

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE RELEASE OF APPROXIMATELY 79 ACRES OF LAND SITUATED IN THE J. COLE SURVEY, ABSTRACT NO. 271, THE J. JONES SURVEY, ABSTRACT NO. 752, THE G. SUMNER SURVEY, ABSTRACT NO. 1253, THE J. YOUNG SURVEY, ABSTRACT NO. 2551 AND THE J. DANIEL SURVEY, ABSTRACT NO. 2377, PARKER 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**, G & G Partnership Development Land Partners, Ltd is the owner of approximately 42 acres of land in Parker County, Texas, requested the release of their property from the City’s extraterritorial jurisdiction; and

**WHEREAS**, to create a consistent extraterritorial jurisdiction boundary in Parker County an additional 37 acres of will also be released 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.

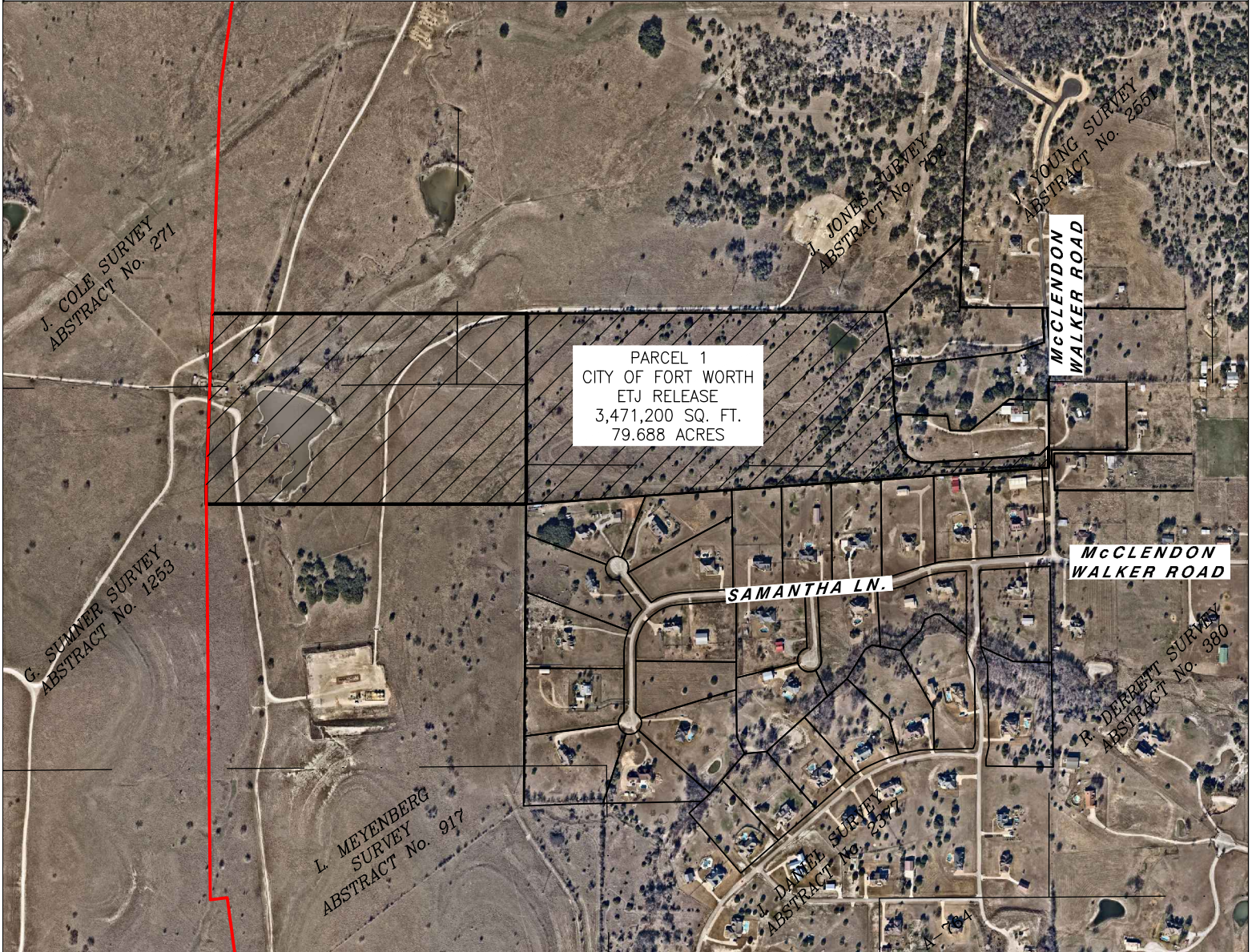
APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Melinda Ramos  
Senior Assistant City Attorney

\_\_\_\_\_  
Jannette S. Goodall, City Secretary

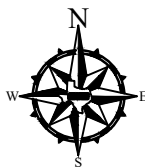
ADOPTED AND EFFECTIVE: \_\_\_\_\_

LOCATION AERIAL EXHIBIT  
CITY OF FORT WORTH  
EXTRA TERRITORIAL JURISDICTION



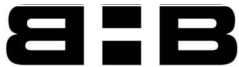
**LEGEND**

- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.P.R.P.C.T...Official Public Records, Parker County, Texas
- P.R.P.C.T.....Plat Records, Parker County, Texas
- = FORT WORTH ETJ LIMITS



SCALE: 1" = 800'

A metes and bounds description of even date accompanies this drawing.



**BAIRD, HAMPTON & BROWN**  
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086  
tstock@bhinc.com • 817.596.7575 • bhinc.com  
TBPELS Firm #44, #10011300, #10011302, #10194146

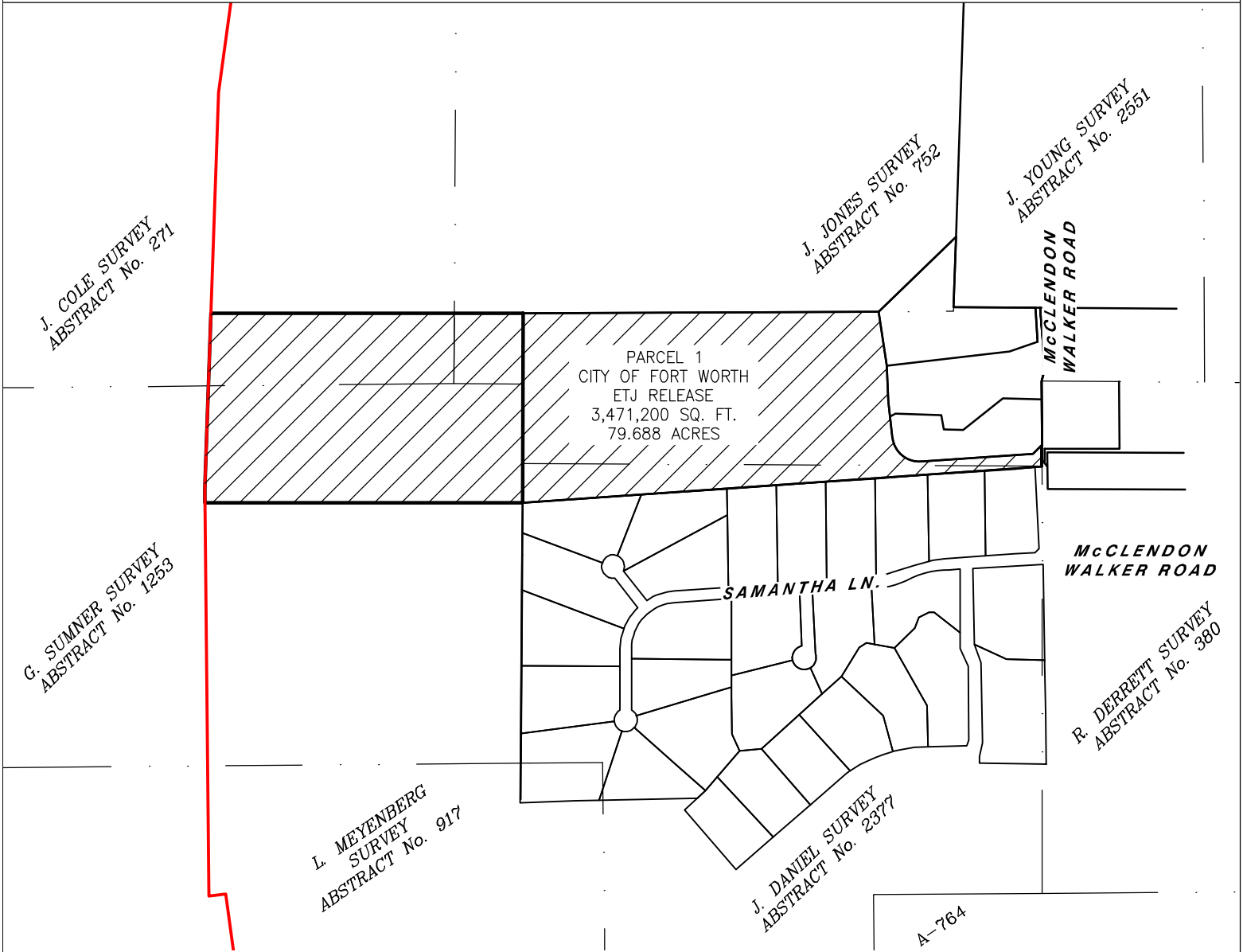
The metes and bounds description contained herein was compiled from information contained in recorded documents and was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

*Toby G. Stock*

Toby G. Stock  
State of Texas Registered Professional Land Surveyor No. 6412  
Date: March 23, 2022

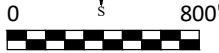
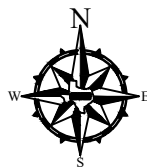


OVERALL EXHIBIT  
CITY OF FORT WORTH  
EXTRA TERRITORIAL JURISDICTION



**LEGEND**

- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.P.R.P.C.T...Official Public Records, Parker County, Texas
- P.R.P.C.T.....Plat Records, Parker County, Texas
- = FORT WORTH ETJ LIMITS
- = PARCEL 1 (EXHIBIT A)  
CITY OF FORT WORTH ETJ RELEASE



SCALE: 1" = 800'

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Toby G. Stock  
State of Texas Registered Professional Land Surveyor No. 6412  
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**EXHIBIT 'A'**  
**CITY OF FORT WORTH**  
**EXTRA TERRITORIAL JURISDICTION**

**PARCEL 1**

**PROPERTY DESCRIPTION**

**BEING** a tract of land situated in the J. Cole Survey, Abstract No. 271, the J. Jones Survey, Abstract No. 752, the G. Sumner Survey, Abstract No. 1253, the J. Young Survey, Abstract No. 2551, and the J. Daniel Survey, Abstract No. 2377, Parker County, Texas. Said tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for the southwest corner of a tract of land described in deed to FC Legacy Ventures, as recorded in Document 202133302, Official Public Records, Parker County, Texas, (O.P.R.P.C.T.), same being the northwest corner of Highland Ranch Estates, Phase 1, according to plat recorded in Cabinet B, Slide 604, Plat Records, Parker County, Texas (P.R.P.C.T), and also being on the east line of a tract of land described in deed to McFarland Ranch, LLC, as recorded in Document 201406454 (O.P.R.P.C.T.);

**THENCE** departing the common line of said FC Legacy Ventures tract and said McFarland Ranch, and over and across said McFarland Ranch, the following courses and distances:

West, a distance of 1,662.33 feet to a point;

North 00°34'49" West, a distance of 77.01 feet to a point;

North 01°57'47" East, a distance of 914.53 feet to a point;

East, a distance of 1,636.22 feet to a point for the northwest corner of said FC Legacy Ventures tract, same being an inner ell corner of said McFarland Ranch;

**THENCE** North 89°42'57" East, with the common line of said FC Legacy Ventures tract and said McFarland Ranch, a distance of 1,859.70 feet to a point for the common corner of said FC Legacy Ventures tract and said McFarland Ranch, same being the northwest corner of a tract of land described in deed to David K. and Teri Kubosh, as recorded in Volume 2519, Page 736, Deed Records, Parker County, Texas (D.R.P.C.T.);

**THENCE** South 8°30'51" East, with the common line of said FC Legacy Ventures tract and said Kubosh tract, a distance of 285.34 feet to a point for the southwest corner of said Kubosh tract, same being the northwest corner of a tract of land described in deed to Jared D. and Lana B. Kennedy, as recorded in Document Number 201316690 (O.P.R.P.C.T.);

**THENCE** South 2°39'24" East, with the common line of said FC Legacy Ventures tract and said Kennedy tract, a distance of 188.66 feet to a point;

**THENCE** South 6°35'45" East, continuing with said common line, a distance of 192.05 feet to a point and the beginning of a curve to the left,

With said curve to the left, having a radius of 140.00 feet, a central angle of 87°24'16", an arc length of 213.57 feet, and a chord which bears South 50°11'16" East, a distance of 193.46 feet to a point;

**THENCE** North 86°02'42" East, with the common line of said FC Legacy Ventures tract and said Dorin tract, a distance of 588.71 feet to a point;

**THENCE** North 44°39'28" East, continuing with said common line, a distance of 61.67 feet to a point for the common corner of said FC Legacy Ventures tract and said Dorin tract;

**THENCE** South 0°01'09" East, continuing with said common line, a distance of 110.91 feet to a point for the southeast corner of said FC Legacy Ventures tract and being on the north line of aforementioned Highland Ranch Estates, Phase 1;

**THENCE** South 86°01'51" West, with the common line of said FC Legacy Ventures tract and said Highland Ranch Estates, Phase 1, a distance of 2,723.00 feet to the **POINT OF BEGINNING** and containing 3,471,200 square feet or 79.688 acres of land, more or less.

TRACT	GRANTEE	INSTRUMENT NUMBER	COUNTY
A	DAVID K. & TERI KUBOSH	2519-736	PARKER
B	JARED D. & LANA B. KENNEDY	201316690	PARKER
C	MATTHEW A. & ADRIANNE DORIN	201708401	PARKER

NOTE: A drawing of of even date accompanies this metes and bounds description.



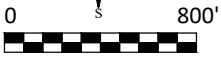
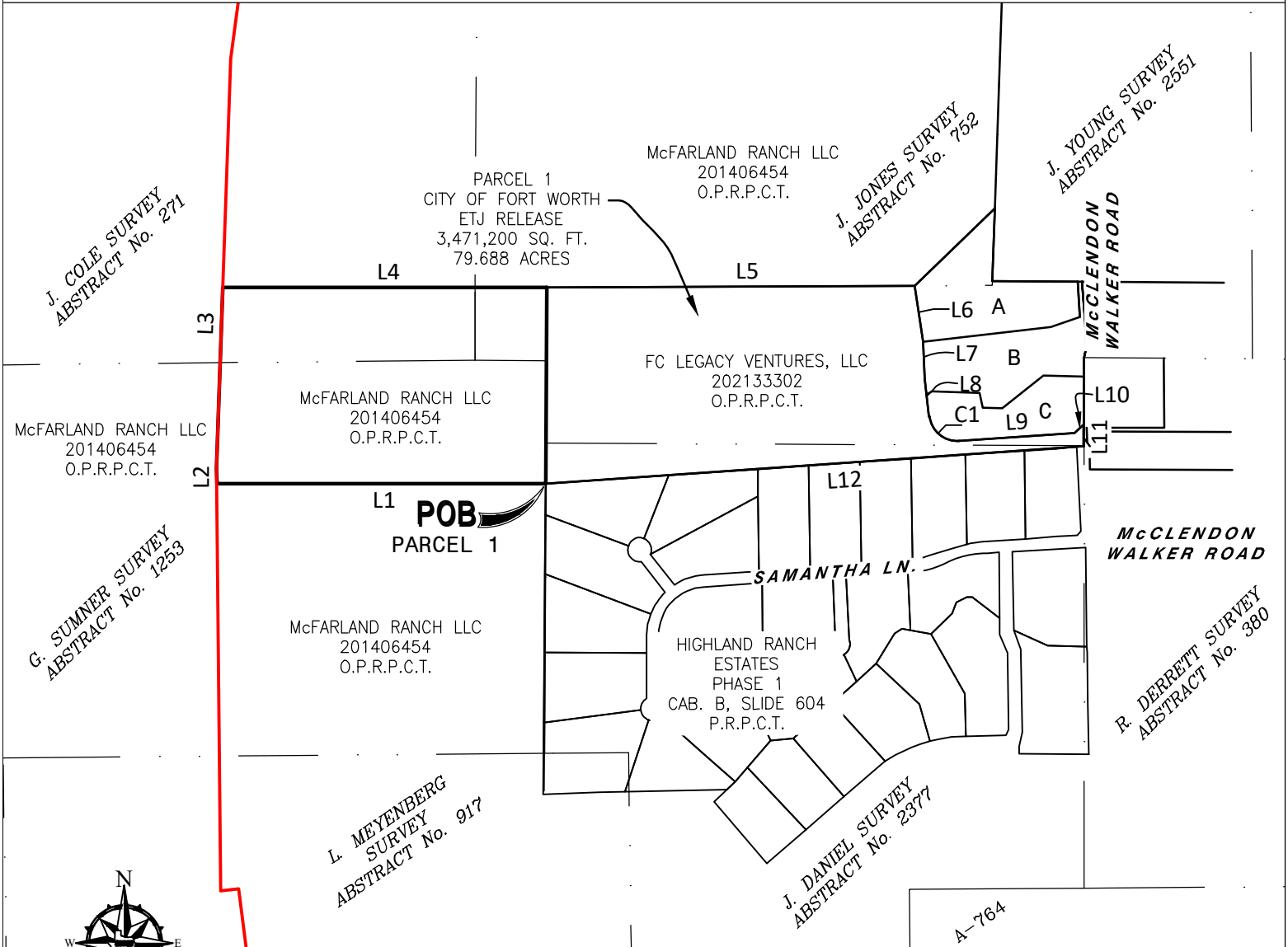
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 TBPELS Firm #44, #10011300, #10011302, #10194146  
 Drawing: F:\job\2021\800\052 Joe Frank Aledo Property\01 Design & Drafting\01 Survey\06 ETJ Release\ETJ Release.dwg

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Toby G. Stock  
 State of Texas Registered Professional Land Surveyor No. 6412  
 Date: March 23, 2022



**EXHIBIT 'A'**  
**CITY OF FORT WORTH**  
**EXTRA TERRITORIAL JURISDICTION**



SCALE: 1" = 800'

**LEGEND**

- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.P.R.P.C.T...Official Public Records, Parker County, Texas
- P.O.B.....Point of Beginning
- P.R.P.C.T.....Plat Records, Parker County, Texas
- .....FORT WORTH ETJ LIMITS

A metes and bounds description of even date accompanies this drawing.



**BHB**  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

March 23, 2022

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N90°00'00"W	1662.33	L7	S2°39'24"E	188.66
L2	N0°34'49"W	77.01	L8	S6°35'45"E	192.05
L3	N1°57'47"E	914.53	L9	N86°02'42"E	588.71
L4	N90°00'00"E	1636.22	L10	N44°39'28"E	61.67
L5	N89°42'57"E	1859.70	L11	S0°01'09"E	110.91
L6	S8°30'51"E	285.34	L12	S86°01'51"W	2723.00

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	87°24'16"	140.00'	213.57'	S50°11'16"E	193.46'