

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 52.9720 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 78 AND THE JAMES C. JOHNSON SURVEY, ABSTRACT NO. 871, TARRANT COUNTY, TEXAS, (CASE NO. AX-26-001) 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 Mary’s Creek, LLC, the owners, requesting the full-purpose annexation of 52.9720 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 Texas Local Government Code (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, section 43.0672 of the LGC, Mary’s Creek, 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 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 LGC on May 12, 2026, at 6:00 p.m., at the City Council Chambers; 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 52.9720 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 and depicted on Exhibits A and B attached to and incorporated in this ordinance for all purposes.

SECTION 2.

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 3.

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

SECTION 4.

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 5.

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 6.

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 7.

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

LEGAL DESCRIPTION – 52.9720 ACRES

BEING a 52.9720 acre (2,307,462 square foot) tract of land situated in the Jonathan Burleson Survey, Abstract No. 78 and the James C. Johnson Survey, Abstract No. 871, Tarrant County, Texas; said tract being part of that certain tract of land described in the General Warranty Deed to 820 Management Trust recorded in Volume 13824, Page 339, Deed Records, Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a brass disk with cap stamped “TXDOT” found at the southwest corner of said 820 Management Trust tract, and being in the north right-of-way line of Interstate Highway No. 30 (variable width right-of-way);

THENCE North 00°12'34" West, departing said north right-of-way line of Interstate Highway No. 30, and along the west line of said 820 Management Trust tract, a distance of 1,926.37 feet to a 1/2-inch iron rod found for corner at an angle point in the said west line of the 820 Management Trust tract;

THENCE South 88°30'41" East, continuing along said west line of the 820 Management Trust tract, a distance of 575.28 feet to a 5/8-inch iron rod found for corner;

THENCE South 37°05'59" East, departing said west line of the 820 Management Trust tract, a distance of 1,398.10 feet to a 5/8-inch iron rod found for corner in the east line of said 820 Management Trust tract;

THENCE South 07°07'22" East, along said east line of the 820 Management Trust tract, a distance of 852.67 feet to a 1-inch iron rod found for the southeast corner of said 820 Management Trust tract, and being in the said north right-of-way line of Interstate Highway No. 30;

THENCE along said north right-of-way line of Interstate Highway No. 30, the following ten (10) calls:

North 89°21'54" West, a distance of 68.33 feet to a brass disk stamped “TXDOT” found for corner;

North 89°19'26" West, a distance of 64.81 feet to a 5/8-inch iron rod with cap stamped “TXDOT” found for corner;

North 87°58'32" West, a distance of 334.24 feet to a point for corner;

North 71°23'26" West, a distance of 104.30 feet to a 1-inch iron rod found for corner;

North 88°06'21" West, a distance of 100.34 feet to a 1/2-inch iron rod found for corner;

South 86°21'41" West, a distance of 301.36 feet to a point for corner;

North 88°32'37" West, a distance of 99.99 feet to a point for corner;

North 71°40'32" West, a distance of 73.22 feet to a 5/8-inch iron rod with cap stamped "TXDOT" found for corner;

South 77°54'42" West, a distance of 82.45 feet to a 5/8-inch iron rod with cap stamped "TXDOT" found for corner;

North 87°57'39" West, a distance of 300.17 feet to the **POINT OF BEGINNING** and containing 2,307,462 square feet or 52.9720 acres of land, more or less.

EXHIBIT C

Municipal Services Agreement