

Ordinance annexing approximately 385 acres of land at or near the intersection of FM 43 and CR 33 into the territorial limits of the City of Corpus Christi

WHEREAS, Texas Local Government Code §43.003 and City Charter of the City of Corpus Christi, Texas, Article 1, Sec. 1 authorizes the annexation of territory, subject to the laws of this state;

WHEREAS, offers of development agreements pursuant to Texas Local Government Code §43.016 have been made;

WHEREAS, the City Council finds that Corpus Christi City Charter Article X, Sec 2 authorizes the City Manager to execute a Municipal Service Plan Agreement with the owners of land in the area for the provision of services in the area to be annexed, and the City negotiated and entered into the attached Municipal Service Plan Agreement with the owners of land in the area for the provision of services in the area to be annexed;

WHEREAS, on August 25th, 2020, a public hearing was held by the City Council, during City Council meetings held in the Council Chambers, at City Hall, in the City of Corpus Christi, following publication of notice of the hearings in a newspaper of general circulation in the City of Corpus Christi and posted on the City's Internet website, for the consideration of annexation proceedings for the defined lands and territory, during which all persons interested in the annexations were allowed to appear and be heard;

WHEREAS, City Council finds that the territory now proposed to be annexed lies wholly within the extraterritorial jurisdiction of the City of Corpus Christi;

WHEREAS, City Council finds that the territory now proposed to be annexed abuts and is contiguous and adjacent to the City of Corpus Christi;

WHEREAS, City Council finds that the territory now proposed to be annexed constitutes lands and territories subject to annexation as provided by the City Charter of the City of Corpus Christi and the laws of the State of Texas; and

WHEREAS, City Council finds that it would be advantageous to the City and to its citizens and in the public interest to annex the lands and territory hereinafter described.

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. That a 385.802-acre tract of land, more or less, described by metes and bounds and a survey map in Exhibit D and Exhibit E, generally located to the north of FM 43, and west of County Road 33 is annexed to, brought within the corporate limits, and made an integral part of the City of Corpus Christi.

SECTION 3. That the owners and inhabitants of the tracts or parcels of land annexed by this ordinance are entitled to all the rights, privileges, and burdens of other citizens and property owners of the City of Corpus Christi, and are subject to and bound by the City Charter of the City of Corpus Christi, and the ordinances, resolutions, motions, laws, rules and regulations of the City of Corpus Christi and to all intents and purposes as the present owners and inhabitants of the City of Corpus Christi are subject.

SECTION 4. That the official map and boundaries of the City and its extraterritorial jurisdiction, previously adopted and amended, are amended to include the territories described in this ordinance as part of the City of Corpus Christi, Texas and as required by the City's Unified Development Code section 4.1.5 Newly Annexed Territory, the area shall be designated with an initial "FR" Farm-Rural District.

SECTION 5. 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 extra territorial jurisdiction to add the territory annexed as required by law.

SECTION 6. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of the ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it 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.

SECTION 7. The City Secretary is hereby directed to file with the County Clerk of Nueces County, Texas, a certified copy of this ordinance.

SECTION 8. This ordinance is effective upon passage on second reading.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2020, 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 _____ 2020, 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 _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@gmail.com

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 14, 2020
16014-M&B-Annex.doc

Annexation Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 385.802 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being all of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county and a portion of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, said 385.802 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap labeled Bass and Welsh Engineering found for the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, said beginning point for interior southwesterly corner of the tract herein described;

THENCE S89°08'55"W 666.82 along the north boundary line of said Mokry Estates and along the north boundary line of a 1.06 acre tract of land described by deed recorded at Document No. 2012027694, said official records, to 5/8" iron rod found in the east right-of-way line of County Road 33 for the upper southwest or westernmost corner of the tract herein described;

THENCE N20°12'50"E 1172.65' along said east right-of-way line of County Road 33 to a 5/8" iron rod set for the northernmost west corner of the tract herein described;

THENCE N89°13'29"E 2457.23' along the south boundary line of a 1.77 acre tract of land described by deed recorded at Volume 1523, Page 394, Deed Records of said county, to a 5/8" iron rod set for the southeast corner of said 1.77 acre tract, west central interior corner of the tract herein described and northeast corner of said 89.168 acre tract in the west boundary line of said 298.57 acre tract;

THENCE along said west boundary line of 298.57 acre tract N18°00'59"E 1896.77' to a 5/8" iron rod found for the northwest corner of said 298.57 acre tract and westernmost north corner of the tract herein described in an upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records;

THENCE along said upper south boundary line of 308.99 acre tract N89°06'41"E 2664.86' to a 1" iron pipe found for easternmost north corner of the tract herein described and central interior corner of said 308.99 acre tract;

THENCE S17°52'10"W 1568.11' along a south central boundary line of said 308.99 acre tract to a 5/8" iron rod found for east central interior corner of the tract herein described and south central corner of said 308.99 acre tract;

EXHIBIT "D"

Metes and Bounds Description, 385.802 Acre Tract, May 14, 2020, Continued:

THENCE N89°23'24"E 1863.69' along a southeast boundary line of said 308.99 acre tract to a 5/8" iron rod found in the west right-of-way line of State Highway 286 (Chapman Ranch Road) for the northernmost east corner of the tract herein described and southeast corner of said 308.99 acre tract;

THENCE S17°50'11"W 1125.47' along said west right-of-way line of State Highway 286 to a TxDOT monument with brass disk found for common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described ;

THENCE S17°55'02"W 25.06' along said west right-of-way line of State Highway 286 to a TxDOT monument with brass disk found for common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

THENCE S21°35'08"W 56.77' along said west right-of-way line of State Highway 286 to a 5/8" iron rod found at the point of curvature of a circular curve to the left having a central angle of 11°23'16", a radius of 4179.72', and a chord bearing S15°21'38"W 829.37';

THENCE along said west right-of-way line of said State Highway 286, being along said circular curve to the left, a distance of 830.74' to a TxDOT monument with brass disk found for upper southeast corner of the tract herein described;

THENCE along a "cutback" right-of-way line between said State Highway 286 and Weber Road (FM Highway 43) S48°50'10"W 77.88' to a TxDOT monument with brass disk found for lower southeast corner of the tract herein described in the north right -of-way line of said Weber Road;

THENCE S89°12'35"W 6395.42' along said north right-of-way line of Weber Road to a 5/8" iron rod found for right-of-way line corner of said Weber Road and lower southwest corner of the tract herein described;

THENCE N20°11'54"E 629.71' along a north right-of-way line of said Weber Road and along the east boundary line of said Mokry Estates to the **POINT OF BEGINNING**, a sketch showing said 385.802 acre tract being attached hereto as Exhibit "E".

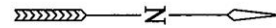
Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.



EXHIBIT "D"

PORTION SECT. "D", LAURELES
FARM TRACTS, V. 3, P. 15,
M. R., DOC. NO. 2012027694,
O.R., DALE ROFF, 1.06 AC.

MOKRY ESTATES
V. 68, P. 824, M. R.



0 400' 800' 1600'

SCALE: 1" = 800'

CL FM 43
(WEBER ROAD)

CL CR 33
N20°12'50"E 1172.65'
S89°08'55"W 666.82'
N89°12'35"E 1838.38'
N89°13'29"E 2457.23'
S18°00'59"W 1155.04'
S89°13'29"W 892.40'
N18°00'59"E 1896.77'
S17°52'10"W 1896.98'
N89°06'41"E 2664.86'
1777.00'
N89°23'24"E 1863.69'
S17°55'02"W 25.06'
S17°50'11"W 1125.47'
S21°35'08"W 56.77'
S48°50'10"W 77.88'

CN1 ZONING
TRACT 1,
62.303 AC.

1.77 AC. TRACT, MAGGIE
CARLISLE, ET AL, V.
1523, P. 394, D. R.

REMAINDER OF 173.21 AC. TRACT MICHAEL
MEANEY, ET AL, DOC. NO. 2005062830,
D. R., AND JOSEPH MEANEY AS TRUSTEES,
DOC. NO. 2019022574, D. R.

BRASELTON DEVELOPMENT
CO., DOC. NO.
2019028160, D. R., 8.68 AC.

BRASELTON DEVELOPMENT
CO., LTD, DOC. NO.
2019002524, D. R., 21.76 AC.

CITY OF CORPUS CHRISTI, DDC.
NO. 941343, D. R., 308.99 AC.

CN1 ZONING
TRACT 2,
36.699 AC.

CG2 ZONING TRACT,
286.800 AC.

NOTE: THE OVERALL TRACT SHOWN
HEREON (SUM OF THREE ZONING
TRACTS SHOWN) = ANNEXATION
TRACT = 385.802 AC.

EXHIBIT "E"
SKETCH TO ACCOMPANY METES
AND BOUNDS DESCRIPTIONS
1" = 800'

D=11°23'16"
R=4179.72'
T=416.74'
L=830.74'
CH=829.37'
CB=S15°21'38"W

CL SH 286
(CHAPMAN RANCH
ROAD), ROW WIDTH VARIES

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027-00, TX
ENGINEERING REG. NO. F-52, FILE:
EXB-ZONING, JOB NO. 16014,
SCALE: 1" = 800'
PLOT SCALE: SAME, PLOT DATE:
5/14/20, SHEET 1 OF 1

