

Date Filed 9/10/19

for
Rebecca Huerta
City Secretary

September 10, 2019

Mr. Daniel McGinn, P.E.
Planning & ESI Department
P. O. Box 9277
Corpus Christi, Texas 78469-9277

Subject: 446.408 Acre Tract on FM 43 at London School described by metes and bounds attached hereto, Nueces County, Texas

Dear Mr. McGinn:

Please accept this letter as the petition of the owners of above referenced property that the City of Corpus Christi annex the subject tract. Please see attached Voluntary Annexation Application and Checklist.

OWNER

[Signature]

Mossa Mostaghasi, General Partner
MPM Development, LP

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 10, day of September 2019, by Mossa Mostaghasi, General Partner of MPM Development, LP, an owner of the subject tract.

[Signature]
Notary Public, State of Texas



BASS & WELSH ENGINEERING

Engineering Firm Reg. No. F-52

Surveying Firm Reg. No. 100027-00

P.O. Box 6397

Corpus Christi, TX 78466-6397

Date Filed 9-5-19

September 5, 2019

Rebecca Huerta
Rebecca Huerta
City Secretary

**VOLUNTARY ANNEXATION APPLICATION
AND CHECKLIST**

This application is made on behalf of MPM Development, LP, P.O. Box 331308, Corpus Christi, Texas 78463, 774-3832, Mossa Mostaghani, General Partner, The William Earl Hensch Trust, William Earl Hensch, Trustee, 5027 Holly Road, Pasadena, Tx 77503, 713 417-7122, Anna Belle Hensch, 1009 Peerman Place, Corpus Christi, Tx 78411, 361 444-5800, Retta Maurine Kasper, 4805 Velma, Killeen, Tx 76542, 254 462-2976, Corpus Christi Community Church, 4833 Saratoga Blvd., #259, Corpus Christi, Tx 78413, Scott McDonald, 361 420-0022.

The proposed 446.408 acre annexation tract (see metes and bounds property description and surveys thereof attached hereto) is 1) under contracts for sale to MPM Development, LP, P.O. Box 331308, Corpus Christi, Texas 78463, 774-3832, Mossa Mostaghani, General Partner, or 2) owned by said MPM Development, LP.

The engineer associated with this annexation is Nixon Welsh, P.E., Bass & Welsh Engineering, P.O. Box 6397, Corpus Christi, Texas 78466, 882-5521.

1. This document is attached to a signed letter of petition for the proposed 446.408 acre annexation tract. Also attached are deeds into the petitioners of which the subject tract is a portion.
2. This annexation petition is made in accordance with Chapter 43 of the Local Government Code, 43.001, 43.001(4), 43.014, 43.028, 43.054.

The 446.408 acre tract herein petitioned for annexation meets all of the above described Chapter 43 citations.

3. This request is made so that all of the benefits of being within the City limits will be achieved for the development (the residents of the development).

Currently the land is vacant and is being farmed. There are no residences on this land. There is one existing barn structure of which will be removed.

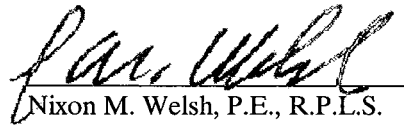
There is an existing 16" City water line in the front of the property on FM 43 and it is anticipated that an 8" water line will be brought to the east boundary of the site with the development of the adjacent London Town Subdivision. Waste water service will also be stubbed out into the east boundary of the site by said London Town Subdivision. Streets will be constructed according to usual City standards. A stormwater system consisting of pipes and ditches according to the master drainage plan will be installed, draining the site to the Oso Creek of which it abuts. See attached Storm Water Quality Management Plan (drainage plan).

4. Upon annexation, 363.121 acres are proposed to be zoned RS-4.5 single family and 83.287 acres are proposed to be zoned CG-1 Commercial. These are shown by metes and bounds descriptions and sketch attached hereto.

Voluntary Annexation Application and Checklist, May 23, 2019, Continued;

5. Proposed land use is shown on attached preliminary plat. A drainage plan and utility plan are also attached.

It is anticipated that all streets will be public, the sanitary sewer and water will be provided by the City of Corpus Christi.



Nixon M. Welsh, P.E., R.P.L.S.

EXHIBITS AND ATTACHMENTS

Metes and bounds property description of 446.408 acre annexation tract

Survey of 293.041 acre annexation tract

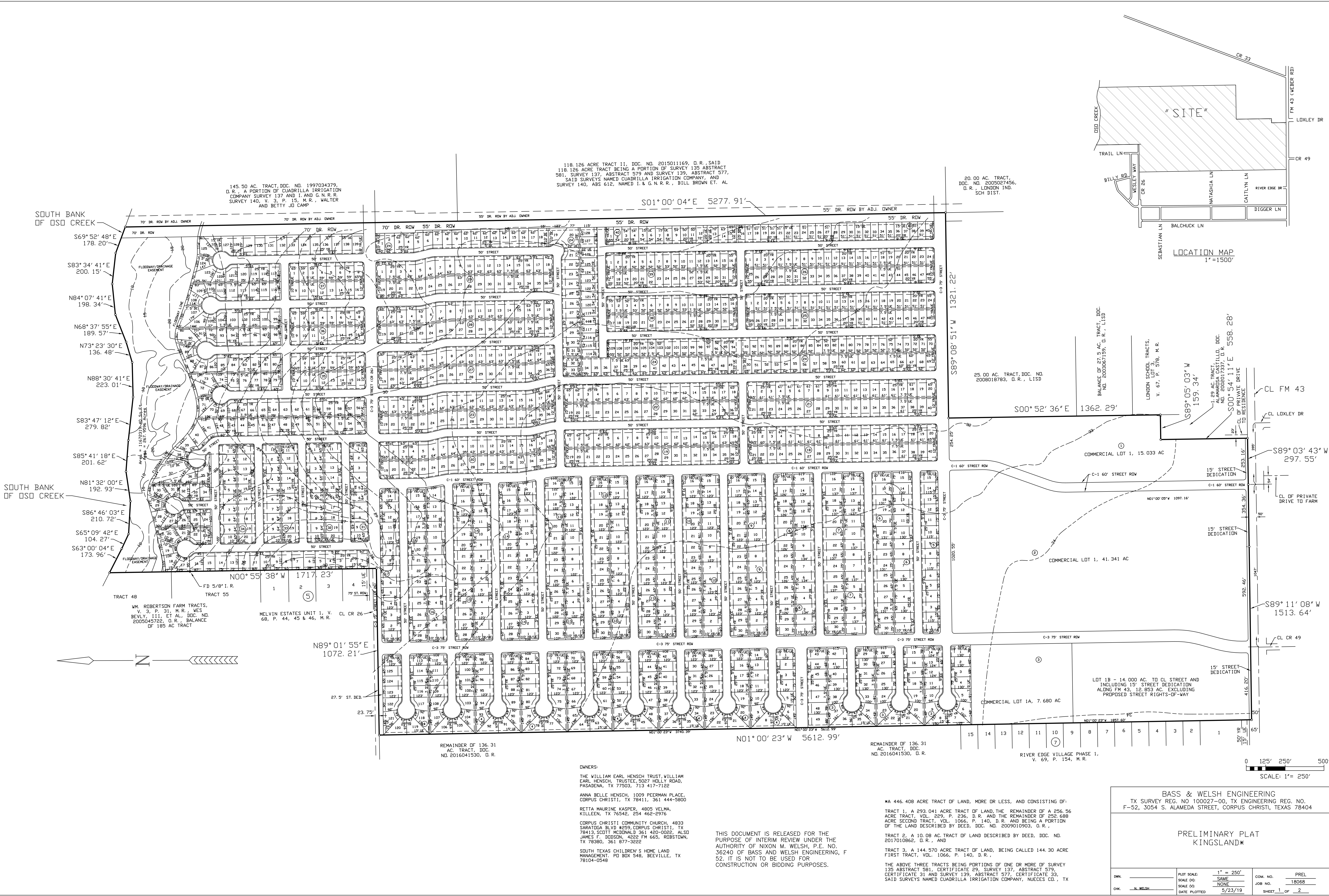
Survey of 144.570 acre annexation tract

Deed into MPM Development, LP (Doc. No. 2019035726, O.R.)

Deed into Minnie Ethel Hensch for 144.3 acre First Tract, V. 1066, P. 140, D.R.

Zoning metes and bounds descriptions and sketch

Preliminary Plat, Drainage Plan, & Utility Plan



118.126 ACRE TRACT 11, D.C. NO. 2015011169, D.R., SAID
118.126 ACRE TRACT BEING A PORTION OF SURVEY 135 ABSTRACT
581, SURVEY 137, ABSTRACT 579 AND SURVEY 139, ABSTRACT 577,
SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, AND
SURVEY 140, ABS 612, NAMED I. & G. N.R.R., BILL BROWN ET. AL

145.50 AC. TRACT, D.C. NO. 1997034379,
D.R., A PORTION OF CUADRILLA IRRIGATION
COMPANY SURVEY 137 AND I. AND G. N.R.R.
SURVEY 140, V. 3, P. 15, M.R., WALTER
AND BETTY JO CAMP

20.00 AC. TRACT,
D.C. NO. 2005027456,
D.R., LONDON IND.
SCH. DIST.

25.00 AC. TRACT, D.C. NO.
2008018783, D.R., L1SD

BALANCE OF 27.5 AC. TRACT, D.C.
NO. 2009067159, D.R., L1SD

LONDON SCHEDULE TRACTS,
V. 67, P. 378, M.R.

1.89 AC. TRACT, D.C. NO. 2008017337, D.R.,
V. 67, P. 378, M.R.

WM. ROBERTSON FARM TRACTS,
V. 3, P. 31, M.R., WES
BEVLY, III, ET AL, D.C. NO.
2005045722, D.R., BALANCE
OF 185 AC TRACT

MELVIN ESTATES UNIT 1, V. CL CR 26
68, P. 44, 45 & 46, M.R.

REMAINDER OF 136.31
AC. TRACT, D.C.
NO. 2016041530, D.R.

REMAINDER OF 136.31
AC. TRACT, D.C.
NO. 2016041530, D.R.

OWNERS:
THE WILLIAM EARL HENSCH TRUST, WILLIAM
EARL HENSCH, TRUSTEE, 5027 HOLLY ROAD,
PASADENA, TX 77503, 713 417-7122

ANNA BELLE HENSCH, 1009 PEERMAN PLACE,
CORPUS CHRISTI, TX 78411, 361 444-5800

RETTA MAURINE KASPER, 4805 VELMA,
KILLEEN, TX 76542, 254 462-2976

CORPUS CHRISTI COMMUNITY CHURCH, 4833
SARATOGA BLVD #253, CORPUS CHRISTI, TX
78413, SCOTT MCENELLY 361 420-0022, ALSO
JAMES F. DODSON, 4222 FM 665, ROBSTOWN,
TX 78380, 361 877-3222

SOUTH TEXAS CHILDREN'S HOME LAND
MANAGEMENT, PO BOX 548, BEEVILLE, TX
78104-0548

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF NIXON M. WELSH, P.E. NO.
36240 OF BASS AND WELSH ENGINEERING, F
52. IT IS NOT TO BE USED FOR
CONSTRUCTION OR BIDDING PURPOSES.

TRACT 1, A 293.041 ACRE TRACT OF LAND, MORE OR LESS, AND CONSISTING OF:
TRACT 1, A 293.041 ACRE TRACT OF LAND, THE REMAINDER OF A 256.56
ACRE TRACT, VOL. 229, P. 236, D.R. AND THE REMAINDER OF 252.688
ACRE SECOND TRACT, VOL. 1066, P. 140, D.R. AND BEING A PORTION
OF THE LAND DESCRIBED BY DEED, D.C. NO. 2009010903, D.R.,
TRACT 2, A 10.08 AC. TRACT OF LAND DESCRIBED BY DEED, D.C. NO.
2017010862, D.R., AND
TRACT 3, A 144.570 ACRE TRACT OF LAND, BEING CALLED 144.30 ACRE
FIRST TRACT, VOL. 1066, P. 140, D.R.

THE ABOVE THREE TRACTS BEING PORTIONS OF ONE OR MORE OF SURVEY
135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579,
CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33,
SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUCES CO., TX

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO.
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT
KINGSLAND*

OWN.	PLAT SCALE:	1" = 250'	COM. NO.	PREL
CHK.	SCALE (H):	SAME	JOB NO.	18068
	SCALE (V):	NONE	SHEET	1 OF 2
	DATE PLOTTED	5/23/19		