

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF APPROXIMATELY 61.405 ACRES OF LAND, OUT OF THE W. FRANKLIN SURVEY, ABSTRACT NO. 468 AND IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, PARKER COUNTY, TEXAS, BEING GENERALLY LOCATED AT THE NORTHEAST CORNER OF CROWN ROAD AND MEADOW PLACE DRIVE, AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, INTO THE BOUNDARY LIMITS OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION, INCLUDING PUBLIC HEARINGS, NOTICES, OPEN MEETINGS, AND EXECUTION OF A WRITTEN SERVICES AGREEMENT HAVE BEEN MET ACCORDING TO LAW; PROVIDING FOR THE INCORPORATION OF PREMISES; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS LAWFULLY HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas (the “City”) is a Type-A general law municipality located in Parker County, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the boundary limits of the City; and

WHEREAS, the City received a C-3 voluntary annexation petition (the “Petition”) from the property owner (the “Owner”) requesting the annexation into the boundary limits of the City of a certain tract of land being approximately 61.405 acres of land, further described and depicted in Exhibit “A”, attached and incorporated as if set forth fully herein (the “Property”); and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, all requirements for the annexation, including required notices and public hearings, have been provided, held, and met; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a written services agreement for the area to be annexed was negotiated and executed prior to the adoption of the annexation by City Council; and

WHEREAS, the City Council of the City (the “City Council”) has investigated into, has determined, and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, the City Council finds and determines that annexation of the property hereinafter described as requested by the property owner is in the best interests of the citizens of the City and the owners and residents of the area.

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

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Annexation. The Property is hereby annexed into the City, and the boundary limits of the City are hereby extended to include the Property, and the same shall hereafter be included within the boundary limits of the City, and the inhabitants of the Property shall hereafter be entitled to all the rights and privileges of other citizens of the City and shall be bound by the acts, ordinances, resolutions, and regulations of the City enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 3. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 4. Filing Instructions. The City Secretary is hereby directed and authorized to file a certified copy of this Ordinance with the County Clerk of Parker County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 5. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 6. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of the City 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.

SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.041, Texas Government Code.

SECTION 8. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, this 24th day of March, 2026.

Teresa Palmer, Mayor

ATTEST:

Deana McMullen, City Secretary

Exhibit A
Legal Description and Depiction

Being a 61.405 acre tract of land out of the following:

BEING a tract of land situated in the A. MCarver Survey, Abstract Number 910, and the W. Franklin Survey, Abstract Number 468, Parker County, Texas, being a portion of a tract of land herein after referred to as (Tract 1) described by deed to Brothers in Christ Properties, LLC recorded in Instrument Number D202329094, and being all of a tract of land herein after referred to as (Tract 2) described by deed to said Brothers in Chris Properties, LLC recorded in Instrument Number D202425676, both of the Official Public Records, Parker County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Tract 1 and being in the north right-of-way line of Meadow Place Drive;

THENCE N 50°14'45"W, 400.03 feet, with said common line;

THENCE departing said common line, over and across said Tract 1, the following courses and distances:

N 49°02'30"E, 340.32 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 236.54 feet, through a central angle of 17°29'14", having a radius of 775.00 feet, and a long chord which bears N 57°47'06"E, 235.62 feet;

N 23°11'50"W, 50.00 feet to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 252.04 feet, through a central angle of 17°30'13", having a radius of 825.00 feet, and a long chord which bears S 57°47'36"W, 251.06 feet;

S 49°02'30"W, 296.37 feet;

THENCE N 86°39'10"W, 25.78 feet, returning to said west line and being the east right-of-way line of Crown Road;

THENCE with said common line, the following bearings and distances:

N 17°45'46"W, 249.70 feet;

N 01°55'51"W, 675.94 feet;

N 30°02'48"E, 55.96 feet;

THENCE N 46°54'10"E, 79.29 feet, to the northwest corner of said Tract 1

THENCE with the north line of said Tract 1 and the south right-of-way line of said Crown Road, the following bearings and distances:

N 89°20'53"E, 1081.22 feet;

N 66°43'06"E, 39.71 feet;

THENCE N 89°00'53"E, 118.64 feet, to the southwest corner of a tract of land described by deed to Gary Dale Lee recorded in Volume 738, Page 27, said County Records;

THENCE N 87°29'57"E, 1,056.87 feet, departing said east right-of-way line, continuing with said north and the south line of said Gary Dale Lee tract;

THENCE departing said common line, over and across said Tract 1 the following bearings and distances:

S 03°34'02"E, 529.70 feet;

S 19°33'18"E, 58.44 feet;

S 00°28'58"E, 135.67 feet;

S 16°10'39"W, 115.16 feet;

S 09°41'19"W, 86.65 feet;

THENCE S 00°14'58"E, 131.76 feet, to the south line of said Brothers in Christ Properties, LLC tract, being in the north line of Lot 5, Block 12 of Willow Wood, an addition to the City of Willow Park, recorded in Volume 361-A, Page 32, said County Records;

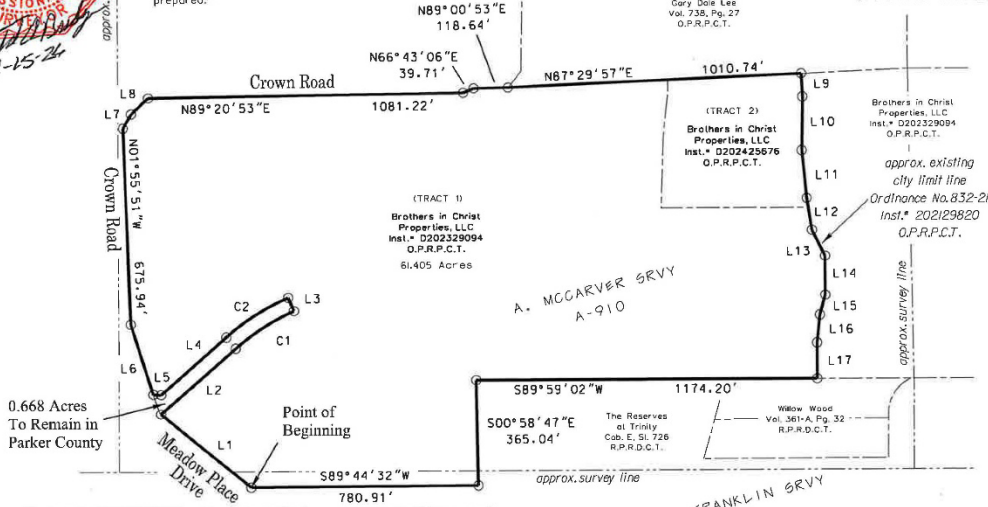
THENCE S 89°59'02"W, 1,179.13 feet, to the north line of Lot 2R, Block 11 of The Reserves at Trinity, an addition to the City of Willow Park, recorded in Cabinet E, Slide 726, said County Records;

THENCE S 00°58'47"E, 365.04 feet, continuing with said north line;

THENCE S 89°44'32"W, 780.91 feet to the **Point of Beginning** and containing 2,711,976 square feet or 62.258 acres of land more or less.



"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



NO.	BEARING	DIST.
L1	N 50°14'45" W	400.03'
L2	N 49°02'30" E	340.32'
L3	N 23°11'50" W	50.00'
L4	S 49°02'30" W	296.37'
L5	N 86°39'10" W	25.78'
L6	N 17°45'46" W	249.70'
L7	N 30°02'48" E	55.96'
L8	N 46°54'10" E	79.29'
L9	S 02°30'51" E	80.23'
L10	S 01°02'25" W	182.95'
L11	S 05°31'00" E	162.72'
L12	S 08°50'22" E	112.88'
L13	S 26°32'15" E	100.00'

NO.	BEARING	DIST.
L14	S 00°00'24" E	135.98'
L15	S 15°44'03" W	70.64'
L16	S 06°08'03" W	93.82'
L17	S 00°00'40" E	121.87'

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	17°29'14"	775.00'	236.54'	N 57°47'06" E	235.62'
C2	17°30'13"	825.00'	252.04'	S 57°47'36" W	251.06'

Exhibit B-2 of
Clearion Annexation
 Situated in the W. Franklin Survey, Abstract Number 468,
 and the A. McCarver Survey, Abstract Number 910,
 Parker County, Texas

TBPCLS - LS FIRM REG. NO. 10074301

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