

Petition Requesting Annexation by Are Landowners

TO THE MAYOR OF THE GOVERNING BODY OF CORPUS CHRISTI, TEXAS

The undersigned owners of the hereinafter described tract of land, which is currently being used as school grounds and without residents, or on which fewer than three qualified voters reside, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Corpus Christi, Texas the following described territory, to wit:

Fieldnotes, for an 82.40 Acre, Annexation Tract, situated in the Cuadrilla Irrigation Company Survey No. 135, Abstract 581, and the I.&G.N.R.R. Survey No. 140, Abstract 612, as shown on the map of the Laureles Farm Tract, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, and comprising all of Lot 1, London School Tracts, a map of which is recorded in Volume 67, Page 179, said Map Records, all of Lot 2, London School Tracts, a map of which is recorded in Volume 67, Page 180, said Map Records, all of Lot 3, London School Tracts, a map of which is recorded in Volume 67, Page 578, said Map Records; all of a 20.00 Acre Tract described in a Special Warranty Gift Deed from Sheilah Ruth London to London Independent School District, recorded in Document No. 2005027456, said Official Public Records; all of a 25.00 Acre Tract described in a Warranty Deed from The South Texas Children's Home to London Independent School District, recorded in Document No. 2008018783, said Official Public Records; the remainder of a 27.50 Acre Tract described in a Warranty Deed from The South Texas Children's Home to London Independent School District, recorded in Document No. 2003067159, Official Public Records of Nueces County, Texas; the remainder of a 5.00 Acre Tract described in a Warranty Deed from The South Texas Children's Home to London Independent School District, recorded in Document No. 2003067159, said Official Public Records; the remainder of a 4.00 Acre Tract described in a Deed from W.T. Petty to the County School Trustees of Nueces County, State of Texas, recorded in Volume 112, Page 392, Deed Records of Nueces County, Texas; the remainder of a 1.994 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Betty Jean London, Billy Ray London, Jr., Thomas Leslie London, Laureen M. London, Dellana Morraine London Cook, Larry B. Cook, Nora London Covington and Joseph Covington to London Independent School District, recorded in Volume 2170, Page 841, said Deed Records; and the remainder of a 1.00 Acre described in a Deed from J.A. Hill and W.T. Petty to W.F. Timon, County Judge of Nueces County, Texas, for use and benefit of Common School District Np. 35, in Nueces County, recorded in Volume 71, Page 550, said Deed Records; the said 82.40 Acre Tract being more fully described as follows:

Beginning, at 5/8 Inch Iron Rod Found, on the North Right-of-Way Line of Farm to Market Road 43, the apparent West Right-of-Way of London Pirate Road (County Road 33), a public roadway;

Thence, South 89°10'38" West, with the said North Right-of-Way Line, 476.67 Feet, for a corner of this Tract, from **Whence**, a TxDot Monument Found, bears South 00°46'26" East, 0.75 Feet;

Thence, North 00°46'26" East, at 6.21 Feet, pass a Drill Hole Found, in all 16.36 Feet, to the Southeast corner of the said Lot 1, London School Tracts, for an inner ell corner of this Tract;

Thence, South 89°10'38" West, with the said North Right-of-Way Line, the South boundary line of the said London School Tracts, Lots 1, 2 and 3, at 721.49 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH" Found, for the common South corner of the said Lots 2 and 3, in all 1222.88 Feet, to the Southeast corner of a 1.29 Acre Tract of Land out of the said Cuadrilla Irrigation Company Survey No. 135, Abstract 581, described in a Warranty Deed with Vendor's Lien, from The South Texas Children's Home to Almarosa Castillo, recorded in Document No. 2002017337, said Official Public Records, being the Southwest corner of the said Lot 3, London School Tracts and this Tract, from **Whence**, a 5/8 Inch Iron Rod with plastic cap stamped "5435" Found, bears South 00°48'31" East, 16.36 Feet;

Thence, North 00°48'31" West, with the common boundary line of the said Lot 3 and the said 1.29 Acre Tract, 296.02 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "5435" Found, for a common corner of the said 1.29 Acre Tract with the said Lot 3 and this Tract;

Thence, North 89°02'39" East, 111.09 Feet, to a common corner of the said 1.29 Acre Tract, the said Lot 3 and this Tract, from **Whence**, a 5/8 Inch Iron Rod Found, bears North 89°02'39" East, 0.22 Feet;

Thence, North 00°52'30" West, with a Northwest boundary line of the said Lot 3, a Southeast boundary line of the said 1.29 Acre Tract, a Northwest boundary line of the said 25.00 Acre Tract and a Southeast boundary line of Lot 1, Block 1, King's Landing Unit 1, a map of which is recorded in Volume 69, Pages 785-789, said Map Records, 1608.22 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH" Found, on the South Right-of-Way Line of Lady Claudia Street, being an inner ell corner of the said King's Landing Unit 1, for the Northwest corner of the said 25.00 Acre Tract and this Tract;

Thence, North 89°08'57" East, with a South boundary line of the said King's Landing Unit 1 and the said Lady Claudia Street, and the North boundary line of the said 25.00 Acre Tract, 1321.52 Feet, to the West boundary line of a 118.126 Acre Tract of Land, out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 581, Survey No. 139, Abstract 577 and I&G.N.R.R. Survey No. 140, Abstract 612, described in a Correction Warranty Deed, from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, said Official Public Records, being the a Southeast corner of the said King's Landing Unit 1, the Southeast corner of the said Lady Claudia Street, and the Northeast corner of the said 25.00 Acre Tract of Land described in Document No. 2008018783, said Official Public Records, for an outer ell corner of this Tract;

Thence, South 01°00'19" East, with the common boundary line of the said 118.126 Acre Tract and the said 25.00 Acre Tract, 3.12 Feet, for an outer ell corner of this Tract;

Thence, North 88°54'56" East, with the common boundary line of the said 118.126 Acre Tract and the said 20.00 Acre Tract, 1023.87 Feet, to the said apparent West Right-of-Way Line of London Pirate Road (County Road 33), for the Southeast corner of the said 118.126 Acre Tract, and for the Northeast corner of the said 20.00 Acre Tract and this Tract, from **Whence**, a 5/8 Inch Iron Rod Found, bears North 20°13'25" East, 0.48 Feet;

Thence, South 20°13'25" West, with the common boundary of the said apparent West Right-of-Way Line and the said 20.00 Acre Tract, 1146.74 Feet, to a 5/8 Inch Iron Rod Found, being the Southeast corner of the said 20.00 Acre Tract, the Northeast corner of a 1.67 Acre Tract of Land, out of the said Cuadrilla Irrigation Company Survey No. 135, Abstract 581, and the said I.&G.N.R.R. Survey No. 140, Abstract 612, described in a Warranty Deed, from Robert Perez and wife, Sylvia B. Perez to Aaron and Ana Laura Gallegos, recorded in Document No. 2017040703, said Official Public Records, for a corner of this Tract;

Thence, South 89°10'13" West, 608.83 Feet, to a 5/8 Inch Iron Rod Found, on the West boundary line of the said 27.50 Acre Tract, being the Southwest corner of the said 20.00 Acre Tract, being the Northwest corner of the said 1.67 Acre Tract, for an inner ell corner of this Tract;

Thence, South 01°02'16" East, with the East boundary line of the said 27.50 Acre Tract and the said 5.00 Acre Tract, at 124.16 Feet, pass a 5/8 Inch Iron Rod Found, being the Northwest corner of a 1.66 Acre Tract of Land, out of the said Cuadrilla Irrigation Company Survey No. 135, Abstract 581, and the said I.&G.N.R.R. Survey No. 140, Abstract 612, described in a Warranty Deed, from Robert Perez and Sylvia B. Perez to Aaron Gallegos and Ana Laura Gallegos, recorded in Document No. 2013049419, said Official Public Records, in all 408.40 Feet, to a 1 Inch Iron Pipe Found, on the North boundary line of the said 4.00 Acre Tract, being a corner of the said 5.00 Acre Tract, the Southwest corner of a 1.66 Acre Tract of Land, out of the said Cuadrilla Irrigation Company Survey No. 135, Abstract 581, described in a Special Warranty Deed, from Sylvia Rodriguez Aguilar to Sylvia Rodriguez Aguilar and Jorge Aguilar, recorded in Document No. 2022053426, said Official Public Records, for an inner ell corner of this Tract;

Thence, North 89°14'03" East, with the North boundary line of the said 4.00 Acre Tract, the North boundary line of the said 1.994 Acre Tract, and the South boundary line of the said 1.66 Acre Tract, 449.95 Feet, to a 3/4 Inch Iron Pipe Found, on the said apparent West Right-of-Way Line, for the Southeast corner of the said 1.66 Acre Tract of Land, the Northeast corner of the said 1.994 Acre Tract, and for a corner of this Tract;

Thence, South 20°13'25" West, with the East boundary line of the said 1.994 Acre Tract of Land and the said apparent West Right-of-Way Line, 306.23 Feet, for a corner of this Tract;

Thence, South 24°58'28" West, over and across the said 1.00 Acre Tract, continuing with the said apparent West Right-of-Way Line, 175.59 Feet, to the **Point of Beginning**, containing 82.40 Acres (3,589,429 Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

I certify that the above, described tract of land is contiguous and adjacent to the City of Corpus Christi, Texas, and that this petition is signed and duly acknowledged the each and every person having an interest in said land.

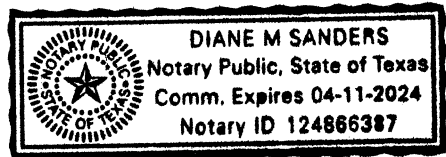
Signed: Judi Whitis
Date: 12/6/2023

THE STATE OF TEXAS

COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day personally appeared Judi Whitis, as Superintendent of London Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 6th day of December, 2023



Diane M. Sanders
Notary Public in and for
Nueces, County, Texas.

Sketch to Accompany

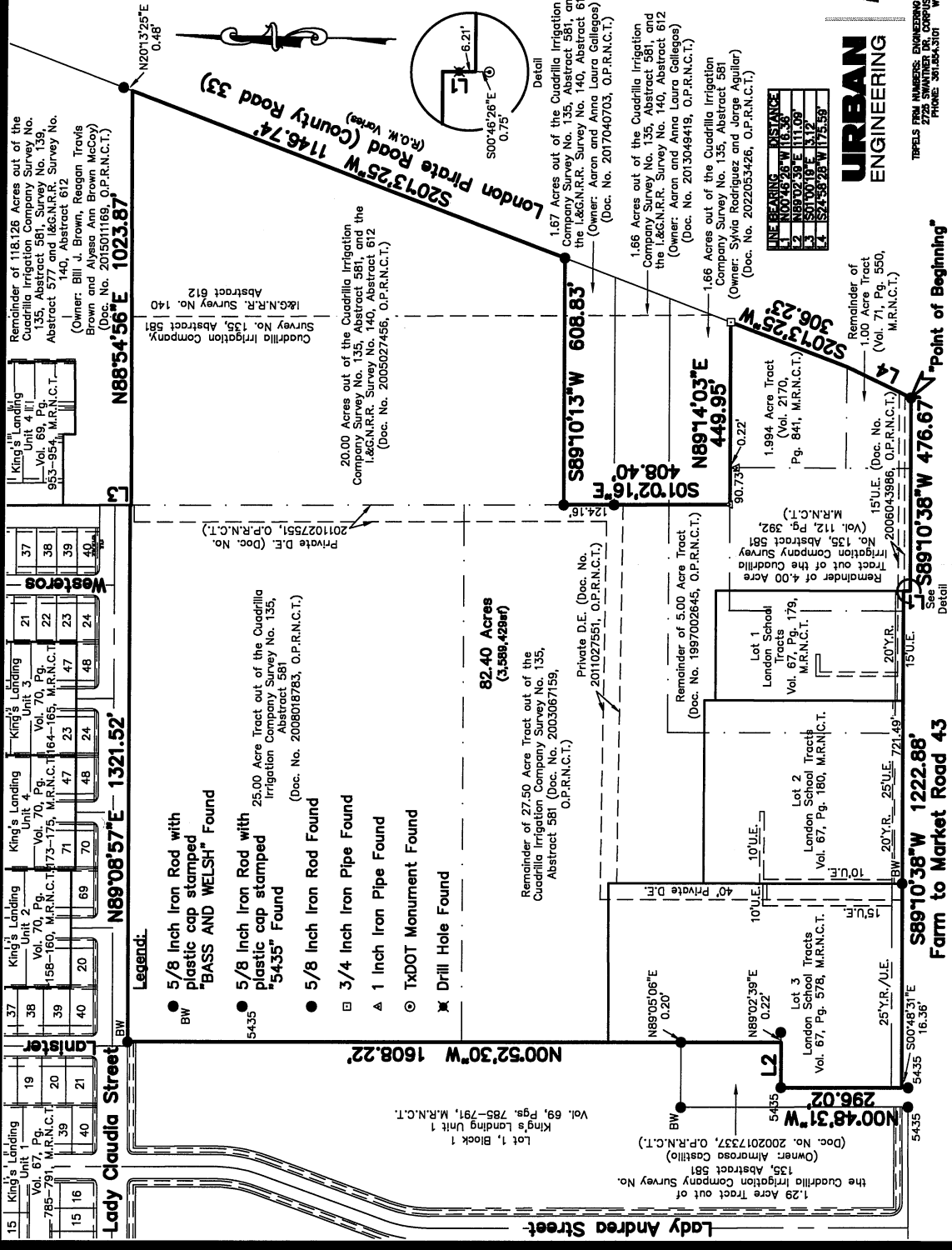
FIELDNOTES for an 82.40 Acre, Annexation Tract, situated in the Cuadrilla Irrigation Company Survey No. 135, Abstract 581, and the L&G.N.R.R. Survey No. 140, Abstract 612, as shown on the map of the Laureles Farm Tract, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, and comprising all of Lot 1, London School Tracts, a map of which is recorded in Volume 67, Page 179, said Map Records, all of Lot 2, London School Tracts, a map of which is recorded in Volume 67, Page 179, said Map Records, all of Lot 3, London School Tracts, a map of which is recorded in Volume 67, Page 578, said Map Records, all of a 20.00 Acre Tract described in a Special Warranty Gift Deed from Shelton Ruth London to London Independent School District, recorded in Document No. 2005027456, said Official Public Records, all of a 25.00 Acre Tract described in a Warranty Deed from the South Texas Children's Home to London Independent School District, recorded in Document No. 2008018783, said Official Public Records; the remainder of a 27.50 Acre Tract described in a Warranty Deed from the South Texas Children's Home to London Independent School District, recorded in Document No. 2003067159, Official Public Records of Nueces County, Texas; the remainder of a 5.00 Acre Tract described in a Warranty Deed from the South Texas Children's Home to London Independent School District, recorded in Document No. 2003067159, said Official Public Records; the remainder of a 4.00 Acre Tract described in a Deed from W.T. Petty to the County School Trustees of Nueces County, State of Texas, recorded in Volume 112, Page 392, Deed Records of Nueces County, Texas; the remainder of a 1.994 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Betty Jean London, Billy Roy London, Jr., Thomas Leslie London, Lauren M. London, Deliana Morriss London Cook, Larry B. Cook, Nora London Covington and Joseph Covington to London Independent School District, recorded in Volume 2170, Page 841, said Deed Records; and the remainder of a 1.00 Acre described in a Deed from J.A. Hill and W.T. Petty to W.F. Timon, County Judge of Nueces County, Texas, for use and benefit of Common School District No. 35, in Nueces County, recorded in Volume 71, Page 550, said Deed Records.

Exhibit B

DATE: Nov. 1, 2023
 SCALE: 1"=300'
 JOB NO.: 42900.C3.02
 SHEET: 1 of 2
 DRAWN BY: XG
 usurveying@urbaneng.com
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TAPLES FIRM NUMBERS: ENGINEERING 145 I SURVEYING 10032490
 2725 SWANTWIRE DR. CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM



Remainder of 118.126 Acres out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 581, Survey No. 139, Abstract 577, and L&G.N.R.R. Survey No. 140, Abstract 612
 (Owner: Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy)
 (Doc. No. 2013011169, O.P.R.N.C.T.)

N88°54'56"E 1023.87'

20.00 Acres out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 581, and the L&G.N.R.R. Survey No. 140, Abstract 612 (Doc. No. 2005027456, O.P.R.N.C.T.)

1.67 Acres out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 581, and the L&G.N.R.R. Survey No. 140, Abstract 612 (Owner: Aaron and Anna Laura Gallegos) (Doc. No. 2017040703, O.P.R.N.C.T.)

1.66 Acres out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 581, and the L&G.N.R.R. Survey No. 140, Abstract 612 (Owner: Aaron and Anna Laura Gallegos) (Doc. No. 2013048419, O.P.R.N.C.T.)

1.66 Acres out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 581 (Owner: Sylvia Rodriguez and Jorge Aguilera) (Doc. No. 2022053426, O.P.R.N.C.T.)

1.994 Acre Tract (Vol. 2170, Pg. 841, M.R.N.C.T.)

157 U.E. (Doc. No. 2006043966, O.P.R.N.C.T.)

157 U.E. (Doc. No. 2006043966, O.P.R.N.C.T.)

157 U.E. (Doc. No. 2006043966, O.P.R.N.C.T.)

King's Landing Unit 4

37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52

King's Landing Unit 3

21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36

King's Landing Unit 2

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 1

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

Westeros

37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52

King's Landing Unit 4

47	48	49	50
51	52	53	54
55	56	57	58
59	60	61	62

King's Landing Unit 3

21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36

King's Landing Unit 2

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 1

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 4

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51	52	53	54
55	56	57	58
59	60	61	62

King's Landing Unit 3

21	22	23	24
25	26	27	28
29	30	31	32
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King's Landing Unit 2

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19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 1

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 4

47	48	49	50
51	52	53	54
55	56	57	58
59	60	61	62

King's Landing Unit 3

21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36

King's Landing Unit 2

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19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 1

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 4

47	48	49	50
51	52	53	54
55	56	57	58
59	60	61	62

King's Landing Unit 3

21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36

King's Landing Unit 2

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 1

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 4

47	48	49	50
51	52	53	54
55	56	57	58
59	60	61	62

King's Landing Unit 3

21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36

King's Landing Unit 2

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

King's Landing Unit 1

15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30

Legend:

- 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH" Found
- 5/8 Inch Iron Rod with plastic cap stamped "5435" Found
- 5/8 Inch Iron Rod Found
- 3/4 Inch Iron Pipe Found
- ▲ 1 Inch Iron Pipe Found
- ⊙ TxDOT Monument Found
- ✕ Drill Hole Found

82.40 Acres (3,588,428sf)

Remainder of 27.50 Acre Tract out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 581 (Doc. No. 2003067159, O.P.R.N.C.T.)

Private D.E. (Doc. No. 2011027551, O.P.R.N.C.T.)

Remainder of 5.00 Acre Tract (Doc. No. 1997002645, O.P.R.N.C.T.)

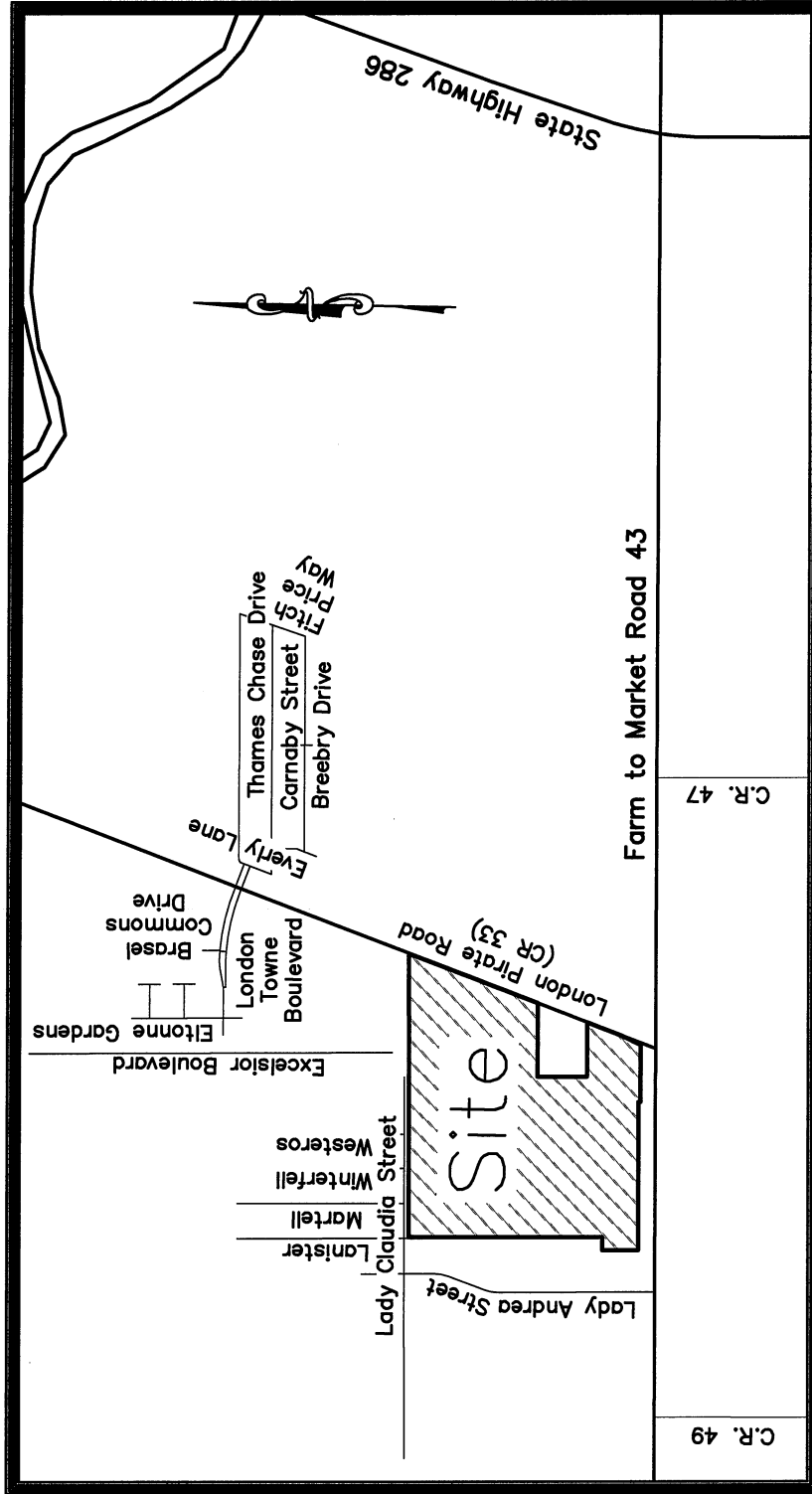
1.994 Acre Tract (Vol. 2170, Pg. 841, M.R.N.C.T.)

157 U.E. (Doc. No. 2006043966, O.P.R.N.C.T.)

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Location Map

DATE: Nov. 1, 2023
 SCALE: N.T.S.
 JOB NO.: 42900.C3.02
 SHEET: 2 of 2
 DRAWN BY: XG
usurveying@urbaneng.com
 © 2023 by Urban Engineering



TPELS PERM. NUMBER: ENGINEERING 145 | SURVEYING 10032400
 2724 SWANTON DRIVE, SUITE 100 | DALLAS, TEXAS 75234
 PHONE: 351.554.3101 | WWW.URBANENG.COM



C.R. 47

C.R. 49

Farm to Market Road 43

Site

Lady Claudia Street

Lady Andrea Street

London Pirate Road (CR 33)

Every Lane

Thames Chase Drive
 Carnaby Street
 Breebry Drive
 Fitch Price Way

Brasel Commons Drive

Excelsior Boulevard
 Eltonne Gardens

Lanister
 Martell
 Winterfell
 Westeros