

**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 3.36 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE T. F. ROGERS SURVEY, ABSTRACT NO. 1357 AND THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1903, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF TRACT OF LAND DESCRIBED TO TRT LAND INVESTORS LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D221245221 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (CASE NO. AX-24-003) 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, the owner, requesting the full-purpose annexation of 3.36 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, TRT Land Investors, 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 43.0686 of the Local Government Code on August 13, 2024 at 6:00 p.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 3.36 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 3.360-ACRE TRACT OF LAND SITUATED IN THE T. F. ROGERS SURVEY, ABSTRACT NO. 1357 AND THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1903, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF TRACT OF LAND DESCRIBED TO TRT LAND INVESTORS LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D221245221 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND ON THE EASTERLY LINE OF SAID TRT LAND INVESTORS TRACT, SAME BEING THE SOUTH COMMON CORNER OF VENTANA PHASE SA, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221277917, PLAT RECORDS OF TARRANT COUNTY, TEXAS AND A 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;

**THENCE** SOUTH 00°32'23" EAST, WITH SAID EASTERLY LINE, A DISTANCE OF 835.63 FEET;

**THENCE** NORTH 29°01'22" WEST, OVER AND ACROSS SAID TRT LAND INVESTORS TRACT, A DISTANCE OF 734.48 FEET TO THE SOUTH LINE OF SAID PMB VEALE LAND INVESTORS TRACT, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE SOUTHERNMOST CORNER OF SAME TRACT BEARS SOUTH 60°58'38" WEST, A DISTANCE OF 1253.88 FEET;

**THENCE** NORTH 60°58'38" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 398.51 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 3.360 ACRES (146,349 SQ. 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.

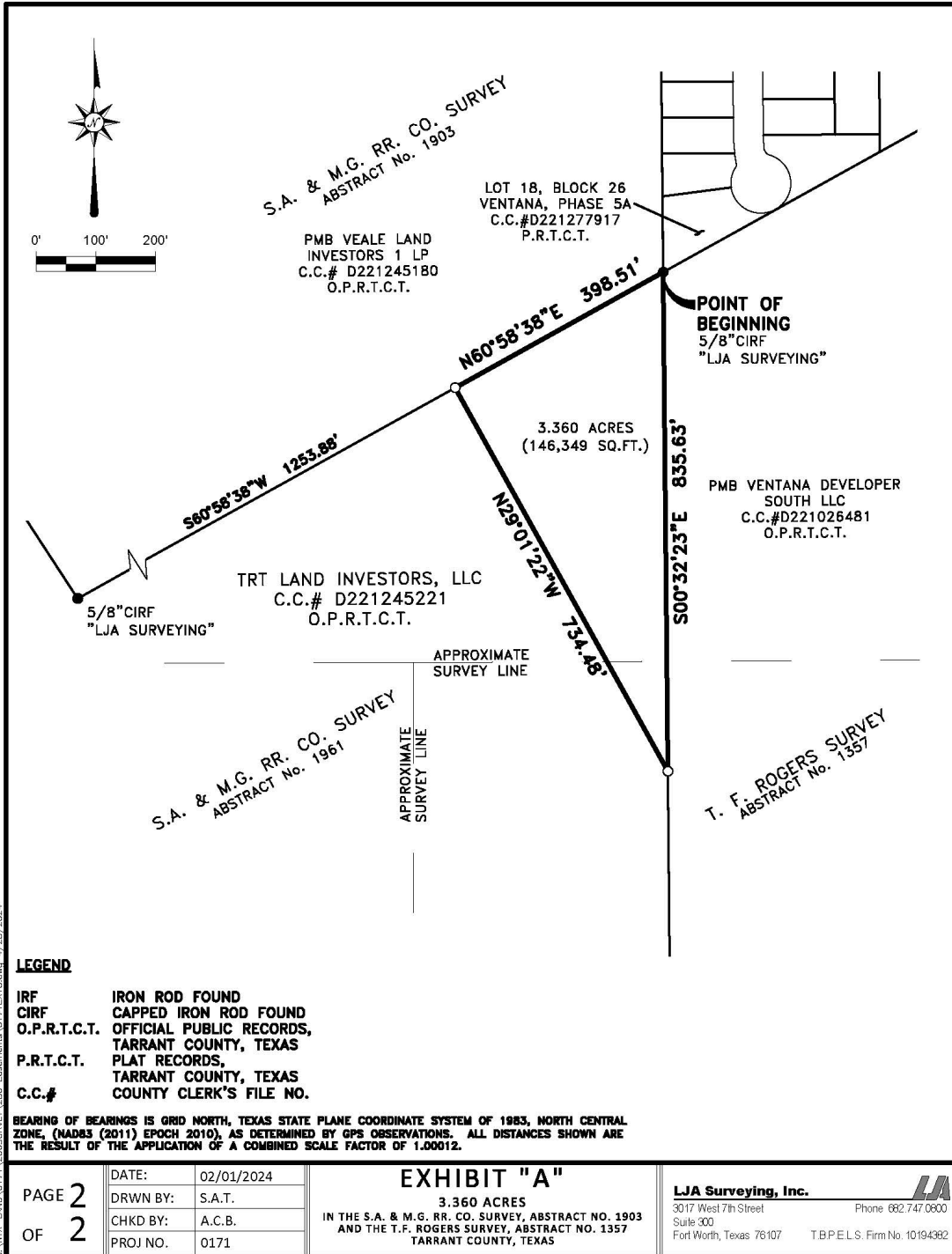
APPROVED AS TO FORM AND LEGALITY:

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

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

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

# EXHIBIT A



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