

ORDINANCE NO. 107

AN ORDINANCE DISCONTINUING AND DISANNEXING
CERTAIN TERRITORY CONTIGUOUS TO AND ADJOINING
THE CORPORATE LIMIT LINES OF THE TOWN OF
WILLOW PARK, TEXAS, AND DECLARING AN
EMERGENCY.

WHEREAS, the owners of certain territory have presented a petition and request to the Town Commission of the Town of Willow Park, Texas, requesting that certain lands, more particularly described hereinafter, be discontinued and disannexed as a part, of the Town of Willow Park, Texas;

and

WHEREAS, the Town Commission of the Town of Willow Park, Texas, have investigated into and have determined and do hereby officially find:

1. That the lands hereinafter described embrace more than ten (10) acres.
2. That said tracts are contiguous to and adjoin the corporate limits of the Town of Willow Park, Texas.
3. That the territory embraced by the field notes is uninhabited or that there are fewer than one occupied residence or business structure for every two acres of such territory, and fewer than three occupied residences or business structures on any one acre of such territory.

and;

WHEREAS, there is no indebtedness of the Town of Willow Park, Texas, outstanding and unpaid; and

WHEREAS, the Town Commission of the Town of Willow Park, Texas, have investigated into and have determined that it would be advantageous and beneficial to the Town of Willow Park, Texas, and its inhabitants, to discontinue and disannex the territory hereinafter described, as a part of the Town of Willow Park, Texas;

THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF WILLOW PARK, TEXAS:

1. That the territory described as follows:

FIRST PARCEL:

Any lands owned by the Geo. Beggs Trust embraced within the

corporate limits of the Town of Willow Park, Texas, located within the following lands;

Abst. No.	Original Grantee	Acres
645	HT&B	640
926	J. B. Morris	160
646	HT&B	640
2025	Chas. W. Liggar	160
2070	M. S. Teter	3
2347	F. Sanchez	145
23562	G.E. & A.H. Tandy	127
2616	A. M. Riggs	22.7
2373	W. Cagle	131
2492	E. E. Gillie	303
2387	E. D. Farmer	480
2616	A. M. Riggs	100
2466	G. R. Reynolds	160

SECOND PARCEL:

190 acres of land out of a Survey of 320 acres of land patented to John M. Froman on April 5, 1860, by Patent 31, Vol. 30, Abstract 471, being the South part of said Survey and being described by metes and bounds as follows:

BEGINNING at the Southeast corner of said John M. Froman in small prairie, a L.O. brs. S. 40 E. 7 vrs;

THENCE West 600 vrs. Clear Fork at 950 vrs. the Southwest corner of said John M. Froman Survey;

THENCE North 1129 vrs. a corner in the W. B. line of said original Survey;

THENCE East 950 vrs. a corner in the E. B. line thereof;

THENCE South with the E. B. line thereof 1129 vrs. to the place of beginning.

THIRD PARCEL:

40 acres of land, more or less, cut of the J. B. Wynn Survey, Abstract No. 1637, described by metes and bounds as follows:

BEGINNING at the S. E. corner of the J. B. Wynn Survey;

THENCE North 85 vrs. to corner in center of Clear Fork Creek;

THENCE with the center of said creek NW and NE to the NE corner of an 8-acre subdivision conveyed to Charlie Carr in the E. B. line of said Wynn Survey, from which a walnut brs. S. 2½ W. 5.4 vrs;

THENCE North 44.4 vrs. to a rock for corner in the E. B. line of said Wynn Survey, which is the S. E. corner of a 68½-acre subdivision conveyed to F. M. Carr and Elizabeth Carr;

THENCE South 68 W. 630 vrs. more or less, to the N. E. corner of an 18.7-acre tract described in the deed executed by W. F. Johnson et al. to R. L. Johnson, dated August 2, 1930, and recorded in Vol. 148 at page 61, Deed Records of Parker County, Texas;

THENCE South with the E..B.L. of said 18-7-acre tract, 361 vrs., a corner in the S. B. L. of said Wynn Survey;

THENCE East with the S.B.L. of said Wynn Survey 590 vrs., more or less, to the place of beginning.

FOURTH PARCEL:

44.37 acres, being 29.6 acres out of the McKinney & Williams Survey, Abstract No. 954, and 14-77 acres out of the Wesley Franklin Survey, Abstract No. 468, and being described by metes and bounds as follows:

BEGINNING at a point on the W.B. line of the said Wesley Franklin Survey and the E. B. line of the said McKinney & Williams Survey, said point being also in the West line of a county road running North and South, at its intersection with the South line of a County Road running East and West;

THENCE S. 0. deg. 47 min. W., with the said W. B. line of said Wesley Franklin Survey and the said West line of said County Road running North and South, 1415-10 feet;

THENCE North 88 deg. 15 min. East 395.51 feet;

THENCE South 16 deg. 31 min. East 99.48 feet;

THENCE North 88 deg. 28 min. East 399.29 feet;

THENCE with a county road South 17 deg. 49 min. East.569.25 feet

THENCE South 40 deg. 23 min. West 317.16 feet;

THENCE North 68 deg. 02 min. West 197.60 feet;

THENCE South 21 deg. 58 min. West 44 feet to the North line of U. S. Highway No. 80;

THENCE with said U. S. Highway No. 80 the following courses and distances; N 68 deg. 02 min. W. 590.52 feet; N. 67 deg. 54 min. W 56.14 feet; N 67 deg. 31 min. W 100 feet; N 67 deg. 01 min. W 100 feet; N 66 deg. 31 W 100 feet; N 66 deg. 01 min. W 100 feet; N 65 deg. 31 W 97.75 feet; N 65 deg. 01 min. W ____ feet; N 64 deg. 31 min. W 100 feet; N 63 deg. 54 min. W 149 feet;

THENCE North 9 deg. 10 min. West 414.33 feet along East side of cemetery;

THENCE North 24 deg. 19 min. West 265.16 feet;

THENCE North 74 deg. 47 min. East 41.45 feet;

THENCE North 37 deg, 36 min. East 126.73 feet;

THENCE North 74 deg- 31 min. East 62 feet;

THENCE North 16 deg. 31 min. East 566.36 feet;

THENCE North 16 deg. 30 min. East 289.57 feet;

THENCE North 16 deg. 19 min. West 74 feet;

THENCE North 85 deg. 43 min. West 90 feet;

THENCE North 8 deg. 08 min. East 213.87 feet;

THENCE North 88 deg. 35 min. East with the South line of a county road running East and West 631.19 feet to the place of beginning.

FIFTH PARCEL:

17.27 acres out of the McKinney and Williams Survey, Abstract No. 954, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said point being 610 feet West and 15 feet South of the NE corner of the McKinney and Williams Survey and being also on the South line of a county road;

THENCE South 5 deg. 08 min. West 213.87 feet to a point for corner, an iron pin set in ground;

THENCE South 85 deg. 43 min. East 90 feet to an iron pin set in ground for corner;

THENCE South 16 deg. 19 min. East 74 feet to an iron pin set in ground for corner;

THENCE South 16 deg. 31 min. West 566.36 feet to an iron pin set in ground for corner;

THENCE North 74 deg. 31 min. West 62 feet to point for corner;

THENCE North 84 deg. 01 min. West 56 feet to point for corner;

THENCE South 37 deg. 36 min. West 126.73 feet to point for corner;

THENCE South 74 deg. 47 min. West 41.45 feet to point for corner;

THENCE South 24 deg. 19 min. East 265.16 feet to point for corner;

THENCE North 84 deg. 16 min. West 440.15 feet to point for corner on the East boundary line of a County Road;

THENCE in a Northerly direction following along said East boundary line of said County Road as follows: N 15 deg. 36 min. W 374.01 feet; N 12 deg. 47 min. W 102.4 feet; N 4 deg. 14 min. W 95.23 feet; N 1 deg. 31 min. E 115.29 feet; N 6 deg. 35 min. E 108.66 feet; N 8 deg. 06 min. E 296.63 feet; N 29 deg. 17 min. E 54 feet to point for corner on the South boundary line of a County Road;

THENCE East along said South boundary line 688.8 feet to the place of beginning.

SIXTH PARCEL:

3.81 acres out of the McKinney and Williams Survey, Abstract No. 954, and being more particularly described by metes and bounds as follows:

BEGINNING at a post set in ground for corner on the East boundary line of the McKinney and Williams Survey, said point being .1023 feet South of the Northeast corner of said McKinney and Williams Survey;

THENCE South along said East boundary line 309.29 feet to an iron pin

set in ground for corner in the center of a branch;

THENCE South 51 deg. 06 min. West along and with said centerline of said branch 365.53 feet to an iron pin set in ground for corner, on the upstream side of a rock and concrete dam;

THENCE North 44 deg. 56 min. West along the upstream side of said Dam 29.79 feet to an iron pin set in ground for corner;

THENCE North 21 deg. 58 min. East 189-13 feet to an iron pin set in ground for corner;

THENCE North 4 deg. 20 min. East-399.08 feet to an iron pin set in ground for corner;

THENCE South 73 deg. 23 min. East 72.51 feet to point for corner;

THENCE South 82 deg. 49 min. East 278.72 feet to the place of Beginning.

SEVENTH PARCEL:

77.74 acres, being 69.74 acres out of the Wesley Franklin Survey and 8.00 acres out of the David Addington Survey, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the David Addington Survey, said corner being also the Northwest corner of the I. O. Headly Survey;

THENCE North 51 deg. 36 min. East 1412.09 feet to point for corner in center of the Clear Fork of the Trinity River;

THENCE upstream with the meanderings of said Clear Fork, thus: N 4 deg. 11 min. E 71.62 feet; N 13 deg. 03 min. W 119.06 feet; N 21 deg. 14 min. W 160.20 feet; N 30 deg. 18 min. W 166.88 feet; N 46 deg. 21 min. W 337.59 feet; N 84 deg. 25 min. W 263.69 feet; N 18 deg. 35 min. W 57.96 feet to point for corner in the North boundary line of said Wesley Franklin Survey;

THENCE South 87 deg. 24 min. West, leaving said Clear Fork of the Trinity River and following along said North boundary line of said Wesley Franklin Survey, 194 feet to a large cedar post for corner;

THENCE South 55 deg. 31 min. West 739.17 feet to point for corner;

THENCE South 87 deg. 08 min. _____ 1492.32 feet to point for corner, a

large steel post on the East right of way line of a county road;

THENCE South 18 deg. 46 min. East following said East right of way line of said county road 659.49 feet to point for corner;

THENCE South 72 deg. 26 min. East 602.18 feet to point for corner;

THENCE, South 20 deg. 55 min. West 400 feet to point for corner on North right of way line of U. S. Highway 80, said point being 81 feet from and at right angles to the center line of said highway;

THENCE South 69 deg. 15 min. East with said North right of way line 81 feet from and parallel to said center line 1329.14 feet to point for corner;

THENCE North 1 deg. 20 min. West 533.13 feet to place of beginning;

EIGHT PARCEL:

137 acres of land out of the Wesley Franklin Survey, described by metes and bounds as follows:

BEGINNING at a point in the W.B.L. of said Wesley Franklin Survey, 1231 feet North of the S. W. corner of said Franklin Survey, at the N. W. corner of the tract described in the deed executed by T. K. Yeary et al. to David Yeary, Sr., dated Sept. 21, 1942, and recorded in Vol. 188, at page 567, of the Deed Records of Parker County, Texas;

THENCE East with the division fence between the land belonging to David Yeary, Sr., and T. K. Yeary, 2321 feet to a large fence post for corner;

THENCE North 54 deg. 15 min. East ____ feet along and with said division fence to a large fence post in bank of gully for corner;

THENCE North 84 deg. 55 min. East, crossing Clear Fork at 170 feet, in all 2133 feet with said division fence to a point in the East line of the said Wesley Franklin Survey, a cedar post for corner, being the N. E. corner of the David Yeary, Sr., land;

THENCE North with the E.B.L. of said Wesley Franklin Survey 774.5 feet, more or less, to the N. E. corner of said Survey;

THENCE West with the N. B. L. of said Wesley Franklin Survey 1900 vrs. to its N. W. corner;

THENCE South with the W. B. L. of said Wesley Franklin Survey 1409

feet, more or less, to the place of beginning.

NINTH PARCEL:

All that certain lot, tract and parcel of land lying and being situated in Parker County, Texas, and being a part of the Wesley Franklin Survey, Patent, No. 484, Volume 35, Abstract No. 468, and situated on the North side of U. S. Highway No. 80, and being out of the Southeast part of a seventeen (17) acre tract of land, more or less, out of said Wesley Franklin Survey, conveyed by J. R. Neil and O. P. Leonard, to Philos Lloyd Marlowe, and wife, Nance Lee Marlowe, by deed dated August 6th, 1950, and recorded in Book 214, page 104, of the Deed Records of Parker County, Texas here referred to for all purposes and the property hereby conveyed is described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of said seventeen acre tract of land, more or less, out of said Wesley Franklin Survey, Abstract No. 468, conveyed by J. R. Neil et al, to Philos Lloys Marlowe and wife, Nancy Lee Marlowe, by deed hereinabove mentioned and which beginning point is in the North boundary line of U. S. Highway No. 80, where said North boundary line intersects the West boundary line of a County Road;

THENCE North 67 degrees 58 minutes West with the North boundary line of said U. S. Highway No. 80, 269.6 feet to the Southeast corner of a jog in said North boundary line of said Highway and continuing North 67 deg. 58 min. West passing the Southwest corner of jog and continuing North 67 deg. 58 min. West with the North boundary line of said Highway a total distance of 385 feet to the Southeast corner of that part of said 17 acres of land now owned by Jewel G. Berend, a corner, fence post;

THENCE in a Northeasterly direction with and following said fence line of Jewel G. Berend tract in a straight line to the West boundary line of said County Road and which point is 440 feet Northwest from the intersection of the West boundary line of said County Road and the North boundary line of said U. S. Highway No. 80;

THENCE in a Southeasterly direction with and following the West boundary line of said County Road 440 feet to a corner in the North boundary line of said U. S. Highway No. 80, the place of beginning;

SAVE AND EXCEPT all oil, gas and other minerals in and under said ground as may have been reserved by other conveyances.

TENTH PARCEL:

First Tract:

53.5 acres, more or less, of the Isaac O. Headly Survey, being described by metes and bounds as follows:

BEGINNING at the N. W. corner of the Headly Survey;

THENCE South with its West line 465 varas to a rock for corner on the North side of the (old) Bankhead Hiway;

THENCE North 87 deg. East along the North line of said Hiway 611 varas to corner in center of a ditch 8 feet North of the Mouth of a culvert under said Hiway, same being the S. W. corner of a 6½ acre tract of land described in a deed from W. P. Horner et ux to B. F. Spain, recorded in Vol. 150, page 124, Deed Records of Parker County, Texas;

THENCE with the North line of said 6½ acre tract North 58½ deg. East 142.2 varas with the center of said ditch, passing 8 feet North of a double Black Locust tree standing on West bank of Clear Fork (Creek) to a corner in center of said stream;

THENCE up said stream with its meanderings to the North line of said Headly Survey and the South line of the Wesley Franklin Survey;

THENCE West 519 varas to the place of beginning.

Second Tract:

17 acres, more or less, out of the Wesley Franklin Survey, being described by metes and bounds as follows:

BEGINNING at the N. W. corner of the I. O. Headley Survey in the boundary line of the W. W. Franklin Survey;

THENCE North 39 varas a stake, a post oak brs. South 53 deg. East 11 vrs;

THENCE North 52 ¼ deg. East 492 varas, a stake in center of Clear Fork Creek;

THENCE in a Southeasterly direction with the meanderings of said creek to corner in center of said creek an the South line of W. W. Franklin Survey;

THENCE West with the South boundary line of said survey to the place of beginning.

SAVE AND EXCEPT about 6.85 acres of land taken by the State of Texas for Hiway purposes (Vol. 172, page 627, Deed Records of Parker County

Texas) Also I acre of land located in the I.O. Hedley Survey, being the S. E. corner of the land described in the First Tract, above, and situated between U. S. Hiway 80 and 180 and the old Bankhead Highway.

ELEVENTH PARCEL:

First Tract: About 18-7/10 acres of land out of the Southeast corner of the J. B. Wynn 320 acre Survey, Patent, No. 1128, Volume No. 13, Abstract No. 1637.

Second Tract: Four (4) acres, more or less, out of the Southeast corner of the C. C. McCarver Survey of 320 acres, Patent No. 544, Volume No. 28, Abstract No. 908.

The above two (2) tracts of land are described in one set of field notes by metes and bounds, more particularly, as follows:

BEGINNING at a pile of stone, the Southwest corner of the said Wynn Survey, which is also the Southwest corner of the said 18-7/10 acre tract and the Southeast corner of the said four (4) acre tract out of the 14-1/2 acre subdivision of said McCarver Survey;

THENCE West 120 varas with the South boundary line of said McCarvey Survey to the Southwest corner of the said 14-1/2 acre subdivision, from which a chittem tree brs. North 54 East 10-1/2 vrs;

THENCE North 4-1/2 West with the West Boundary Line of said 14-1/2 acre subdivision 171 vrs. to a rock from which a locust tree brs. North 34-1/2 East 7-4/10 -vrs. in the Southwest corner of a yard fence;

THENCE North 68 East, at 129-1/2 vrs. cross said Wynn West Boundary Line 218 vrs. North of its Southwest corner, and continuing with fence, in all 544 vrs. to a stone under fence in a field for corner;

THENCE South 361 vrs. to a post, the Northwest corner of a road where it turns South from the West;

THENCE West 365 vrs, to the Place of Beginning, and being the same lands described in the warrant deed from R. L. Johnson et ux to James T. Johnson, et ux dated April 23, 1945, recorded in Volume 199, page 396, Deed Records of Parker County, Texas.

TWELFTH PARCEL:

2 acres of land, more or less, out of the I. O. Headley Survey, Patent No. 10, Vol. 28, Abstract No. 619, more particularly described by metes and

bounds as follows:

BEGINNING at a point on the N.B.L. of the right of way of U. S. Highway No. 80, which beginning point is the Southwest corner of a tract described in the deed executed by B. F. Spain et ux to Mose Stalvey, dated Feb. 14, 1942, and recorded in Vol. 187, at page 1, Deed Records of Parker County, Texas, which beginning point is 475 feet (measured along the North right of way line of U. S. Highway 809 N.W. of the E.B.L. of the 6-1/2 acre tract described in the deed executed by W. P. Horner et ux to B. F. Spain dated April 9, 1932, and recorded in Vol. 159, at page 311, Deed Records of Parker County Texas;

THENCE in a Northwest direction with the North right of way line of said U. S. Highway 80, to the West or Northwest line of said 6½ acre tract conveyed by said Horner to B. F. Spain, recorded in Vol. 159, page 311, said deed records;

THENCE North 58½ East with said line to a corner in Clear Fork Creek;

THENCE in a Southeast direction with said creek to the N.W. corner of said Mose Stalvey tract, above mentioned;

THENCE South 200 feet, more or less, to the place of beginning.

THIRTEENTH PARCEL:

Real estate situated in Parker County, Texas about eight miles South 88 deg. East from Weatherford, and being parts of two surveys, and described by metes and bounds as follows, to-wit:

First Tract: 125 acres out of the Ann McCarver 320 acre Survey, patented to Riley Fox, Assignee by a Patent No. 1163, Volume 13, Abstract No. 910, by field notes described as follows:

BEGINNING at the Northwest corner of said Survey;

THENCE South with the West boundary line of same 1396 varas a corner;

THENCE East 498 varas a corner;

THENCE North 1396 varas a corner on the line of said McCarver Survey;

THENCE West 498 varas to the place of beginning.

Second Tract: 8 acres, more or less, out of the J. B. Wynn 320 acres Survey, patented to John Fox, Assignee, by Patent No, 1128, Volume 13,

Abstract No, 1637, and described by field notes as follows, to-wit:

BEGINNING 83 varas North of the Southeast corner of said J. B. Wynn Survey in the center of Clear Fork Creek;

THENCE in a Northwesterly direction with the meanderings of said Clear Fork Creek to a point in the East boundary line of the said J. B. Wynn Survey a corner;

THENCE South with the East, boundary line to the place of beginning;

Said two tracts of land are the same tracts of land described in the deed of W. G. Gibbs and wife, to W. T. Fox, dated the 22nd day of April, 1918, and now of record in Vol. 102, on page 89 of the Deed Records of Parker County Texas, which deed and its records there is here referred to and made a part hereof for further description of the lands here conveyed.

FOURTEENTH PARCEL:

All those certain lots, tracts, or parcels of land lying and being situated in Parker County, Texas, and being 287 acres out of the H.T. & B. Ry. Company Survey, Abstract No. 650; 400 acres out of the C. L. & L. O. Baker Survey, Abstract No. 2089; 320 acres out of the H.T. & B. Ry. Company Survey, Abstract No. 644; and 320 acres out of the C. L. Baker Survey, Abstract, No. 2281, and being the same lands described in two deeds, one from Leona Marsh Shirley to Floyd Tinsley, dated November 26, 1930, of record in Volume 136, Page 374, Deed Records of Parker County, Texas and the other from J. M. Bailey et ux to Floyd Tinsley, dated May 31, 1931, of record in Volume 147, page 204, Deed Records of Parker County, Texas;

SAVE AND EXCEPT therefrom 340 acres, more or less, heretofore conveyed by Floyd Tinsley, Sr., et us to Naomi Tinsley Grubbs and to which said deed and the record thereof reference is here made.

FIFTEENTH PARCEL:

A tract of land fronting 254.7 feet on West Stagecoach Trail and being 330 feet deep and known as Block 1.

SIXTEENTH PARCEL:

15.57 acres out of the A. J. Hood Survey, Abstract 2587, and out of the J. S. Oxer Survey, Abstract 1029, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, the Northwest corner of the A. J. Hood Survey;

THENCE North 89 deg. 57 min. East along the North boundary line of the Hood Survey 504.13 feet to point for corner;

THENCE South 6 deg. 12 min. West 1341.46 feet to point for corner on the North right of wayline of the old Bankhead Highway;

THENCE North 50 deg. 02 min. West along said North right of way line 866 feet to point for corner;

THENCE North 21 deg. 24 min. East 834.42 feet to the place of beginning.

be and the same is hereby discontinued as a part of and disannexed from the Town of Willow Park, Texas.

2. That from and after the passage of this ordinance, said territory shall cease to be a part of the Town of Willow Park, Texas, and the inhabitants thereof shall cease to be entitled to any of the rights, privileges and immunities of the citizens of the Town of Willow Park Texas.

The fact that the Town of Willow Park Texas, and its inhabitants, are in immediate need for the provisions of this ordinance creates an emergency and an imperative public necessity demanding that any and all rules requiring ordinances to be passed at more than one meeting be suspended, and that this ordinance take effect immediately upon and after its passage, and it is so ordained.

PASSED AND APPROVED, this the 21st day of October, 1963.

J. D. St. Clair

Mayor, Town of Willow Park, Texas

ATTEST:

Mrs. Mary Ann Boubel

Town Secretary