

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 2.595 ACRES OF LAND SITUATED IN THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, THE JOHN WAGLEY SURVEY, ABSTRACT NO. 1597, AND THE JAMES P. ALFORD SURVEY, ABSTRACT NO. 53, TARRANT COUNTY, TEXAS; SAID TRACT BEING A PORTION OF COUNTY ROAD 4108, COMMONLY KNOWN AS WAGLEY ROBERTSON ROAD, BEING A VARIABLE-WIDTH RIGHT-OF-WAY; TARRANT COUNTY, TEXAS (CASE NO. AX-23-005) 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 2.595 acres of right-of-way (113,053 sq. feet more or less), commonly known as Wagley Robertson Road;

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 November 28, 2023 at 10:00 a.m. and December 12, 2023 at 6:00 p.m., at the City Council Chamber; and square footage in the descriptions.

WHEREAS, the City Council finds and determines that annexation of the right-of-way, commonly known as Wagley Robertson Road, 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:

DESCRIPTION of a 2.595 acre (113,053 square foot) tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, the John Wagley Survey, Abstract No. 1597, and the James P. Alford Survey, Abstract No. 53, Tarrant County, Texas; said tract being a portion of County Road 4108, commonly known as Wagley Robertson Road, having a variable-width right-of-way; said 2.595 acre (113,053 square foot) tract being more particularly described as follows:

BEGINNING at a point in the west line of said Wagley Robertson Road, dedicated by that plat known as The Estates at the Ranch Section One, recorded in Cabinet A, Slide 4406 of the Plat Records of Tarrant County, Texas, same being the northwest corner of a 0.46 acre Portion of Wagley Robertson Road described in Exhibit B of that certain City of Fort Worth Ordinance No. 24072-03-2020, same being a current City Limits line;

THENCE, North 00 degrees, 42 minutes, 00 seconds West, with said west line of Wagley Robertson Road, a distance of 536.45 feet to a point for corner at the southeast corner of Block A, Block A, B. Thomas Addition, recorded in Cabinet A, Slide 5610 of said Plat Records;

THENCE, North 00 degrees, 39 minutes, 41 seconds West, continuing with said west line of Wagley Robertson Road and the east line of said Block A, a distance of 1421.78 feet to a point for corner in the south line of Cofer Farm Addition, recorded in Instrument No. D214029586 of said Official Public Records, same being the south line of the City of Fort Worth City Limits as described in Parcel 1 of that certain Ordinance No. 16704-11-2005;

THENCE, North 78 degrees, 42 minutes, 22 seconds, East, with the south line of said City Limits, a distance of 57.68 feet to the west line of the City of Fort Worth City Limits according to that certain Ordinance No. 6390, said point being in the apparent east line of Wagley Robertson Road;

THENCE, South 00 degrees, 57 minutes, 01 seconds East with the said west line of said City Limits and the apparent east line of Wagley Robertson Road, a distance of 278.91 feet to the northwest corner of Bar C Ranch, according to the map or plat thereof, recorded in Instrument No. D221299372 of said Official Public Records;

THENCE, South 00 degrees, 37 minutes, 52 seconds East continuing with the west line of said City Limits, a distance of 1,690.69 feet to a point for corner for the northeast corner of the first referenced City Limits line;

THENCE, North 89 degrees, 55 minutes, 52 seconds, West, with the said City Limits line, a distance of 56.85 feet to the **POINT OF BEGINNING**;

CONTAINING: 2.595 acres of land (113,053 square feet), more or less.

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

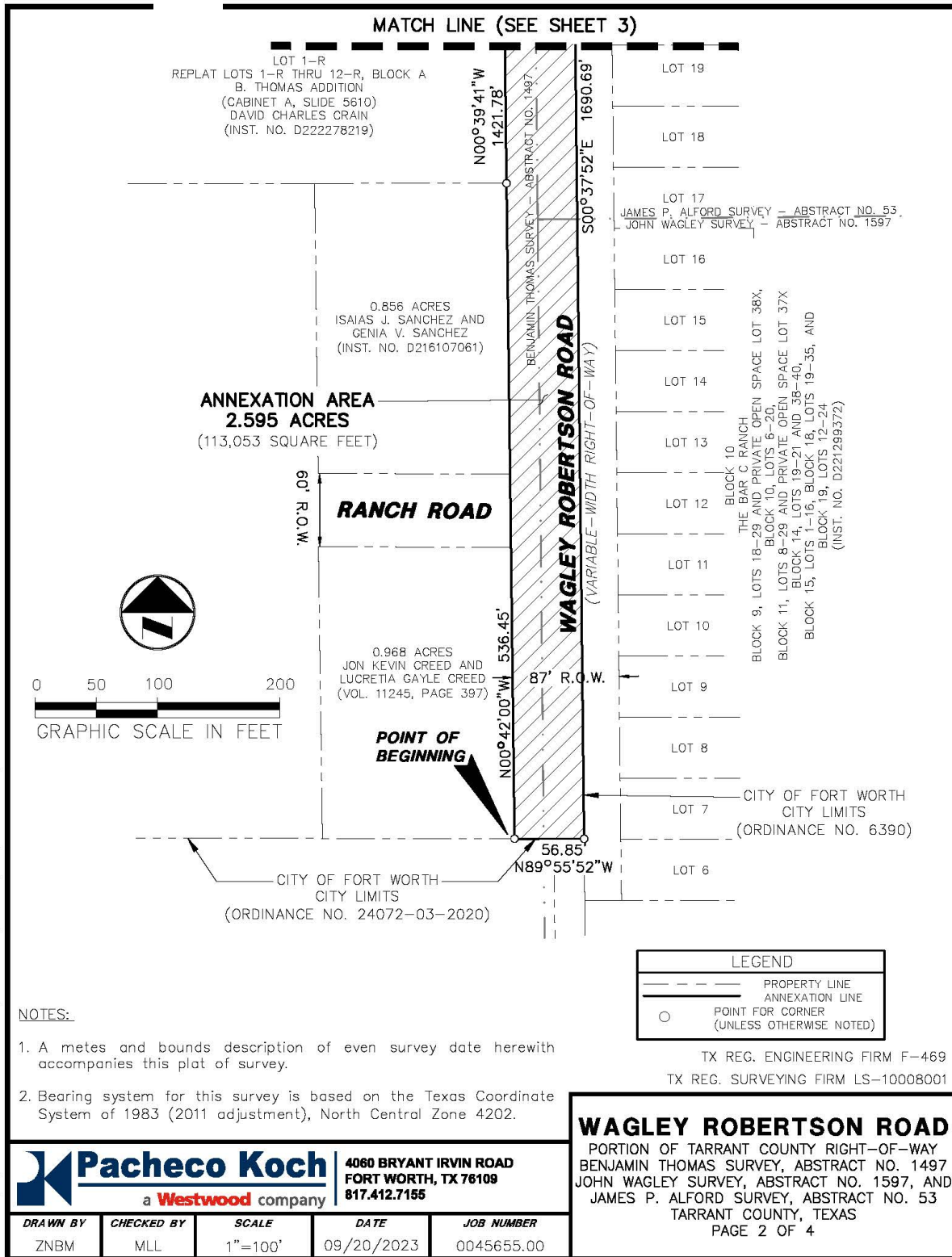
That this ordinance shall take effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos, Deputy City Attorney

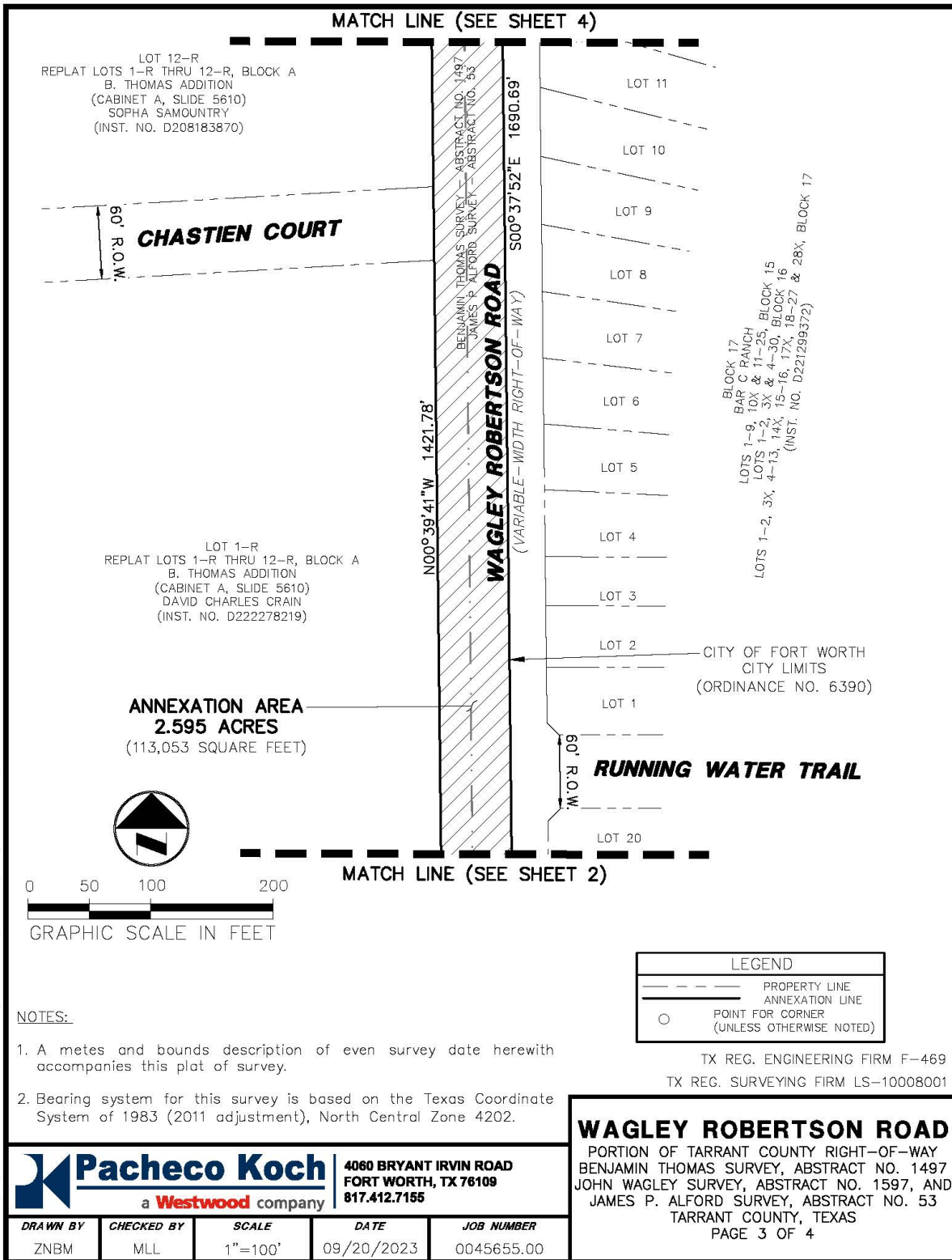
ADOPTED AND EFFECTIVE: _____

EXHIBIT A



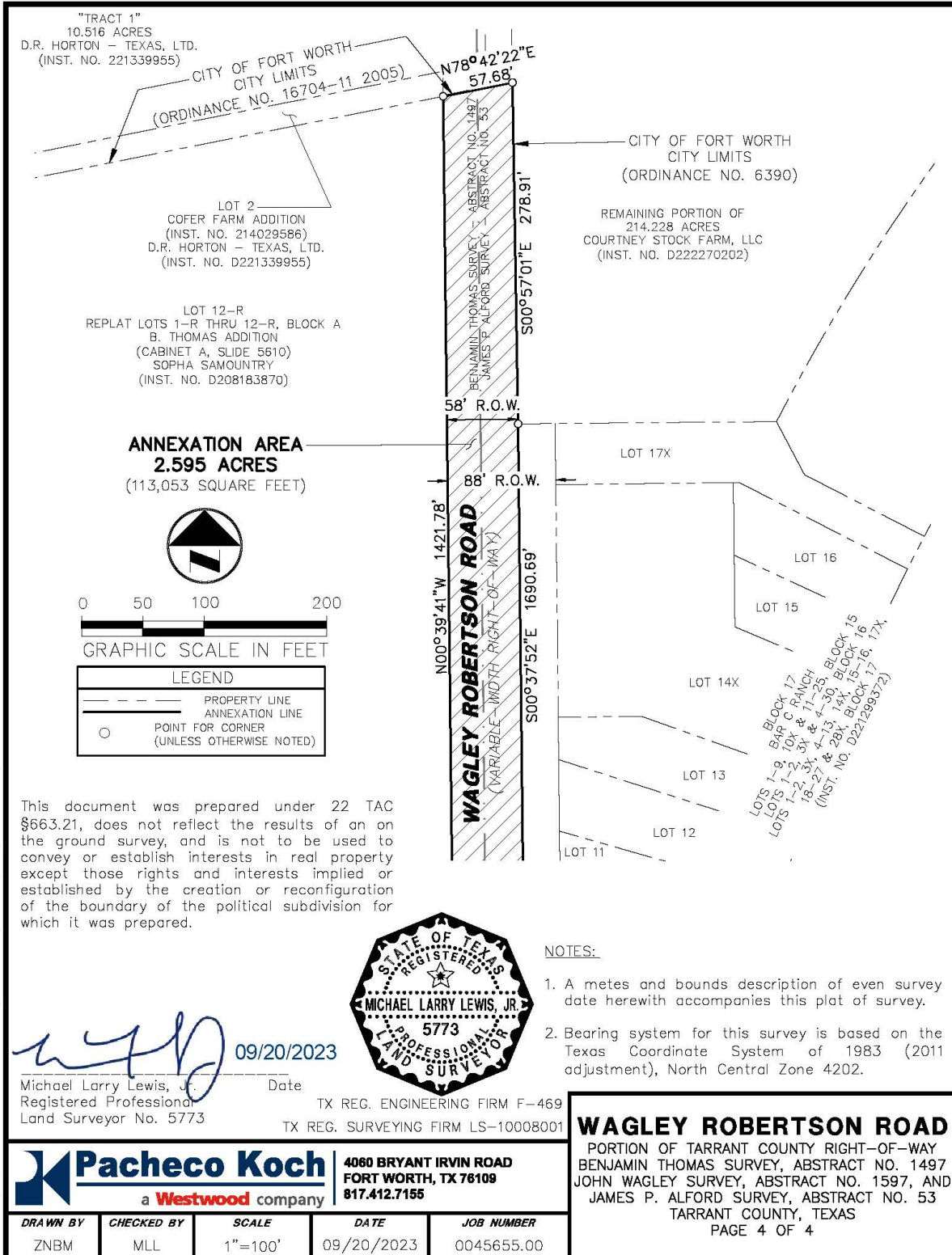
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EXHIBIT A
CONTINUED



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EXHIBIT A
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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 interests 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.

[Signature]
Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773

09/20/2023
Date



TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

- NOTES:
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.

Pacheco Koch a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76108
817.412.7155

WAGLEY ROBERTSON ROAD
PORTION OF TARRANT COUNTY RIGHT-OF-WAY
BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497
JOHN WAGLEY SURVEY, ABSTRACT NO. 1597, AND
JAMES P. ALFORD SURVEY, ABSTRACT NO. 53
TARRANT COUNTY, TEXAS
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ZNBM	MLL	1"=100'	09/20/2023	0045655.00