

ORDINANCE NO. 26900-05-2024

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR THE ANNEXATION OF AN APPROXIMATELY 0.447 ACRES OF LAND SITUATED IN THE A.H. HAWKINS SURVEY, ABSTRACT NO. 1906, AND THE S.T. RHODES SURVEY, ABSTRACT NO. 1868, TARRANT COUNTY, TEXAS; SAID TRACT BEING A PORTION OF HASLET ROANOKE ROAD, AND AN APPROXIMATELY 1.748 ACRES OF LAND SITUATED IN THE JOSE CHIRINO SURVEY, ABSTRACT NO. 265, THE T&P RR CO. SURVEY, ABSTRACT NO. 1569, AND THE A.H. HAWKINS SURVEY, ABSTRACT NO. 1906, TARRANT COUNTY, TEXAS; SAID TRACT BEING A PORTION OF HASLET ROANOKE ROAD, TARRANT COUNTY, TEXAS (CASE NO. AX-23-007) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THE TERRITORY ANNEXED SHALL BEAR ITS PRO RATA PART OF TAXES; PROVIDING THAT THE INHABITANTS THEREOF SHALL HAVE ALL THE PRIVILEGES OF ALL THE CITIZENS 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 in accordance with Section 43.1055(b) and (c) of the Texas Local Government Code the City of Fort Worth is annexing road right-of-way contiguous to the City's boundary after notification to and no objection by Tarrant County for full-purpose annexation; and

WHEREAS the population of the City of Fort Worth, Texas, is in excess of 100,000 inhabitants; and

WHEREAS the hereinafter described territory lies within the exclusive extraterritorial jurisdiction of the City of Fort Worth, Texas; and

WHEREAS the hereinafter described territory lies adjacent to and adjoins the City of Fort Worth, Texas; and

WHEREAS the hereinafter described territory contains approximately 0.447 acres of right-of-way (19,476 sq. feet) of land, more or less, commonly known as Haslet Roanoke Road; and

WHEREAS the hereinafter described territory contains approximately 1.748 acres of right-of-way (76,163 sq. feet) of land, more or less, more commonly known as Haslet Roanoke Road;

WHEREAS, the City conducted two public hearings at which members of the public who wished to present testimony or evidence regarding the Service Plan and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.063 of the Local Government Code on April 9, 2024 at 6:00 p.m. and April 23, 2024 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 the following described land and territory lying adjacent to and adjoining the City of Fort Worth, Texas is hereby added to and annexed to the City of Fort Worth, Texas, and said territory hereinafter described shall hereafter be included within the boundary limits of the City of Fort Worth, Texas, and the present corporate boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Fort Worth, Texas, to-wit:

TRACT 1 DESCRIPTION of a 0.447-acre (19,476 square foot) tract of land situated in the A.H. Hawkins Survey, Abstract No. 1906, and the S.T. Rhodes Survey, Abstract No. 1868, Tarrant County, Texas; said tract being a portion of Haslet Roanoke Road, having a variable-width right-of-way; said 0.447-acre (19,476 square foot) tract being more particularly described as follows:

BEGINNING at the southwest corner of the City of Fort Worth City Limits according to that certain Ordinance Number 16602-09-2005, same being a point on the east line of City of Fort Worth City Limits according to that certain Ordinance Number 13545, same point being in the said A.H. Hawkins Survey, same point being in the east line of the Z.D. Davis Survey, Abstract No. 1888, said point being in the apparent existing right-of-way line of said Haslet Roanoke Road;

THENCE, North 89 degrees, 44 minutes, 32 seconds East, leaving said east line of said City of Fort Worth Ordinance Number 13545, a distance of 20.00 feet, to a point for corner along the south line of said City of Fort Worth City Limits Ordinance Number 16602-09-2005, same point being in the said A.H. Hawkins Survey;

THENCE, South 00 degrees, 15 minutes, 28 seconds East, passing at a distance of 760.92 feet to a point on the south line of said A.H. Hawkins Survey and the north line of said S.T. Rhodes Survey, in total a distance of 973.81 feet to a point for corner, said corner being the apparent southerly terminus of said Haslet Roanoke Road;

THENCE, South 89 degrees, 44 minutes, 32 seconds West, with the south line of said southerly terminus, a distance of 20.00 feet to a point for corner of the east line of said City of Fort Worth City Limits Ordinance Number 13545, said corner being in the apparent existing right-of-way line of said Haslet Roanoke Road, same corner being on the east line of said Z.D. Davis Survey;

THENCE, North 00 degrees, 15 minutes, 28 seconds East with the said east line of said City of Fort Worth City Limits Ordinance Number 13545, same being the said east line of said Z.D. Davis Survey and the said apparent existing right-of-way line of Haslet Roanoke Road, passing at a distance of 136.29 feet to the end of said terminus, thence continuing along said City of Fort Worth City Limits Ordinance Number 13545 and apparent existing right-of-way line of Haslet Roanoke Road passing at a distance of 76.60 feet to a point on the said south line of A.H. Hawkins Survey, same being the said north line of said S.T. Rhodes Survey, in total a distance of 973.81 feet to the **POINT OF BEGINNING**;

CONTAINING: 0.447 acres of land (19,476 square feet), more or less.

AND

TRACT 2 DESCRIPTION of a 1.748-acre (76,163 square foot) tract of land situated in the Jose Chirino Survey, Abstract No. 265, the T&P RR Co. Survey, Abstract No. 1569, and the A.H. Hawkins Survey, Abstract No. 1906, Tarrant County, Texas; said tract being a portion of Haslet Roanoke Road, having a variable-width right-of-way; said 1.748-acre (76,163 square foot) tract being more particularly described as follows:

BEGINNING at the southeast corner of the City of Fort Worth City Limits according to that certain Ordinance Number 16602-09-2005, said point being in the apparent existing south right-of-way line of said Haslet Roanoke Road and the apparent existing east right-of-way line of Ridgetop Road, a 60'-wide Public Right-of-Way;

THENCE, North 00 degrees, 35 minutes, 27 seconds West, with the east line of said City of Fort Worth City Limits Ordinance Number 16602-09-2005 and the east right-of-way line of said Ridgetop Road, a distance of 50.00 feet to a point in the apparent existing north right-of-way line of said Haslet Roanoke Road, same being the north line of a 30 foot road easement described in a deed to Walter G. Gartzat, Jr., et ux, dated December 6, 1978 and appearing of record in Volume 6641, Page 730, of the Deed Records of Tarrant County, Texas;

THENCE, South 89 degrees, 59 minutes, 46 seconds East, with said apparent north line of Haslet Roanoke Road and said 30 foot road easement, additionally with the north line of a 30 foot road easement described in a deed to Frank Martin Wagon, dated January 18, 1982 and appearing of record in Volume 7237, Page 1754, and the north line of a 30 foot road easement described in a deed to Charlie T. Fox, et ux, dated October 5, 1994, and appearing of record in Volume 11757, Page 1291, both of the Deed Records of Tarrant County, Texas, a distance of 847.08 feet to a point for corner in the west line of that certain 4.51 acre tract of land described in a deed to W. McArthur Thompson, et ux, dated October 4, 2010 and appearing of record in Instrument No. D210248433 of the Official Public Records of Tarrant County, Texas, same being that certain tract described in a deed to Danny R. Phillips, et ux, dated August 13, 2001 and appearing of record in Instrument No. D201197283 of the Official Public Records of Tarrant County, Texas;

THENCE, South 00 degrees, 07 minutes, 07 seconds West, with the apparent north line of said Haslet Roanoke Road and the west line of said 4.51 acres, a distance of 11.67 feet to a point for corner in said north line of Haslet Roanoke, according to said Phillips deed;

THENCE, South 89 degrees, 59 minutes, 46 seconds East, with said apparent north line of Haslet

Roanoke Road and the apparent south line of said Phillips deed, a distance of 275.93 feet to a point for corner;

THENCE, North 00 degrees, 00 minutes, 14 seconds East, with said apparent north line of Haslet Roanoke Road and the east line of said Phillips deed, a distance of 1.67 feet to the southwest terminus of Allen Trail, a 60-foot-wide Public Right-of-Way, according to that certain Road Dedication Statement dated March 21, 1983;

THENCE, South 89 degrees, 59 minutes, 46 seconds East, with the apparent north line of said Haslet Roanoke Road, a distance of 1028.51 feet to a point for corner in said north line, same being a point in the west line of that certain 30-foot road easement described in a deed to Joseph Edward Conlon, et ux, dated December 13, 2004, and appearing of record in Instrument No. D204389730 of the Official Public Records of Tarrant County, Texas;

THENCE, North 00 degrees, 00 minutes, 14 seconds East, with the apparent north line of said Haslet Roanoke Road and the west line of said Conlon deed 30-foot road easement, a distance of 10.00 feet, to the northwest corner of said Conlon deed 30-foot road easement;

THENCE, South 89 degrees, 59 minutes, 46 seconds East, with the apparent north line of said Haslet Roanoke Road and the north line of said Conlon deed 30-foot road easement, a distance of 336.82 feet to a point in a westerly line of the City Limits of Fort Worth, Texas, according to that certain Ordinance No. 9914, same being a point on or near the center of Chaparral Lane and the apparent easterly terminus of said Haslet Roanoke Road;

THENCE, South 00 degrees, 54 minutes, 31 seconds East, with said westerly line of Ordinance No. 9914, said approximate center of Chapparral Lane, and the apparent easterly terminus of said Haslet Roanoke Road, a distance of 30.00 feet to a reentrant corner of said Ordinance No. 9914, same being a point at or near the apparent center of said Haslet Roanoke Road and the north line of said Chirino Survey;

THENCE, North 89 degrees, 59 minutes, 46 seconds West, with a northerly line of said Ordinance No. 9914, the apparent center of said Haslet Roanoke Road, and the north line of said Chirino Survey, a distance of 812.79 feet to a northwesterly corner of said Ordinance No. 9914 for a point in said apparent center of Haslet Roanoke Road and the north line of said Chirino Survey;

THENCE, South 00 degrees, 00 minutes, 14 seconds West, with a westerly line of said Ordinance No. 9914, a distance of 15.00 feet, to the apparent south line of said Haslet Roanoke Road as described in a deed to AMSDELL STORAGE VENTURES 53, LLC, dated March 14, 2017, and appearing of record in Instrument No. D217058602 of the Official Public Records of Tarrant County, Texas;

THENCE, North 89 degrees, 59 minutes, 46 seconds West, with said apparent south line of Haslet Roanoke Road and the north line of said AMSDELL deed, a distance of 274.50 feet, to a point in an easterly line of said Ordinance No. 9914;

THENCE, North 00 degrees, 59 minutes, 46 seconds West, with said easterly line of Ordinance No. 9914, a distance of 15.00 feet, to a northeasterly corner of said Ordinance No. 9914, said point being at

or near the apparent center of said Haslet Roanoke Road and in the north line of said Chirino Survey;

THENCE, North 89 degrees, 59 minutes, 46 seconds West, with a north line of said Ordinance No. 9914, said apparent center of Haslet Roanoke Road, and said north line of the Chirino Survey, a distance of 712.53 feet, to a northwest corner of said Ordinance No. 9914 and the apparent northwest corner of said Chirino Survey;

THENCE, South 00 degrees, 28 minutes, 46 seconds East, with a west line of said Ordinance No. 9914 and the apparent west line of said Chirino Survey, a distance of 12.10 feet, to a point in the apparent south line of said Haslet Roanoke Road, as described in a deed to the Veterans' Land Board of the State of Texas, dated November 2, 1962, and appearing of record in Volume 3749, Page 585 of the Deed Records of Tarrant County, Texas

THENCE, South 89 degrees, 47 minutes, 08 seconds West, with said apparent south line of Haslet Roanoke Road, a distance of 286.06 feet, to a point for corner in said south line, as described in a deed to Macho Mobile Storage, L.P., dated June 22, 2012, and appearing of record in Instrument No. D212151703 of the Official Public Records of Tarrant County, Texas;

THENCE, South 89 degrees, 02 minutes, 03 seconds West, with said apparent south line of Haslet Roanoke Road, a distance of 402.56 feet to the **POINT OF BEGINNING**;

CONTAINING: 1.748 acres of land (76,163 square feet), more or less.

This survey was prepared under 22 Texas Administrative Code §138.95, 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.

SECTION 2.

That the above described territory is shown on Map Exhibit "A" which is attached hereto and expressly incorporated herein by reference for the purpose of illustrating and 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 Service Plan and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

SECTION 4.

CUMULATIVE CLAUSE

That this ordinance shall and does amend 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 5.
SEVERABILITY CLAUSE

That 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 6.
SAVING CLAUSE

That 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, 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. 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. Provided, further, that if there is included within the description of territory set out in Section 1 of this ordinance to be annexed to the City of Fort Worth any area which is presently part of and included within the limits of the City of Fort Worth, or which is presently part of and included within the limits of any other city, town or village, or which is not within the City of Fort Worth's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 7.
EFFECTIVE DATE

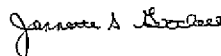
That this ordinance shall take effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:



Melinda Ramos, Deputy City Attorney

CITY SECRETARY



Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: May 14, 2024



EXHIBIT A

Tract 1

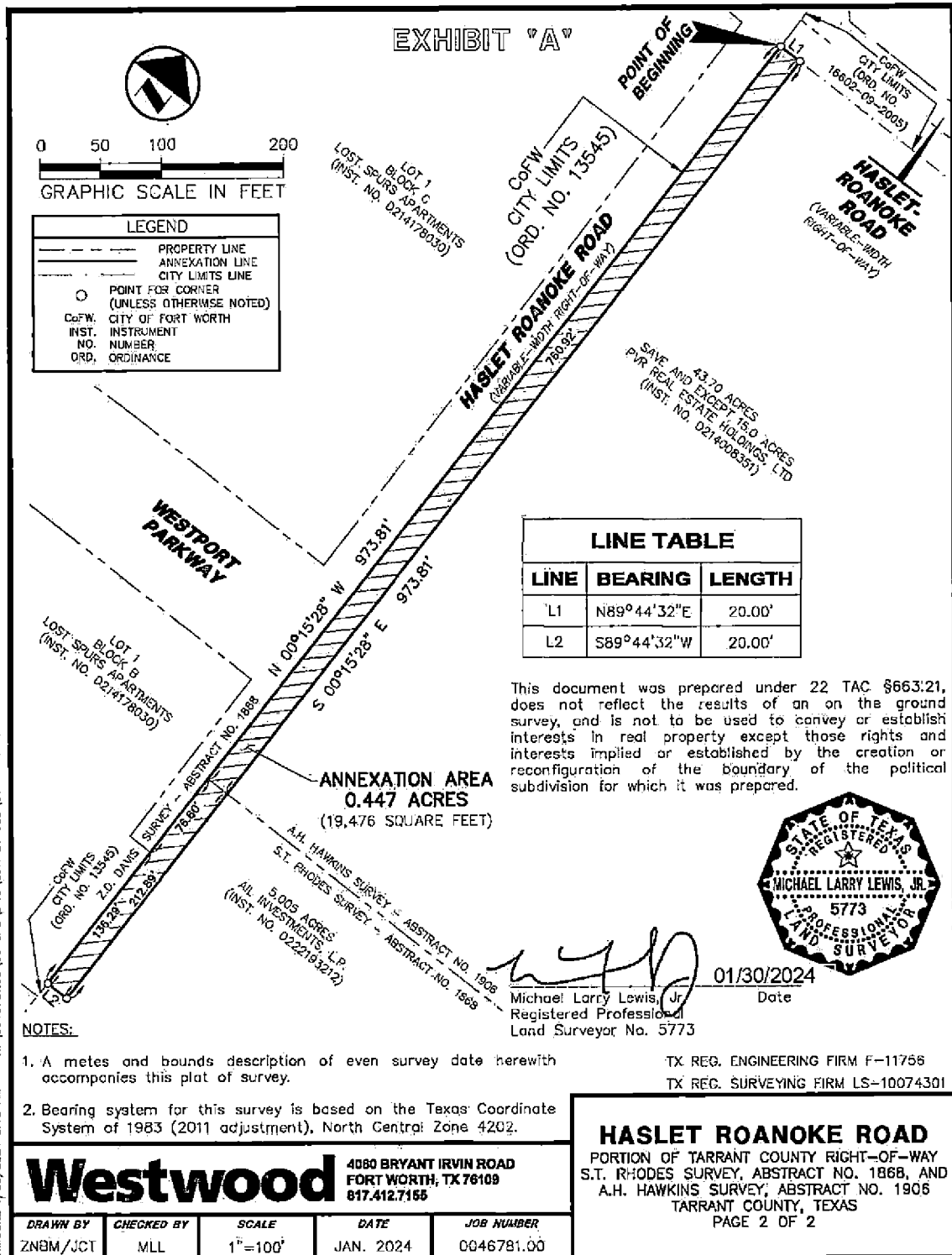


EXHIBIT A
Continued Tract 2

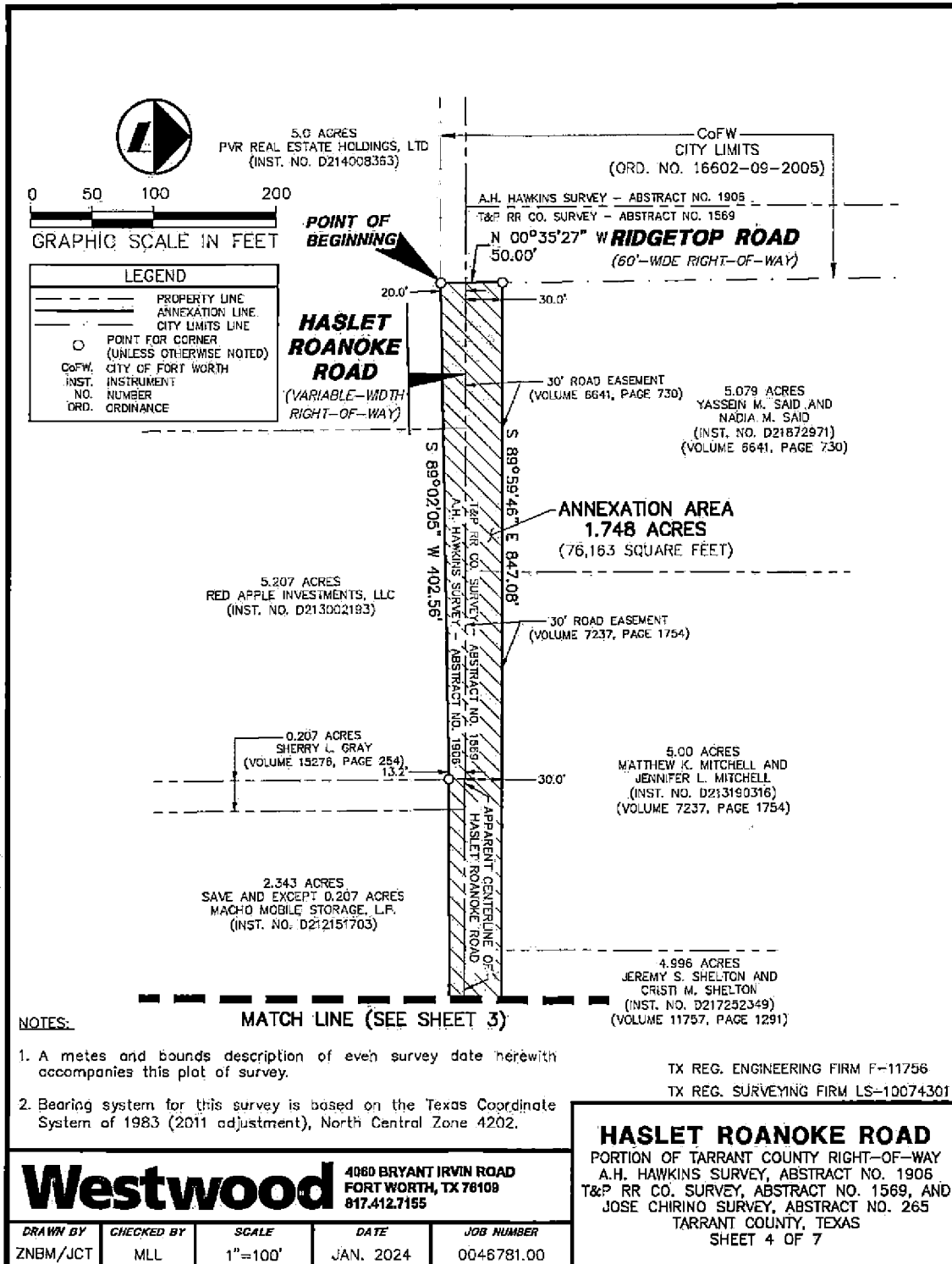


EXHIBIT A Continued Tract 2

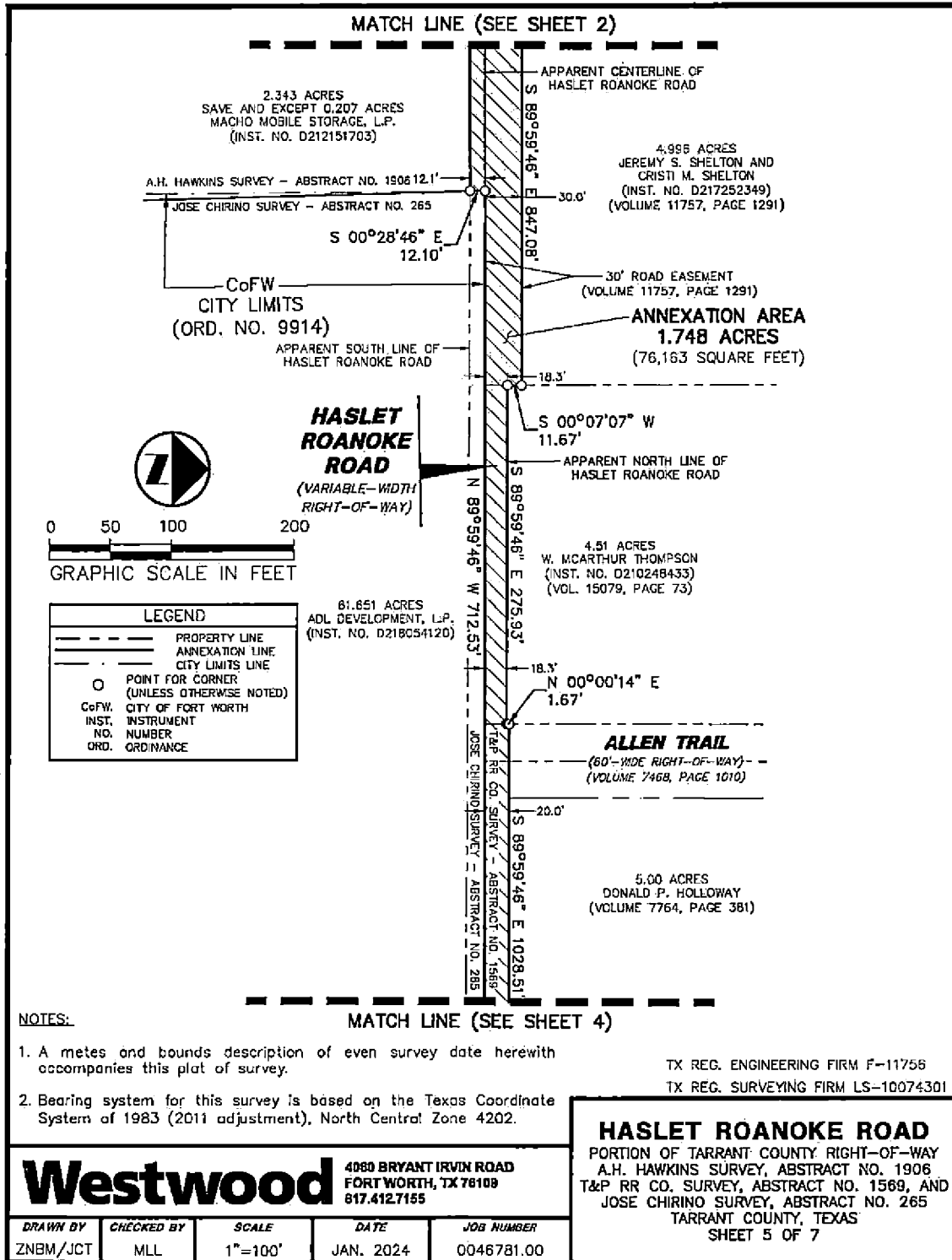


EXHIBIT A
Continued Tract 2

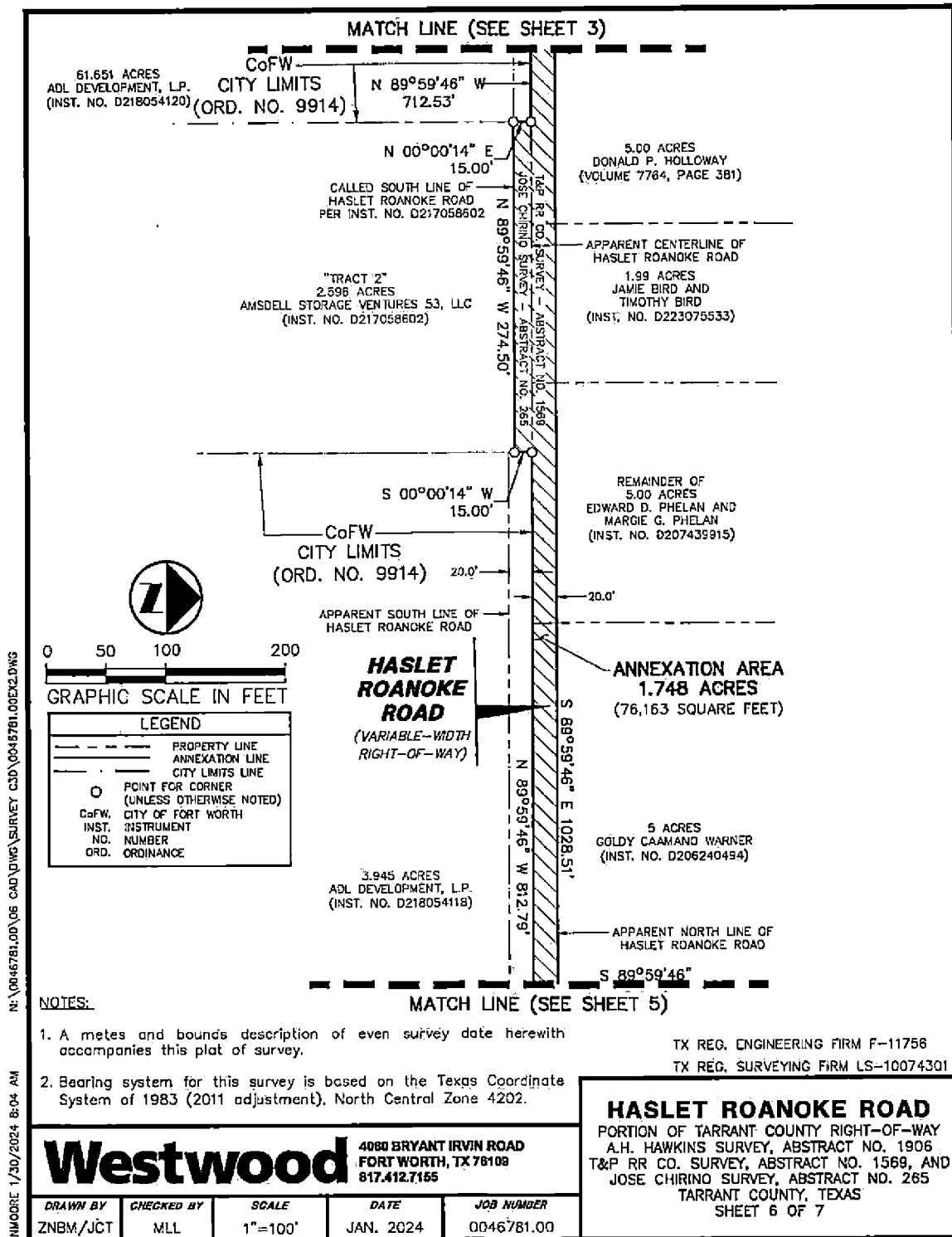
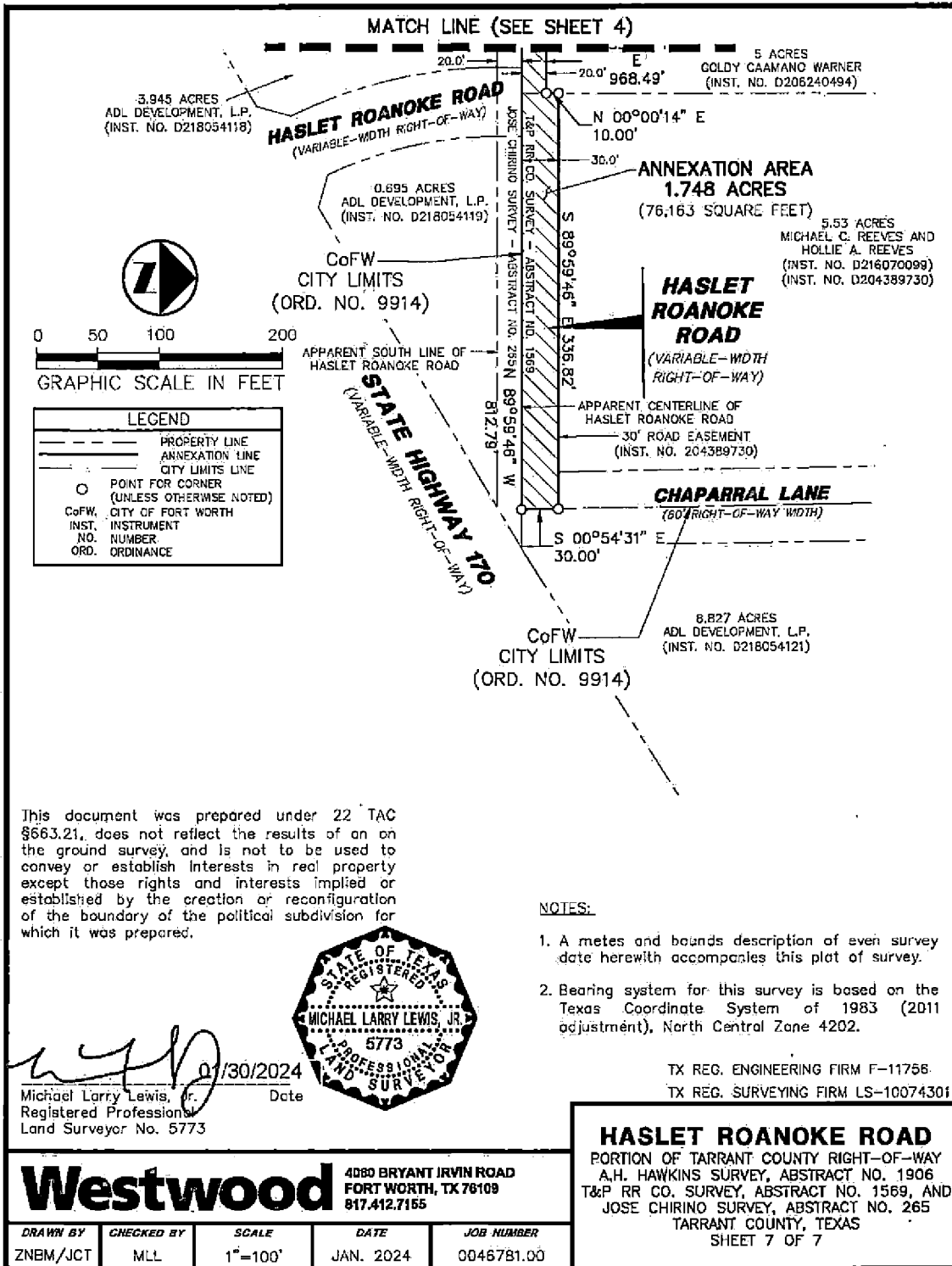
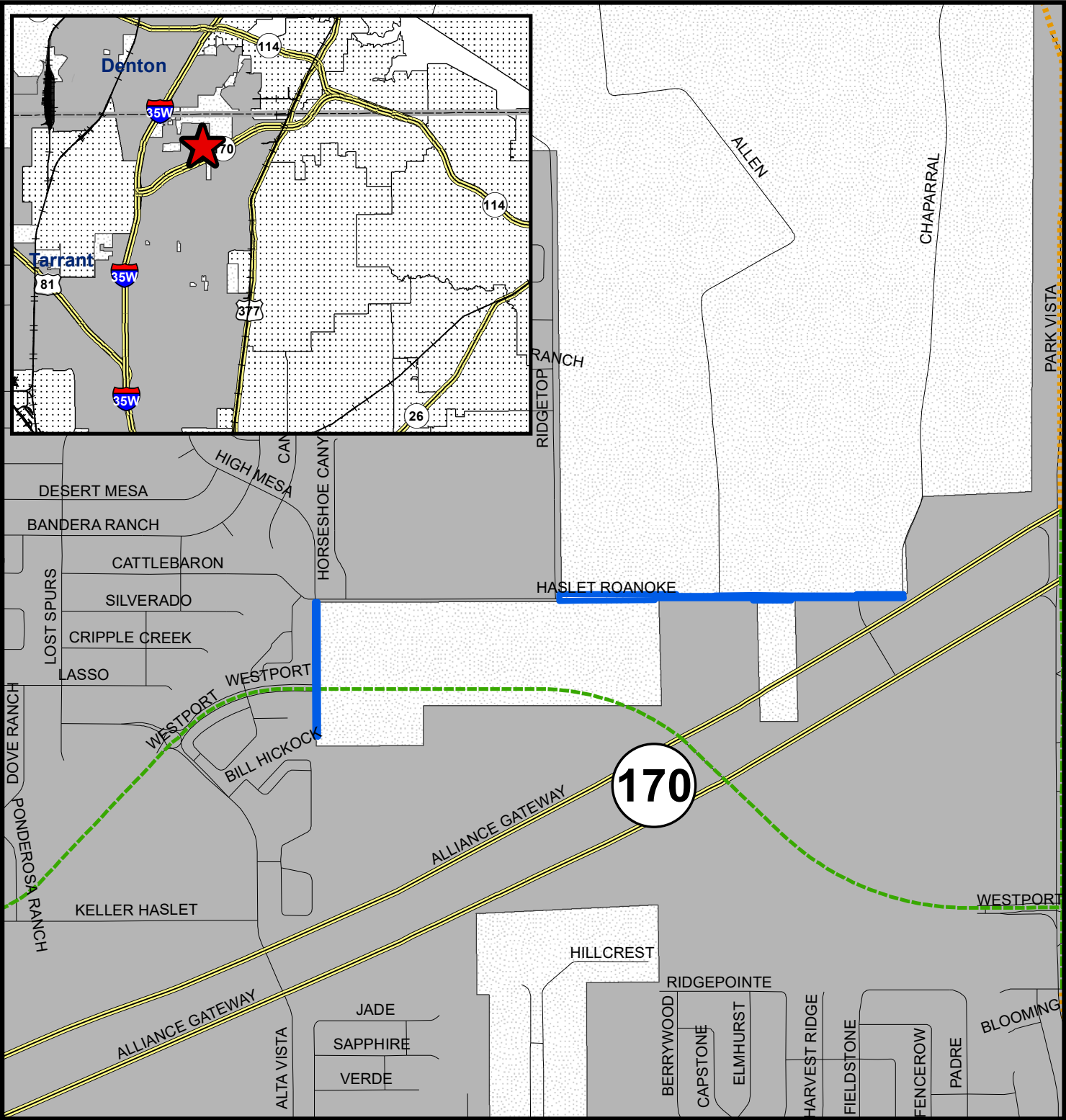


EXHIBIT A Continued Tract 2









Annexation - Haslet Roanoke

Addition of approximately 2.195 Acres to become part of Council District 10



Fort Worth

DESIGNATION

- | | |
|--|---|
|  Full Purpose |  Adjacent Cities |
|  Limited Purpose |  County Boundaries |
|  Extraterritorial Jurisdiction |  Annexation Area |

0 250 500 1,000 Feet

1:14,400



Planning & Development Department
01/30/2024

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TARRANT COUNTY

GARY FICKES

**COUNTY COMMISSIONER
PRECINCT NO. 3**

Northeast Courthouse
645 Grapevine Hwy., Suite 200
Hurst, TX 76054
(817) 248-6295
(817) 581-3603 - Fax

Southlake Town Hall
1400 Main Street, Suite 410
Southlake, TX 76092
(817) 481-8234
(817) 481-8053 - Fax

January 30, 2024

Dana Burghdoff, Assistant City Manager
City of Fort Worth
200 Texas Street
Fort Worth, TX 76102

Re: Haslet Roanoke Road

Ms. Burghdoff,

On January 26, 2024, our Transportation Services Department received an inquiry from the City of Fort Worth related to the potential annexation of Haslet Roanoke Road. It is my understanding that the city desires to annex the entire right-of-way of Haslet Roanoke Road as depicted on the attached map and that, once annexed, the city will assume full maintenance responsibilities.

This letter serves to inform the City of Fort Worth that Tarrant County Commissioner, Precinct 3, has no objection to the annexation of the full right-of-way of Haslet Roanoke Road as described.

Thank you,

A handwritten signature in black ink, appearing to read "G. Fickes", is written over the printed name.

Gary Fickes
Tarrant County Commissioner, Precinct 3

Enclosure: Haslet Roanoke Road Annexation Map

cc: Randy Skinner, Director, Transportation Services

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 05/14/24

M&C FILE NUMBER: M&C 24-0369

LOG NAME: 06AX-23-007 HASLET ROANOKE RIGHTS-OF-WAY (CITY-INITIATED)

SUBJECT

(Future CD 10) Consider Institution and Adoption of Ordinance Annexing Approximately 2.195 Acres of Haslet Roanoke Right-of-Way, Located North of Westport Parkway, West of Park Vista Boulevard and East of Beach Street, in the Far West Planning Sector, AX-23-007

RECOMMENDATION:

It is recommended that the City Council institute the annexation and adoption of the attached ordinance annexing approximately 2.195 acres of Haslet Roanoke right-of-way in Tarrant County, Located north of Westport Parkway, west of Park Vista Boulevard and east of Beach Street, in the Far West Planning Sector, AX-23-007.

DISCUSSION:

On January 30, 2024, representatives for Tarrant County submitted a letter supporting the full-purpose annexation of the above referenced right-of-way into the City of Fort Worth. This letter allows the City to annex for full purposes these segments of Haslet Roanoke rights-of-way as identified in the attached Exhibit A. The Transportation and Public Works Department supports the annexation of these Haslet Roanoke rights-of-way for full-purposes into the City. The adoption of the attached ordinance completes the annexation process.

The subject right-of-way is situated within the extraterritorial jurisdiction of the City on Haslet Roanoke Road and will continue to be used as right-of-way. The annexation of Haslet Roanoke Road is in conformance with the provision in the Annexation Policy stating the City will annex any rights-of-way that are adjacent to and provide access to annexed property. There are adjacent properties that have been previously annexed into the City that have developed as residential subdivisions. The development of the area has resulted in increased traffic along Haslet Roanoke. Upon the annexation of the right-of-way the roadway would be maintained to City standards.

The Annexation Policy does not require a fiscal impact analysis for City initiated annexation of street right-of-way. (section D.2 and D.3). The annexation of Haslet Roanoke Road meets the criteria set out in the Annexation Policy for the exemption of a fiscal analysis and additionally, will provide for more efficiencies in service delivery in the maintenance of the right of way. Staff has determined that the City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the City. Annexation of this site is consistent with the City's annexation policy.

If annexed, this property will become part of COUNCIL DISTRICT 10.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that the impact of this annexation will be built into the City's long-term financial forecast of the General Fund.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact: