

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 21.29 ACRES OF LAND, MORE OR LESS, OUT OF THE I & G.N. R.R. SURVEY, ABSTRACT NO. 1996, AND BEING A PORTION A CALLED 7,125.3 ACRE TRACT OF LAND CONVEYED TO WALSH RANCHES LIMITED PARTNERSHIP AS RECORDED IN VOLUME 1699, PAGE 1765, DEED RECORDS OF PARKER COUNTY, TEXAS (CASE NO. AX-21-013) 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 Quail Valley Devco VLO, LLC., the owners, requesting the full-purpose annexation of 21.29 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, Quail Valley Devco VLO, 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 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 March 29, 2022 at 10:00 a.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 21.29 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 21.29-acre or 927,550 square foot tract of land, situated in Parker County, Texas, being in the I & G.N. R.R. Survey, Abstract No. 1996, and being a portion a called 7,125.3 acre tract of land conveyed to Walsh Ranches Limited Partnership as recorded in Volume 1699, Page 1765, Deed Records of Parker County, Texas, (D.R.P.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southerly right-of-way line of Walsh Avenue as shown on the Final Plat of Walsh Ranch, Quail Valley, Lot 1, Block AK, & Walsh Avenue ROW, an addition to the City of Fort Worth, Parker County, Texas, recorded under Cabinet D, Page, 654, of the Plat Records of Parker County, Texas (P.R.P.C.T.), being the beginning of a non-tangent curve to the left having a central angle of 10 degrees 17 minutes 48 seconds, a radius of 1,553.00 feet, subtended by a 278.72foot chord which bears North 84 degrees 22 minutes 27 seconds East;

THENCE, along said right-of-way of Walsh Avenue and said curve to the left an arc distance of 279.09 feet to a point for corner;

THENCE, leaving said southerly right-of-way of Walsh Avenue, over and across said Walsh Ranches Limited Partnership tract the following courses and distances:

South 56 degrees 36 minutes 16 seconds East, a distance of 14.30 feet to a point for corner;

South 12 degrees 15 minutes 00 seconds East, a distance of 562.12 feet to a point for corner and the beginning of a curve to the left having a central angle of 26 degrees 25 minutes 44 seconds, a radius of 330.00 feet, subtended by a 150.87 foot chord which bears South 25 degrees 27 minutes 52 seconds East;

Along said curve to the left an arc distance of 152.22 feet to a point for corner;

South 38 degrees 40 minutes 44 seconds East, a distance of 190.55 feet to a point for corner and the beginning of a curve to the right having a central angle of 02 degrees 27 minutes 32 seconds, a radius of 540.00 feet, subtended by a 23.17 foot chord which bears South 37 degrees 26 minutes 58 seconds East;

Along said curve to the right an arc distance of 23.17 feet to a point for corner;

North 80 degrees 53 minutes 17 seconds East, a distance of 157.01 feet to a point for corner and the beginning of a curve to the left with a central angle of 09 degrees 22 minutes 19 seconds, a radius of 180.00 feet, subtended by a 29.41 foot chord which bears North 76 degrees 12 minutes 08 seconds East;

Along said curve to the left an arc distance of 29.44 feet to a point for corner;

North 71 degrees 30 minutes 58 seconds East, a distance of 6.87 feet to a point for corner;

South 04 degrees 08 minutes 05 seconds East, a distance of 160.84 feet to a point for corner;

South 81 degrees 24 minutes 49 seconds West, a distance of 66.61 feet to a point for corner and the beginning of a non-tangent curve to the right having a central angle of 03 degrees 41 minutes 34 seconds, a radius of 600.00 feet, subtended by a 38.66 foot chord which bears South 15 degrees 53 minutes 19 seconds East;

Along said curve to the right an arc distance of 38.67 feet to a point for corner;

South 14 degrees 02 minutes 32 seconds East, a distance of 30.04 feet to a point for corner;

North 67 degrees 17 minutes 53 seconds West, a distance of 117.08 feet to a point for corner;

South 74 degrees 35 minutes 27 seconds West, a distance of 615.28 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" at the most easterly corner of the Final Plat, Walsh Ranch – Quail Valley, an Addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet E, Slide 488, P.R.P.C.T.;

THENCE, along the general northeasterly line of said Walsh Ranch-Quail Valley plat the following courses and distances:

North 45 degrees 23 minutes 46 seconds West, a distance of 50.35 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 73 degrees 00 minutes 00 seconds West, a distance of 202.81 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 52 degrees 00 minutes 00 seconds West, a distance of 439.16 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 28 degrees 55 minutes 31 seconds West, a distance of 39.37 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 38 degrees 53 minutes 17 seconds East, a distance of 176.37 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 51 degrees 06 minutes 43 seconds West, a distance of 159.55 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 83 degrees 53 minutes 17 seconds West, a distance of 111.80 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 28 degrees 55 minutes 31 seconds West, a distance of 26.51 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 52 degrees 49 minutes 35 seconds West, a distance of 186.57 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 05 degrees 18 minutes 20 seconds West, a distance of 24.01 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" on the southerly line of Lot 1, Block AK of Lot 1, Block AK & Walsh Ranch Avenue ROW, Walsh Ranch Quail Valley, an Addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet D, Slide 654, P.R.P.C.T.;

THENCE, along the southerly line of said Lot 1 and the southeasterly line of Grey Bark Street (60 foot right-of-way) the following courses and distances:

North 84 degrees 40 minutes 28 seconds East, a distance of 588.71 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" and the beginning of a non-tangent curve to the right having a central angle of 00 degrees 23 minutes 34 seconds, a radius of 273.00 feet, subtended by a 1.87 foot chord which bears North 01 degrees 09 minutes 14 seconds East;

Along said curve to the right an arc distance of 1.87 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 88 degrees 38 minutes 59 seconds East, a distance of 60.00 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" and the beginning of a non-tangent curve to the right having a central angle of 52 degrees 49 minutes 07 seconds, a radius of 213.00 feet, subtended by a 189.48 foot chord which bears North 27 degrees 45 minutes 34 seconds East;

Along said curve to the right an arc distance of 196.36 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" and the beginning of a reverse curve to the left having a central angle of 49 degrees 33 minutes 56 seconds, a radius of

180.00 feet, subtended by a 150.90 foot chord which bears North 29 degrees 23 minutes 10 seconds East;

Along said curve to the right an arc distance of 155.72 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 46 degrees 00 minutes 26 seconds East, a distance of 21.66 feet to the **POINT OF BEGINNING** and **CONTAINING** 21.29-acre or 927,550 square feet of land 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 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
Senior Assistant City Attorney

Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: _____

Annexation –AX-21-013

Ordinance No. _____

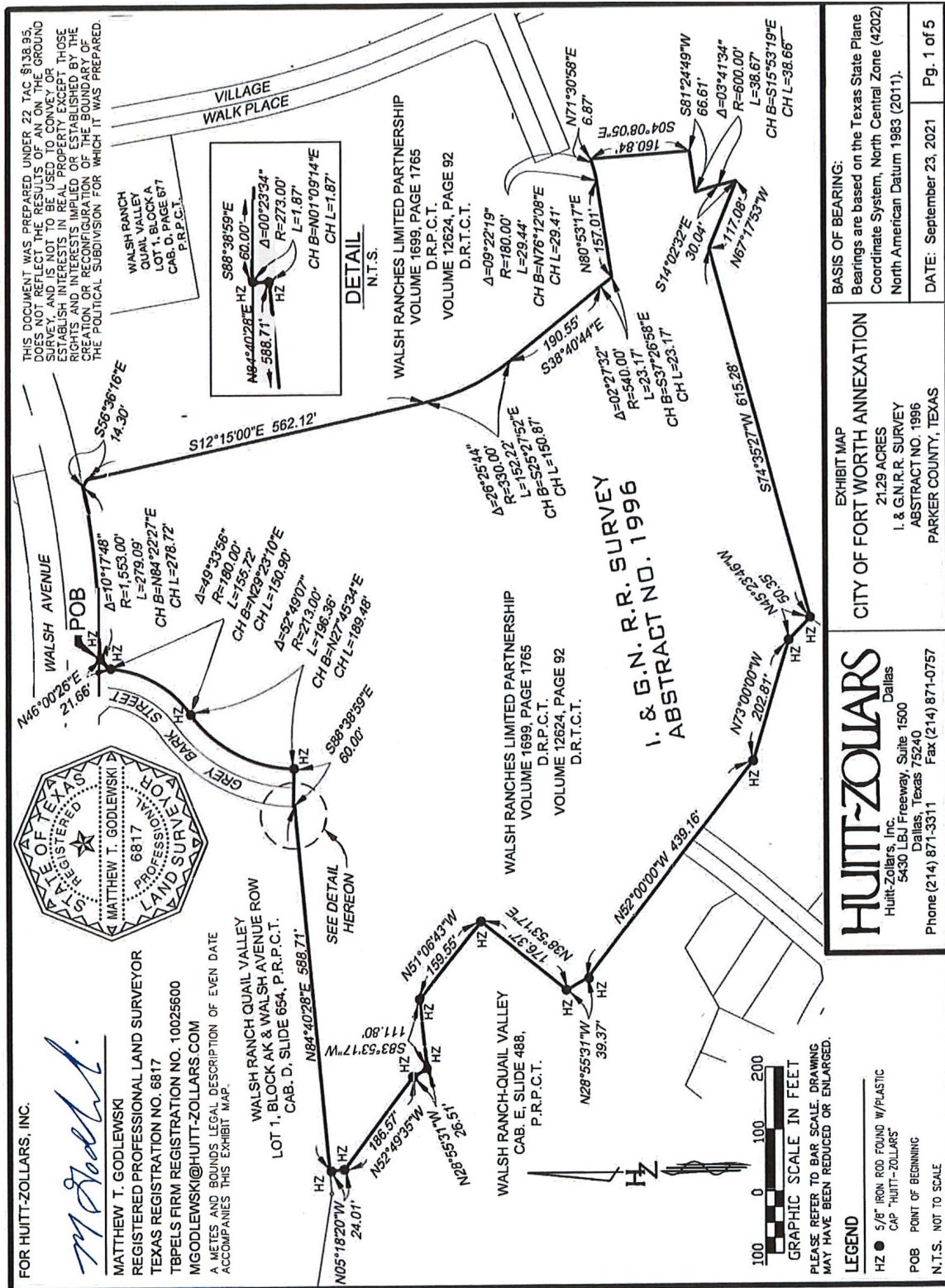


Exhibit B
Municipal Services Agreement