

Ordinance

Designating the “voestalpine Reinvestment Zone” within the extra territorial jurisdiction of the City of Corpus Christi, Texas (“City”) and within the City limits under the Property Redevelopment and Tax Abatement 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, voestalpine Texas, LLC (“voestalpine”) has requested that the City designate as a reinvestment zone the site within the City’s extra territorial jurisdiction and within the City limits on which voestalpine plans to make an investment to construct improvements (“the voestalpine site”), which site is more particularly described on Exhibit A attached hereto; and

Whereas, the voestalpine site meets the criteria for a reinvestment zone as stated in Section 312.202 of the Act; and

Whereas, on Friday, May 3, 2013, notice of a public hearing on the designation of the voestalpine Reinvestment Zone was published in a newspaper of general circulation in the City of Corpus Christi, and on Friday, May 3, 2013, notice was given by U.S. Mail, certified, postage prepaid, return receipt 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 Tuesday, May 14, 2013, 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 voestalpine site within the City’s extra territorial jurisdiction and within the City limits meets the criteria to be designated as a reinvestment zone stated in Section 312.202 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 voestalpine Reinvestment

Zone. The location and boundaries of the Zone are more particularly described on Exhibit A attached hereto and incorporated by reference herein.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2013, 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 _____, 2013, 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 _____, 2013.

ATTEST:

Armando Chapa
City Secretary

Nelda Martinez
Mayor

Exhibit A
Property Description
Voestalpine Reinvestment Zone

Metes and Bounds Legal Description of the 475.52-Acre Plant Site

FIELD NOTES to describe the boundary of a 475.52-acre tract of land out of a called 930.28-acre tract known as Tract II in "Exhibit A", said 930.28-acre tract being a portion of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being out of a called 2496.66-acre tract as recorded in Volume 458, Page 469, Deed Records, San Patricio County, Texas also being out of portions of the T.T. Williamson Surveys, Abstract 286, Abstract 287, Abstract 288, and Abstract 289, and the J. Gerraghty Survey, Abstract 139, all being in San Patricio County, Texas, said 475.52-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a 1" iron pipe found on the north line of said 930.28-acre tract for the southwest corner of Tract III in "Exhibit A" of said 1089.34-acre tract and for an interior corner of said 1089.34-acre tract, said 1" iron pipe having Texas State Plane Coordinates of X= 1377726.63 and Y= 17220150.79, thence South 49°45'13" West a distance of 161.84 feet to a 5/8" iron rod with red plastic cap stamped "HYDRO EX SURVEYING" set for the **POINT OF BEGINNING**;

THENCE South 17°44'36" East, being 250 feet west and parallel to the east line of said 1089.34-acre tract, a distance of 5,516.07 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE South 52°16'42" West, a distance of 186.27 feet to a 5/8" iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South 17°44'44" East, being 425 feet west and parallel to the east line of said 1089.34-acre tract, a distance of 1,454.17 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE South 05°00'40" East, a distance of 2,033.63 feet to a 5/8" iron rod with said red plastic cap set for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, a distance of 198.27 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE North 07°29'58" West, a distance of 1,748.16 feet to a 5/8" iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South 78°19'34" West, a distance of 2,910.34 feet to a 5/8" iron rod with said red plastic cap set for the southwest corner of the herein described tract;

THENCE North 01°15'10" West, being approximately 470 feet east and parallel to the east toe of levee recognized as D.M.P.A. No. 14, a distance of 967.53 feet to a 5/8" iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South 73°03'57" West, a distance of 181.77 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE North 01°15'07" West, being approximately 295 feet east and parallel to the east toe of levee recognized as D.M.P.A. No. 14, a distance of 3,882.65 feet to a 5/8" iron rod with said red plastic cap set for a corner, the P.C. of curve for an interior corner of the herein described tract;

THENCE in a Northwesterly direction, with the arc of said circular curve to the left, whose Central Angle is 60°42'34", whose Radius is 1,627.00 feet, and Arc Distance of 1,723.94 feet to a 5/8" iron rod with said red plastic cap set for a corner, the P.T. of said curve, for an exterior corner of the tract herein described;

THENCE North 09°28'59" East, being 100 feet east and parallel to the west line of said 930.28-acre tract, a distance of 2,181.12 feet to a 5/8" iron rod with said red plastic cap set for the northwest corner of the herein described tract;

THENCE South 70°28'50" East, being 140' south and parallel to the north line of said 930.28-acre tract, a distance of 2,016.12 feet to a 5/8" iron rod with said red plastic cap set for the northeast corner of the herein described tract and the **POINT OF BEGINNING**,

CONTAINING within these metes and bounds 475.52 acres (20,713,669 square feet) of land, more or less.

East Dock Metes and Bounds

6.0620-Acre Tract "EAST DOCK SITE"

FIELD NOTES to describe an exhibit of a 6.0620-acre tract of submerged lands herein referred to as the "East Dock Site" being a portion of a called 930.28-acre tract known as Tract II and a portion of a called 21.98-acre tract known as Tract IV - Submerged Tract, both in "Exhibit A" of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being out of a called 2496.66 acre tract as recorded in Volume 458, Page 469, Deed Records, San Patricio County, Texas also being out of a portion of the T.T. Williamson Survey, Abstract 288, in San Patricio County, Texas and the State of Texas Submerged Land Tracts, Tract I, in Nueces County, Texas, said 6.0620-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a brass disk set in concrete known as a United States National Geodetic Survey monument marked "Quintana 1933", said monument having Texas State Plane Coordinates of X= 1377525.05 and Y= 17211356.21, thence South 86°23'30" East a distance of 2,042.49 feet to a 5/8" iron rod found for an exterior corner of a 475 .52 acre tract of land recently surveyed and monumented in November 2012 within the limits of said 1089.34 acre tract for an exterior corner of the 6.0620-acre tract herein described for the **POINT OF BEGINNING**;

THENCE North 78°20'12" East, along the south line of said 475.52-acre tract, a distance of 198.27 feet to a 5/8" iron rod found for an exterior corner of said 475.52-acre tract and for an exterior corner of the herein described tract;

THENCE South 11°39'48" East, a distance of 165.33 feet to a point for an interior corner of the herein described tract;

THENCE North 78°20'12" East, a distance of 68.77 feet to a point for the northwest corner of a called 58.07-acre tract of submerged lands known as Tract I, Parcel 6 described in a deed to BPU Reynolds, Inc. as recorded in Document No. 2001000017, Deed Records, Nueces County, Texas for the northeast corner of the herein described tract;

THENCE South 07°00'40" East, along the west line of said 58 .07-acre tract, a distance of 260.60 feet to a point for the southwest corner of said 58.07-acre tract, for a bend point in the P.O.C.C.A. North Bulkhead Line, and for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, along said north bulkhead line, a distance of 1060.00 feet to a point for the southwest corner of the herein described tract; **THENCE** North 11°39'48" West, a distance of 200.00 feet to a point for the northwest corner of the herein described tract;

THENCE North 78°20'12" East, a distance of 797.71 feet to a point for an interior corner of the herein described tract;

THENCE North 07°29'58" West, a distance of 225.67 feet to a 5/8" iron rod found for an exterior corner of said 475.52-acre tract and for an exterior corner of the herein described tract and the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 6.0620 acres (264,060 square feet) of land, more or less.

West Dock Metes and Bounds 4.7291-Acre Tract "WEST DOCK SITE"

FIELD NOTES to describe an exhibit of a 4.7291-acre tract of submerged lands herein referred to as the "West Dock Site" being a portion of a called 21.98-acre tract known as Tract IV - Submerged Tract, in "Exhibit A" of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in

Document No. 1998005467, Official Records, Nueces County, Texas and being out of the State of Texas Submerged Land Tracts, Tract 1, in Nueces County, Texas, said 4.7291 acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a brass disk set in concrete known as a United States National Geodetic Survey monument marked "Quintana 1933", said monument having Texas State Plane Coordinates of X= 1377525.05 and Y= 17211356.21, thence South 68°14'28" East a distance of 1,385.35 feet to a point for the northwest corner of a called 6.0620 acre tract referred to as the "East Dock Site", described by separate instrument, and for the northeast corner of the herein described tract for the POINT OF BEGINNING;

THENCE South 11 °39'48" East, along the common line of said 4.7291-acre tract and the 6.0620 acre tract, a distance of 200.00 feet to a point on the P.O.C.C.A. North Bulkhead Line for the southwest corner of said 6.0620-acre tract and for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, along said north bulkhead line, a distance of 1030.00 feet to a point for the southwest corner of the herein described tract;

THENCE North 11 °39'48" West, a distance of 200.00 feet to a point for the northwest corner of the herein described tract;

THENCE North 78°20' 12" East, being 200 feet north and parallel to the north bulkhead line, a distance of 1030.00 feet to a point for the northwest corner of said 6.0620 acre tract and for the northeast corner of the herein described tract and the POINT OF BEGINNING, CONTAINING within

