

ORDINANCE NO. 294-91

AN ORDINANCE MAKING CERTAIN FINDINGS OF FACT WITH REGARDS TO ANNEXATION; DECLARING ALL PUBLIC HEARINGS TO HAVE BEEN APPROPRIATELY NOTICED AND HELD; ANNEXING INTO THE CITY OF WILLOW PARK THE DESCRIBED AREA; PROVIDING FOR A SEVERABILITY CLAUSE; AND; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

I.

The purposes of this Ordinance, the “Area” as that term is used herein, is intended to encompass the description of land as set forth and contained in Exhibit “A” attached hereto and incorporated by reference as fully as though copied verbatim herein.

The City Council of the City of Willow Park, Texas, finds that, prior to initiating and instituting these Annexation Proceedings, the City Council held all public hearings as required by the Local Government Code of the State of Texas. The City Council further finds that all such public hearings have been held within the times required by statute and that the notices for such hearings and annexation have been published as required by law. The City Council further finds that the completion of these Annexation Proceedings, as evidenced by the passage of this Ordinance, have all occurred within ninety (90) days on the date the governing body of Willow Park instituted Annexation Proceedings. The City Council further finds that the Area here annexed is not comprised territory and equivalent in size to 10% of the total corporate area and that all other requisites of the applicable State Statutes have been complied with in all respects.

II.

The “Area” described and set forth in Exhibit “A” attached and incorporated herein by reference is hereby annexed into and made a part of the City of Willow Park, Texas, and shall from the date of passage hereof be considered in all things a part of the City of Willow Park, Texas, entitled thereupon to the amenities and privileges attended to being a part of Willow Park, Texas.

III.

The City Secretary is hereby ordered to transfer to the Commissioner’s Court of Parker County, Texas, a certified true copy of this Ordinance and to likewise to transmit to the Office of the Secretary of the State of Texas and the State Comptroller's Office certified copies of this Ordinance. Moreover, the official City map shall be amended and made current consistent with the terms of this Ordinance at the earliest most practicable time.

IV.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

V.

Should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

VI.

This ordinance shall be in full force and effect from and after the date of its passage and publication as required by law.

PASSED AND ADOPTED this the 16th day of July, 1991.

APPROVED:

Sharon Riley Suarez

SHARON SUAREZ, Mayor

ATTEST:

Kathy Mitchell

City Secretary

APPROVED

Walter W. Leonard

WALTER W. LEONARD, City Attorney



This instrument was acknowledged by me on the 25th day of January, 1991, by Jimmy Bradley, President of Trinity Meadows Raceway, Inc., a Texas Corporation, in the capacity therein stated

\_\_\_\_\_  
Notary Public, State of Texas

Notary's Printed Name

James A. McMullen III

My commission expires:

August 16, 1992

MIZELL LAND SURVEYING, INC.  
Registered Professional Land Surveyors

Description of land owned by Trinity Meadows Raceway, Inc. to be zoned  
Special Use

FIELD NOTES

99.916 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468; the M. M. EDWARDS SURVEY, Abstract No. 1955; the JOHN FROMAN SURVEY, Abstract No. 471; and the ISAAC HEADLEY SURVEY, Abstract No. 619, Parker County, Texas, being the same tract of land conveyed to Trinity Meadows Raceway, Inc. by deed recorded in Volume 1434, Page 710, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron at the most southerly corner of Lot 3, Block 8, Willow Wood, an Addition to the City of Willow Park according to the plat recorded in Volume 361-A, Page 32, Plat Records, Parker County, Texas, said point being in the west line of King's Gate Road;

THENCE S 39° 51' W, along the west line of said King's Gate Road, 1,780.55 feet to a 1/2" iron in the north line of Interstate Highway No. 20;

THENCE N 7° 27' 03" W, along the north line of said Interstate Highway No. 20, a distance of 168.08 feet to a 1/2" iron;

THENCE N 23° 27' 10" E, 193.55 feet to a point in the center of Clear Fork-Trinity River;

THENCE along the center of said Clear Fork-Trinity River as follows:

N 66° 22' 26" W, 138.05 feet;  
N 34° 34' 00" W, 75.46 feet;  
N 20° 11' 36" W, 161.89 feet;  
N 06° 06' 13" W, 341.87 feet;  
N 46° 03' 55" W, 59.97 feet;  
N 76° 15' 15" W, 302.35 feet;  
N 37° 58' 56" W, 210.00 feet;  
N 19° 41' 21" W, 205.06 feet;  
N 23° 00' 26" E, 75.76 feet;  
N 19° 40' 02" E, 68.26 feet;  
N 51° 52' 53" W, 289.92 feet;  
N 16° 27' 11" E, 242.57 feet;  
N 07° 24' 55" W, 123.34 feet;  
N 50° 13' 20" W, 215.39 feet;  
N 00° 43' 55" E, 261.71 feet;

N 22° 39' 51" W, 280.36 feet;  
N 37° 18' 16" W, 465.27 feet;  
N 83° 09' 07" W, 303.51 feet;

MIZELL LAND SURVEYING, INC.

Registered Professional Land Surveyors

Description of land owned by Trinity Meadows Raceway, Inc. to be zoned  
Special Use

Page 2

THENCE N 88° 34' 38" E, 1,974.26 feet to a 1/2" iron in the south line of said Willow  
Wood Addition;

THENCE along the south line of said Willow Wood Addition as follows:

S 08° 03' 13" W, 473.38 feet to a 1/2" iron;  
S 26° 00' 09" E, 120.91 feet to a 1/2" iron;  
N 63° 09' 50" E, 691.19 feet to a 1/2" iron;  
S 34° 27' 12" E, 288.53 feet to a 5/8" iron;  
S 45° 11' 27" W, 363.86 feet to a 5/8" iron;  
S 20° 31' 06" W, 285.67 feet to a 1" iron;  
S 12° 22' 32" E, 197.44 feet to a 1/2" iron;  
S 29° 53' 16" E, 244.67 feet to a 1/2" iron;  
S 42° 35' 36" E, 181.51 feet to a 1/2" iron;  
N 86° 35' 07" E, 204.78 feet to a 1/2" iron;  
S 86° 51' 39" E, 126.42 feet to a 1/2" iron;  
S 00° 04' 02" E, 183.39 feet to the POINT OF BEGINNING and  
containing 99.916 acres of land

MIZELL LAND SURVEYING, INC.  
Registered Professional Land Surveyors

Description of land owned by Trinity Meadows Raceway, Inc. to be annexed by the City of Willow Park and zoned Special Use

TRACT 1  
FIELD NOTES

69.391 acres situated in the JOHN FROMAN SURVEY, Abstract No. 471 Parker County, Texas, being a portion of that certain tract of land conveyed to San Angelo Savings Association by Deed recorded in Volume 1401, Page 1013, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4" iron in the east line of said San Angelo Savings Association tract and the west line of West Stagecoach Trail, said point being the most southerly corner of a tract of land conveyed to Martin O. Siegmund, et ux, by Deed recorded in Volume 1403, Page 1238. Real Records. Parker County, Texas, and being (per deed) S 00° 31' W, 743.33 feet and S 42° 14' W, 304.04 feet from the northeast corner of said C. G. TEETER SURVEY;

THENCE, along the east line of said San Angelo Savings Association tract and the east line of said West Stagecoach Trail as follows:

S 45° 20' 42" W, 336.70 feet to a fence post;

S 48° 08' 41" W, 479.16 feet to a 1/2" iron;

S 47° 12' 32" W, 346.09 feet to a 1/2" iron;

S 44° 58' 50" W, 198.19 feet to a 1/2" iron;

S 54° 04' 46" W, 115.59 feet to a 1/2" iron at the northeast corner of a tract of land conveyed to Roy Lynch by Deed recorded in Volume 1402, Page 778, Real Records, Parker County, Texas;

THENCE N 71° 23' 59" W, along the north line of said Lynch tract, 691.17 feet to a 1/2" iron;

THENCE S 18° 34' 51" W, along the west line of said Lynch tract, 300.00 feet to a 1/2" iron in the north line of Interstate Highway No. 20;

THENCE along the north line of said interstate Highway No. 20 as follows:

N 71° 25' 10" W, 226.20 feet to a Texas Highway Department Monument;

S 18° 56' 26" W, 28.98 feet to a Texas Highway Department Monument,

N 71° 20' 32" W, 115.00 feet to a 1/2" iron at the POINT OF

BEGINNING of the tract herein described;

THENCE N 71° 20'32" W, continuing along the north line of said Interstate Highway No. 20, a distance of 910.88 feet to a 1/2" iron at the southeast corner of a tract of land conveyed to George N. Clawson by Deed recorded in Volume 1410, Page 429, Real Records, Parker County, Texas;

MIZELL LAND SURVEYING, INC.  
Registered Professional Land Surveyors

Description of land owned by Trinity Meadows Raceway, Inc. to be annexed by the City of Willow Park and zoned Special Use

Tract 1 continued

THENCE along the east and north line of said Clawson tract as follows:

N 18° 03'53" E, 318.83 feet to a 1/2" iron;  
N 71° 16'11" W, 594.46 feet to a 1/2" iron;  
N 63° 24'17" W, 97.30 feet to a 1/2" iron;  
N 44° 55' W, 203.54 feet to a 1/2" iron in the east line of King's Gate Road;

THENCE N 39° 51'35" E, along the east line of said King's Gate Road, 1,227.74 feet to a 1/2" iron at the northwest corner of said San Angelo Savings Association tract;

THENCE along the north line of said San Angelo Savings Association tract as follows:

N 89° 19'30" E, 461.71 feet to a 1/2" iron;  
S 89° 36'34" E, 649.76 feet to a 3/8" iron;  
N 88° 18'52" E, 557.51 feet to a 3/4" pipe;

THENCE S 02° 08'14" W, 798.00 feet to a 1/2" iron;

THENCE S 45° 48'42" W, 1,084.04 feet to a 1/2" iron at the beginning of a curve to the right whose radius is 1,400.00 feet and whose long chord bears S 12° 10'43" W, 315.95 feet;

THENCE along said curve, in a southerly direction, through a central angle of 12° 57'19", a distance of 316.62 feet to a 1/2" iron at the end of said curve;

THENCE S 18° 39'28" W, 75.00 feet to the POINT OF BEGINNING and containing 69.391 acres of land.

MIZELL LAND SURVEYING, INC.  
Registered Professional Land Surveyors

Description of land owned by Trinity Meadows Raceway, Inc. to be annexed by the City of Willow Park and zoned Special Use

Tract 2  
FIELD NOTES

33.597 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468, Parker County, Texas, being a portion of that certain tract of land conveyed to Bobby L. Yeary, et ux, by deed recorded in Volume 329, Page 460, Deed Records, Parker County, Texas, said 33.597 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron at the southwest corner of Lot 15, Block 11, WILLOW WOOD, according to the plat recorded in Volume 361-A, Page 32, Plat Records, Parker County, Texas, said point being in the south line of said Yeary tract and the north line of a called 100.163 acre tract of land conveyed to Trinity Meadows Raceway, Inc., by deed recorded in Volume 1434, Page 710, Real Records, Parker County, Texas;

THENCE S 88° 34'38" W, along the common line of said Yeary and Trinity Meadows Raceway, Inc. tracts, at 1,160.13 feet pass a nail in a stump on the top bank of the Trinity River and continuing, in all, 1,215.58 feet to a point in the approximate centerline of said River;

THENCE along the meanders of the approximate centerline of said Trinity River as follows:

N 35° 12'35" W, 227.04 feet;  
N 41° 31'46" W, 178.63 feet;  
N 72° 01'15" W, 133.71 feet;  
S 71° 14'08" W, 225.01 feet;  
N 48° 48'55" W, 181.64 feet;  
N 10° 42'27" E, 179.00 feet;  
N 63° 27'11" W, 213.66 feet;  
N 35° 37'04" W, 169.13 feet;  
N 84° 21'42" W, 338.86 feet;  
N 14° 41'36" E, 57.57 feet to a point in the north line of said Yeary tract, said point being in the north line of said FRANKLIN SURVEY and the south line of the ANN MC CARVER SURVEY, Abstract No. 910;

THENCE S 89° 40'13" E, along the common line of said FRANKLIN and MC CARVER SURVEYS and along the north line of said Yeary tract, at 338.63 feet pass an iron rod and containing in all, 2,103.79 feet to a 1/2" iron in the west line of said WILLOW WOOD Addition;

THENCE along the west line of said Addition as follows:

S 01° 28' 50" W, 322.05 feet to a 1/2" iron;

S 89° 53' 38" E, 427.78 feet to a 1/2" iron;

S 00° 17' 23" W, 540.55 feet to the POINT OF BEGINNING and  
containing 33.597 acres.

MIZELL LAND SURVEYING, INC.  
Registered Professional Land Surveyors

Description of land owned by Trinity Meadows Raceways, to be annexed by the City of Willow Park and zoned Special Use

Tract 3  
FIELD NOTE

0.600 acre situated in the ANN MC CARVER SURVEY, Abstract No. 910, Parker County, Texas, being a portion of that certain tract of land conveyed to Bobby L. Yeary by deed recorded in Volume 577, Page 427, Deed Records, Parker County, Texas, said 0.600 acre being more particularly described by metes and bounds as follows:

BEGINNING at an iron in the south line of a tract of land conveyed to Edwin B. Dow by deed recorded in Volume 1317, Page 869, Real Records, Parker County, Texas and the north line of a tract of land conveyed to said Bobby L. Yeary by deed recorded in Volume 329, Page 460, Deed Records, Parker County, Texas, said point being N 89° 40'13" W, 1,532.60 feet from the most westerly corner of WILLOW WOOD, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 361-A, Page 32, Plat Records, Parker County, Texas;

THENCE N 89° 40'13" W, along the north line of said Yeary tract, recorded in Volume 329, Page 460, a distance of 306.10 feet;

THENCE N 11° 03'45" W, 174.13 feet to a point in the west line of said Dow tract;

THENCE S 63° 02'42" E, along the south line of said Dow tract, 380.89 feet to the POINT OF BEGINNING and containing 0.600 acre (26,125 square feet) of land.