

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 4.039 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE P. M. SMITH SURVEY, ABSTRACT NO. 1170, DENTON COUNTY, TEXAS, AS CONVEYED TO CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST LATTER-DAY SAINTS, A UTAH CORPORATION SOLE (CHURCH), IN THE DEED RECORDED IN COUNTY CLERK'S FILE NUMBER (CC#) CC# 2019-1360, DEED RECORDS, DENTON COUNTY, TEXAS (DRDCT) AND A PORTION OF A TRACT OF LAND DESCRIBED AND APPROXIMATELY 1.912 ACRES OF LAND MORE OR LESS OF RIGHTS-OF-WAY OUT OF THE P. M. SMITH SURVEY, ABSTRACT No. 1170, AND THE R. MATANY SURVEY, ABSTRACT No. 878, BOTH IN DENTON COUNTY, TEXAS, AS CONVEYED TO THE STATE OF TEXAS, IN THE DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT No. (CC#) 2014-102745, DEED RECORDS, DENTON COUNTY, TEXAS (DRDCT), AND A PORTION OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, IN THE DEED RECORDED UNDER VOLUME 279, PAGE 205, DRDCT, (CASE NO. AX-24-007) 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 has received a petition in writing from The Church of Jesus Christ of Latter-Day Saints, a Utah Corporation Sole, the owner, requesting the full-purpose annexation of 4.039 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 LGC permits the City to annex an area if each owner of land in an area requests the annexation; and

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

Church of Jesus Christ of Latter-Day Saints, A Utah Corporation Sole 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 1.912 acres of county roads and rights-of-way; 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 September 17, 2024 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 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 4.039 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 and depicted as on Exhibit “A” attached to and incorporated in this ordinance for all purposes:

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE P. M. SMITH SURVEY, ABSTRACT No. 1170, DENTON COUNTY, TEXAS, AS CONVEYED TO CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST LATTER-DAY SAINTS, A UTAH CORPORATION SOLE (CHURCH), IN THE DEED RECORDED IN COUNTY CLERK'S FILE NUMBER (CC#) CC# 2019-1360, DEED RECORDS, DENTON COUNTY, TEXAS (DRDCT), SAID PORTION BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN COUNTY CLERK'S DOCUMENT No. 2014-102745, DRDCT AND IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES M. JUDGE IN THE DEED RECORDED IN CC# 2006-125096, DRDCT, SAID MONUMENT ALSO BEING ON THE WESTERLY RIGHT OF WAY (ROW) LINE OF FARM TO MARKET HIGHWAY No. (FM) 156, A VARIABLE WIDTH ROW, COMMONLY KNOWN AS BLUE MOUND DRIVE;

THENCE NORTH 89°46'25" WEST DEPARTING SAID ROW AND WITH THE NORTH LINE OF SAID JUDGE TRACT A DISTANCE OF 511.87 FEET TO A METAL DISK MONUMENT FOUND FOR THE COMMON WESTERLY CORNER BETWEEN SAID JUDGE TRACT AND SAID CHURCH TRACT, SAID MONUMENT ALSO BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO OPL REAL ESTATE, LTD., IN CC# 2007-55420, DRDCT;

THENCE NORTH 12°38'29" EAST WITH SAID EAST LINE, A DISTANCE OF 144.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "BSLS 10194160", FOR CORNER FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO OMAS LEWAYNE PETERSON IN THE DEED RECORDED IN VOLUME 598, PAGE 565, DRDCT, BEARS NORTH 12°38'29" EAST 253.60 FEET;

THENCE NORTH 88°21'21" EAST DEPARTING SAID EAST LINE, A DISTANCE OF 123.30 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "BSLS 10194160", FOR CORNER;

THENCE NORTH 02°30'15" WEST A DISTANCE OF 243.73 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP FOR CORNER, SAID IRON ROD BEING IN THE SOUTHERLY ROW LINE OF TEXAN DRIVE, A VARIABLE WIDTH ROW, AND THE COMMON LINE BETWEEN SAID SMITH SURVEY AND THE H. C. & W. T. SLOAN SURVEY, ABSTRACT No. 1533, DENTON COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PETERSON TRACT BEARS NORTH 89°34'46" WEST 57.10 FEET;

THENCE SOUTH 89°34'46" EAST WITH SAID COMMON SURVEY LINE AND SOUTHERLY ROW LINE, A DISTANCE OF 428.87 FEET TO A POINT IN A METAL TRANSMISSION POLE FOUND FOR THE NORTHWEST CORNER OF THE AFOREMENTIONED STATE OF TEXAS TRACT, THE NORTHEAST CORNER OF SAID CHURCH TRACT, AND BEING IN THE WESTERLY ROW LINE OF THE AFOREMENTIONED FM 156 FROM WHICH THE COMMON EASTERLY CORNER BETWEEN SAID SURVEYS BEARS SOUTH 89°34'46" EAST 80.5 FEET;

THENCE SOUTH 08°28'32" EAST WITH SAID ROW LINE, A DISTANCE OF 79.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP FOR MOST EASTERLY NORTHEAST CORNER OF SAID CHURCH TRACT;

THENCE SOUTH 13°17'07" WEST CONTINUING WITH SAID ROW LINE, A DISTANCE OF 316.67 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 4.039 ACRES OF LAND, MORE OR LESS.

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, comprising approximately 1.912 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 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 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

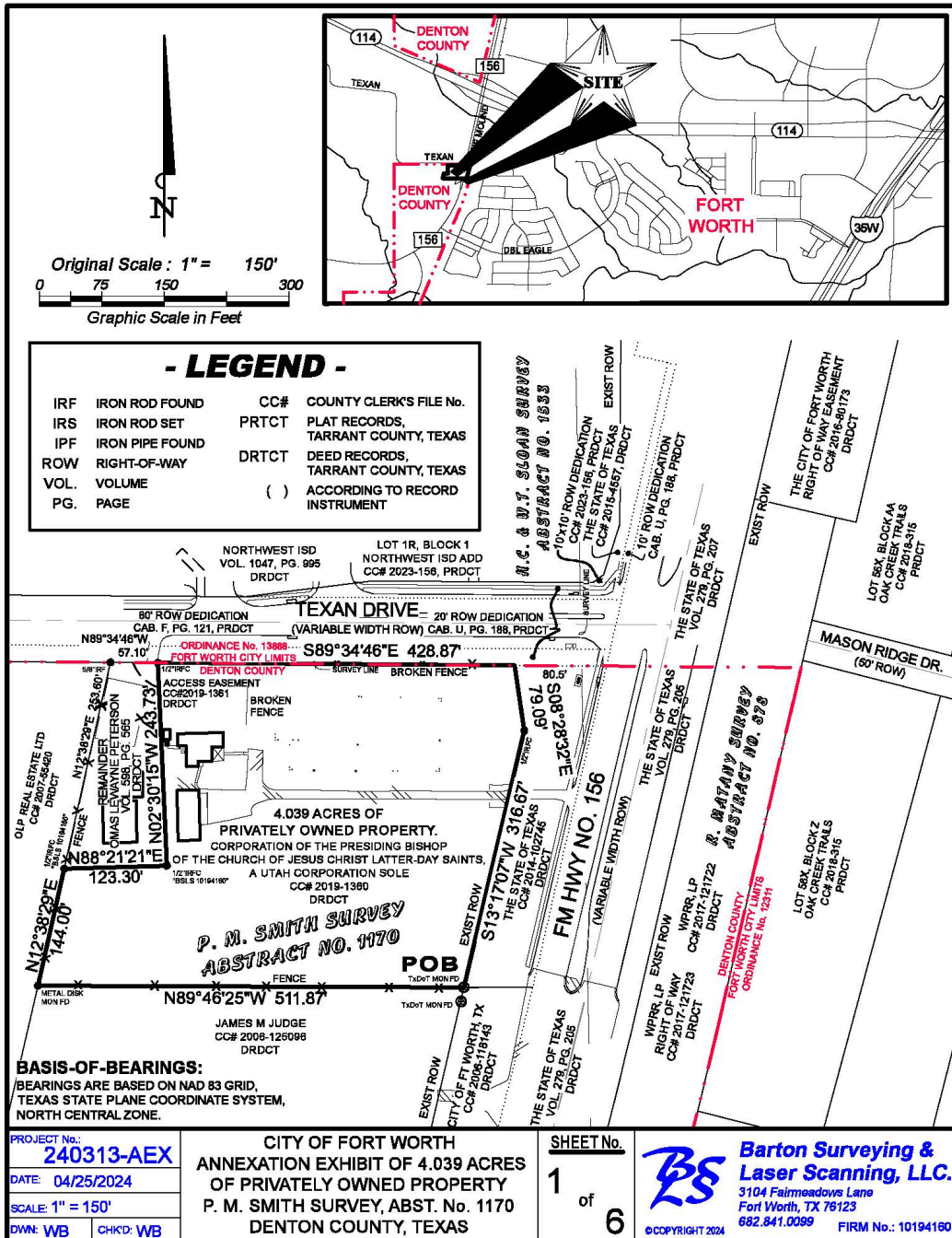
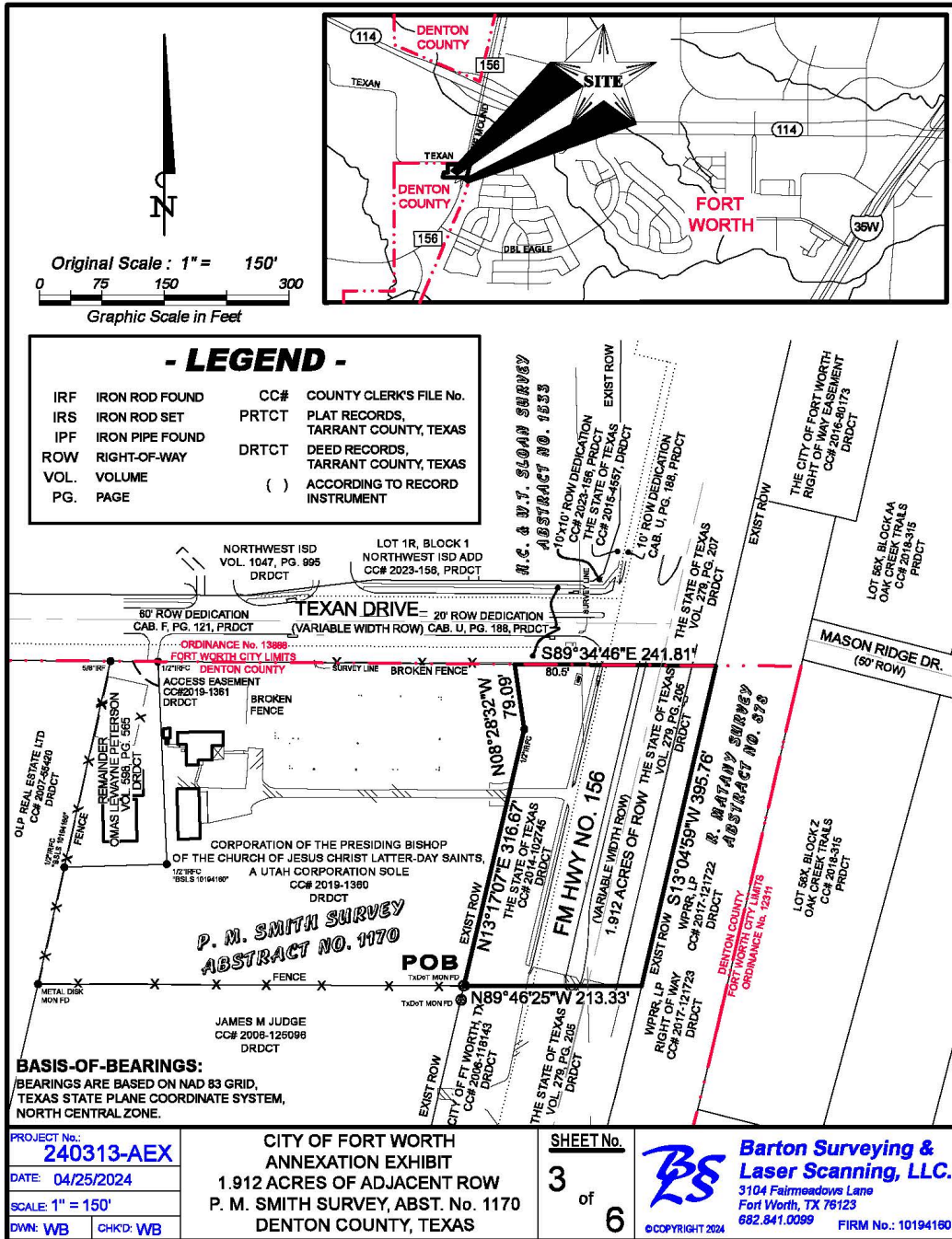


Exhibit B FM HWY 156



**Exhibit C
FM HWY 156**

**LAND DESCRIPTION:
ADJACENT RIGHT OF WAY**

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE P. M. SMITH SURVEY, ABSTRACT No. 1170, AND THE R. MATANY SURVEY, ABSTRACT No. 878, BOTH IN DENTON COUNTY, TEXAS, AS CONVEYED TO THE STATE OF TEXAS, IN THE DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT No. (CC#) 2014-102745, DEED RECORDS, DENTON COUNTY, TEXAS (DRDCT), AND A PORTION OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, IN THE DEED RECORDED UNDER VOLUME 279, PAGE 205, DRDCT, SAID TRACT BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND FOR THE COMMON CORNER BETWEEN A TRACT OF LAND CONVEYED TO THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST LATTER-DAY SAINTS, A UTAH CORPORATION SOLE (CHURCH), IN THE DEED RECORDED UNDER CC# 2019-1360, DRDCT; A TRACT OF LAND CONVEYED TO JAMES M. JUDGE IN THE DEED RECORDED UNDER CC# 2006-125096, DRDCT; A TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH, TX IN THE DEED RECORDED UNDER CC# 2006-118143, DRDCT; AND SAID STATE OF TEXAS TRACT CONVEYED UNDER CC# 2014-102745, DRDCT; SAID MONUMENT ALSO BEING ON THE WESTERLY RIGHT OF WAY (ROW) LINE OF FARM TO MARKET HIGHWAY No. (FM) 156, A VARIABLE WIDTH ROW;

THENCE NORTH 13°17'07" EAST WITH THE COMMON LINE BETWEEN SAID CHURCH TRACT AND SAID STATE OF TEXAS TRACT A DISTANCE OF 316.67 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP FOR CORNER;

THENCE NORTH 08°28'32" WEST WITH SAID COMMON LINE, A DISTANCE OF 79.09 FEET TO A POINT IN A METAL TRANSMISSION POLE FOUND FOR THE COMMON NORTHERLY CORNER BETWEEN SAID STATE OF TEXAS TRACT AND SAID CHURCH TRACT, SAID POINT BEING IN THE SOUTHERLY ROW LINE OF TEXAN DRIVE AND THE COMMON SURVEY LINE BETWEEN SAID SMITH SURVEY AND THE H. C. & W. T. SLOAN SURVEY, ABSTRACT No. 1533, DENTON COUNTY, TEXAS;

THENCE SOUTH 89°34'46" EAST WITH SAID COMMON SURVEY LINE, AT 80.5 FEET PASS THE COMMON EASTERLY CORNER BETWEEN SAID SURVEYS, CONTINUING ALONG SAID BEARING A TOTAL DISTANCE OF 241.81 FEET TO A POINT IN THE EASTERLY ROW LINE OF THE SAID FM 156 AND IN THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO WPRR, LP, UNDER THE DEED RECORDED IN CC# 2017-121722, DRDCT;

THENCE SOUTH 13°04'59" WEST WITH SAID ROW LINE, A DISTANCE OF 395.76 FEET TO A POINT FOR CORNER;

THENCE NORTH 89°46'25" WEST DEPARTING SAID EASTERLY ROW LINE, A DISTANCE OF 213.33 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.912 ACRES OF LAND, MORE OR LESS.

PROJECT No.: 240313-AEX	CITY OF FT WORTH ANNEXATION EXHIBIT OF 1.9120 ACRES OF ADJACENT ROW P. M. SMITH SURVEY, ABST. No. 1170 R. MATANY SURVEY, ABST. No. 878 DENTON COUNTY, TEXAS	SHEET No. 4 of 6	 Barton Surveying & Laser Scanning, LLC. 3104 Fairmeadows Lane Fort Worth, TX 76123 682.841.0099 FIRM No.: 10194160
DATE: 04/25/2024			
SCALE: 1" = 150'			
DWN: WB CHKD: WB			

Exhibit D
Municipal Services Agreement