

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 421.133 ACRES OF LAND, MORE OR LESS AND APPROXIMATELY 32.759 ACRES OF LAND MORE OR LESS OF RIGHTS-OF-WAY, CONSISTING OF THREE TRACTS OF LAND OF APPROXIMATELY 269.860 ACRES OF LAND OUT OF THE R. GANZARA SURVEY, ABSTRACT NUMBER 563, THE T. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 1568, THE ACH & B SURVEY, ABSTRACT NUMBER 55, AND THE JP SMITH SURVEY, ABSTRACT NUMBER 1916 FOR TRACT 1 AND APPROXIMATELY 114.031 ACRES OF LAND OUT OF THE T. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 1568 AND THE ACH & B SURVEY, ABSTRACT NUMBER 55 FOR TRACT 2, AND APPROXIMATELY 42.242 ACRES OF LAND OUT OF THE ACH & B SURVEY, ABSTRACT NUMBER 55 FOR TRACT 3 ALL IN TARRANT COUNTY, TEXAS, AND, AND 32.759 ACRES OF LAND MORE OR LESS OF PORTIONS OF BONDS RANCH ROAD AND MORRIS DIDO NEWARK ROAD (CASE NO. AX-21-018) 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 Bonds Ranch Land, LP, PMBC Dev Co 1, LLC and PMBC Dev Co 3, LLC, the owners, requesting the full-purpose annexation of 421.133 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 the LGC permits the City to annex an area if each owner of land in an area requests the annexation; and

WHEREAS, in accordance with Subchapter C-3 of Chapter 43 of the Texas Local Government Code, the City section 43.0672 of the Texas Local Government Code Bonds Ranch Land, LP, PMBC Dev Co 1, LLC and PMBC Dev Co 3, LLC, 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 property abuts approximately 32.759 acres of county road rights-of-way consisting of portions of Bonds Ranch Road and Morris Dido Newark Road; 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 43.0686 of the Local Government Code on May 10, 2022 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 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 421.133 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 and depicted as on Exhibit "A" attached to and incorporated in this ordinance for all purposes:

THREE TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Tract 1: Northwest Tract - Description of 269.860 Acres

BEING a tract of land situated in the R. GANZARA Survey, Abstract Number 563, the T. & P.R.R. Co. Survey, Abstract Number 1568, the ACH & B Survey, Abstract Number 55, and the J. SMITH Survey, Abstract Number 1916, Tarrant County, Texas, and being all of Tract II and Tract III as described in deed to Bonds Ranch Land, LP, recorded in Instrument Number D221038882, County Records, Tarrant County, Texas (C.R.T.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said Tract II, being in the south right-of-way line of Bonds Ranch Road (120' R.O.W.), also being in the west line of Tract No. 4 as described in deed to Texas Electric Service Company recorded in Volume 2542, Page 1, C.R.T.C.T., from which the northwest corner of Lago Vista at Bonds Ranch, an addition to Tarrant County, recorded in Cabinet "A", Slide 6636 bears N 78°23'09"E, 76.72 feet;

THENCE with the east line of said Tract II the following bearings and distances;

S 00°25'05"W, 551.20 feet;

N89°34'55"W, 360.06 feet;

S00°25'05"W, 604.98 feet;

S89°34'55"E, 360.06 feet;

S 00°25'05"W, 2074.03 feet;

N 47°02'08"W, 360.06 feet;

S 42°57'52"W, 604.98 feet;

S 47°02'08"E, 360.06 feet;

N 42°57'52"E, 604.98 feet;

THENCE S 00°25'05"W, 1298.58 feet, to the northeast corner of that certain tract of land as described in a Surface Easement Agreement recorded in Instrument Number D207336116, C.R.T.C.T.;

THENCE S 89°50'09"W, with the common line between said Tract II and Surface Easement Agreement tract, 416.86 feet;

THENCE S 00°24'28"W, continuing with said common line, 522.50 feet to the southwest corner of said Surface Easement Agreement tract, same being the southeast corner of said Tract II;

THENCE S 89°53'40"W, departing said common line, with said south line of said Tract II, 1063.53 feet to the southwest corner of said Tract II;

THENCE N 00°06'20"W, 604.98 feet to an inner ell corner of said Tract II;

THENCE S 89°53'40"W, at 174.49 feet pass the common line between said Tract II and said Tract III, continuing in all a distance of 360.06 feet to an inner ell corner of said Tract III;

THENCE S 00°06'20"E, 604.98 feet to the southeast corner of said Tract III;

THENCE S 89°53'40"W, with the south line of said Tract III, 1480.16 feet to the southwest corner of said Tract III, being in the east right-of-way line of F.M. Highway No. 1220 (Boat Club Road);

THENCE N 14°02'37"W, with the common line between said Tract III and the east right-of-way line of Boat Club Road, 2223.01 feet to the northwest corner of said Tract III, same being the intersection of the east right-of-way line of Boat Club Road and the south right-of-way line of Bonds Ranch Road (120' R.O.W.);

THENCE with the common lines between the south right-of-way of Bonds Ranch Road and said Tract III and Tract II, the following courses and distances:

N 75°57'03"E, 569.25 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 1425.27 feet, through a central angle of 34°36'09", having a radius of 2360.00 feet, the long chord which bears N 58°39'11"E, 1403.71 feet;

N 41°21'07"E, 2107.20 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 892.39 feet, through a central angle of 35°30'25", having a radius of 1440.00 feet, the long chord which bears N 59°06'19"E, 878.17 feet to the **Point of Beginning** and containing 11,755,089 square feet or 269.860 acres of land more or less.

Tract 2: Northeast Tract - Description of 109.031 Acres

BEING a tract of land situated in the T. & P.R.R. Co. Survey, Abstract Number 1568 and the ACH & B Survey, Abstract Number 55, Tarrant County, Texas, and being a portion of Tract I as described in deed to Bonds Ranch Land, LP, recorded in Instrument Number D221038882, County Records, Tarrant County, Texas (C.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Tract IV as described in deed to Bonds Ranch Land, LP, recorded in Instrument Number D221105176, C.R.T.C.T.;

THENCE N 89°21'04"E, with the common line of said Tract I and said Tract IV, 334.97 feet;

THENCE S 80°05'35"E, at 230.27 feet pass the southeast corner of said Tract IV, same being the southwest corner of Lago Vista at Bonds Ranch, an addition to the City of Fort Worth, recorded in Cabinet A, Slide 10089, in all a distance of at 427.48 feet to the northwest corner of that tract of land described by deed to said Bonds Ranch Investors, Ltd., recorded in Volume 16030, Page 268 said County Records;

THENCE with the departing the south line of said Lago Vista addition, with the West, South and East line of said Investors Tract the following bearings and distances;

S09°54'25"W 456.28 feet;

S80°05'35"E 477.39 feet;

N09°54'25"E 456.28 feet, returning to the south line of aforementioned Lago Vista addition;

THENCE S80°05'35"E 177.22 feet to the Southeast corner of said Lago Vista addition

THENCE over and across aforementioned Tract 1 the following bearings and distances;

S 09°50'57"W, 1471.35 feet;

S 05°14'58"E, 800.06 feet;

S 38°22'08"W, 652.14 feet;

S 14°04'05"E, 28.33 feet;

S 75°57'56"W, 160.99 feet;

S 13°56'07"E, 54.93 feet;

S 00°04'45"W, 383.98 feet to the south line of said Tract I, same being in the north line of the West Tract as described in deed to Texas Electric Service Company, recorded in Volume 6865, Page 414, C.R.T.C.T.;

THENCE N 89°43'52"W, with the common line of said Tract I and said West Tract, 3248.52 feet to the southwest corner of said Tract I, same being the northwest corner of said West Tract;

THENCE N 00°22'26"W, 288.13 feet to the southeast corner of Tract No. 4 as described in deed to Texas Electric Service Company, recorded in Volume 2542, Page 1, C.R.T.C.T.;

THENCE N 00°25'07"E, with the common line between said Tract I and said Tract 4, 371.57 feet to the southwest corner of Lago Vista at Bonds Ranch, an addition to the City of Fort Worth, recorded in Cabinet A, Slide 8114, C.R.T.C.T.;

THENCE S 89°43'40"E, with the common line between said Tract I and said Lago Vista at Bond Ranch addition, 1576.07 feet to the southeast corner of said Lago Vista at Bonds Ranch addition, same being an inner ell corner of said Tract I;

THENCE N 01°22'51"W, continuing with said common line, 278.99 feet;

THENCE departing said common line, over and across said Tract I the following courses and distances:

S 89°11'17"E, 480.53 feet;

S 00°44'27"W, 238.68 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 186.85 feet, through a central angle of 11°55'21", having a radius of 897.95 feet, the long chord which bears N 86°39'01"E, 186.51 feet;

S 89°11'54"E, 730.19 feet;

N 00°50'17"E, 588.85 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 292.92 feet, through a central angle of 12°09'35", having a radius of 1380.21 feet, the long chord which bears N 04°42'34"W, 292.37 feet;

N 11°34'36"W, 1727.64 feet;

THENCE with said curve to the left, an arc distance of 173.40 feet, through a central angle of 11°58'11", having a radius of 830.00 feet, the long chord which bears N 11°26'17"W, 173.08 feet, to the **Point of Beginning** and containing 4,749,376 square feet or 109.031 acres of land more or less.

Tract 3: South Tract - Description of 42.242 Acres

BEING a tract of land situated in the ACH & B Survey, Abstract Number 55, Tarrant County, Texas, and being portion of Tract I, Parcel B as described in deed to Bonds Ranch Land, LP, recorded in Instrument Number D221038882, County Records, Tarrant County, Texas (C.R.T.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Lot 34, Block 8 as shown on the Final Plat of Lago Vista at Bonds Ranch, an addition to the City of Fort Worth, recorded in Cabinet "A", Slide 8114 said County Records;

THENCE S 00°18'38"E, 1099.72 feet to the northwest corner of said Tract I, same being the southwest corner of Tract No. 5 as described in deed to Texas Electric Service Company recorded in Volume 2542, Page 1, C.R.T.C.T., for the **POINT OF BEGINNING**;

THENCE S 89°43'25"E, with the common line of said Tract I and Tract No. 5, 1942.55 feet to the northeast corner of said Tract I;

THENCE S 00°01'48"E, departing the south line of said Tract No.5, 604.95 feet;

THENCE S 89°43'25"E, 360.07 feet;

THENCE S 00°01'48"E, 279.92 feet to the southeast corner of said Tract I;

THENCE S 89°47'33"W, 2298.17 feet to the southwest corner of said Tract I;

THENCE N 00°18'38"W, 904.31 feet to the **POINT OF BEGINNING** and containing 1,840,052 square feet or 42.242 acres of land more or less.

SECTION 2.

The above described territory is shown on Map 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 all portions of the rights-of-way, comprising approximately 32.759 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 right-of-way being all that certain land particularly described below and depicted as on Exhibit "B" attached to and incorporated in this ordinance for all purposes.

SECTION 4.

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 5.

That the Municipal Services Agreement attached hereto as Exhibit "C" is approved and incorporated into this ordinance for all purposes.

SECTION 6.

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 7.

SEVERABILITY CLAUSE

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 8.
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 9.
EFFECTIVE DATE

This ordinance shall be in full force and effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos
Senior Assistant City Attorney

Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: _____

Exhibit A

Northwest Tract – 269.860 Acres

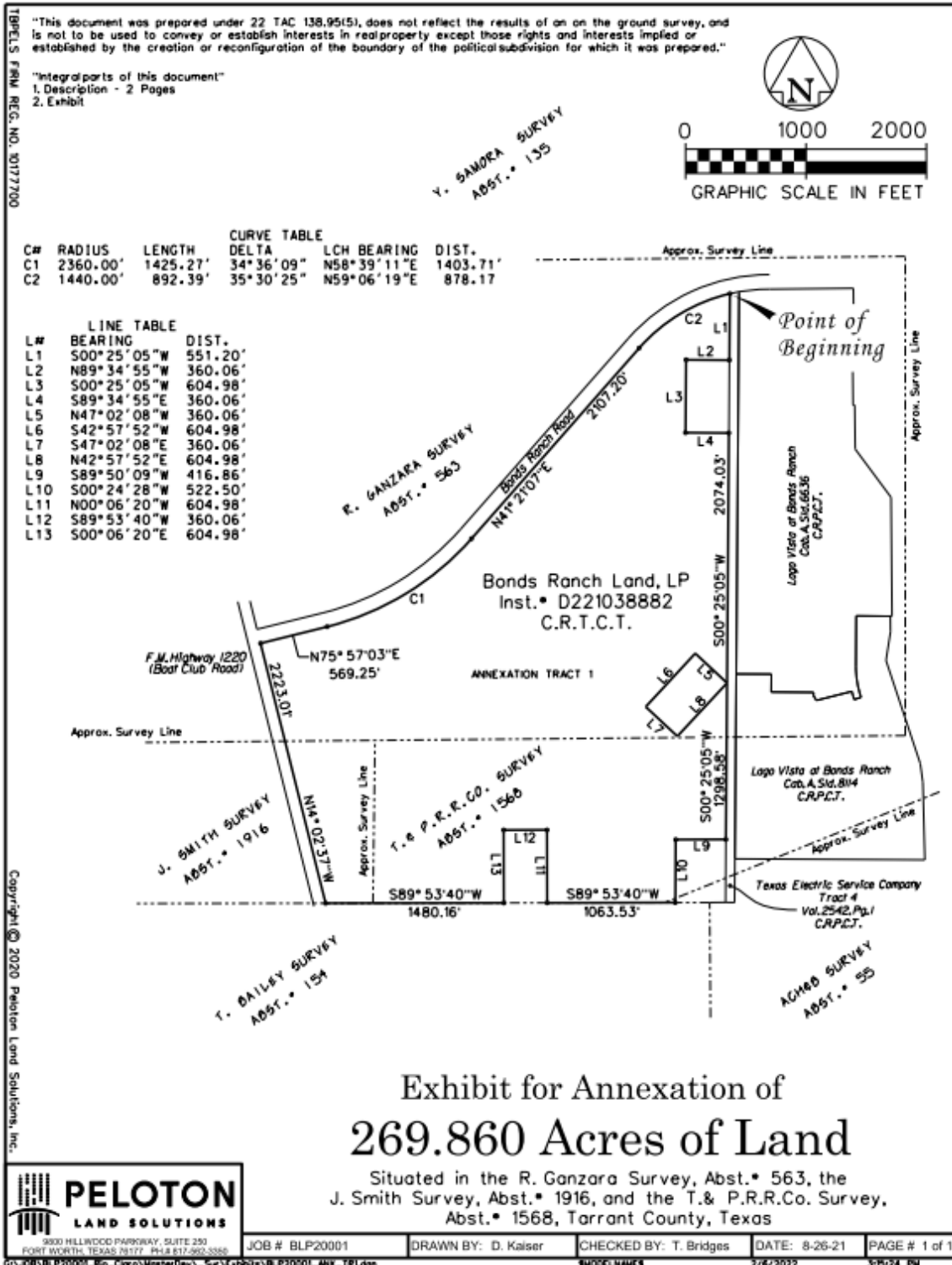


Exhibit A Continued Northeast Tract – 109.031 Acres

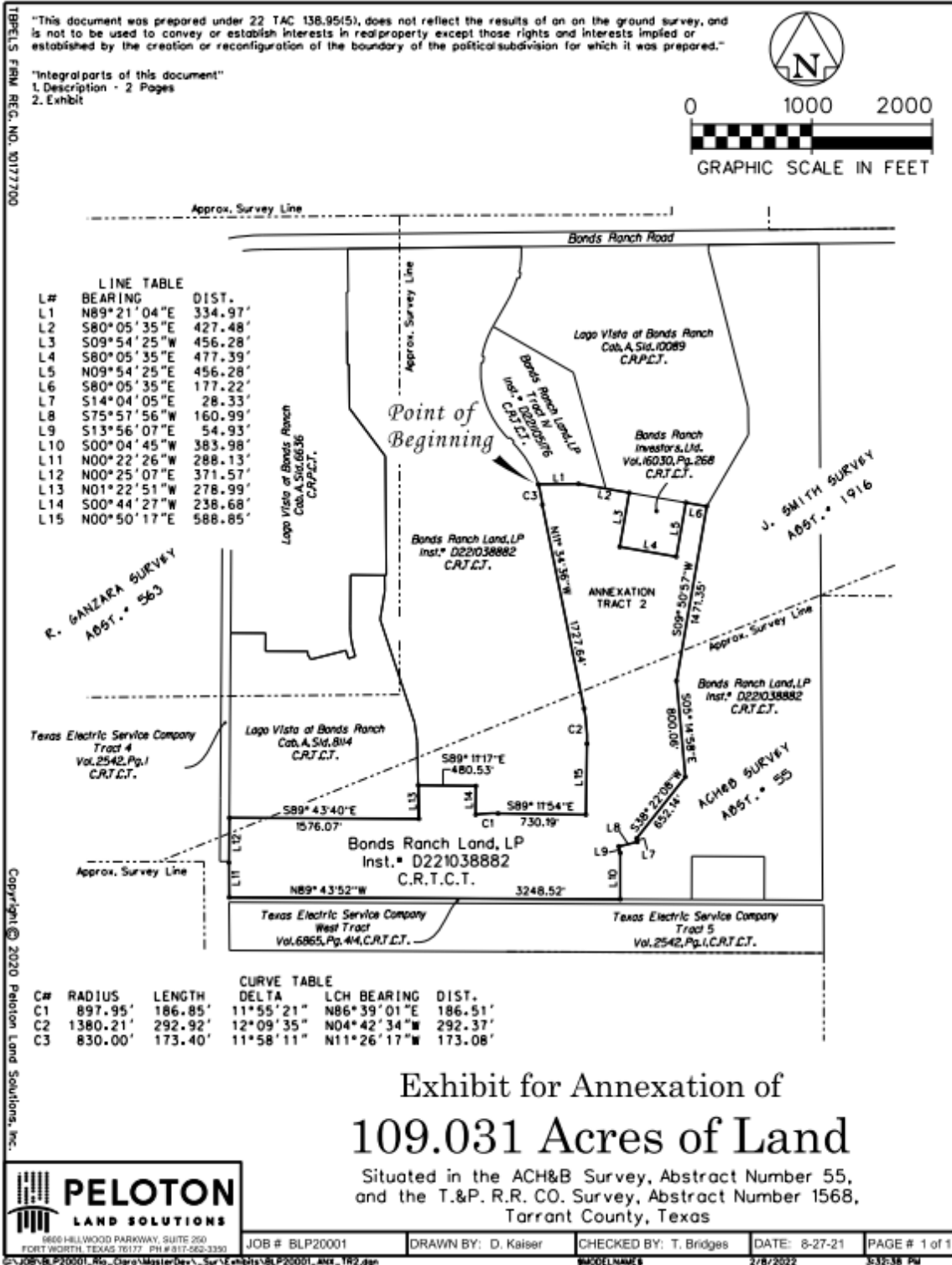


Exhibit A Continued South Tract – 47.242 Acres

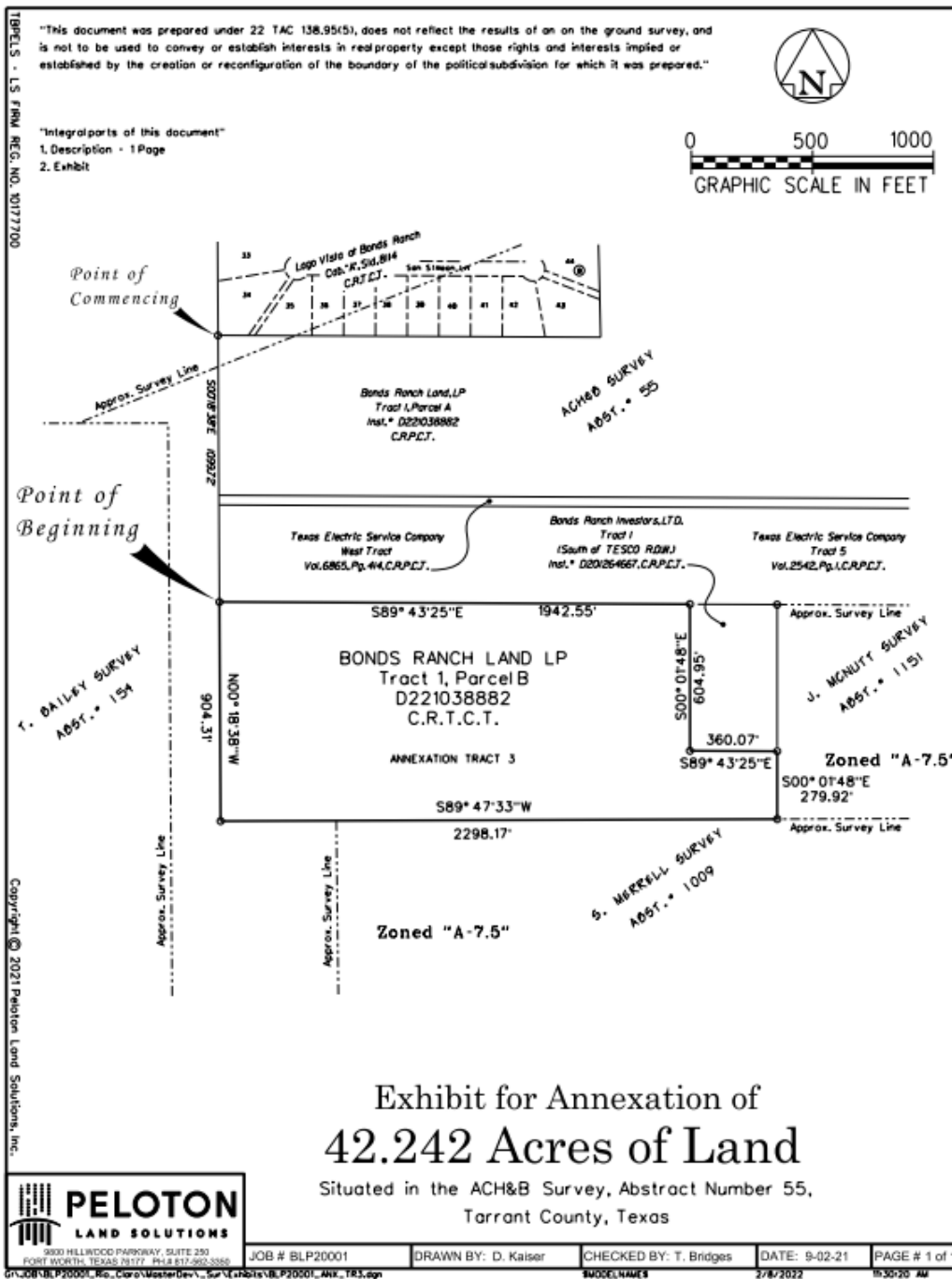


Exhibit B
Legal Description for Right-of-Way
“A Portion of Bonds Ranch Road - 27.409 Acres”

BEING a tract of land situated in the R. GANZARA Survey, Abstract Number 563, and the T. & P.R.R. Co. Survey, Abstract Number 1568, Tarrant County, Texas, and being a portion of the Right-of-Way (known as Bonds Ranch Road) described in a Right-of-Way Warranty Deed to Tarrant County, Texas, recorded in Volume 13449, Page 39, County Records, Tarrant County, Texas (C.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING in the south right-of-way line of Bonds Ranch Road at the northwest corner of Tract III as described by deed to Bonds Ranch Land, LP, recorded in Instrument Number D221038882, C.R.T.C.T., same being in the east right-of-way line of F.M. Highway 1220 (Boat Club Road);

THENCE N 14°02'37"W, with said east right-of-way line, over and across said Bonds Ranch Road, 120.00 feet to the north right-of-way line of same;

THENCE departing said east right-of-way line, with said north right-of-way line the following courses and distances;

N 75°57'03"E, 569.40 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 1355.37 feet, through a central angle of 34°40'06", having a radius of 2240.00 feet, the long chord which bears N 58°37'00"E, 1334.79 feet;

N 41°21'07"E, 2104.49 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 1131.33 feet, through a central angle of 41°33'05", having a radius of 1560.00 feet, the long chord which bears N 62°07'40"E, 1106.70 feet;

N 89°23'42"E, 4803.32 feet;

THENCE S 00°22'12"E, departing said north right-of-way line, over and across said Bonds Ranch Road, 120.00 feet to the south right-of-way line of same;

THENCE with said south right-of-way line the following courses and distances;

S 89°23'42"W, 4795.89 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 1037.64 feet, through a central angle of 41°17'10", having a radius of 1440.00 feet, the long chord which bears S 61°59'41"W, 1015.33 feet;

S 41°21'07"W, 2107.20 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 1425.27 feet, through a central angle of 34°36'09", having a radius of 2360.00 feet, the long chord which bears S 58°39'12"W, 1403.71 feet;

S 75°57'03"W, 569.25 feet to the **POINT OF BEGINNING** and containing 1,193,950 square feet or 27.409 acres of land more or less.

Exhibit B
Continued
Legal Description for Right-of-Way
“A Portion of Morris Dido Newark Road – 5.350 Acres”

BEING a tract of land situated in the R. GANZARA Survey, Abstract Number 563, and the J. P. SMITH Survey, Abstract Number 1916, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Tract III, as described in deed to Bonds Ranch Land, LP, recorded in Instrument Number D221038882, County Records, Tarrant County, Texas (C.R.T.C.T.), being in the east right-of-way line of F.M. Highway No. 1220 (Boat Club Road);

THENCE S 89°53'40"W, over and across said F.M. Highway No. 1220, 103.03 feet to the west right-of-way line of said F.M. Highway No. 1220;

THENCE N 14°02'37"W, with said west right-of-way, 2318.22 feet;

THENCE N 75°57'16"E, departing said west right-of-way, 100.00 feet to the intersection of the north right-of-way line of Bonds Ranch Road (120' R.O.W.) and east right-of-way line of said F.M. Highway No. 1220;

THENCE S 14°02'37"E, with said east right-of-way, at 120.03 feet pass the northwest corner of aforesaid Tract III, continuing in all 2343.04 feet to the **Point of Beginning** and containing 233,063 square feet or 5.350 acres of land more or less.

**Exhibit B
Continued
Legal Description for Right-of-Way
"A Portion of Morris Dido Newark Road – 5.350 Acres"**

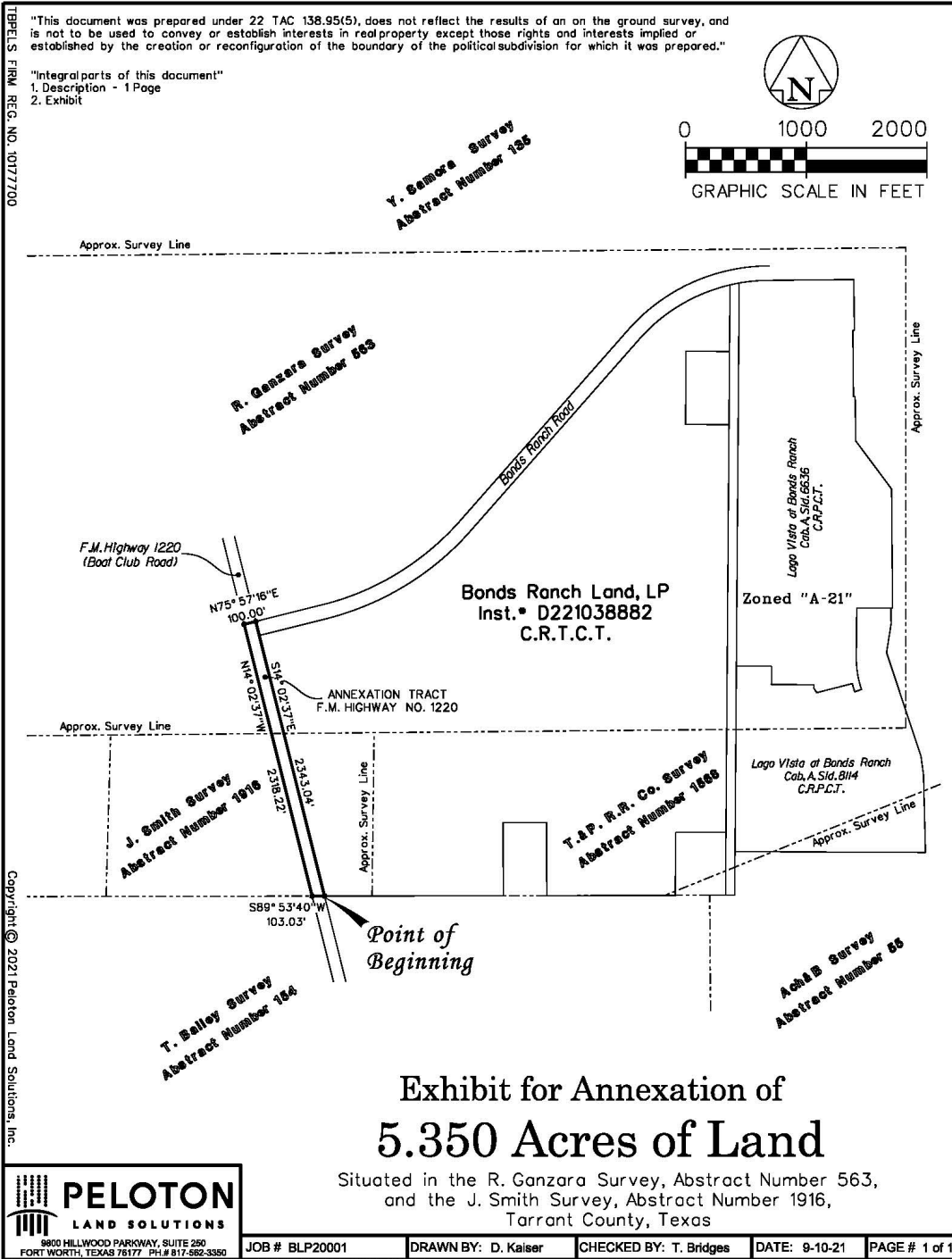


Exhibit C
Municipal Services Agreement