

**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 35.832 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE A. ROBINSON SURVEY, ABSTRACT NO. 1119, AND THE M.E.P. & P. R.R. CO. SURVEY. SECTION 95, DENTON COUNTY, TEXAS, CONTAINING THE REMAINDER OF A TRACT OF LAND CONVEYED TO WHIGHAM FAMILY LIMITED PARTNERSHIP, ACCORDING TO THE DEED FILED IN INSTRUMENT #1996-82877, DEED RECORDS OF DENTON COUNTY, TEXAS, (CASE NO. AX-24-014) 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 Whigham Family Limited Purpose, I AM ONE, Inc., and Nolin W. Ragsdale, the owners, requesting the full-purpose annexation of 35.832 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 Chapter 43 of the Texas Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation; and

**WHEREAS**, in accordance with Section 43.0672, Subchapter C-3 of Chapter 43 of the Texas Local Government Code, Whigham Family Limited Purpose, I AM ONE, Inc., Nolin W. Ragsdale 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 43.0673 of the Local Government Code on May 20, 2025 at 6:00 p.m. at Fort Worth City Hall, 100 Fort Worth Trail, City Council Chambers, Fort Worth, Texas 76102; and

**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 35.832 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:

**BEING** 35.832 acres of land situated in the A. Robinson Survey, Abstract No. 1119, and the M.E.P. & P.R.R. Co. Survey. Section 95, Denton County, Texas, containing the remainder of a tract of land conveyed to Whigham Family Limited Partnership, according to the deed filed in Instrument #1996-82877, Deed Records of Denton County, Texas (D.R.D.C.T.), containing all of those tracts of land described in Tracts 1, 2 and 3 as conveyed to Whigham Family Limited Partnership, according to the deed filed in Instrument #1999-35328, D.R.D.C.T., containing all of the tract of land conveyed to Gerald Don Whigham and wife Joan K. Whigham, according to the deed filed in Instrument #2003-43619, D.R.D.C.T., and containing the remainder of the tract of land conveyed to Whigham Family Limited Partnership, according to the deed filed in Instrument #2006-60886, D.R.D.C.T., also containing a remainder of a tract of land conveyed to Nolin Ragsdale, according to the deed filed in Volume 1609, Page 83, D.R.D.C.T., and a remainder of a tract of land conveyed to I Am One, according to the deed filed in Instrument #1999-37320, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "B&D Surveying", found at the southwest corner of said Whigham tract (Inst. #1996-82877), also being the southeast corner of a tract of land conveyed to Lovjot Mashiana, Manjot Mashiana and Amarjit Mashiana, according to the deed filed in Instrument #2020-138337, D.R.D.C.T., and also being in the north line of Lot 6, Block 31, Seventeen Lakes, an addition to the City of Fort Worth, Denton County, Texas, as filed in Instrument #2016-100, Plat Records of Denton County, Texas (P.R.D.C.T.);

**THENCE** N 12°42'34" E, along the west line of said Whigham tract (Inst. #1996-82877), and along the east line of said Mashiana tract (Inst. #2020-138337), also passing along the east line of a tract of land conveyed to Lovjot Mashiana, Manjot Mashiana and Amarjit Mashiana, according to the deed filed in Instrument #2020-138823, D.R.D.C.T., a distance of 249.06 feet to a 1/2 inch iron rod with cap stamped "B&D Surveying", found at the most easterly corner of said Mashiana tract (Inst. #2020-138823), also being the south corner of said Whigham tract (Inst. #2003-43619);

**THENCE** N 09°31'53" W, along the west line of said Whigham tract (Inst. #2003-43619), and continuing along the east line of said Mashiana tract (Inst. #2020-138823), a distance of 257.53 feet to a 5/8 inch iron rod found at a southeast corner of the remainder of said I Am One tract, also being the north corner of said Mashiana tract (Inst. #2020-138823);

**THENCE** S 57°08'40" W, along a south line of a remainder of said I Am One tract, and along the north line of said Mashiana tract (Inst. #2020-138823), a distance of 444.32 feet to a 5/8 inch iron rod with cap stamped "Clear Fork RPLS 5649", found at the west corner of said Mashiana tract (Inst. #2020-138823), also being the north corner of said Mashiana tract (Inst. #2020-138337);

**THENCE** S 60°48'27" W, continuing along a south line of a remainder of said I Am One tract, and along the north line of said Mashiana tract (Inst. #2020-138337), a distance of 190.35 feet to the southwest corner of a remainder of said I Am One tract, also being the northwest corner of said Mashiana tract (Inst. #2020-138337), also being in the east Right-of-Way (R-O-W) line of Endeavor Way (50' in width, as filed in said Instrument #2021-399, P.R.D.C.T., and being the beginning of a curve to the right whose radius is 575.00 feet, and whose long chord bears N 14°30'36" E, a distance of 452.89 feet;

**THENCE** along the east R-O-W line of said Endeavor Way, and along the west line of a remainder of said I Am One tract, also passing along the west line of a remainder of said Ragsdale tract, along said curve in a northeasterly direction, through a central angle of 46°23'02", an arc length of 465.49 feet to the end of said curve;

**THENCE** N 37°41'24" E, continuing along the east R-O-W line of said Endeavor Way, and along the west line of a remainder of said Ragsdale tract, also passing along the west line of a remainder of said I Am One tract, a distance of 525.54 feet to the most northerly corner of a remainder of said I Am One tract, also being the west corner of the remainder of a tract of land described in the deed to Dwayne's Landscape Services, Inc., as filed in Instrument #2023-94157, D.R.D.C.T.;

**THENCE** S 65°33'02" E, along the most northerly line of a remainder of said I Am One tract, and along the south line of said Dwayne's Landscape Services, tract, a distance of 275.13 feet to a 5/8 inch iron rod found at the southeast corner of said Dwayne's Landscape Services, tract, also being the northeast corner of a remainder of said I Am One tract, and being in the west line west line of said Tract 1, of Whigham tract (Inst. #1999-35328);

**THENCE** N 36°02'06" E, along the west line of said Tract 1, of Whigham tract (Inst. #1999-35328), and along the east line of said Dwayne's Landscape tract, a distance of 114.32 feet to a 1/2 inch iron rod with cap stamped "Brittain & Crawford", found at the north corner of said Tract 1, of Whigham tract (Inst. #1999-35328), also being a northwest corner of said Whigham remainder tract (Inst. #1996-82877), and also being the southwest corner of Tract 2, of said Whigham tract (Inst. #1999-35328);

**THENCE** N 36°16'17" E, along the west line of said Tract 2, of Whigham tract (Inst. #1999-35328), and continuing along the east line of said Dwayne's Landscape tract, a

distance of 400.26 feet to a pipe fence corner found the northwest corner of said Tract 2, of Whigham tract (Inst. #1999-35328), also being a re-entrant corner of said Dwayne's Landscape tract;

**THENCE** N 83°02'07" E, along the north line of said Tract 2, of Whigham tract (Inst. #1999-35328), the north line of said Whigham remainder tract (Inst. #1996-82877), and along the most easterly south line of said Dwayne's Landscape tract, a distance of 67.01 feet to a ½ inch iron rod with cap stamped "W.W. Ward 2014", found at the most easterly southeast corner of said Dwayne's Landscape tract, also being the southwest corner of a tract of land conveyed to Bobby Altman Trust, according to the deed filed in Instrument #2015-108986, D.R.D.C.T.;

**THENCE** N 82°19'39" E, along the south line of said Bobby Altman Trust tract, also passing along the south line of a tract of land conveyed to Verdace, LLC, according to the deed filed in Instrument #2022-136355, D.R.D.C.T., and continuing along the north line of said Whigham remainder tract (Inst. #1996-82877), also passing along the north line of Tract 3, of said Whigham tract (Inst. #1999-35328), a distance of 315.94 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the southeast corner of said Verdace tract, also being the southwest corner of aforementioned Whigham remainder tract (Inst. #2006-60886);

**THENCE** N 02°40'05" E, along the west line of said Whigham remainder tract (Inst. #2006-60886), and along the east line of said Verdace tract, at a distance of 257.84 feet passing a 5/8 inch iron rod found at the northeast corner of said Verdace tract, also being the southeast corner of a tract of land conveyed to Cornerstone Bible Church, according to the deed filed in Instrument #2017-26595, D.R.D.C.T., and continuing along the east line of said Cornerstone Bible Church, and along the west line of said Whigham remainder tract (Inst. #2006-60886), in all, a distance of 629.92 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the northwest corner of said Whigham remainder tract (Inst. #2006-60886), also being the northeast corner of said Cornerstone Bible Church, and also being in the south Right-of-Way (R-O-W) line of Litsey Road (120' in width);

**THENCE** N 89°49'10" E, along the north line of said Whigham remainder tract (Inst. #2006-60886), and along the south R-O-W line of said Litsey Road, a distance of 347.01 feet to the northeast corner of said Whigham remainder tract (Inst. #2006-60886), also being the northwest corner of the remainder of a tract of land conveyed to Seventeen Lakes Homeowners Association, Inc. (Seventeen Lakes HOA Inc.), according to the deed filed in Instrument #2008-39661, D.R.D.C.T.;

**THENCE**, along the east line of said Whigham remainder tract (Inst. #2006-60886), and along the west line of said Seventeen Lakes HOA Inc., the following courses, and distances;

S 19°02'52" W, a distance of 48.07 feet to a bent 5/8 inch iron rod found;

S 12°00'29" E, a distance of 36.12 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 48°28'15" W, a distance of 79.97 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 18°21'13" W, a distance of 47.68 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 31°42'24" E, a distance of 69.75 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 86°10'58" W, a distance of 75.81 feet to a 5/8 inch iron rod found;

S 00°00'38" E, a distance of 65.79 feet to a 5/8 inch iron rod found;

S 30°46'59" E, a distance of 79.98 feet to a 5/8 inch iron rod found;

S 00°58'42" E, a distance of 128.43 feet to a 5/8 inch iron rod recovered with cap stamped "TNP";

S 24°33'30" W, a distance of 44.65 feet to a 5/8 inch iron rod found;

S 01°41'58" E, a distance of 43.77 feet to a 5/8 inch iron rod recovered with cap stamped "TNP", at the southeast corner of said Whigham remainder tract (Inst. #2006-60886), also being the northeast corner of Tract 3, of said Whigham tract (Inst. #1999-35328);

**THENCE** S 43°48'47" E, along the east line of Tract 3, of said Whigham tract (Inst. #1999-35328), and continuing along the southwest line of said Seventeen Lakes HOA Inc., a distance of 26.55 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the south corner of said Seventeen Lakes HOA Inc., also being the most southerly northeast corner of Tract 3, of said Whigham tract (Inst. #1999-35328), and also being in the west R-O-W line of Seventeen Lakes Boulevard (60' in width);

**THENCE** along the east line of Tract 3, of said Whigham tract (Inst. #1999-35328), and along the west R-O-W line of said Seventeen Lakes Boulevard, the following courses and distances;

S 47°21'31" W, a distance of 77.40 feet to a 5/8 inch iron rod found, at the beginning of a curve to the left whose radius is 232.94 feet, and whose long chord bears S 17°54'13" W, a distance of 228.19 feet;

Along said curve in a southwesterly direction, passing the southeast corner of Tract 3, of said Whigham tract (Inst. #1999-35328), also being the northeast corner of said Whigham tract (Inst. #1996-82877), and continuing along the west R-O-W line

of said Seventeen Lakes Boulevard, through a central angle of  $58^{\circ}39'22''$ , an arc length of 238.47 feet to a 5/8 inch iron rod found at the beginning of a reverse curve to the right whose radius is 534.88 feet, and whose long chord bears  $S\ 00^{\circ}42'30''\ W$ , a distance of 223.22 feet;

**THENCE** continuing along the east of line said Whigham tract (Inst. #1996-82877), and along the west R-O-W line of said Seventeen Lakes Boulevard, the following courses and distances;

Along said curve in a southwesterly direction, through a central angle of  $24^{\circ}05'19''$ , an arc length of 224.88 feet to a 5/8 inch iron rod found at the end of said curve;

$S\ 12^{\circ}32'40''\ W$ , a distance of 177.14 feet to a 5/8 inch iron rod found, at the beginning of a curve to the left whose radius is 317.64 feet, and whose long chord bears  $S\ 03^{\circ}18'00''\ E$ , a distance of 175.60 feet;

Along said curve in a southeasterly direction, through a central angle of  $32^{\circ}05'35''$ , an arc length of 177.92 feet to a 5/8 inch iron rod found, at the end of said curve in the west R-O-W line of said Seventeen Lakes Boulevard, also being the most northerly southeast corner of said Whigham tract (Inst. #1996-82877), and also being the northeast corner of Lot 10, Block 12, Seventeen Lakes, an addition to the City of Fort Worth, Denton County, Texas, as filed in Cabinet W, Page 936, P.R.D.C.T.;

**THENCE**  $S\ 60^{\circ}50'19''\ W$ , along the most northerly south line of said Whigham remainder tract (Inst. #1996-82877), and along the north line of said Lot 10, also passing along the north line of Lot 9, of said Block 12, Seventeen Lakes, a distance of 232.28 feet to a 1/2 inch iron rod found, at the northwest corner of said Lot 9, also being a re-entrant corner of said Whigham tract (Inst. #1996-82877);

**THENCE**  $S\ 29^{\circ}09'24''\ E$ , along the most southerly east line of said Whigham tract (Inst. #1996-82877), and along the west line of said Lot 9, also passing along the west line of Lots 8 thru 3, of said Block 12, Seventeen Lakes, a distance of 480.66 feet to a 1/2 inch iron rod found, at the southeast corner of said Whigham tract (Inst. #1996-82877), also being the northeast corner of Lot 27, Block 31, of aforementioned Seventeen Lakes (Inst. #2016-100);

**THENCE**  $S\ 89^{\circ}07'36''\ W$ , along the south line of said Whigham tract (Inst. #1996-82877), and along the north line of said Lot 27, Block 31, also passing along the north line of aforementioned Lot 6, and Lots 7 thru 14, 23 and 24, of said Block 31, of said Seventeen Lakes (Inst. #2016-100), a distance of 1013.44 feet to the **POINT OF BEGINNING** and containing 1,560,839 square feet or 35.832 acres of land.

## **SECTION 2.**

The above described territory is shown on the map on 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:

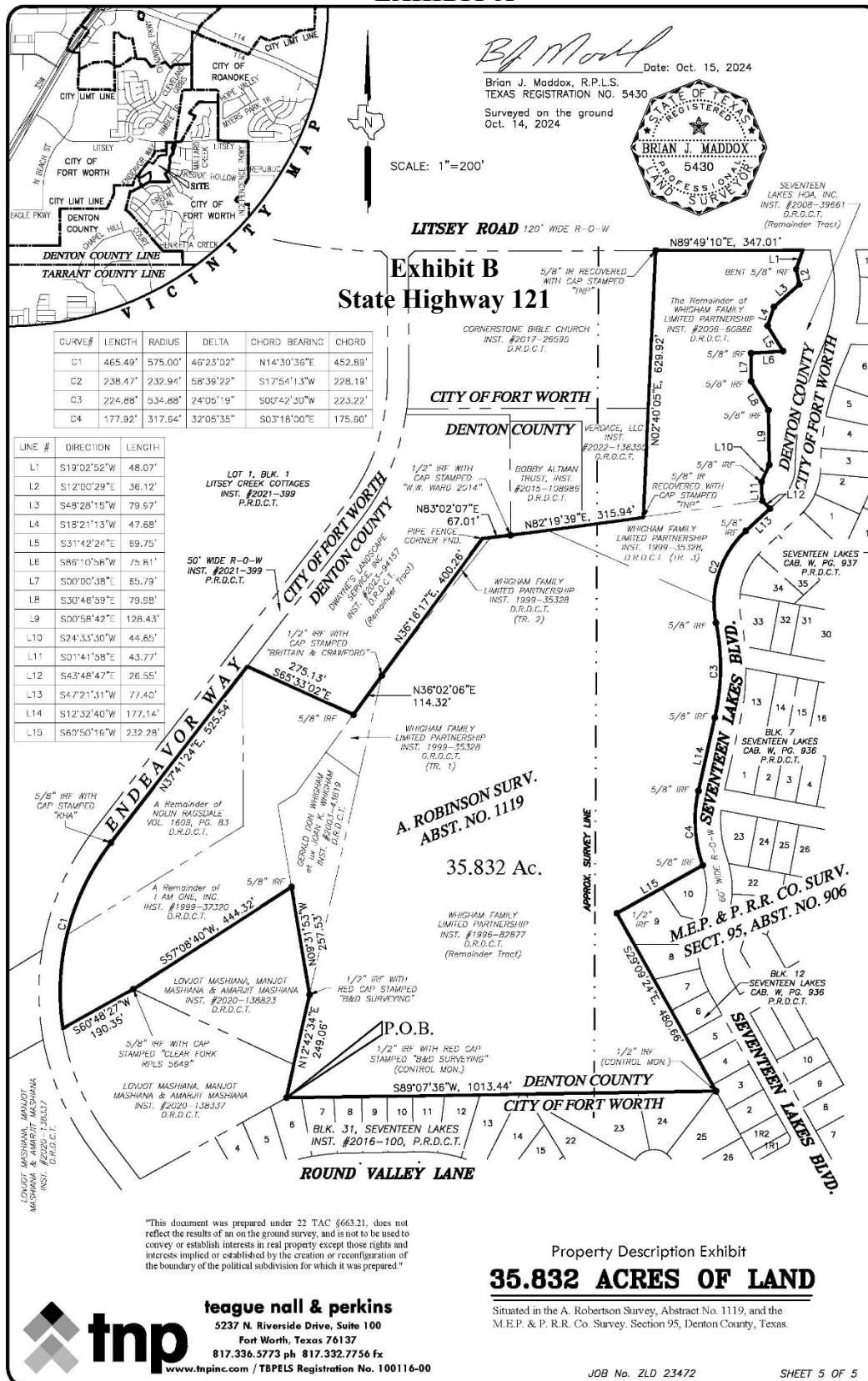
\_\_\_\_\_  
Melinda Ramos  
Deputy City Attorney

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

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



## EXHIBIT A



**Exhibit B**  
**Municipal Services Agreement**  
**Fully executed copy to be inserted upon adoption**