

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 573.897 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO GRBK EDGEWOOD LLC AS RECORDED IN COUNTY CLERKS FILE NO. 2021-227988, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, (CASE NO. AX-23-003) 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 GRBK EDGEWOOD, LLC., the owner, requesting the full-purpose annexation of 573.897 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, Kevin Young, 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. 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 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 573.897 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 573.897 ACRES OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO GRBK EDGEWOOD LLC AS RECORDED IN COUNTY CLERKS FILE NO. 2021-227988, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID GRBK EDGEWOOD TRACT, SAME BEING THE SOUTHEAST CORNER OF SONGBIRD ADDITION, AN ADDITION TO DENTON COUNTY, TEXAS BY PLAT RECORDED IN CABINET H, PAGE 83, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE WITH THE NORTHERLY LINE OF SAID GRBK EDGEWOOD TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°50'03" WEST, A DISTANCE OF 149.97 FEET;

SOUTH 32°16'46" EAST, A DISTANCE OF 724.36 FEET;

SOUTH 42°54'09" EAST, A DISTANCE OF 240.55 FEET;

NORTH 65°46'20" EAST, A DISTANCE OF 438.63 FEET;

NORTH 21°22'14" EAST, A DISTANCE OF 98.79 FEET;

NORTH 58°40'17" EAST, A DISTANCE OF 107.70 FEET;

SOUTH 50°23'08" EAST, A DISTANCE OF 150.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 612.12 AND A CHORD THAT BEARS SOUTH 75°57'43" EAST, 214.44 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°10'34", AN ARC-DISTANCE OF 215.55 FEET;

EAST, A DISTANCE OF 276.00 FEET;

SOUTH 43°01'16" EAST, A DISTANCE OF 1453.97 FEET;

SOUTH 01°05'57" WEST, A DISTANCE OF 183.76 FEET;

NORTH 88°40'00" EAST, A DISTANCE OF 3143.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOHN DAY ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE WITH SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 34°46'59" WEST, A DISTANCE OF 26.66 FEET;

SOUTH 62°10'23" EAST, A DISTANCE OF 12.92 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "GORRONDONA" FOUND;

SOUTH 21°01'03" WEST, A DISTANCE OF 277.90 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "GORRONDONA" FOUND;

SOUTH 14°36'49" WEST, A DISTANCE OF 155.65 FEET;

SOUTH 69°03'34" WEST, A DISTANCE OF 146.05 FEET;

SOUTH 00°33'26" EAST, A DISTANCE OF 12.88 FEET;

SOUTH 15°29'53" EAST, A DISTANCE OF 31.59 FEET;

NORTH 81°02'10" EAST, A DISTANCE OF 108.47 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 14°41'16" WEST, A DISTANCE OF 229.66 FEET TO A 1/2-INCH IRON ROD FOUND;

NORTH 61°27'25" WEST, A DISTANCE OF 45.10 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1428.62 FEET AND A CHORD THAT BEARS SOUTH 15°19'48" WEST, 57.18 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°17'36", AN ARC-DISTANCE OF 57.18 FEET;

SOUTH 00°33'26" EAST, A DISTANCE OF 132.15 FEET;

SOUTH 81°11'09" EAST, A DISTANCE OF 17.66 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1253.61 AND A CHORD THAT BEARS SOUTH 05°13'26" WEST, 144.48 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°36'26", AN ARC-DISTANCE OF 144.56 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "GORRONDONA" FOUND;

SOUTH 01°47'47" WEST, A DISTANCE OF 71.84 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "GORRONDONA" FOUND;

SOUTH 00°35'48" EAST, A DISTANCE OF 1547.31 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID GRBK EDGEWOOD TRACT;

THENCE SOUTH 89°21'40" WEST, WITH THE SOUTH LINE OF SAID GRBK EDGEWOOD TRACT, PASSING 5/8-INCH CAPPED IRON RODS STAMPED "LJA

SURVEYING" AT 1180.80 FEET, 2684.17 FEET, 3763.50 FEET, 5541.02 FEET, AND 5940.51 FEET, A TOTAL DISTANCE OF 7108.18 FEET TO THE SOUTHWEST CORNER OF SAME TRACT, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND BEARS SOUTH 88°57'11" EAST, A DISTANCE OF 1.41 FEET;

THENCE NORTH 00°19'50" WEST, WITH THE WEST LINE OF SAID GRBK EDGEWOOD TRACT, PASSING 5/8-INCH CAPPED IRON RODS STAMPED "LJA SURVEYING" AT 38.65 FEET, 1142.66 FEET, AND 2101.82 FEET, A TOTAL DISTANCE OF 4690.95 FEET TO THE NORTHWEST CORNER OF SAME TRACT;

THENCE SOUTH 89°39'44" EAST, A DISTANCE OF 1584.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 573.897 ACRES (24,998,962 SQ. FEET) OF LAND.

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 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

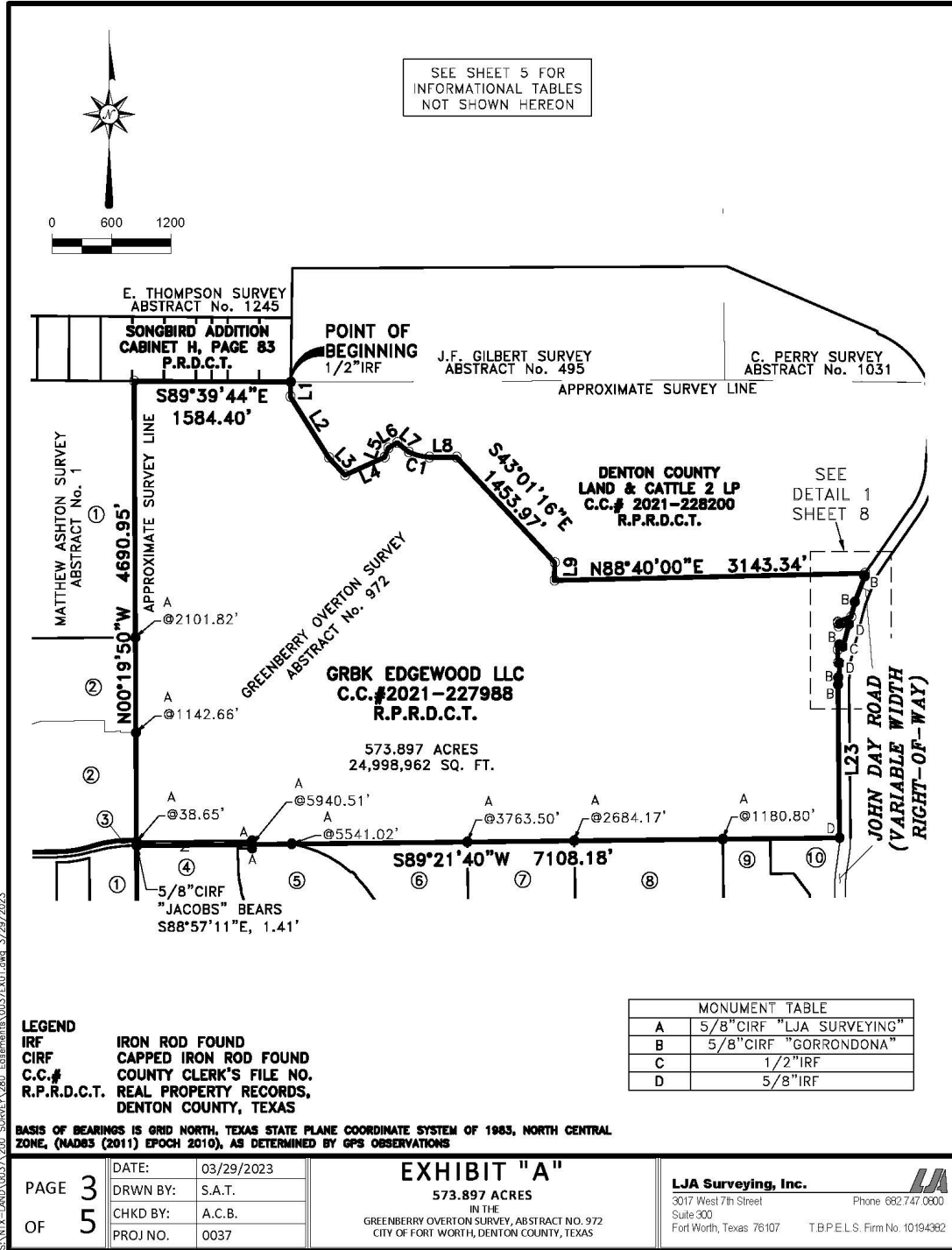


Exhibit A Continued

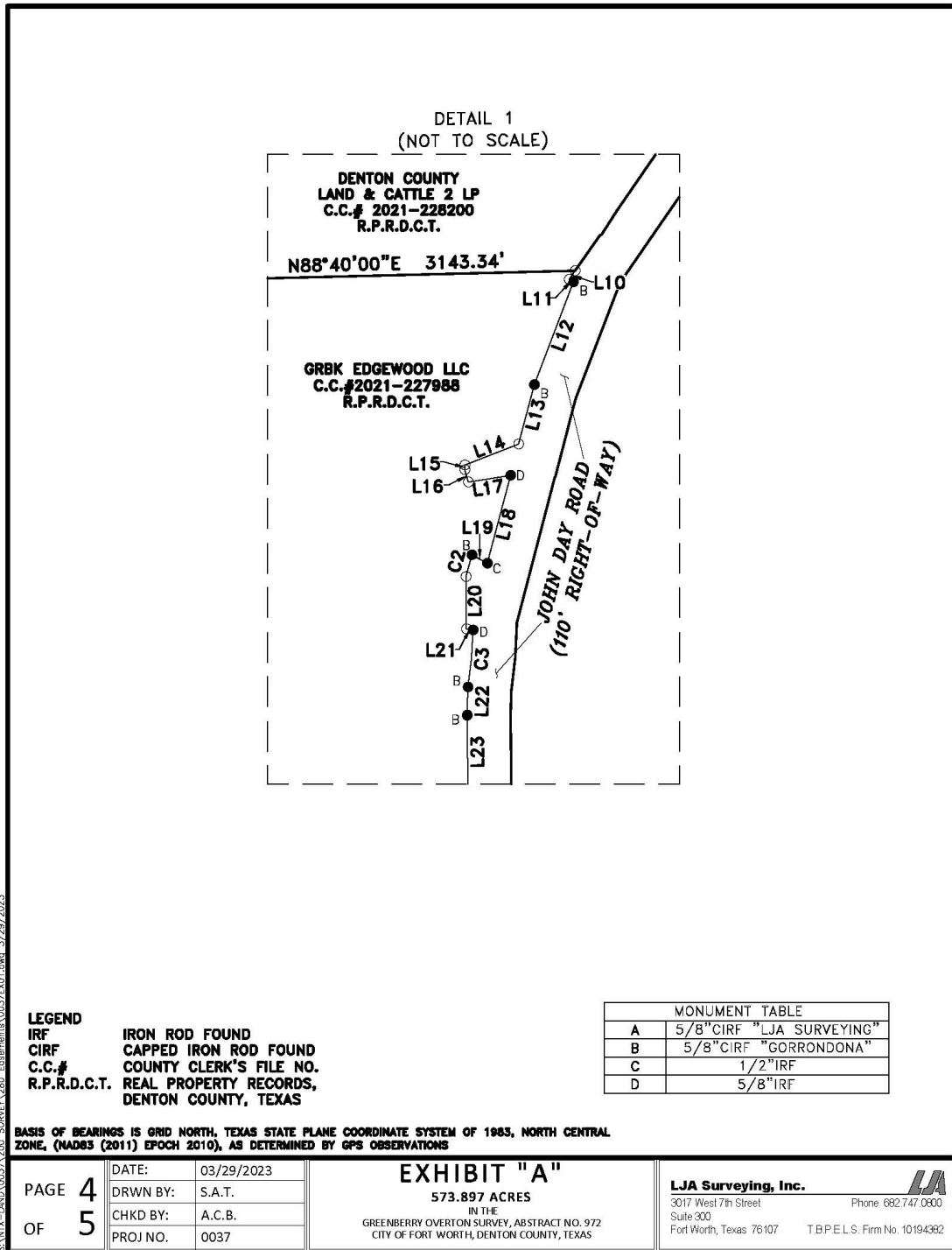


Exhibit A Continued

LINE	BEARING	DISTANCE
L1	S00°50'03"W	149.97'
L2	S32°16'46"E	724.36'
L3	S42°54'09"E	240.55'
L4	N65°46'20"E	438.63'
L5	N21°22'14"E	98.79'
L6	N58°40'17"E	107.70'
L7	S50°23'08"E	150.54'
L8	EAST	276.00'
L9	S01°05'57"W	183.76'
L10	S34°46'59"W	26.66'
L11	S62°10'23"E	12.92'
L12	S21°01'03"W	277.90'

LINE	BEARING	DISTANCE
L13	S14°36'49"W	155.65'
L14	S69°03'34"W	146.05'
L15	S00°33'26"E	12.88'
L16	S15°29'53"E	31.59'
L17	N81°02'10"E	108.47'
L18	S14°41'16"W	229.66'
L19	N61°27'25"W	45.10'
L20	S00°33'26"E	132.15'
L21	S81°11'09"E	17.66'
L22	S01°47'47"W	71.84'
L23	S00°35'48"E	1547.31'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20°10'34"	612.12'	S75°57'43"E	214.44'	215.55'
C2	2°17'36"	1428.62'	S15°19'48"W	57.18'	57.18'
C3	6°36'26"	1253.61'	S05°13'26"W	144.48'	144.56'

PROPERTY OWNERSHIP TABLE			
①	GBTM SENDERA LLC C.C.#2020-132253 R.P.R.D.C.T.	⑥	SENDERA RANCH EAST PHASE 20 C.C.#2019-477 P.R.D.C.T.
②	LNR AIV LLC C.C.#2022-161445 R.P.R.D.C.T.		⑦
③	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD C.C.#2020-204878 R.P.R.D.C.T.	⑧	
④	SENDERA RANCH EAST PHASE 24 C.C.#2022-22 P.R.D.C.T.		⑨
⑤	SENDERA RANCH EAST PHASE 13B C.C.#2019-222 P.R.D.C.T.	⑩	

LEGEND
R.P.R.D.C.T. REAL PROPERTY RECORDS,
 DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS,
 DENTON COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NO.

PAGE 5	DATE:	03/29/2023
OF 5	DRWN BY:	S.A.T.
	CHKD BY:	A.C.B.
	PROJ NO.	0037

EXHIBIT "A"
 573.897 ACRES
 IN THE
 GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972
 CITY OF FORT WORTH, DENTON COUNTY, TEXAS

LJA Surveying, Inc.
 3017 West 7th Street Phone 682.747.0600
 Suite 300
 Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

Exhibit B
Municipal Services Agreement