

Ordinance

disannexing 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 previously proposed Apex wind farm from the City of Corpus Christi, Texas; adjusting the City boundaries accordingly; providing for severance, publication, and an effective date.

WHEREAS, the City Council finds the area described in Exhibit A is not necessary or suitable for city purposes and that the best interest of the general public of the City of Corpus Christi is to disannex the area described in Exhibit A;

WHEREAS, Texas Local Government Code §43.142 provides:

“A home-rule municipality may disannex an area in the municipality according to rules as may be provided by the charter of the municipality and not inconsistent with the procedural rules prescribed by this chapter.”

WHEREAS, Corpus Christi City Charter Article 1, Section 1 provides:

“The city shall have the power by ordinance to fix the boundary limits of the city and to provide for the alteration and extension of the boundary limits.”

WHEREAS, City Council determines that said City Charter Section provides rules for disannexation pursuant to Texas Local Government Code §43.142

WHEREAS, the area to be disannexed is pursuant to Texas Local Government Code §43.142 and not for failure to provide services as the process is set forth in Texas Local Government Code §43.141.

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

SECTION 1. That the tract of land annexed by Ordinance #030307 is hereby disannexed and discontinued as a part of the City of Corpus Christi so that the same will no longer be a part of the City of Corpus Christi for any purpose whatsoever, said tract of land being more particularly described in Exhibit A attached to and incorporated as part of this ordinance.

SECTION 2. The boundaries of the City of Corpus Christi, Texas are amended to exclude only that property annexed by Ordinance #030307, comprising 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 excluding a portion of the property described and attached herein in accordance with City Council approved Development Agreements, more particularly described in Exhibit A.

SECTION 3. That the official map and boundaries of the City and its extraterritorial jurisdiction, previously adopted and amended, are amended as described in this ordinance.

SECTION 4. 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 extraterritorial jurisdiction.

SECTION 5. The City of Corpus Christi hereby relinquishes any and all right, jurisdiction or control over the above-described tract of land, but retains its extraterritorial jurisdiction.

SECTION 6. That the above described territory hereby disannexed shall no longer be part of the City of Corpus Christi, Texas, and the property so removed hereby shall no longer bear its pro rata part of the taxes levied by the City of Corpus Christi, Texas

SECTION 7. That this ordinance shall and does amend every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this ordinance shall be, and the same is hereby made cumulative.

SECTION 8. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction that 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 unless said holding has the effect of diminishing the revenue payable to the City under any agreement entered into under this ordinance.

SECTION 9. Publication will be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 10. This ordinance is effective upon passage.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Mayor

Disannexation Ordinance

Exhibit A

SOUTHSIDE FM 2444 AREA PROFILE

Southside FM 2444 Area Information

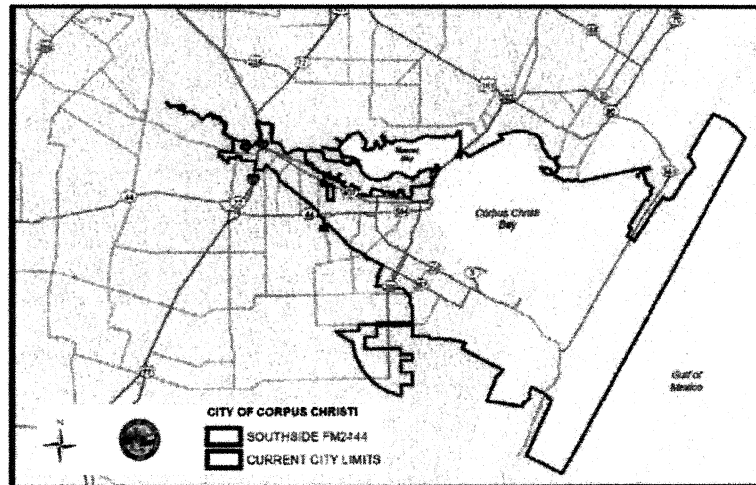
	Southside FM 2444 Area	Corpus Christi
Total Land Area in Square Miles:	16.34	150.58
Total Water Area in Square Miles:	0.0	353.46
Total 2014 Population:	44	320,231
Total 2014 Housing Units:	16	129,254
2012 Median Age	35.6	34.4
2012 Median Household Income	\$67,721	\$47,029

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



**EXHIBIT A METES
AND BOUNDS
SOUTHSIDE FM 2444 Disannexation 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;

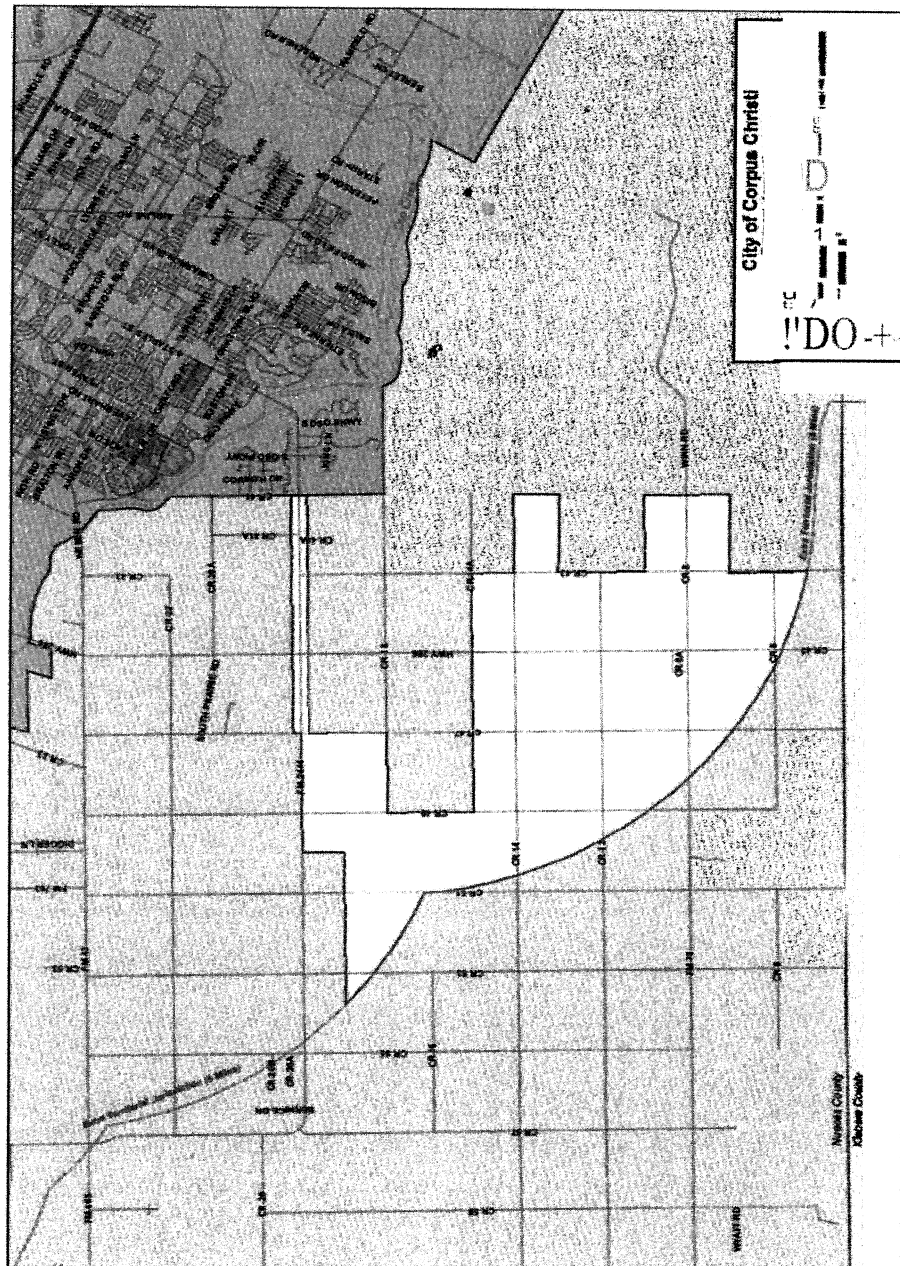
THENCE to the east along the south boundary of County Road 18 being 20 feet south of the south boundary of the north half of Section 36 Laureles Farm Tracts to a point on the east right-of-way line of County Road 47 and 20 feet west of the southwest corner of the north half of Section 35;

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 Disannexation 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:

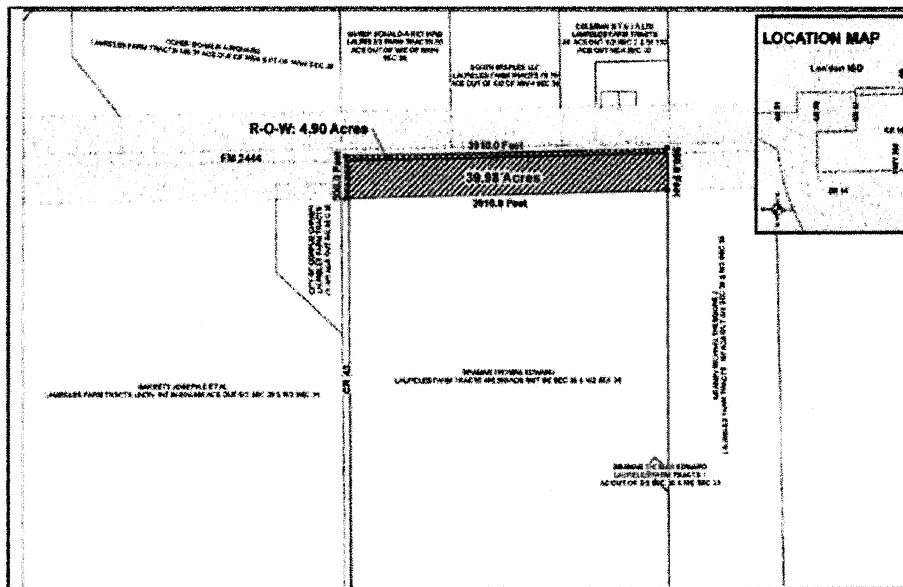
BEGINNING at the northwest corner of this tract of land, being on the west boundary line of the South one-half (S ½) of Section 30, Laureles Farm Tracts and the centerline of Farm-to-Market 2444, having a right-of-way width of 100.0 feet, as it intersects the centerline of County Road 43, having a right-of-way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

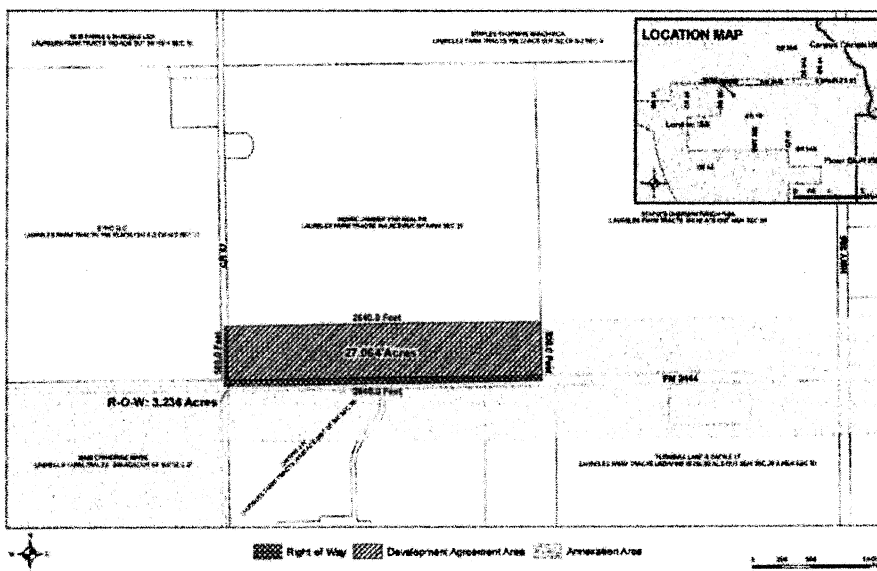
BEGINNING at the southwest corner of this tract of land, being on the west boundary line of the Northwest One-fourth (NW ¼) of Section Twenty-Eight (28), of the Laureles Farm Tracts and on the current right-of-way centerline of Farm-to-Market 2444, having a right-of-way width of 100.0 feet, as it intersects 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 $\frac{1}{4}$) of Section 28, Laureles Farm Tracts and 4.78 Acre, more or less Tract of land out of the Southeast one-quarter (SE $\frac{1}{4}$) 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:

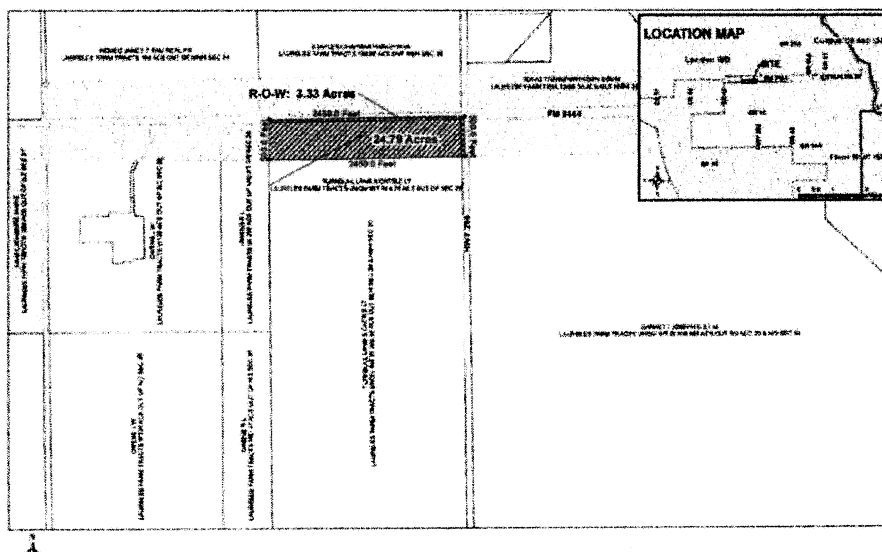
BEGINNING at the Northwest Corner of this tract of land, being the northwest corner of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 28, Laureles Farm Tracts and the centerline on Farm-to-Market 2444, having a right-of-way width of 100.0 feet;

THENCE East, along the centerline of Farm-to-Market 2444 to the northeast corner of the Southeast one-quarter (SE $\frac{1}{4}$) 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;

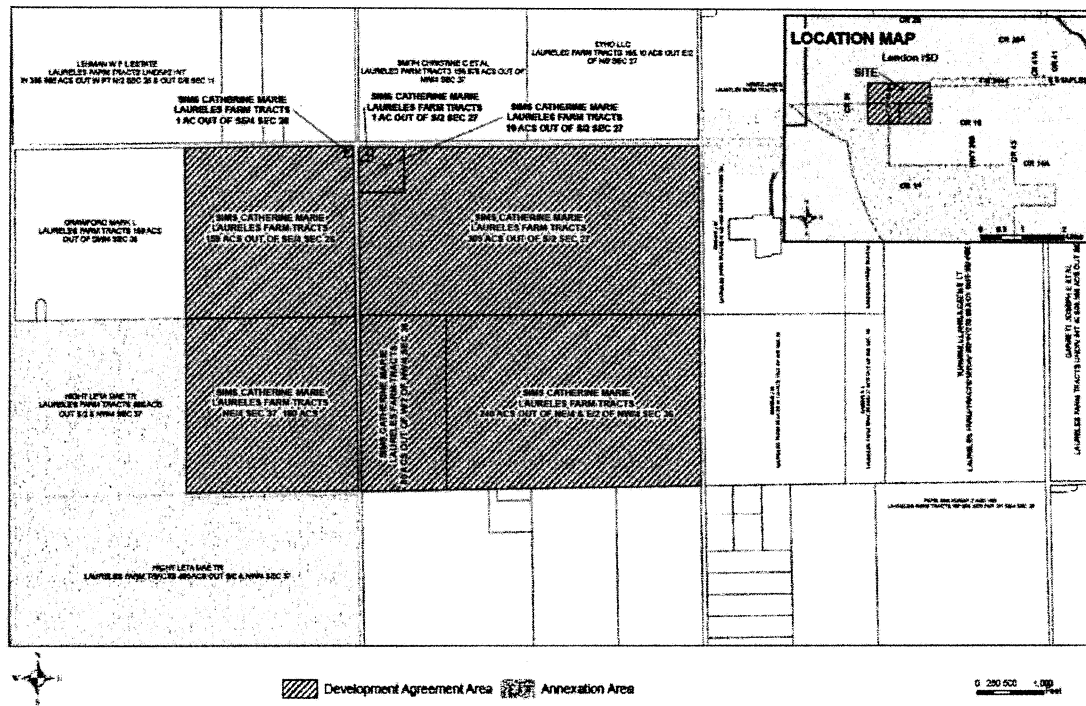
THENCE West, being 500.0 feet south and parallel to the centerline of Farm-to-Market 2444 to the west boundary line of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 28, Laureles Farm Tracts;

THENCE North, along the west boundary line of the Southeast one-quarter (SE $\frac{1}{4}$) 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:

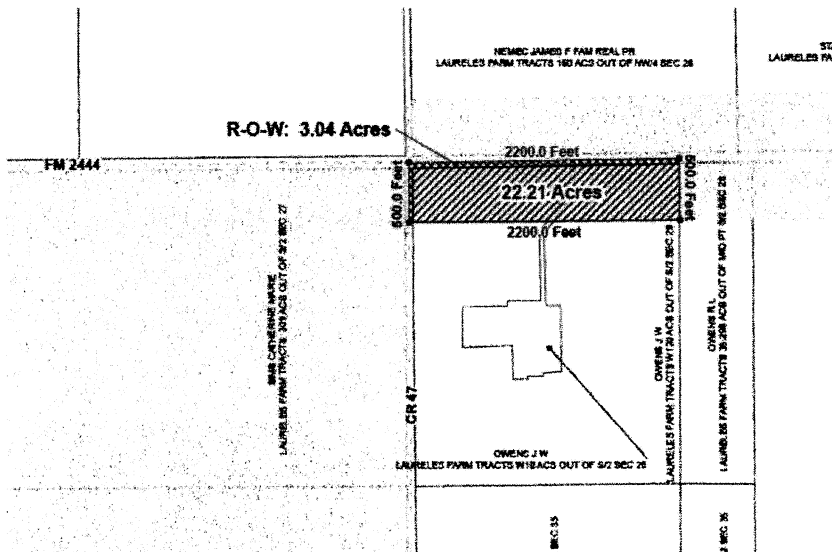
BEGINNING at the northwest corner of this tract of land, being on the west boundary line of the South one-half (S ½) of Section 28 of the Laureles Farm Tracts and the centerline of Farm-to-Market 2444, having a right-of-way width of 100.0 feet, as it intersects the centerline of County Road 47, having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

