

Chuck Stark

From: Donna Brackett <Donna.Brackett@txdot.gov>
Sent: Tuesday, July 11, 2023 9:48 AM
To: Mark Wells
Cc: Chuck Stark
Subject: RE: FTW-IH 20 & East Bankhead, Parker Co., Tract 23-01
Attachments: RE: FTW-IH 20 & E. Bankhead Parker Co. Surplus Request Informational Email

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Good morning Mark and Chuck,

The District Office has advised that the 30' retention will not be necessary since that appears to have already been addressed through the building setback and the landscaping. However, please keep the ROW line uniform as noted in the present site plan. Therefore, you may follow the informational email as noted on the attached, without the 30' retention consideration.

As for the appraisal, please have them address it to me at:

Texas Department of Transportation
Real Estate Services
Attn: Donna Brackett
6230 E. Stassney Lane
Austin, Texas 78744

There is no need to mail a copy though, please just forward one by email for review. Additionally, please make sure that the appraiser is a certified TxDOT appraiser and that they follow the approved survey once completed for the appraisal report.

Thank you,

Donna Brackett
TxDOT-ROW-Real Estate Services Section
Direct (737) 262-2694



ROW would love to hear from you!
Please [click here](#) to participate in this brief customer service survey

From: Mark Wells <mark@simplifiedinvestments.com>
Sent: Monday, July 3, 2023 9:12 AM
To: Donna Brackett <Donna.Brackett@txdot.gov>
Cc: Chuck Stark (chucks@barronstark.com) <ChuckS@barronstark.com>
Subject: FW: Tommy's Boat in Willow Park - Surplus ROW request Tract 23-01

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Morning Donna,

Hope you are enjoying some time off!

We were unable to get approval in our city meeting last month but are hoping we can get this approved in July. Can you please help us with this 30' issue?

Thanks,

Mark
616-540-0447

From: Chuck Stark
Sent: Monday, June 26, 2023 3:14 PM
To: Donna.Brackett@txdot.gov
Subject: Tommy's Boat in Willow Park - Surplus ROW request Tract 23-01

Donna:

I have prepared the attached sketch to illustrate why we do not believe the reservation of 30' adjacent to IH 20 is necessary. The green represents the amount of the surplus property we have requested for release. The red line represents where the 30' reservation would fall. The black and white drawing in the background is the site plan for Tommy's Boats to be constructed at this location. The site plan has received preliminary approval from City of Willow Park pending finalization of the surplus property with TxDOT.

1. Retaining the 30' strip essentially voids any benefit from having the full parcel released. The existing ROW is very uniform each side of the surplus property and the release as requested would make it uniform throughout.
2. The subject property is within the City of Willow Park IH-20 overlay district. As a result, the City requires a 30' landscape setback and 50' building setback from the IH20 ROW. Retention of the 30' strip plays havoc with these setbacks as they must mirror whatever the IH-20 ROW is.
3. As currently drawn, the project includes a 30' landscape setback, and a 26' fire lane between the building and the TxDOT ROW. The building is actually setback 65' from the ROW as currently drawn assuming the full surplus ROW release is granted.
4. All existing utilities have been relocated out of the surplus area as part of the roadway connection permit at this location performed in 2021-2022. As part of the final plat for this property, a 15' utility easement will be created adjacent to IH 20 per standard city policy.

We respectfully request retention of a 30' strip at this location not be a requirement. The only reason this irregular piece of ROW exists is a local city roadway crossed IH-20 at this point in the 1950s when ROW for IH-20 was acquired. That local roadway has since been relocated westerly to a point where adequate site distance exists and the

City of Willow Park has released the old public ROW leading to this area from the south. It does not seem logical to retain a portion of this irregularity when the balance of the IH-20 ROW is very uniform throughout this area.



CHUCK STARK, PE, RPLS

MANAGING PRINCIPAL

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