

Resolution approving the annexation of additional properties to expand the Corpus Christi Downtown Management District (DMD) southern boundary to Buford and Water Street, adding an additional 40.721 acres, anticipated to produce \$55,000 annually for the DMD, bringing the current revenues to \$325,000.

WHEREAS, the Corpus Christi Downtown Management District (the "District") was established in 1993 and operates as a municipal management district under Chapter 375 of the Texas Local Government Code; and

WHEREAS, Section 375.043 of the Texas Local Government Code permits the annexation of areas to be included within the District as provided by Section 49.301 and Chapter 54 of Texas Water Code, subject to the approval of the governing body of the municipality in which the District is located; and

WHEREAS, pursuant to Section 54.016 of the Texas Water Code, petitions have been submitted by the owners of 50 percent or more of the value of the land in an area to be included within the District; and

WHEREAS, the boundaries of the proposed annexed area is more particularly described by metes and bounds on Exhibit A attached, and the particular property tax accounts of the Nueces County Appraisal District for the parcels within the proposed annexed area are listed on Exhibit B attached; and

WHEREAS, the Board of Directors of the District has approved the annexation of the area in Exhibit A of this Resolution and requests the approval of same by the City Council of the City of Corpus Christi, Texas;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

The City Council hereby approves the annexation of an additional 40.721 acres described in Exhibit A of this Resolution and the property tax accounts for the parcels in this proposed annexed area listed in Exhibit B of this Resolution into the Corpus Christi Downtown Management Agreement, expanding the Corpus Christi Downtown Management District (DMD) southern boundary to Buford and Water Street.

PASSED AND APPROVED on the _____ day of _____, 2024.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 40.721 acre tract being a portion of the Metropolitan Downtown Area of the City of Corpus Christi, Texas. Said 40.721 acre tract being more particularly described as follows:

BEGINNING at a point in the center of Shoreline Boulevard, at it's intersection with the south right of way Kinney Street, for the northeast corner of this survey, **THENCE** with the said south right of way Kinney Street, North 73°06'34" West, a distance of 931.27 feet to a point at it's intersection with the extension of the east right of way S. Upper Broadway Street, for the northwest corner of this survey.

THENCE with the east right of way S. Upper Broadway Street, South 01°16'04" East, a distance of 1,595.32 feet to a point in the center of Park Ave. for an outside corner of this survey.

THENCE with the center of Park Ave. North 80°55'52" East, a distance of 36.81 feet to a point in the center of S. Upper Broadway Street for an inside corner of this survey.

THENCE with the center of S. Upper Broadway Street, South 05°46'54" East, a distance of 511.84, and South 11°35'36" East, a distance of 201.24 feet to a point at it's intersection with the extension of the south right of way of Coleman Ave. for an outside corner of this survey.

THENCE with the extension of the south right of way of Coleman Ave., North 84°37'30" East, a distance of 202.55 feet to a point at it's intersection with the east right of way of S. Water Street for an inside corner of this survey.

THENCE with the meanders of the east right of way of S. Water Street, South 02°13'39" East, a distance of 408.60 feet to a curve to the right with a radius of 305.00 feet. **THENCE** along said curve a curve distance of 173.97 feet, **THENCE** South 30°27'16" West, a distance of 57.98 feet to a curve to the right with a radius of 165.00 feet. **THENCE** along said curve a curve distance of 97.67 feet, **THENCE** South 02°27'42" East, a distance of 326.35 feet to the intersection of the east right of way S. Water Street and the center of Buford Street for the southwest corner of this survey.

THENCE with the center of Buford Street, North 85°36'16" East, a distance of 389.00 feet to a point at it's intersection with the east face of the bulkhead of the Corpus Christi Bayfront Seawall, for the southeast corner of this survey.

THENCE with the meanders of the center of Shoreline Boulevard, North 12°08'54" East, a distance of 555.20 feet, North 18°48'05" West, a distance of 348.29 feet, North 00°39'07" West, a distance of 923.56 feet, North 11°50'44" East, a distance of 1,120.82 feet, and North 17°12'20" East, a distance of 138.82 feet to the **POINT of BEGINNING** of this survey, and containing 40.721 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

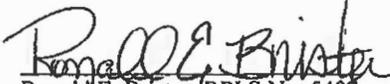

Ronald E. Brister, RPLS No. 5407
Date: April 11, 2024



Exhibit B

Table of Property Tax Accounts

Accounts	Owner
8149-0003-0020	GEORGE VEP INC (U & I)
8149-0003-0070	SHOOK STEVE
8149-0003-0080	300 CHAPARRAL LLC
8149-0003-0090	300 CHAPARRAL LLC
1020-0003-0040	GREEK ORTHODOX CHURCH
8234-0003-0030	CITY OF CORPUS CHRISTI
8234-0003-0020	CITY OF CORPUS CHRISTI
0474-0000-0020	CITY OF CORPUS CHRISTI
0474-0000-0010	CITY OF CORPUS CHRISTI
0474-0000-0030	CITY OF CORPUS CHRISTI
1020-0003-0040	GREEK ORTHODOX CHURCH
1020-0003-0010	SAINT NICHOLAS GREEK COMMUNITY ORTHODOX CHURCH
7135-0002-0041	NPS VENTURES LLC
7135-0004-0100	EPISCOPAL-PROTESTANT
7135-0000-0250	EPISCOPAL-PROTESTANT
7135-0000-0260	EPISCOPAL-PROTESTANT
8234-0004-0010	FROST BANK
8234-0005-0020	FROST BANK
3236-0000-0040	GEORGE VEP INC
8149-0005-0030	SCOPE PAM CC SM LLC
7831-0000-0010	SCOPE PAM CC SM LLC
8149-0005-0010	SCOPE PAM CC SM LLC
8149-0005-0060	SCOPE PAM CC SM LLC
8149-0005-0050	SCOPE PAM CC SM LLC
8149-0003-0010	PIPERIS GEORGE V
7135-0004-0060	POINT GREY
7135-0004-0050	POINT GREY
7135-0003-0070	POINT GREY
7135-0003-0060	POINT GREY
7135-0000-0300	POINT GREY
5420-0000-0010	POINT GREY INV CORP INC
7135-0003-0031	POINT GREY INVESTMENT CORP INC
7135-0003-0015	POINT GREY INVESTMENTS CORP INC
7135-0004-0045	POINT GREY INVSTMT CORP INC
7135-0003-0050	POINT GREY INVSTMT CORP INC
3824-0000-0010	SHORELINE HOSPITALITY LP
0842-0000-0010	AGNES WATER LLC

1020-0002-0020	AGNES WATER LLC
8149-0003-0050	THE COMPANY WE KEEP LLC
8018-0000-0020	THE HILLIARD BUILDING LLC
8018-0000-0010	THE HILLIARD BUILDING LLC
8018-0000-0030	BHAKTA ASHOK N
8171-0000-0000	METHODIST CHURCH-FIRST
7135-0000-0220	METHODIST CHURCH-FIRST

La Mer Condos

4057-0001-0201	DAUGHERTY JOSEFINA E
4057-0001-0202	WOOD-HUGHES ROBERTA L
4057-0001-0203	WOOD-HUGHES ROBERTA L
4057-0001-0204	RIGNEY MELISSA ANNE & BOBBY CROWE
4057-0001-0301	HERNANDEZ RAY JOSEPH
4057-0001-0302	ALEJANDRO RODOLFO MARQUINA & MARINA ALEJANDRO
4057-0001-0401	WENDEL TRUST
4057-0001-0402	HERNANDEZ REYNALDO & WF JUDY
4057-0001-0501	WENDEL TRUST
4057-0001-0502	PEREZ NOE
4057-0001-0601	VARGAS HOMER O AND WF
4057-0001-0602	KROLL ROBERT J & SUSAN L JAHN
4057-0001-0701	ACORN LAND LTD
4057-0002-0010	FINDLEY JUSTIN E
4057-0002-0020	SASKIA ACQUISITIONS LLC
4057-0002-0030	MESMER SCOTT H & WF DENISE R
4057-0002-0040	WRIGHT JOY
4057-0002-0050	RAMIREZ RYAN RENE