

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR FULL-PURPOSE ANNEXATION OF A CERTAIN 14.927 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NUMBER 1603, SITUATED IN TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ALLIANCE COMMUNITY FELLOWSHIP AS RECORDED IN INSTRUMENT NUMBER D207081140, DEED RECORDS, TARRANT COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRAPACT WIRELESS, LLC, RECORDED IN INSTRUMENT NUMBER D223009125, DEED RECORDS, TARRANT COUNTY, TEXAS THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND APPROXIMATELY 0.105 ACRES OF ROAD IN THE JOSIAH WALKER SURVEY, ABSTRACT NUMBER 1603, SITUATED IN TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED TO TERRAPACT WIRELESS, LLC, RECORDED IN INSTRUMENT NUMBER D223009125, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), ALLIANCE COMMUNITY FELLOWSHIP, RECORDED IN INSTRUMENT NUMBER D207081140, D.R.T.C.T., THE STEVE T. WONG FAMILY TRUST, RECORDED IN INSTRUMENT NUMBER D224188749, D.R.T.C.T., KROMER FAMILY PROPERTIES, LLC AND TANK BUILDERS, RECORDED IN INSTRUMENT NUMBER D222086083, D.R.T.C.T., AND RON STURGEON REAL ESTATE, RECORDED IN INSTRUMENT NUMBER D217047501, D.R.T.C.T., THE DEED RECORDS OF TARRANT COUNTY, TEXAS, (CASE NO. AX-24-016) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS 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, the City of Fort Worth ("City") has received a petition in writing from Alliance Community Fellowship and TerraPact Wireless, LLC ("Owner"), requesting the full-purpose annexation of 14.927 acres of land as described in Section 1, below (the "Property"); and

WHEREAS, the hereinafter described Property is in the City's exclusive extraterritorial jurisdiction and is adjacent to and adjoins the City; and

WHEREAS, Subchapter C-3 of the Texas Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation; and
Annexation Case AX-24-016 Ordinance No. _____

WHEREAS, in accordance with Subchapter C-3 of Chapter 43 of the Texas Local Government Code, the City section 43.0672 of the Texas Local Government Code, the Owners and the City negotiated and entered into a written agreement, City Secretary Contract No. _____, for the provisions of municipal services in the area; and

WHEREAS, the Property abuts 0.105 acres of county roads and rights-of-way; and

WHEREAS, in accordance with Section 43.106 of the Texas Local Government code, the city must annex the entire width of the county road and adjacent right-of-way on both sides of the county road; and

WHEREAS, the City conducted one public hearing at which members of the public who wished to present testimony or evidence regarding the Municipal Service Agreement and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.0673 of the Local Government Code on. June 24, 2025, at 10:00 a.m., at the City Council Chamber; and square footage in the descriptions

WHEREAS, the City Council finds and determines that annexation of the Property 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 all portions of the Property, comprising approximately 14.927 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such Property being all that certain land particularly described below:

BEING a 14.927 acre tract of land in the Josiah Walker Survey, Abstract Number 1603, situated in Tarrant County, Texas, and being all of that certain tract of land described in a deed to Alliance Community Fellowship as recorded in Instrument Number D207081140, Deed Records, Tarrant County, Texas and all of that certain tract of land described in deed to Terrapact Wireless, LLC, recorded in Instrument Number D223009125, Deed Records, Tarrant County, Texas. This survey was prepared in conformance with 22 TAC 663.21 as described by the Texas Board of Professional Land Surveying in General Rules of Procedures and Practices. Said 14.927 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TNP" found at the southwest corner of that certain tract of land described in deed to Halawa View Apartments, recorded in Instrument Number D221089045, Deed Records, Tarrant County, Texas, the northwest corner of Lot 1, of Block 1, Harmon Senior Villas, an addition to Tarrant County, Texas, recorded in Instrument Number D217013578, and in the east line of said Alliance Community Fellowship tract;

THENCE South 00°03'00" West, along the said east line and a west line of said Lot 1, at a distance of 360.62 Feet pass the most easterly southeast corner of said Alliance Community Fellowship tract and the northeast corner of said Terrapact Wireless, LLC tract, for a total distance of 630.19 Feet to the southeast corner of said Terrapact Wireless, LLC tract;

THENCE North 89°17'00" West, departing said east and west lines and continuing along the south line of said Terrapact Wireless, LLC tract, at a distance of 150.19 Feet pass the common most southerly corner of said Terrapact Wireless, LLC tract and said Alliance Community Fellowship tract, departing said south line and continuing along the south line of said Alliance Community Fellowship tract, for a total distance of 645.82 feet to the southwest corner of said Alliance Community Fellowship tract;

THENCE North 00°00'00" West, departing said south line and continuing along the west line of said Alliance Community Fellowship tract, a distance of 1006.20 Feet from which a 1/2" iron rod with plastic cap stamped "BURNS" for the northwest corner of Alliance Community Fellowship tract bears North 59°16'43" West, a distance of 0.84 Feet;

THENCE South 89°17'00" East, departing said common line and continuing along a south line of said Alliance Community Fellowship tract, a distance of 646.70 Feet to the northeast corner of said Alliance Community Fellowship tract and the northwest corner of said Halawa View Apartments;

THENCE South 00°03'00" West, departing said north line and continuing along the said east line of Alliance Community Fellowship tract and a west line of said Halawa View Apartments tract, a distance of 376.00 Feet to the POINT OF BEGINNING and containing a computed area of 14.927Acres, more or less.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH 22 TAC 663.21 AS DESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING IN GENERAL RULES OF PROCEDURES AND PRACTICES.

SECTION 2.

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

SECTION 3.

That all portions of the roads and rights-of-way, collectively comprising approximately 0.105 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such roads and railway rights-of-way being all that certain land particularly described below and depicted as on Exhibits "B" and "C" attached to and incorporated in this ordinance for all purposes.

SECTION 4.

That the above described territory in sections 1 through 3 are 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 Municipal Services Agreement and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

SECTION 5.

That the Municipal Services Agreement attached hereto as Exhibit "D" is approved

and incorporated into this ordinance for all purposes.

SECTION 6.
CUMULATIVE CLAUSE

This ordinance amends 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 7.
SEVERABILITY LAUSE

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 8.
SAVING CLAUSE

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. 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 for full purposes, 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.

SECTION 9.
EFFECTIVE DATE

This ordinance shall be in full force and effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos
Deputy City Attorney

Jannette S. Goodall
City

Secretary ADOPTED AND EFFECTIVE: _____

EXHIBIT A

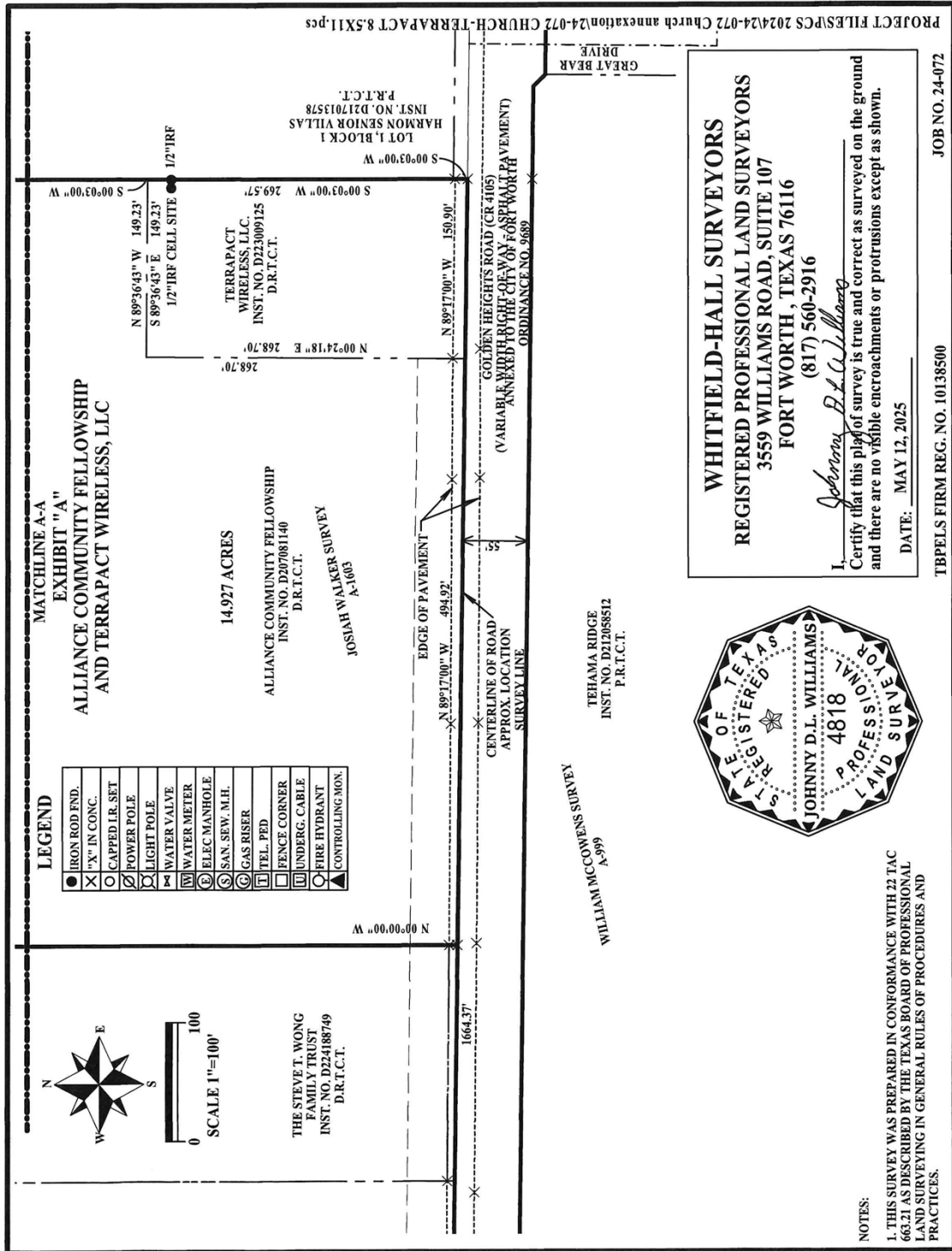


EXHIBIT A

(Continued)

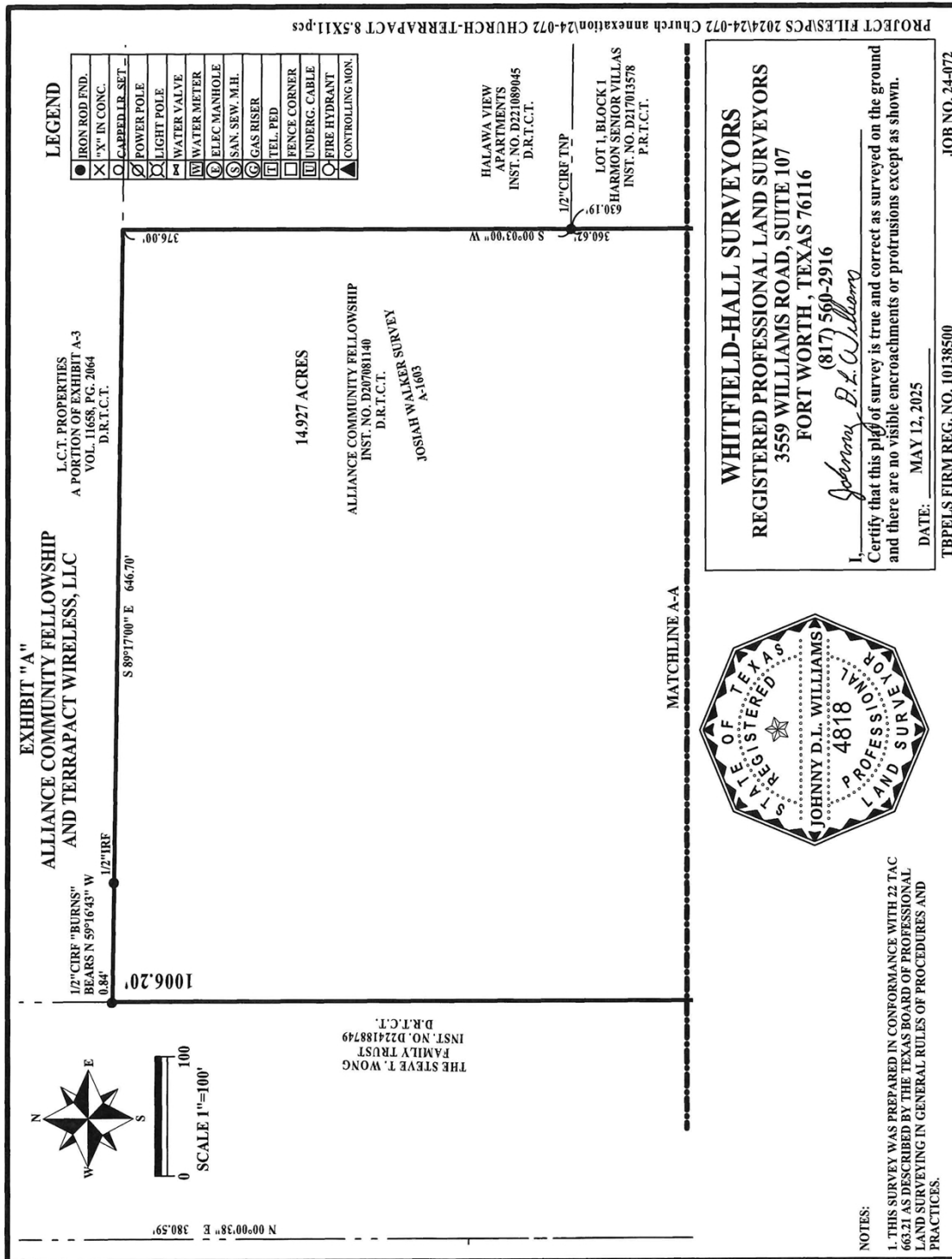


Exhibit B
(Golden Heights Road)

PROPERTY DESCRIPTION
RIGHT OF WAY DEDICATION

BEING a 0.105 acre tract of land in the Josiah Walker Survey, Abstract Number 1603, situated in Tarrant County, Texas, and being a portion of those certain tracts of land described in deed to Terrapact Wireless, LLC, recorded in Instrument Number D223009125, Deed Records, Tarrant County, Texas (D.R.T.C.T.), Alliance Community Fellowship, recorded in Instrument Number D207081140, D.R.T.C.T., The Steve T. Wong Family Trust, recorded in Instrument Number D224188749, D.R.T.C.T., Kromer Family Properties, LLC and Tank Builders, recorded in Instrument Number D222086083, D.R.T.C.T., and Ron Sturgeon Real Estate, recorded in Instrument Number D217047501, D.R.T.C.T. This survey was prepared in conformance with 22 TAC 663.21 as described by the Texas Board of Professional Land Surveying in General Rules of Procedures and Practices. Said 0.105 acre tract of land being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "TNP" found for the northwest corner of that certain tract of land described as Lot 1, Block 1, Harmon Senior Villas, an addition to Tarrant County, Texas, recorded in Instrument Number D217013578, Plat Records, Tarrant County, Texas, the southwest corner of that certain tract of land described in deed to Halawa View Apartments, recorded in Instrument Number D221089045, D.R.T.C.T. and in the east line of that certain tract of land described in deed to Alliance Community Fellowship, recorded in Instrument Number D207081140, D.R.T.C.T. ;

THENCE South 00°03'00" West, along said east line and the west line of said Lot 1, at a distance of 360.62 Feet pass the common east corner of said Alliance Community Fellowship tract and that certain tract of land described in deed to Terrapact Wireless, LLC tract, recorded in Instrument Number D223009125, D.R.T.C.T. , departing said east line and continuing along the east line of said Terrapact Wireless, LLC tract and said west line, for a total distance of 630.19 Feet to the southeast corner of said Terrapact Wireless, LLC tract;

THENCE North 89°17'00" West, departing said east and west lines and continuing along the south lines of said Terrapact Wireless, LLC tract and the Alliance Community Fellowship tract, a distance of 645.82 Feet to the common south corner of said Alliance Community Fellowship tract and said The Steve T. Wong Family Trust tract for the POINT OF BEGINNING;

THENCE North 89°17'00" West, along the south line of said Kromer Family Properties, LLC and Tank Builders tract, and Ron Sturgeon Real Estate tract, a distance of 1018.54 Feet to the southwest corner of said Ron Sturgeon Real Estate Tract;

THENCE North 89°58'52" East, departing said south line and continuing over and across said Ron Sturgeon Real Estate tract, a distance of 249.51 Feet to the east line of said Ron Sturgeon Real Estate tract and the west line of said Kromer Family Properties, LLC and Tank Builders tract;

THENCE South 89°38'16" East, departing said east and west lines and continuing over and across said Kromer Family Properties, LLC and Tank Builders tract, a distance of 220.78 Feet;

PAGE 1 OF 5

1

Exhibit B
(Golden Heights Road)
(Continued)

THENCE South 89°35'55" East, continuing over and across said Kromer Family Properties, LLC and Tank Builders tract, a distance of 349.68 Feet to the east line of said Kromer Family Properties, LLC and Tank Builders tract and the southwest corner of said The Steve T. Wong Family Trust tract;

THENCE South 89°30'40" East, departing said east and west lines and continuing along the south line of said The Steve T. Wong Family Trust tract, a distance of 198.52 Feet to the southeast corner of said The Steve T. Wong Family Trust tract and the west line of said Alliance Community Fellowship tract;

THENCE South 00°00'00" East, a distance of 7.28 Feet to the POINT OF BEGINNING and containing a computed area of 0.105 Acres, more or less.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH 22 TAC 663.21 AS DESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING IN GENERAL RULES OF PROCEDURES AND PRACTICES.

Johnny D.L. Williams

Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TBPELS Firm Reg. No. 10138500



LEGEND

●	IRON ROD FND.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊙	LIGHT POLE
⊕	WATER VALVE
⊞	WATER METER
⊟	ELEC MANHOLE
⊠	SAN. SEW. M.H.
⊡	GAS RISER
⊢	TEL. PED.
⊣	FENCE CORNER
⊤	UNDERG. CABLE
⊥	FIRE HYDRANT
▲	CONTROLLING MON.

EXHIBIT "A"

RIGHT OF WAY DEDICATION

LINE TABLE

Id	Bearing	Distance
LI	S 00°00'00" E	7.28'

WHITFIELD-HALL SURVEYORS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 3559 WILLIAMS ROAD, SUITE 107
 FORT WORTH, TEXAS 76116
 (817) 560-2916

Johnny D.L. Williams
 I, _____
 Certify that this plat of survey is true and correct as surveyed on the ground
 and there are no visible encroachments or protrusions except as shown.
 DATE: MAY 12, 2025

NOTES:

1. THIS SURVEY WAS PREPARED IN CONFORMANCE WITH 22 TAC 663.21 AS DESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING IN GENERAL RULES OF PROCEDURES AND PRACTICES.

PROJECT FILES\PCS 2024\24-072 Church annexation\8.5 x 11 drawings\24-072 ROW USE may 12 - 8.5x11 .pcx

5

PROJECT FILES\PCS 2024\24-072 Church annexation\8.5 x 11 drawings\24-072 ROW USE may 12 - 8.5x11 .pcx

Exhibit C Roads and Rights-of-Way (Continued)

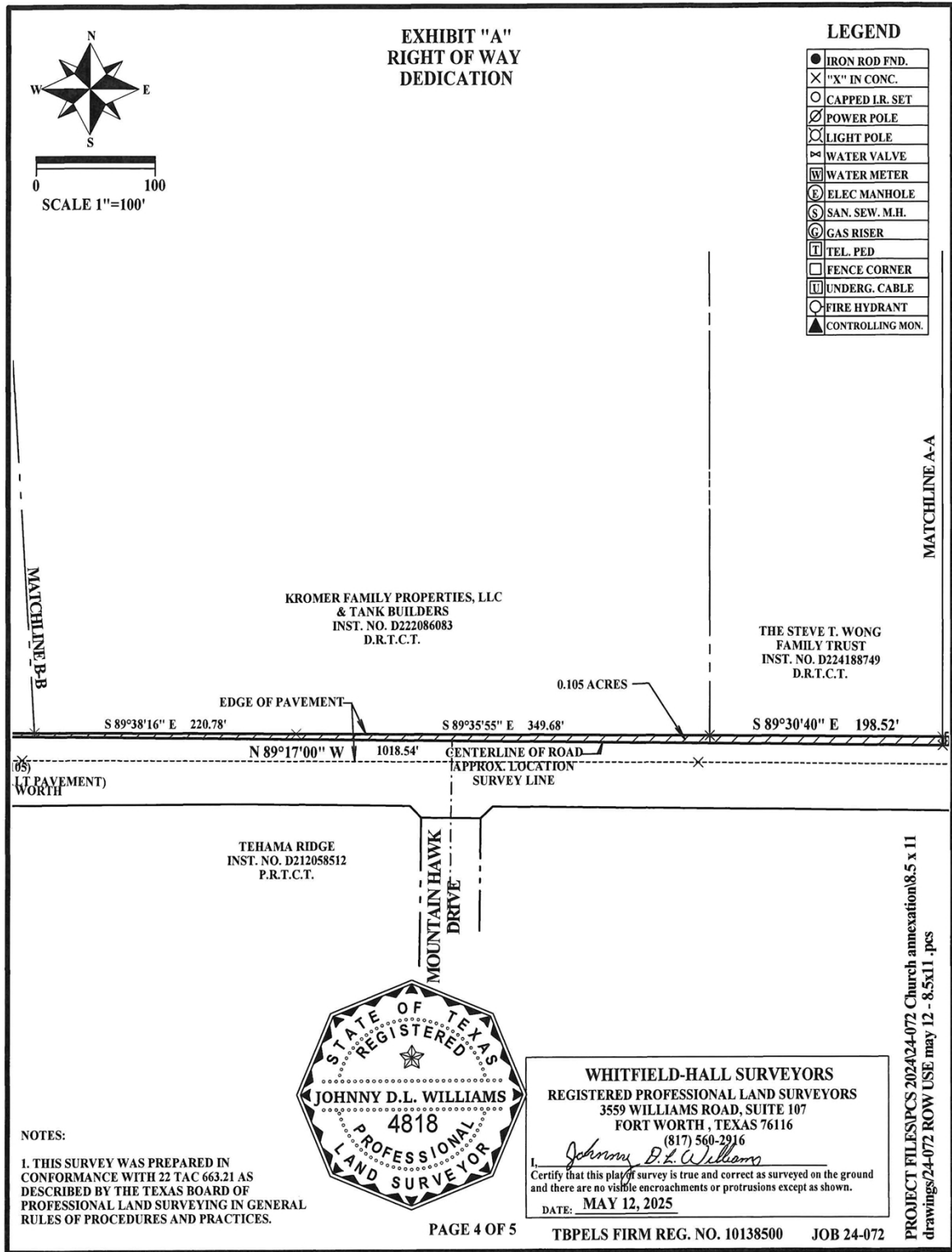


Exhibit C Roads and Rights-of-Way (Continued)

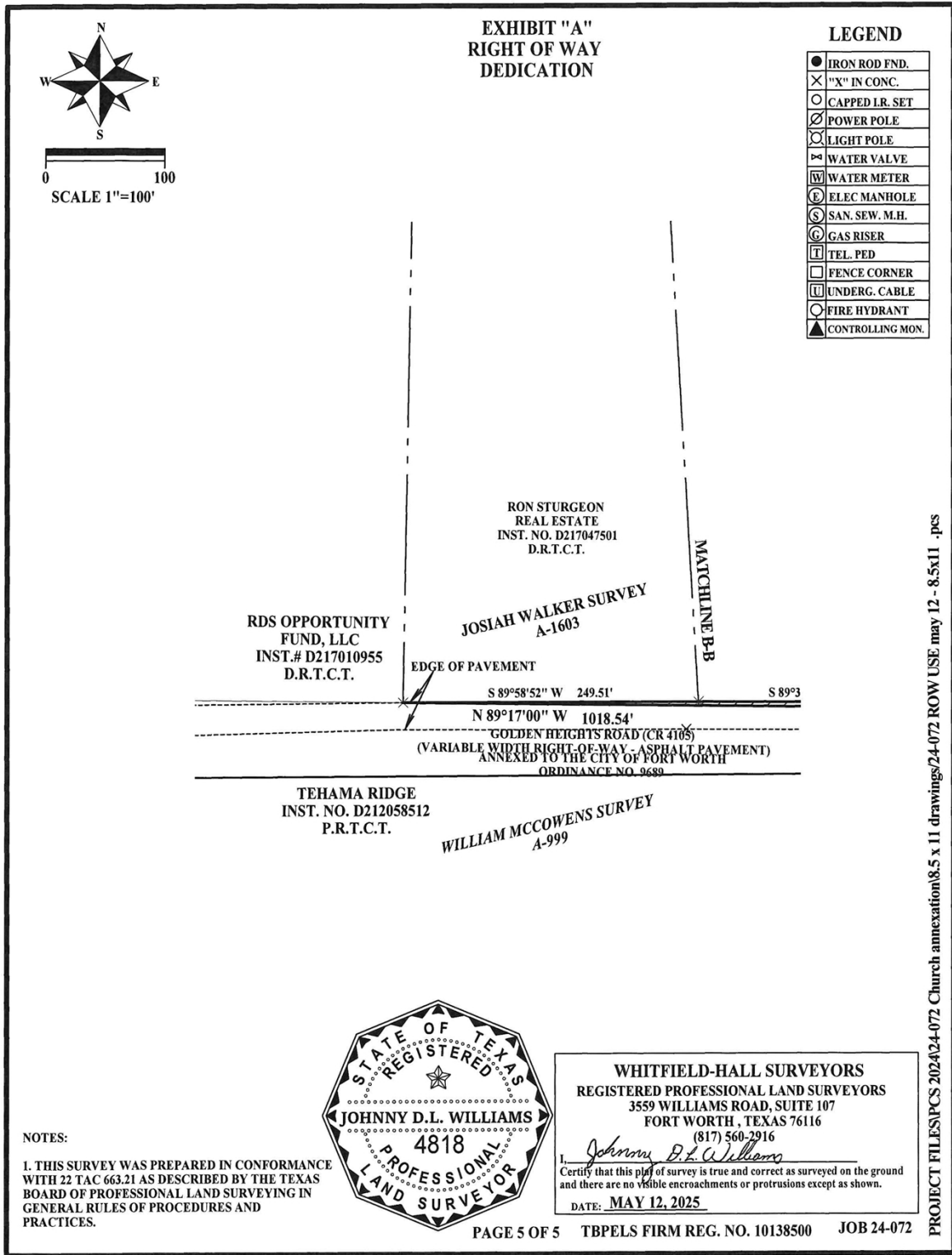


Exhibit D
Municipal Services Agreement
(to be inserted upon full execution)