

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

**AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE RELEASE OF APPROXIMATELY 212.843 ACRES OF LAND SITUATED IN THE LAND SITUATED IN THE GILBERT WOOLSEY SURVEY, ABSTRACT NO. 902 & SECTION 1, HOUSTON AND TEXAS RAILWAY COMPANY SURVEY, ABSTRACT 399, IN JOHNSON COUNTY, TEXAS, ALONG THE SOUTHERN EDGE OF THE FORT WORTH EXTRATERRITORIAL JURISDICTION, INCLUDING CERTAIN RIGHT-OF-WAY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH; 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**, Section 42.023 of the Texas Local Government Code authorizes a municipality to reduce its extraterritorial jurisdiction by ordinance approved by its governing body; and

**WHEREAS**, WB Joshua Land, LLC is the owner of approximately 212.843 acres of land in Johnson County, Texas, requested the release of their property from the City’s extraterritorial jurisdiction; and

**WHEREAS**, the area depicted in Exhibit “A” and as further described in Exhibit “B” is not within the City of Fort Worth’s certificate of convenience and necessity for retail water service; and

**WHEREAS**, City water and sewer facilities are not available to serve the area depicted in Exhibit A and the area can be developed without City water and sewer service;

**WHEREAS**, the City Council finds and determines that it is in the best interest of the City to release the area depicted in Exhibit “A” and as further described in Exhibit “B”, from the City’s extraterritorial jurisdiction;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

**SECTION 1**

Pursuant to Section 42.023 of the Texas Local Government Code, the land shown on Exhibit “A” and as further described in Exhibit “B” attached hereto is hereby released from the extraterritorial jurisdiction of the City of Fort Worth.

**SECTION 2**

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 3**

It is hereby declared to be the intention 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 such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 4**

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 "B"

## ETJ BOUNDARY RELEASE AREA

9,271,435 SQFT OR 212.843 ACRES OF LAND

GILBERT WOOLSEY SURVEY, ABSTRACT 902 &

SECTION 1, HOUSTON AND TEXAS RAILWAY COMPANY SURVEY, ABSTRACT 399

JOHNSON COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE GILBERT WOOLSEY SURVEY, ABSTRACT NUMBER 902 AND THE SECTION 1 HOUSTON AND TEXAS CENTRAL RAILWAY COMPANY SURVEY ABSTRACT NUMBER 399, JOHNSON COUNTY, TEXAS, SAID TRACT OF LAND ALSO BEING A PORTION OF TRACT 1 AND ALL OF TRACT 2 AS DESCRIBED BY DEED TO WB JOSHUA LAND, LLC, AS RECORDED IN DOCUMENT NUMBER 2021-46932, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING ALL OF A TRACT OF LAND DESCRIBED BY DEED TO LANDCROWD, LLC, AS RECORDED IN DOCUMENT NUMBER 2022-19902, O.P.R.J.C.T., AND BEING ALL OF LOT 28, SKYLINE RANCH PHASE 2, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 4, PAGE 57, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2 INCH IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID LANDCROWD TRACT, AND BEING THE NORTHWEST CORNER OF LOT 12A, GRANDA VISTA PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 8, PAGE 262, P.R.J.C.T., AND BEING THE SOUTHERN ELL CORNER OF LOT K, OF SAID;

THENCE S 00°33'30" E, WITH THE COMMON EAST LINE OF SAID LANDCROWD TRACT AND THE WEST LINE OF SAID GRANDA VISTA PHASE 1, PASSING A 5/8 INCH IRON ROD WITH CAP STAMPED 2KC RPLS 6133 FOUND, BEING THE NORTHWEST CORNER OF LOT 36-R2, GRANDA VISTA ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 9, PAGE 203, P.R.J.C.T., AT A DISTANCE OF 1,067.38 FEET, CONTINUING A TOTAL DISTANCE OF 2,130.06 FEET TO A 1/2 INCH PIPE FOUND BEING THE SOUTHWEST CORNER OF LOT 37, GRANDA VISTA ESTATES PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 6, PAGE 186, P.R.J.C.T., AND BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 7, HIGHLAND POINTE ADDITION, AND ADDITION TO JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 8, PAGE 694, P.R.J.C.T.;

THENCE S 00°19'30" E, WITH THE COMMON EASTERLY LINES OF SAID LANDCROWD TRACT AND WITH THE COMMON EASTERLY LINES OF AFOREMENTIONED TRACT 1, AND WITH THE WESTERLY LINES OF SAID HIGHLAND POINTE ADDITION, A DISTANCE OF 2,028.90 FEET TO A POINT;

THENCE OVER AND ACROSS SAID TRACT 1 THE FOLLOWING COURSES AND DISTANCES:

N 57°41' 30" W, A DISTANCE OF 1,852.90 FEET TO A POINT;

N 50°26'31" W, A DISTANCE OF 1,470.05 FEET TO A POINT IN THE COMMON WEST LINE OF SAID TRACT 1 AND THE COMMON EAST LINE OF LOT 29, SECTION ONE HIGHCREST ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 3, PAGE, 63, P.R.J.C.T.;

THENCE N 00°59'37" W, WITH SAID COMMON WEST AND EAST LINE, A DISTANCE OF 2,468.20 FEET TO A LEANING 1/2 INCH IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID TRACT 1 AND THE NORTHEAST CORNER OF LOT 13 OF SAID HIGHCREST ESTATES AND BEING IN THE SOUTH LINE OF AFOREMENTIONED SKYLINE RANCH PHASE 2;

THENCE S 84°58'13" E, WITH THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF SAID SKYLINE RANCH PHASE 2, PASSING A 5/8 INCH IRON ROD FOUND AT A DISTANCE OF 5.84 FEET AND PASSING A 3/8 INCH IRON ROD FOUND AT A DISTANCE OF 405.17 FEET, CONTINUING A TOTAL DISTANCE OF 1,406.52 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED CBG SURVEY FOUND BEING THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 28 AND BEING THE SOUTHEAST CORNER OF LOT 29 OF SAID SKYLINE RANCH PHASE 2;

THENCE N 00°24'00" W, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST LINE OF SAID LOT 29, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED CBG SURVEY FOUND AT A DISTANCE OF 832.25, CONTINUING A TOTAL DISTANCE OF 862.07 FEET TO A POINT BEING THE NORTHWEST CORNER SAID LOT 28 AND THE CENTERLINE OF SKY ROAD (A 60 FOOT ROAD EASEMENT) OF SAID SKYLINE RANCH PHASE 2;

THENCE S 86°10'28" E, WITH THE NORTH LINE OF SAID LOT 28 AND WITH THE CENTERLINE OF SAID SKY ROAD, A DISTANCE OF 199.64 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 27 OF SAID SKYLINE RANCH PHASE 2;

THENCE S 00°24'00" E, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 27, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED CBG SURVEYING AT A DISTANCE OF 30.27 FEET, CONTINUING A TOTAL DISTANCE OF 866.09 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED CBG SURVEY FOUND BEING THE SOUTHEAST CORNER OF SAID LOT 28 AND THE SOUTHWEST CORNER OF SAID LOT 27 AND BEING IN THE NORTH LINE OF AFOREMENTIONED TRACT 1;

THENCE S 85°06'43" E, WITH THE NORTH LINE OF AFOREMENTIONED TRACT 1 AND WITH THE SOUTH LINE OF SAID SKYLINE RANCH PHASE 2, PASSING A 3/8 INCH IRON ROD FOUND AT A DISTANCE OF 398.70 FEET, CONTINUING A TOTAL DISTANCE OF 1,113.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,271,435 SQUARE FEET OR 212.843 ACRES, MORE OR LESS.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, 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.

NOTES:

1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.

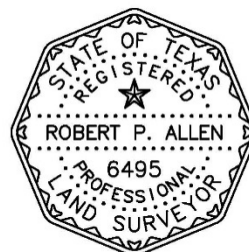


**SHIELD**  
ENGINEERING GROUP

TBPE FIRM #F-11039 • TBLS FIRM #10193890

1600 West 7th Street, Suite 400, Fort Worth, TX 76102 • 817.810.0696

ROBERT P. ALLEN  
R.P.L.S. No. 6495  
DATED: 09-22-2022



DRAWING: S:\PROJECTS\2021089.00 JOHNSON COUNTY 489\01 DRAWINGS\EXHIBITS\2108901 EX-1.DWG SAVED BY: CODY WATSON DATE: 11/1/2022

Ordinance No. \_\_\_\_\_