

**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 50.330 ACRES OF LAND, MORE OR LESS, OUT OF THE P.M. SMITH SURVEY, ABSTRACT NO. 1170, DENTON COUNTY, TEXAS, DENTON COUNTY AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO DOUBLE EAGLE TH LLC, BY DEED RECORDED IN COUNTY CLERKS FILE NO. 2022-76698, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND APPROXIMATELY 11.106 ACRES OF LAND MORE OR LESS OF RIGHTS-OF-WAY OUT OF P.M. SMITH SURVEY, ABSTRACT NO. 1170, DENTON COUNTY, TEXAS, AND BEING PORTIONS OF THOSE TRACTS OF LAND DESCRIBED TO THE CITY OF FORT WORTH BY DEEDS RECORDED IN COUNTY CLERKS FILE NO. 2006-118142 AND COUNTY CLERKS FILE NO. 2006-118144, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, (CASE NO. AX-22-010) 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 Double Eagle TH, LLC, the owners, requesting the full-purpose annexation of 50.330 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, Double Eagle TH, LLC, 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 11.1065 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 January 31, 2023 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 50.330 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** a 50.330-acre tract of land situated in the P.M. Smith survey, abstract no. 1170, Denton County, Texas, and being all of that tract of land described to Double Eagle TH LLC, by deed recorded in County Clerks file no. 2022-76698, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an x-cut found in concrete on the Westerly right-of-way line of Farm-To-Market Road 156 (a variable width right-of-way), same being the Southeast corner of Lot 1, Block 1 of the Wilson Addition, an addition to the City of Fort Worth, Denton County, Texas by plat recorded in County Clerks file no. 2020-191. Plat records, Denton County, Texas;

**Thence** North 00°27'40" East, with the West line of said Double Eagle TH tract, passing at a distance of 1563.44 feet a 5/8-inch iron rod found for the Northeast corner of said Lot 1, and continuing in all a total distance of 2,259.76 feet to a 1/2-inch iron rod with cap stamped "RPLS 2010" found for the Northwest corner of said Double Eagle TH tract;

**Thence** South 89°37'45" East, a distance of 1,086.26 feet to a 5/8-inch iron rod found for the Northeast corner of said Double Eagle TH tract;

**Thence** South 12°39'13" West, with the East line of said Double Eagle TH tract, a distance of 397.69 feet to a TXDOT monument found;

**Thence** South 12°56'48" West, continuing with the East line of said Double Eagle TH tract, a distance of 394.72 feet to a TXDOT monument found for reentrant corner of same tract and the Southwest corner of a tract of land described to James M. Judge by deed recorded in volume 600, page 6 of said Real Property Records;

**Thence** North 89°55'04" East, with the South line of said judge tract, a distance of 509.11 feet to a TXDOT monument found on said Westerly right-of-way for the beginning of a non-tangent curve to the right having a radius of 2,192.70 feet and a chord that bears South 44°06'48" West, 2065.82 feet;

**Thence** with said curve to the right, continuing with said Westerly right-of-way, through a central angle of 56°12'26", passing a TXDOT monument at an arc-distance of 434.07 feet, a total arc-distance of 2151.04 feet to the **POINT OF BEGINNING** and containing a calculated area of 50.330 acres (2,192,391 sq. Feet) of land.

Basis of bearing is grid North, Texas state plane coordinate system, North central zone, nad83 (2011) epoch 2010, as determined by GPS observations.

## **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 11.106 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", 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.

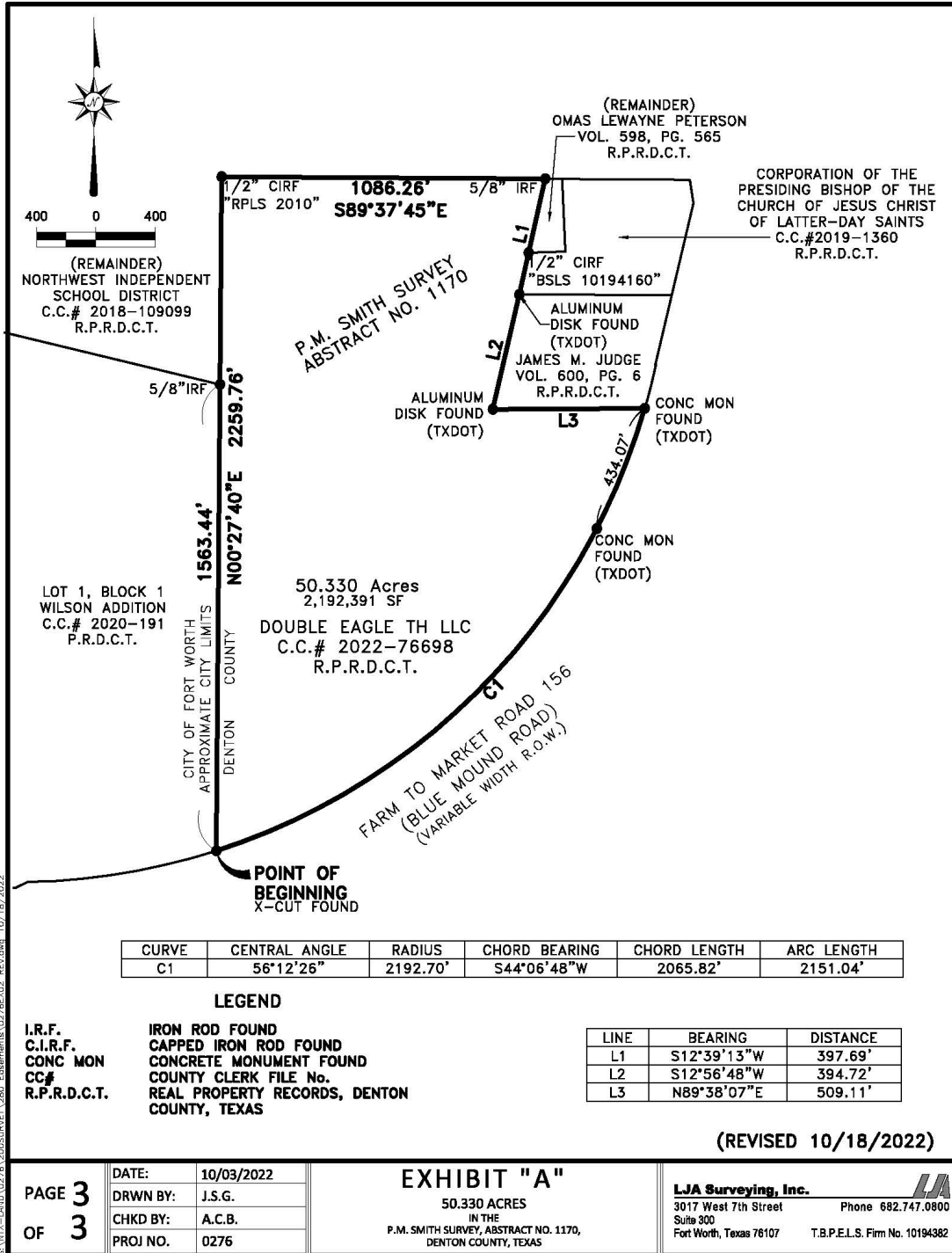
APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Melinda Ramos  
Deputy City Attorney

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

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

# EXHIBIT A



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	56°12'26"	2192.70'	S44°06'48"W	2065.82'	2151.04'

### LEGEND

**I.R.F.** IRON ROD FOUND  
**C.I.R.F.** CAPPED IRON ROD FOUND  
**CONC MON** CONCRETE MONUMENT FOUND  
**CC#** COUNTY CLERK FILE No.  
**R.P.R.D.C.T.** REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S12°39'13"W	397.69'
L2	S12°56'48"W	394.72'
L3	N89°38'07"E	509.11'

(REVISED 10/18/2022)

<b>PAGE 3 OF 3</b>	DATE:	10/03/2022
	DRWN BY:	J.S.G.
	CHKD BY:	A.C.B.
	PROJ NO.	0276

**EXHIBIT "A"**  
 50.330 ACRES  
 IN THE  
 P.M. SMITH SURVEY, ABSTRACT NO. 1170,  
 DENTON COUNTY, TEXAS

**LJA Surveying, Inc.**  
 3017 West 7th Street Phone 682.747.0800  
 Suite 300  
 Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

**Exhibit B**  
**Legal Description for Road and Right-of-Way**  
**“Portions of F.M. Highway 156 (Blue Mound Road)”**

**Being** 11.106 acres of land situated in the P.M. Smith survey, abstract no. 1170, Denton County, Texas, and being portions of those tracts of land described to the City of Fort Worth by deeds recorded in County Clerks file no. 2006-118142 and County Clerks file no. 2006-118144, Real Property Records, Denton County, Texas, and being a portion of that tract of land described to the State of Texas by deed recorded in volume 279, page 205 of same records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an x-cut found in concrete for the Southeast corner of Lot 1, Block 1 of the Wilson Addition, an addition to the City of Fort Worth, Denton County, Texas by plat recorded in County Clerks file no. 2020-191, plat records, Denton County, Texas, on the North right-of-way line of Farm-To-Market Road 156 for the beginning of a curve to the left having a radius of 2192.72 feet and a chord that bears North 44°06'47" East, 2065.81 feet;

**Thence** with said North right-of-way line and said curve to the left, passing a concrete monument found (TXDOT) at an arc-distance of 1716.95 feet for the West common corner of said City of Fort Worth tracts, through a central angle of 56°12'23", an arc-distance of 2151.03 feet to a concrete monument found (TXDOT) for the Northwest corner of said City of Fort Worth tract by deed recorded in County Clerks file no. 2006-118142 and the Southeast corner of a tract of land described to James M. Judge by deed recorded in volume 600, page 6 of said Real Property Records;

**Thence** North 89°38'31" East, with the North line of said City of Fort Worth tract, passing the Northeast corner of same tract at a distance of 72.77 feet and continuing with the North line of said State of Texas tract for a total distance of 218.06 feet to the West line of a tract of land described to WPRR L.P. By deed recorded in County Clerk file no. 2017-121722 of said Real Property Records, same being the beginning of a curve to the right, having a radius of 5679.58 feet and a chord that bears South 20°57'10" West, 538.45 feet;

**Thence** with said curve to the right and the East line of said State of Texas tract, through a central angle of 5°26'02", an arc-distance of 538.65 feet to the beginning of a curve to the right, having a radius of 2403.41 feet and a chord that bears South 50°39'19" West, 1895.08 feet;

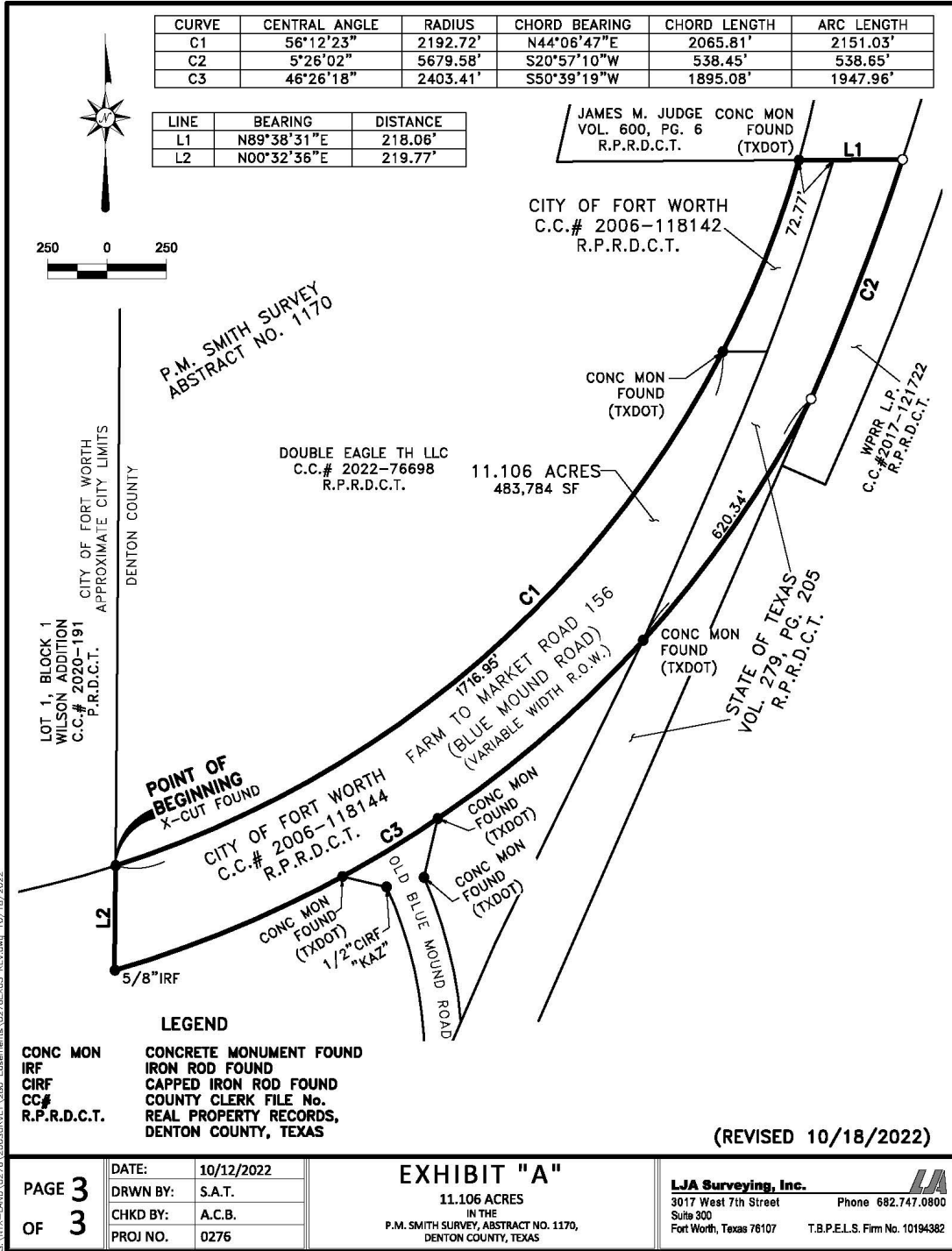
**Thence** over and across said State of Texas tract and with said curve to the right, passing a concrete monument found (TXDOT) at an arc-distance of 620.34 feet and continuing with the South line of said City of Fort Worth tract by deed recorded in County Clerk's file no. 2006-118144, through a central angle of 46°26'18", an arc-distance of 1947.96 feet to a 5/8-inch iron rod found for the Southwest corner of said City of Fort Worth tract;

**Thence** North 00°32'36" East, a distance of 219.77 feet to the **POINT OF BEGINNING** and containing a calculated area of 11.106 acres (483,784 sq. Feet) of land.

# Exhibit C

## Map of Road and Right-of-Way

### “Portions of F.M. Highway 156 (Blue Mound Road)”



**Exhibit D**  
**Municipal Services Agreement**