO, CGFM, Director of Finance

APPROVAL OF MINUTES

1. Approval of July 17, 2018 Regular Meeting Minutes
2. Approval of August 21, 2018 Regular Meeting Minutes

NEW BUSINESS

1. Discussion and action on making a recommendation to the Planning & Zoning Commission as it pertains to changing the use of the property located at 6200 Watauga Road from GU (Government Use) to GB (General Business)
2. Discussion, direction and possible action on scheduling Economic Development Training

ADJOURNMENT

NOTICE

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (817) 514-5825, OR FAX (817) 514-3625.

I, Zolaina R. Parker, City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on November 16, 2018 , before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.


Zolaina R. Parker, City Secretary, TRMC





AGENDA MEMORANDUM

DATE: November 6, 2018

TO: Watauga Parks Development Corporation Directors

FROM: Sal Torres, Parks and Community Services Director

SUBJECT: Parks Staff Report for October 2018

BACKGROUND/INFORMATION:

The Parks Staff report is attached for review.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

N/A

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Parks Monthly Report OCTOBER 2018

REVIEWED BY:

Zolaina Parker, City Secretary, TRMC

Final Approval - 11/16/2018

PARKS DEPARTMENT MONTHLY REPORT FOR: September 2018

TASKS COMPLETED	DEPT.STAFF	CONTRACTOR	TIMES PER MONTH	(NUMBER) 100%/50%	TOTALS
MOW, WEEDEAT, BLOW					
BISD		X	4	(4) 100%	4
CAPP-SMITH	X		4	(1)100%-(3)50%	4
FOSTER VILLAGE		X	4	(4) 100%	4
HILLVIEW		X	4	(4) 100%	4
WHITES BRANCH CREEK		X	4	(4) 100%	4
VIRGIL ANTHONY		X	4	(4) 100%	4
ANIMAL CONTROL		X	4	(4) 100%	4
CITY HALL		X	4	(4) 100%	4
RECREATION CENTER		X	4	(4) 100%	4
WATER TOWER		X	4	(4) 100%	4
SOCCER FIELDS	X		4	(4) 100%	4
BASEBALL FIELDS	X		4	(4) 100%	4
KICKBALL FIELDS	X		4	(4) 100%	4
BROWNING	X		1	(1) 100%	1
NATS BROOKS	X		1	(1) 100%	1
PARK VISTA	X		1	(1) 100%	1
PARK&RIDE	X		1	(1) 100%	1
RESTROOMS-ALL PARKS					
CAPP-SMITH	X		15	(15) 100%	15
INDIAN SPRINGS	X		10	(10) 100%	10
FOSTER VILLAGE	X		10	(10) 100%	10
TRASH-ALL	X		10	(10) 100%	10
LANDSCAPE-ALL BUILDINGS AND PARKS					
WEED REMOVAL	X		8	100%	8
SPRAY	X		4		4
FERTILIZE	X		6		6
PRUNE	X		11		11
PLANT INSTALLATION	X		6		6
HARDSCAPE INSTALLATION	X		0		0
IRRIGATION-ALL SYSTEMS					
INSPECTION	X		0	100%	0
REPAIR	X		0		0
INSTALL	X		0		0
PLAYGROUND-ALL PARKS					
INSPECTION	X		1	100%	1
REPAIR	X		0		0
BUILDINGS-ALL PARKS					
REPAIR			0		0
LIGHTS					
REPAIR	X		2		2
SPORTS FIELD PREP-ALL PARKS					
BASEBALL/KICKBALL	X		7	(4)100% (3)75%	7
FOOTBALL/SOCCER	X		4	(4)100%	4

PARKS DEPARTMENT MONTHLY REPORT FOR: September 2018

SPECIAL EVENTS	DATE	OVERTIME USED	OVERTIME HOURS
Halloween Bash	27-Oct	Yes	32.75

[illegible]

Repaired lake fountain at Capp-Smith Park.

Planted fall annuals at multiple locations.

EWF installed at Capp-Smith, BISD, Hillview, and Virgil Anthony parks.

Power washed pavilions-all

Removed excess trash from lake at Capp-Smith Park.

Assisted Recreation Department with Halloween Bash.

Installed LED flood lights at Indian Springs storage building.

[illegible]



AGENDA MEMORANDUM

DATE: November 14, 2018

TO: Watauga Parks Development Corporation Directors

FROM: Sandra Gibson, CGFO, CGFM, Director of Finance

SUBJECT: Monthly Financial Report for the Period Ending September 30, 2018
(Pre-Audit)

BACKGROUND/INFORMATION:

The Monthly Financial Report for the period ending September 30, 2018 is attached for review. This report is pre-audit and is subject to year-end adjustments.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

N/A

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. PDC Monthly Financial - SEPTEMBER 2018 REPORT

REVIEWED BY:

Zolaina Parker, City Secretary, TRMC

Final Approval - 11/16/2018



AGENDA MEMORANDUM

DATE: November 13, 2018

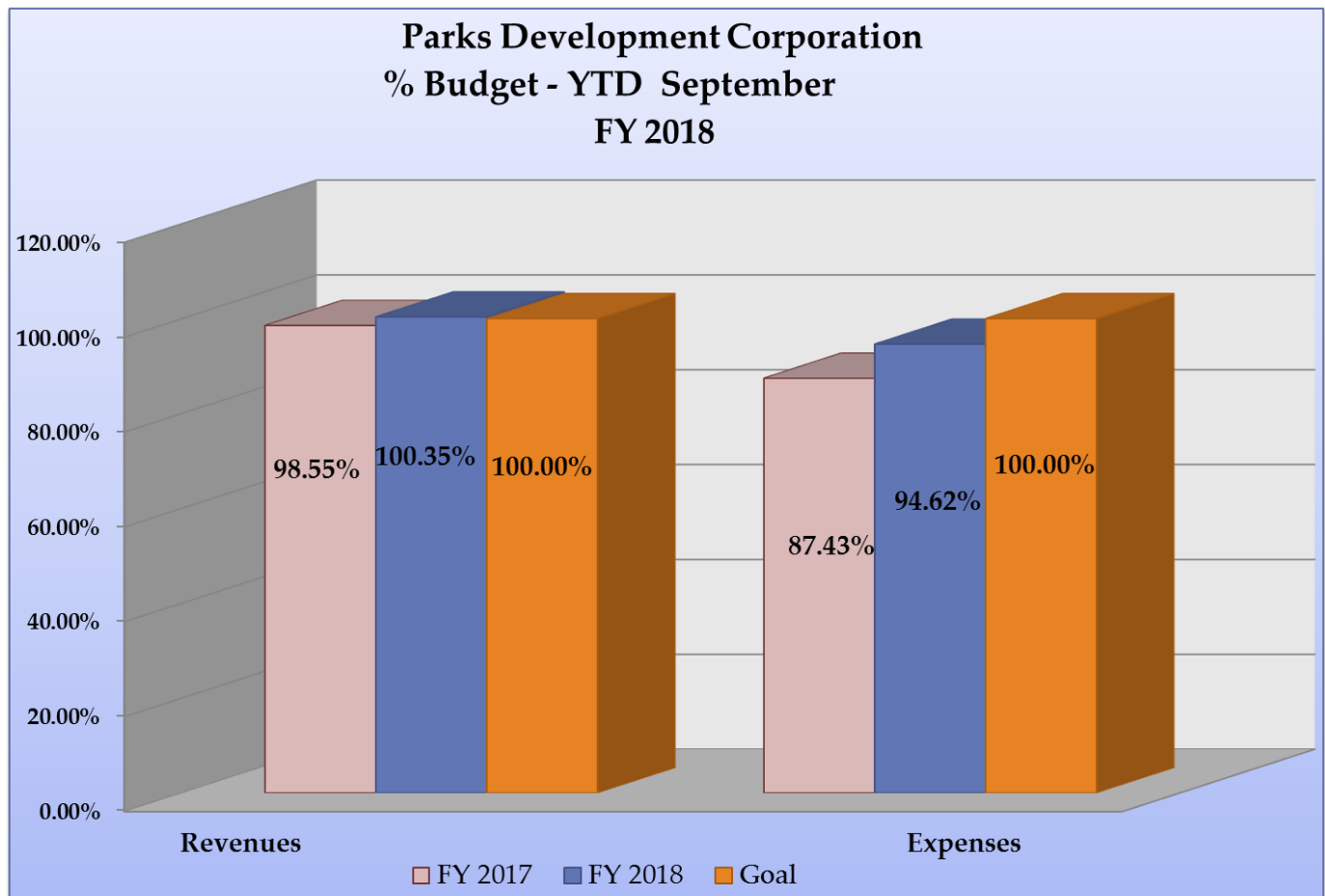
TO: Watauga Parks Development Board

FROM: Sandra Gibson, Director of Finance

SUBJECT: Financial Report for the Month of September 2018

The attached report and below graph represent the results of transactions through September 2018 which is the 12th month of the Fiscal Year 2017-18 budget.

The year-to-date sales tax distribution is \$728,868, which is 99.17% of budgeted revenues. Total year-to-date expenditures are \$717,078 which is 94.62% of the budget expended for the year.





CITY OF WATAUGA
BUDGET TO ACTUAL COMPARISON
FISCAL YEAR 2018
For the period ending September 30, 2018 (4th Qtr.)

PARKS DEVELOPMENT FUND - 04

	CURRENT BUDGET	9/30/2018 YTD ACTUAL	% USED	% REMAINING	9/30/2017 YTD ACTUAL	\$ CHG 18 vs 17	% CHG 18 vs 17
REVENUE:							
SALES TAX	735,000	728,868	99.17%	0.83%	723,259	5,609	0.78%
INTEREST EARNINGS	1,000	9,696	969.65%	-869.65%	4,700	4,997	106.32%
INTEREST/ESCROW	-	-	-	-	-	-	-
CONTRIBUTIONS/OTHER	-	-	-	-	7,151	(7,151)	-
TOTAL REVENUE	\$736,000	\$738,564	100.35%	-0.35%	\$735,110	3,454	0.47%
TOTAL EXPENDITURES	757,850	717,078	94.62%	5.38%	\$ 654,096	62,981	9.63%
EXCESS REVENUE OVER (UNDER) EXPENDITURES	(\$21,850)	\$21,487			\$81,014	(\$59,527)	



AGENDA MEMORANDUM

DATE: November 16, 2018

TO: Watauga Parks Development Corporation Directors

FROM: Zolaina Parker, City Secretary, TRMC

SUBJECT: Approval of July 17, 2018 Regular Meeting Minutes

BACKGROUND/INFORMATION:

This item includes the minutes from the July 17, 2018 Regular Meeting. The minutes were not approved during the August 21, 2018 Regular Meeting.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend approval of the minutes draft.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Minutes Draft

REVIEWED BY:

Zolaina Parker, City Secretary, TRMC

Final Approval - 11/16/2018

**MINUTES
WATAUGA PARKS DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JULY 17, 2018
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
6:00 PM**

CALL TO ORDER

The Watauga Parks Development Corporation convened the Regular Meeting at 6:00 p.m., with the following members present:

Art Miner, President
Pete Beierschmitt, Vice-President
Becky Hartless, Secretary
Jan Hill, Director
Leah Chauvin, Director
Christopher Poorman, Director
Joy Longerbeam, Director

and

Andrea Gardner, City Manager/Registered Agent
Sandra Gibson, Director of Finance/Treasurer
Sal Torres, Director of Parks and Community Services/Staff Liaison

CITIZEN'S OPEN FORUM

None

REPORTS FROM STAFF

1. Parks and Community Services Report for June 2018

Sal Torres, Director of Parks and Community Services/Staff Liaison, provided the Parks and Community Services Report for June 2018.

APPROVAL OF MINUTES

1. Approval of Minutes of Regular Meeting for June 19, 2018

Director Hartless made a motion to approve the minutes of Regular Meeting for June 19, 2018. Vice-President Beierschmitt seconded the motion, which passed unanimously.

2. Approval of Special Meeting Minutes for July 3, 2018

Vice President Beierschmitt made a motion to approve the minutes of Regular Meeting for July 3, 2018. Director Chauvin seconded the motion, which passed 5 for and 2 abstain.

PUBLIC HEARING

1. Public Hearing on the proposed Watauga Parks Development Corporation Budget for the 2018-2019 Fiscal Year

President Beierschmitt recessed the Regular Meeting at 6:04 p.m., and opened the public hearing.

No citizens came forward to speak and President Miner closed the public hearing at 6:05 p.m., and reconvened the Regular meeting.

NEW BUSINESS

1. Discussion and action on approval and recommendation to Watauga City Council of the Watauga Parks Development Corporation proposed budget for the 2018-2019 Fiscal Year

Vice-President Beierschmitt made a motion to accept the proposed Watauga Parks Development Corporation Budget for Fiscal Year 2018-2019 as presented during the July 3, 2018 meeting with the provision that the City Manager's Office will begin removing personnel during the upcoming years. Director Chauvin seconded the motion, which passed unanimously.

ADJOURNMENT

With there being no further business to discuss, President Miner adjourned the meeting at 6:07 p.m.

APPROVED:

this ____ day of _____, _____

SIGNED:

this ____ day of _____, _____

APPROVED:

Art Miner, President

ATTEST:

Becky Hartless, Secretary

NOTE: Original Audio and Video Recording of this meeting is preserved and maintained by the City Secretary's Office



AGENDA MEMORANDUM

DATE: November 16, 2018

TO: Watauga Parks Development Corporation Directors

FROM: Zolaina Parker, City Secretary, TRMC

SUBJECT: Approval of August 21, 2018 Regular Meeting Minutes

BACKGROUND/INFORMATION:

This item contains the minutes of the August 21, 2018 Regular Meeting.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend approval of Minutes Draft.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Minutes Draft

REVIEWED BY:

Zolaina Parker, City Secretary, TRMC

Final Approval - 11/16/2018

**MINUTES
WATAUGA PARKS DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, AUGUST 21, 2018
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
6:00 PM**

CALL TO ORDER

The Watauga Parks Development Corporation convened the Regular Meeting at 6:00 p.m., with the following members present:

Art Miner, President
Pete Beierschmitt, Vice-President
Becky Hartless, Secretary
Jan Hill, Director
Leah Chauvin, Director
Joy Longerbeam, Director

with Christopher Poorman, absent without notice

and

Andrea Gardner, City Manager/Registered Agent
Sandra Gibson, Director of Finance/Treasurer
Sal Torres, Director of Parks and Community Services/Staff Liaison

CITIZEN'S OPEN FORUM

None

REPORTS FROM STAFF

1. Financial Report for July 2018

Sandra Gibson, Director of Finance/Treasurer, provided the Financial Report for July 2018.

2. Parks and Community Services Report for July 2018

Sal Torres, Director of Parks and Community Services/Staff Liaison, provided

the Parks and Community Services Report for July 2018.

APPROVAL OF MINUTES

1. Approval of Minutes of Regular Meeting for July 17, 2018

No action was taken by the directors.

NEW BUSINESS

1. Discussion and possible action on local sales tax options, Type B sales tax and the history of Type B sales tax use in the City of Watauga

Andrea Gardner, City Manager/Registered Agent, provided a presentation on local state tax options, Type B sales tax and the history of Type B sales tax use in the City of Watauga. No action was taken by the directors.

ADJOURNMENT

With there being no further business to discuss, President Miner adjourned the meeting at 6:38 p.m.

APPROVED:

this ____ day of _____, _____

SIGNED:

this ____ day of _____, _____

APPROVED:

Art Miner, President

ATTEST:

Becky Hartless, Secretary

NOTE: Original Audio and Video Recording of this meeting is preserved and maintained by the City Secretary's Office



AGENDA MEMORANDUM

DATE: November 6, 2018

TO: Watauga Parks Development Corporation Directors

FROM: Sal Torres, Parks and Community Services Director
and Staff Liaison

SUBJECT: Discussion and action on making a recommendation to the Planning & Zoning Commission as it pertains to changing the use of the property located at 6200 Watauga Road from GU (Government Use) to GB (General Business)

BACKGROUND/INFORMATION:

The property located at 6200 Watauga Road, known as the Brooks Property, was acquired by the City of Watauga in 1996. It is 3.2444 acres and is located on the south side of Watauga Road between Maurie Drive and Stardust Drive North.

Properties adjacent to 6200 Watauga Rd.	Zoning	Current Land Use
North	N/A	Watauga Rd.
South	SF-6, Single Family	Single Family Residential Homes
East	SF-6, Single Family	Single Family Residential Homes
West	LB, Local Business & SF-6, Single Family	Inline Retail Center & Single Family Homes

The property was transferred to the City by General Warranty Deed on May 30, 1996 with stipulations that the property shall be utilized as a City of Watauga City Park and shall be named "Nat Brooks Park". The City Manager met with Roger Brooks to discuss the potential for the property. Thus, Mr. Brooks agreed to revise the 1996 Deed and remove the restrictions to develop as a park and name the property after Nat Brooks. The City Attorney provided the revised General Warranty Deed and Mr. Roger Brooks executed the document that was filed with Tarrant County. With the City approaching build out, it has become clear that a property of this size and prominent location on a principal arterial (Watauga Road) may be better suited to develop as a commercial property. The rezoning of this property positions it for a future commercial development.

Planning and Zoning Case Z-18-02 was presented to the Commission in June 2018. The City



AGENDA MEMORANDUM

withdrew the application after the Commission recommended denial. The denial was recommended because the Commission wanted to ensure the property could not and would not be developed as parkland and that the highest and best use for the property is commercial (general business).

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Provide recommendation to Planning and Zoning Commission as to changing the use of the property located at 6200 Watauga Road from GU(Government Use) to GB (General Business)

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Corrected Deed- Brooks Property 2018
2. General Warranty Deed Brooks Property 1996
3. Nat Brooks 11x17

REVIEWED BY:

Andrea Gardner, City Manager
Zolaina Parker, City Secretary, TRMC

Approved - 11/16/2018
Final Approval - 11/16/2018



MARY LOUISE GARCIA
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF WATAUGA
7105 WHITLEY RD
WATAUGA,, TX 76148

Submitter: CITY OF WATAUGA

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 5/25/2018 8:41 AM

Instrument #: D218112802

WD 5 PGS \$28.00

By: _____

Mary Louise Garcia

D218112802

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

CORRECTION GENERAL WARRANTY DEED

Date April 23, 2018

Grantor Roger Brooks

Grantor's Mailing Address

2841 Manorwood Trail
Fort Worth, Texas 76109-5559
Tarrant County

Grantee City of Watauga

Grantee's Mailing Address

7105 Whitley Road
Watauga, Texas 76148
Tarrant County

Consideration

The correction deed and conveyance made herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property Description See Exhibit "B" attached hereto and incorporated by reference for all purposes

This deed is made as a correction general warranty deed in substitution of the deed titled "General Warranty Deed" ("Corrected Deed") dated May 30, 1996 and recorded under Instrument Number ¹²⁴⁰⁰~~1190~~ of the real property records of Tarrant County, Texas (attached hereto as Exhibit "A" and incorporated by reference for all purposes) This correction general warranty deed is made in order to correct the following information The Corrected Deed included a restriction in favor of the Grantor stipulating that the property was to be utilized as a city park to be named "Nat Brooks Park" That restriction should be eliminated

All references to the restrictions for use associated with the property and name for the park, if such property is used as a city park, are deleted from the Corrected Deed Grantor and Grantee

hereby release each other of such restrictions and waive any claims against each other related, directly or indirectly, to the restrictions referenced herein

Other than the stated correction, this correction general warranty deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed

This information was prepared based on information furnished by the parties, and no independent title search has been made

Executed effective as of the date first written above

GRANTOR

Roger Brooks
ROGER BROOKS

GRANTEE

Pat Shelbourne
PAT SHELBOURNE, MAYOR PRO TEM
CITY OF WATAUGA

STATE OF TEXAS

§
§
§
§

COUNTY OF TARRANT

The foregoing instrument was acknowledged before me on the 1st day of May, 2018

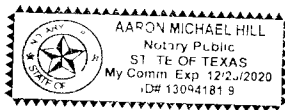
Aaron Michael Hill
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES

12/23/2020

PRINTED NAME OF NOTARY

Aaron Michael Hill



BEGINNING at a one half inch iron rod found in place in the westerly property line of said Brooks tract and the east line of Block 26 of Browning Heights North Section of said Brooks tract and the east line of Block 26 of Browning Heights North Section of Seven an addition to the City of Watauga as recorded in Volume 388-42, Page 58 of the Plat Records of Tarrant County, Texas (P R T C.T.), said point of beginning being at the southwest property corner of a tract of land conveyed to the City of Watauga as Right-of-Way for Watauga Road by deed as recorded in Volume 6722, Page 1155 of the D R T C.T., said point of beginning being on a curve to the right whose center bears South 01 degrees 18 minutes 45 seconds West, 5679 58 feet,

THENCE, South 86 degrees 40 minutes 43 seconds East, continuing along the south Right-of-Way line of Watauga road, 211 54 feet to a one half inch iron rod found in place at the beginning of a curve to the left whose center bears North 03 degrees 17 minutes 59 seconds East, 5779 58 feet,

THENCE, South 24 degrees 42 minutes 06 seconds West, along the west line of said City tract, 88 92 feet,

THENCE, westerly along the northerly line of said City Tract and said curve to the right through a central angle of 11 degrees 26 minutes 56 5 seconds and an arc length of 113 90 feet to a point at the end of said curve,

12400 1191

PAGE 2 OF 2

DESCRIPTION OF PROPERTY
3 238 ACRES
W J MILLER SURVEY ABSTRACT NO 1020

THENCE, South 46 degrees 47 minutes 56 seconds West, continuing along the northerly line of said City tract, 104 67 feet,

THENCE, South 50 degrees 50 minutes 06 seconds West, continuing along the north line of said City tract, 332 05 feet to southeast corner of the aforesaid Block 26 of said Browning Heights North Section Seven,

THENCE, North 00 degrees 34 minutes 04 seconds East, along the east line of said Block 26, 523 01 feet to the POINT OF BEGINNING

The Tract of land herein described contains 3 238 acres (141,048 square feet) of which 0 159 (6,931 square feet) acres falls within existing easements dedicated to the public leaving a net acreage of 3 079 acres (134,117 square feet) of land more or less

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT

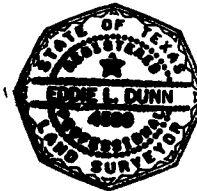
Company Name Eddie L. Dunn R P L S

By Eddie L. Dunn
Eddie L. Dunn

Registered Professional Land Surveyor

Texas No 4580

Date of survey January 1996



12400 1192

"Nat Brooks Park"
see page 4

D196113857

MARK G DANIEL ATTY AT LAW

115 W 2ND ST # 202

FT WORTH, TX

76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D -- D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : M A R K G D A N I E L A T T Y A T L A W

R E C E I P T N O
196225455

R E G I S T E R
D R 9 2

R E C D - B Y
T 0 0 3 9 5 7

P R I N T E D D A T E
0 6 / 1 4 / 9 6

T I M E
0 9 : 4 9

I N S T R U M E N T F E E C D
1 D 196113857 W D

I N D E X E D
9 6 0 6 1 4

T I M E
0 9 : 4 9

C K
6 1 7 8

T O T A L : D O C U M E N T S : 0 1

F E E S : 13.00

B Y : 

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

12400 1193

2-22-18

3.238 Acre
W. 2nd St. Road
Prop. Maurice
Near Maurice
see map.
Maurice

DESCRIPTION OF PROPERTY
3.238 ACRES
W. J. MILLER SURVEY ABSTRACT NO. 1020

SITUATED in the city of Watauga, Tarrant County, Texas and being a tract of land out of the W. J. Miller Survey, Abstract No. 1020 said tract being a portion of a tract of land conveyed to Nat Brooks, Roger D. Brooks, and Effie B. Brooks Trust, (Brooks tract) by deed as recorded in Volume 5888, Page 370 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a one half inch iron rod found in place in the westerly property line of said Brooks tract and the east line of Block 26 of Browning Heights North Section Seven an addition to the City of Watauga as recorded in Volume 388-42, Page 58 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said point of beginning being at the southwest property corner of a tract of land conveyed to the City of Watauga as Right-of-Way for Watauga Road by deed as recorded in Volume 6722, Page 1155 of the D.R.T.C.T., said point of beginning being on a curve to the right whose center bears South 01 degrees 18 minutes 45 seconds West, 5679.58 feet;

THENCE, Easterly along said curve to the right and the south Right-of-way line of Watauga Road through a central angle of 2 degrees 01 minutes 37 seconds and an arc length of 200.92 feet to a one half inch iron rod found in place at the end of said curve;

THENCE, South 86 degrees 40 minutes 43 seconds East, continuing along the south Right-of-Way line of Watauga road, 211.54 feet to a one half inch iron rod found in place at the beginning of a curve to the left whose center bears North 03 degrees 17 minutes 59 seconds East, 5779.58 feet;

THENCE, Easterly along said curve to the left and along the south Right-of-Way line of said Watauga road through a central angle of 0 degrees 19 minutes 49.5 seconds and an arc length of 33.33 feet to a point at the northwest corner of a tract of land conveyed to the City of Watauga (City tract) by deed as recorded in Volume 11035, Page 1171 of the D.R.T.C.T.;

THENCE, South 24 degrees 42 minutes 06 seconds West, along the west line of said City tract, 88.92 feet;

THENCE, South 05 degrees 10 minutes 09 seconds West, continuing along the west line of said City tract, 53.10 feet to a point on a curve to the right whose center bears North 54 degrees 39 minutes 02 seconds West, 570.0 feet;

THENCE, westerly along the northerly line of said City Tract and said curve to the right through a central angle of 11 degrees 26 minutes 56.5 seconds and an arc length of 113.90 feet to a point at the end of said curve;

12400 1191

DESCRIPTION OF PROPERTY
3.238 ACRES
W. J. MILLER SURVEY ABSTRACT NO. 1020

THENCE, South 46 degrees 47 minutes 56 seconds West, continuing along the northerly line of said City tract, 104.67 feet;

THENCE, South 50 degrees 50 minutes 06 seconds West, continuing along the north line of said City tract, 332.05 feet to southeast corner of the aforesaid Block 26 of said Browning Heights North Section Seven;

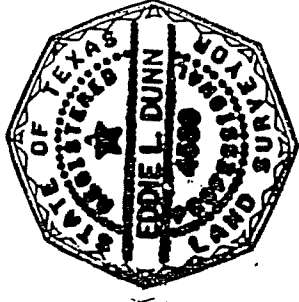
THENCE, North 00 degrees 34 minutes 04 seconds East, along the east line of said Block 26, 523.01 feet to the POINT OF BEGINNING.

The Tract of land herein described contains 3.238 acres (141,048 square feet) of which 0.159 (6,931 square feet) acres falls within existing easements dedicated to the public leaving a net acreage of 3.079 acres (134,117 square feet) of land more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Eddie L. Dunn R.P.L.S.

By: Eddie L. Dunn
Eddie L. Dunn
Registered Professional Land Surveyor
Texas No. 4580
Date of survey January 1996



12400 1192

GENERAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF TARRANT

THAT THE UNDERSIGNED, ROGER D. BROOKS, (hereinafter referred to as "Grantor") for good and valuable consideration, the consideration for the conveyance of the property shall be the design, engineering and construction, at the sole cost and expense of the Buyer and cooperation with the City of North Richland Hills, of an underground storm drainage system necessary to alleviate any drainage problems that may arise with respect to water draining on to adjacent property and on and down Orchard Drive, Brookside Drive, Stardust Drive and Skylark Drive including waters from Rufe Snow Drive and lands on the east-side thereof, from the development as commercial property of the land owned by Seller on the West-side of the 6000 block of Rufe Snow between Orchard and Stardust Drive, all in the City of Watauga, Tarrant County, Texas. Such consideration shall have the agreed value of \$50,000.00. Additionally, said property described herein on Exhibit "A" shall be utilized as a City of Watauga City Park and inasmuch shall be named "Nat. Brooks Park". the receipt and sufficiency of which is hereby fully acknowledged, HAS GIVEN, GRANTED AND CONVEYED and by these presents DO HEREBY GIVE, GRANT AND CONVEY unto the City of Watauga, of the County of Tarrant, State of Texas, (hereinafter referred to as "Grantee") all of that certain real estate lying and being situated in Tarrant County, Texas more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Tarrant County, Texas and all applicable zoning ordinances of Tarrant County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title, and interest in Grantor in and to adjacent streets, alleys and rights-of-way, unto the said Grantee, its heirs, personal representatives, successors, and assigns forever, and Grantor does hereby bind himself and his heirs, personal representatives, successors and assigns, to warrant and forever defend all and singular the Property unto Grantee and its heirs, personal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject, however, as aforesaid.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by the City of Watauga.

Executed this 30 day of May, 1996.



ROGER BROOKS

1939 E. PRICE, Keller Tex

Address 76248

Executed this _____ day of _____, 1966.

Grantee address _____
County of Watauga _____
7401 Whitley Road
Watauga, TX 76148

FILED
MAY 14 1966
MAGNAT COUNTY TEXAS

JUN 14 1966
MAGNAT COUNTY TEXAS

CLERK OF DISTRICT COURT
MAGNAT COUNTY TEXAS

THIS DOCUMENT IS UNCLEAR IN THE RETURN ADDRESS.
THE RETURN ADDRESS WAS OBTAINED FROM:
(ENVELOPE) (CHECK) FILE SLIP) (COVER LETTER)
(SUBMITTER) (OTHER)

THE STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me on the 30th day of May, 1996.

Mary J. Kardon
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME OF NOTARY

Nancy J. Meadows

NAT BROOKS





AGENDA MEMORANDUM

DATE: November 16, 2018

TO: Watauga Parks Development Corporation Directors

FROM: Sal Torres, Parks and Community Services Director

SUBJECT: Discussion, direction and possible action on scheduling Economic Development Training

BACKGROUND/INFORMATION:

The intent of this item is to have the Watauga Parks Development Corporation provide several dates to schedule a 4 hour training with regard to Economic Development. TEEX, who will be conducting the training has advised staff they are available any day of the week including Sunday afternoon.

FINANCIAL IMPLICATIONS:

Funds approved in Strategic Initiative Fund

RECOMMENDATION/ACTION DESIRED:

Provide direction regarding availability to meet for training.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:

Andrea Gardner, City Manager
Zolaina Parker, City Secretary, TRMC

Approved - 11/16/2018
Final Approval - 11/16/2018