

Ordinance disannexing approximately 662.51 acres located along Texas State Highway 361 and areas south of State Highway 361 from the City of Corpus Christi, Texas; adjusting the City boundaries accordingly and affirming annexations and boundaries; providing for severance, publication, and an effective date.

WHEREAS, the City Council finds the areas described in **Exhibits A, B, C, D, E, & F** are not necessary or suitable for city purposes and that the best interest of the general public of the City of Corpus Christi to disannex the areas described in **Exhibits A & B**;

WHEREAS, the City of Corpus Christi has a pending 212 Development Agreement with Corpus Christi Alumina LLC, a Delaware limited liability company and pending Industrial District agreements with Chemours Company FC, LLC, a Delaware limited liability company;

WHEREAS, this disannexation is pursuant to Texas Local Government Code §43.142 and the City Charter of the City of Corpus Christi, Texas; and

WHEREAS, disannexation of the area described in **Exhibits A, B, C, D, E, & F**, amendment to previous annexation ordinances, and amendment and adoption of the official map and boundaries of the City and its extraterritorial jurisdiction are consistent with the procedural rules prescribed by Texas Local Government Code Chapter 43.

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

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. The annexation of territory by ordinance #031777, less the area described by metes and bounds and map in **Exhibits A & B**, attached to and incorporated as part of this ordinance, is hereby reaffirmed and annexed pursuant to Texas Local Government Code §43.064.

SECTION 3. The following described tracts of land being approximately 662.51 acres are 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 tracts of land being more particularly described by metes and bounds and maps in **Exhibits A, B, C, D, E, & F** attached to and incorporated as part of this ordinance.

SECTION 4. The boundaries of the City of Corpus Christi, Texas are amended to exclude only that property comprising an approximately 662.51 acres described in **Exhibits A, B, C, D, E, & F**.

SECTION 5. The official map and boundaries of the City and its extraterritorial jurisdiction, previously adopted and amended, are amended as described in this ordinance. The annexed area as amended is hereby annexed to and remains within the corporate limits as described in the map in **Exhibit G** (New Corpus Christi City Limits).

SECTION 6. The City Manager or 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 7. The City of Corpus Christi, Texas, hereby relinquishes any and all right, jurisdiction or control over the above described disannexed area but retains its extraterritorial jurisdiction.

SECTION 8. 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 9. Should any section or part of this ordinance or ordinances hereby amended be held unconstitutional, illegal or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no wise affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect; and should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Corpus Christi, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to all of the remainder of such area, and the City Council hereby declares it to be its purpose to annex to the City of Corpus Christi every part of the area described in Section 5 of this ordinance, regardless of whether any other part of such described area is hereby effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 5 of this Ordinance to be hereby annexed to the City of Corpus Christi any lands or area which are presently part of and included within the limits of the City of Corpus Christi, or which are presently part of and included within the limits of any other City, Town or Village, or which are not within the City of Corpus Christi's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be hereby annexed as fully as if such excluded and excepted area were expressly described herein.

SECTION 10. The City Secretary is hereby directed to file with the County Clerk of San Patricio, Texas, a certified copy of this ordinance.

SECTION 11. 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 12. Sections 1, 2, 9, 10, & 11 shall be effective immediately upon passage. Sections 3, 4, 5, 6, 7, & 8 shall be effective one day after passage.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF A 185.760 ACRE TRACT

185.760 acres of land out of the T.T. Williamson Survey A-289 and A-291, the J. Gerraghty Survey A-139 and the G. Valdex Survey A-269, San Patricio County, Texas and State Tracts 1 and 2, Corpus Christi Bay, Nueces County, Texas. This land description including a 94.477-acre tract called Tract III of a 4777.03-acre tract of land describe in File No. 344474 of the Real Property Records of San Patricio County, Texas situated and out of Lot 5, block C, of the Gregory Subdivision of the Coleman Fulton Pasture Company land, a map of which is recorded in Volume 1, page 11B, of the Map of Records of San Patricio County, Texas. In addition, this real property description describes a 28.242-acre residue land out of the Cheniere Land Holdings, LLC 827.38-acre Tract Clerk's File No. 649462, and a 63.041-acre segment of Texas Department of Transportation Rights-of-Way associated with the Highway 361 roadway and being more particularly described by metes and bounds as follow with coordinates and bearings on the State Plane Coordinate System, Texas South Zone, NAD 83 (2011 adj).

COMMENCING at a 5/8 inch rod set for the corner at the intersection of the Southeast Rights-of-Way line of State Highway 35 and the Northeast Right-of-Way line of the Union Pacific Railroad and the westerly corner of a called 253.90-acre tract of land described in deed to TPCO America Corporation recorded in Clerks File No. 599763 **THENCE** South 60-02-44 East, a distance of 1,325.516 feet to a point on the City of Corpus Christi, Texas City limits and the south line of a called 253.90-acre tract of land the Northwest corner of the herein described tract having coordinates of N: 17,222,948.868, E: 1,380,117.557, and the **POINT OF BEGINNING**;

THENCE with the Northern boundary of the Texas Department of Transportation (TxDOT) Right-of-Way;

- South 60-02-17 East, a distance of 2,685.812 feet to 5/8-inch iron rod set for the corner in the Northeast Right-of-Way of the Union Pacific Railroad that runs Northeast of and adjacent to State Highway 361, being the Southwest corner of a 151.74-acre tract conveyed to TPCO America Corporation recorded in Clerk's File No. 699060, a point for the corner of this tract;
- South 60-02-17 East, a distance of 854.364 feet to 5/8-inch iron rod set for the corner in the Northeast Right-of-Way of the Union Pacific Railroad, that runs Northeast of and adjacent to State Highway 361, being a Southeast corner of the referenced 151.74 acre-tract and the Southwest corner of a 382.621-acre tract conveyed to Du Pont de Nemours and Company recorded in Clerk's File No. 344474, a point for the corner of this tract;
- South 60-02-17 East, a distance of 3,111.464 feet to 5/8-inch iron rod set for the corner in the Northeast Right-of-Way of the Union Pacific Railroad, that runs Northeast of and adjacent to State Highway 361, being a Southeast corner of referenced 382.621-acre tract, same being the Southwest corner of said 94.477-acre tract, a point for the corner of this tract;

THENCE with the West, North, and Eastern bounds of said 94.477-acre tract the following bearings and distances;

- North 01-13-28 West, a distance of 891.032 feet to a 5/8-inch iron rod, being a Southern corner of the 382.621-acre tract referenced, to a point for the corner of this tract;
- North 88-45-46 East, a distance of 2,515.78 feet to a 5/8-inch iron rod, being a Southeast corner of the 382.621-acre tract referenced, to a point for the corner of this tract;

- South 00-18-29 East, along the same line being the west boundary line of that certain 372.1-acre tract of land, described in Volume 83, page 188, of the Deed of Records of San Patricio County, Texas at 430.38 feet, pass a 1-inch iron rod found for the northwest corner of that certain 389.60-acre tract of land described in File No. 459564, of the Real Property Records of San Patricio County, Texas continuing with the west boundary line of said 389.60-acre tract of land, at 2,239.60 feet, pass a 5/8 inch iron rod, found, for the southwest corner of said 389.60-acre tract of land, same point being the northwest corner of a 15.16-acre tract described in Clerk's File No. 252362 of the Real Property Records of San Patricio County, Texas, in all a distance of 2,391.519 to the northeastern boundary of the Union Pacific Railroad Right-of-Way for a corner of this tract;

THENCE South 00-18-29 East, a distance of 324.201 feet to the Southwestern edge of the State Highway No. 361 Right-of-way, for a corner of this tract;

THENCE North 60-10-59 West, a distance of 56.176 feet along the Southwestern edge of the State Highway 361 Right-of-Way, to a found 3-inch aluminum cap "MON 6A" being the Northeast corner of a 205.06-acre tract conveyed by Cheniere Land Holdings, LLC and described in Clerk's File No. 649462, for a corner of this tract;

THENCE North 60-02-22 West, a distance of 3,967.10 feet to a 58-inch iron rod with yellow cap "RPLS 3589" being the Northwest corner of said 205.06-acre tract, same point being the Northeast corner of a 20.80-acre tract conveyed by Corpus Christi Alumina, LLC and described in Clerk's File No. 664353, for a corner of this tract;

THENCE North 60-02-21 West, a distance of 541.561 feet to a 5/8-inch iron rod with cap "3589" being the Northwest corner of said 20.80-acre tract, for a corner of this tract;

THENCE North 60-02-22 West, a distance of 4,449.418 for a corner of this tract;

THENCE South 23-04-36 West, a distance of 24.099 feet for a corner of this tract;

THENCE South 45-11-48 West, a distance of 410.95 feet for an angle corner of this tract;

THENCE South 51-24-34 West, a distance of 413.97 feet for an angle corner of this tract;

THENCE South 67-10-27 West, a distance of 478.76 feet for an angle corner of this tract;

THENCE South 70-10-25 West, a distance of 323.90 feet for an angle corner of this tract;

THENCE South 72-17-13 West, a distance of 508.00 feet for an angle corner of this tract;

THENCE South 77-27-35 West, a distance of 518.02 feet for an angle corner of this tract;

THENCE South 78-36-32 West, a distance of 516.02 feet for an angle corner of this tract;

THENCE South 75-27-39 West, a distance of 37.58 feet to a point on the western boundary of said 827.38-acre tract, for a corner of this tract;

THENCE South 77-46-21 West, a distance of 147.543 feet to a point on the western boundary of a 44.72-acre tract conveyed to Corpus Christi Liquifaction, LLC Clerk's File No. 677602, for a corner of this tract;

THENCE North 17-44-35 West, a distance of 84.90 feet continuing on the west boundary line of the said 44.72-acre tract to the intersection with the City of Corpus Christi, Texas City Limits, to a point on the Gregory Extraterritorial Jurisdiction (ETJ) for a corner of this tract;

THENCE North 65-26-01 East, a distance of 1,519.832 feet following the City of Corpus Christi City Limits, over and across the said 827.38-acre tract, with the said ETJ line, for an angle corner of this tract;

THENCE with a circular curve to the Left, having a Delta of 36-26-57, a Radius of 2,690.442 feet, a Chord Length of 1,685.824 feet, and a Chord Bearing of North 46-48-15 East and the **POINT OF BEGINNING**, containing 185.760 Acres of Land, more or less.

EXHIBIT B

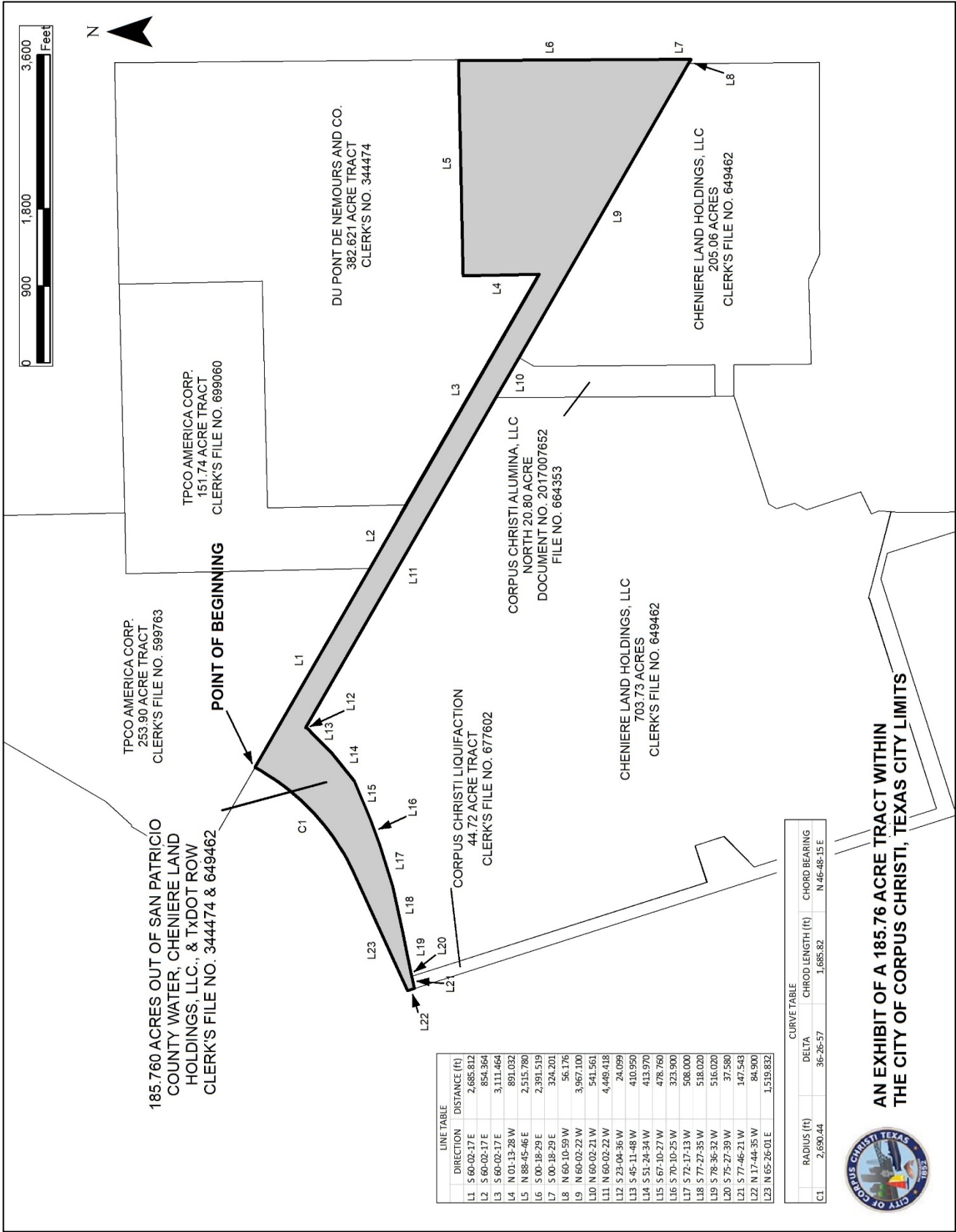


EXHIBIT C

METES AND BOUNDS DESCRIPTION OF A 116.68 ACRE TRACT

Being a 116.68-acre portion of the 142.62-acre tract described in Clerk's File No. 644302. Said 142.62-acre tract being out of and a part of that certain E.I. Du Pont de Nemours and Company called 651.63-acre tract of land, more fully described and recorded in Volume 426, Page 32 of the Deed and Records of San Patricio County, Texas and that certain called 686.22-acre tract of land, more fully described and recorded in Clerk's File No. 211990 of the Official Public Records of San Patricio County. Said 142.62-acre tract of land being situated in the T.T. Williamson Survey, Abstract No. 292 and the T.T. Williamson Survey, Abstract No. 293 in San Patricio County, Texas and being more particularly described as follows:

COMMENCING at a 1-inch iron rod found in concrete at the intersection of the Southwest line of State Highway No. 361 and the East line of said 686.22-acre tract, **THENCE** South 01-24-58 East along and with the East line of Said 686.22-acre tract, a distance of 5,042.16 feet to a point;

THENCE South 89-59-03 West a distance of 1,433.19 feet to a 1-inch iron rod found in concrete at an Ell Corner of that certain Occidental Electrochemicals Corp. Called 592.751-acre tract of land save and except 54.483 acres, more fully described and recorded in Clerk's File No. 364008 of said Official Public Records, same being the most Eastern Northeast corner **THENCE** South 89-59-03 West a distance of 268.553 feet to an point on the City of Ingleside Extraterritorial Jurisdiction (ETJ) **and POINT OF BEGINNING** of the herein described tract, having coordinates of N: 17,210,472.152 E: 1,390,723.639;

THENCE with a circular curve to the Left, having a Delta of 13-40-20, a Radius of 5,332.557 feet, a Chord Length of 1,269.477 feet, and a Chord Bearing of South 01-32-58 East, following the City of Corpus Christi City Limits, and with the said ETJ line, for an angle corner of this tract;

THENCE with a circular curve to the Left, having a Delta of 10-26-10, a Radius of 7,890.264 feet, a Chord Length of 1,435.170, and a Chord Bearing of South 30-23-24 West following the City of Corpus Christi City Limits, and with the said ETJ line, for an angle corner of this tract;

THENCE South 89-59-22 West, a distance of 251.774 feet departing said ETJ line to a set "X" in concrete for the Southern Southwest corner of this tract;

THENCE North 00-00-02 East, a distance of 712.15 feet to a 1-inch iron rod set in concrete being an Ell corner of this tract;

THENCE North 89-59-58 West, a distance of 402.10 feet to a corner of this tract;

THENCE South 00-00-02 West, a distance of 122.59 feet to a corner of this tract;

THENCE North 89-58-33 West, a distance of 66.80 feet to a corner of this tract;

THENCE South 00-16-29 East, a distance of 20.40 feet to a corner of this tract;

THENCE South 89-27-22 West, a distance of 88.81 feet to a corner of this tract;

THENCE North 00-54-54 East, a distance of 6.02 feet to a corner of this tract;

THENCE North 89-53-04 West, a distance of 30.88 feet to a corner of this tract;

THENCE North 00-13-47 East, a distance of 15.14 feet to a corner of this tract;
THENCE South 89-48-03 West, a distance of 67.11 feet to a corner of this tract;
THENCE North 46-21-31 West, a distance of 532.53 feet to a corner of this tract;
THENCE North 89-53-44 West, a distance of 58.82 feet to a corner of this tract;
THENCE North 44-48-39 West, a distance of 280.02 feet to a corner of this tract;
THENCE South 74-27-47 West, a distance of 24.39 feet to a corner of this tract;
THENCE North 00-07-43 East, a distance of 579.20 feet to a corner of this tract;
THENCE North 00-18-29 West, a distance of 1,378.00 feet to a corner of this tract;
THENCE North 89-59-36 East, a distance of 150.87 feet to a corner of this tract;
THENCE North 00-00-53 West, a distance of 59.73 feet to a corner of this tract;
THENCE North 89-59-07 East, a distance of 462.94 feet to a corner of this tract;
THENCE South 00-03-13 East, a distance of 21.08 feet to a corner of this tract;
THENCE North 89-59-07 East, a distance of 758.06 feet to a corner of this tract;
THENCE South 00-00-56 East, a distance of 638.46 feet to a corner of this tract;
THENCE North 89-59-03 East, a distance of 898.02 feet to the **POINT OF BEGINNING** and containing 116.68 acres of land, more or less.

EXHIBIT D

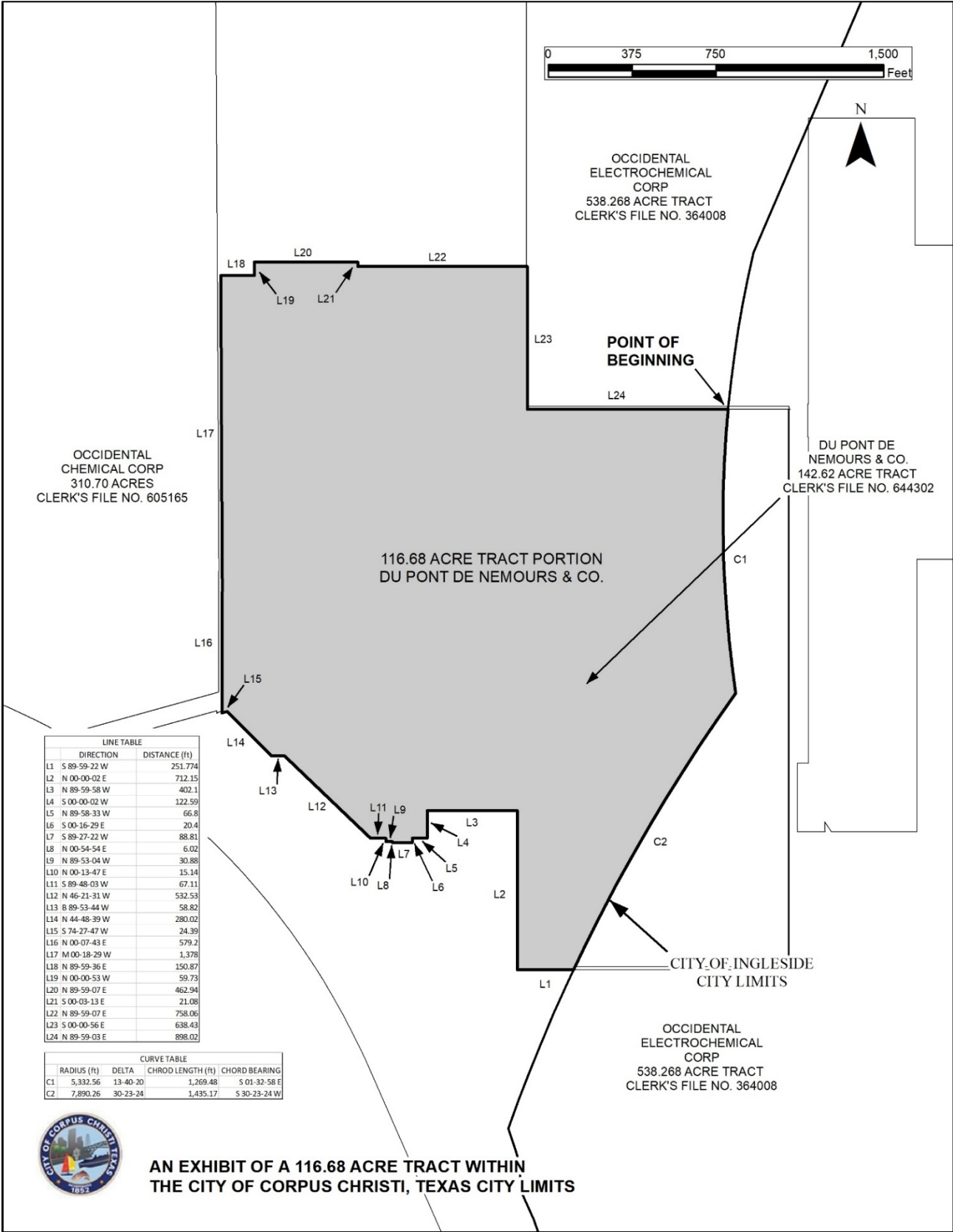


EXHIBIT E

METES AND BOUNDS DESCRIPTION OF A 360.07 ACRE TRACT

Being a 360.07-acres tract of a certain tract or parcel contained by a 538.766 acres tract of land out the T.T. Williamson Survey A-288, A-289, A-290 and A-291, the J. Gerraghty Survey A-139 and the G. Valdex Survey A-269, San Patricio County, Texas and State Tracts 1 and 2, Corpus Christi Bay, Nueces County, Texas and being out of that certain residue of a called 1,610.0 acre tract of land (Tract 1, Parcel 1A) conveyed to Sherwin Alumina, L.P., as recoded under Clerk's file No. 502130 in the Real Property Records of San Patricio County, Texas and being more particularly described by metes and bounds as follow with coordinates and bearings on the State Plane Coordinate System, Texas South Zone, NAD 83 (2011 adj).

COMMENCING at a 1-1/2" diameter iron rod in concrete found for the apparent northwest corner of an 18.4 acre tract of land described in deed recorded in Volume 495, Page 420 of the Deed Records of San Patricio County, Texas **THENCE** N 00-02-16 E, a distance of 5,064.002 feet to a point on the City of Corpus Christi, Texas City limits and the west line of a called 310.70 acre tract of land described in deed to Occidental Chemical Corporation recorded in Clerks File No. 605165, the Southeast corner of the herein described tract having coordinates of N: 17,209,892.269, E: 1,385,897.693, and the **POINT OF BEGINNING**;

THENCE with the Southern boundary of the subject tract and the meander of the approximate shoreline of Corpus Christi Bay;

- North 59-19-06 West, a distance of 65.629 feet to a point for the corner of this tract;
- North 77-23-18 West, a distance of 832.90 feet to a point for the corner of this tract;
- North 43-23-51 West, a distance of 795.92 feet to a point for the corner of this tract;
- North 71-09-07 West, a distance of 108.98 feet to a point for the corner of this tract;
- North 88-58-37 West, a distance of 194.48 feet to a point for the corner of this tract;
- North 13-34-14 West, a distance of 103.59 feet to a point for the corner of this tract;
- North 87-30-38 West, a distance of 159.87 feet to a point for the corner of this tract;
- South 39-48-19 West, a distance of 54.24 feet to a point for the corner of this tract;
- North 77-27-04 West, a distance of 365.67 feet to a point for the corner of this tract for the Southwest corner of this tract;

THENCE with the eastern boundary of a 25.16-acre tract out of Corpus Christi Liquefaction, LLC 44.419-acre tract Clerk File No. 677602:

- North 17-33-01 West, departing the approximate shoreline, a distance of 1,511.938 feet to a point for a corner of this tract;
- North 00-34-16 West, a distance of 1008.648 feet to a found 1/2" iron rod to the beginning of a northerly curve to the right having a Central Angle of 39-48-10, a Radius of 377.73, a Chord Length of 257.160 feet, and a Chord Bearing of North 19-03-46 East to a found 1-2" iron rod, and an angle of the herein described tract;
- North 00-00-13 West, a distance of 369.43 feet to found 5/8" iron rod with a red cap "4229" for a corner of the herein described tract;

- North 89-46-38 West, a distance of 161.85 feet to a point for a corner of the herein described tract;
- North 00-00-00 East, a distance of 194.05 feet to a point for a corner of the herein described tract;
- North 45-00-00 East, a distance of 56.65 feet to a point for a corner of the herein described tract;
- North 00-20-08 West, a distance of 1,259.22 feet to a found 5/8" iron rod with a red cap "4229" for a corner of the herein described tract;
- North 03-35-06 East, a distance of 92.59 to a point for a corner of the herein described tract;

THENCE with the eastern boundary of the 703.73-acre tract out of Cheniere Holdings, LLC Clerk File No. 649462;

- North 03-35-06 East, a distance of 139.67 feet to a found 5/8" iron rod with red cap "4229", a corner of the herein described tract;
- North 19-40-52 West, a distance of 93.20 feet to a found 5/8" iron rod with red cap "4229", a corner of the herein described tract;
- North 63-43-16 East, a distance of 287.04 feet to a corner of the herein described tract;
- North 18-17-16 West, a distance of 664.61 feet to a found 5/8" iron rod with red cap "4229", a corner of the herein described tract;
- North 27-52-31 East, a distance of 160.93 feet to a found 5/8" iron rod with red cap "4229", a corner of the herein described tract;
- North 16-37-47 West, a distance of 219.39 feet to a found 5/8" iron rod with red cap "4229", a corner of the herein described tract;
- North 29-37-35 East, a distance of 103.27 feet to a found 5/8" iron rod with red cap "4229", a corner of the herein described tract;
- North 72-07-11 East, a distance of 1,326.26 feet to a corner of the herein described tract;
- North 00-22-46 West, a distance of 1.482 feet to a found 5/8" iron rod with a red cap "4229", a corner of the herein described tract;
- North 89-36-08 East, a distance of 365.962 feet to a found 5/8" iron rod with a red cap "4229", a corner of the herein described tract;
- South 00-28-47 East, a distance of 906.69 feet to a found 5/8" iron rod with red cap "G&W ENGR", a corner of the herein described tract;

THENCE South 00-28-55 East, a distance of 537.78 feet to found 5/8" iron rod located at the Northeast corner of a 138.04-acre parcel being a part of the same property as 341.3 acres (AKA Renolds/Alcoa Retained Tract #2) in Deed recorded in Clerk's File No. 502131 of the official Public Records of San Patricio County, Texas;

THENCE with the lines of said 138.04-acre parcel with the following courses and distances:

- South 89-25-06 West, a distance of 160.78 feet to a found 5/8" iron rod, a corner of the herein described tract;
- South 01-02-27 East, a distance of 322.89 feet to a found 5/8" iron rod, a corner of the herein described tract;
- South 23-17-38 East, a distance of 92.98 feet to a found 5/8" iron rod, a corner of the herein described tract;

- South 33-47-25 East, a distance of 89.85 feet to a found 5/8" iron rod, a corner of the herein described tract;
- North 89-53-02 East, a distance of 656.73 feet to a found 5/8" iron rod, a corner of the herein described tract;
- South 00-16-17 East, a distance of 242.47 feet to a found 5/8" iron rod, a corner of the herein described tract;
- South 00-35-08 West, a distance of 251.72 feet to a found 5/8" iron rod, a corner of the herein described tract;
- South 01-22-19 East, a distance of 611.30 feet to a found 5/8" iron rod, a corner of the herein described tract;
- South 56-03-52 East, a distance of 89.50 feet to a found 5/8" iron rod, a corner of the herein described tract;
- South 88-03-00 East, a distance of 141.16 feet to a found 5/8" iron rod, a corner of the herein described tract;
- South 61-06-28 East, a distance of 293.64 feet to a found 5/8" iron rod located at the most southerly corner of the said 341.3-acre tract;

THENCE South 00-19-15 East, a distance of 4,170.663 feet to a corner of the herein described tract;

THENCE South 26-37-40 West, a distance of 73.081 feet to the **POINT OF BEGINNING** and containing 360.07 acres

EXHIBIT F

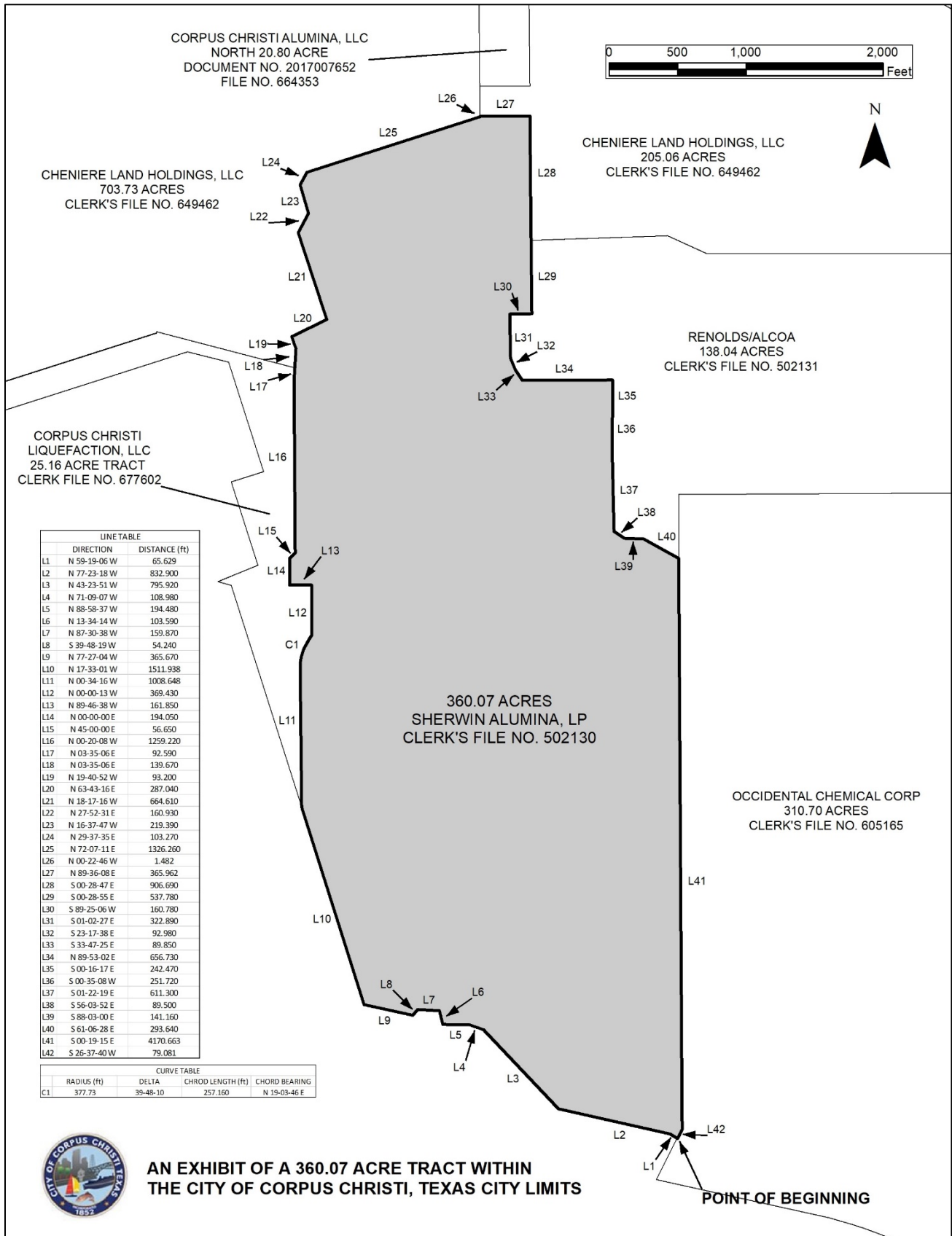
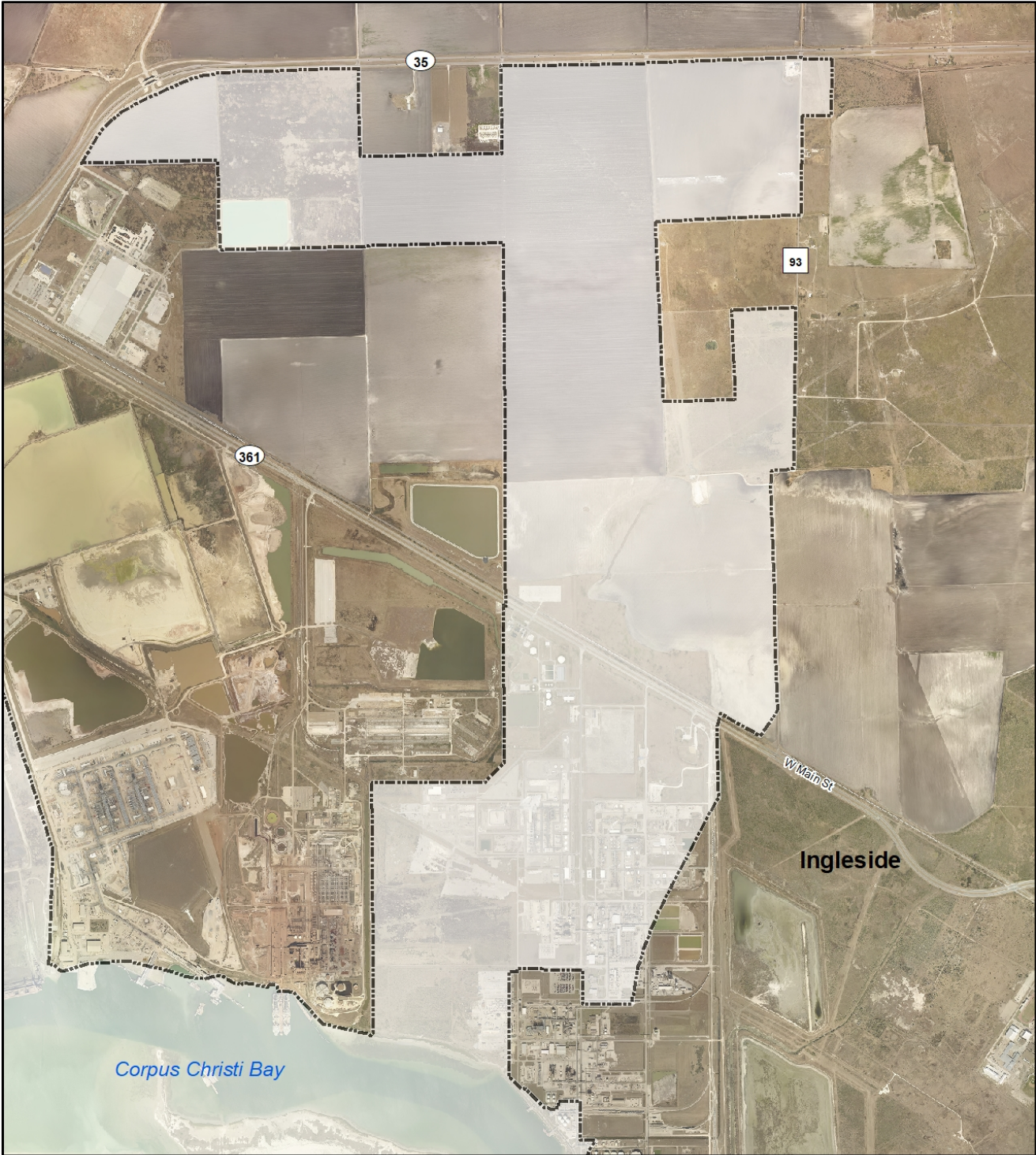


EXHIBIT G



City of Corpus Christi - Annexation Area
New City Limits After
North Side of Corpus Christi Bay
Dis-Annexation

Print Date: 6/28/2019

