

## Ordinance

### **Designating the Cheniere Reinvestment Zone within the City limits under the Property Redevelopment and Tax Abatement Act (“the Act”), (Chapter 312 of the Texas Tax Code)**

**Whereas**, the Texas Property Redevelopment and Tax Abatement Act (“the Act”), Texas Tax Code Chapter 312 as amended authorizes the City Council of the City of Corpus Christi to designate a zone within the City limits and/or within the City’s extra territorial jurisdiction for property tax abatement under the Act; and

**Whereas**, it is the policy of the City to encourage the redevelopment of areas wherein the creation and retention of new jobs and investment will benefit the area economy provide needed economic opportunities strengthen the real estate market and generate tax revenues to support local services; and

**Whereas**, Cheniere has requested that the City designate as a reinvestment zone the site within the City limits on which Cheniere plans to make an investment to construct improvements the Cheniere site which site is more particularly described on Exhibit A attached hereto; and

**Whereas**, the Cheniere site meets the criteria for a reinvestment zone as stated in Section 312.201 of the Act; and

Whereas on January 20, 2015 notice of a public hearing on the designation of the Cheniere Reinvestment Zone was published in a newspaper of general circulation in the City of Corpus Christi and on January 20, 2015 notice was given by US Mail requested to the presiding officer of the governing body of each taxing unit including property in the proposed Zone in accordance with the Act; and

Whereas the City Council of the City of Corpus Christi conducted a public hearing on January 27, 2015 at which all interested persons were entitled to speak and present evidence for or against the designation of the Zone for temporary property tax abatement.

Now therefore be it resolved and ordained by the City Council of the City of Corpus Christi Texas

**SECTION 1. Creation of Zone.** The City of Corpus Christi finds and determines that the Cheniere site within the City limits meets the criteria to be designated as a reinvestment zone stated in Section 312.201 of the Act and is reasonably likely as a result of the designation to contribute to the expansion of primary employment and will attract major investment in the Zone that would be a benefit to the property and would contribute to the economic development of the City and that this area should be designated as the Cheniere Reinvestment Zone. The location and boundaries of the

Zone are more particularly described on Exhibit A attached hereto and incorporated by reference herein.

**ATTEST:**

**THE CITY OF CORPUS CHRISTI**

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor

**APPROVED:** \_\_\_\_ day of \_\_\_\_\_, 2015.

Corpus Christi, Texas

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote:

Nelda Martinez \_\_\_\_\_

Brian Rosas \_\_\_\_\_

Carolyn Vaughn \_\_\_\_\_

Colleen McIntyre \_\_\_\_\_

Rudy Garza \_\_\_\_\_

Lillian Riojas \_\_\_\_\_

Lucy Rubio \_\_\_\_\_

Mark Scott \_\_\_\_\_

Chad Magill \_\_\_\_\_

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Carolyn Vaughn	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Lucy Rubio	_____	Mark Scott	_____
Chad Magill	_____		

PASSED AND APPROVED, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor

**EXHIBIT A  
CHENIERE SITE**

**METES AND BOUNDS DESCRIPTION  
OF A  
52.25 ACRE TRACT**

Being 52.25 acres of land, out of a 212.20 acre tract of land as described in Document No. 490819, Official Public Records of San Patricio County, Texas, also being out of a 328.9 acre tract, referred to as "Tract 1, Parcel 2A", described in Document No. 2001000017, Official Public Records of Nueces County, Texas, and a 832.0 acre tract referred to as "Reynolds/Alcoa Retained Tract 1" in Document No. 2001000017, Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a found 5/8 inch iron rod, being the southeast corner of a 125.2 acre tract referred to as "Reynolds/Alcoa Retained Tract 3" in Document No. 2001000017, Official Public Records of Nueces County, Texas, said corner having a State Plane Grid Coordinate of N 17,211,109.14', E, 1,383,532.78', NAD' 83, Texas South Zone, and said corner also being an inside corner of said 212.20 acre tract as shown in MEI Govind drawing no. 0309-501-C04 and drawing no. 0309-501-C05;

Thence along the northeasterly boundary of said 212.20 acre tract, S 17-32-44 E, 250.80 feet, to the Point of Beginning and northeast corner of this herein described tract, said corner having a State Plane Grid Coordinate of N 17,210,870.02', E, 1,383,608.38', NAD' 83, Texas South Zone, and being on the Mean Higher High Water Line of Corpus Christi Bay;

Thence S 17-32-44 E, 46.08 feet, to an interior corner of this herein described tract, same being an interior corner of said 212.20 acre tract;

Thence S 01-10-32 E, 767.00 feet, to a point on the on the south line of a 31.82 acre tract, referred to as "Tract 1, Parcel 5" as recorded in Document No. 2001000017, Official Public Records of Nueces County, Texas, said point being the Port of Corpus Christi Authority North Bulkhead Line, also being the southeast corner of said 212.20 acre tract, same being the southeast corner of this herein described tract;

Thence along the south boundary of this herein described tract, the south boundary of said 212.20 acre tract, the North Bulkhead Line, N 77-30-59 W, 3569.00 feet, to the southwest corner of this herein described tract, same being the southwest corner of said 212.20 acre tract;

Thence leaving said North Bulkhead Line, N 07-00-29 W, 244.22 feet, to an interior corner of this herein described tract, said corner being on the west boundary line of said 212.20 acre tract, and also being on said Mean Higher High Water Line (MHHW);

Thence along said Mean Higher High Water Line as follows:

N 87-07-14 E, 13.56 feet;  
S 32-02-58 E, 21.05 feet;  
N 68-07-08 E, 19.87 feet;  
S 61-24-17 E, 14.94 feet;  
N 45-48-36 E, 13.55 feet;  
N 25-00-56 W, 72.49 feet;

Thence S 85-43-21 W, 42.23 feet, to an interior corner of this herein described tract, said corner being on the west boundary line of said 212.20 acre tract;

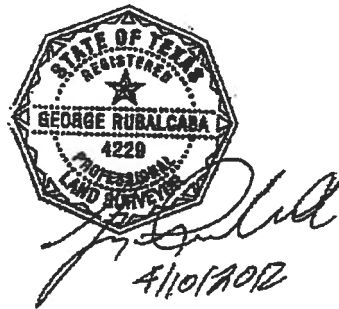
Thence along the west boundary of said 212.20 acre tract, N 07-00-29 W, 30.33 feet, to the northwest corner of this herein described tract, and being on said Mean Higher High Water Line;

Thence with said Mean Higher High Water Line (MHHW) as follows:

N 84-40-25 E, 16.36 feet;  
S 84-44-31 E, 50.13 feet;  
S 03-16-16 E, 36.14 feet;  
S 72-16-10 E, 17.07 feet;  
N 53-23-13 E, 27.28 feet;  
S 87-50-01 E, 30.47 feet;  
N 82-21-56 E, 49.49 feet;  
N 87-19-40 E, 40.23 feet;  
S 62-13-54 E, 24.71 feet;  
S 31-48-19 E, 30.33 feet;

N 37-21-50 W, 9.14 feet;  
 N 48-34-53 E, 60.83 feet;  
 N 88-04-21 E, 61.52 feet;  
 S 62-33-10 E, 49.74 feet;  
 S 85-11-41 E, 51.68 feet;  
 N 79-36-23 E, 36.81 feet;  
 N 65-12-45 E, 35.50 feet;  
 S 79-22-43 E, 56.99 feet;  
 S 56-38-50 E, 58.76 feet;  
 S 48-44-43 E, 111.54 feet;  
 S 52-35-41 E, 46.53 feet;  
 S 85-06-59 E, 40.01 feet;  
 S 60-20-57 E, 12.72 feet;  
 S 35-27-18 E, 37.43 feet;  
 S 60-04-28 E, 39.02 feet;  
 S 84-37-50 E, 20.21 feet;  
 N 59-26-24 E, 36.04 feet;  
 N 45-55-06 E, 27.10 feet;  
 N 66-55-49 E, 27.43 feet;  
 S 74-12-19 W, 47.14 feet;  
 N 86-06-05 W, 28.83 feet;

Thence N 74-45-18 W, 16.89 feet, along said Mean Higher High Water Line, to the Point of Beginning and containing 52.25 acres of land, more or less.



Notes:

- 1) Bearings are State Plane Grid, Texas South Zone, NAD' 83.
- 2) MHHW Line based on TCOON Gauge "Ingleside"