

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR THE ANNEXATION OF AN APPROXIMATELY 8.331 ACRES OF LAND SITUATED IN THE JAMES F. ELLIOTT SURVEY, ABSTRACT NUMBER 495, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS JOHNSON RANCH ROAD, RECORDED IN VOLUME 6596, PAGE 469, DEED RECORDS, TARRANT COUNTY, TEXAS (CASE NO. AX-23-008) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THE TERRITORY ANNEXED SHALL BEAR ITS PRO RATA PART OF TAXES; PROVIDING THAT THE INHABITANTS THEREOF SHALL HAVE ALL THE PRIVILEGES OF ALL THE CITIZENS 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** in accordance with Section 43.1055(b) and (c) of the Texas Local Government Code the City of Fort Worth is annexing road right-of-way contiguous to the City's boundary after notification to and no objection by Tarrant County for full-purpose annexation; and

**WHEREAS** the population of the City of Fort Worth, Texas, is in excess of 100,000 inhabitants; and

**WHEREAS** the hereinafter described territory lies within the exclusive extraterritorial jurisdiction of the City of Fort Worth, Texas; and

**WHEREAS** the hereinafter described territory lies adjacent to and adjoins the City of Fort Worth, Texas; and

**WHEREAS** the hereinafter described territory contains approximately 8.331 acres of land (326,914 sq. feet) of land, more or less, of rights-of-way;

**WHEREAS**, the City conducted two public hearings at which members of the public who wished to present testimony or evidence regarding the Service Plan and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.063 of the Local Government Code on April 9, 2024 at 6:00 p.m. and April 23, 2024 at 10:00 a.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 the following described land and territory lying adjacent to and adjoining the City of Fort Worth, Texas is hereby added to and annexed to the City of Fort Worth, Texas, and said territory hereinafter described shall hereafter be included within the boundary limits of the City of Fort Worth, Texas, and the present corporate boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Fort Worth, Texas, to-wit:

**BEING** 8.331 ACRES OF LAND SITUATED IN THE JAMES F. ELLIOTT SURVEY, ABSTRACT NUMBER 495, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS JOHNSON RANCH ROAD, RECORDED IN VOLUME 6596, PAGE 469, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING RE-RECORDED AND REDESCRIBED AS TEAM RANCH ROAD, RECORDED IN VOLUME 6596, PAGE 479, RECORDED IN VOLUME 6596, PAGE 479, D.R.T.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A FOUND 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE INTERSECTION OF THE NORTH LINE OF SAID TEAM RANCH ROAD (80-FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF WEST LOOP 820 SOUTH (VARIABLE WIDTH RIGHT-OF-WAY), CONTROL 9002, PROJECT 8, JOB NO. 13, SAID INTERSECTION BEING LOCATED AT THE SOUTHEAST CORNER OF LOT C-3, BLOCK 6 OF THE REPLAT OF LOTS C-1 & C-2, BLOCK 6 MONTESERRAT, RECORDED IN INSTRUMENT NO. D212162015, AND RE-RECORDED IN D217014920, PLAT RECORDS TARRANT COUNTY, TEXAS (P.R.T.C.T.) FROM WHICH A TXDOT MONUMENT FOUND IN SAID WEST LOOP 820 RIGHT-OF-WAY BEARS NORTH 15 DEGREES 19 MINUTES 21 SECONDS WEST, A DISTANCE OF 140.75 FEET;

**THENCE** SOUTH 15 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG SAID WEST LOOP 820 RIGHT-OF-WAY LINE, A DISTANCE OF 146.21 FEET TO A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED 'OSC 10194132' SET, HEREINAFTER REFERRED TO AS SET IRON ROD AT THE INTERSECTION OF SAID WEST LOOP 820 RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY OF SAID TEAM RANCH ROAD, SAID INTERSECTION BEING THE NORTHEAST CORNER OF A TRACT OF LAND CALLED PARCEL NO. 2, 205.548 ACRES, DESCRIBED IN DEED TO ROCKBROOK PARTNERSHIP, LTD., RECORDED IN VOLUME 11691, PAGE 929, D.R.T.C.T., FROM WHICH A TXDOT MONUMENT FOUND IN SAID WEST LOOP 820 RIGHT-OF-WAY BEARS SOUTH 15 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 309.03 FEET;

**THENCE** LEAVING SAID WEST LOOP 820 RIGHT-OF-WAY AND CONTINUING ALONG THE NORTH LINE OF SAID ROCKBROOK TRACT AND SAID SOUTH RIGHT-OF-WAY OF TEAM RANCH ROAD THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 68 DEGREES 50 MINUTES 17 SECONDS WEST, A DISTANCE OF 337.89 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,982.20 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 32 MINUTES 52 SECONDS AN ARC DISTANCE OF 780.06 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 06 MINUTES 43 SECONDS WEST, 775.03 FEET TO A SET IRON ROD;
3. SOUTH 88 DEGREES 36 MINUTES 51 SECONDS WEST, A DISTANCE OF 1,332.79 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 289.91 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 12 MINUTES 36 SECONDS AN ARC DISTANCE OF 157.92 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 46 MINUTES 52 SECONDS WEST, 155.97 FEET TO A SET IRON ROD;
5. NORTH 60 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 19.75 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 360.00 FEET;
6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 45 SECONDS AN ARC DISTANCE OF 162.92 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 08 MINUTES 25 SECONDS WEST, 161.53 FEET TO A SET IRON ROD;
7. NORTH 86 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 199.50 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 1,810.00 FEET;
8. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 24 MINUTES 22 SECONDS AN ARC DISTANCE OF 30.95 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY OF TEAM RANCH ROAD AND SAID NORTH LINE, AND THE EAST RIGHT OF WAY OF LUDIE TEAM RANCH ROAD (80-FOOT RIGHT-OF-WAY) SAID POINT BEING THE NORTHWEST CORNER OF SIAD ROCKBROOK TRACT, CONTINUING AT AN ARC DISTANCE OF 118.26 TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY OF TEAM RANCH ROAD THE WEST RIGHT-OF-WAY LINE OF SAID LUDIE RANCH ROAD, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL NO. 3E IN DEED TO H V LUDIE T PARTNERSHIP, LTD. RECORDED IN DOCUMENT NO. D207134957, D.R.T.C.T., AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY OF TEAM RANCH ROAD THE NORTH LINE OF H V LUDIE T TRACT A TOTAL ARC DISTANCE OF 581.46 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 41 MINUTES 32 SECONDS WEST, 578.96 TO A SET IRON ROD;

**THENCE** CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY OF TEAM RANCH ROAD THE NORTH LINE OF H V LUDIE T TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 75 DEGREES 29 MINUTES 21 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 3,935.76 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 05 MINUTES 29 SECONDS AN ARC DISTANCE OF 555.81 FEET AND A CHORD BEARING A DISTANCE OF SOUTH 79 DEGREES 32 MINUTES 05 SECONDS WEST, 555.35 FEET TO A SET IRON ROD;
3. SOUTH 83 DEGREES 34 MINUTES 50 SECONDS WEST, A DISTANCE OF 173.48 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 11,419.16 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 40 MINUTES 17 SECONDS AN ARC DISTANCE OF 133.82 FEET A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 14 MINUTES 41 SECONDS WEST, 133.82 FEET TO A SET IRON ROD IN SAID SOUTH RIGHT-OF-WAY OF TEAM RANCH ROAD;

**THENCE** NORTH 7 DEGREES 05 MINUTES 28 SECONDS WEST, PERPENDICULARLY ACROSS SAID TEAM RANCH ROAD RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO A SET IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD AT THE SOUTHWEST CORNER OF HOA LOT B, BLOCK 10 AND A 50-FOOT ACCESS AND UTILITY EASEMENT ACCORDING TO THE PLAT DESCRIBED AS MONTESERRAT ADDITION, RECORDED IN INSTRUMENT NO. D206369245, P.R.T.C.T AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 11,499.16 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF TEAM RANCH ROAD AND SOUTH LINE OF SAID MONTESERRAT ADDITION THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES;

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 40 MINUTES 17 SECONDS AN ARC DISTANCE OF 134.76 FEET A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 14 MINUTES 41 SECONDS EAST, 134.76 FEET TO A SET IRON ROD;
2. NORTH 83 DEGREES 34 MINUTES 50 SECONDS EAST, 173.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 3,855.76 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 05 MINUTES 29 SECONDS AN ARC DISTANCE OF 18.90 FEET TO THE

INTERSECTION OF SAID NORTH RIGHT-OF-WAY OF TEAM RANCH ROAD AND THE WEST RIGHT OF WAY OF SANTA COVA COURT (50-FOOT PRIVATE RIGHT-OF-WAY, AN ARC DISTANCE OF 68.91 FEET TO THE NORTH RIGHT-OF-WAY OF TEAM RANCH ROAD AND THE EAST RIGHT OF WAY OF SANTA COVA COURT, CONTINUING A TOTAL ARC DISTANCE OF 544.51 FEET TO A SET IRON ROD;

4. NORTH 75 DEGREES 29 MINUTES 21 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 1,890.00 FEET;
5. EASTERLY ALONG SAID CURVE, PASSING AT AN ARC DISTANCE OF 369.59 FEET A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE COMMON CORNER OF LOTS 6 AND 7, BLOCK 9, MONTESERRAT ADDITION, AT AN ARC DISTANCE OF 487.41 FEET A BENT 5/8-IRON ROD AT THE COMMON CORNER OF LOTS 5 AND 6, BLOCK 9, MONTESERRAT ADDITION, AT AN ARC DISTANCE OF 602.12 FEET A 1/2 IRON ROD AT THE COMMON CORNER OF LOTS 4 AND 5, BLOCK 9, MONTESERRAT ADDITION, CONTINUING THROUGH A CENTRAL ANGLE OF 18 DEGREES 24 MINUTES 22 SECONDS AN ARC DISTANCE OF 607.16 FEET A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 41 MINUTES 32 SECONDS EAST, 604.55 TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED 'ANA';
6. SOUTH 86 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 199.50 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 440.00 FEET;
7. EASTERLY ALONG SAID CURVE, PASSING AT AN ARC DISTANCE OF 43.97 FEET A 1/2-INCH IRON ROD AT THE COMMON CORNER OF LOTS 2 AND 3, BLOCK 9, MONTESERRAT ADDITION, AT AN ARC DISTANCE OF 144.90 FEET A 5/8-INCH IRON ROD AT THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 9, MONTESERRAT ADDITION, AND CONTINUING THROUGH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 45 SECONDS AN ARC DISTANCE OF 199.12 FEET A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 08 MINUTES 25 SECONDS EAST, 197.43 FEET TO A SET IRON ROD;
8. SOUTH 60 DEGREES 10 MINUTES 34 SECONDS EAST, A DISTANCE OF 19.75 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 209.91 FEET;
9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 12 MINUTES 36 SECONDS AN ARC DISTANCE OF 114.34 FEET A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 46 MINUTES 52 SECONDS EAST, 112.93 FEET TO A SET IRON ROD;
10. NORTH 88 DEGREES 36 MINUTES 51 SECONDS EAST, AT 93.05 FEET PASSING A SET IRON ROD AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE WEST RIGHT OF WAY OF PALENCIA DRIVE (100-FOOT RIGHT-OF-

WAY), AT 208.05 FEET PASSING A SET IRON ROD AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF SAID PALENCIA DRIVE AT 328.95 FEET A 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE COMMON LINE OF PRIVATE PARK A AND LOT 1 BLOCK 8, MONTESERRAT ADDITION, AT 617.61 FEET A 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE COMMON LINE OF LOT 3 AND PARK AREA B, BLOCK 8, MONTESERRAT ADDITION, AT 948.50 FEET A 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF SIDONIA COURT (50-FOOT PRIVATE RIGHT-OF-WAY), AT 998.50 FEET A 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF SAID SIDONIA COURT, AND CONTINUING A TOTAL DISTANCE OF 1,332.79 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 2,062.20 FEET;

11. EASTERLY ALONG SAID CURVE PASSING AT AN ARC DISTANCE 480.37 FEET A 5/8-INCH IRON ROD WITH RED CAP STAMPED 'STARK 5084' AT THE EAST LINE OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON THE REPLAT OF LOTS C-1 & C-2, BLOCK 6 MONTESERRAT, RECORDED IN INSTRUMENT NO. D212162015, AND RE-RECORDED IN INSTRUMENT NO. D217014920, P.R.T.C.T., AT AN ARC DISTANCE OF 746.32 FEET A 'X' CHISELED IN CONCRETE AT THE COMMON LINE OF LOTS C-2 AND C-3, BLOCK 6 OF SAID REPLAT, AND CONTINUING THROUGH A CENTRAL ANGLE OF 22 DEGREES 32 MINUTES 52 SECONDS AN ARC DISTANCE OF 811.54 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 06 MINUTES 43 SECONDS EAST, 806.31 FEET TO A SET IRON ROD;
12. SOUTH 68 DEGREES 50 MINUTES 17 SECONDS EAST, A DISTANCE OF 232.32 FEET TO A SET IRON ROD;
13. NORTH 47 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 41.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8.331 ACRES OR 326914 SQUARE FEET, MORE OR LESS.

ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE (4203).

## SECTION 2.

That the above described territory is shown on Map Exhibit "A" which is attached hereto and expressly incorporated herein by reference for the purpose of illustrating and 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 Service Plan and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

**SECTION 4.**  
**CUMULATIVE CLAUSE**

That this ordinance shall and does amend 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.**  
**SEVERABILITY CLAUSE**

That 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.**  
**SAVING CLAUSE**

That 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, 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. 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. Provided, further, that if there is included within the description of territory set out in Section 1 of this ordinance to be annexed to the City of Fort Worth any area which is presently part of and included within the limits of the City of Fort Worth, or which is presently part of and included within the limits of any other city, town or village, or which is not within the City of Fort Worth's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

**SECTION 7.**  
**EFFECTIVE DATE**

That this ordinance shall take effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

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

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



