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 186.090 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE G H & H R RR CO SURVEY, ABSTRACT NO. 623, THE JAMES F. ELLIOTT SURVEY, ABSTRACT NO. 495, AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1117, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A TRACT OF LAND DESCRIBED AS TRACT 4 TO PMB I-20 LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321297 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND APPROXIMATELY 69.067 ACRES OF ROADS AND RIGHTS-OF-WAY IN G H & H R RR CO SURVEY, ABSTRACT NO. 623, THE JAMES F. ELLIOTT SURVEY, ABSTRACT NO. 495, AND THE ROBERT BISSETT SURVEY, ABSTRACT NO. 192, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF R.M. HIGHWAY NO. 2871 AND A PORTION OF INTERSTATE HIGHWAY 20 AS SHOWN BY RIGHT-OF-WAY MAPS ON FILE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION, (CASE NO. AX-24-017) 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 Rockbrook I20 TIC LLC, a Texas limited liability company; MHRE I20 TIC LLC, a Texas limited liability company; Maple I20 TIC LLC, a Texas limited liability company; TM Baird I20 TIC LLC, a Texas limited liability company; Tres M I20 TIC LLC, a Texas limited liability company; P6 Family I20 TIC LLC, a Texas limited liability company; MGM I20 TIC LLC, a Texas limited liability company; Baird I20 TIC LLC, a Texas limited liability company; Pincoffs I20 TIC LLC, a Texas limited liability company; and PMB I20 Land GP LLC, a Texas limited liability company (collectively, "Owners"), requesting the full-purpose annexation of 186.090 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 Chapter 43, Subchapter C-3, Section 43.0672 of the Texas Local Government Code, the Owners, 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 69.067 acres of county roads and rights-of-way; and

WHEREAS, in accordance with Section 43.106 of the Texas Local Government Code, the City must annex the entire width of the county roads and adjacent right-of-way on both sides of the county road when annexing any portion of territory that abuts the county road and adjacent right-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. April 22, 2025, at 10:00 a.m., at the City Council Chamber; and

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 186.090 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 G H & H R RR CO SURVEY, ABSTRACT NO. 623, THE JAMES F. ELLIOTT SURVEY, ABSTRACT NO. 495, AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1117, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO PMB I-20 LAND LP, ET AL BY DEEDS RECORDED IN COUNTY CLERK FILE NOS. D224233035, D224233036, D224233037, D224233038, D224233039, D224233047, D224233048, D224233049, D224233050 AND D224233051 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") ON THE EAST RIGHT-OF-WAY LINE OF R.M. HIGHWAY NO. 2871 (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE WESTERNMOST NORTHWEST CORNER OF SAID PMB I-20 LAND TRACT, FROM WHICH THE NORTHEAST CORNER OF LOT 2, BLOCK 1, VENTANA PUMP STATION ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D21703262, PLAT RECORDS OF TARRANT COUNTY, TEXAS BEARS SOUTH 02°07'21" WEST, A DISTANCE OF 4854.00 FEET;

THENCE NORTH 37°50'50" EAST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 190.19 FEET TO A TXDOT MONUMENT FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20 (A VARIABLE WIDTH RIGHT-OF-WAY);

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

NORTH 84°23'12" EAST, A DISTANCE OF 479.03 FEET TO A TXDOT MONUMENT FOUND;

NORTH 79°42'12" EAST, A DISTANCE OF 484.19 FEET TO A TXDOT MONUMENT FOUND;

NORTH 78°40'12" EAST, A DISTANCE OF 564.65 FEET TO A TXDOT MONUMENT FOUND;

NORTH 76°25'12" EAST, A DISTANCE OF 650.69 FEET TO A TXDOT MONUMENT FOUND;

NORTH 76°02'12" EAST, A DISTANCE OF 1515.45 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 84°40'48" EAST, A DISTANCE OF 105.94 FEET TO A TXDOT MONUMENT FOUND;

NORTH 76°05'00" EAST, A DISTANCE OF 579.82 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 27°40'00" EAST, A DISTANCE OF 161.05 FEET TO A 5/8-INCH IRON ROD FOUND;

NORTH 61°28'02" EAST, A DISTANCE OF 39.96 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTH COMMON CORNER OF SAID PMB I-20 LAND TRACT AND A TRACT OF LAND DESCRIBED TO H V LUDIE PARTNERSHIP LTD BY DEED RECORDED IN COUNTY CLERK FILE NO. D207134957 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE COMMON LINE OF SAID PMB I-20 LAND TRACT AND SAID H V LUDIE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28°31'58" EAST, A DISTANCE OF 656.01 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 61°28’02” WEST, A DISTANCE OF 1598.30 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 28°31’58” EAST, A DISTANCE OF 184.17 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO WAL-MART STORES EAST, LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223062321 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE NORTHERLY LINE OF SAID WAL-MART STORES EAST TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 61°28’10” WEST, A DISTANCE OF 1441.04 FEET;

SOUTH 67°24’30” WEST, A DISTANCE OF 184.17 FEET;

SOUTH 73°20’50” WEST, A DISTANCE OF 250.67 FEET;

NORTH 16°39’10” WEST, A DISTANCE OF 34.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS NORTH 48°03’38” WEST, 95.46 FEET;

THENCE OVER AND ACROSS SAID PMB I-20 LAND TRACT, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 214°40’13”, AN ARC-DISTANCE OF 187.34 FEET;

SOUTH 61°28’27” WEST, A DISTANCE OF 27.51 FEET;

NORTH 71°51’11” WEST, A DISTANCE OF 10.00 FEET;

NORTH 28°36’26” WEST, A DISTANCE OF 45.33 FEET;

SOUTH 61°23’24” WEST, A DISTANCE OF 80.00 FEET;

SOUTH 28°35’13” EAST, A DISTANCE OF 10.52 FEET;

SOUTH 28°36’48” EAST, A DISTANCE OF 34.78 FEET;

SOUTH 17°52’44” WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS SOUTH 70°21’11” WEST, 109.12 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°37’24”, AN ARC-DISTANCE OF 109.38 FEET TO THE SOUTH LINE OF SAID PMB I-20 LAND TRACT;

THENCE SOUTH 81°56’26” WEST, WITH SAID SOUTH LINE, A DISTANCE OF 76.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS SOUTH 88°21’29” WEST, 26.36 FEET;

THENCE WITH SAID CURVE TO THE RIGHT, OVER AND ACROSS SAID PMB I-20 LAND TRACT, THROUGH A CENTRAL ANGLE OF 3°17’00”, AN ARC-DISTANCE OF 26.36 FEET;

THENCE WEST, CONTINUING OVER AND ACROSS SAID PMB I-20 LAND TRACT, A DISTANCE OF 1570.73 FEET TO THE WEST LINE OF SAME TRACT;

THENCE NORTH 00°20'10" WEST, WITH SAID WEST LINE, A DISTANCE OF 1694.27 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 186.090 ACRES (8,106,063 SQ. FEET) OF LAND, SAVE AND EXCEPT ANY PORTION OF THE HEREIN DESCRIBED TRACT LYING WITHIN THE EXISTING CITY LIMITS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, AS DETERMINED BY GPS OBSERVATIONS.

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 69.067 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" 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 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

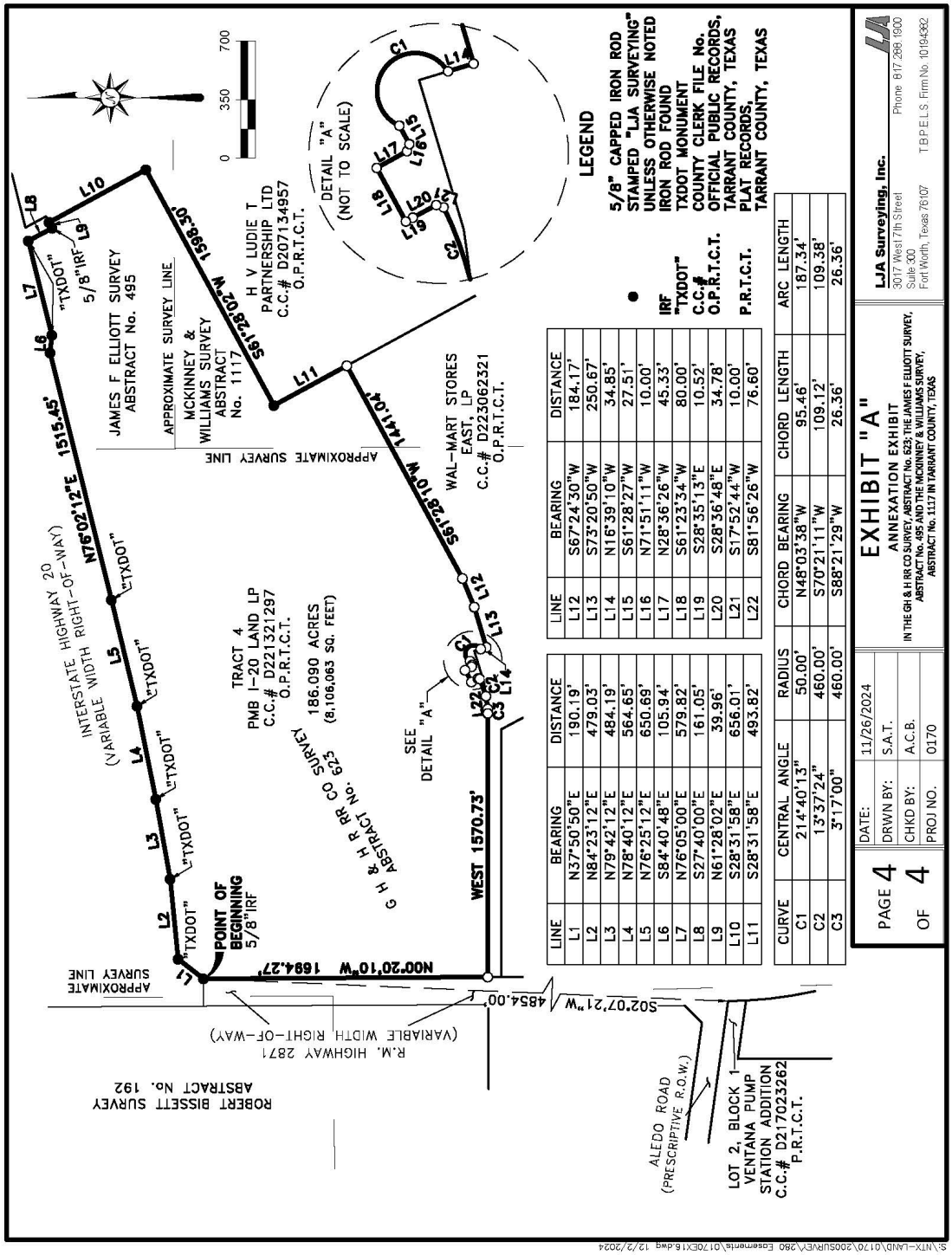
This ordinance shall be in full force and effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

_____	_____
Melinda Ramos	Jannette S. Goodall
Deputy City Attorney	City Secretary

ADOPTED AND EFFECTIVE: _____

EXHIBIT A



LINE	BEARING	DISTANCE
L1	N37°50'50"E	190.19'
L2	N84°23'12"E	479.03'
L3	N79°42'12"E	484.19'
L4	N78°40'12"E	564.65'
L5	N76°25'12"E	650.69'
L6	S84°40'48"E	105.94'
L7	N76°05'00"E	579.82'
L8	S27°40'00"E	161.05'
L9	N61°28'02"E	39.96'
L10	S28°31'58"E	656.01'
L11	S28°31'58"E	493.82'

LINE	BEARING	DISTANCE
L12	S67°24'30"W	184.17'
L13	S73°20'50"W	250.67'
L14	N16°39'10"W	34.85'
L15	S61°28'27"W	27.51'
L16	N71°51'11"W	10.00'
L17	N28°36'26"W	45.33'
L18	S61°23'34"W	80.00'
L19	S28°35'13"E	10.52'
L20	S28°36'48"E	34.78'
L21	S17°52'44"W	10.00'
L22	S81°56'26"W	76.60'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	214°40'13"	50.00'	N48°03'38"W	95.46'	187.34'
C2	13°37'24"	460.00'	S70°21'11"W	109.12'	109.38'
C3	3°17'00"	460.00'	S88°21'29"W	26.36'	26.36'

Exhibit B
Roads and Rights-of-Way

BEING A TRACT OF LAND SITUATED IN THE G H & H R RR CO SURVEY, ABSTRACT NO. 623, THE JAMES F. ELLIOTT SURVEY, ABSTRACT NO. 495, AND THE ROBERT BISSETT SURVEY, ABSTRACT NO. 192, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF R.M. HIGHWAY NO. 2871 AND A PORTION OF INTERSTATE HIGHWAY 20 AS SHOWN BY RIGHT-OF-WAY MAPS ON FILE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF R.M. HIGHWAY NO. 2871 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE NORTHEAST CORNER OF LOT 2, BLOCK 1, VENTANA PUMP STATION ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D21703262, PLAT RECORDS OF TARRANT COUNTY, TEXAS BEARS SOUTH 00°29’30” WEST, A DISTANCE OF 3153.77 FEET;

THENCE NORTH 00°30’29” WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 108.90 FEET;

THENCE NORTH 00°20’10” WEST, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2546.70 FEET TO THE NORTHWEST INTERSECTION OF SAID R.M. HIGHWAY NO. 2871 AND SAID INTERSTATE HIGHWAY 20 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°39’50” EAST, A DISTANCE OF 162.99 FEET;

SOUTH 44°02’19” EAST, A DISTANCE OF 168.58 FEET;

NORTH 86°56’41” EAST, A DISTANCE OF 875.51 FEET;

NORTH 82°50’41” EAST, A DISTANCE OF 536.37 FEET;

NORTH 78°12’41” EAST, A DISTANCE OF 619.53 FEET;

NORTH 76°02’41” EAST, A DISTANCE OF 1699.34 FEET;

NORTH 56°44’41” EAST, A DISTANCE OF 105.94 FEET;

NORTH 76°02’41” EAST, A DISTANCE OF 233.59 FEET;

THENCE SOUTH 28°32’05” EAST, OVER AND ACROSS SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 640.56 FEET TO A TXDOT MONUMENT FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO PMB I-20 LAND LP, ET AL BY DEEDS RECORDED IN COUNTY CLERK FILE NOS. D224233035, D224233036, D224233037, D224233038, D224233039, D224233047, D224233048, D224233049, D224233050 AND D224233051, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE WITH THE NORTHERLY LINE OF SAID PMB I-20 LAND TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 76°05’00” WEST, A DISTANCE OF 579.82 FEET TO A TXDOT MONUMENT FOUND;

NORTH 84°40’48” WEST, A DISTANCE OF 105.94 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND;

SOUTH 76°02’12” WEST, A DISTANCE OF 1515.45 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 76°25’12” WEST, A DISTANCE OF 650.69 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 78°40’12” WEST, A DISTANCE OF 564.65 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 79°42’12” WEST, A DISTANCE OF 484.19 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 84°23’12” WEST, A DISTANCE OF 479.03 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 37°50’50” WEST, A DISTANCE OF 190.19 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID PMB I-20 LAND TRACT ON THE EAST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 2871;

THENCE SOUTH 00°20’10” EAST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1694.27 FEET;

THENCE WEST, OVER AND ACROSS SAID R.M. HIGHWAY NO. 2871, A DISTANCE OF 162.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 69.067 ACRES (3,008,570 SQ. FEET) OF LAND.

BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, AS DETERMINED BY GPS OBSERVATIONS.

Exhibit B
Roads and Rights-of-Way
(continued)

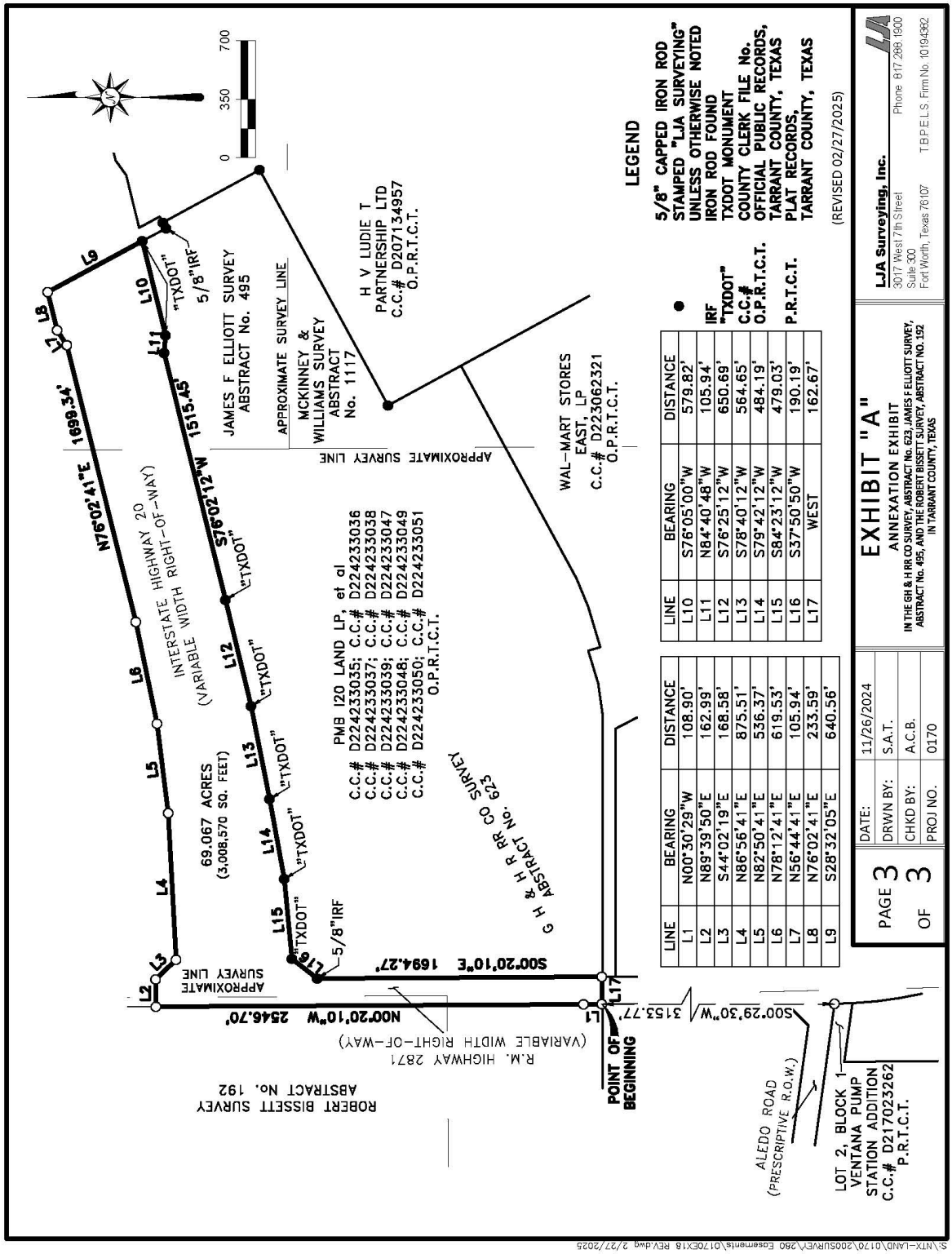


Exhibit C
Municipal Services Agreement