



**City of Willow Park
Special Meeting Agenda
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, January 16, 2018 at 7:00 p.m.**

Section I – Presentations

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

Section II – General Items

- 3. Receive and accept petition requesting annexation of an 11.69 acre tract of land, situated in the J. Ozer Survey, Abstract No. 1029, Parker County, Texas, owned by 4G Sports Enterprises, LLC, located at 8892 East Bankhead Hwy.**
- 4. Discussion/ Action: To consider and adopt Resolution No. 01-2018, setting two (2) public hearings for January 31, 2018, at 10:00 A.M. and 5:30 P.M. regarding the voluntary annexation of property located at 8892 East Bankhead Hwy.**

Section III – Adjournment

- 5. 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 January 11, 2018 at 3:30 p.m.

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.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: January 16, 2018	Department: Development	Presented By: Betty Chew
--	-----------------------------------	------------------------------------

AGENDA ITEM:

Receive and accept a petition requesting annexation of an 11.69 acre tract of land on East Bankhead Hwy

BACKGROUND:

4G Sports Enterprises, LLC is requesting voluntary annexation of this 11.69 acre tract of vacant land adjacent to the City of Willow Park and located in the City's extraterritorial jurisdiction (ETJ).

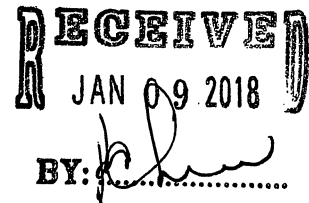
STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the City Council accept the petition and adopt Resolution No. 01-2018, setting two (2) public hearings for January 31, 2018 at 10:00A.M. and 5:30 P.M. in the council chambers, 516 Ranch House Road, Willow Park, Texas.

EXHIBITS:

Petition for annexation
Annexation Map
Annexation Calendar
Resolution No. 01-2018

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$
	Source of Funding	\$



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 8TH day of JANUARY, 2018

4G Sports Enterprises, LLC

Charles F. Stark

By: Charles F. Stark, Authorized Agent

Before me this the 8th 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 8th Day of JANUARY, 2018, to certify which witness my hand and seal of office.

Cynthia Kay Scoggin
Notary Public, State of Texas

My Commission Expires:

SEPTEMBER 5, 2018



**11.23 ACRES SITUATED IN THE
J. OZER SURVEY, ABSTRACT NO. 1029
E. BANKHEAD HIGHWAY @ WILLOW BEND DRIVE
PARKER COUNTY, WILLOW PARK, TX 76008**

January 2, 2017

Honorable Mayor & City Council
City of Willow Park
516 Ranch House Road
Willow Park, TX 76087

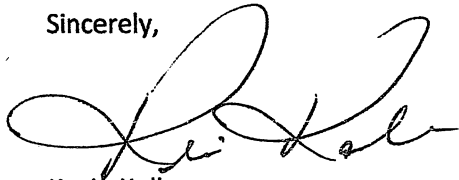
Re: Voluntary Zoning and Annexation Application
Land Owned by: 4 G SPORTS ENTERPRISES, LLC

Mayor & Council:

Please accept this letter as authorization for Barron-Stark Consulting Engineers, LP to submit and process a voluntary annexation and zoning request for 11.23 acres of land owned by 4G SPORTS ENTERPRISES, LLC situated within the J. Ozer Survey, Abstract No. 1029.

I may be reached at 254.338.2165 if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Kolb', with a large, stylized loop at the end.

Kevin Kolb
Manager



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, P.E.
TEXAS REGISTRATION NO. 57357

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

LEGAL DESCRIPTION

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.

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. 1059
R.P.R.P.C.T.

WATER
VAULT
WATER LINE
SIGN

1/2" IRON
ROD SET
GAS LINE
CROSSING SIGNS

WATER LINE
SIGN

GAS LINE
SIGN

3" STEEL FENCE
CORNER POST FOUND

S36°52'55"W 34.83'

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 INTERPRETED 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.

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 ESD1 PARKER COUNTY
4. PROPERTY SITUATED IN ALEDO ISD
5. PROPERTY TO BE SERVED BY WILLOW PARK PUBLIC WATER AND SEWER

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	

REVISIONS
DESCRIPTION
DATE

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 251-1100 (F) (817) 251-6144
Texas Registered Engineering Firm F-16926
Texas Registered Survey Firm F-0168600
www.barronstark.com

Barron-Stark
Engineers

CITY LIMIT LINE EAST BANKHEAD HIGHWAY
(RIGHT-OF-WAY VARIES)

LOT 2, BLOCK 1
3.349 ACRES
J. COLE SURVEY
ABSTRACT NO. 218
PARKER COUNTY, TEXAS

LANTHRUM ADDITION
CAB. C, SL. 561
P.R.P.C.T.

LOT 1, BLOCK 1
5.029 ACRES

60' DRAINAGE EASEMENT
CAB. C, SL. 561
P.R.P.C.T.

25' EMPIRE
PIPELINE EASEMENT
VOL. 2403, 1723
R.R.P.C.T.

POINT OF
BEGINNING
N:6948178.9536
E:2233704.1315
TX-NORTH CENTRAL
NAD 83 ZONE 4202

1/2" IRON
ROD FOUND

25' DRAINAGE EASEMENT
CAB. C, SL. 561
P.R.P.C.T.

N89°44'39"E 952.86'

N36°17'57"E 30.32'
12" STEEL FENCE
POST FOUND

APPROXIMATE
SURVEY LINE

1/2" IRON
ROD SET

15' DRAINAGE ESMNT
CAB. B, SL. 416
P.R.P.C.T.

JENKINS BLUFF
CAB. B, SL. 416
P.R.P.C.T.
LOT 6, BLOCK 1
2.9679 ACRES

50' DRAINAGE ESMNT
CAB. B, SL. 416
P.R.P.C.T.

10' UTILITY EASEMENT
CAB. B, SL. 416
P.R.P.C.T.

1/2" IRON
ROD FOUND

25' WIDE PERMANENT EASEMENT
TO EMPIRE PIPELINE CORP.
EXHIBIT "A"
VOL. 2379, PG. 461
R.P.R.P.C.T.

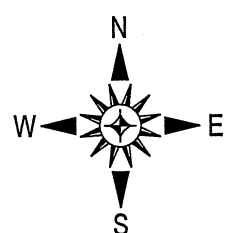
J. OZER SURVEY
ABSTRACT NO. 1029
PARKER COUNTY, TEXAS

11.69 ACRES
(509,216 SQ. FT.)
4G SPORTS ENTERPRISES, LLC
INSTRUMENT NO. D201716264
R.P.R.P.C.T.

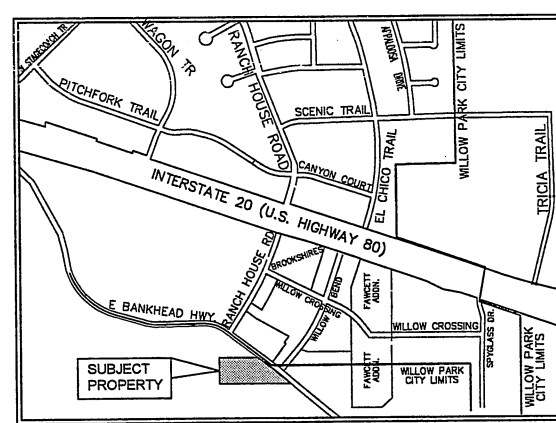
S89°32'58"W 1472.05'

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



GRAPHIC SCALE
1"=60'
60 0 60 120



LOCATION MAP
NOT TO SCALE

USER: C:\NTS\SWIFT\ENGIN\107 MARTIN LAND SALES\37011 ACRES BANKHEAD HWY ANNEXATION.DWG
FILE NAME: 107ACRES BANKHEAD HWY ANNEXATION.DWG
DATE: 01/08/2018
TIME: 10:00:00
PLOT: 11.69 ACRES

**Annexation of Area Exempt
From the Annexation Plan Requirement (Including Annexation on Petition of Area
Landowners or Voters)¹**

Note: Prior to any other action, the city must determine whether an area is subject to the requirements of Section 43.016 – required offer of development agreement (see detailed discussion above), and must comply with those requirements if so. N/A

Jan 11: Post notice to receive and accept petition under Open Meetings Act.

Jan 16: City Council Receives and Accepts Petition.

Jan 19²: Publish notice of both hearings. §43.063. Obtain required affidavit of publication from newspaper.

Jan 19: Post notice of public hearings on Internet Web site, if city has an Internet Web site. §43.063(c).

Send written notice to each public school district in the area to be annexed. §43.905.

Send written notice to railroads with right-of-way in area to be annexed. §43.063(c).

Send written notice to “public entities” as added by S.B. 6 (2017). §43.9051(c).

Jan 25: Post notice of public hearings under Open Meetings Act.

Jan 31: Hold both public hearings. §43.063.

Feb15: Post notice of annexation ordinance adoption under Open Meetings Act.

Feb 22: Adopt Annexation Ordinance (Institution of Proceedings—proceedings are instituted and completed at same time in city that only requires one reading).³

Annexation Completed 38 Days

¹ Annexation by petition obviously would first require the submission of a petition prior to commencing the process.

² Prior to beginning the process shown by this calendar, a city must prepare a service plan that details the specific services that will be provided to the area after it has been annexed. TEX. LOC. GOV'T CODE §43.065(a). The service plan should be available for inspection at the public hearings. Also, the internal procedures of the city are not included here, such as giving notice of, and passing, the ordinance calling the public hearings and preparing a metes and bounds description of the area to be annexed.

³ Following the adoption of the annexation ordinance, the city must send notice to appropriate federal, state, and local agencies and service providers. See “Other Matters Affecting All Annexations.”

RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSED ANNEXATION

RESOLUTION NO. 01-2018

A RESOLUTION SETTING A DATE, TIME, AND PLACE FOR TWO PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF WILLOW PARK, TEXAS, AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SUCH PUBLIC HEARINGS.

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

SECTION 1. On the 31st day of January, 2018, at 10:00 A.M. and 5:30 P.M. in the City Council Chamber of the City Hall of the City of Willow Park, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Willow Park, Texas of the following described property, to-wit:

11.69 acre tract, situated in the J. Ozer Survey, Abstract No. 1029,
Parker County, Texas, owned by 4G Sports Enterprises, LLC,
located at 8892 East Bankhead Hwy.

SECTION 2. The Mayor of the City of Willow Park, is hereby authorized and directed to cause notice of such public hearing to be published once in a newspaper having general circulation in the city and in the above described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED this the 16th day of January, 2018.

John Gholson, Mayor Pro-Tem

ATTEST:

Alicia Smith TRMC, City Secretary