

**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 45.949 ACRES OF LAND, MORE OR LESS, OUT OF THE OUT OF THE CYRUS K. GLEASON SURVEY, ABSTRACT NUMBER 559, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 47.22 ACRE TRACT OF LAND DESCRIBED BY DEED TO HOWARD SCOTT CARRELL, AS RECORDED IN COUNTY CLERK'S FILING NUMBER D219137430, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (CASE NO. AX-21-006) 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 Wyatt Carrell, the owners, requesting the full-purpose annexation of 45.949 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 Chapter 43 of the Texas Local Government Code authorizes the City to annex an area if each owner of land in an area requests the annexation; and

**WHEREAS**, in accordance with section 43.0672 of the Texas Local Government Code, Wyatt Carrell 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 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 August 24, 2021 at 7:00 p.m., at the City Council Chamber; and

**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 45.949 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 tract of land situated in the Cyrus K. Gleason Survey, Abstract Number 559, Tarrant County, Texas, and being a portion of that certain called 47.22 acre tract of land described by deed to Howard Scott Carrell, as recorded in County Clerk's Filing Number D219137430, Official Public Records, Tarrant County, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the intersection of the South Right-of-Way line of Old Weatherford Road (an existing 50' Right-of-Way) and the east line of said called 47.22 acre tract, said point being in the south line of the existing City of Fort Worth City Limits as described in the City of Fort Worth Ordinance Number 7410, also being in the west line of that certain tract of land described in deed to Texas Utilities Electric Company, as recorded in Volume 8736, Page 1783, Official Public Records, Tarrant County, Texas;

**THENCE S 00°18'00"W**, a distance of 1226.00 feet along the east line of said called 47.22 acre tract and the west line of said Texas Utilities Electric Company tract and then along the west line of that certain called 12.5351 acre tract of land described in deed to Christine Cantwell Greback, as recorded in County Clerk's File Number D206042059, Official Public Records, Tarrant County, Texas to the southeast corner of said called 47.22 acre tract and being in the north line of that certain called 56.864 acre tract of land described in deed to Uplift Education, as recorded in County Clerk's File Number D218112370, Official Public Records, Tarrant County, Texas and also being in the north line of the City of Fort Worth City Limits as described in the City of Fort Worth Ordinance Number 8612;

**THENCE N 90°00'00"W**, a distance of 1632.60 feet along the south line of said called 47.22 acre tract, the north line of said called 56.864 acre tract and the north line of said City of Fort Worth City Limit line described in said City of Fort Worth Ordinance Number 8612 to the southwest corner of said called 47.22 acre tract, the northwest corner of said called 56.864 acre tract and being in the east line of that certain called 17.217 acre tract described in deed to Elaine Wagner, as recorded in Volume 14685, Page 420, Official Public Records, Tarrant County, Texas and being the most westerly northwest corner of said City of Fort Worth City Limits as described in the City of Fort Worth Ordinance Number 8612;

**THENCE N 00°18'00"E**, a distance of 1226.00 feet along the west line of said called 47.22

acre tract and along the east line of said called 17.217 acre tract, along the east terminus of a tract of land acquired to the public as a 50' Right-of-Way as recorded in volume 4013, Page 554, official Public Records, Tarrant County, Texas and then along the east line of that certain called 9.312 acre tract of land described in deed to Paul Al Ravaris and wife, Louisa Sai Ravaris, as recorded in Volume 11665, Page 992, Official Public Records, Tarrant County, Texas and then along the east line of Lot 5R, Cocasa Estates and recorded in County Clerk's File Number 0214051997, Official Public Records, Tarrant County, Texas to the northwest corner of the herein described tract, being in the south Right-of-Way line of the aforementioned Old Weatherford Road and the south line of the existing City of Fort Worth City Limits as described in the City of Fort Worth Ordinance Number 7410;

**THENCE N 90°00'00"E**, a distance of 132.60 feet along said south Right-of-Way line and said existing City of Fort Worth City Limits as described in the City of Fort Worth Ordinance Number 7410 returning to the Point of Beginning and containing 2,001,540 square feet or 45.949 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 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 4.**

That the Municipal Services Agreement attached hereto as Exhibit "B" is approved and incorporated into this ordinance for all purposes.

## **SECTION 5.** **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 6.**  
**SEVERABILITY CLAUSE**

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 7.**  
**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 8.**  
**EFFECTIVE DATE**

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

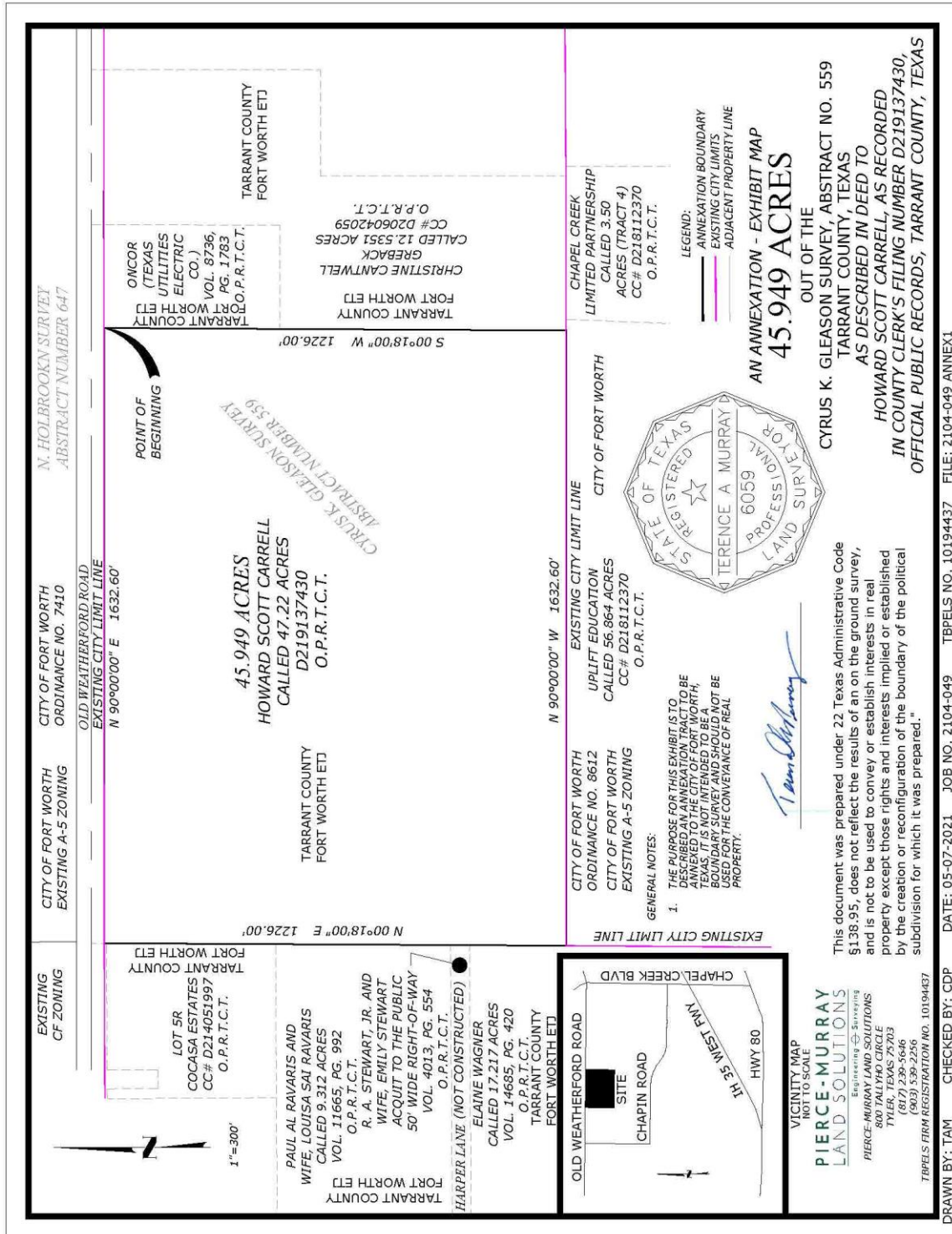
APPROVED AS TO FORM AND LEGALITY:

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

\_\_\_\_\_  
Mary J. Kayser  
City Secretary

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

**EXHIBIT A**



**Exhibit B**  
**Municipal Services Agreement**