

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 124.6 ACRES OF LAND, MORE OR LESS, OUT OF THE OUT OF HOUSTON TAP & BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT NO. 647, THE G.E. & AH TANDY SURVEY, ABSTRACT NO. 2356, AND THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1996, PARKER COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO WALSH RANCHES LIMITED PARTNERSHIP AS RECORDED UNDER VOLUME 1699, PAGE 1765, DEED RECORDS OF PARKER COUNTY, TEXAS (D.R.P.C.T.) AND ALSO RECORDED UNDER VOLUME 12624, PAGE 92, DEED RECORDS OF TARRANT COUNTY, TEXAS AND APPROXIMATELY 0.3981 ACRES OF LAND MORE OR LESS OF RIGHTS-OF-WAY OUT OF THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1996, PARKER COUNTY, TEXAS (CASE NO. AX-21-015) 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 124.6 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 Property abuts 0.3981 acres of county roads 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 43.0673 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 124.6 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 124.60-acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647, the G.E. & AH Tandy Survey, Abstract No. 2356, and the I & G.N. Railroad Company Survey, Abstract No. 1996, Parker County, Texas, and being a part of a tract of land described in Special Warranty Deed to Walsh Ranches Limited Partnership as recorded under Volume 1699, Page 1765, Deed Records of Parker County, Texas (D.R.P.C.T.) and also recorded under Volume 12624, Page 92, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows;

COMMENCING at a 5/8-inch iron rod with plastic cap marked "DUNAWAY" found at the southwest corner of said Walsh Ranches Limited Partnership tract, said point also being in the north right-of-way line of Interstate Highway 20 Frontage Road (variable width right-of-way) as recorded under Volume 584, Page 742 (D.R.P.C.T.);

THENCE South 70 degrees 19 minutes 37 seconds East, along the south line of said Walsh Ranch Limited Partnership tract and the north line of said Interstate Highway 20 Frontage Road a distance of 155.60 feet to the **POINT OF BEGINNING**;

THENCE over and across said Walsh Ranches Limited Partnership tract the following courses:

North 19 degrees 07 minutes 27 seconds East, a distance of 198.50 feet to point for corner, said point being the beginning of a curve to the right having a central angle of 21 degrees 14 minutes 03 seconds, a radius of 621.50 feet, and being subtended by a 229.01-foot chord which bears North 29 degrees 44 minutes 29 seconds East;

Continuing along said curve to the right an arc length of 230.33 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

North 40 degrees 21 minutes 30 seconds East, a distance of 937.55 feet a point for corner, said point being the beginning of a curve to the left having a central angle of 36 degrees 36 minutes 28 seconds, a radius of 950.00 feet, and being a subtended by a 596.71-foot chord which bears North 22 degrees 03 minutes 16 seconds East;

Continuing along said curve to the left an arc length of 606.98 feet to a point for corner;

North 03 degrees 45 minutes 02 seconds East, a distance of 564.10 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 18 degrees 14 minutes 32 seconds, a radius of 2,000.00 feet, and being subtended by a 634.09-foot chord which bears North 05 degrees 22 minutes 14 seconds West;

Continuing along said curve to the left an arc length of 636.77 feet to a point for corner;

North 14 degrees 29 minutes 30 seconds West, a distance of 55.90 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 34 degrees 12 minutes 30 seconds, a radius of 955.00 feet, and being subtended by a 561.75-foot chord which bears North 02 degrees 36 minutes 45 seconds East;

Continuing along said curve to the right an arc length of 570.18 feet to a point for corner;

North 19 degrees 43 minutes 00 seconds East, a distance of 166.55 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 19 degrees 06 minutes 58 seconds, a radius of 1,000.00 feet, and being subtended by a 332.09-foot chord which bears North 10 degrees 09 minutes 31 seconds East;

Continuing along said curve to the left an arc length of 333.64 feet to a point for corner;

South 89 degrees 24 minutes 05 seconds East, a distance of 55.20 feet to a point for corner in the west line of said Walsh Ranches Limited Partnership tract;

THENCE North 00 degrees 30 minutes 14 seconds West, a distance of 46.05 feet along said west line to a 5/8-inch iron rod with plastic cap marked "DUNAWAY" found at the most westerly northwest corner of said Walsh Ranches Limited Partnership tract, said point being on the south line of a tract of land described in deed to George Beggs III as recorded in Volume 204, Page 497 (D.R.P.C.T.);

THENCE North 89 degrees 18 minutes 10 seconds East, along the south line of said Beggs tract, a distance of 49.67 feet to a 5/8-inch iron rod with plastic cap marked "DUNAWAY" found for a west corner of said Walsh Ranches Limited Partnership tract, said point also being the southeast corner of said Beggs tract;

THENCE North 00 degrees 33 minutes 20 seconds West, along the east line of said Beggs tract, a distance of 2,015.32 feet to a 5/8-inch iron rod with plastic cap marked "DUNAWAY" found at the most northerly northwest corner of said Walsh Ranches Limited Partnership tract, said point also being the northeast corner of said Beggs tract;

THENCE South 82 degrees 28 minutes 09 seconds East, a distance of 120.54 feet to a railroad spike found on the north line of said Walsh Ranches Limited Partnership tract;

THENCE North 88 degrees 23 minutes 39 seconds East, along the north line of said Walsh Ranches Limited Partnership tract, a distance of 1,278.69 feet to a point for corner, said point being the most northerly northwest corner of the Walsh Ranch Quail Valley 55.07-acre addition, an addition to the City of Fort Worth, Parker County, Texas as recorded under Document No. 202012704 (D.R.P.C.T.);

THENCE along the westerly lines of said Quail Valley addition the following courses:

South 01 degrees 11 minutes 54 seconds East, a distance of 44.83 feet to a point for corner;

South 04 degrees 48 minutes 00 seconds East, a distance of 123.63 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 00 degrees 40 minutes 25 seconds, a radius of 1,846.18 feet, and being subtended by a 21.70-foot chord which bears South 85 degrees 41 minutes 11 seconds West;

Continuing along said curve to the left an arc length of 21.70 feet to a point for corner; South 04 degrees 39 minutes 17 seconds East, a distance of 128.37 feet to a point for corner;

South 02 degrees 30 minutes 00 seconds East, a distance of 180.00 feet to a point for corner;

South 05 degrees 38 minutes 24 seconds East, a distance of 78.47 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 01 degrees 21 minutes

05 seconds, a radius of 900.00 feet, and being subtended by a 21.23-foot chord which bears South 83 degrees 41 minutes 04 seconds West;

Continuing along said curve to the left an arc length of 21.23 feet to a point for corner;

South 06 degrees 59 minutes 29 seconds East, a distance of 52.00 to a point for corner, said point also being the beginning of a curve to the right having a central angle of 02 degrees 16 minutes 16 seconds, a radius of 848.00 feet, and being subtended by a 33.61 chord which bears North 84 degrees 08 minutes 40 seconds East;

Continuing along said curve to the right an arc length of 33.61 feet to a point for corner; South 04 degrees 15 minutes 00 seconds East, a distance of 328.68 feet to a point for corner;

South 38 degrees 42 minutes 00 seconds West, a distance of 90.00 feet to a point for corner; South 51 degrees 18 minutes 00 seconds East, a distance of 11.93 feet to a point for corner; South 38 degrees 42 minutes 00 seconds West, a distance of 65.93 feet to a point for corner;

South 04 degrees 36 minutes 00 seconds West, a distance of 120.00 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 00 degrees 56 minutes 10 seconds, a radius of 1,224.00 feet, and being subtended by a 20.00-foot chord which bears North 84 degrees 55 minutes 55 seconds West;

Continuing along said curve to the right an arc length of 20.00 feet to a point for corner;

South 05 degrees 32 minutes 10 seconds West, a distance of 52.00 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 01 degrees 37 minutes 32 seconds, a radius of 1,276.00 feet, and being subtended by a 36.20-foot chord which bears South 85 degrees 16 minutes 35 seconds East;

Continuing along said curve to the left an arc length of 36.20 feet to a point for corner;

South 03 degrees 54 minutes 39 seconds West, a distance of 120.00 feet to a point for corner; South 87 degrees 33 minutes 14 seconds East, a distance of 8.40 feet to a point for corner;

South 03 degrees 36 minutes 00 West, a distance of 120.00 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 00 degrees 45 minutes 21 seconds, a radius of 1,516.00 feet, and being subtended by a 20.00-foot chord which bears North 86 degrees 01 minutes 19 seconds West;

Continuing along said curve to the right an arc length of 20.00 feet to a point for corner;

South 04 degrees 21 minutes 21 seconds West, a distance of 52.00 feet to a point for corner, said point also being the beginning of a curve to the left having a central angle of 11 degrees 02 minutes 09 seconds, a radius of 1,568.00 feet, and being subtended by a 301.55-foot chord which bears North 88 degrees 50 minutes 17 seconds East;

Continuing along said curve to the left an arc length of 302.01 feet to a point for corner;

South 52 degrees 49 minutes 02 seconds East, a distance of 21.53 feet to a point for corner, said point also being the beginning of a curve to the right having a central angle of 02 degrees 05 minutes 06 seconds, a radius of 4,477.00 feet, and being subtended by a 162.91-foot chord which bears South 07 degrees 32 minutes 31 seconds East;

Continuing along said curve to the right an arc length of 162.92 feet to a point for corner, said point also being the beginning of a curve to the right having a central angle of 07 degrees 19 minutes 20 seconds, a radius of 1,164.00 feet, and being subtended by a 148.65 chord which bears South 02 degrees 50 minutes 18 seconds East;

Continuing along said curve to the right an arc length of 148.75 to a point for corner, said point also being an easterly northwest corner of the Walsh Ranch Quail Valley addition, a 21.09-acre addition to the City of Fort Worth, Parker County, Texas as recorded under Cabinet E, Page 294 (D.R.P.C.T.)

THENCE continuing along the northwest lines of said 21.09-acre Walsh Ranch Quail Valley addition the following courses:

South 47 degrees 14 minutes 42 seconds West, a distance of 20.82 feet to a point for corner, said point also being the beginning of a curve to the left having a central angle of 23 degrees 01 minutes 58 seconds, a radius of 1,184.00 feet, and being subtended by a 472.77-foot chord which bears South 81 degrees 25 minutes 07 seconds West;

Continuing along said curve to the left an arc length of 475.96 feet to a point for corner;

North 65 degrees 17 minutes 28 seconds West, a distance of 21.15 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 06 degrees 43 minutes 52 seconds, a radius of 170.34 feet, and being subtended by a 20.00-foot chord which bears North 20 degrees 23 minutes 56 seconds West;

Continuing along said curve to the left an arc length of 20.00 feet to a point for corner;

South 69 degrees 26 minutes 34 seconds West, a distance of 52.00 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 00 degrees 20 minutes 18 seconds, a radius of 3,566.00 feet, and being subtended by a 21.06-foot chord which bears South 20 degrees 23 minutes 17 seconds East;

Continuing along said curve to the right an arc length of 21.06 feet to a point for corner;

South 23 degrees 57 minutes 03 seconds West, a distance of 21.56 feet to a point for corner; South 68 degrees 00 minutes 00 seconds West, a distance of 22.62 feet to a point for corner; South 22 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to a point for corner;

North 68 degrees 00 minutes 00 seconds East, a distance of 20.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, same being a westerly northwest corner of the Walsh Ranch Quail Valley addition, a 109.5-acre addition to the City of Fort Worth, Parker County, Texas as recorded under Cabinet E, Page 488 (D.R.P.C.T.)

THENCE along the west lines of said 109.5-acre Walsh Ranch Quail Valley addition the following courses:

South 65 degrees 26 minutes 46 seconds East, departing the northwest lines of said 21.09 acre Walsh Ranch Quail Valley addition, a distance of 20.63 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, said point being the beginning of a curve to the right having a central angle of 01 degrees 44 minutes 28 seconds, a radius of 3,566.00 feet, and being subtended by a 108.36 foot chord which bears South 17 degrees 54 minutes 04 seconds East;

Continuing along said curve to the right an arc length of 108.36 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 25 degrees 32 minutes 42 seconds West, a distance of 22.13 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 68 degrees 00 minutes 00 seconds West, a distance of 192.65 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 27 degrees 18 minutes 38 seconds West, a distance of 72.12 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, said point being the beginning of a reverse curve to the right having a central angle of 46 degrees 06 minutes 30 seconds, a radius of 38.00 feet, and being subtended by a 29.76-foot chord which bears South 08 degrees 47 minutes 46 seconds East;

Continuing along said curve to the right an arc length of 30.58 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, and the beginning of a reverse curve to the left having a central angle 14 degrees 49 minutes 05 seconds, a radius of 186.00 feet, and being subtended by a 47.97-foot chord which bears South 06 degrees 50 minutes 56 second West;

Along said curve to the left an arc length of 48.10 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, and being the beginning of a curve to the right having a central angle of 46 degrees 06 minutes 30 seconds, a radius of 38.00 feet, and being subtended by a 29.76-foot chord which bears South 22 degrees 29 minutes 39 seconds West;

Continuing along said curve to the right an arc length of 30.58 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 11 degrees 40 minutes 02 seconds East, a distance of 61.53 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, said point being the beginning of a curve to the right having a central angle of 11 degrees 12 minutes 28 seconds, a radius of 537.00 feet, and being subtended by a 104.88-foot chord which bears South 48 degrees 42 minutes 04 seconds East;

Continuing along said curve to the right an arc length of 105.04 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 43 degrees 05 minutes 50 seconds East, a distance of 65.17 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 00 degrees 00 minutes 46 seconds West, a distance of 21.90 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, said point being the beginning of a curve to the right having a central angle of 11 degrees 18 minutes 52 seconds, a radius of 456.00 feet, and being subtended by an 89.90-foot chord which bears South 49 degrees 43 minutes 21 seconds West;

Continuing along said curve to the right an arc length of 90.05 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

North 78 degrees 50 minutes 58 seconds West, a distance of 21.28 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, said point being the beginning of a non-tangent curve to the left having a central angle of 03 degrees 04 minutes 51 seconds, a radius of 424.00 feet, and being subtended by a 22.80 foot chord which bears North 36 degrees 34 minutes 29 seconds West;

Continuing along said curve to the left an arc length of 22.80 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner,

South 51 degrees 53 minutes 06 seconds West, a distance of 52.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, said point being the beginning of a non-tangent curve to the right having a central angle of 27 degrees 04 minutes 26 seconds, a radius of 372.00 feet, and being subtended by a 174.15 foot chord which bears South 24 degrees 34 minutes 41 seconds East;

Continuing along said curve to the right an arc length of 175.78 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, said point being the beginning of a reverse curve to the left having a central angle of 36 degrees 06 minutes 44 seconds, a radius of 385.00 feet, and being subtended by a 238.66-foot chord which bears South 29 degrees 05 minutes 51 seconds East;

Continuing along said curve to the left an arc length of 242.66 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner, and being the beginning of a reverse curve to the right having a central angle of 17 degrees 27 minutes 36 seconds, a radius of 373.00 feet, and being subtended by a 113.23-foot chord which bears South 38 degrees 25 minutes 25 seconds East;

Continuing along said curve to the right an arc length of 113.67 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 58 degrees 59 minutes 55 seconds West, a distance of 177.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 31 degrees 00 minutes 05 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 00 degrees 00 minutes 00 seconds East, a distance of 95.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 30 degrees 00 minutes 00 seconds East, a distance of 88.46 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 00 degrees 00 minutes 00 seconds East, a distance of 80.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 40 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 00 degrees 00 minutes 00 seconds East, a distance of 55.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 44 degrees 00 minutes 00 seconds West, a distance of 80.00 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

South 00 degrees 00 minutes 00 seconds East, a distance of 191.89 feet to a 5/8-inch iron rod with yellow plastic cap marked "Huitt-Zollars" found for corner;

THENCE departing the west line of said 109.5-acre Walsh Ranch Quail Valley addition, over and across the said Walsh Ranches Limited Partnership tract the following courses: North 90 degrees 00 minutes 00 seconds West, a distance of 615.00 feet to a point for corner;

South 30 degrees 00 minutes 00 seconds West, a distance of 200.00 feet to a point for corner;

North 90 degrees 00 minutes 00 seconds West, a distance of 540.09 feet to a 5/8-inch iron rod with plastic cap marked "DUNAWAY" found for corner;

South 03 degrees 45 minutes 02 seconds West, a distance of 330.01 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 36 degrees 36 minutes 28 seconds, a radius of 1,005.00 feet, and being subtended by a 631.25-foot chord which bears South 22 degrees 03 minutes 16 seconds West;

Continuing along said curve to the right an arc length of 642.12 feet to a point for corner;

South 40 degrees 21 minutes 30 seconds West, a distance of 937.55 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 21 degrees 14 minutes 03 seconds West, a radius of 566.50 feet, and being subtended by a 208.75-foot chord which bears South 29 degrees 44 minutes 29 seconds West;

Continuing along said curve to the left an arc length of 209.95 feet to a point for corner; South 19 degrees 07 minutes 27 seconds West, a distance of 180.05 feet to a point for corner;

South 24 degrees 52 minutes 59 seconds East, a distance of 28.77 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 00 degrees 44 minutes 21 seconds, a radius of 5,815.38 feet, and being subtended by a 75.02-foot chord which bears North 69 degrees 09 minutes 42 seconds West;

Continuing along said curve to the left an arc length of 75.02 feet to the **POINT OF BEGINNING** containing 5,427,649 square feet or 124.60 acres of land.

Basis of bearings used for this exhibit are based upon U.S. State Plane Coordinate System, North American Datum 1983 (2011), Texas North Central Zone (4202).

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 0.3981 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
Senior Assistant City Attorney

Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: _____

EXHIBIT A

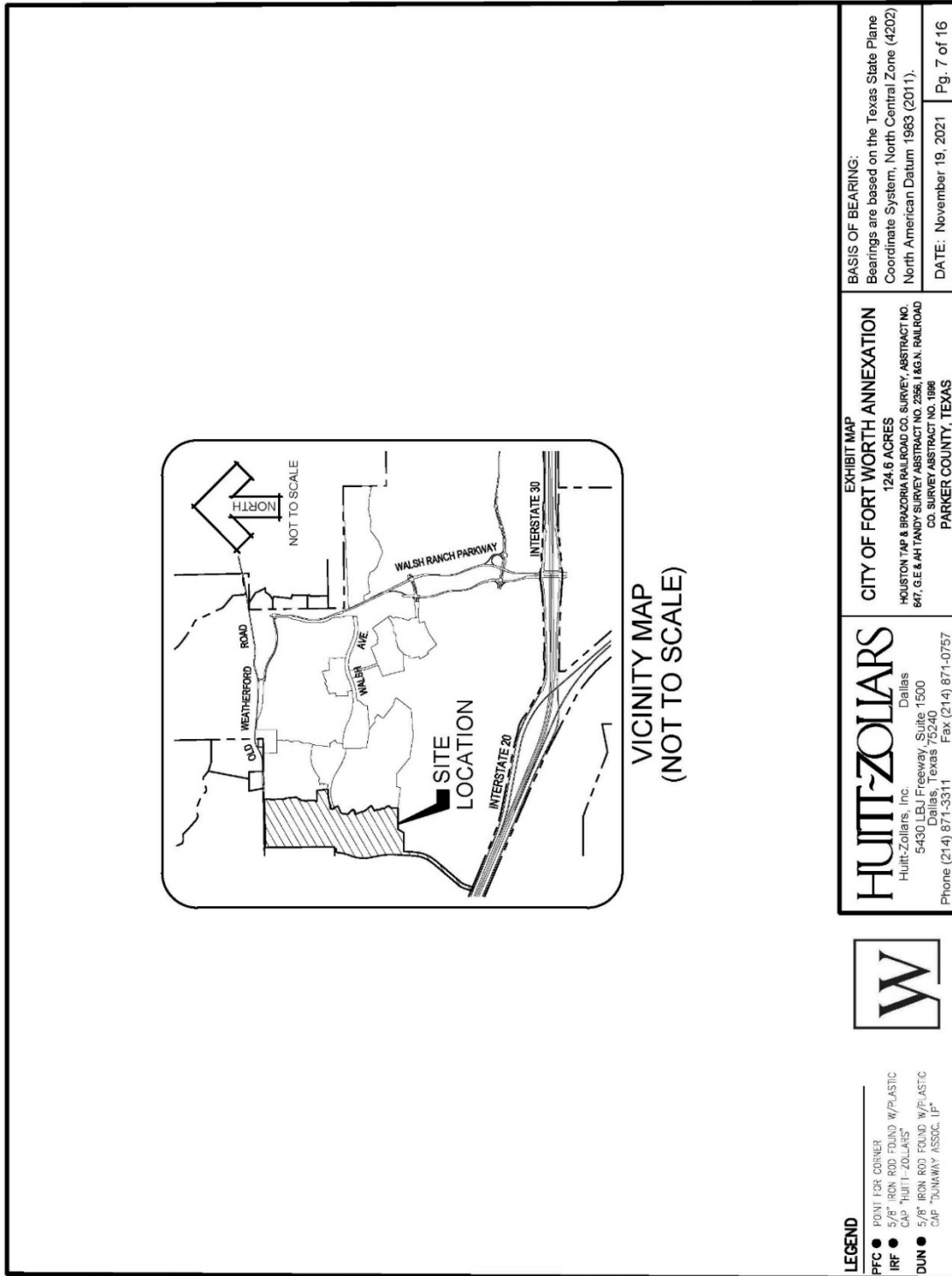


Exhibit B
Legal Description for Road and Right-of-Way
“Portion of Old Weatherford Road”

BEING a 0.3981-acre tract of land situated in the I & G.N. Railroad Company Survey, Abstract No. 1996, Parker County, Texas more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with plastic cap marked “DUNAWAY” found at the most northerly northwest corner of a tract of land described in deed to Walsh Ranches Limited Partnership tract as recorded under Volume 1699, Page 1765, Deed Records of Parker County, Texas (D.R.P.C.T.) and also recorded under Volume 12624, Page 92, Deed Records of Tarrant County, Texas (D.R.T.C.T.), said point also being the northeast corner of a tract of land described in deed to George Beggs III as recorded in Volume 204, Page 497, D.R.P.C.T.;

THENCE, North 00 degrees 33 minutes 20 seconds West, a distance of 2.32 feet to a point for corner on the southerly right-of-way of Old Weatherford Road (variable width right-of-way) as shown per City of Fort Worth Ordinance Number 24530-11-2020;

THENCE along said southerly right-of-way of Old Weatherford Road, North 89 degrees 04 minutes 10 seconds East, a distance of 1.397.79 feet to a point for corner;

THENCE leaving said southerly right-of-way of Old Weatherford Road, South 01 degrees 11 minutes 54 seconds East, a distance of 4.99 feet to a 5/8-inch iron rod with yellow plastic cap marked “Huitt-Zollars” found for corner found on the northerly line of said Walsh Ranches Limited Partnership tract, said point also being the most northerly northwest corner of the Walsh Ranch Quail Valley 55.07 acre addition, an addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet E, Slide 513, P.R.P.C.T., and under Document No. 202012704, Official Public Records of Parker County, Texas (O.P.R.P.C.T.), and from which a 5/8-inch iron rod with yellow plastic cap marked “Huitt-Zollars” bears South 01 degrees 11 minutes 54 seconds East, a distance of 44.83 feet;

THENCE, along the northerly line of said Walsh Ranches Limited Partnership tract the following courses and distances:

South 88 degrees 23 minutes 39 seconds West, a distance of 1,278.68 feet to a railroad spike found for corner;

North 82 degrees 28 minutes 09 seconds West, a distance of 120.54 feet to the **POINT OF BEGINNING** containing 17,340 square feet or 0.3981 acres of land.

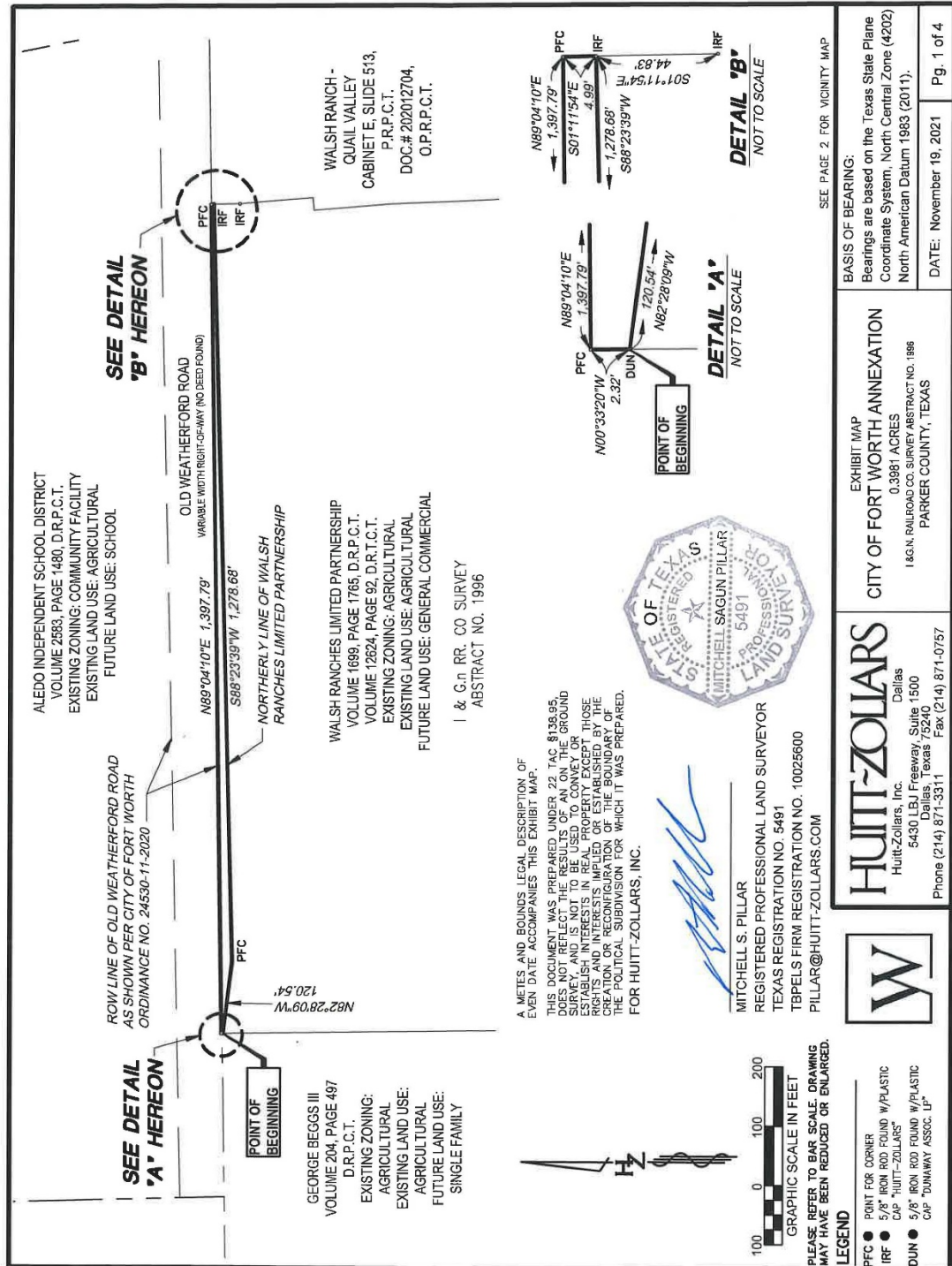


Exhibit D
Municipal Services Agreement