

ORDINANCE NO. 348A-93

AN ORDINANCE AMENDING CITY OF WILLOW PARK ORDINANCE NO. 348-93 RELATING TO THE LEVYING OF ASSESSMENTS FOR SANITARY SEWER IMPROVEMENTS, BY SUPPLEMENTING AND CLARIFYING EXHIBIT A TO ORDINANCE 348-93; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Willow Park, Texas, has heretofore adopted Ordinance No. 348-93 levying assessments for some of the costs of a system of sanitary sewer improvements within the city limits of the City of Willow Park, Texas and desires to expand and clarify the descriptions of the properties contained in the original Exhibit "A" attached to said Ordinance.

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

I.

City of Willow Park Ordinance 348-93 is hereby amended by deleting Exhibit "A", containing property descriptions, a list of owners, benefited amounts and amounts assessed and in its place is substituted the attached Exhibit "A" containing clarifications and expansions of the heretofore given property descriptions.

II.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

III.

It is hereby declared to be the intention of the City Council that the phases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

IV.

This Ordinance shall take effect and be in full force and effect from and after the date of its passage and it is so ordained.

PASSED AND APPROVED on this the 26th day of October, 1993.

William J. Clemens

WILLIAM J. CLEMENS, MAYOR

ATTEST:

Barbara Kilough

CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

Walter W. Leonard

CITY ATTORNEY

Date: October 26, 1993

ADOPTED: October 26, 1993

EFFECTIVE: October 26, 1993

EXHIBIT "A"

1. Owner: John Phillips

Legal Description:

Being all of Block Number One (1) of EL CHICO ADDITION of Parker County, Texas, as shown by Plat of said Addition recorded in Volume 277, Page 357, Plat Records of Parker County, Texas.

Benefitted Amount: \$7,458.98

Amount Assessed: \$6,713.08

2. Owner: Living Way Ministries

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being a 2.521 Acre tract of land being Block 3 and a portion of Block 73, EL CHICO ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Volume 284, Page 601, Plat Records, Parker County, Texas; said 2.521 Acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in a curve and the South line of Pitchfork Trail, said point being the Northeast corner of said Block 3 and the Northwest corner of Block 4, El Chico Addition;

THENCE South 32 degrees 12 minutes West leaving said curve and South line of Pitchfork Trail, 400.39 feet to an iron pin in the South line of said Block 73 and the North line of Interstate Highway No. 20;

THENCE North 71 degrees 29 minutes West along the South line of said Block 73 and the North line of said Interstate Highway No. 20, 171.09 feet to a concrete highway monument;

THENCE South 18 degrees 31 minutes West 29.0 feet to a concrete highway monument;

THENCE North 71 degrees 29 minutes West 162.21 feet to an iron pin;

THENCE North 46 degrees 57 minutes East 528.9 feet to an iron pin in a curve to the left in the South line of said Pitchfork Trail, said point also being the Northwest corner of said Block 3;

THENCE along the South line of said Pitchfork Trail and curve having a radius of 1214.14 feet a distance of 182.54 feet to the POINT OF BEGINNING, containing 2.521 acres of land, more or less.

Benefitted Amount: \$9,127.88

Amount Assessed: \$8,215.09

3. Owner: McCarley & Pugh

Legal Description:

All of Block No. 4 of EL CHICO ADDITION to the City of Willow Park, Parker County, Texas according to Plat of record in Volume 277, Page 357, Plat Records of Parker County, Texas.

Benefitted Amount: \$6,266.96

Amount Assessed: \$5,640.21

4. Owner: Thomas Excavating

Legal Description:

Block 5 and 6, El Chico Addition to Parker County, Texas, as shown on plat of said addition of record in Volume 277, Page 357, Deed Records of Parker County, Texas;

Lots 4 and 5, Block 73, El Chico Addition to Parker County, Texas, as shown on revised plat of record in Volume 362-A, Page 7, Deed Records of Parker County, Texas.

Benefitted Amount: \$12,193.21

Amount Assessed: \$10,973.90

5. Owner: Brent Smith

Legal Description:

Lot 3, Block 73, EL CHICO ADDITION, to the City of Willow Park, Parker County, Texas according to the Revised Plat thereof recorded in Volume 362-A, Page 7, Plat Records, Parker County, Texas.

Block 7, EL CHICO ADDITION, to the City of Willow Park, Parker County, Texas according to the Plat thereof recorded in Volume 277, Page 358, Plat Records, Parker County, Texas.

Benefitted Amount: \$6,403.14

Amount Assessed: \$5,762.83

6. Owner: C. Dempsey & R. Dempsey

Legal Description:

BLOCK 8, EL CHICO ADDITION to Parker County, Texas as shown on plat of said addition recorded in Volume 377, Page 357, Deed Records of Parker County, Texas; and

LOT 2, BLOCK 73, EL CHICO ADDITION to Parker County, Texas as shown on revised plat recorded in Volume 362A, Page 7, Deed Records of Parker County, Texas.

Benefitted Amount: \$6,198.78
Amount Assessed: \$5,578.91

7. Owner: O.P. Leonard

Legal Description:

All of those certain lots, tracts or parcels of land lying and being situated in Parker County, Texas as more fully described in a warranty deed filed of record in the Parker County Deed Records at Volume 342, Page 241.

Benefitted Amount: \$5,790.07
Amount Assessed: \$5,211.07

8. Owner: Jimmie Jordan

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being all of Block 18, EL CHICO ADDITION to the City of Willow Park, in Parker County, Texas, according to plat of record in Volume 277, Page 358, Plat Records of Parker County, Texas; and that .223 acre portion of Block 72 abutting Block 18 in the EL CHICO ADDITION to the City of Willow Park, Parker County, Texas.

Benefitted Amount: \$5,994.43
Amount Assessed: \$5,394.99

9. Owner: O.P. Leonard

Legal Description:

All of those certain lots, tracts or parcels of land lying and being situated in Parker County, Texas as more fully described in a warranty deed filed of record in the Parker County Deed Records at Volume 342, Page 241.

Benefitted Amount: \$10,354.01
Amount Assessed: \$ 9,318.61

10. Owner: Episcopal Diocese

Legal Description:

Block 36, EL CHICO ADDITION, a subdivision in Parker County, Texas, recorded in Vol. 277, Page 358, Deed Records, Parker County, Texas; and part of Block 36R Revised of the EL CHICO ADDITION, Willow Park, Parker County, Texas.

Benefitted Amount: \$11,580.14

Amount Assessed: \$10,422.13

11. Owner: Episcopal Diocese

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being BLOCK 37, EL CHICO ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Volume 277, Page 358, Plat Records, Parker County, Texas; and part of Block 36R Revised of the EL CHICO ADDITION, Willow Park, Parker County, Texas.

Benefitted Amount: \$3,065.33

Amount Assessed: \$2,758.80

12. Owner: Jimmie Jordan & R.T. Elrod

Legal Description:

ALL of LOT 3, BLOCK 71, EL CHICO ADDITION, an Addition to Parker County, Texas, according to plat of record in Volume 362-A, Page 6, Plat Records, Parker County; and

PART of BLOCK 72, EL CHICO ADDITION, an Addition to Parker County, Texas, according to plat of record in Volume 277, Page 358, Deed Records of Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 1" iron at the southwesterly comer of Block 38, of said EL CHICO addition;

THENCE S 71° 29' E, along the south line of said Block 38, a distance of 380.60 feet to a 1/2" iron;

THENCE S 18° 31' W, 11.00 feet to a 1/2" iron in the north line of Interstate Highway No. 20;

THENCE N 71° 29' W, along the north line of said Interstate Highway No. 20, a distance of 300.00 feet to a Highway Monument;
THENCE S 18° 31' W, continuing along the North line of said Interstate Highway No. 20, a distance of 69.00 feet to a Highway Monument;
THENCE N 71° 29' W, continuing along the north line of said Interstate Highway No. 20, a distance of 80.60 feet;
THENCE N 18° 31' E, 80.00 feet to the POINT OF BEGINNING and containing 0.223 Acres (9,707.S.F.) of land, more or less; and

ALL OF BLOCK 38, EL CHICO ADDITION in Parker County, Texas, according to the plat of record in Volume 277, Page 358, Plat Records, Parker County, Texas.

Benefitted Amount: \$6,096.61
Amount Assessed: \$5,486.94

13. Owner: Roy Lynch

Legal Description:

Part of Blocks 39 and Block 71, EL CHICO Addition to Willow Park, in Parker County, Texas, according to the map or plat as recorded in the Plat Records of Parker County, Texas, and more fully described as follows:

BEGINNING at an iron pin at the intersection of the WBL of Ranch House Road with the NBL of I-20 Hwy. (old Hwy. 80), the SE corner of Block 71, EL CHICO ADDITION;

THENCE, along the WBL of Ranch House, N 18° - 31' E, 164.1 ft. to the beginning of a curve to the left;

THENCE, along a curve to the left, a Radius - 937.65 ft.; chord N 17° - 08' 40" E, 44.91 ft.; a distance of 44.93 ft. iron pin corner;

THENCE, N 71° - 29' W, 198.92 ft. iron pin corner;

THENCE, S 18° - 31'W, 209.00 ft. iron pin corner in the NBL of I-20 Hwy. corner;

THENCE, along the NBL of I-20 Hwy, S 71° - 29' E, 200.00 ft. to the Point of Beginning, and containing 0.959 acres of land.

Benefitted Amount: \$6,948.09
Amount Assessed: \$6,253.28

14. Owner: William Hurley

Legal Description:

Lots 2 and 3, Block 39 and Lot 2, Block 71, EL CHICO, an Addition to the City of Willow Park, Parker County, Texas, according to plat of record in Vol. 362-A, Page 6, Plat Records, Parker County, Texas.

Benefitted Amount: \$15,803.49
Amount Assessed: \$14,223.15

15. Owner: G.R. Maniedeo

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being lot 1, Block 56, EL CHICO ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 284, Page 601, Deed Records, Parker County, Texas.

Benefitted Amount: \$5,279.18
Amount Assessed: \$4,751.26

16. Owner: George Mayfield

Legal Description:

LOT 2, BLOCK 56, EL CHICO ADDITION, an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof, as recorded in Volume 284, Page 601, Deed Records, Parker County, Texas.

Benefitted Amount: \$3,610.28
Amount Assessed: \$3,249.25

17. Owner: Jay Laminack

Legal Description:

West 50 feet of Lot 4, and all of Lot 3, Block 56, EL CHICO ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to the plat of record in Volume 284, Page 601, Deed Records, Parker County, Texas.

Benefitted Amount: \$8,174.22
Amount Assessed: \$7,356.80

18. Owner: Bobby Robinson

Legal Description:

All of Lot Five (5) and the East one-half (E 1/2) of Lot Four (4), in Block Fifty-six (56) of El Chico Addition, an Addition in Parker County, Texas as shown by plat thereof now of record in Vol. 284, on Page 601 of the Deed Records of Parker County, Texas.

Benefitted Amount: \$8,548.87
Amount Assessed: \$7,693.98

19. Owner: Bill Young

Legal Description:

Being Lot A a revision of Lots 4 through 7, in Block 57 of El Chico, a subdivision in Parker County, Texas, according to the plat thereof recorded in Vol. 360A, Page 8, Deed Records, Parker County, Texas.

Benefitted Amount: \$6,675.61
Amount Assessed: \$6,008.05

20. Owner: Jerrell Patton

Legal Description:

Lot B in Block 57 EL CHICO ADDITION, Parker County, Texas, according to Plat recorded in Volume 360A, Page 8, Deed Records of Parker County, Texas.

Benefitted Amount: \$3,405.92
Amount Assessed: \$3,065.33

21. Owner: Jack Gibson

Legal Description:

All that certain lot, tract or parcel of land, lying and being situated in Parker County, Texas, and being all of Lot One (1), in Block 57, and the West one-half (W 1/2) of Lot Two (2), Block 57, El Chico Addition in Parker County, Texas, as shown by plat of said addition of record in Vol. 277, Page 357, Plat Records, in the office of the County Clerk, Parker County, Texas.

Benefitted Amount: \$8,651.05
Amount Assessed: \$7,785.94

22. Owner: Cecil Dixon

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being Lot 3 and the East 50 feet of Lot 2, Block 57, El Chico, an addition in Parker County, Texas, according to revised plat of record in Volume 284, Page 601, Deed Records, Parker County, Texas.

Benefitted Amount: \$8,787.87
Amount Assessed: \$7,908.56

23. Owner: Jerrell Patton

Legal Description:

Lot, tract or parcel of land, more particularly described as follows: Lot 7, Block 57, EL CHICO, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 284, Page 601, Plat Records, Parker County, Texas.

Benefitted Amount: \$3,542.16
Amount Assessed: \$3,187.95

24. Owner: Exito, Inc.

Legal Description:

Those certain lots, tracts or parcels of land lying and being situated in Parker County, Texas, and being Lots 1 thru 4, Block 58, and the West 200.0 feet of Block 70, EL CHICO ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Volume 277, Page 358, Plat Records, Parker County, Texas; and all that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being Lots 35 thru 38, Block 58, and the 20 foot alley to the South of above mentioned Lots of Block 58, EL CHICO ADDITION to the City of Willow Park, Parker County, Texas, according to Plat recorded in Volume 277, Page 358, Plat Records, Parker County, Texas, being 0.736 Acres of land situated in John Cole Survey, A-218, in Parker County, Texas.

Benefitted Amount: \$13,691.82
Amount Assessed: \$12,322.64

25. Owner: James Doss

Legal Description:

Block 58 Lots 5-9, Part of Block 10 and that portion of Block 70 abutting Block

58 Lots 5-9 and part of Lot 10 in the El Chico Addition; City of Willow Park, Parker County, Texas.

Benefitted Amount: \$11,886.68
Amount Assessed: \$10,698.01

26. Owner: Texas Bank

Legal Description:

Block 58 Lot 11, Part of Lots 10 & 12 in the El Chico Addition; City of Willow Park, Parker County, Texas.

Benefitted Amount: \$3,337.81
Amount Assessed: \$3,004.03

27. Owner: Thrift Mart

Legal Description:

All that certain lot, tract or parcel of land, lying and being situated in Parker County, Texas, and being a 0.517 Acre tract of land situated in the John Cole Survey, A-218, in Parker County, Texas, and being a portion of Lots 14, 15, 24 & 25, Block 58, and a portion of Block 70, together with a 20 foot wide alley running East and West between Lots 14 & 15 and Lots 24 & 25, Block 58, all of El Chico Addition, an Addition to the City of Willow Park, Parker County, Texas, according to plat recorded in Volume 277, Page 358, Plat Records, Parker County, Texas; said 0.517 Acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the southerly line of said Block 70 and the northerly Right of Way line of U.S. Interstate No. 20, said iron pin being North 71 degrees 29 minutes West 271.66 feet from the southeast corner of said Block 70;

THENCE North 71 degrees 29 minutes West along the northerly line of said U.S. Interstate No. 20, 55.0 feet to an iron pin;

THENCE North 18 degrees 24 minutes 33 seconds East 410.0 feet to an iron pin in the southerly Right of Way line of Canyon Court;

THENCE South 71 degrees 29 minutes East along said southerly Right of Way line 55.0 feet to an iron pin;

THENCE South 18 degrees 24 minutes 33 seconds West 410.0 feet to the POINT OF BEGINNING, containing 0.517 Acres or 22,550 Square Feet of land more or

less.

Benefitted Amount: \$3,780.58

Amount Assessed: \$3,402.52

28. Owner: Thrift Mart

Legal Description:

All that certain lot, tract or parcel of land, lying and being situated in Parker County, Texas, and being a 2.500 acre tract of land situated in the John Cole Survey, A-218, in Parker County, Texas, and being Lots 20 thru 23, Lots 16 thru 19, and a portion of Lots 15 and 24, Block 58, a portion of Block 70, together with a 20 foot wide alley running East and West between Lots 15 thru 19 and Lots 20 thru 24, Block 58, all of El Chico Addition, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Volume 277, Page 358, Plat Records, Parker County, Texas; said 2.500 Acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at the Southeasterly comer of said Block 70, said iron pin being in the Westerly Right-of-Way line of El Chico Trail and the Northerly Right-of-Way line of said U.S. Interstate No. 20;

THENCE North 71 degrees 29 minutes 00 seconds West along the Northerly Right-of-Way line of said U.S. Interstate 20, 271.66 feet to an iron pin;

THENCE North 18 degrees 24 minutes 33 seconds East 410.0 feet to an iron pin in the Northerly Right-of-Way line of Canyon Court;

THENCE South 71 degrees 29 minutes 00 seconds East along said Southerly Right-of-Way line 250.13 feet to an iron pin in the Westerly Right-of-Way line of said El Chico Trail and being in a curve to the right having a radius of 2763.03 feet;

THENCE along said Westerly Right-of-Way line and curve, a distance of 350.80 feet to an iron pin at the end of said curve and the Northeasterly corner of said Block 70;

THENCE South 18 degrees 31 minutes West 60.0 feet to the POINT OF BEGINNING, containing 2.500 Acres of land, more or less.

Benefitted Amount: \$18,119.52

Amount Assessed: \$16,307.58

29. Owner: Texas Bank

Legal Description:

All that certain lot, tract or parcel of and being situated in Parker County, Texas, and described as Block 58, Lot 28 and part of Lots 27 & 29 in the El Chico Addition; City of Willow Park, Parker County, Texas.

Benefitted Amount: \$2,111.57

Amount Assessed: \$1,900.51

30. Owner: Texas Bank

Legal Description:

AU that certain lot, tract or parcel of land being situated in Parker County, Texas and described as Block 58, Lots 30-34 and part of Lot 29 in the El Chico Addition; City of Willow Park, Parker County, Texas.

Benefitted Amount: \$7,595.20

Amount Assessed: \$6,835.69

31. Owner: Willow Park Medicine

Legal Description:

All that certain lot, tract or parcel of land being situated in Parker County, Texas, and being Lot 1, Block 67R, El Chico Addition to the City of Willow Park, Parker County, Texas, according to plat of record in Plat Cabinet A, Slide 718, Plat Records, Parker County, Texas.

Benefitted Amount: \$9,775.00

Amount Assessed: \$8,797.51

32. Owner: Lynch and Hanley

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being Lot 2 of Block 67, El Chico Addition an Addition to the City of Willow Park, Parker County, Texas, according to plat recorded in Vol. 277, Pg. 358, Plat Records, Parker County, Texas.

Benefitted Amount: \$1,839.20

Amount Assessed: \$1,655.28

33. Owner: Lynch and Hanley

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being Lot 3 of Block 67, El Chico Addition an Addition to the City of Willow Park, Parker County, Texas, according to plat recorded in Vol. 277, Pg. 358, Plat Records, Parker County, Texas.

Benefitted Amount: \$1,737.02
Amount Assessed: \$1,563.32

34. Owner: Lynch and Hanley

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being Lot 4 of Block 67, El Chico Addition an Addition to the City of Willow Park, Parker County, Texas, according to plat recorded in Vol. 277, Pg. 358, Plat Records, Parker County, Texas.

Benefitted Amount: \$1,634.84
Amount Assessed: \$1,471.36

35. Owner: Henry T. George

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being Block 68, EL CHICO ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to plat recorded in Volume 277, Page 358, Plat Records, Parker County, Texas.

Benefitted Amount: \$18,766.65
Amount Assessed: \$16,889.98

36. Owner: Graham & Lynch et al.

Legal Description:

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.

Benefitted Amount: \$6,879.97
Amount Assessed: \$6,191.97

37. Owner: Texas Bank

Legal Description:

All that certain lot, tract or parcel of land being situated in Parker County, Texas and described as Block 1, Lot 5 in the El Chico South Addition; City of Willow Park, Parker County, Texas.

Benefitted Amount: \$6,675.61
Amount Assessed: \$6,008.05

38. Owner: WCW Enterprises

Legal Description:

All that certain lot, tract or parcel of land being situated in Parker County and described as Lot 6, Block 1, EL CHICO SOUTH, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Volume 361A, Page 38, Plat Records of Parker County, Texas.

Benefitted Amount: \$6,028.39
Amount Assessed: \$5,425.64

39. Owner: D. Moore and D. Hanley

Legal Description:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, being Lot 1, Block 2, EL CHICO SOUTH SUBDIVISION in the John Cole Survey, A-218, Willow Park, Parker County, Texas, as recorded in Volume 361-A, Page 39, Plat Records of Parker County, Texas.

Benefitted Amount: \$6,675.61
Amount Assessed: \$6,008.05

40. Owner: Bobby McElyea

Legal Description:

All that certain lot, tract or parcel of land being situated in Parker County and described as Lot 7, Block 2, EL CHICO SOUTH, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 361-A, Page 39, Plat Records, Parker County, Texas.

Benefitted Amount: \$6,743.63
Amount Assessed: \$6,069.36

41. Owner: Roy Lynch

Legal Description:

Froman Survey Abstract #471 & Teeter Survey Abstract #486 in an unplatted section of the City of Willow Park, Parker County, Texas, more particularly described as: 4.006 acres situated in the J.M. Froman Survey, Abstract No. 471 and the G.G. Teeter Survey, Abstract No. 486, Parker County, Texas, said 4.006 acres being that same tract of land conveyed to Roy Lynch by deed recorded in Volume 1402, Page 778, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron in the west boundary line of West Stagecoach Trail, said point being (per deed calls) South, 2,153.91 feet and West, 1,539.15 feet from the northeast corner of said G.G. Teeter Survey, said iron being the southeast corner of said Roy Lynch tract;

THENCE S 87 deg. 32'39" W, 121.47 feet to a concrete monument in the north right-of-way line of Interstate Highway No. 20, said point being the most southerly corner of said Roy Lynch tract;

THENCE N 71 deg. 22' W, along the north right-of-way line of said Interstate Highway 20, a distance of 401.48 feet to a 3/8" iron for the southwest corner of said Lynch tract, said iron also being the most southerly southeast corner of a tract of land conveyed to San Angelo Savings Association by deed recorded in Volume 1401, Page 1013, Deed Records, Parker County, Texas;

THENCE N 18 deg. 38' E, along the common boundary line of said Lynch and San Angelo Savings Association tracts, a distance of 300.0 feet to a 1/2" iron for the northwest corner of said Lynch tract;

THENCE S 71 deg. 2'50" E, continuing along the common boundary line of said tracts, 691.17 feet to a 3/8" iron in the west right-of-way line of said West Stagecoach Trail, said iron being the northeast corner of said Lynch tract;

THENCE S 53 deg. 11'27" W, along the west right-of-way line of said West Stagecoach Trail, 310.92 feet to the POINT OF BEGINNING and containing 4.006 acres (174,505 square feet) of land.

Benefitted Amount: \$14,475.08

Amount Assessed: \$13,027.66

42. Owner. Texas Bank

Legal Description:

J. Cole Survey Abstract #218 in an unplatted section of the City of Willow Park, Parker County, Texas, more particularly described as: SURFACE ESTATE ONLY IN AND TO: A 5.299 acre tract of land situated in the John Cole Survey, A-218, in Parker County, Texas, being all of Lots 5 and 6, Block 1, El Chico South, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Volume 361-A, Page 39, Plat Records, Parker County, Texas, and a portion of the tract of land described in deed recorded in Volume 405, Page 694, Deed Records, Parker County, Texas; said 5.299 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at the northwest corner of above-mentioned Lot 6, Block 1, El Chico South Addition, said iron pin also being in the south right-of-way line of Interstate Highway 20 and the east right-of-way line of Ranch Hlouse Road;

THENCE South 71 degrees 20 minutes East along said south right-of-way line of Interstate 20, 184.4 feet to a concrete highway right-of-way monument;

THENCE South 75 degrees 37 minutes East along said south right-of-way line, 216.2 feet to an iron pin at the northeast corner of said Lot 5, Block 1;

THENCE South 18 degrees 38 minutes West leaving said right-of-way line, 200.0 feet to an iron pin at the southeast corner of said Lot 5, Block 1;

THENCE South 22 degrees 53 minutes 50 seconds West 391.0 feet to an iron pin for a corner;

THENCE North 73 degrees 41 minutes 10 seconds West 390.16 feet to an iron pin in the east right-of-way line of above mentioned Ranch House Road, said iron pin being in a curve to the left, having a radius of 4113.4 feet;

THENCE along said curve in a northeasterly direction 400.0 feet to an iron pin at the end of said curve;

THENCE North 18 degrees 35 minutes East along said Ranch House Road, 190.4 feet to the POINT OF BEGINNING, containing 5.299 acres of land more or less.

SAVE AND EXCEPT:

THE SURFACE ESTATE ONLY in and to Lot 6, Block 1, El Chico South, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Volume 361A, Page 38, Plat Records of Parker County, Texas.

Benefitted Amount: \$25,919.09

Amount Assessed: \$23,327.18

Carvan E. Adkins
Robert M. Allibon
Daniel R. Barrett*
Elizabeth Elam
David Fielding
Josephine Garrett
E. Glenn Gidel
Dwayne D. Hitt
Susan M. Holloway

FIELDING, BARRETT & TAYLOR, L.L.P.
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*Board Certified Personal Injury Trial Law-
Texas Board of Legal Specialization
Civil Trial Advocate-
National Board of Trial Advocacy

**Board Certified Civil Appellate Law
Texas Board of Legal Specialization
***Licensed in State of Illinois and
U. S. District Court for the Southern District of Illinois

October 25, 1993

Ms. Cindy Vaszauskas
Texas Bank
102 N. Main
Weatherford, Texas 76086

Via Hand Delivery

Mr. Guy Natale
City of Willow Park
101 Stagecoach Trail
Willow Park, Texas 76087

Via Hand Delivery

Re: Willow Park Sanitary Sewer System (Phase II)

Dear Cindy and Guy:

Enclosed is a revised Exhibit "A" regarding the legal descriptions for the City of Willow Park's Ordinance of Assessment. I intend to take the legal descriptions from this Exhibit "A" and transfer them directly to the Certificate Assessments. If either of you have any problem with the legal descriptions, please let me know as soon as possible and I will make the appropriate correction.

I have been advised that the City Council meeting originally scheduled for tonight to approve the amended Ordinance of Assessment has been moved to tomorrow night. Therefore, I propose we schedule the closing of Phase II for 1:00 p.m., Wednesday, October 27, 1993. If that time is not a good time for the Bank or the City, please let me know at your earliest convenience.

Pursuant to my telephone conversation with Mayor Clements on Friday

afternoon, I have also enclosed Fielding, Barrett & Taylor's invoice for secretarial charges incurred this weekend in preparing Exhibit "A". I would appreciate the City bringing a check for this fee to our closing on Wednesday. Please make the check payable to Catherine Foster.

Ms. Cindy Vaszauskas
Mr. Guy Natale
October 25, 1993
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If either of you have any questions, please give me a call.

Very truly yours,

Carvan E. Adkins

Cea/cf
Enclosures
Vaszauskas.o5