

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 108.610 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN J.F. HEATH SURVEY, ABSTRACT NUMBER 641, THE G. SHIELDS SURVEY, ABSTRACT NUMBER 1436, THE J. BURNETT SURVEY, ABSTRACT NUMBER 1923, THE J.H. SHULTZ SURVEY, ABSTRACT NUMBER 1941, AND THE J. WILCOX SURVEY, ABSTRACT NUMBER 1742, TARRANT COUNTY, TEXAS, BEING A PORTION OF TWO TRACTS OF LAND DESCRIBED BY DEED TO SOUTHWEST PASTURE LTD., RECORDED IN INSTRUMENT NUMBER D212318326 (TRACT 1 REMAINDER AND TRACT 2) AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 2974, PAGE 298 (TRACT 1), BOTH OF THE COUNTY RECORDS, TARRANT COUNTY, TEXAS AND APPROXIMATELY 44.368 ACRES OF LAND MORE OR LESS OF RIGHTS-OF-WAY OUT OF THE J.F. HEATH SURVEY, ABSTRACT NUMBER 641, THE I. & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 832, J.H. SHULTZ SURVEY, ABSTRACT NUMBER 1941, AND THE J. WILCOX SURVEY, ABSTRACT NUMBER 1742, TARRANT COUNTY, TEXAS, BEING ALL OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO CITY OF FORT WORTH (PARCEL 98-PT1 AND 98-PT2), RECORDED IN INSTRUMENT NUMBER D205118476 AND D207140864, BOTH OF THE COUNTY RECORDS, TARRANT COUNTY, TEXAS, BEING A PORTION OF STATE HIGHWAY 121 (CHISHOLM TRAIL PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY), (CASE NO. AX-24-013) 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 Southwest Pasture LTD and Oncor Electric Delivery Company LLC, the owner, requesting the full-purpose annexation of 108.610 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 Southwest Pasture LTD and Oncor Electric Delivery Company 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 44.368 acres of state highway and rights-of-way; 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 January 14, 2025 at 6:00 p.m., at the City Council Chamber;

**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 108.610 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:

**BEING** a tract of land situated in the J.F. Heath Survey, Abstract Number 641, the G. Shields Survey, Abstract Number 1436, the J. Burnett Survey, Abstract Number 1923, the J.H. Shultz Survey, Abstract Number 1941, and the J. Wilcox Survey, Abstract Number 1742, Tarrant County, Texas, being a portion of two tracts of land described by deed to Southwest Pasture LTD., recorded in Instrument Number D212318326 (Tract 1 remainder and Tract 2) and being a portion of that tract of land described by deed to Texas Electric Service Company, recorded in Volume 2974, Page 298 (Tract 1), both of the County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the most westerly northwest corner of said Tract 1 remainder, the southwest corner of the remainder of that tract of land described by deed to City of Fort Worth, recorded in Volume 12782, Page 157, the northeast corner of that tract of land described by deed to City of Fort Worth, recorded in Instrument Number D205118476 and D207140864 (Parcel 98-PT1), and the southeast corner of that tract of land described by deed to State of Texas, recorded in Instrument Number D210052046, all of said County Records, and being in the east right-of-way line of State Highway 121 (Chisholm Trail Parkway, a variable width right-of-way);

**THENCE** N 89°32'27"E, at 370.67 feet, passing an "ell" corner in the west line of said Tract 1 remainder and the southeast corner of said City of Fort Worth remainder, in all, a total distance of 925.45 feet;

**THENCE** over and across said Tract 1 remainder, the following courses and distances:

S 09°52'29"W, 774.94 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 266.36 feet, through a central angle of 27°00'40", having a radius of 565.00 feet, the long chord which bears S 23°22'49"W, 263.90 feet;

S 36°53'09"W, 1547.13 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 378.00 feet, through a central angle of 47°36'00", having a radius of 455.00 feet, the long chord which bears S 13°05'10"W, 367.23 feet;

S 10°42'50"E, 82.40 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 127.93 feet, through a central angle of 10°23'48", having a radius of 705.00 feet, the long chord which bears S 05°30'56"E, 127.75 feet;

S 00°19'03"E, 573.20 feet;

S 45°19'03"E, 28.28 feet, to the north right-of-way line of Oakmont Boulevard (120 foot right-of-way);

**THENCE** S 89°40'57"W, 2050.20 feet, with said north right-of-way line, to the southwest corner of aforementioned Southwest Pasture Tract 2 and the southeast corner of that tract of land described by deed to City of Fort Worth, recorded in Instrument Numbers D205118476 and D207140864 (Parcel 98-PT2), and being in the aforementioned east right-of-way line of State Highway 121 (Chisholm Trail Parkway);

**THENCE** with said east right-of-way line, the following courses and distances:

N 31°39'40"E, 938.55 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 512.44 feet, through a central angle of 05°13'29", having a radius of 5619.58 feet, the long chord which bears N 34°16'25"E, 512.27 feet;

N 36°53'09"E, at 229.80 feet, passing the northerly corner of said Tract 2, at 307.63 feet, passing the most westerly corner of aforementioned Southwest Pasture Tract 1 remainder, in all, a total distance of 1591.21 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 528.18 feet, through a central angle of 07°36'04", having a radius of 3981.37 feet, the long chord which bears N 34°49'22"E, 527.79 feet;

N 31°01'20"E, 480.56 feet, to the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc distance of 76.17 feet, through a central angle of 02°09'38", having a radius of 2019.86 feet, the long chord which bears N 29°56'31"E, 76.16 feet, to the **Point of Beginning** and containing 4,731,053 square feet or 108.610 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 roads and rights-of-way, comprising approximately 44.368 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 roads and rights-of-way being all that certain land particularly described below and depicted as on Exhibits "B" and "C" 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 “D” 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 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 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:

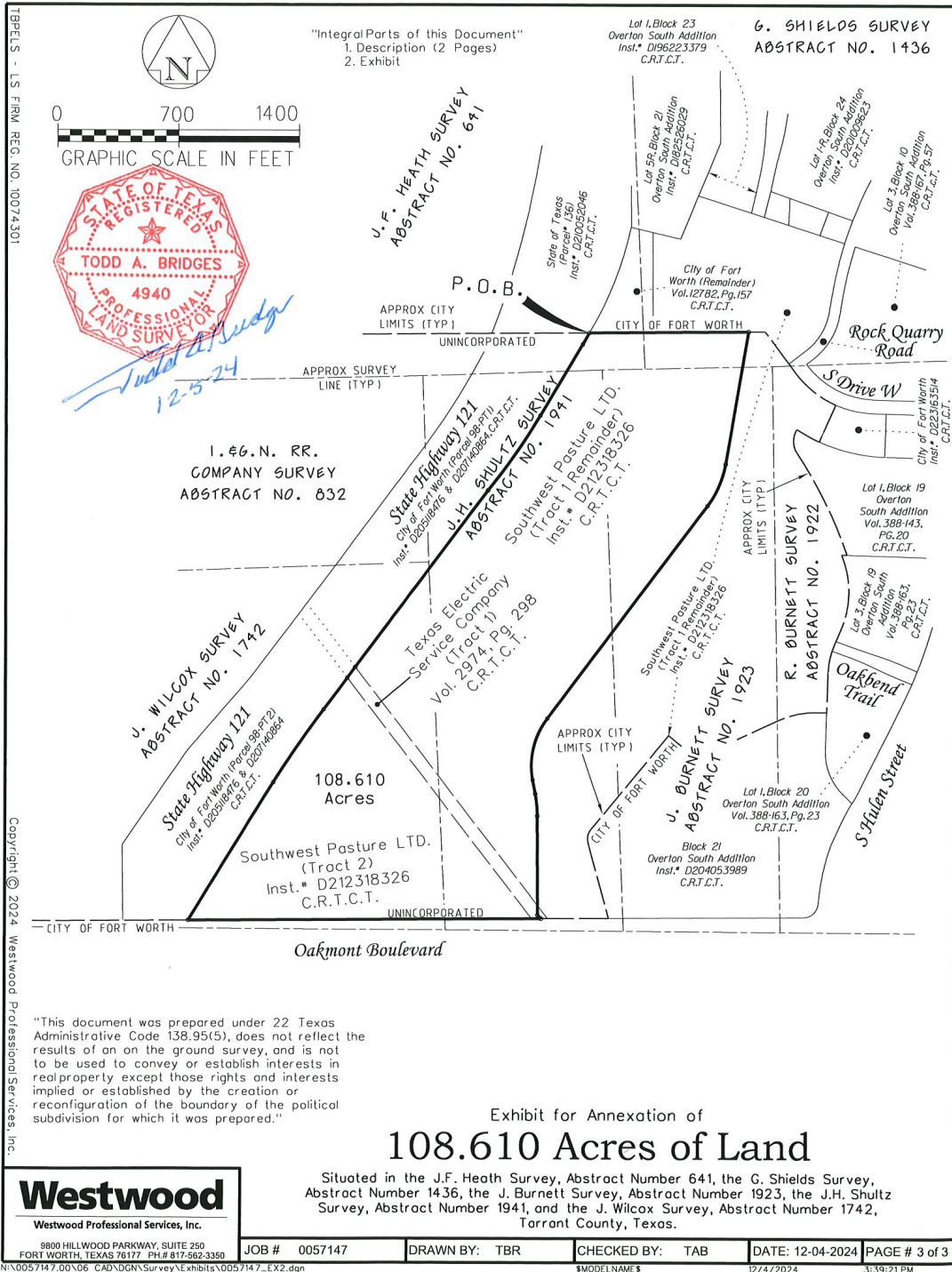
\_\_\_\_\_

Melinda Ramos  
Deputy City Attorney

Jannette S. Goodall  
City Secretary

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

# EXHIBIT A Overland



TABELS - LS FIRM REG. NO. 10074301

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"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty 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."

## Exhibit for Annexation of 108.610 Acres of Land

Situated in the J.F. Heath Survey, Abstract Number 641, the G. Shields Survey, Abstract Number 1436, the J. Burnett Survey, Abstract Number 1923, the J.H. Shultz Survey, Abstract Number 1941, and the J. Wilcox Survey, Abstract Number 1742, Tarrant County, Texas.

**Westwood**  
Westwood Professional Services, Inc.

9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # 0057147	DRAWN BY: TBR	CHECKED BY: TAB	DATE: 12-04-2024
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**Exhibit B**  
**State Highway 121**

**DESCRIPTION FOR ANNEXATION OF 44.368 ACRES OF LAND**

**BEING** a tract of land situated in the J.F. Heath Survey, Abstract Number 641, the I. & G.N. Railroad Company Survey, Abstract Number 832, J.H. Shultz Survey, Abstract Number 1941, and the J. Wilcox Survey, Abstract Number 1742, Tarrant County, Texas, being all of those tracts of land described by deed to City of Fort Worth (Parcel 98-PT1 and 98-PT2), recorded in Instrument Number D205118476 and D207140864, both of the County Records, Tarrant County, Texas, being a portion of State Highway 121 (Chisholm Trail Parkway, a variable width right-of-way), and being more particularly described by metes and bounds as follows:

**BEGINNING** at the southeast corner of said Parcel 98-PT2, the southwest corner of that tract of land described by deed to Southwest Pasture, LTD. (Tract 2), recorded in Instrument Number D212318326, and being the intersection of the east right-of-way line of said State Highway 121 and the north right-of-way line of Oakmont Boulevard, a 120 foot right-of-way recorded in Volume 6768, Page 1406 and Volume 6858, Page 1021, all of said County Records;

**THENCE** S 89°40'57"W, 380.10 feet, to the southwest corner of said Parcel 98-PT2;

**THENCE** N 00°35'31"W, 437.63 feet, to the most southerly corner of that tract of land described by deed to Southwest Pasture, LTD. (Tract 3), recorded in said Instrument Number D212318326, being in the west right-of-way line of said State Highway 121 and being the beginning of a non-tangent curve to the right;

**THENCE** with said west right-of-way line, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 70.31 feet, through a central angle of 00°59'46", having a radius of 4044.72 feet, the long chord which bears N 33°38'49"E, 70.31 feet;

N 34°37'45"E, 598.46 feet;

N 40°53'10"E, 555.53 feet;

N 36°53'09"E, at 460.86 feet, passing the most northerly corner of said Parcel 98-PT2 and most easterly corner of said Tract 3, at 538.69 feet, passing the southwest corner of aforementioned City of Fort Worth Parcel 98-PT1 and the most southerly corner of that tract of land described by deed to Southwest Pasture, LTD. (Tract 4), recorded in said Instrument Number D212318326, in all, a total distance of 1714.72 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 729.48 feet, through a central angle of 11°33'46", having a radius of 3614.72 feet, the long chord which bears N 31°06'17"E, 728.24 feet, to the northwest corner of said Parcel 98-PT1, the northeast corner of said Tract 4, and the southwest corner of that tract of land described by deed to State of Texas (Parcel 136), recorded in Instrument Number D210052046, said County Records;



**Exhibit B**  
**State Highway 121**  
**continued**

**THENCE** N 89°32'27"E, 559.81 feet, to the northeast corner of said Parcel 98-PT1, the southeast corner of said State of Texas Parcel 136, the southwest corner of the remainder of that tract of land described by deed to the City of Fort Worth, recorded in Volume 12782, Page 157, said County Records, the most westerly northwest corner of that tract of land described by deed to Southwest Pasture, LTD. (Tract 1 Remainder), recorded in said Instrument Number D212318326, being in the aforementioned east right-of-way line of State Highway 121 and the beginning of a non-tangent curve to the right;

**THENCE** with said east right-of-way line, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 76.17 feet, through a central angle of 02°09'38", having a radius of 2019.86 feet, the long chord which bears S 29°56'31"W, 76.16 feet;

S 31°01'20"W, 480.56 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 528.18 feet, through a central angle of 07°36'04", having a radius of 3981.37 feet, the long chord which bears S 34°49'22"W, 527.79 feet;

S 36°53'09"W, at 1283.58 feet, passing the southeast corner of said Parcel 98-PT1 and the most westerly corner of said Tract 1 remainder, at 1361.41 feet, passing the northeast corner of aforementioned City of Fort Worth Parcel 98-PT2 and the most northerly corner of aforementioned Southwest Pasture Tract 2, in all, a total distance of 1591.21 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 512.44 feet, through a central angle of 05°13'29", having a radius of 5619.58 feet, the long chord which bears S 34°16'25"W, 512.27 feet;

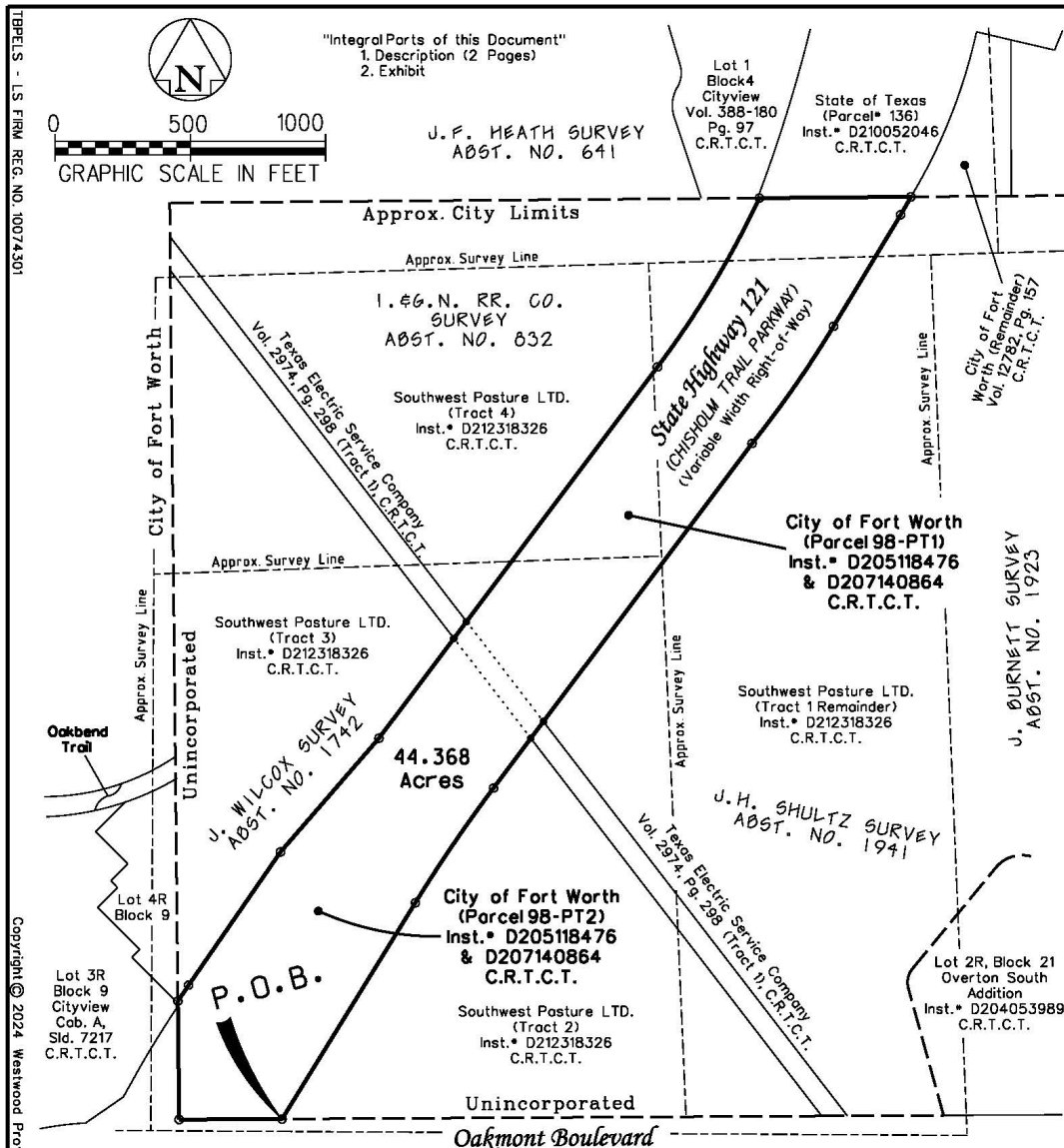
**THENCE** S 31°39'40"W, 938.55 feet, to the **Point of Beginning** and containing 1,932,653 square feet or 44.368 acres of land more or less.

"Integral Parts of this Document"

1. Description (2 Pages)
2. Exhibit

"This document was prepared under 22 Texas Administrative Code 138.95(5), 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."

# Exhibit C State Highway 12



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## Exhibit for Annexation of 44.368 Acres of Land

Situated in the J.F. Heath Survey, Abstract Number 641, the I. & G.N. Railroad Company Survey, Abstract Number 832, the J. Wilcox Survey, Abstract Number 1742, and the J.H. Shultz Survey, Abstract Number 1941, Tarrant County, Texas.



<p><b>Westwood</b> Westwood Professional Services, Inc. 9800 HILLWOOD PARKWAY, SUITE 250 FORT WORTH, TEXAS 76117 PH: 817-692-3350</p>	JOB # 0057147	DRAWN BY: TBR	CHECKED BY:	DATE: 09/04/2024	PAGE # 3 of 3
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**Exhibit D**  
**Municipal Services Agreement**