City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/09/26 **M&C FILE NUMBER:** M&C 26-0426

LOG NAME: 06PRE-ANNEXATION: BEATEN PATH DEVELOPMENT-BOAT CLUB, LLC

SUBJECT

(ETJ - Future CD 7) Authorize Execution of a Pre-Annexation Agreement with Beaten Path Development-Boat Club, LLC, for Approximately 88.035 Acres of Land Located in Fort Worth's Extraterritorial Jurisdiction in Tarrant County

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RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to execute a pre-annexation agreement between the City of Fort Worth and Beaten Path Development-Boat Club, LLC for property located in Fort Worth's extraterritorial jurisdiction in Tarrant County.

DISCUSSION:

The purpose of this Mayor and Council Communication is to authorize execution of a pre-annexation agreement with Beaten Path Development-Boat Club, LLC, for approximately 88.035 acres of land.

Beaten Path Development-Boat Club, LLC is the owner of a parcel of real property comprised of approximately 88.035 acres of land, as depicted on the attached map Exhibit A, hereinafter called (the Property), located within Tarrant County. The Property is located in the extraterritorial jurisdiction (ETJ) of the City of Fort Worth (City). Though the property is close to the City it is not presently contiguous to the City limits. The address for the pre-annexation is 9951 Morris Dido Newark Road (FM 1220). The Property is currently vacant and is proposed for residential and commercial uses. The Property is located within the City's Certificate of Convenience and Necessity (CCN) for water service. The Owner of the property has requested, and the City has agreed, subject to the terms, conditions, and limitations set forth in the Pre-Annexation Agreement (Agreement), that the City shall provide water service to the property. In consideration of the City providing retail water service, the Owner will petition the City to annex the Property pursuant to Subchapter C-3, Chapter 43 of the Texas Local Government Code upon such time as the Property becomes contiguous to the City.

Annexation of the property is consistent with the City's annexation policy criteria for urban development. The Agreement will be entered into pursuant to Section 212.172 of the Texas Local Government Code. The Agreement will run with the land and is binding upon the City and the Owner or the Owner's respective successors and assigns. The Agreement will be recorded in the Real Property Records of Tarrant County.

The property is located in the extraterritorial jurisdiction adjacent to COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds.

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