

**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 261.168 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE G.H. & H. RR. CO. SURVEY, ABSTRACT NO. 623, S.F. CO. SURVEY, ABSTRACT NO. 1844, D. T. FINLEY SURVEY, ABSTRACT NO. 1900 AND THE S.A. & M.G. RR. CO. SURVEYS, ABSTRACT NO. 1479 AND 1903, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO TRT LAND INVESTORS, LLC BY DEEDS RECORDED IN COUNTY CLERKS FILE NO. D221245220 AND COUNTY CLERK FILE NO. D221245221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB VEALE LAND INVESTORS 1 LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221245180 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (CASE NO. AX-24-009) 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 TRT Land Investors, LLC., and PMB Veale Land Investors 1 LP., the owner, requesting the full-purpose annexation of 261.168 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, section 43.0671 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, section 43.0672 of the Texas Local Government Code, TRT Land Investors, LLC., and PMB Veale Land Investors 1 LP., 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 September 17, 2024 at 6:00 p.m., at the City Council Chamber;

**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 261.168 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 261.168-ACRE TRACT OF LAND SITUATED IN THE G.H. & H. RR. CO. SURVEY, ABSTRACT NO. 623, S.F. CO. SURVEY, ABSTRACT NO. 1844, D. T. FINLEY SURVEY, ABSTRACT NO. 1900 AND THE S.A. & M.G. RR. CO. SURVEYS, ABSTRACT NO. 1479 AND 1903, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO TRT LAND INVESTORS, LLC BY DEEDS RECORDED IN COUNTY CLERKS FILE NO. D221245220 AND COUNTY CLERK FILE NO. D221245221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB VEALE LAND INVESTORS 1 LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221245180 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1-INCH IRON ROD FOUND FOR A REENFRANT CORNER OF SAID TRT LAND INVESTORS TRACT AND BEING THE NORTHWEST CORNER OF VENTANA, PHASE 3B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221278153, PLAT RECORDS OF TARRANT COUNTY TEXAS;

**THENCE** SOUTH 00°32’23” EAST, WITH THE EAST LINE OF SAID TRT LAND INVESTORS TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE EAST COMMON CORNER OF SAME TRACT AND SAID PMB VEALE LAND INVESTORS TRACT AT 1179.42 FEET AND CONTINUING WITH THE EAST LINE OF SAID PMB VEALE LAND INVESTORS TRACT FOR A TOTAL DISTANCE OF 4287.93 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE SOUTHEAST CORNER OF SAME TRACT;

**THENCE** SOUTH 60°58'38" WEST, WITH THE SOUTH LINE OF SAID PMB VEALE LAND INVESTORS TRACT, A DISTANCE OF 1365.46 FEET, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHERNMOST CORNER OF SAME TRACT BEARS SOUTH 60°58'38" WEST, A DISTANCE OF 286.93 FEET;

**THENCE** OVER AND ACROSS SAID PMB VEALE LAND INVESTORS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 29°01'22" WEST, A DISTANCE OF 405.05 FEET;

NORTH 26°56'44" WEST, A DISTANCE OF 59.08 FEET;

NORTH 22°51'04" WEST, A DISTANCE OF 57.38 FEET;

NORTH 18°48'58" WEST, A DISTANCE OF 57.38 FEET;

NORTH 14°46'52" WEST, A DISTANCE OF 57.38 FEET;

NORTH 08°20'06" WEST, A DISTANCE OF 62.93 FEET;

SOUTH 81°39'54" WEST, A DISTANCE OF 42.54 FEET;

SOUTH 78°00'05" WEST, A DISTANCE OF 181.60 FEET;

SOUTH 11°59'55" EAST, A DISTANCE OF 5.00 FEET;

SOUTH 78°00'05" WEST, A DISTANCE OF 639.70 FEET;

NORTH 74°37'40" WEST, A DISTANCE OF 64.26 FEET;

NORTH 66°38'16" WEST, A DISTANCE OF 70.32 FEET;

NORTH 35°20'03" WEST, A DISTANCE OF 112.26 FEET;

NORTH 11°59'55" WEST, A DISTANCE OF 319.43 FEET;

NORTH 10°06'12" WEST, A DISTANCE OF 78.07 FEET;

NORTH 05°24'41" WEST, A DISTANCE OF 79.09 FEET;

NORTH 00°39'54" WEST, A DISTANCE OF 79.09 FEET;

NORTH 04°04'53" EAST, A DISTANCE OF 79.09 FEET;

NORTH 08°49'40" EAST, A DISTANCE OF 79.09 FEET;

NORTH 13°34'27" EAST, A DISTANCE OF 79.09 FEET;

NORTH 18°19'15" EAST, A DISTANCE OF 216.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3775.00 FEET AND A CHORD THAT BEARS SOUTH 43°59'24" WEST, 497.22 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°33'08", AN ARC-DISTANCE OF 497.58 FEET TO A POINT ON THE WESTERLY LINE OF SAID PMB VEALE LAND INVESTORS TRACT FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAME TRACT BEARS SOUTH 12°05'12" EAST, A DISTANCE OF 754.13 FEET;

**THENCE** NORTH 12°05'12" WEST, WITH SAID WESTERLY LINE, A DISTANCE OF 186.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3615.00 FEET AND A CHORD THAT BEARS NORTH 28°45'50" EAST, 2176.26 FEET, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE WESTERNMOST CORNER OF SAID PMB VEALE LAND INVESTORS TRACT BEARS NORTH 12°05'12" WEST, A DISTANCE OF 131.74 FEET;

**THENCE** OVER AND ACROSS SAID PMB VEALE LAND INVESTORS TRACT AND SAID TRT LAND INVESTORS TRACTS, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°02'09", AN ARC-DISTANCE OF 2210.54 FEET; NORTH 11°14'46" EAST, A DISTANCE OF 434.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2085.00 FEET AND A CHORD THAT BEARS NORTH 16°26'32" EAST, 377.67 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°23'33", AN ARC-DISTANCE OF 378.19 FEET; NORTH 21°38'19" EAST, A DISTANCE OF 426.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 715.00 FEET AND A CHORD THAT BEARS NORTH 10°32'58" EAST, 275.04 FEET; WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°10'42", AN ARC-DISTANCE OF 276.77 FEET;

NORTH 00°32'23" WEST, A DISTANCE OF 655.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET AND A CHORD THAT BEARS NORTH 87°55'49" EAST, 60.88 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°03'37", AN ARC-DISTANCE OF 60.89 FEET;

NORTH 89°27'37" EAST, A DISTANCE OF 3674.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET AND A CHORD THAT BEARS SOUTH 76°17'42" EAST, 300.20 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°29'22", AN ARC-DISTANCE OF 303.31 FEET;

SOUTH 62°03'01" EAST, A DISTANCE OF 477.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VEALE RANCH PARKWAY (A 110-FOOT WIDE RIGHT-OF-WAY) AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D217021025 OF SAID PLAT RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 82.99 FEET AND A CHORD THAT BEARS NORTH 89°22'39" WEST, 31.29 FEET;

**THENCE** WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°43'50", AN ARC-DISTANCE OF 31.48 FEET TO THE BEGINNING OF A

REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 91.99 FEET AND A CHORD THAT BEARS SOUTH 79°54'37" WEST, 67.66 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°09'18", AN ARC-DISTANCE OF 69.29 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 82.99 FEET AND A CHORD THAT BEARS SOUTH 77°18'25" WEST, 53.97 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°56'54", AN ARC-DISTANCE OF 54.97 FEET;

NORTH 83°43'08" WEST, A DISTANCE OF 24.55 FEET;

SOUTH 06°36'03" WEST, A DISTANCE OF 74.86 FEET;

**THENCE** DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, OVER AND ACROSS SAID TRT LAND INVESTORS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62°03'01" WEST, A DISTANCE OF 309.33 FEET; SOUTH 27°56'59" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 23°16'45" EAST, 62.62 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 77°32'30", AN ARC-DISTANCE OF 67.67 FEET; SOUTH 00°32'23" EAST, A DISTANCE OF 166.48 FEET TO THE SOUTHERLY LINE OF SAID TRT LAND INVESTORS TRACT;

**THENCE** SOUTH 89°26'43" WEST, WITH SAID SOUTHERLY LINE, A DISTANCE OF 2607.72 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA 261.168 ACRES (11,376,498 SQUARE FEET) OF LAND.

## **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 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 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.

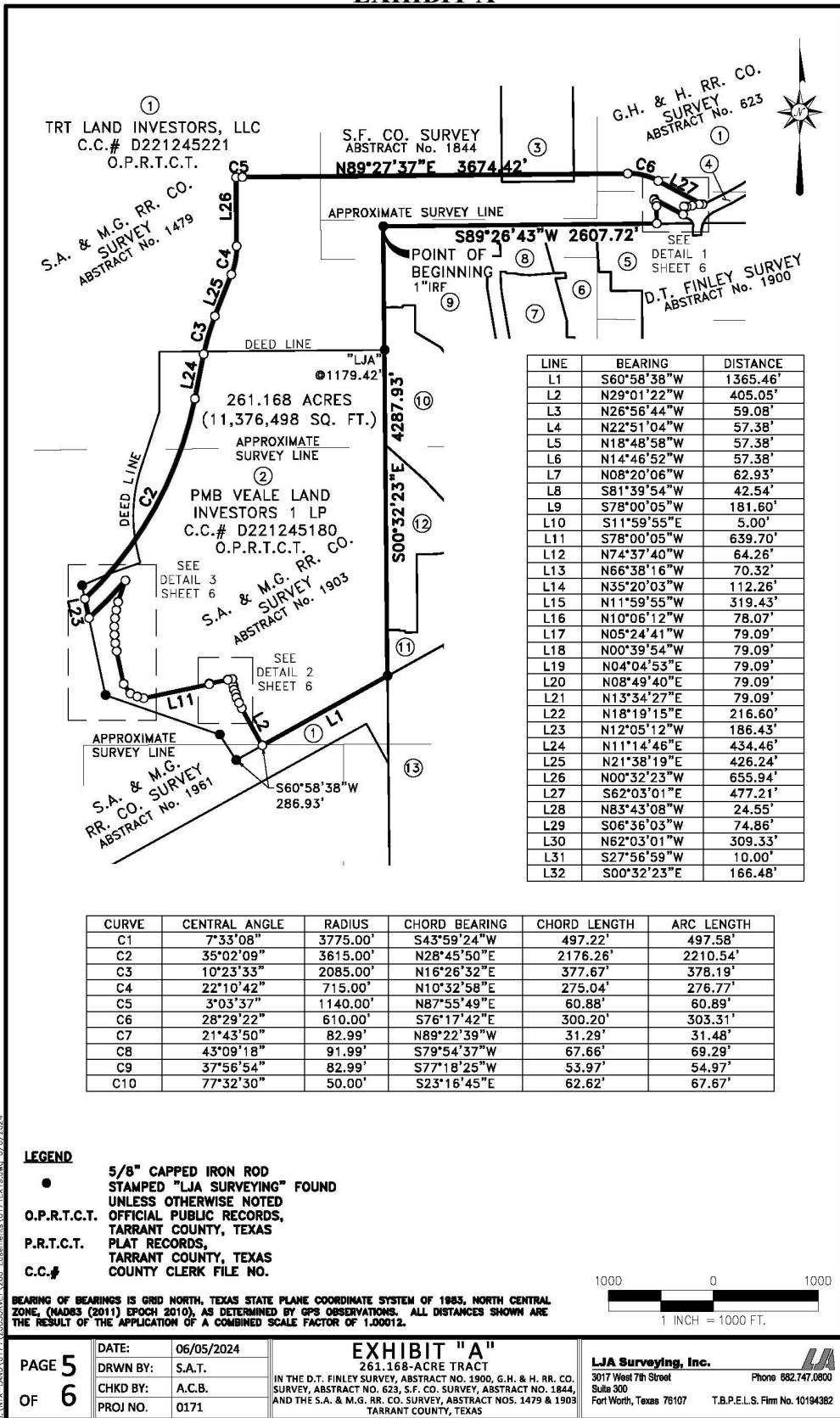
APPROVED AS TO FORM AND LEGALITY:

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

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

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

# EXHIBIT A



## Exhibit A (continued)

