

DPC Willow Park Properties, LLC
4521 S. Hulen St, Suite 222
Fort Worth, TX 76109

June 27, 2022

Mayor Doyle Moss and Council
516 Ranch House Rd,
Willow Park, TX 76087

Dear Mayor Moss and Council,

I write to you on behalf of DPC Willow Park Properties, LLC to request a waiver of penalties and interest for a lien placed upon our property by the City of Willow Park on May 18, 1994.

The lien was created by virtue of a city assessment having matured on May 13, 1994. The assessment was related to sewer improvements that were installed and completed by the City at that time.

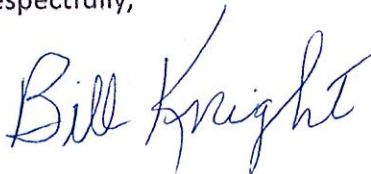
Our office became aware of the lien through a title search. As you can see from the attached Notice of Lien, the property owner is listed as Graham and Lynch, who are predecessors in title. We do not recall ever receiving a bill or a notice that an assessment was due. We endeavor to pay our invoices in a timely fashion and suspect that any notices may have been delivered to the prior owner of the property. At the time the sewer line was constructed we paid for tap fees and for the sewer line extension from our property to connect to the city sewer and believed this was to be the extent of our responsibility.

The original amount due is \$6,191.97. With the passage of time, this amount has grown considerably to \$53,418.78.

I respectfully request a waiver of the penalties and interest and offer to pay the original amount due along with any recording fees and cost of documentation of the release.

Thank you for your consideration in this matter.

Respectfully,

A handwritten signature in blue ink that reads "Bill Knight". The signature is written in a cursive, flowing style.

Bill Knight
President
DPC Willow Park Properties, LLC

Ordinance No 347-93 - Sewer Improvement Lien

	Interest (8%) Per Annum	Lien Amount
1994		6,191.97
1995	495.36	6,687.33
1996	534.99	7,222.31
1997	577.79	7,800.10
1998	624.01	8,424.11
1999	673.93	9,098.04
2000	727.84	9,825.88
2001	786.07	10,611.95
2002	848.96	11,460.90
2003	916.87	12,377.78
2004	990.22	13,368.00
2005	1,069.44	14,437.44
2006	1,155.00	15,592.43
2007	1,247.39	16,839.83
2008	1,347.19	18,187.01
2009	1,454.96	19,641.98
2010	1,571.36	21,213.33
2011	1,697.07	22,910.40
2012	1,832.83	24,743.23
2013	1,979.46	26,722.69
2014	2,137.82	28,860.51
2015	2,308.84	31,169.35
2016	2,493.55	33,662.90
2017	2,693.03	36,355.93
2018	2,908.47	39,264.40
2019	3,141.15	42,405.55
2020	3,392.44	45,798.00
2021	3,663.84	49,461.84
2022	3,956.95	53,418.78

254998

NOTICE OF LIEN

STATE OF TEXAS)
COUNTY OF PARKER)

Notice is hereby given that the governing body of the City of Willow Park, Texas, by Ordinance No. 347-93, ordered and determined it to be necessary that the sewer improvements on behalf of the City of Willow Park, Parker County, Texas be constructed and that a portion of the cost of such improvements be specifically assessed as a lien upon the property abutting thereon. The abutting property which has been assessed with a lien is:

All that certain lot, tract or parcel of land, including minerals, situated in Parker County, Texas, as more fully described in a warranty deed filed of record in the Parker County Deed Records at Book 1372, Page 1741,

and the owner of said property is Graham and Lynch, et al as recorded by the Deed Records of Parker County, Texas.

The following improvements have been installed and completed by the City of Willow Park as per City specifications and the following amounts have been assessed therefor:

Approximately 5,800 linear feet of 8 inch sewer, 2,480 linear feet of 4 inch force main, one duplex grinder pump lift station, and miscellaneous appurtenances.

TOTAL ASSESSMENT: \$6,191.97, plus interest thereon at the rate of eight percent (8%) per annum from the date of acceptance by the City of said improvements, together with reasonable attorney's fees and costs of collection, if incurred.

Such assessment matured, and a valid lien was thereby imposed, on May 13, 1994, when, by Resolution 04-1994, the City of Willow Park accepted the above referenced improvements.

IN WITNESS WHEREOF, the undersigned has executed this instrument, this the 18th day of May, 1994.

CITY OF WILLOW PARK, TEXAS



254998

RECEIVED

'94 MAY 19 P4:18

JEAN
PAP
BY

JPB

5.00
1.00
5.00

11.00 pd.

CITY OF WILLOW PARK
101 STAGECOACH TRAIL
WEATHERFORD TX 76037

PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL, OR USE OF THIS
INCLUDED REAL PROPERTY BECAUSE
OF RACE IS INVALID AND

RECORDED
MAY 19 1994

RECORDED
Jean Pap
62-001, 101-001, 21

WARRANTY DEED

THE STATE OF TEXAS §
 COUNTY OF PARKER §

KNOW ALL MEN BY THESE PRESENTS:

THAT JESSE W. GRAHAM, GLORIA DEAN GRAHAM (being one and the same person as Gloria Graham), TERRY GRAHAM and CATHERINE GRAHAM LYBCH, not being joined herein by their spouses as the hereinafter described property constitutes no part of their homesteads, hereinafter called Grantors, of the County of Tarrant, and the State of Texas, for and in the consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto TEXAS BANK, herein called Grantee, whose address is P. O. Box 760, Weatherford, Texas 76086, of the County of Parker and State of Texas, all of the following described real property in Parker County, Texas, to-wit:

SURFACE ESTATE ONLY in and to all those certain lots, tracts or parcels of land lying and being situated in Parker County, Texas, and being all of Lots 30 through 34, Lots 5 through 9, a portion of lots 10 and 29, Block 58, a portion of Block 70 and a portion of a 20-foot wide alley, EL CHICO ADDITION, an addition to the City of Willow Park, Parker County, Texas, as recorded in Volume 277, Page 358, Parker County Plat Records, and being more particularly described by rates and bounds as follows:

BEGINNING at a 1/2" iron at the Northwest corner of said Lot 34 and the Northeast corner of Lot 35, said Block 58, said point being in the South line of Canyon Court (a 60-foot R.O.W), said point also being the beginning of a non-tangent curve to the right whose radius is 1097.71 feet and whose long chord bears S 72° 34' 57" E, 41.71 feet;

THENCE along the South line of said Canyon Court and along said curve, in an Easterly direction through a central angle of 02° 10' 37", a distance of 41.71 feet to a 1/2" iron at the end of said curve;

THENCE S 71° 29' E, continuing along the South line of said Canyon Court, 243.63 feet to a 1/2" iron;

THENCE S 18° 24' 33" W, 410.0 feet to a 1/2" iron in the South line of said Block 70 and the North line of Interstate Highway No. 20;

THENCE N 71° 29' W, along the North line of said Interstate No. 20, a distance of 286.70 feet to a 1/2" iron;

THENCE N 18° 39' 18" E, 250.00 feet to a 1/2" iron;

THENCE N 18° 31' E, 150.20 feet to the POINT OF BEGINNING and CONTAINING 2.691 acres (117,206 square feet) of land, more or less.

This conveyance is given and accepted SUBJECT TO any and singular the restrictions, mineral reservations, royalties, conditions, easements and covenants, if any, applicable to and enforceable against the above described

120005

RECEIVED

'87 JUN 14 10:05

CASHIER

Jo

BY

5.00 pd

Texas Bank

THIS INSTRUMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THIS INSTRUMENT IS NOT VALID UNLESS IT IS SIGNED BY THE
CASHIER OF THE BANK AND THE BANK HAS RECEIVED THE
FULL PAYMENT OF THE DEBT HEREON.
2. THIS INSTRUMENT IS NOT VALID UNLESS IT IS SIGNED BY THE
CASHIER OF THE BANK AND THE BANK HAS RECEIVED THE
FULL PAYMENT OF THE DEBT HEREON.

COUNTY OF HARRIS COUNTY OF HARRIS
I hereby certify that this instrument was filed
in the office of the County Clerk of Harris County
on the 14th day of June 1987 and that the
same is a true and correct copy of the
original as filed in the County as required by
law.

RECORDED JUL 14 1987



Richard
County Clerk Harris County, Tex.

1372-1743

The State of Texas, } Know All Men by These Presents:
County of Parker

That TEXAS BANK, WEATHERFORD

of the County of Parker State of Texas for and in consideration
of the sum of TEN AND NO/100'S (\$10.00)-----DOLLARS

to paid, and secured to be paid, by
JAMES DOSS, Trustee of Willow Park Trust
P.O. Box 388, Weatherford, Texas 76086 as follows:

Cash, the receipt and sufficiency of which is hereby acknowledged and the further consideration of the execution and delivery by the Grantee herein of one certain promissory note of even date herewith in the original principal sum of \$675,000.00, bearing interest and payable as therein provided to the First National Bank of Central Texas.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

JAMES DOSS, Trustee of Willow Park Trust
of the County of Parker State of Texas all that certain

lot, tract or parcel of land lying and being situated in Parker County, Texas, and being all of Lots 30 through 34, Lots 5 through 9, a portion of Lots 10 and 29, Block 58, a portion of Block 70 and a portion of a 20 foot wide alley, EL CHICO ADDITION, an addition to the City of Willow Park, Parker County, Texas, as recorded in Volume 277, Page 358, Parker County Plat Records, and being more particularly described by metes and bounds on the attached Exhibit "A".

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

JAMES DOSS, Trustee of Willow Park Trust, his heirs and assigns forever and it does hereby bind itself, its heirs, executors and administrators, to Warranty and Forever Defend, all and singular the said premises unto the said

JAMES DOSS, Trustee of Willow Park Trust, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the herein described premises, is retained in favor of Beneficiary against the herein described property, premises and improvements until the above described Note, together with all renewals and extensions thereof, and all interest and other charges therein stipulated are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute; and it shall be the same as if the Vendor's Lien was retained in favor of Grantee herein and assigned by proper assignment to Beneficiary without recourse on Grantee in any manner for the payment of said indebtedness.

WITNESS its hand at Weatherford, Texas this 1st day of February 1993.
Witness at request of Grantee:

ATTEST: *Matthew C. Jolley*

TEXAS BANK, WEATHERFORD

BY: *Vernon Bryant*
VERNON BRYANT, President

EXHIBIT "A"

SURFACE ESTATE ONLY: in and to all those certain lots, tract or parcels of land lying and being situated in Parker County, Texas, and being all of Lots 30 through 34, Lots 5 through 9, a portion of Lots 10 and 29, Block 58, a portion of Block 70 and a portion of a 20 foot wide alley, EL CHICO ADDITION, an addition to the City of Willow Park, Parker County, Texas, as recorded in Volume 277, Page 358, Parker County Plat Records, and being more particularly described by metes and bounds as follows:

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TRENCH, along the South line of said Canyon Court and along said curve, in an Easterly direction through a central angle of 02° 10' 37" , a distance of 41.71 feet to a 1/2" iron at the end of said curve;

TRENCH, S 71° 29' E, continuing along the South line of said Canyon Court, 243.63 feet to a 1/2" iron;

TRENCH, S 18° 24' 33" W, 410.0 feet to a 1/2" iron in the South Line of said Block 70, and the North line of Interstate Highway No. 20;

TRENCH, N 71° 29' W, along the North line of said Interstate No. 20, a distance of 286.70 feet to a 1/2" iron;

TRENCH, N 18° 39' 18" E, 250.00 feet to a 1/2" iron;

TRENCH, N 18° 31' E, 150.29 feet the POINT OF BEGINNING and CONTAINING 2.691 acres (117,206 square feet) of land, more or less.



GRAPHIC SCALE - FEET
 0 100 200 300 400 500 600 700 800 900 1000
 CONFORMS TO STANDARD MAP PROJECTION

EL CHICO

BLOCKS 1 THRU 73
 PARKER COUNTY, TEXAS
 SURVEYED SUMMER 1954
 BY JOHN W. LAMBERT, CIVIL ENGINEER

NOTE: Section lines shown adjacent to property lines are 60 foot road easements, in conformity with state law.

APPROVED:
 COMMISSIONER'S COURT
 BY: *[Signature]*
 DATE: JANUARY 15, 1955

NOTE - Being subject to the LAMBERT CIVIL ENGINEERING CO. RECORDS IN THE COUNTY CLERK'S OFFICE AND TO THE LAMBERT CIVIL ENGINEERING CO. RECORDS IN THE COUNTY CLERK'S OFFICE.