

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 29.867 ACRES OF LAND, MORE OR LESS, OUT OF THE JOSE CHIRINO SURVEY, ABSTRACT NO. 265 AND THE THOMAS LOGAN SURVEY, ABSTRACT NO. 1797, IN TARRANT COUNTY, TEXAS (CASE NO. AX-20-004) 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 TSMJV, LLC, the owners, requesting the full-purpose annexation of 29.867 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, TSMJV, 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 December 15, 2020 at 7:00 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 29.867 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 all that certain lot, tract or parcel of land situated in the Jose Chirino Survey, Abstract No. 265 and the Thomas Logan Survey, Abstract No. 1797, Tarrant County, Texas, and being that called 29.867 acre tract, save and except a called 20.00 acre tract of land described in deed to Quaint Melody, LTD., recorded in Instrument No. D205244308, Deed Records, Tarrant County, Texas, and that called 20.00 acre tract of land described in deed to Ashley M. Classen and Eva Jo Bailey, husband and wife, recorded in Instrument No. D193202097, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said 20.00 acres, being in the north line of Keller-Haslet Road;

THENCE N 89°30'00" W, with the south line of said 20.00 acres, and the north line of Keller-Haslet Road, a distance of 525.74 feet to the southwest corner of said 29.867 acres, and the east line of Hillcrest Estates, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-183, Page 51, Plat Records, Tarrant County, Texas;

THENCE N 00°02'15" W, with the east line of said Hillcrest Addition, a distance of 2019.82 feet to the northeast corner of Lot 4, Block 2, of the aforementioned Hillcrest Addition, and the most southerly southeast corner of a called 4.290 acre tract of land described in deed to Frank T. Sanker and Carol D. Sanker, recorded in Instrument No. D213305714, Deed Records, Tarrant County, Texas;

THENCE N 00°01'50" W, a distance of 451.91 feet to an ell corner of said 4.290 acre tract and the northwest corner of said 29.867 acres;

THENCE N 89°30'27" E, a distance of 227.51 feet to the most easterly southeast corner of said 4.290 acre tract, and the southwest corner of Lot 1-R-2, Block 2, Hillcrest Estates an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 7246, Plat Records, Tarrant County, Texas;

THENCE N 89°28'06" E, with the south line of said Lot 1-R-2, a distance of 297.51 feet to the southeast corner thereof, being the northeast corner of said 29.867 acres;

THENCE S 00°03'10" E, with the east line of said 29.867 acres, a distance of 2481.03 feet to the **POINT OF BEGINNING** and containing approximately 29.867 acres 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 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

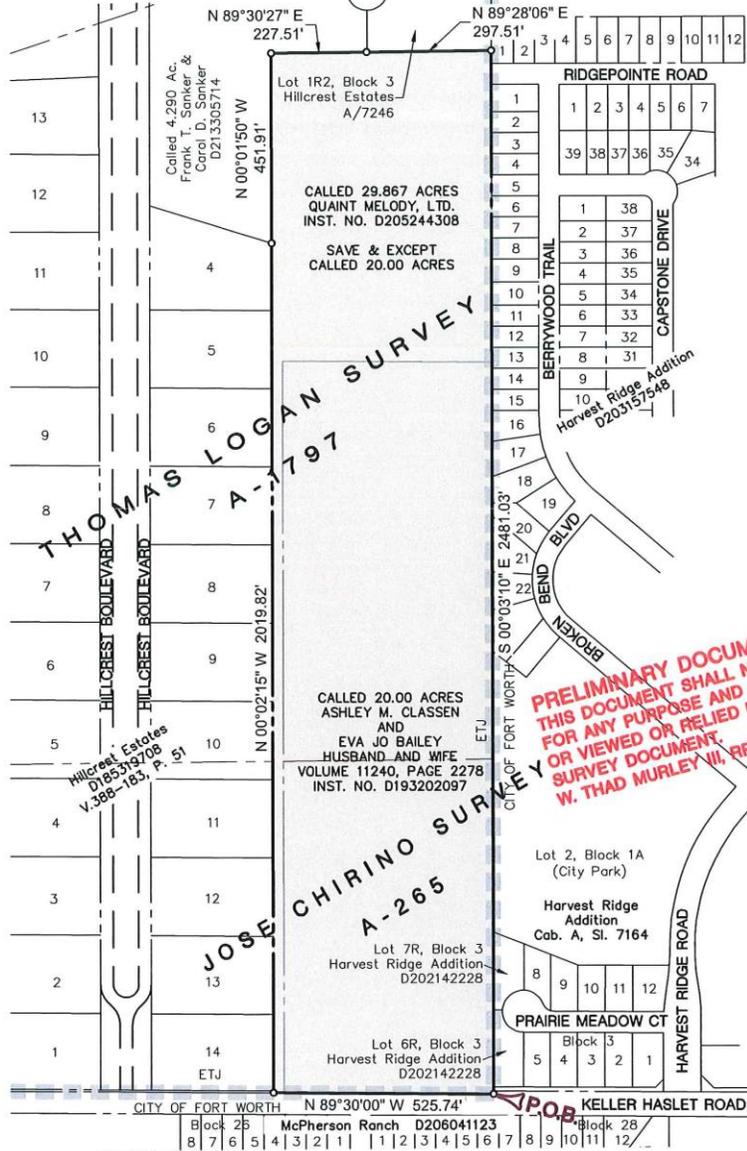
Mary J. Kayser
City Secretary

ADOPTED AND EFFECTIVE: _____

EXHIBIT A

Annexation Exhibit 29.867 Acres of Land

Situated in the
Jose Chirino, Abstract No. 265
and the
Thomas Logan Survey, Abstract No. 1797
Tarrant County, Texas



File: M:\Projects\FOR-SPEC\SPEC-20037 Normandy Farms\Drawings\Zoning\SPEC-20037 AE
 Plotset: 9/14/2020 10:40 AM, by: MURLEY, Thad; Source: 9/14/2020 8:25 AM, by: Limesey



The John R. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com



Job No. SPEC-20037 Date: September 14, 2020 By: WTM Page 2 of 2
 M:\Projects\FOR-SPEC\SPEC-20037 Normandy Farms\Drawings\Zoning\SPEC-20037 AE.dwg

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interest in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Exhibit B
Municipal Services Agreement