

**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 3.805 ACRES OF LAND SITUATED IN THE JUAN JOSE ALBIRADO SURVEY, ABSTRACT NO. 4, TARRANT COUNTY, TEXAS (CASE NO. AX-21-009) 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** the City of Fort Worth has received a petition in writing in accordance with Chapter 43 of the Texas Local Government Code requesting the full-purpose annexation of the area; 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 3.805 acres of land (165,753 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 August 10, 2021 at 7:00 p.m. and August 24, 2021 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 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** 3.805 ACRES OF LAND SITUATED IN THE JUAN JOSE ALBIRADO SURVEY, ABSTRACT NO. 4, TARRANT COUNTY, TEXAS, AND BEING PORTIONS OF THOSE TRACTS OF LAND DESCRIBED TO: ROY CAIVANO BY DEED RECORDED IN COUNTY CLERK FILE NO. D213029626, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; EDWARD DEMETRES BY DEED RECORDED IN COUNTY CLERK FILE NO. D205189282, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; SUNSETS ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D196174443, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; STACI LEA DANFORD BY DEED RECORDED IN COUNTY CLERK FILE NO. D216241497, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; DEONATH LIVING TRUST BY DEED RECORDED IN COUNTY CLERK FILE NO. D212174662, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; DEODATH SONNY DEONATH AND SYLVIA DEONATH BY DEED RECORDED IN VOLUME 10535, PAGE 313, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; JERRY KIRK LEDYARD BY DEED RECORDED IN VOLUME 11496, PAGE 142, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; BRIDGET EASTON BY DEED RECORDED IN VOLUME 13893, PAGE 109, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; ZACHARY PENN BY DEED RECORDED IN COUNTY CLERK FILE NO. D220094041, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THOSE PORTIONS BEING WITHIN THE EXISTING RIGHT-OF-WAY OF OLD GRANBURY ROAD AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1-INCH PIPE FOUND IN THE CENTERLINE OF OLD GRANBURY ROAD (AN 80- FOOT WIDE RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID ROY CAIVANO TRACT SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO WALSH RANCHES LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 12624, PAGE 92 OF SAID OFFICIAL PUBLIC RECORDS AND ON THE CITY LIMITS LINE FOR THE CITY OF FORT WORTH;

**THENCE NORTH** 00°44'30" WEST, WITH THE EAST LINE OF SAID WALSH RANCHES TRACT, PASSING A MAG NAIL SET FOR THE NORTHEAST CORNER OF SAME AT 3919.23 FEET, A TOTAL DISTANCE OF 4051.74 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MCPHERSON BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE NORTH** 89°23'28" EAST, WITH SAID NORTH RIGHT-OF-WAY LINE, PASSING THE SOUTHWEST CORNER OF LOT 1X, BLOCK B, CHISHOLM TRAIL RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D220120851 OF SAID OFFICIAL PUBLIC RECORDS AT 41.36

FEET, A TOTAL DISTANCE OF 50.04 FEET;

**THENCE SOUTH 00°34'10" EAST, OVER AND ACROSS SAID RIGHT-OF-WAY, PASSING THE NORTHWEST CORNER OF SAID ZACHARY PENN TRACT AT 110.00 FEET AND CONTINUING WITH THE WEST LINE OF SAME, A TOTAL DISTANCE OF 390.25 FEET TO THE NORTH LINE OF SAID BRIDGET EASTON TRACT;**

**THENCE SOUTH 89°22'49" WEST, WITH SAID NORTH LINE, A DISTANCE OF 8.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD GRANBURY ROAD;**

**THENCE SOUTH 00°44'30" EAST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 3661.30 FEET TO A POINT ON THE SOUTH LINE OF SAID ROY CAIVANO TRACT;**

**THENCE SOUTH 89°06'45" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 3.805 ACRES (165,753 SQ. FEET) OF LAND.**

## **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.**

That the Service Plan attached hereto as Exhibit "B" was made available for inspection by and explanation to the inhabitants of the area to be annexed and is approved and incorporated into this ordinance for all purposes.

## **SECTION 5.** **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 6.**  
**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 7.**  
**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 8.**  
**EFFECTIVE DATE**

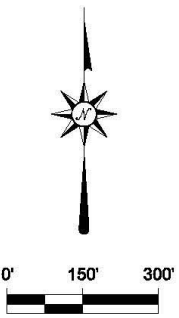
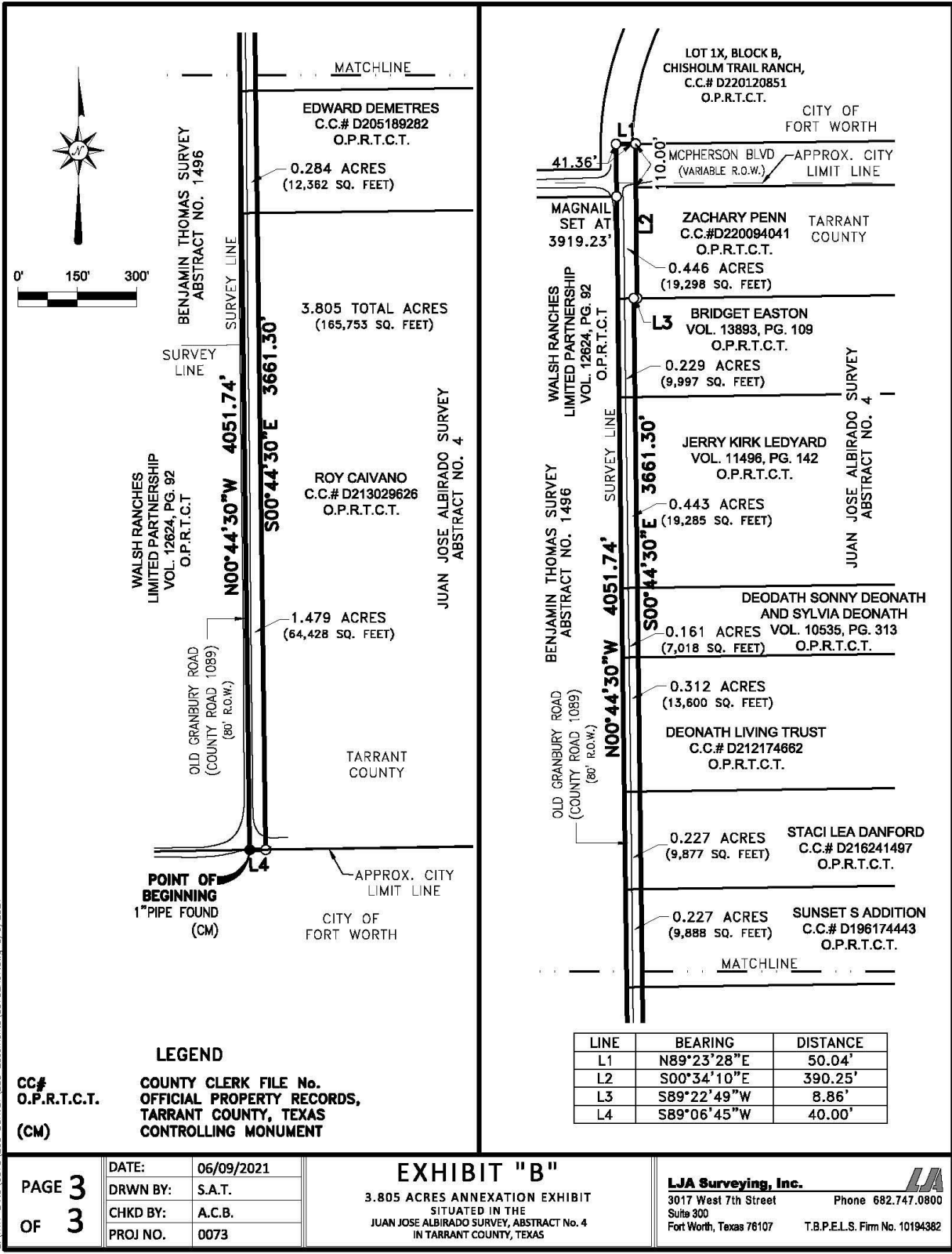
That this ordinance shall take effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Melinda Ramos, Assistant City Attorney

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

EXHIBIT A



**LEGEND**

CC# COUNTY CLERK FILE No.  
 O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS,  
 TARRANT COUNTY, TEXAS  
 (CM) CONTROLLING MONUMENT

LINE	BEARING	DISTANCE
L1	N89°23'28"E	50.04'
L2	S00°34'10"E	390.25'
L3	S89°22'49"W	8.86'
L4	S89°06'45"W	40.00'

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DATE: 06/09/2021  
 DRWN BY: S.A.T.  
 CHKD BY: A.C.B.  
 PROJ NO. 0073

**EXHIBIT "B"**

3.805 ACRES ANNEXATION EXHIBIT  
 SITUATED IN THE  
 JUAN JOSE ALBRADO SURVEY, ABSTRACT No. 4  
 IN TARRANT COUNTY, TEXAS

**LJA Surveying, Inc.**

3017 West 7th Street Phone 682.747.0800  
 Suite 300  
 Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

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