

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR THE ANNEXATION OF AN APPROXIMATELY 4.825 ACRES OF LAND SITUATED IN PARTS OF THE M.E.P&P. R.R. CO. SURVEY, ABSTRACT NO. 1111, THE JAMES RIGHLEY SURVEY, ABSTRACT NO. 1268, THE M.E.P&P. R.R. CO. SURVEY, ABSTRACT NO. 1110, AND THE JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752; SAID TRACT BEING A PORTION OF COUNTY ROAD 4109, COMMONLY KNOWN AS WILLOW SPRINGS ROAD, BEING A VARIABLE-WIDTH RIGHT-OF-WAY; TARRANT COUNTY, TEXAS (CASE NO. AX-23-004) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF THE CITY OF FORT WORTH, TEXAS; PROVIDING THAT THE TERRITORY ANNEXED SHALL BEAR ITS PRO RATA PART OF TAXES; PROVIDING THAT THE INHABITANTS THEREOF SHALL HAVE ALL THE PRIVILEGES OF ALL THE CITIZENS OF FORT WORTH, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HERewith; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY; AND NAMING AN EFFECTIVE DATE.

WHEREAS in accordance with Section 43.1055(b) and (c) of the Texas Local Government Code the City of Fort Worth is annexing road right-of-way contiguous to the City's boundary after notification to and no objection by Tarrant County for full-purpose annexation; and

WHEREAS the population of the City of Fort Worth, is in excess of 100,000 inhabitants; and

WHEREAS the hereinafter described territory lies within the exclusive extraterritorial jurisdiction of the City of Fort Worth; and

WHEREAS the hereinafter described territory lies adjacent to and adjoins the City of Fort Worth; and

WHEREAS the hereinafter described territory contains approximately 4.825 acres of right of way (210,188 sq. feet of land) more or less,) commonly known as Willow Springs Road right-of-way;

WHEREAS, the City conducted two public hearings at which members of the public who wished to present testimony or evidence regarding the Service Plan and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.063 of the Local Government Code on November 28, 2023 at 10:00 a.m. and December 12, 2023 at 6:00 p.m., at the City Council Chamber; and square footage in the descriptions.

WHEREAS, the City Council finds and determines that annexation of the right-of-way, commonly known as Willow Springs Road, hereinafter described is in the best interest of the citizens of the City of Fort Worth and the owners and residents of the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

That the following described land and territory lying adjacent to and adjoining the City of Fort Worth, Texas is hereby added to and annexed to the City of Fort Worth, Texas, and said territory hereinafter described shall hereafter be included within the boundary limits of the City of Fort Worth, Texas, and the present corporate boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Fort Worth, Texas, to-wit:

DESCRIPTION of a 4.825 acre (210,188 square foot) tract of land situated in the M.E.P&P. R.R. CO. Survey, Abstract No. 1111, the James Righley Survey, Abstract No. 1268, the M.E.P&P. R.R. CO. Survey, Abstract No. 1110, and the Joseph Highland Survey, Abstract No. 752; said tract being a portion of County Road 4109, commonly known as Willow Springs Road, having a variable-width right-of-way; said 4.825 acre (210,188 square foot) tract being more particularly described as follows:

BEGINNING at a point in the east line of said Willow Springs Road, dedicated by that plat known as Van Zandt Farms at Fossil Creek, recorded in Cabinet A, Slide 9148 of the Plat Records of Tarrant County, Texas, same being the north right-of-way line of West Bonds Ranch Road, said point also being in the north City Limits line as described in Ordinance No. 25537-06.2022);

THENCE, North 89 degrees, 54 minutes, 47 seconds West, with said north line of West Bonds Ranch Road, and the said north City Limits line, a distance of 71.00 feet to a point for corner at the southeast corner of the remainder of a called 324.532 acre tract of land conveyed to Knox Street Partners No. 29, LTD and described in Instrument No. D221081999 of the Official Public Records of Tarrant County, Texas, same being the east line of the City of Fort Worth City Limits, described in Parcel 2 of that certain Ordinance No. 16704-11-2005, also being the apparent west right-of-way line of said Willow Springs Road;

THENCE, North 00 degrees, 20 minutes, 56 seconds West, departing the said north line of Bonds Ranch Road, with said west line of Willow Springs Road and the east line of said Ordinance No. 16704-11 2005, a distance of 2,966.92 feet to a point for corner in the east line of a called 202.097 acre tract conveyed to HPC Wellington Nance Development Corporation, recorded in Instrument No. D222168263 of said Official Public Records, same being the northwest corner of said Ordinance No. 16704-11-2005, same being the south line of the City of Fort Worth City Limits as described in Tract A, Tract 1 of that certain Ordinance No. 16723-12-2005;

THENCE, North 90 degrees, 00 minutes, 00 seconds, East, with the south line of said City Limits, passing at a distance of 30.00 feet, the northwest corner of a called 5.00-acre tract of land conveyed to Maudie Moss, described in Instrument No. D222158153 of said Official Public Records, and

continuing for a total distance of 70.99 feet to a point for corner in the apparent east line of Willow Springs Road;

THENCE, South 00 degrees, 24 minutes, 53 seconds East along the apparent east line of Willow Springs Road, a distance of 475.85 feet to a point for corner at the northwest corner of Block 10, of said Van Zandt Farms at Fossil Creek;

THENCE, South 00 degrees, 18 minutes, 48 seconds East continuing with the east line of said Willow Springs Road, and the west line of Blocks 10, 9 & 8 of said Van Zandt Farms at Fossil Creek, a distance of 2,491.17 feet to the **POINT OF BEGINNING**;

CONTAINING: 4.825 acres of land (210.188 square feet), more or less.

SECTION 2.

That the above described territory is shown on Map Exhibit "A" which is attached hereto and expressly incorporated herein by reference for the purpose of illustrating and depicting the location of the hereinabove described territory.

SECTION 3.

That the above described territory hereby annexed shall be part of the City of Fort Worth, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Fort Worth, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens in accordance with the Service Plan and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

SECTION 4. **CUMULATIVE CLAUSE**

That this ordinance shall and does amend every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this ordinance shall be, and the same is hereby made cumulative.

SECTION 5. **SEVERABILITY CLAUSE**

That it is hereby declared to be the intent of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6. **SAVING CLAUSE**

That should this ordinance for any reason be ineffective as to any part or parts of the area hereby annexed to the City of Fort Worth, the ineffectiveness of this ordinance as to any such part or parts shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Fort Worth every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the description of territory set out in Section 1 of this ordinance to be annexed to the City of Fort Worth any area which is presently part of and included within the limits of the City of Fort Worth, or which is presently part of and included within the limits of any other city, town or village, or which is not within the City of Fort Worth's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 7.
EFFECTIVE DATE

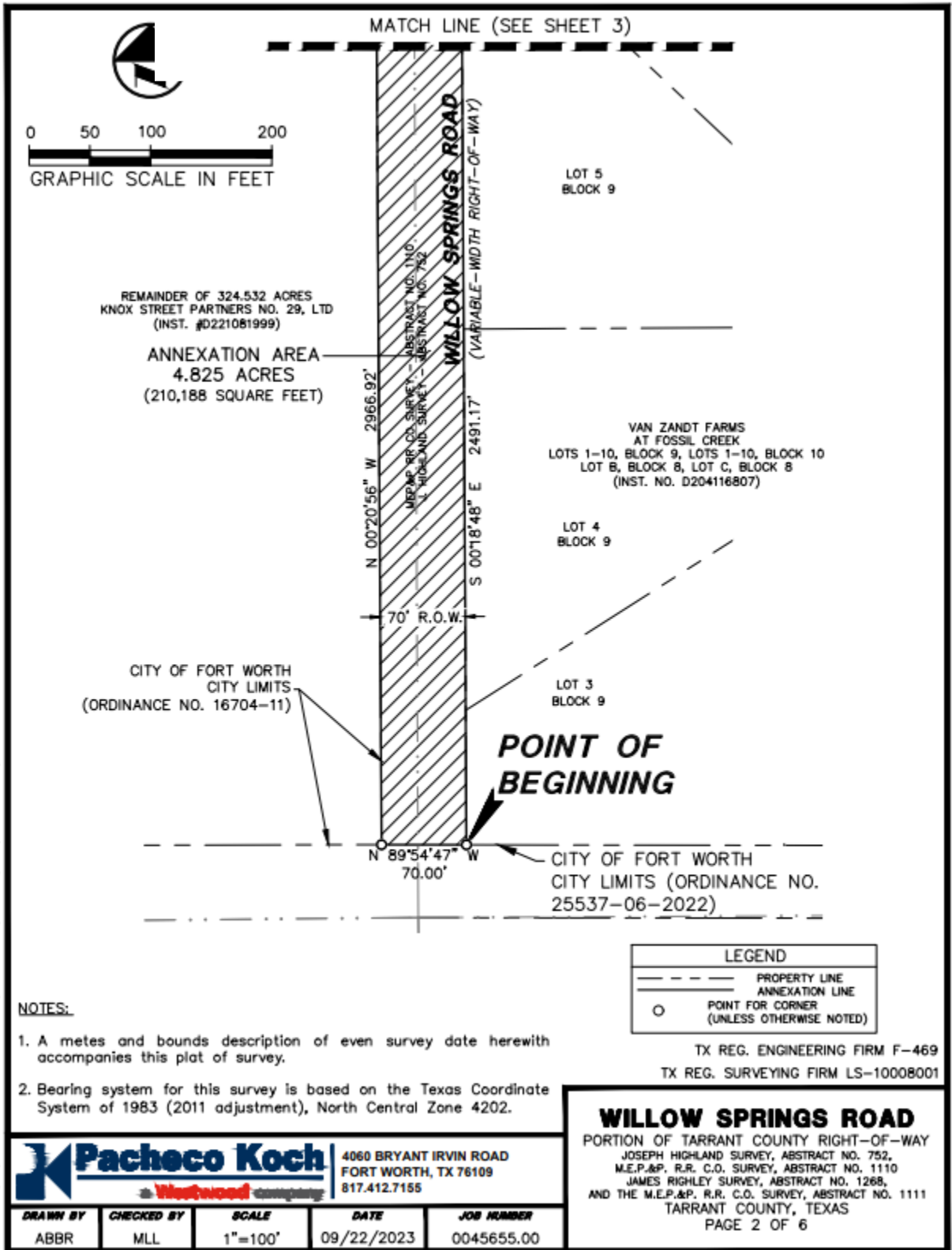
That this ordinance shall take effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos, Deputy City Attorney

ADOPTED AND EFFECTIVE: _____

EXHIBIT A



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NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.

LEGEND	
---	PROPERTY LINE
---	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

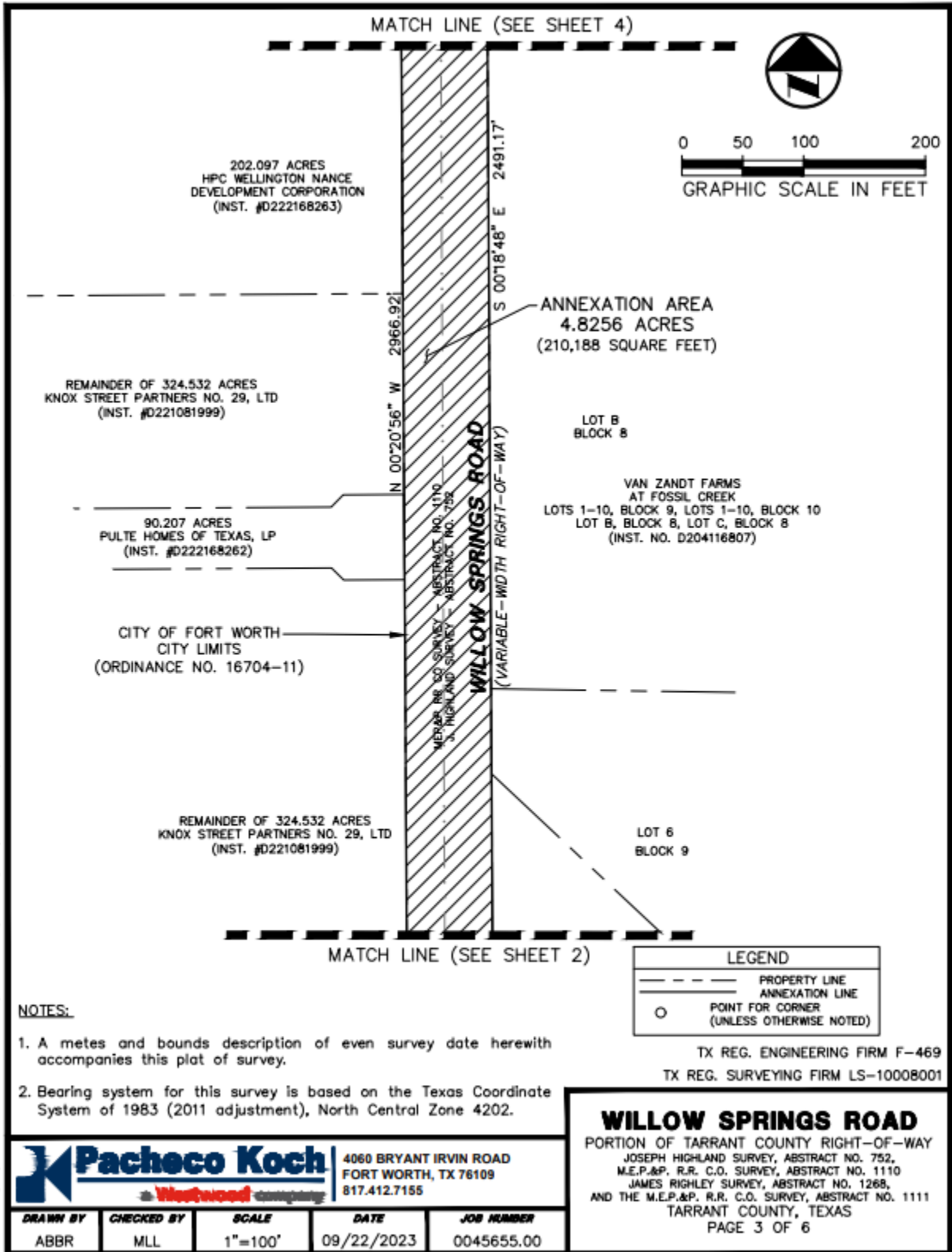
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001



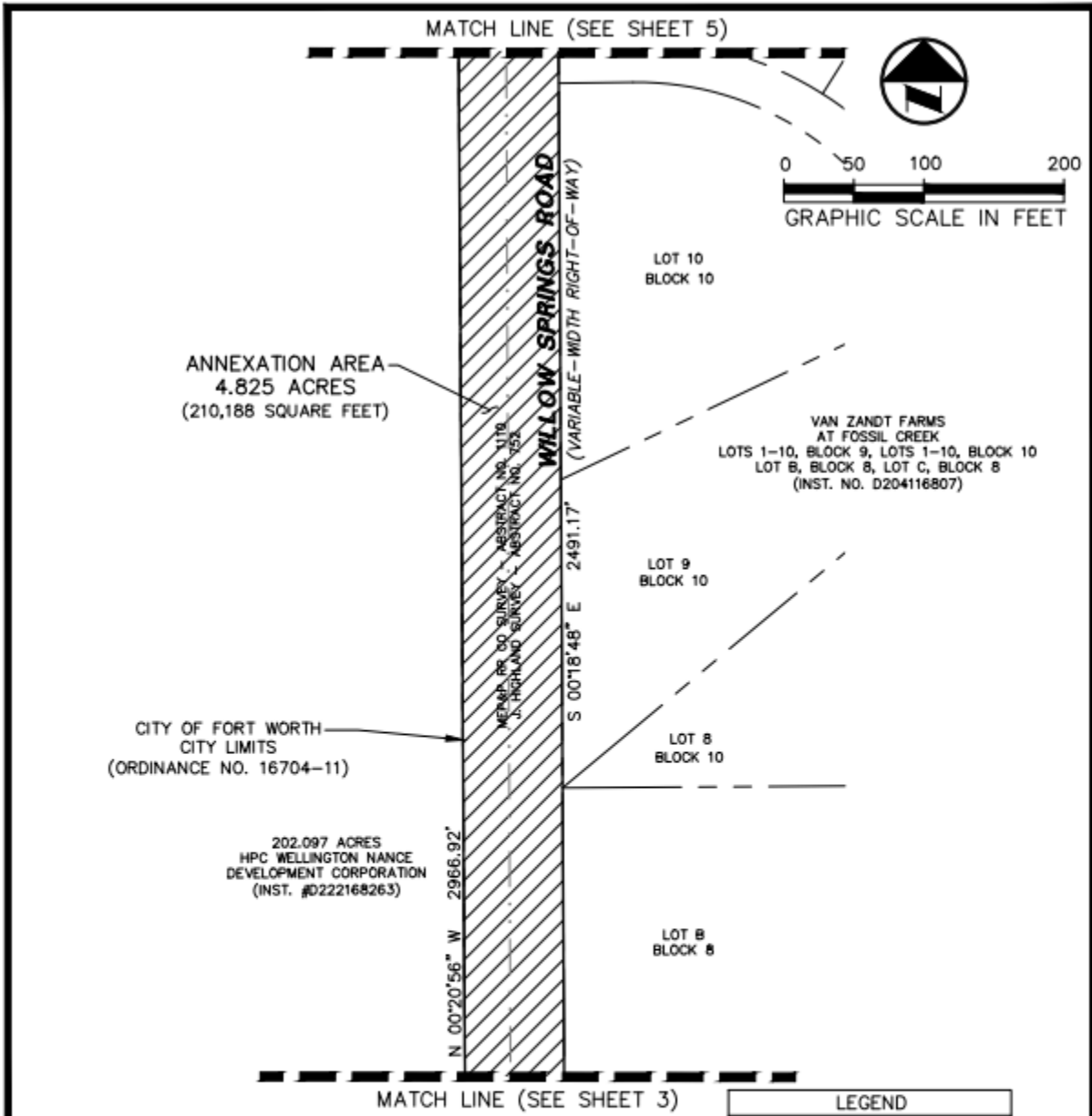
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

WILLOW SPRINGS ROAD
PORTION OF TARRANT COUNTY RIGHT-OF-WAY
JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752,
M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1110
JAMES RIGLEY SURVEY, ABSTRACT NO. 1268,
AND THE M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1111
TARRANT COUNTY, TEXAS
PAGE 2 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ABBR	MLL	1"=100'	09/22/2023	0045655.00



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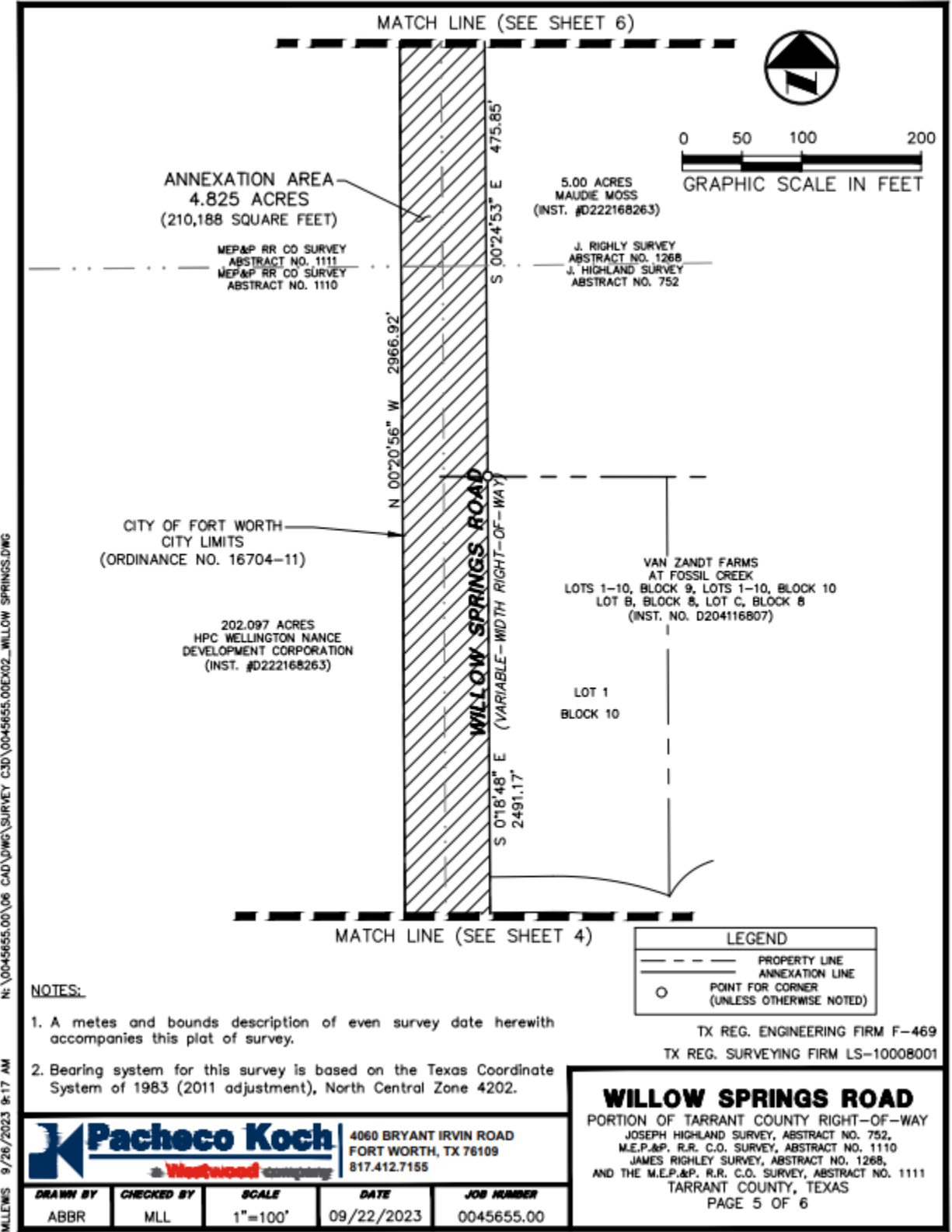
- NOTES:**
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○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

TX REG. ENGINEERING FIRM F-469
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		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155		
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ABBR	MLL	1"=100'	09/22/2023	0045655.00

WILLOW SPRINGS ROAD
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 PAGE 4 OF 6

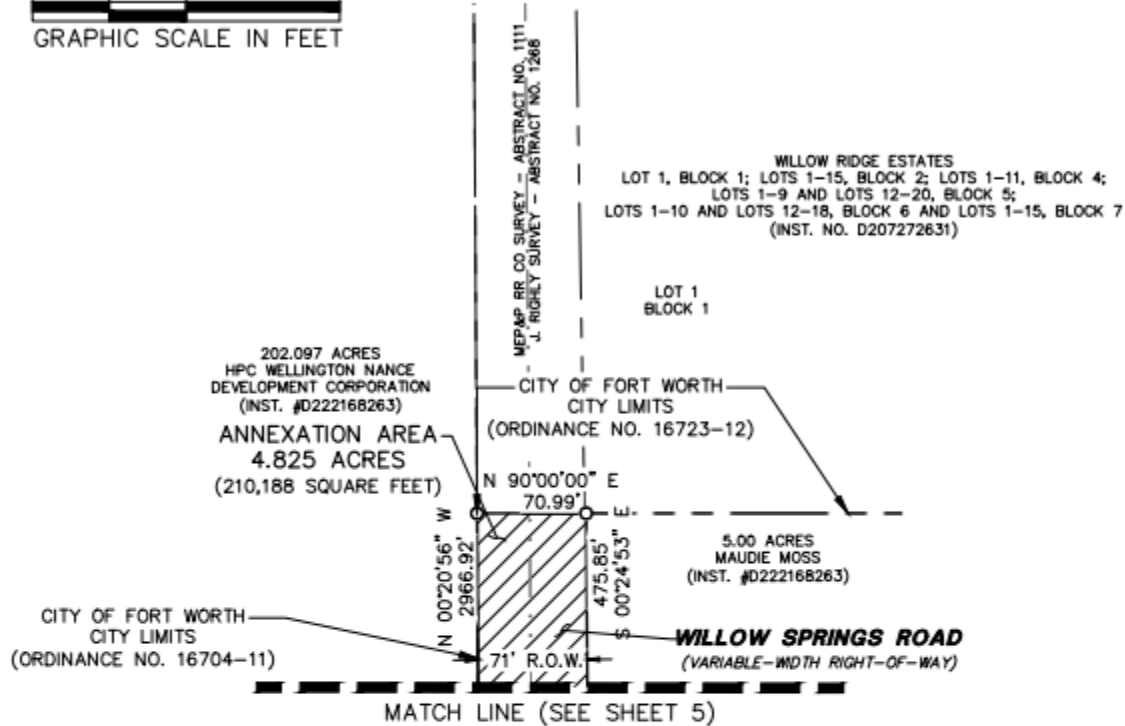
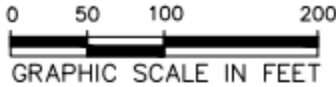


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This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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[Signature]
Date 09/26/2023
Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001



4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
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WILLOW SPRINGS ROAD
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TARRANT COUNTY, TEXAS
PAGE 6 OF 6

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