

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE RELEASE OF APPROXIMATELY 87 ACRES OF LAND SITUATED IN THE W.J. CATHEY SURVEY, ABSTRACT NO. 187, THE H. SYKES, ABSTRACT NO. 804, THE E. GLASSCOCK SURVEY, ABSTRACT NO. 323, , JOHNSON COUNTY, TEXAS ALONG THE WESTERN EDGE OF THE FORT WORTH EXTRATERRITORIAL JURISDICTION, INCLUDING CERTAIN RIGHT-OF-WAY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH; 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, Section 42.023 of the Texas Local Government Code authorizes a municipality to reduce its extraterritorial jurisdiction by ordinance approved by its governing body; and

WHEREAS, Southard Farms, LLC is the owner of approximately 87.28 acres of land in Johnson County, Texas, requested the release of their property from the City’s extraterritorial jurisdiction; and

WHEREAS, the area depicted in exhibit A is not within the City of Fort Worth’s certificate of convenience and necessity for retail water service; and

WHEREAS, City water and sewer facilities are not available to serve the area depicted in Exhibit A and the area can be developed without City water and sewer service;

WHEREAS, the City Council finds and determines that it is in the best interest of the City to release the area depicted in Exhibit A, from the City’s extraterritorial jurisdiction;

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

SECTION 1

Pursuant to Section 42.023 of the Texas Local Government Code, the land shown on Exhibit “A” attached hereto is hereby released from the extraterritorial jurisdiction of the City of Fort Worth.

SECTION 2

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 3

It is hereby declared to be the intention 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 such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4

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

PROPERTY DESCRIPTION
87.288 ACRES

BEING A TRACT OF LAND LOCATED IN THE W. H. CATHEY SURVEY, ABSTRACT NO. 187, THE H. SYKES SURVEY, ABSTRACT NO. 804 AND THE E. GLASSCOCK SURVEY, ABSTRACT NO. 323, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 254 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4405, PAGE 911, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE APPARENT INTERSECTION OF THE NORTH LINE OF SAID 254 ACRE TRACT AND THE CITY OF FORT WORTH ETJ LINE, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 254 ACRE TRACT BEARS N 89°45'30" W, A DISTANCE OF 649.55 FEET;

THENCE, WITH THE NORTH LINE OF SAID 254 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 89°45'30" E, A DISTANCE OF 868.64 FEET TO A ROCK FOUND;

S 89°33'10" E, A DISTANCE OF 3802.49 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MCCULAH" FOUND FOR THE NORTHEAST CORNER OF SAID 254 ACRE TRACT AND BEING IN THE BEND OF COUNTY ROAD NO. 1014;

THENCE, S 01°33'03" W, WITH SAID COUNTY ROAD NO. 1014, A DISTANCE OF 1185.62 FEET TO THE APPARENT INTERSECTION OF THE EAST LINE OF SAID 254 ACRE TRACT AND SAID CITY OF FORT WORTH ETJ LINE;

THENCE, CROSSING SAID 254 ACRE TRACT AND WITH THE APPARENT CITY OF FORT WORTH ETJ LINE, THE FOLLOWING BEARINGS AND DISTANCES:

N 79°57'08" W, A DISTANCE OF 45.81 FEET;

S 02°17'24" W, A DISTANCE OF 297.60 FEET;

N 74°06'50" W, A DISTANCE OF 3351.37 FEET;

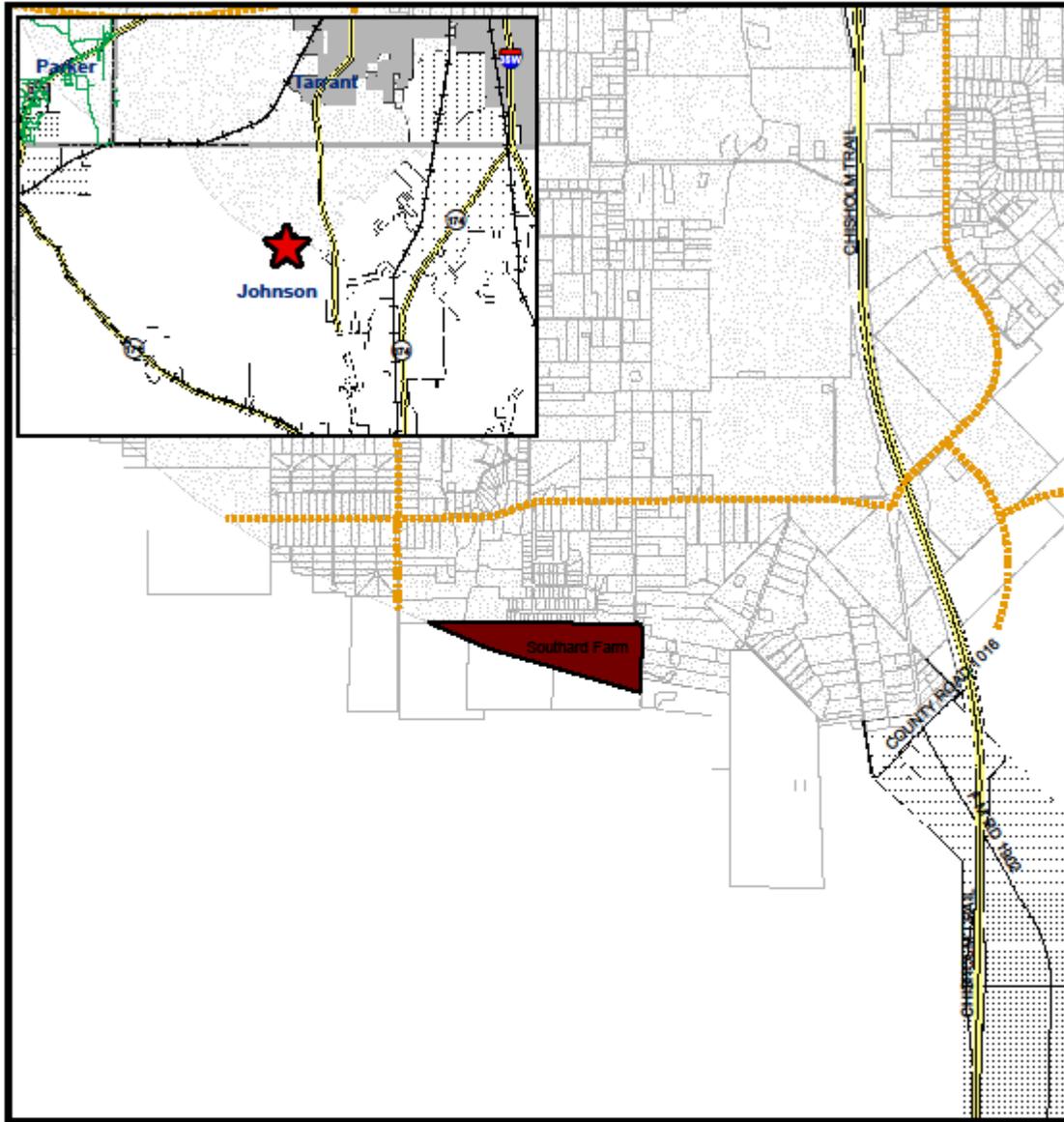
THENCE, N 66°30'21" W, A DISTANCE OF 1481.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 87.288 ACRES OF LAND, AS SURVEYED ON THE GROUND ON MARCH 15, 2022 UNDER THE SUPERVISION OF JEREMY WILLIAMSON, R.P.L.S. NO. 6462. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).



ETJ-Release, Johnson County

Exhibit A

Release of approximately 87 Acres of land from CFW ETJ



Fort Worth

DESIGNATION

	Full Purpose		Adjacent Cities
	Limited Purpose		County Boundaries
	Extraterritorial Jurisdiction		Subject Area

0 1,000 2,000 4,000 Feet

1:36,000



Planning & Development Department
04/07/2022

COPYRIGHT 2022 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.