

**City of Willow Park  
City Council  
Special Meeting  
516 Ranch House Road, Willow Park, TX 76087  
Tuesday, February 6, 2018 – 7:00 P.M.**

**Section I – Presentations**

- 1. Call to order**
- 2. Determination Of Quorum**

**Section II – General Items**

- 3. Public Hearing to consider comments on a petition requesting annexation of an 11.69 acre tract of land, situated in the J. Ozer Survey, Abstract No. 1029, Parker County, Texas, located at 8892 East Bankhead Hwy.
  - A. Open Public Hearing**
  - B. Close Public Hearing****

**Section III – Adjournment**

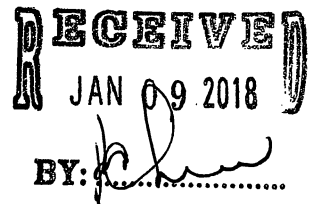
**4. Adjournment**

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before February 01, 2018 at 2:00 p.m.

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Alicia Smith TRMC  
City Secretary, City of Willow Park

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (817) 441-7108 ext. 6 or fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



State of Texas )(

County of Parker )(

**PETITION FOR ANNEXATION**

PRESENTED TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS

I, Charles F. Stark, authorized agent for 4G Sports Enterprises, LLC, do state and certify that 4G Sports Enterprises, LLC is the sole owner of that certain 11.69 acre tract of land further described herein by metes and bounds, and do hereby petition to 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 11.69 acre tract of land is further described by metes and bounds and follows:

BEING 11.69 acres situated in the J. OZER SURVEY, Abstract No. 1029, Parker County, Texas, being all of that certain tract of land described in deed to 4G SPORTS ENTERPRISES, LLC, recorded in D201716264, Real Property Records, Parker County, Texas, said 11.69 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for the northwest corner of said 4G Sports Enterprises, LLC tract, the northeast corner of Lot 6, Block 1, JENKINS BLUFF, an Addition in Parker County, Texas, according to the Plat recorded in Plat Cabinet B, Slide 416, Plat Records, Parker County, Texas, said BEGINNING POINT also being in the south line of Lot 2, Block 1, LANTHRUM ADDITION, an Addition in Parker County, Texas, according to the Plat recorded in Plat Cabinet C, Slide 561, Plat Records, Parker County, Texas, from which a 1/2" iron rod found at the southeast corner of said Lot 2, Block 1, LANTHRUM ADDITION, bears N 89°44'39" E, a distance of 121.12 feet, for reference;

THENCE N 89°44'39" E, along the common line of said 4G Sports, Enterprises, LLC tract and said Lot 2, Block 1, LANTHRUM ADDITION, at a distance of 121.12 feet, passing said 1/2" iron rod found at the southeast corner of said Lot 2, Block 1, LANTHRUM ADDITION and being the southwest corner of Lot 1, Block 1 of said LANTHRUM ADDITION, and continuing along the common line of said Sports Enterprises, LLC tract and said Lot 1, Block 1, LANTHRUM ADDITION, in all, a distance of 952.86 feet to a 12" steel fence corner post found at the northeast corner of said 4G Sports Enterprises, LLC tract, in the southwesterly line of East Bankhead Highway (Right-of-Way varies);

THENCE N 36°17'57" E, a distance of 30.32 feet to the centerline of East Bankhead Highway

THENCE S 53°11'25" E, along the centerline of said East Bankhead Highway, a distance of 657.03 feet to a point for a corner;

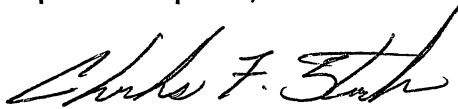
THENCE S 36°52'55" W, a distance of 34.83 feet to the southwesterly line of said East Bankhead Highway;

THENCE S 89°32'58" W, along the common line of said 4G Sports Enterprises, LLC tract and said Elder tract, generally along a fence, a distance of 1472.05 feet to a 1/2" iron rod found at the southwest corner of said 4G Sports Enterprises, LLC tract and the southeast corner of said Lot 6, Block 1, JENKINS BLUFF;

THENCE N 00°33'22" W, along the common line of said 4G Sports Enterprises, LLC tract and said Lot 6, Block 1, JENKINS BLUFF, a distance of 404.44 feet to the POINT OF BEGINNING and containing 11.69 acres (509,216 square feet) of land, more or less.

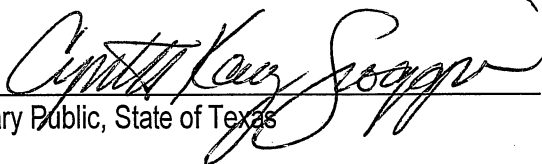
Signed, acknowledged and executed this the 8<sup>TH</sup> day of JANUARY, 2018

4G Sports Enterprises, LLC



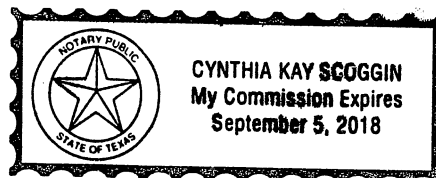
By: Charles F. Stark, Authorized Agent

Before me this the 8<sup>th</sup> day of JANUARY, 2018  
appeared Charles F. Stark as an authorized agent of 4G Sports Enterprises, LLC, who swears that he is in the capacity stated herein, and with the authority to sign, execute and bind 4G Sports Enterprises, LLC, as set forth in said Petition, subscribed to and sworn before me, the undersigned authority, on the 8<sup>th</sup> Day of JANUARY, 2018, to certify which witness my hand and seal of office.

  
Notary Public, State of Texas

My Commission Expires:

SEPTEMBER 5, 2018





J. COLE SURVEY  
ABSTRACT NO. 218  
PARKER COUNTY, TEXAS

BEING 11.69 acres situated in the J. OZER SURVEY, Abstract No. 1029, Parker County, Texas, being all of that certain tract of land described in deed to 4G SPORTS ENTERPRISES, LLC, recorded in D201716264, Real Property Records, Parker County, Texas, said 11.69 acres being more particularly described as follows:

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APPROXIMATE  
SURVEY LINE

J. OZER SURVEY  
ABSTRACT NO. 1029  
PARKER COUNTY, TEXAS

CITY LIMIT LINE

OVERHEAD ELECTRIC LINES  
& POWER POLES (TYP.)

30' UTILITY EASEMENT TO  
THE CITY OF WEATHERFORD  
EXHIBIT A  
VOL. 1512, PG. 1055  
R.P.R.P.C.T.

WATER	
VAULT	
WATER LI	
SI	

NE  
GN 1/2" IF  
ROD S

## GAS LINE CROSSING SIGNS

**WATER LINE**  
SLO

**GAS LINE**

SIGN  
3" S

CORNER POST FOUND  
S26°52'55"W

556 5255 VW 54.63

## NOTES

1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

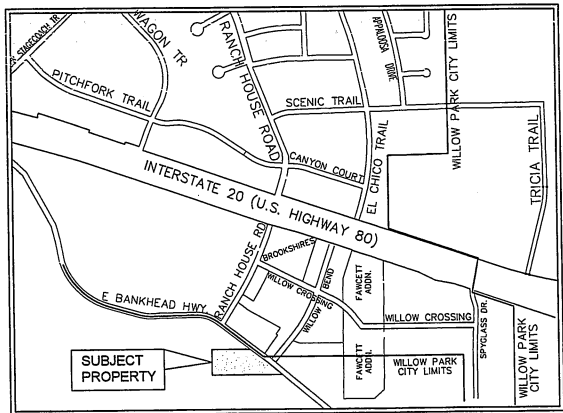
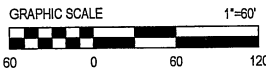
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETTED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

J.P. ELDER, III AND WIFE, SUSAN ELDR  
VOL. 656, PG. 197  
D.R.P.C.T.

J. OZER SURVEY  
ABSTRACT NO. 1029  
PARKER COUNTY, TEXAS

NOTES:

1. PROPERTY AREA TO BE ANNEXED = 11.69 ACRES
2. PROPERTY SITUATED IN THE CITY OF WILLOW PARK ETJ
3. PROPERTY TO BE SERVED BY WILLOW PARK FIRE DEPARTMENT.
4. PROPERTY SITUATED IN ALEDO ISD
5. PROPERTY TO BE SERVED BY WILLOW PARK PUBLIC WATER AND SEWER



LOCATION MAP  
NOT TO SCALE

NOT TO SCALE

USER: CYNTHIA SWIFT  
PLOTTED ON: 11/7/2018 8:08 AM

[illegible]

**Barron-Stark**  
Engineers

# ANNEXATION EXHIBIT

11.69 Acres Situated in the  
J. OZER SURVEY, Abstract No. 1029  
Parker County, Texas

CLIENT No.	107
PROJECT No.	9370
DESIGN:	cfs
DRAWN:	gg
CHECKED:	cfs
DATE:	January 2018

SHEET  
1 of 1