

AN ORDINANCE

ANNEXING LAURELES FARM TRACTS ADJACENT TO THE CITY LIMITS LOCATED ALONG AND ON BOTH SIDES OF FM 2444, AREAS SOUTH OF FM 2444 AND WEST OF COUNTY ROAD 41, COMMONLY REFERRED TO AS A PORTION OF THE CHAPMAN RANCH AND A PORTION OF THE PROPOSED APEX WIND FARM; PROVIDING FOR A MUNICIPAL SERVICES PLAN FOR THE ANNEXED TRACTS OF LAND; PROVIDING THAT THE OWNERS AND INHABITANTS ARE ENTITLED TO ALL RIGHTS, PRIVILEGES, AND BURDENS OF OTHER CITIZENS AND PROPERTY OWNERS OF THE CITY OF CORPUS CHRISTI AND ARE SUBJECT TO AND BOUND BY THE CITY CHARTER, ORDINANCES, RESOLUTIONS, AND RULES; PROVIDING FOR AMENDMENT OF THE OFFICIAL MAPS OF THE CITY OF CORPUS CHRISTI; DESIGNATING AREA TO BE ADDED TO CITY COUNCIL DISTRICT NUMBER 5; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corpus Christi desires to annex land, located south and southwest of the existing city limits and considered to be in the City's primary growth corridor;

WHEREAS, on August 19th and 26th, 2014, public hearings were held by the City Council, during City Council meetings held in the Council Chambers, at City Hall, in the City of Corpus Christi, following publication of notice of the hearings in a newspaper of general circulation in the City of Corpus Christi, for the consideration of annexation proceedings and the service plan for the defined lands and territory, during which all persons interested in the annexations were allowed to appear and be heard;

WHEREAS, a service plan for the area proposed to be annexed was made available for public inspection, including on the City's website on August 18, 2014 and made available for public discussion at public hearings on August 19th and August 26th, 2014;

WHEREAS, it has been determined by the City Council that the territory now proposed to be annexed lies wholly within the extraterritorial jurisdiction of the City of Corpus Christi;

WHEREAS, it has been determined by the City Council that the territory now proposed to be annexed abuts and is contiguous and adjacent to the City of Corpus Christi;

WHEREAS, it has been determined by the City Council that the territory now proposed to be annexed constitutes lands and territories subject to annexation as provided by the City Charter of the City of Corpus Christi and the laws of the State of Texas; and

WHEREAS, this annexation will leave out property where the property owner has signed a Development Agreement with the City of Corpus Christi as per Local Government Code Chapter 43;

WHEREAS, it has been determined that it would be advantageous to the City and to its citizens and in the public interest to annex the lands and territory hereinafter described.

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

SECTION 1. The City Council finds that leaving the property owned by Nueces County outside, but completely surrounded by, the city limits of the City of Corpus Christi is in the public interest.

SECTION 2. That a 10,463 acre tract of land, more or less, out of Laureles Farm Tract Survey, and located on both sides of FM 2444, to the south of FM 2444 and to the west of County Road 41, including a portion of the Chapman Ranch and proposed APEX Wind Farm Area, is annexed to, brought within the corporate limits, and made an integral part of the City of Corpus Christi. The tract is described by metes and bounds and a map in Exhibit A of the Municipal Services Plan attached to this ordinance.

SECTION 3. That there is approved, as part of this annexation ordinance, a Municipal Service Plan. The Service Plan, attached to this ordinance, is incorporated into and made a part of this ordinance. The service plan provides for the same number of services and levels of service for the annexed area and to the same extent that such services are in existence in the area annexed immediately preceding the date of annexation or that are otherwise available in other parts of the city with land uses and population densities similar to those contemplated or projected in the area annexed.

SECTION 4. That the owners and inhabitants of the tracts or parcels of land annexed by this ordinance are entitled to all the rights, privileges, and burdens of other citizens and property owners of the City of Corpus Christi, and are subject to and bound by the City Charter of the City of Corpus Christi, and the ordinances, resolutions, motions, laws, rules and regulations of the City of Corpus Christi and to all intents and purposes as the present owners and inhabitants of the City of Corpus Christi are subject.

SECTION 5. That the official map and boundaries of the City and its extraterritorial jurisdiction, previously adopted and amended, are amended to include the territories described in this ordinance as part of the City of Corpus Christi, Texas and as required by the City's Unified Development Code section 4.1.5 Newly Annexed Territory, the area shall be designated with an initial "FR" Farm and Rural District.

SECTION 6. That the City Manager or his designee is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City and its extra territorial jurisdiction to add the territory annexed as required by law.

SECTION 7. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of the ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

SECTION 8. This ordinance goes into effect at _____ a.m., _____, 2014.

Exhibit A Attached to
the Annexation
Ordinance
Municipal Services
Plan for the
Southside FM 2444
Area

SOUTHSIDE FM 2444 AREA PROFILE

Southside FM 2444 Area Information

Southside FM 2444 Area	Southside FM	Corpus Christi
Total Land Area in Square Miles:	16.34	150.58
Total Water Area in Square Miles:	0.0	353.46
Total 2014 Population:	44	320,231
Total 2014 Housing Units:	16	129,254
2012 Median Age	35.6	34.4
2012 Median Household Income	\$67,721	\$47,029

Source: US Census/American Fact Finder and City of Corpus Christi

Existing Uses

Southside FM 2444 Area	Acres	Percent
Agricultural / Vacant	10,433.69	97.84%
Residential	20.77	0.20%
Industrial	3.81	0.04%
Public Semi Public	4.73	0.05%
Right-of-Way	196.47	1.88%
Total	10,463.00	100.00%

Location Map



MUNICIPAL SERVICES PLAN FOR THE SOUTHSIDE FM 2444 AREA

INTRODUCTION

This Municipal Services Plan ("Plan") is made by the City of Corpus Christi, Texas pursuant to Section 43.056 of the Texas Local Government Code. This Plan relates to the annexation of approximately 16.34 square miles of land generally located south of FM 2444 and west of County Road 41. Exhibit A, attached to this Plan contains a metes and bounds description and a map of the area. This plan will be attached to the ordinance annexing the Southside FM 2444 Area.

The proposed annexation of the Southside FM 2444 Area will follow all of the requirements contained in the Texas Local Government Code Chapter 43 required for annexation, including but not limited to, requirements for public notice and public hearings. In addition, the FM 2444 Area proposed for annexation satisfies Chapter 43, Section 43.052.h, that exempts an area proposed for annexation from the requirement that an area to be annexed must first be included in the City's Annexation Plan for three years prior to adoption of an annexation ordinance. Section h. specifies that if an area contains less than 100 residential units on separate tracts, then the area to be annexed is "exempt" from the plan requirement. Based on a land use analysis and appraisal district records for the area there are 16 dwellings on separate tracts. Therefore, the area proposed for annexation is "exempt" from the annexation plan requirement.

EFFECTIVE TERM

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. A renewal of this Plan may be exercised by the City Council provided the renewal is adopted by ordinance and specifically renews this Plan for a stated period of time.

INTENT

The City Council of the City of Corpus Christi, Texas, finds and determines that this Plan will not provide any fewer services or a lower level of services in the annexation area than were in existence in the annexation area at the time immediately preceding the annexation process. The service plan will provide the annexed area with a level of service, infrastructure, and infrastructure maintenance that is comparable to the level of service, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

The City reserves the right guaranteed to it by the Texas Local Government Code to amend this Plan if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Local Government Code or other Texas laws to make this Plan unworkable or obsolete or unlawful.

SERVICE ELEMENTS

1. **General Municipal Services.** The subject properties are located within the City's extraterritorial jurisdiction and are more particularly described in the Ordinance to which this service plan is attached. Pursuant to this Plan, the following services shall be provided immediately from the effective date of the annexation:

a. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

b. Fire Protection Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force with the limitations of water available at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

c. Emergency Medical Services as follows:

Radio response for Emergency Medical Services with the present personnel and equipment at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

d. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

e. Operation and Maintenance of Water and Wastewater Facilities

Water and wastewater service will be provided in accordance with the Corpus Christi Code of Ordinances, Utility Department Policies and engineering standards at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density and provided the service is not within the certificated service area of another utility through existing facilities located within or adjacent to the area. Any and all water or wastewater facilities owned or maintained by the City of Corpus Christi, Texas, at the time of the proposed annexation shall continue to be maintained by the City of Corpus Christi, Texas. Any and all water or wastewater facilities that may be the property of another municipality or other entity shall not be maintained by the City of Corpus Christi unless the facilities are dedicated to and accepted by the City of Corpus Christi.

On-site sewage facilities may be allowed contingent upon the property owner meeting all city, county, state and federal requirements.

f. Operation and Maintenance of Roads and Streets, including Street Lighting

The City will maintain public streets over which the City has jurisdiction at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density. Any and all roads, streets or alleyways which are dedicated to and accepted by the City of Corpus Christi, Texas, or which are owned by the City of Corpus Christi, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in the City. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Corpus Christi, Texas, pursuant to the rules, regulations and fees of the utility.

Street Department services include:

- Emergency pavement repair;
- Maintenance of public streets; and
- Traffic Engineering.

Following annexation, public streets for which the city has jurisdiction will be included in the City's preventive maintenance program. Preventive maintenance projects are prioritized on a Citywide basis and scheduled based on a variety of factors, including pavement roughness, rideability, age, traffic volume, functional class, and available funding. Any necessary rehabilitation or reconstruction will be considered on a citywide priority basis.

The Traffic Engineering Division of the Street Department will also provide regulatory signage services in the annexation area. All regulatory signs and signals are installed when warranted following an engineering study. All roadways are re-stripped and remarked and signage replaced as needed.

- Immediately following annexation, all properties will be subject to the City's monthly street fee program. The street fee is a monthly fee which is collected from Corpus Christi residents and business owners and which appears on their monthly utility bills.

g. Operation and Maintenance of Parks, Playgrounds and Swimming Pools

Any park that may be under the responsibility of the County will be maintained by the City only upon dedication of the park by the County to the City and acceptance of the park by the City Council. At this time there are no public recreational facilities in the annexation area including parks, playgrounds, and swimming pools.

h. Operation and Maintenance of any other Publicly-Owned Facility, Building, or Service.

At this time there are no such other publicly owned facilities. Should the City acquire any other facilities and buildings within the annexation area, an appropriate City department will provide maintenance services at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

i. Other Services.

All other City Departments with jurisdiction in the area will provide services according to City policy and procedure.

2. CAPITAL IMPROVEMENTS PROGRAM

The City will initiate the construction of capital improvements for providing municipal services for the annexation area as necessary.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

- a. **Police Protection.** No capital improvements are necessary at this time to provide police services.
- b. **Fire Protection.** No capital improvements are necessary at this time to provide fire services.
- c. **Emergency Medical Service.** No capital improvements are necessary at this time to provide EMS services.
- d. **Solid Waste Collection.** No capital improvements are necessary at this time to provide solid waste collection services.
- e. **Water and Wastewater Facilities.** The annexation area will be included with all other areas of the city in the City's Capital Improvements Program.

Water and wastewater services to new development and subdivisions will be provided according to the Corpus Christi Code of Ordinances, Corpus Christi Unified Development Code and the Water and Wastewater Department standards, which may require the developer of a new subdivision or site plan to install water and wastewater lines.

- f. **Roads and Streets.** No road or street related capital improvements are necessary at this time. In general, the City will acquire control of all public roads and public streets within the annexation area upon annexation. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices, will be governed by the City's standard policies and procedures.
- g. **Parks, Playgrounds and Swimming Pools.** No capital improvements are necessary at this time to provide services.
- h. **Street Lighting.** No capital improvements are necessary at this time to provide services. Street lighting in new and existing subdivisions will be installed and maintained in accordance with the applicable standard policies and procedures.
- i. **Other Publicly Owned Facilities, Building or Services: Additional Services.** In general, other City functions and services, and the additional services described above can be provided for the annexation area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.

- j. **Capital Improvements Planning.** The annexation area will be included with other territory in connection with the planning for new or expanded facilities, functions, and services as part of the City's Capital Improvement Plan.

AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

FORCE MAJEURE

In case of an emergency, such as force majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the annexation area for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the annexation area of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Plan.

SPECIFIC FINDINGS

The City of Corpus Christi will provide services to the newly annexed area in a manner that is similar in type, kind, quantity, and quality of service presently enjoyed by the citizens of the City of Corpus Christi, Texas, who reside in areas of similar topography, land utilization and population density.

**EXHIBIT A METES
AND BOUNDS
SOUTHSIDE FM 2444 ANNEXATION AREA**

An approximately 10,463 acre tract of land out of Laureles Farm Tracts, recorded in Volume 3 Page 15 and Volume 4 Page 36 of the Map Records, Nueces County, Texas and more particularly described as follows save and except a portion of the property described and attached herein in accordance with City Council approved Development Agreements per Local Government Code 43.035:

BEGINNING at the northeast corner of said 10,463 acre tract, more or less, a point on the west right-of-way line of existing County Road 41, located 500 feet north of the centerline of F.M. 2444, for the north corner of the tract herein described;

THENCE west and 500 feet north of and parallel to the centerline of FM 2444 for a distance of approximately 3 miles, to a point on the west right-of-way line of County Road 47;

THENCE south along the west right-of-way line of County Road 47 and 20 feet west of the east boundary of Section 27 Laureles Farm Tracts to a point on the north right-of-way line of FM 2444;

THENCE to the west along the south boundary of the north half of Sections 27 and 26 Laureles Farm Tracts also being the north right-of-way of FM 2444 to the northwest corner of the southeast quarter of Section 26 Laureles Farm Tracts;

THENCE to the south, with the west boundary of the southeast quarter of Section 26 Laureles Farm Tracts and parallel with County Road 49 a distance of 0.5 miles to the northeast corner of the northwest quarter of Section 37 Laureles Farm Tracts;

THENCE in a westerly direction along the north boundary of Sections 37, 38 and 39 Laureles Farm Tracts to a point located approximately 2000 feet past the northeast corner of Section 39 Laureles Farm Tracts, to the westerly boundary of the Corpus Christi Extraterritorial Jurisdiction formed by Annexation Ordinance 022267 on July 18, 1985 and by annexation ordinance 020039 on October 27, 1985; whose radius point is the southwest corner of a 308.99 Acre Tract out of Shares 1, 2, 3, 4, and 10, Section D of the Laureles Farm Tracts and by Annexation Ordinance 020039 on October 27, 1985 whose radius point is the southwest corner of a 298.056 Acre Tract out of the South ½ of Section 31 and the North ½ of Section 32 of the Laureles Farm Tracts;

THENCE in a southeasterly direction following the Corpus Christi Extraterritorial Jurisdiction formed by Annexation Ordinance 022267 on July 18, 1985 whose radius point is the southwest corner of a 308.99 Acre Tract out of Shares 1, 2, 3, 4, and 10, Section D of the Laureles Farm Tracts and by Annexation Ordinance 020039 on October 27, 1985 whose radius point is the southwest corner of a 298.056 Acre Tract out of the South ½ of Section 31 and the North ½ of Section 32 of the Laureles Farm Tracts to the east right-of-way line of County Road 43, crossing Sections 39, 38, 48, 72, 83, 84, 107, 106, 121 and 122 of Laureles Farm Tracts to a point on the east right of way of County Road 43;

THENCE in a northerly direction following the east right-of-way line of County Road 43 to a point being 20 feet east of the northwest corner of the south half of Section 104 Laureles Farm Tracts;

THENCE in an easterly direction along the north boundary of the south half of Section 104 Laureles Farm Tracts to a point on the west boundary of Section 103 Laureles Farm Tracts;

THENCE in a northerly direction along the west boundary of Section 103 and 88 Laureles Farm Tracts to the northwest corner of the south half of Section 88 Laureles Farm Tracts;

THENCE in a westerly direction along the south boundary of the north half of Section 87 Laureles Farm Tracts to the east right-of-way line of County Road 43;

THENCE north along the east right-of-way line of County Road 43 to a point 20 feet east of the southwest corner of north half of Section 68 Laureles Farm Tracts;

THENCE east along the north boundary of the south half of Section 68 Laureles Farm Tracts to the southeast corner of the north half of Section 68 Laureles Farm Tracts;

THENCE in a northerly direction along the west boundary of Section 67 Laureles Farm Tracts to the northwest corner of Section 67 Laureles Farm Tracts;

THENCE to the west along the north boundary of Section 68 Laureles Farm Tracts to the east right-of-way line of County Road 43;

THENCE in a northerly direction along the east right-of-way line of Country Road 43 to the point on the north right-of-way line of County Road 14A;

THENCE to the west along the north right-of-way line of County Road 14A extended along the south boundary of the north half of Sections 51, 50 and 49 Laureles Farm Tracts to a point on the east right-of-way line of County Road 49;

THENCE to the north along the east right-of-way line of County Road 49 being 20 feet east of the west boundary of Sections 49 and 36 Laureles Farm Tracts to a point on the south right-of-way line on County Road 18 being 20 feet south of the northwest corner of the south half of Section 36 Laureles Farm Tracts;

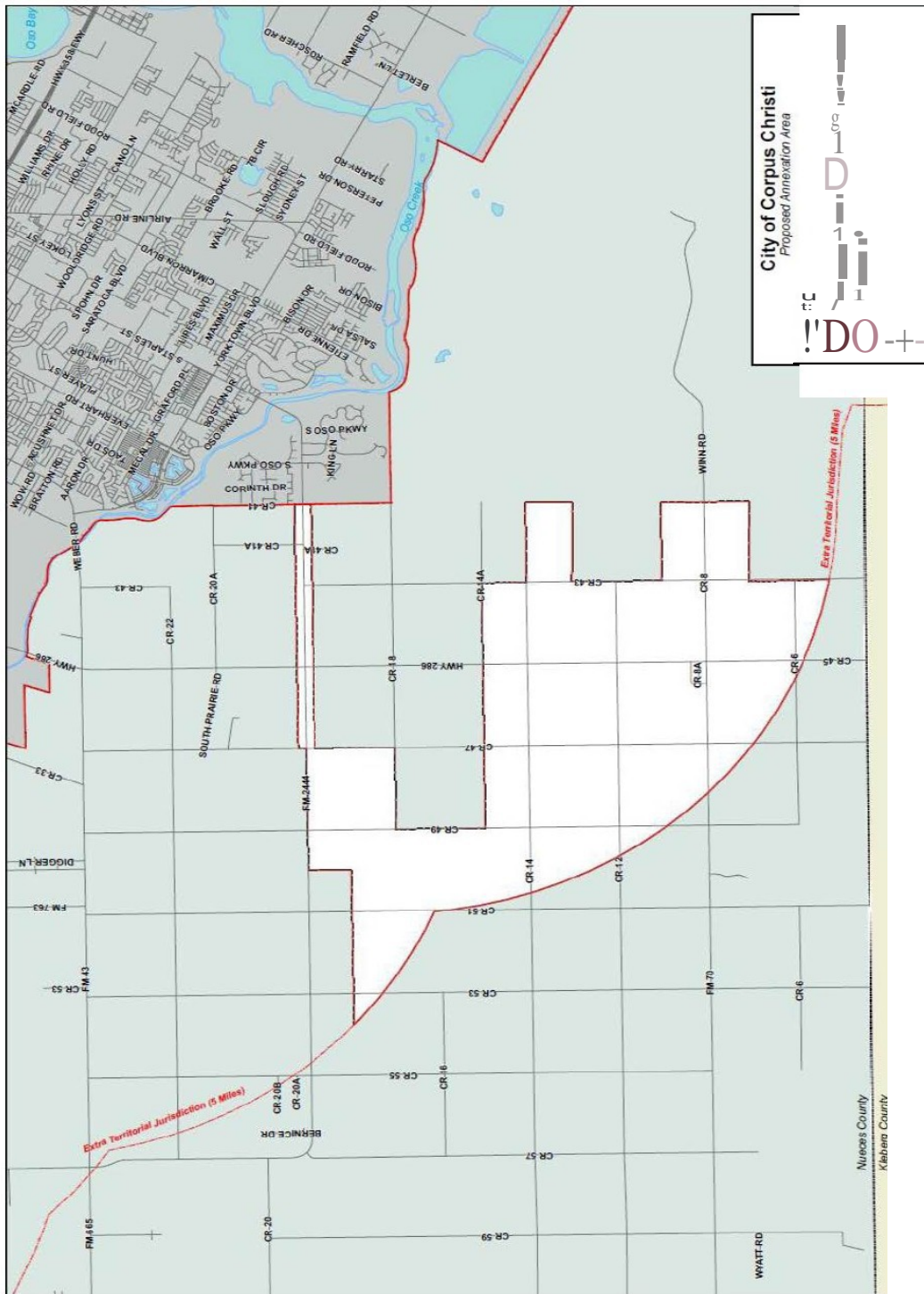
THENCE to the east along the south boundary of County Road 18 being 20 feet south of the south boundary of the north half of Section 36 Laureles Farm Tracts to a point on the east right-of-way line of County Road 47 and 20 feet west of the southwest corner of the north half of Section 35;

THENCE to the north along the east right-of-way line of County Road 47 and 20 feet east thereof the west boundary of Sections 35 and 28 Laureles Farm Tracts to a point 500 feet south of the centerline of FM 2444;

THENCE to the east 500 feet south of and parallel to the centerline of FM 2444 to a point on the west right-of-way line of County Road 41 and the existing Corpus Christi city limits (Ordinance 022267, July 18, 1995) and the east boundary of Section 30 Laureles Farm Tracts to a point;

THENCE to the north along the west right-of-way line of County Road 41 and the existing Corpus Christi city limits (Ordinance 022267, July 18, 1995) and the east boundary of Section 30 Laureles Farm Tracts 1000 feet, to the west right-of-way line of County Road 41 and the Corpus Christi city limits (Ordinance 022267, July 18, 1995) to the POINT OF BEGINNING.

Southside FM 2444 Annexation Area Map



Property Owner Signed and City Council Adopted
Development Agreements Per Local Government Code 43.035

Attachment A: Thomas Edward Braman, Nueces County Appraisal District Tax Id. #: 4250-0030-1001

A 39.98 acre tract, more or less, out of a 478.36 acre tract of land out of the South one-half (S ½) of Section 30 and the North one-half (N ½) of Section 33, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, bounded as follows, to-wit:

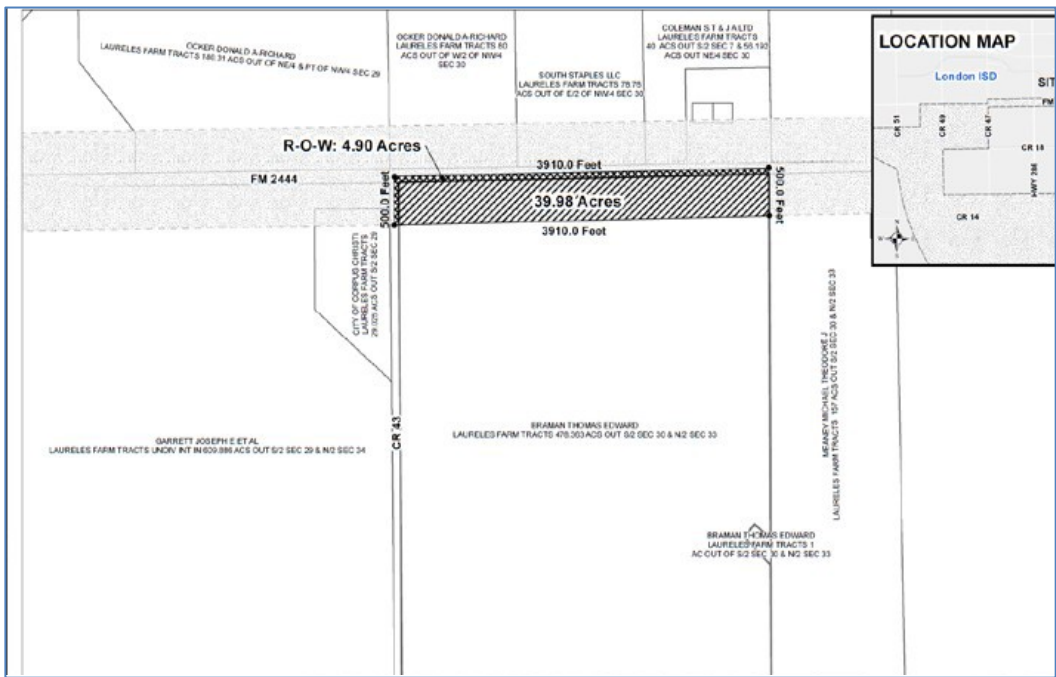
BEGINNING at the northwest corner of this tract of land, being on the west boundary line of the South one-half (S ½) of Section 30, Laureles Farm Tracts and the centerline of Farm-to-Market 2444, having a right-of-way width of 100.0 feet, as it intersects the centerline of County Road 43, having a right-of-way width of 40.0 feet;

THENCE East, along the centerline of Farm-to-Market 2444 to the western boundary line of a 157 acre tract out of the South one-half (S ½) of Section 30 and the North one-half (N ½) of Section 33, Laureles Farm Tracts;

THENCE South along the eastern boundary of the Northeast, South one-half (S ½) of Section 30 and the North one-half (N ½) of Section 33, Laureles Farm Tracts, 500.0 feet to the southeast corner of this tract;

THENCE West, being 500.0 feet south of and parallel to the centerline of Farm-to-Market 2444, to the west boundary line of the Northeast, South one-half (S ½) of Section 30 and the North one-half (N ½) of Section 33, Laureles Farm Tracts;

THENCE North along west side of said tract of land, 500.0 feet, also being in the center of County Road 43, to the **POINT OF BEGINNING** containing 44.88 acres of land less 4.90 acres of right-of-way for a total of 39.98 acres.



Attachment B: James F. Nemec Family Real Property, Nueces County Appraisal District

Tax Id. #: 4250-0028-020

A 27.064 acre portion, more or less, of a 160 acre tract of land situated in Nueces County Texas, out of that tract of land originally granted to Ramon de Ynojosa, called the "Rincon de Corpus Christi," Abstract No. 411, and being the Northwest One-fourth (NW ¼) of Section Twenty-Eight (28), of the Laureles Farm Tracts, bounded as follows, to-wit:

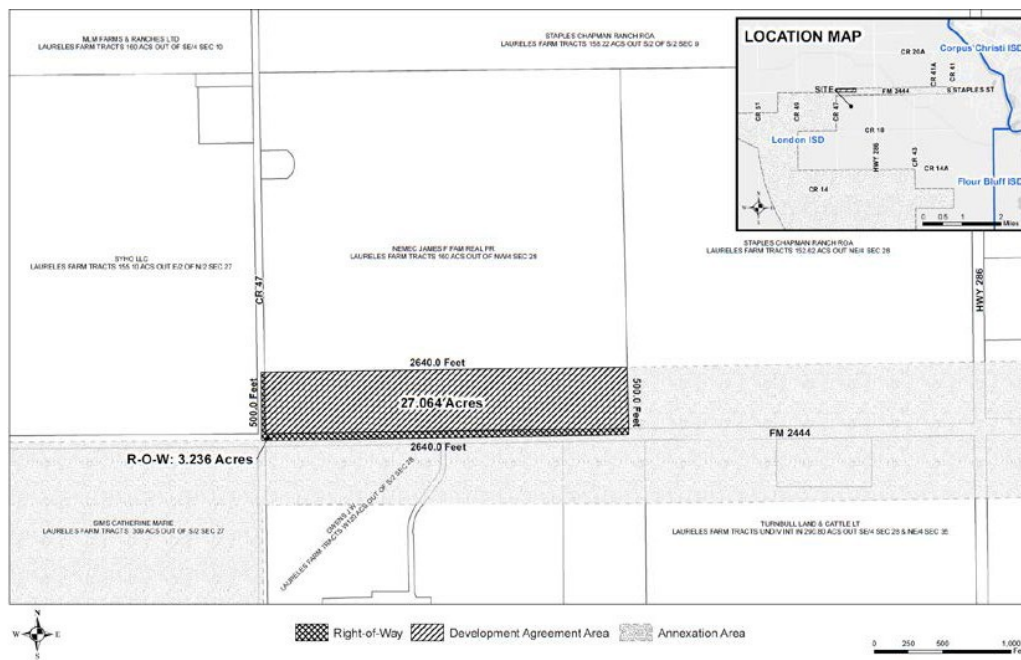
BEGINNING at the southwest corner of this tract of land, being on the west boundary line of the Northwest One-fourth (NW ¼) of Section Twenty-Eight (28), of the Laureles Farm Tracts and on the current right-of-way centerline of Farm-to-Market 2444, having a right-of-way width of 100.0 feet, as it intersects the centerline of County Road 47, having a right-of-way width of 40.0 feet;

THENCE North along west side of said tract of land, 500.0 feet to the northwest corner, also being in the center of the current right-of-way line of County Road 47;

THENCE East, being 500.0 feet north of and parallel to the centerline of Farm-to-Market 2444, to the west boundary line of the Northeast, One-fourth (NE ¼) of Section Twenty-Eight (28) of the Laureles Farm Tracts;

THENCE South along the western boundary of the Northeast, One-fourth (NE ¼) of Section Twenty-Eight (28) of the Laureles Farm Tracts, 500.0 feet to the southeast corner of this tract, also being in the center of Farm-to-Market 2444;

THENCE West, along the current right-of-way centerline of Farm-to-Market 2444, to the POINT OF BEGINNING containing 30.30 acres of land less 3.236 acres of right-of-way for a total of 27.064 acres.



Attachment C: Turnbull Land and Cattle, Ltd., Cuervo Ranch Holdings, Ltd., Staples Investment Partnership, and MPJ Assets, LLC., Nueces County Appraisal District Tax Id. #: 425000280401 and 425000280500 owned in undivided interest

A 24.79 acre tract, more or less, out of a 290.80 acre portion of the Southeast one-quarter (SE ¼) of Section 28, Laureles Farm Tracts and 4.78 Acre, more or less Tract of land out of the Southeast one- quarter (SE ¼) of Section 28, Laureles Farm Tracts , a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, bounded as follows, to-wit:

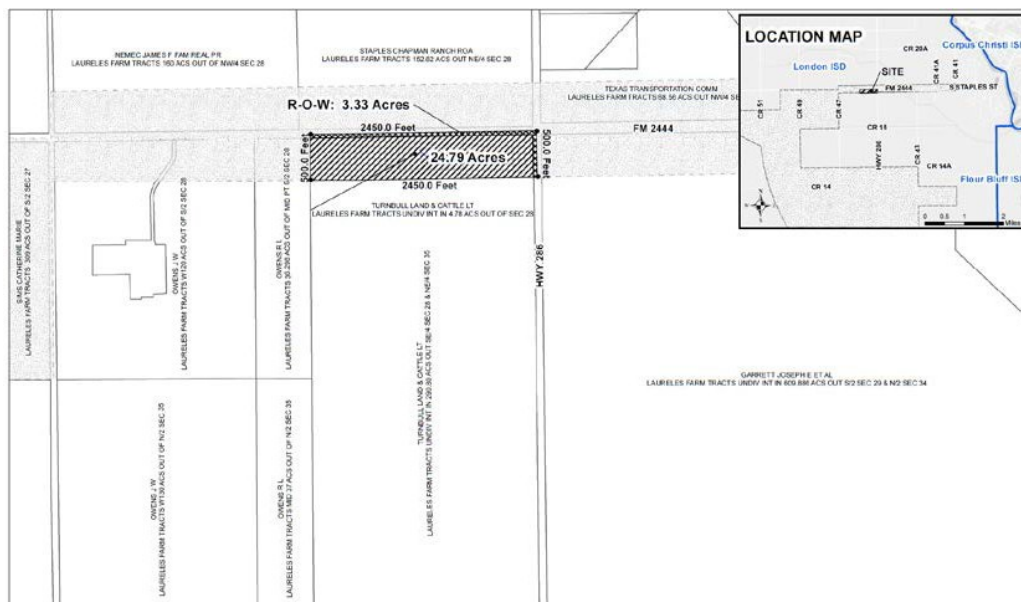
BEGINNING at the Northwest Corner of this tract of land, being the northwest corner of the Southeast one-quarter (SE ¼) of Section 28, Laureles Farm Tracts and the centerline on Farm-to-Market 2444, having a right-of-way width of 100.0 feet;

THENCE East, along the centerline of Farm-to-Market 2444 to the northeast corner of the Southeast one-quarter (SE ¼) of Section 28, Laureles Farm Tracts, also being the intersection with State Highway 286, having a right-of-way width of 100.00 feet;

Thence South along the centerline of State Highway 286, 500.00 feet to the southeast corner of this tract;

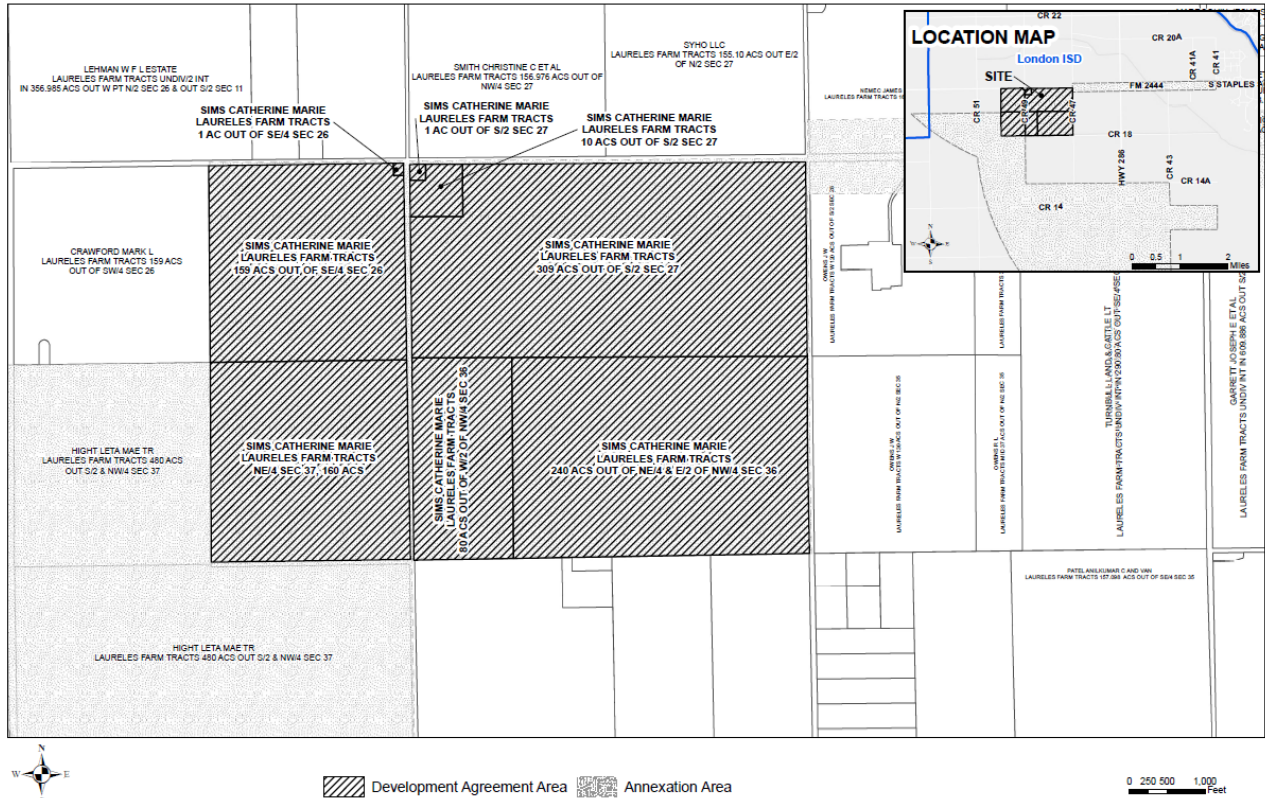
THENCE West, being 500.0 feet south and parallel to the centerline of Farm-to-Market 2444 to the west boundary line of the Southeast one-quarter (SE ¼) of Section 28, Laureles Farm Tracts;

THENCE North, along the west boundary line of the Southeast one-quarter (SE ¼) of Section 28, Laureles Farm Tracts to the **POINT OF BEGINNING**, containing 28.12 acres of land less 3.33 acres of right-of-way for a total of 24.79 acres.



Attachment D: Catherine Marie Sims Property

425000260001	LAURELES FARM TRACTS 159 ACS OUT OF SE/4 SEC 26
425000270000	LAURELES FARM TRACTS 309 ACS OUT OF S/2 SEC 27
425000270200	LAURELES FARM TRACTS 10 ACS OUT OF S/2 SEC 27
425000360100	LAURELES FARM TRACTS 80 ACS OUT OF W/2 OF NW/4 SEC 36
425000360300	LAURELES FARM TRACTS 240 ACS OUT OF NE/4 & E/2 OF NW/4 SEC 36
425000370000	LAURELES FARM TRACTS NE/4 SEC 37, 160 ACS
425000260000	LAURELES FARM TRACTS 1 AC OUT OF SE/4 SECTION 26
425000270005	LAURELES FARM TRACTS 1 AC OUT OF S/2 SECTION 27



Attachment E: Nueces County Appraisal District Tax Id. #: 425000280305, J.W. Owens

A 22.21 acre tract, more or less, out of 120.0 acres, more or less, out of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts and a portion of 10 acres, more or less, out of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, bounded as follows, to-wit:

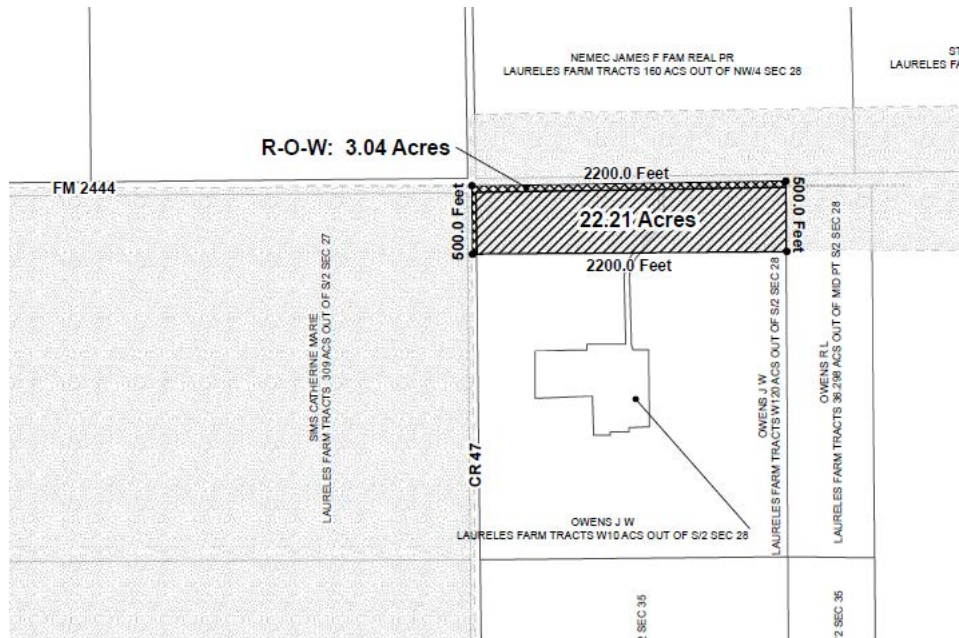
BEGINNING at the northwest corner of this tract of land, being on the west boundary line of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts and the centerline of Farm-to-Market 2444, having a right-of-way width of 100.0 feet, as it intersects the centerline of County Road 47, having a right-of-way width of 40.0 feet;

THENCE East, along the centerline of Farm-to-Market 2444, to the northeast corner of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts;

THENCE South along the eastern boundary of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts, 500.0 feet;

THENCE West, being 500.0 feet south of and parallel to the centerline of Farm-to-Market 2444, to the west boundary line of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts, also being in the center of County Road 47;

THENCE North along the centerline of County Road 47, 500.0 feet to the POINT OF BEGINNING containing 25.25 acres of land less 3.04 acres of right-of-way for a total of 22.21 acres.



Attachment F: Nueces County Appraisal District Tax Id. #: 4250-0028-0000, R.L. Owens

A 6.20 acre tract, more or less, out of a 36.298 acre tract, out of the Middle Portion of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, bounded as follows, to-wit:

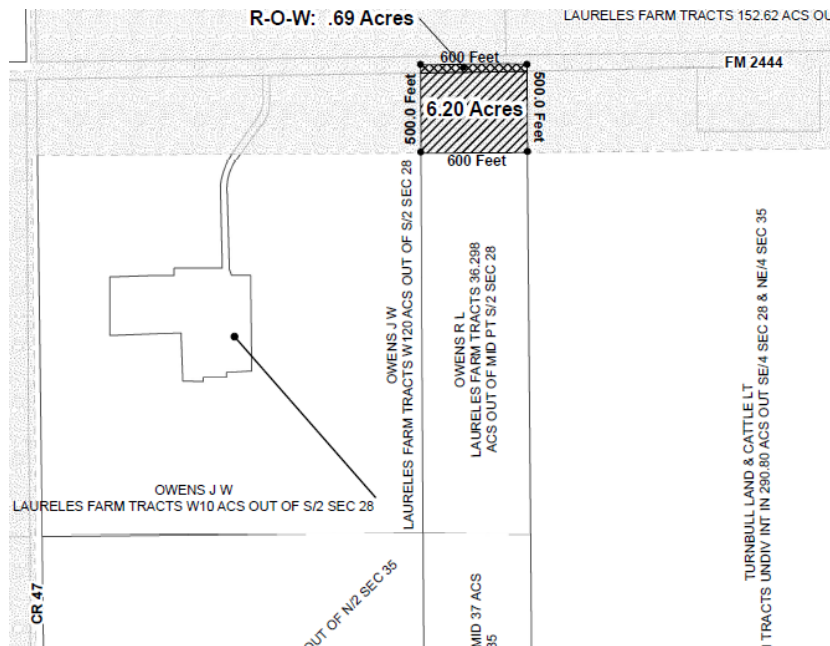
BEGINNING at the northeast corner of this tract of land, also being the northwest corner of the southeast corner of Section 28 of the Laureles Farm Tracts and the centerline of Farm-to-Market 2444, having a right-of-way width of 100.0 feet;

THENCE South along east side of said tract of land, 500.0 feet to the southeast corner of the Middle Portion of the Middle Portion of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts;

THENCE West, being 500.0 feet south of and parallel to the centerline of Farm-to-Market 2444, to the west boundary line of the Middle Portion of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts;

THENCE North along the western boundary of the Middle Portion of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts, 500.0 feet to the northwest corner of this tract, also being in the center of Farm-to-Market 2444;

THENCE East, along the centerline of Farm-to-Market 2444, to the POINT OF BEGINNING containing 6.89 acres of land less 0.69 acres of right-of-way for a total of 6.20 acres.



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

Nelda Martinez	Chad Magill	_____
Kelley Allen	Colleen McIntyre	_____
Rudy Garza	Lillian Riojas	_____
Priscilla Leal	Mark Scott	_____
David Loeb		

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

Nelda Martinez	Chad Magill	_____
Kelley Allen	Colleen McIntyre	_____
Rudy Garza	Lillian Riojas	_____
Priscilla Leal	Mark Scott	_____
David Loeb		

PASSED AND APPROVED, this the _____ th day of _____, _____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor