

ORDINANCE NO. 917-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS ANNEXING APPROXIMATELY 7,313 FEET OF EAST BANKHEAD RIGH-OF-WAY, COMPRISING APPROXIMATELY 10.98 ACRES OF LAND, PURSUANT TO SECTION 43.1055, SUBCHAPTER C-1 OF CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE, AND PROVIDING FOR THE EXTENSION OF THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID 10.98 ACRES WITHIN THE CITY LIMITS, AND GRANTING TO SAID PROPERTY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF THE SAID CITY; APPROVING AN ANNEXATION SERVICE PLAN FOR THE AREA; DIRECTING FILING OF A CERTIFIED COPY OF THE ORDINANCE AND ANNEXATION SERVICE PLAN WITH THE PARKER COUNTY CLERK; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park (the “City”), at its meeting on November 26, 2024, passed a resolution declaring the City’s intent to annex approximately 7,313 feet of East Bankhead Highway, comprising approximately 10.98 acres of land (the “Annexed Property”) into the territorial limits of the City pursuant to Section 43.1055 of the Local Gov’t Code, in accordance with the procedures provided under Subchapter C-1 of Chapter 43 of the Local Gov’t Code; directing staff to prepare a Service Plan for the Annexed Property; and scheduling two (2) public hearings on the proposed annexation for January 14, 2025; and

WHEREAS, the City received a request to annex the Property from Parker County, the political subdivision that owns and maintains the East Bankhead Highway right-of-way, in accordance with Section 43.1055 (c) of the Local Gov’t Code and/or has not provided a written objection to the annexation after the City provided written notice of the annexation to Parker County not later than the 61st day before the date of the proposed annexation; and

WHEREAS, at its January 14, 2025 meeting, the City Council conducted two public hearings on the proposed annexation of the Annexed Property, after properly publishing notice of the public hearings in the Community News, a newspaper having general circulation in the City, on or after the 20th day but before the 10th day before the public hearings, and the public hearings gave all interested persons the right to appear and be heard on the proposed annexation; and

WHEREAS, the above-mentioned public hearings were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the Annexed Property is contiguous and adjacent to the territorial boundaries of the City; and

WHEREAS, the requirements for annexation of the Annexed Property as stated in Chapter 43 of the Texas Local Government Code have been met.

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

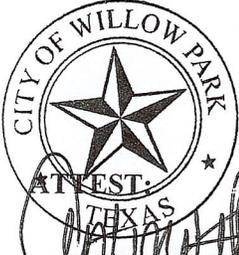
Section 1. That the Annexed Property, approximately 7,313 feet of East Bankhead Highway, comprising approximately 10.98 acres, and described and depicted in attached Exhibit "A," which is incorporated herein as though set out in full, is hereby annexed to the City of Willow Park, Parker County, Texas, and that the boundary limits of the City of Willow Park be, and the same, hereby, are extended to include the Annexed Property within the city limits of the City of Willow Park, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Willow Park, and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

Section 2. That the Annexation Service Plan, a copy of which is attached hereto as Exhibit "B", is approved for the Annexed Property and is the service plan for the Annexed Property.

Section 3. The City Secretary is hereby directed to file with the County Clerk of Parker County, Texas, a certified copy of this Ordinance, along with a copy of the Annexation Service Plan attached hereto as Exhibit "B".

Section 4. This Ordinance shall be effective upon its approval and adoption by the City Council on the date set forth below.

PASSED AND APPROVED on this the 11 day of February, 2025.



[Signature]
 TONI FISHER, Interim City Secretary

[Signature]
 DOYLE MOSS, Mayor

APPROVED AS TO FORM:

[Signature]
 WILLIAM P. CHESSER, City Attorney

The Willow Park City Council, acting on Ordinance No. 917-25 did on the 11 day of February, 2025 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss	_____	_____	_____
Eric Contreras, Place 1	✓ _____	_____	_____
Chawn Gilliland, Place 2	✓ _____	_____	_____
Greg Runnebaum, Place 3	✓ _____	_____	_____
Lea Young, Place 4	✓ _____	_____	_____
Nathan Crummel, Place 5	✓ _____	_____	_____

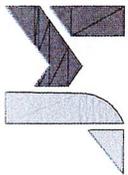


City of Willow Park
120 El Chico Trail, Ste A
Willow Park, Texas 76087
Phone: (817) 441-7108
WillowParkTX.gov

I, Deana McMullen, City Secretary of the City of Willow Park, Texas do hereby certify that the attached Annexation Ordinance, along with attached Exhibit A, Property Description, and Exhibit B Services Agreement, is a true and correct copy of Ordinance No. 917-25 along with exhibits approved and enacted by the City of Willow Park City Council on February 11, 2025 comprised of 7 pages.

Deana McMullen, City Secretary
City of Willow Park





**JACOB
MARTIN**

FIRM# F-2448

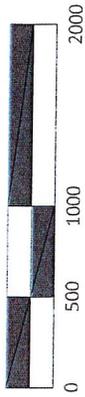
TBPLS FIRM# 10194493

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880
1014 BROADWAY STREET
LUBBOCK, TX 79414
806-368-6375

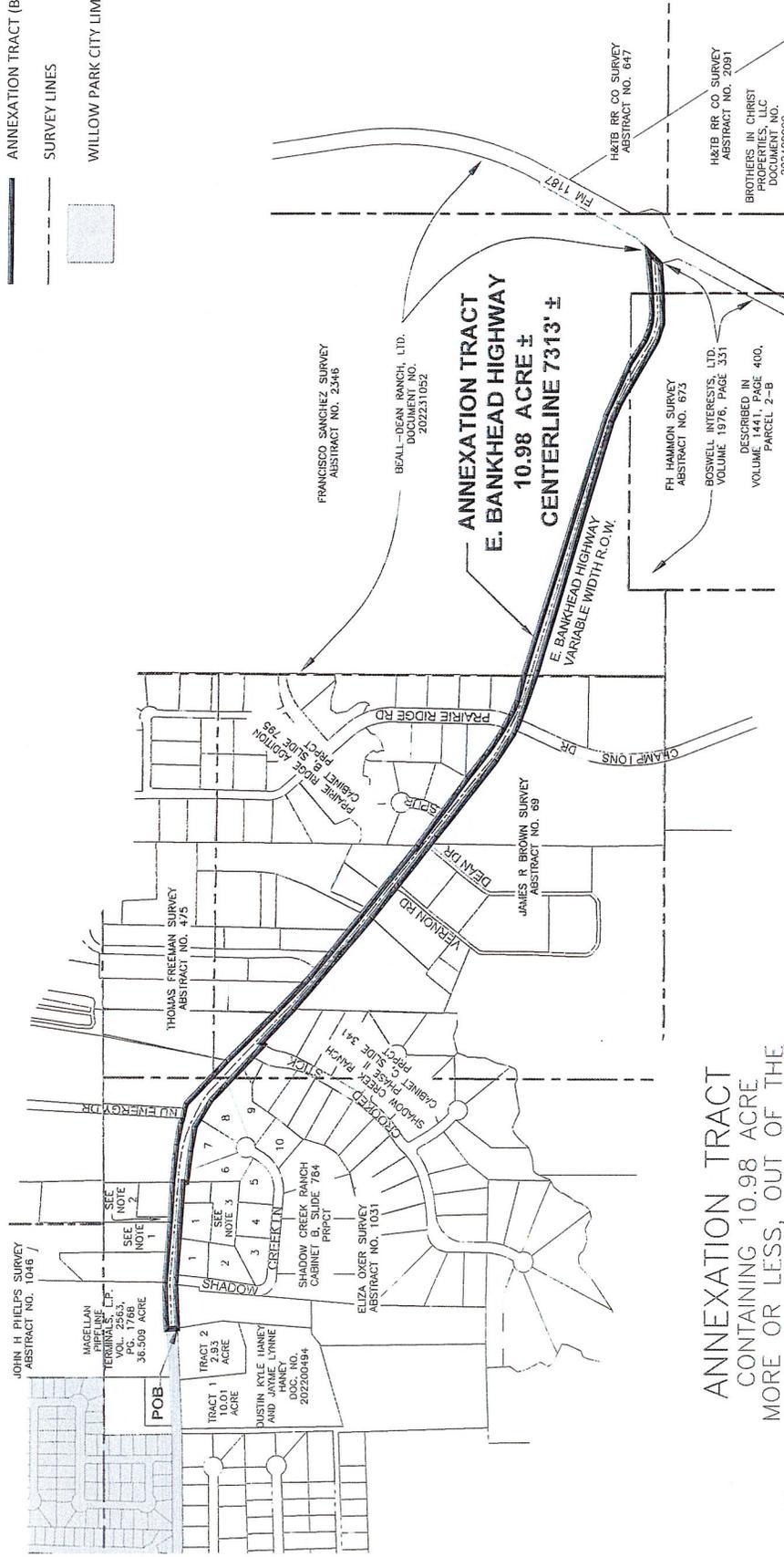
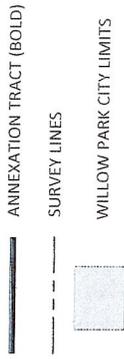
EXHIBIT "A"

NOTES:

1. 9901 Bankhead Park, LLC, 13.94 Acre, Document Number 202233894
2. Ward A. Campbell, 3.439 Acre, Volume 2435, Page 839
3. Apollinar - Phillips Addition, Lot 1, Block 1, Cabinet E, Slide 106, Plat Records



SCALE: 1" = 1000'



ANNEXATION TRACT

CONTAINING 10.98 ACRE
MORE OR LESS, OUT OF THE

ELIZA OZER SURVEY, ABSTRACT NO. 1031,
JAMES R. BROWN SURVEY, ABSTRACT NO. 69,
THOMAS FREEMAN SURVEY, ABSTRACT NO. 475, AND
FRANCISCO SANCHEZ SURVEY, ABSTRACT NO. 2346, AND
F.H. HAMMON SURVEY, ABSTRACT NO. 673,
PARKER COUNTY, TEXAS

DRAWING COMPLETED: MARCH 11, 2024

EXHIBIT A
ANNEXATION TRACT
METES AND BOUNDS DESCRIPTION

BEING 10.98 acre more or less, having a centerline of 7313 feet, more or less, of East Bankhead Highway (a variable width right-of-way) out of the Eliza Oxer Survey, Abstract No. 1031, James R. Brown Survey, Abstract No. 69, Thomas Freeman, Survey, Abstract No. 475, Francisco Sanchez Survey, Abstract No. 2346, and F.H. Hammon Survey, Abstract No. 673;

BEGINNING at a point being in the Eliza Oxer Survey, Abstract No. 1031, being a corner of the existing City of Willow Park, Texas, City Limits Line, being on the south right-of-way line of said East Bankhead Highway, being the northeast corner of a 2.93 acre tract, Tract Two, conveyed in Warranty Deed with Vendor's Lien, to Dustin Kyle Haney and Jayme Lynne Haney, recorded in Document Number 202200494, Official Public Records, Parker County, Texas, same being the northwest corner of a 3.549 acre tract conveyed in a Warranty Deed with Vendor's Lien to Stillwater Meadow, LLC recorded in Document Number 201522788, Official Public Records, Parker County, Texas, from which a 1/2 inch rebar rod for the northeast corner of said 3.549, same being in the west line of Shadow Creek Lane, bears N87°05'53"E 261.34 feet, being the southwest corner of this described tract;

THENCE northerly crossing said East Bankhead Highway, with the existing City of Willow Park, City Limits Line, to a point on the north right-of-way line of said East Bankhead Highway, same being the south line of a 36.509 acre tract conveyed in Special Warranty Deed, to Magellan Pipeline Terminals, L.P. recorded in Volume 2563, Page 1768, Official Public Records, Parker County, Texas, for the northwest corner of this described tract;

THENCE southeasterly along the north right-of-way of said East Bankhead Highway, 7371 feet more or less to a 2 inch pipe fence corner, being the occupied corner, being the most southerly southeast corner of a called 321.406 acre tract conveyed in Special Warranty Deed, to Beall-Dean Ranch, LTD, recorded in Document Number 202231052, Official Public Records, Parker County, Texas, and being on the westerly right-of-way of FM 1187, for the northeast corner of this described tract;

THENCE southwesterly with westerly right-of-way of said FM 1187, crossing said East Bankhead Highway to a 3 inch pipe fence corner on the south right-of-way line of said East Bankhead Highway, same being the occupied corner of the most northerly northeast corner of a tract conveyed in a Deed Without Warranty to Boswell Interest, LTD., recorded in Volume 1976, Page 331, Deed Records, Parker County, Texas, being described in Volume 1441, Page 400 as Parcel 2-B, for the southeast corner of this described tract;

THENCE northwesterly along the south right-of-way line of said East Bankhead Highway, to the **POINT OF BEGINNING**, containing 10.98 acres more or less.

EXHIBIT "B"

SERVICES TO BE PROVIDED TO ANNEXED LAND

MUNICIPAL SERVICE PLAN

TERRITORY

This Service Plan is applicable to the Annexed Property, comprised of approximately 10.98 acres of land, more or less, having a centerline of 7,313 feet, more or less, of East Bankhead Highway (the "Annexed Area"), which is described in the Annexation Ordinance attached to this document, which is being annexed by the City of Willow Park, Texas.

INTENT

It is the intent of the City of Willow Park that this Service Plan shall provide for the delivery of full available municipal services to the Annexed Area in accordance with State law. The failure of this plan to describe any particular service shall not be deemed to be an attempt to omit the provision of such services from the Annexed Area. The delivery of municipal services may be accomplished through any means permitted by law.

EFFECTIVE TERM

This Service Plan shall be in effect for a ten-year period commencing on the effective date of this annexation.

FIRE

Existing Services: Parker County Emergency Services District No. 1

Services to be Provided: The City of Willow Park receives fire suppression services from the Parker County Emergency Services District No. 1. Fire suppression services will be available to the Annexed Area upon annexation through the Parker County Emergency Services District No. 1. Fire prevention activities will be provided by the Fire Marshall's office.

POLICE

Existing Services: Parker County Sheriff's Department

Services to be Provided: Currently, the Annexed Area is under the jurisdiction of the Parker County Sheriff's Department. Upon annexation, the City of Willow Park Police Department will provide law enforcement services to the Annexed Area including regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Compliance Services upon annexation. This includes issuing building, electrical, mechanical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Willow Park.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department’s responsibility for regulating development and land use through the administration of the City of Willow Park Zoning Ordinance will extend to the Annexed Area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Willow Park Subdivision Ordinance. These services can be provided within the department’s current budget and staff appropriation.

HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None.

Services to be Provided: The City of Willow Park will implement the enforcement of the City’s health ordinances and regulations on the effective date of the annexation. Such services can be provided with current personnel and within the current budget appropriation.

STREET

Existing Services: Parker County

Services to be Provided: Parker County is currently reconstructing East Bankhead Highway. Upon completion of the reconstruction of East Bankhead by the County and the expiration of the two (2) year maintenance bond provided to the County, the City will maintain East Bankhead to the same degree and extent that other roads, streets, and alleyways are maintained in areas with similar topography, land use, and population density on the effective date of the annexation. If there are any other roads, street and alleyways in the Annexed Area, the City will maintain those to the same degree and extent that other roads, streets, and alleyways are maintained in areas with similar topography, land use, and population density on the effective date of the annexation. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: Parker County

Services to be Provided: The Developers will provide storm water drainage improvements at their own expense and will be inspected by the City Engineers at the time of completion. The City will then maintain the drainage improvements, upon approval, and acceptance.

STREET LIGHTING

Services to be Provided: The City of Willow Park will coordinate any request for improved street lighting within the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Services to be Provided: The City of Willow Park Public Works Department will provide, after the effective date of annexation, any additional traffic control devices.

WATER SERVICE

Services to be Provided: Water service to the area will be provided in accordance with applicable codes and departmental policy. When property develops in the area, water service shall be provided in accordance with utility extension ordinances. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICE

Services to be Provided: Sanitary sewer service to the area will be provided in accordance with applicable codes and departmental policy. When property develops in the area, sanitary sewer service shall be provided in accordance with utility extension ordinances. Extension of service shall comply with City codes and ordinances.

SOLID WASTE SERVICES

Services to be Provided: Solid Waste Collection shall be provided to the area upon annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Willow Park's established policies governing extension of municipal services to newly annexed areas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202503849
02/13/2025 03:48 PM
Fee: 53.00
Lila Deakle, County Clerk
Parker County, TX
ORDINANCE