

CITY OF WILLOW PARK

ORDINANCE NO. 535-05

AN ORDINANCE PROVIDING FOR GRANTING THE PETITION OF ANNEXATION FILED WITH THE CITY OF WILLOW PARK, TEXAS BY PARS INVESTMENT, INC., GENERAL PARTNER OF CROWN VALLEY ACQUISITIONS SOUTH, L.P., THE OWNER OF THAT CERTAIN 81.928 ACRE TRACT OF LAND SITUATED IN THE M.M. EDWARDS SURVEY, ABSTRACT NO. 1955 AND THE ANN MCCARVER SURVEY, ABSTRACT NO. 910; PROVIDING FOR ENCOMPASSING THE AREA DESCRIBED BY THE PETITION WITHIN THE MUNICIPAL LIMITS OF THE CITY AND EXTENDING TO THE INHABITANTS OF THE AREA THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE MUNICIPALITY AND EXTENDING THE JURISDICTION OF THE ORDINANCES AND REGULATIONS OF THE CITY TO SAID 81.928 ACRE TRACT; AND PROVIDING FOR RECORDATION AND AN EFFECTIVE DATE

WHEREAS, the City of Willow Park, is a municipal corporation duly and legally formed in the State of Texas; and

WHEREAS, the City is a general law municipality with specific powers delegated to it to protect the health, safety and general welfare of its citizens; and,

WHEREAS, the owner of that certain 81.928 acre tract of land, Pars Investment, Inc., L.P., did file with the City of Willow Park a petition for Annexation in which the authorized agent of Crown Valley Acquisition South, L.P. stated under oath that Crown Valley Acquisition South, L.P. was the sole owner of the property described therein, which was ½ mile or less in width, contiguous to the City of Willow Park, Texas and that fewer than three qualified voters reside in or on the 81.928 acre tract, to which an Affidavit of that fact has been filed with the Mayor of the city; and

WHEREAS, the Mayor of the City of Willow Park did receive the Petition and Affidavit attesting to the above facts; and

WHEREAS, notice of the hearing on the Petition has been provided in a newspaper of general circulation prior to the public hearing on the above-described Petition, providing the date, time and place of the hearing, and inviting testimony for and against the Petition; and

WHEREAS, the City did on the 17th of May 2005, consider and accept the filing of the Petition

for Annexation by adopting Ordinance 533-05 on said date; and

WHEREAS, a hearing on the Petition pursuant to §43.028(d) TEX. LOCAL GOV'T CODE has been scheduled after the fifth day, but before the 30th day that the Petition was lawfully filed with the City; and

WHEREAS, the public hearing, duly and legally noticed to hear arguments for and against the said Petition for Annexation, has been conducted prior to the consideration of this Ordinance.

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

SECTION 1. AUTHORIZATION

The Mayor, or Mayor's designee, is hereby authorized and directed to implement the applicable provisions of this Ordinance.

SECTION 2. FINDINGS

The City Council does hereby find: 1) that the Petition for Annexation of that certain 81.928 acre tract described in Exhibit A, attached hereto and included herein for all purposes, has met and satisfied all the statutory requirements of §43.028 TEX. LOCAL GOV'T CODE; 2) a public hearing was held after the 5th day, but before the 30th day that the Petition for Annexation of that certain 81.928 acre tract was filed with the City.

State of Texas §
 §
County of Parker §

Petition for Annexation

Presented to the City of Willow Park,
Parker County, Texas

I, David Keener, authorized agent for Pars Investment, Inc., General Partner of Crown Valley Acquisition South, L.P. do state and certify that Crown Valley Acquisition South, L.P. is the sole owner of that certain 81.928 acre tract of land, further described herein by metes and bounds, and do hereby petition the City of Willow Park, Parker County, Texas for annexation of said tract, which is less than one-half (1/2) mile in width, contiguous to the municipal boundary of the City of Willow Park, within its exclusive extraterritorial jurisdiction, and upon which fewer than three qualified voters reside, by filing said Petition with the City. The 81.928 acre tract of land is further described as follows:

81.928 acres situated in the M.M. EDWARDS SURVEY Abst. No. 1955, and the ANN MCCARVER SURVEY Abst. No. 910, Parker County, Texas, being those certain tracts of land conveyed to Edwin B. Dow, by deeds recorded in Volume 1317, Page 869, and Volume 1457, Page 1587, Real Records, Parker County, Texas, and being more particularly described, as follows:

BEGINNING at a capped 1/2" iron marked "MIZELL RPLS 1967" set at the northwest corner of EDWARDS SURVEY, and the southeast corner of that certain tract of land conveyed to Gary Dale Lee, by deed recorded in Volume 738, Page 28, Deed Records, Parker County, Texas, said point being the southwest corner of SQUAW CREEK ESTATES WEST an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Plat Cabinet A. Slide 144, Plat Records, Parker County, Texas;

Petition for Annexation

THENCE S.89°34'45"E., along the common line of said SQUAW CREEK ESTATES WEST and said Dow tracts, 499.10 feet to a ½" iron found in the west line of WILLOW WOOD an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Plat Cabinet A., Slide 338, Plat Records, Parker County, Texas;

THENCE S.00°19'33"E., along the common line of said WILLOW WOOD and said Dow tracts, 1058.28 feet to a 3/8" iron found in the north line of Royal View Court (a 60 foot Right of Way);

THENCE N.89°28'51" W., along the common line of said Dow tracts and said Royal View Court, passing the west line of said Royal View Court passing the most westerly line of said WILLOW WOOD, and passing the most easterly northeast corner of Lot 1, Block 1, TRINITY MEADOWS, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Plat Cabinet A. Slide 740, Plat Records, Parker County, Texas and continuing, along the common line of said Dow tracts and said TRINITY MEADOWS, in all, 1999.26 feet to a capped ½" iron marked "MIZELL RPLS 1967" set;

THENCE along the common line of said Dow tracts and said TRINITY MEADOWS, as follows:

S.00°11'57"W., 362.99 feet to a capped ½" iron marked "MIZELL RPLS 1967" set;

N.89°47'35"W., 774.90 feet 8" steel post found;

N.49°41'32"W., 407.07 feet to a 4" wood post found in the East line of Crown Road (Right of Way varies);

THENCE along the East line of said Crown Road, as follows:

N.17°06'00"W., 303.84 feet to a; capped ½" iron marked "MIZELL RPLS 1967" set;

N.01°41'00"W., 681.11 feet to a 6" wood post found;

N.28°14'15"E., 55.63 feet to an 8" wood post found;

N.47°12'54"E., 82.79 feet to an 8" steel post found in the South line of said Crown Road;

THENCE along the South line of said Crown Road, as follows:

N.89°52'51"E., 1078.72 feet to an 8" steel post found;

N67°34'30"E., 39.79 feet to an 8" steel post found;

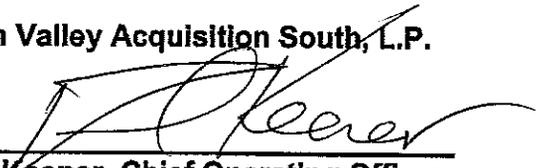
N.89°59'08"E., 102.20 feet to an 8" steel post found being in the North line of said Dow tract;

THENCE N.88°04'02"E., along the common line of said Lee tract and said Dow tracts, 1388.02 feet to the POINT OF BEGINNING and containing 81.928 Acres of land.

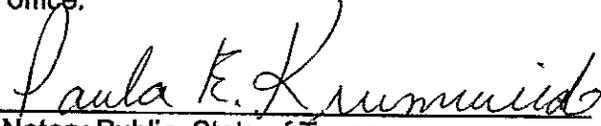
Signed, acknowledged and executed this the 17TH day of May, 2005.

Crown Valley Acquisition South, L.P.

By:

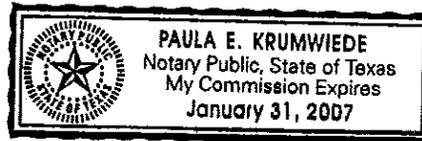

David Keener, Chief Operating Officer
Pars Investment, Inc., General Partner

Before me this the 17th day of May 2005, appeared David Keener, Chief Operating Officer of Pars Investment, Inc., General Partner of Crown Valley Acquisitions South, L.P., who swears that he is in the capacity stated herein, and with the authority to sign, execute and bind Pars Investment, Inc., as set forth in said Petition; subscribed to and sworn before me, the undersigned authority, on this 17th day of May, 2005, to certify which witness my hand and seal of office.


Notary Public, State of Texas

My Commission Expires:

Jan. 31, 2007



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