

ORDINANCE NO. 26624-12-2023

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 4.825 ACRES OF LAND SITUATED IN PARTS OF THE M.E.P&P. R.R. CO. SURVEY, ABSTRACT NO. 1111, THE JAMES RIGHLEY SURVEY, ABSTRACT NO. 1268, THE M.E.P&P. R.R. CO. SURVEY, ABSTRACT NO. 1110, AND THE JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752; SAID TRACT BEING A PORTION OF COUNTY ROAD 4109, COMMONLY KNOWN AS WILLOW SPRINGS ROAD, BEING A VARIABLE-WIDTH RIGHT-OF-WAY; TARRANT COUNTY, TEXAS (CASE NO. AX-23-004) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF THE CITY 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, 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; and

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

WHEREAS the hereinafter described territory contains approximately 4.825 acres of right of way (210,188 sq. feet of land) more or less,) commonly known as Willow Springs Road right-of-way;

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 November 28, 2023 at 10:00 a.m. and 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 right-of-way, commonly known as Willow Springs Road, 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:

DESCRIPTION of a 4.825 acre (210,188 square foot) tract of land situated in the M.E.P&P. R.R. CO. Survey, Abstract No. 1111, the James Righley Survey, Abstract No. 1268, the M.E.P&P. R.R. CO. Survey, Abstract No. 1110, and the Joseph Highland Survey, Abstract No. 752; said tract being a portion of County Road 4109, commonly known as Willow Springs Road, having a variable-width right-of-way; said 4.825 acre (210,188 square foot) tract being more particularly described as follows:

BEGINNING at a point in the east line of said Willow Springs Road, dedicated by that plat known as Van Zandt Farms at Fossil Creek, recorded in Cabinet A, Slide 9148 of the Plat Records of Tarrant County, Texas, same being the north right-of-way line of West Bonds Ranch Road, said point also being in the north City Limits line as described in Ordinance No. 25537-06.2022);

THENCE, North 89 degrees, 54 minutes, 47 seconds West, with said north line of West Bonds Ranch Road, and the said north City Limits line, a distance of 71.00 feet to a point for corner at the southeast corner of the remainder of a called 324.532 acre tract of land conveyed to Knox Street Partners No. 29, LTD and described in Instrument No. D221081999 of the Official Public Records of Tarrant County, Texas, same being the east line of the City of Fort Worth City Limits, described in Parcel 2 of that certain Ordinance No. 16704-11-2005, also being the apparent west right-of-way line of said Willow Springs Road;

THENCE, North 00 degrees, 20 minutes, 56 seconds West, departing the said north line of Bonds Ranch Road, with said west line of Willow Springs Road and the east line of said Ordinance No. 16704-11 2005, a distance of 2,966.92 feet to a point for corner in the east line of a called 202.097 acre tract conveyed to HPC Wellington Nance Development Corporation, recorded in Instrument No. D222168263 of said Official Public Records, same being the northwest corner of said Ordinance No. 16704-11-2005, same being the south line of the City of Fort Worth City Limits as described in Tract A, Tract 1 of that certain Ordinance No. 16723-12-2005;

THENCE, North 90 degrees, 00 minutes, 00 seconds, East, with the south line of said City Limits, passing at a distance of 30.00 feet, the northwest corner of a called 5.00-acre tract of land conveyed to Maudie Moss, described in Instrument No. D222158153 of said Official Public Records, and continuing for a total distance of 70.99 feet to a point for corner in the apparent east line of Willow Springs Road;

THENCE, South 00 degrees, 24 minutes, 53 seconds East along the apparent east line of Willow Springs Road, a distance of 475.85 feet to a point for corner at the northwest corner of Block 10, of said Van Zandt Farms at Fossil Creek;

THENCE, South 00 degrees, 18 minutes, 48 seconds East continuing with the east line of said Willow Springs Road, and the west line of Blocks 10, 9 & 8 of said Van Zandt Farms at Fossil Creek, a distance of 2,491.17 feet to the **POINT OF BEGINNING**;

CONTAINING: 4.825 acres of land (210.188 square feet), more or less.

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

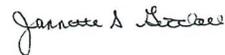
That this ordinance shall take effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

CITY SECRETARY



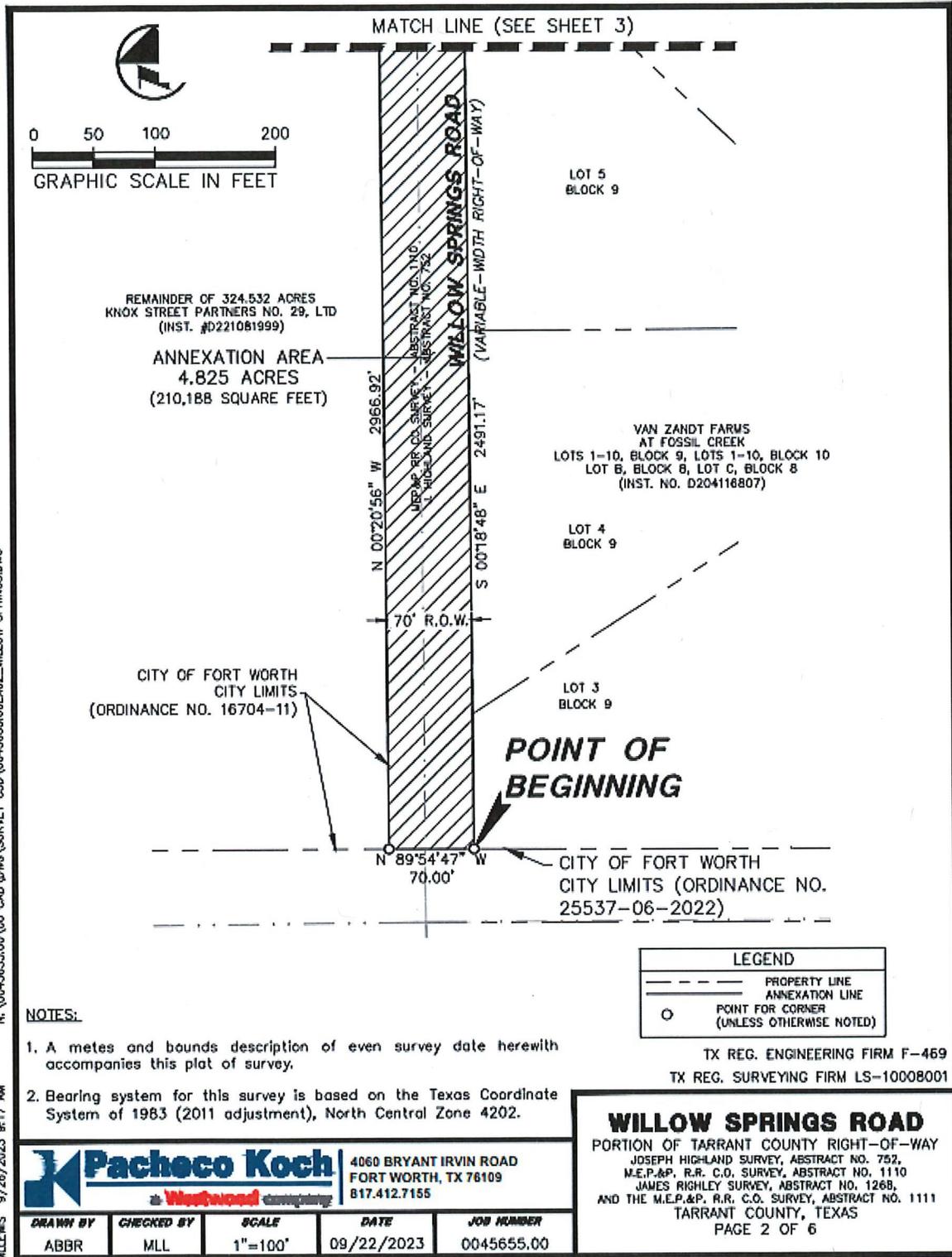
Melinda Ramos, Deputy City Attorney

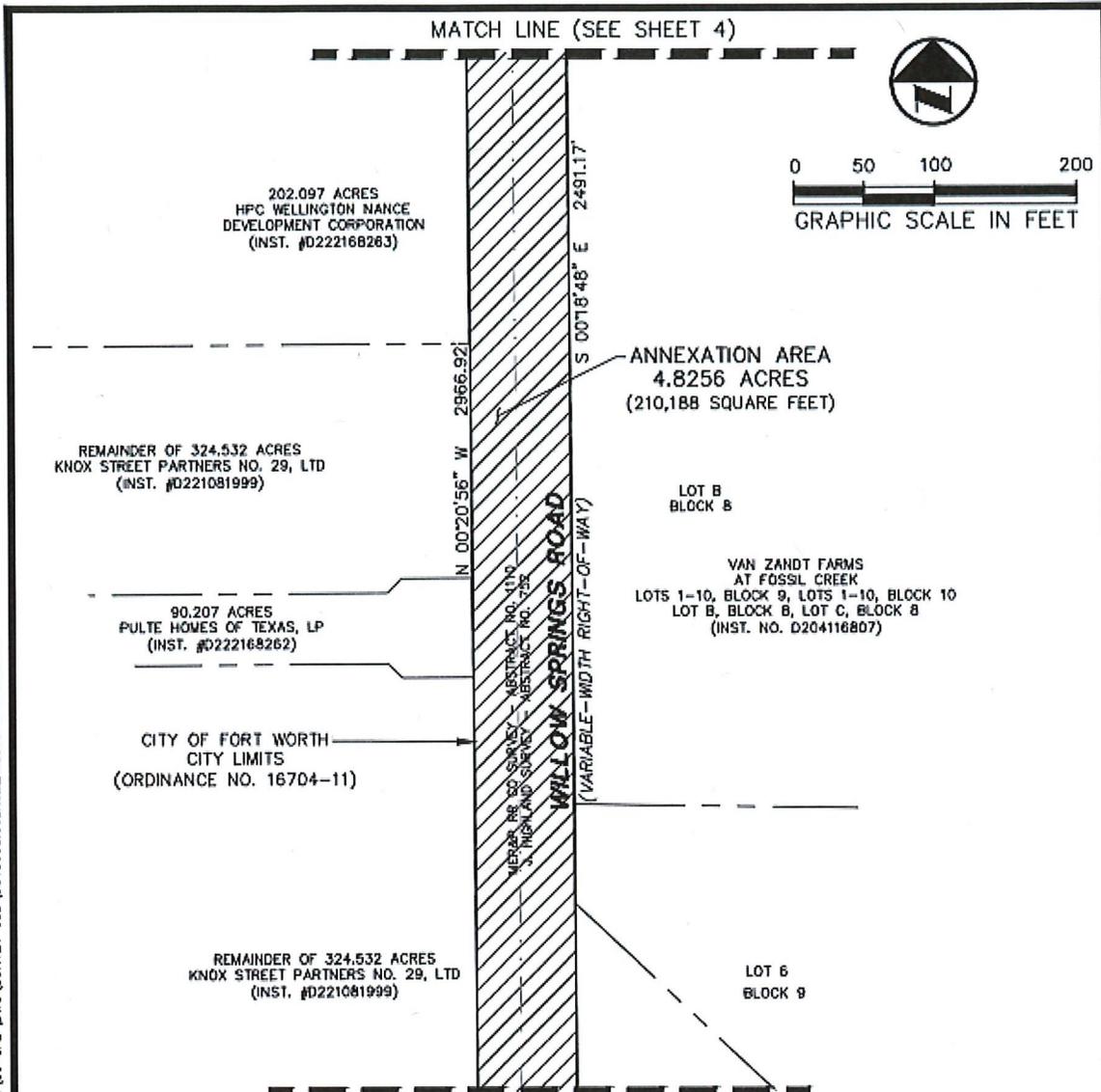


Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: December 12, 2023

EXHIBIT A





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NOTES:

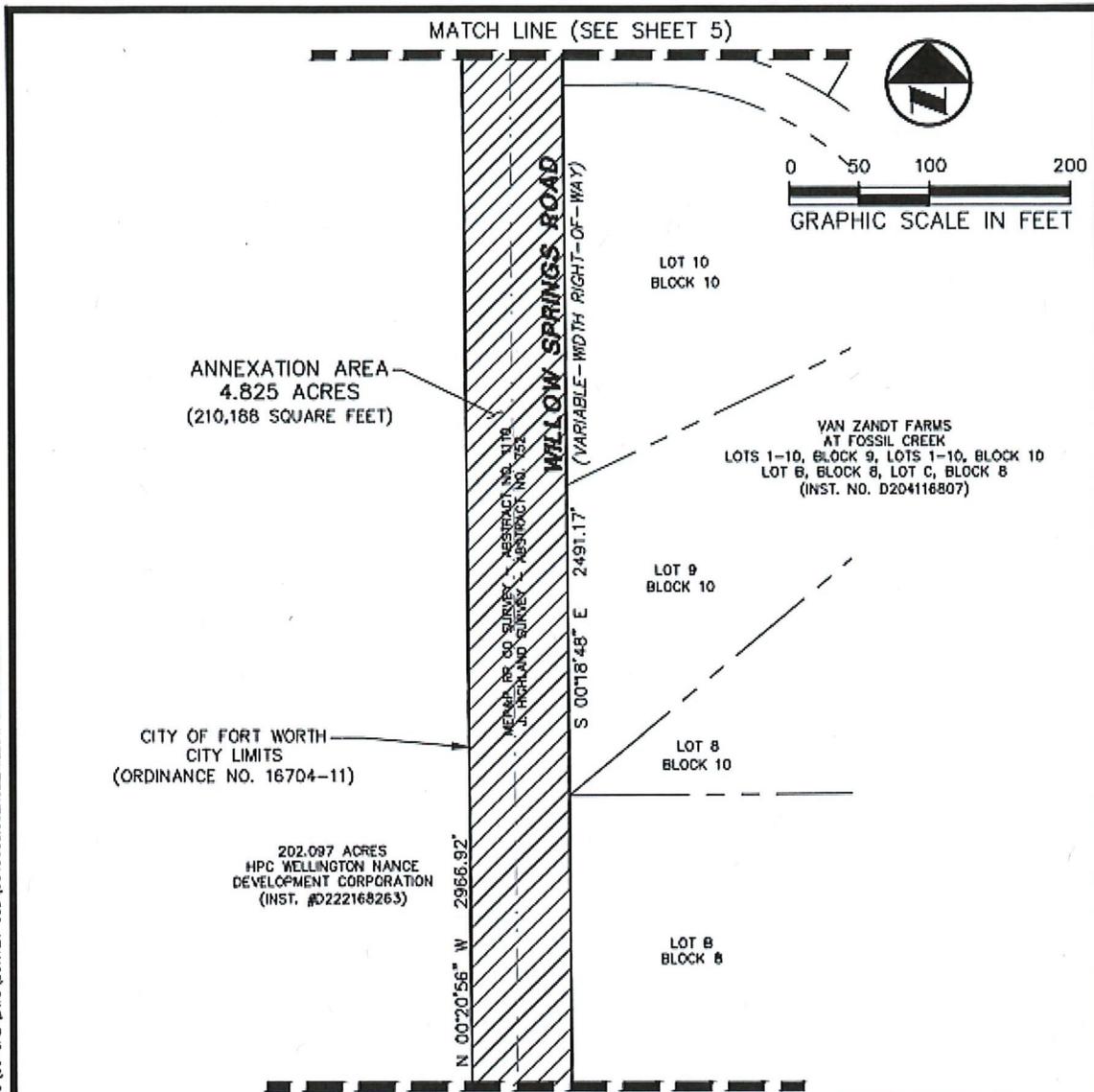
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.

LEGEND	
---	PROPERTY LINE
- - -	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155		
		Westwood		
DRAWN BY ABBR	CHECKED BY MLL	SCALE 1"=100'	DATE 09/22/2023	JOB NUMBER 0045655.00

WILLOW SPRINGS ROAD
 PORTION OF TARRANT COUNTY RIGHT-OF-WAY
 JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752,
 M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1110
 JAMES RIGLEY SURVEY, ABSTRACT NO. 1268,
 AND THE M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1111
 TARRANT COUNTY, TEXAS
 PAGE 3 OF 6



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NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.

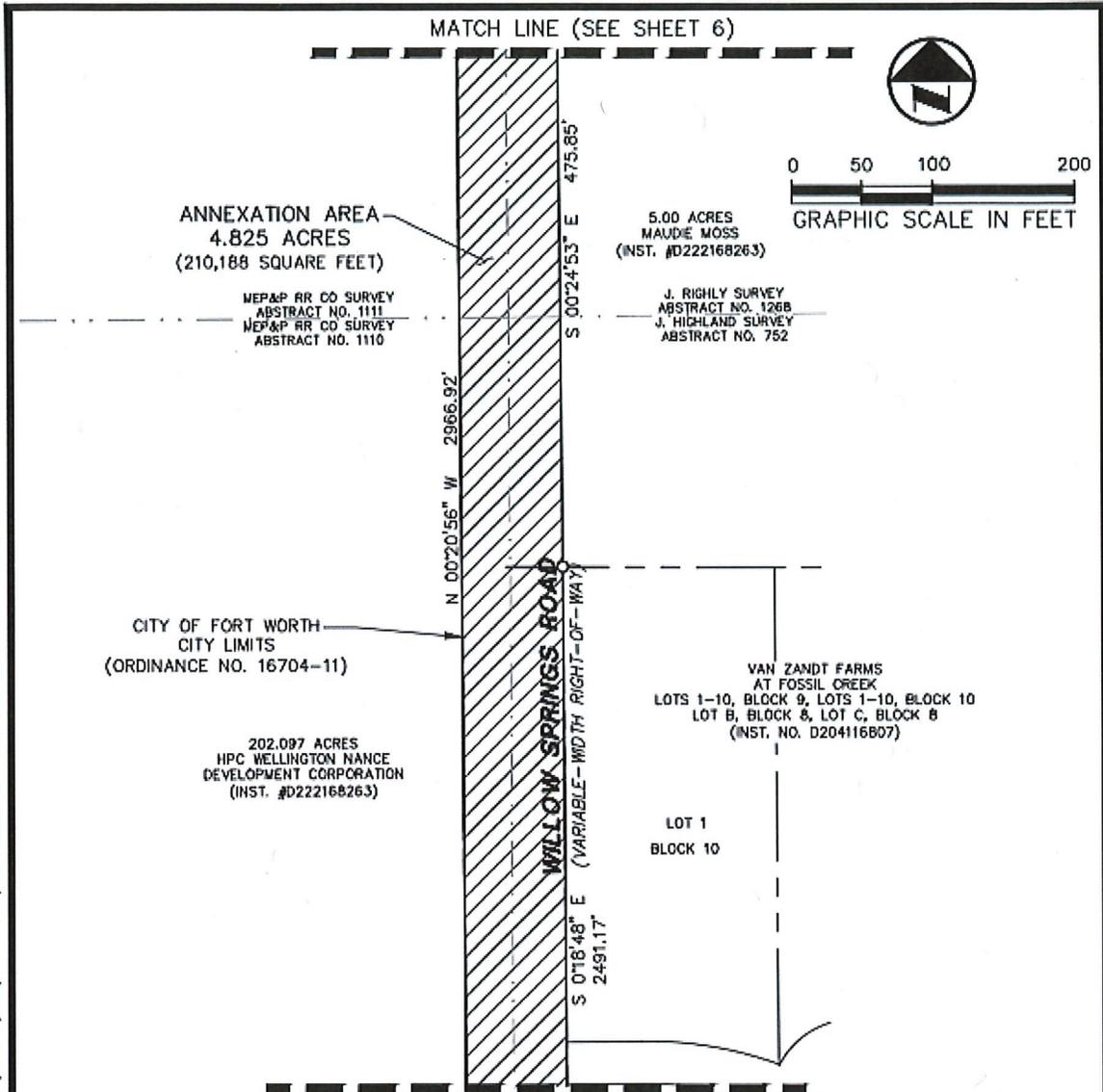
LEGEND	
	PROPERTY LINE
	ANNEXATION LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

Pacheco Koch
 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 817.412.7155

WILLOW SPRINGS ROAD
 PORTION OF TARRANT COUNTY RIGHT-OF-WAY
 JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752,
 M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1110
 JAMES RISHLEY SURVEY, ABSTRACT NO. 1268,
 AND THE M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1111
 TARRANT COUNTY, TEXAS
 PAGE 4 OF 6

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ABBR	MLL	1"=100'	09/22/2023	0045655.00



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NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.

LEGEND	
---	PROPERTY LINE
---	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

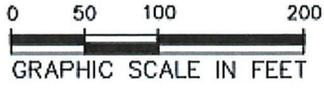
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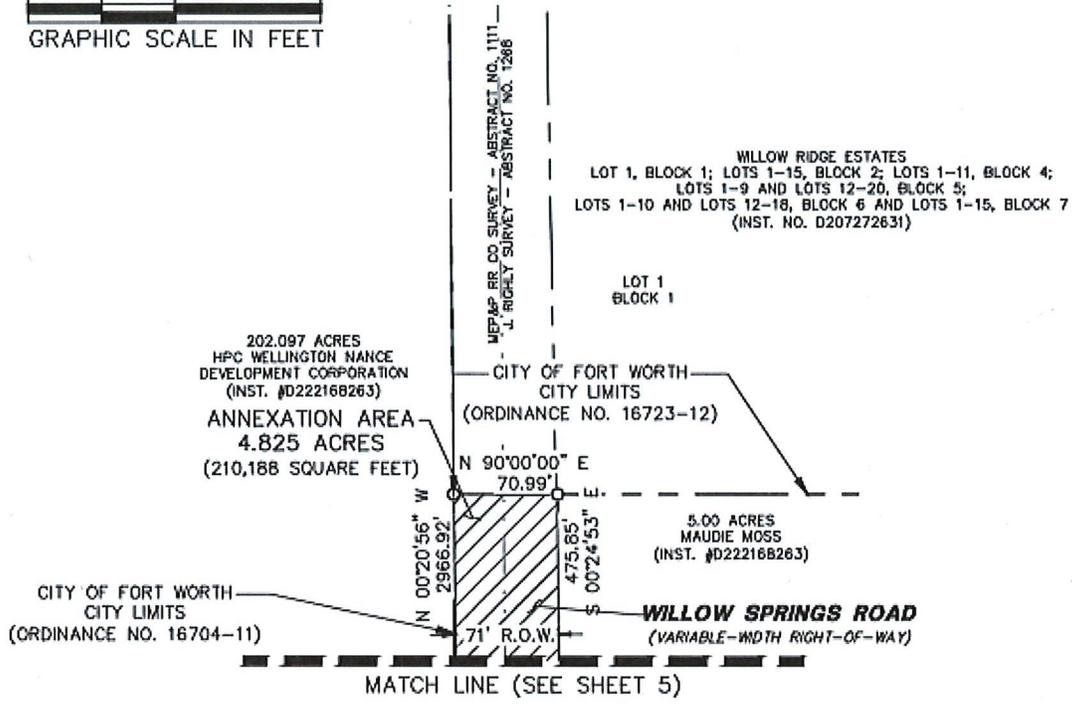
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

WILLOW SPRINGS ROAD
PORTION OF TARRANT COUNTY RIGHT-OF-WAY
JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752,
M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1110
JAMES RIGHLEY SURVEY, ABSTRACT NO. 126B,
AND THE M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1111
TARRANT COUNTY, TEXAS
PAGE 5 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ABBR	MLL	1"=100'	09/22/2023	0045655.00



GRAPHIC SCALE IN FEET



LEGEND	
---	PROPERTY LINE
---	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

This document was prepared under 22 TAC §663.21, 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.



- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.

[Signature]
 Date 09/26/2023
 Michael Larry Lewis, Jr.
 Registered Professional
 Land Surveyor No. 5773

TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008001



4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 817.412.7155

WILLOW SPRINGS ROAD
 PORTION OF TARRANT COUNTY RIGHT-OF-WAY
 JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752,
 M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1110
 JAMES RIGLEY SURVEY, ABSTRACT NO. 1268,
 AND THE M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1111
 TARRANT COUNTY, TEXAS
 PAGE 6 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
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City of Fort Worth, Texas

Mayor and Council Communication

DATE: 12/12/23

M&C FILE NUMBER: M&C 23-1032

LOG NAME: 06AX-23-004 WILLOW SPRINGS RIGHT-OF-WAY (CITY-INITIATED)

SUBJECT

(Future CD 10) Consider Institution and Adoption of Ordinance Annexing Approximately 4.825 Acres of Willow Springs Right-of-Way, Located East of Highway 287, and Extending North from Bonds Ranch Road for Approximately 2,967-Feet, in the Far Northwest Planning Sector, AX-23-004

RECOMMENDATION:

It is recommended that the City Council institute the annexation and adoption of the attached ordinance annexing approximately 4.825 acres of Willow Springs right-of-way in Tarrant County, located East of Highway 287, and extending north from Bonds Ranch Road for approximately 2,967-feet, in the Far Northwest Planning Sector, AX-23-004.

DISCUSSION:

On September 15, 2023, 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 that stretch of Willow Springs right-of-way as identified in the attached Exhibit A. The Transportation and Public Works Department supports the annexation of Willow Springs right-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 Willow Springs Road and will continue to be used as right-of-way. The annexation policy states that the City will annex any right-of-way that is adjacent to and provides access to property within the City. In addition, Willow Springs Road is classified as a major arterial and is designated as a neighborhood connector on the Master Thoroughfare Plan. As such, it is critical the right-of-way be annexed and the existing roadway be maintained to City standards.

Although a fiscal impact analysis was not conducted, the annexation policy does not require thoroughfares to produce a positive fiscal impact due to the efficiencies gained in service delivery. This section of Willow Springs right-of-way meets this criterion. Furthermore, many of the adjacent properties are already within Fort Worth City Limits and the surrounding area is currently experiencing urban development. 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 thus 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.

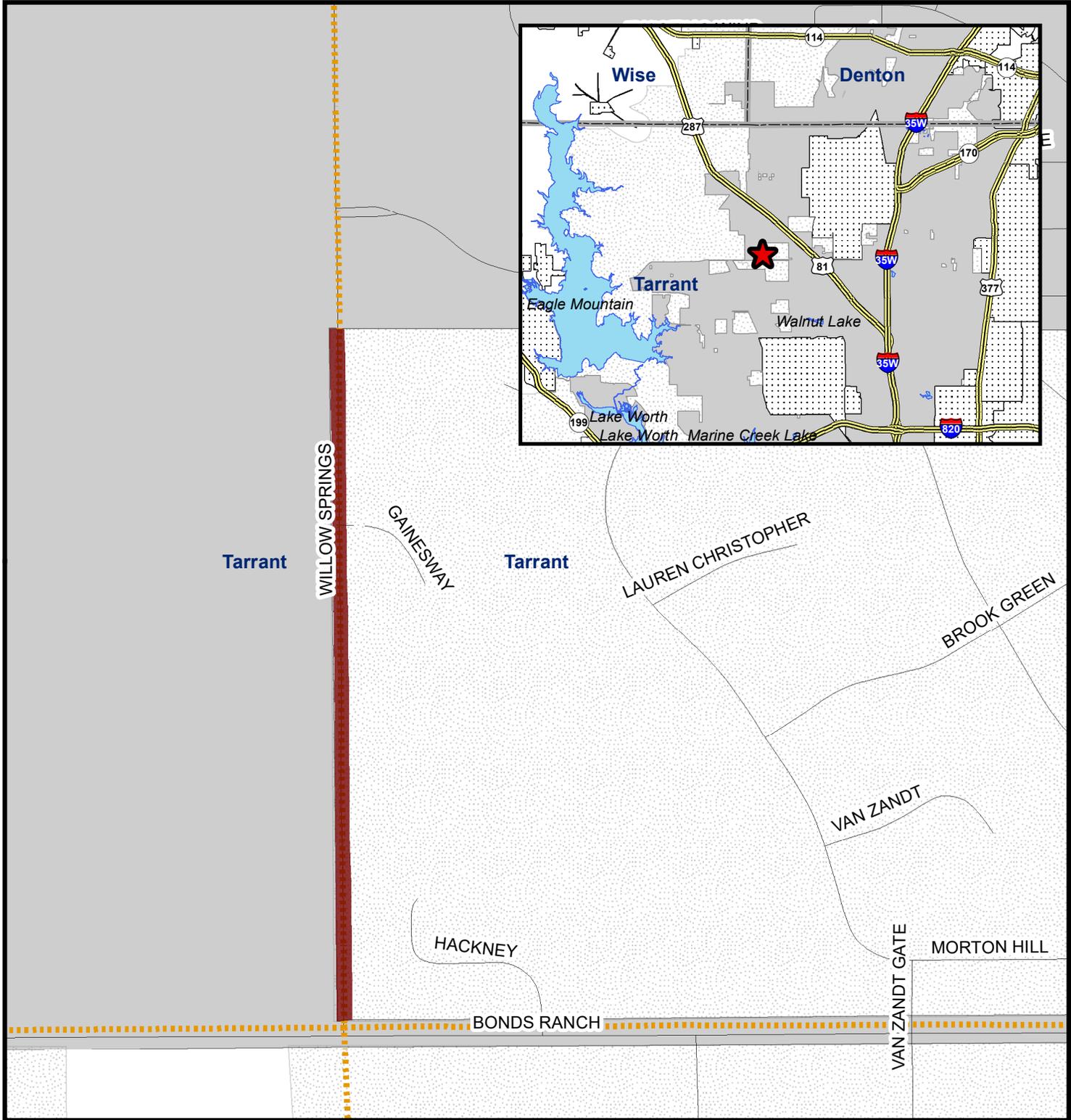
Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact:

AX-23-004

Approximately 4.825 Acres Adjacent to Council District 10



0 500 1,000 Feet

1:7,200



Planning & Development Department
10/18/2023

Master Thoroughfare Plan

Land Use

Neighborhood Connector

Adjacent Cities

Fort Worth

Full Purpose

Limited Purpose

Extraterritorial Jurisdiction

Subject Area



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