ORDINANCE ANNEXING SEVEN TRACTS OF LAND LOCATED IN INDUSTRIAL DISTRICT NO. 1; NAMELY, TRACT 1: OWNER BEING ABTEX, 1.09 ACRES NORTHEAST OF THE VETERANS CEMETERY; TRACT 2: OWNER BEING COASTAL STATE PETROLEUM, 0.96 ACRES NORTHEAST OF UP RIVER ROAD AND NAVIGATION BLVD.;TRACT 3: OWNER BEING COASTAL STATES PETROLEUM, 0.58 ACRES NORTHEAST OF UP RIVER ROAD AND NAVIGATION BLVD.;TRACT 4: OWNER BEING COASTAL LIQUIDS PARTNERS, 0.10 ACRES NORTHEAST OF UP RIVER ROAD AND NAVIGATION BLVD.;TRACT 5: OWNER BEING COASTAL LIQUIDS PARTNERS, 0.92 ACRES NORTHEAST OF UP RIVER ROAD AND NAVIGATION BLVD.;TRACT 6: OWNER BEING EXXON PIPELINE, 0.18 ACRES, SOUTH OF THE INTERSECTION OF BUDDY LAWRENCE AND OAK PARK ROADS;AND TRACT 7: OWNER BEING KOCH GATHERING SYS INC., 0.25 ACRES, SOUTH OF THE INTERSECTION OF BUDDY LAWRENCE AND OAK PARK ROADS AND NEXT TO TRACT 6; PROVIDING FOR A MUNICIPAL SERVICES PLAN FOR THE ANNEXED TRACTS OF LAND; PROVIDING THAT THE OWNERS AND INHABITANTS ARE ENTITLED TO ALL 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, ORDINANCES, RESOLUTIONS, AND RULES; PROVIDING FOR AMENDMENT OF THE OFFICIAL MAPS OF THE CITY OF CORPUS CHRISTI; DESIGNATING AREA TO BE ADDED TO CITY COUNCIL DISTRICT NUMBER 1; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corpus Christi desires to annex land, located in Industrial District No. 1, where the property owners have not executed an Industrial District Agreement with the City;

WHEREAS, on August 25th and September 8th, 2015, public hearings were 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, for the consideration of annexation proceedings and the service plan for the defined lands and territory, during which all persons interested in the annexations were allowed to appear and be heard;

WHEREAS, a service plan for the area proposed to be annexed was made available for public inspection, including on the City's website on August 24, 2015, and made available for public discussion at public hearings on August 25th and September 8, 2015;

WHEREAS, it has been determined by the City Council that the territory now proposed to be annexed lies wholly within the extraterritorial jurisdiction of the City of Corpus Christi;

WHEREAS, it has been determined by the City Council that the territory now proposed to be annexed abuts and is contiguous and adjacent to the City of Corpus Christi or properties in Industrial District No. 1 that have signed an Agreement and are considered as making the properties being annexed contiguous and adjacent under the law;

WHEREAS, it has been determined by the City Council 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;

WHEREAS, this annexation will leave out property where the property owner has signed a Development Agreement with the City of Corpus Christi as per Local Government Code Chapter 43; and

INDEXED

WHEREAS, it has been determined 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 City Council finds that annexing seven tracts of land in Industrial District No. 1, where the owners of the tracts of land have declined to enter into an Industrial District Agreement with the City of Corpus Christi, is in the public interest.

SECTION 2. That the seven tracts of land consisting of 4.08 acres of land, more or less, out of Industrial District No. 1, and located between Nueces Bay and IH-37 and between Carbon Plant Road and Corpus Christi Bay, are annexed to, brought within the corporate limits, and made an integral part of the City of Corpus Christi. The seven tracts of land are described by metes and bounds and a map for each tract are in the Municipal Services Plan attached to this ordinance.

SECTION 3. That there is approved, as part of this annexation ordinance, a Municipal Service Plan. The Service Plan, attached to this ordinance, is incorporated into and made a part of this ordinance. The service plan provides for the same number of services and levels of service for the annexed area and to the same extent that such services are in existence in the area annexed immediately preceding the date of annexation or that are otherwise available in other parts of the city with land uses and population densities similar to those contemplated or projected in the area annexed.

SECTION 4. 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 5. 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 and Rural District.

SECTION 6. 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 7. That the territory annexed to the city shall be added to City Council District No. 1;

SECTION 8. 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 9. This ordinance goes into effect at 1:00 p.m., October 13, 2015.

That the foregoing ordinance was read for the first time and passed to its second reading on this the 29th day of September, 2015, by the following vote:

Nelda Martinez	Aye	Brian Rosas	Aye
Rudy Garza	Aye	Lucy Rubio	Aye
Chad Magill	Aye	Mark Scott	Aye
Colleen McIntyre	Aye	Carolyn Vaughn	Aye
Lillian Riojas	Aye		

That the foregoing ordinance was read for the second time and passed finally on this the 13th day of October, 2015, by the following vote:

Nelda Martinez	Aye	Brian Rosas	Aye
Rudy Garza	Aye	Lucy Rubio	Aye
Chad Magill	Aye	Mark Scott	absent
Colleen McIntyre	Aye	Carolyn Vaughn	Aye
Lillian Riojas	Aye		

PASSED AND APPROVED, this the 13th day of October, 2015.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

EFFECTIVE DATE
10/13/15
1:00pm

030640

Municipal Services Plan for Industrial District No. 1 Tracts

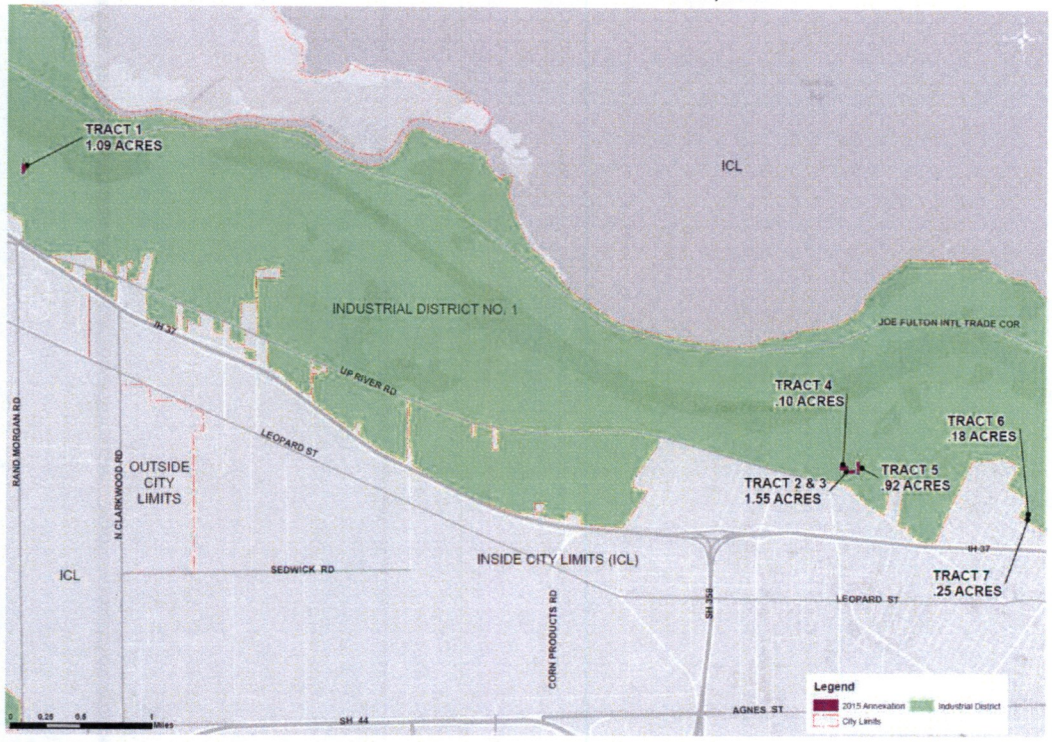
Overall Existing Land Uses

	Acres	Percent
Vacant	1.34	33%
Residential	0	0
Industrial	3.74	67
Public Semi Public	0	0
Right-of-Way	0	0
Total	4.08	100%

There are no dwelling units, residents, or streets in the annexation areas.

Specific Information

Tracts	Owner	Acreage	NCAD Value	Ag, Timber or Wild Life Exemption	Improvements
Tract 1	ABTEX Brinkerhoff Oil Co	1.09	19,710	No	Vacant
Tract 2	Coastal States Petroleum Co	0.96	121,403	No	Ind. Building
Tract 3	Coastal States Petroleum Co	0.58	73,347	No	Gas Tank
Tract 4	Coastal Liquids Partners LP	0.10	11,863	No	Gas Tank
Tract 5	Coastal Liquids Partners LP	0.92	115,000	No	Ind. Building
Tract 6	Exxon Pipeline Co	0.18	8,138	No	Ind. Building
Tract 7	Koch Gathering Sys Inc	0.25	8,174	No	Vacant
		4.08	357,635		



MUNICIPAL SERVICES PLAN FOR THE INDUSTRIAL DISTRICT NO. 1 TRACTS

INTRODUCTION

This Municipal Services Plan ("Plan") is made by the City of Corpus Christi, Texas pursuant to Section 43.056 of the Texas Local Government Code. This Plan relates to the annexation of approximately 4.08 acres of land generally located in Industrial District No. 1, located between the south shores of Nueces Bay and IH-37 and Carbon Plant Road and Corpus Christi Bay. Exhibit A, attached to this Plan contains a metes and bounds description and a map of each of the tracts. This plan will be attached to the ordinance annexing the Industrial District No. 1 Tracts.

The proposed annexation of the Industrial District No. 1 Tracts will follow all of the requirements contained in the Texas Local Government Code Chapter 43 required for annexation, including but not limited to, requirements for public notice and public hearings. In addition, this proposed annexation satisfies Chapter 43, Section 43.052.h, that exempts an area or areas proposed for annexation from the requirement that an area to be annexed must first be included in the City's Annexation Plan for three years prior to adoption of an annexation ordinance. Section h. specifies that if an area contains less than 100 residential units on separate tracts, then the area to be annexed is "exempt" from the plan requirement. Based on a land use analysis and appraisal district records for the area there are no dwellings on any of the tracts proposed for annexation. Therefore, the tracts of land proposed for annexation are "exempt" from the annexation plan requirement.

EFFECTIVE TERM

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. A renewal of this Plan may be exercised by the City Council provided the renewal is adopted by ordinance and specifically renews this Plan for a stated period of time.

INTENT

The City Council of the City of Corpus Christi, Texas, finds and determines that this Plan will not provide any fewer services or a lower level of services in the annexation areas than were in existence in the annexation areas at the time immediately preceding the annexation process. The service plan will provide the annexed areas with a level of service, infrastructure, and infrastructure maintenance that is comparable to the level of service, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the areas.

The City reserves the right guaranteed to it by the Texas Local Government Code to amend this Plan if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Local Government Code or other Texas laws to make this Plan unworkable or obsolete or unlawful.

SERVICE ELEMENTS

1. **General Municipal Services.** The subject properties are located within the City's extraterritorial jurisdiction and are more particularly described in the Ordinance to which this service plan is attached. Pursuant to this Plan, the following services shall be provided immediately from the effective date of the annexation:

   a. **Police protection as follows:**
   Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

   b. **Fire Protection Services as follows:**
   Fire protection by the present personnel and equipment of the City fire fighting force with the limitations of water available at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

   c. **Emergency Medical Services as follows:**
   Radio response for Emergency Medical Services with the present personnel and equipment at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

   d. **Solid waste collection services as follows**:
   Solid waste collection and services as now being offered to the citizens of the City at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density.

   e. **Operation and Maintenance of Water and Wastewater Facilities**
   Water and wastewater service will be provided in accordance with the Corpus Christi Code of Ordinances, Utility Department Policies and engineering standards at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density and provided the service is not within the certificated service area of another utility through existing facilities located within or adjacent to the area. Any and all water or wastewater facilities owned or maintained by the City of Corpus Christi, Texas, at the time of the proposed annexation shall continue to be maintained by the City of Corpus Christi, Texas. Any and all water or wastewater facilities that may be the property of another municipality or other entity shall not be maintained by the City of Corpus Christi unless the facilities are dedicated to and accepted by the City of Corpus Christi.

   On-site sewage facilities may be allowed contingent upon the property owner meeting all city, county, state and federal requirements.

f. **Operation and Maintenance of Roads and Streets, including Street Lighting** No public streets are proposed for annexation, however the City will maintain public streets over which the City has jurisdiction at the same level of service now being provided to other areas of the City of Corpus Christi, Texas, with similar topography, land use and population density. Any and all roads, streets or alleyways which are dedicated to and accepted by the City of Corpus Christi, Texas, or which are owned by the City of Corpus Christi, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in the City. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Corpus Christi, Texas, pursuant to the rules, regulations and fees of the utility.

Street Department services include:

- Emergency pavement repair;
- Maintenance of public streets; and
- Traffic Engineering.

Following annexation, public streets for which the city has jurisdiction will be included in the City's preventive maintenance program. Preventive maintenance projects are prioritized on a Citywide basis and scheduled based on a variety of factors, including pavement roughness, rideability, age, traffic volume, functional class, and available funding. Any necessary rehabilitation or reconstruction will be considered on a citywide priority basis.

The Traffic Engineering Division of the Street Department will also provide regulatory signage services in the annexation area. All regulatory signs and signals are installed when warranted following an engineering study. All roadways are re-striped and remarked and signage replaced as needed.

Immediately following annexation, all properties will be subject to the City's monthly street fee program. The street fee is a monthly fee which is collected from Corpus Christi residents and business owners and which appears on their monthly utility bills.

g. **Operation and Maintenance of Parks, Playgrounds and Swimming Pools** Any park that may be under the responsibility of the County will be maintained by the City only upon dedication of the park by the County to the City and acceptance of the park by the City Council. At this time there are no public recreational facilities in the annexation area including parks, playgrounds, and swimming pools.

h. **Operation and Maintenance of any other Publicly-Owned Facility, Building, or Service.** At this time there are no such other publicly owned facilities. If the City acquires any facilities and buildings within the annexation area, a City department will provide maintenance services at the same level of service now being provided to other areas of the City with similar topography, land use and population density.

i. **Other Services.**
All other City Departments with jurisdiction in the area will provide services according to City policy and procedure.

2. CAPITAL IMPROVEMENTS PROGRAM

The City will initiate the construction of capital improvements for providing municipal services for the annexation area as necessary.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

a. **Police Protection.** No capital improvements are necessary at this time to provide police services.

b. **Fire Protection.** No capital improvements are necessary at this time to provide fire services.

c. **Emergency Medical Service.** No capital improvements are necessary at this time to provide EMS services.

d. **Solid Waste Collection.** No capital improvements are necessary at this time to provide solid waste collection services.

e. **Water and Wastewater Facilities.** The annexation area will be included with all other areas of the city in the City's Capital Improvements Program.

Water and wastewater services to new development and subdivisions will be provided according to the Corpus Christi Code of Ordinances, Corpus Christi Unified Development Code and the Water and Wastewater Department standards, which may require the developer of a new subdivision or site plan to install water and wastewater lines.

f. **Roads and Streets.** No road or street related capital improvements are necessary at this time. In general, the City will acquire control of all public roads and public streets within the annexation area upon annexation. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices, will be governed by the City's standard policies and procedures.

g. **Parks, Playgrounds and Swimming Pools.** No capital improvements are necessary at this time to provide services.

h. **Street Lighting.** No capital improvements are necessary at this time to provide services. Street lighting in new and existing subdivisions will be installed and maintained in accordance with the applicable standard policies and procedures.

i. **Other Publicly Owned Facilities, Building or Services; Additional Services.** In general, other City functions and services, and the additional services described above can be provided for the annexation area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.

j. **Capital Improvements Planning.** The annexation area will be included with other territory in connection with the planning for new or expanded facilities, functions, and services as part of the City's Capital Improvement Plan.

AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

FORCE MAJEURE

In case of an emergency, such as force majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the annexation area for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the annexation area of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Plan.

SPECIFIC FINDINGS

The City of Corpus Christi will provide services to the newly annexed area in a manner that is similar in type, kind, quantity, and quality of service presently enjoyed by the citizens of the City of Corpus Christi, Texas, who reside in areas of similar topography, land utilization and population density.

EXHIBIT A

METES AND BOUNDS
INDUSTRIAL DISTRICT NO. 1 TRACTS

Seven tracts of land encompassing approximately 4.08 acres out of Industrial District No. 1, generally located between the south shore of Nueces Bay and IH-37 and between Carbon Plant Road and Corpus Christi Bay and more particularly described as follows save and except a portion of the property described in Exhibit B and attached herein in accordance with City Council approved Development Agreements per Local Government Code 43.035:

Tract 1: ABTEX Brinkerhoff Oil Co.

Nueces County Appraisal District Tax Id.: 0266-0000-0105

Nueces County Appraisal District Legal Description: Assessors Map 137, 1.095 acres out of Tract 11

Metes and Bounds Description:

Warranty Deed filed in the Nueces County Deed Records, Volume 1956 Page 913-914

A 1.095 acre tract of land, more or less, being out of a 34.54 acre tract out of Survey 421, Abstract No. 572, in Nueces County, Texas, such 34.54 acre tract recorded at Volume 1482, page 1029, Deed Records of Nueces County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a point on the Western boundary line of said 34.54 acre tract, from whence 3/4" iron pipe bears North 00° 14' 26" West, 211.31 feet;

THENCE, South 46° 25' 30" East, 285.38 feet for the most easterly corner of such 1.095 acre tract;

THENCE, South 38° 02' 56" West, 100.24 feet;

THENCE, South 33° 56' 10" West, 100.25 feet;

THENCE, South 39° 45' 45" West, 50.02 feet;

THENCE, South 48° 27' 50" West, 71.95 feet to a point in the Western boundary line of said 34.54 acre tract for the Southern corner of this 1.095 acre tract;

THENCE, North 00° 48' 52" West, a distance of 126.91 feet to a 1-1/2" iron pipe;

THENCE, North 00° 14' 26" West, 318.09 feet to PLACE OF BEGINNING, and containing 1.095 acres of land;

Together with that right of ingress and egress over and across that 34.54 acre adjoining tract of land out of Survey 421, Abstract 572, Nueces County, Texas, granted by Robert E. Jenkins as Grantor to T. M. Allen as Grantee in that certain Warranty Deed dated March 26, 1984, a

copy of which is recorded in Volume 1912, pages 355-357, Deed Records, Nueces County, Texas, to which warranty Deed and the record thereof reference is here made for all purposes.

Tracts 2 and 3: Coastal States Petroleum Co

Nueces County Appraisal District Tax Id.: 3875-0000-0273 (Tracts 2 and 3 have the same NCAD Tax Id. Number)

Nueces County Appraisal District Legal Description: Kaler Tract 1.558 Acs out of 20.99 tr

Legal Description: 0.96 acres out of a 20.99 acre Kaler Tract

Coastal States Petroleum – Tract 2

STATE OF TEXAS
COUNTY OF NUECES

BEING a tract of land containing 42,000 SQ. FT. (0.96 Acre) of land out of a 3.23 Acre Tract as recorded in Volume 1722, Page 552 of the Deed Records of Nueces County, Texas. This 42,000 SQ. FT. tract being more particularly described by metes and bounds as follows:

COMMENCING at the most Northerly Northwest corner of a 20.99 Acre tract as described by Warranty Deed dated April 12, 1966 and recorded in Volume 1198, Page 8 of the Deed Records of Nueces County, Texas;

THENCE S06°22'33"E a distance of 384.00' to the northeast corner and **Point of Beginning** of this tract;

THENCE S06°22'33"W through said 3.23 Acre Tract a distance of 140.00' to a westerly angle point therein, being the southeasterly corner of this tract;

THENCE S83°37'29"W along a southerly boundary line of said 3.23 Acre Tract a distance of 300.00' to a Point, being the southwest corner of this tract;

THENCE N06°22'33"W along a westerly boundary line of said 3.23 Acre Tract a distance of 140.00' to the most Westerly Northwest corner thereof, being the northwest corner of this tract;

THENCE N83°37'29"E along a northerly boundary line of said 3.23 Acre Tract a distance of 300.00' to the **POINT AND PLACE OF BEGINNING** and containing 42,000 SQ. FT. of land.

Bearings are based on the east boundary line of an 82.23 Acre Tract as described in Volume 1116, Page308 of the Deed Records of Nueces County, Texas.

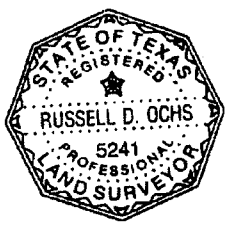
State of Texas
County of Nueces

I, Russell Ochs, a Registered Professional Land Surveyor for the City of Corpus Christi, hereby certify that the foregoing field notes were prepared by me from instruments of record.

This the 09TH day of July, 2015

Russell D Ochs

Russell D. Ochs
State of Texas License No. 5,241



Coastal States Petroleum – Tract 3

STATE OF TEXAS
COUNTY OF NUECES

BEING a tract of land containing 25,185 SQ. FT. (0.58 Acre) of land out of a 3.23 Acre Tract as recorded in Volume 1722, Page 552 of the Deed Records of Nueces County, Texas. This 25,185 SQ. FT. tract being more particularly described by metes and bounds as follows:

COMMENCING at the most Northerly Northwest corner of a 20.99 Acre tract as described by Warranty Deed dated April 12, 1966 and recorded in Volume 1198, Page 8 of the Deed Records of Nueces County, Texas;

THENCE S06°22'33"E a distance of 554.79' to the northwest corner and **Point of Beginning** of this tract;

THENCE S85°05'33"E through said 3.23 Acre Tract a distance of 134.67' to a Point on the easterly boundary line thereof, being an angle point of this tract;

THENCE S02°15'23"W along the easterly boundary line of said 3.23 Acre Tract a distance of 20.20' to a Point, being an angle point of this tract;

THENCE N89°54'03"E continuing along the boundary line of said 3.23 Acre Tract a distance of 106.85' to a Point, being the northeast corner of this tract;

THENCE S00°00'21"W continuing along a easterly boundary line of said 3.23 Acre Tract a distance of 97.24' to the southeast corner thereof, being the southeast corner of this tract;

THENCE S89°44'10"W along the southerly boundary line of said 3.23 Acre Tract a distance of 165.04' to a Point, being an angle point of this tract;

THENCE N67°38'49"W continuing along a southerly boundary line of said 3.23 Acre Tract a distance of 68.79' to a southwesterly corner thereof, being the southwest corner of this tract;

THENCE N06°22'33"W along a westerly boundary line of said 3.23 Acre Tract a distance of 104.01' to the **POINT AND PLACE OF BEGINNING** and containing 25,185 SQ. FT. of land.

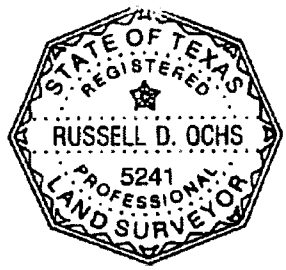
Bearings are based on the east boundary line of an 82.23 Acre Tract as described in Volume 1116, Page308 of the Deed Records of Nueces County, Texas.

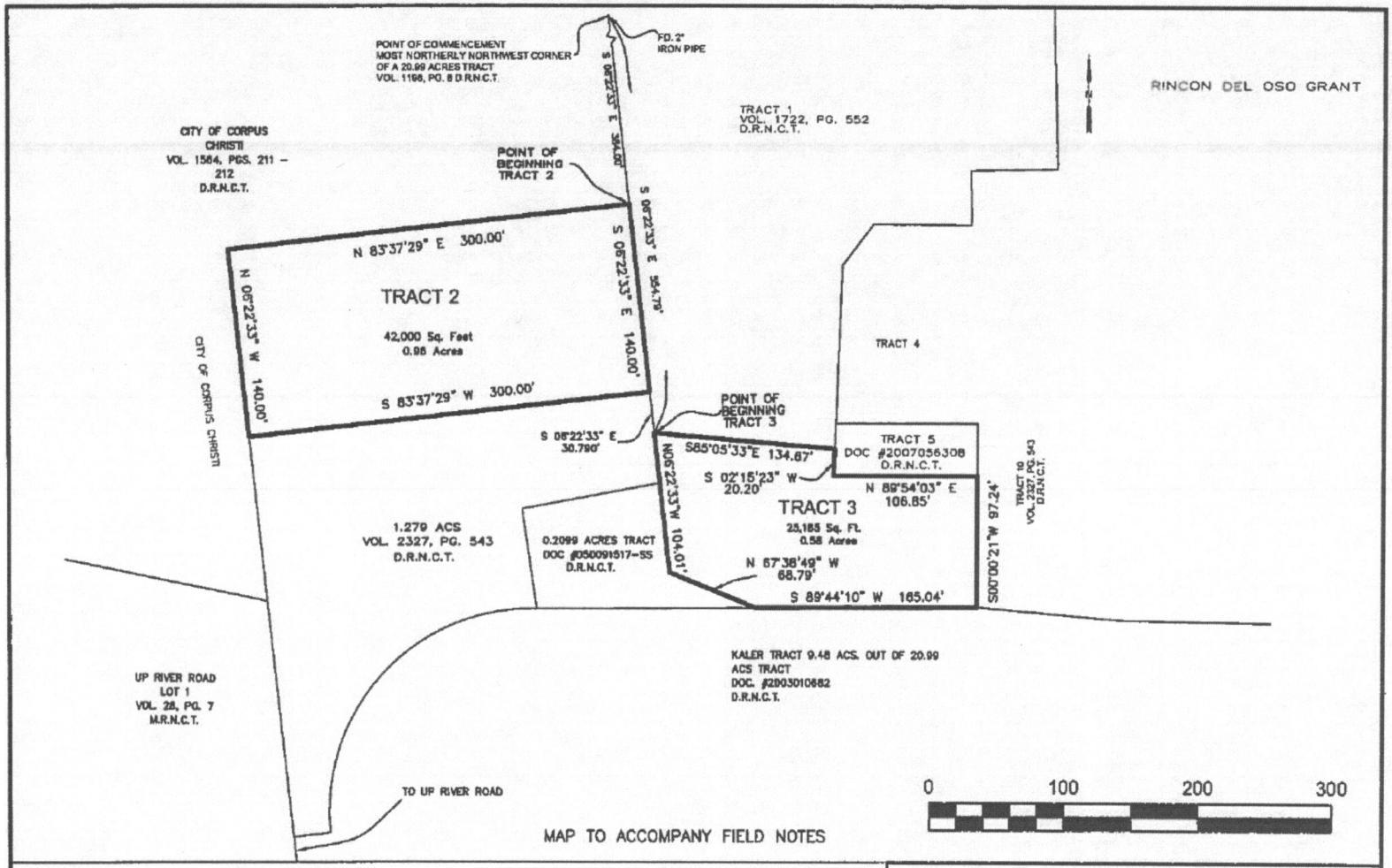
I, Russell Ochs, a Registered Professional Land Surveyor for the City of Corpus Christi, hereby certify that the foregoing field notes were prepared by me from instruments of record.

This the 09TH day of July, 2015

Russell D. Ochs

Russell D. Ochs
State of Texas License No. 5,241





TRACT 2

BEING A TRACT OF LAND (0.96 ACRES, 42,000 SQ. FT.) AS DESCRIBED IN DOC. #2007056308, DEED RECORDS OF NUECES COUNTY, TEXAS

TRACT 3

BEING A TRACT OF LAND (0.58 ACRES, 25,185 SQ. FT.) AS DESCRIBED IN VOLUME 1722, PAGE 552, DEED RECORDS OF NUECES COUNTY, TEXAS

BEARINGS SHOWN ARE BASED ON THE EAST LINE OF THAT CERTAIN 82.23 ACRES TRACT PER VOL. 1116, PG. 308, NUECES COUNTY DEED RECORDS.

CITY of CORPUS CHRISTI, TEXAS
Capital Programs
Survey Division
361-826-3551

Date: 05/25/2015 | Checked By: R. D. Ochs | SHEET 1 OF 1
Drawn By: O. Nesmith | Project:

K:\Engineering\Survey\Projects\Coastal States Petro Assignment.dwg

Tract 4: Coastal Liquids Partners LP
Nueces County Appraisal District Tax Id.: 3875-0000-0276

Nueces County Appraisal District Legal Description: Kaler Tract 0.095 acres out of 20.99 ac tract

Metes and Bounds Description: An excerpt from Nueces County Deed # 2007056308

Field note description for a 0.095 acre tract of land situated in the Rincon Del Oso Grant, Nueces County, Texas and being out of that certain 6.985 acre tract of land described in a Warranty Deed to Valero Energy Corporation recorded in Volume 2327, Page 543, Nueces County Deed Records, said 0.095 acre tract of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the most southerly southwest corner of said 6.985 acre tract of land, and the most southerly southeast corner that certain 3.23 acre tract of land described in a Warranty Deed to Coastal States Gathering Company and recorded in Volume 1722, Page 552, Nueces County Deed Records;

THENCE North 00800'21" East, along the common line of said 6.985 acre tract and said 3.23 acre tract of land, a distance of 97.24 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. #3808 set at the most northerly southeast corner of said 3.23 acre tract of land, an interior corner of said 6.985 acre of land, the southeast corner and **POINT OF BEGINNING** for the herein described tract of land;

THENCE South 89°54'03" West, a distance of 106.85 feet to an iron rod found the most westerly southwest corner of said 6.985 acre tract of land, an interior corner of said 3.23 acre tract of land and the southwest corner of the herein described tract of land;

THENCE North 02°15'23" East, at 20.20 feet passing a set 5/8 inch iron rod with cap stamped R.P.L.S. #3808, in all a total distance of 39.11 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. #3808 set for the northwest corner of the herein described tract of land;

THENCE North 89°54'03" East, a distance of 105.31 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. #3808 set for the northeast corner of the herein described tract of land;

THENCE South 00°00'21" West, a distance of 39.08 feet to the **POINT OF BEGINNING** and containing 0.095 of an acre of land, more or less.

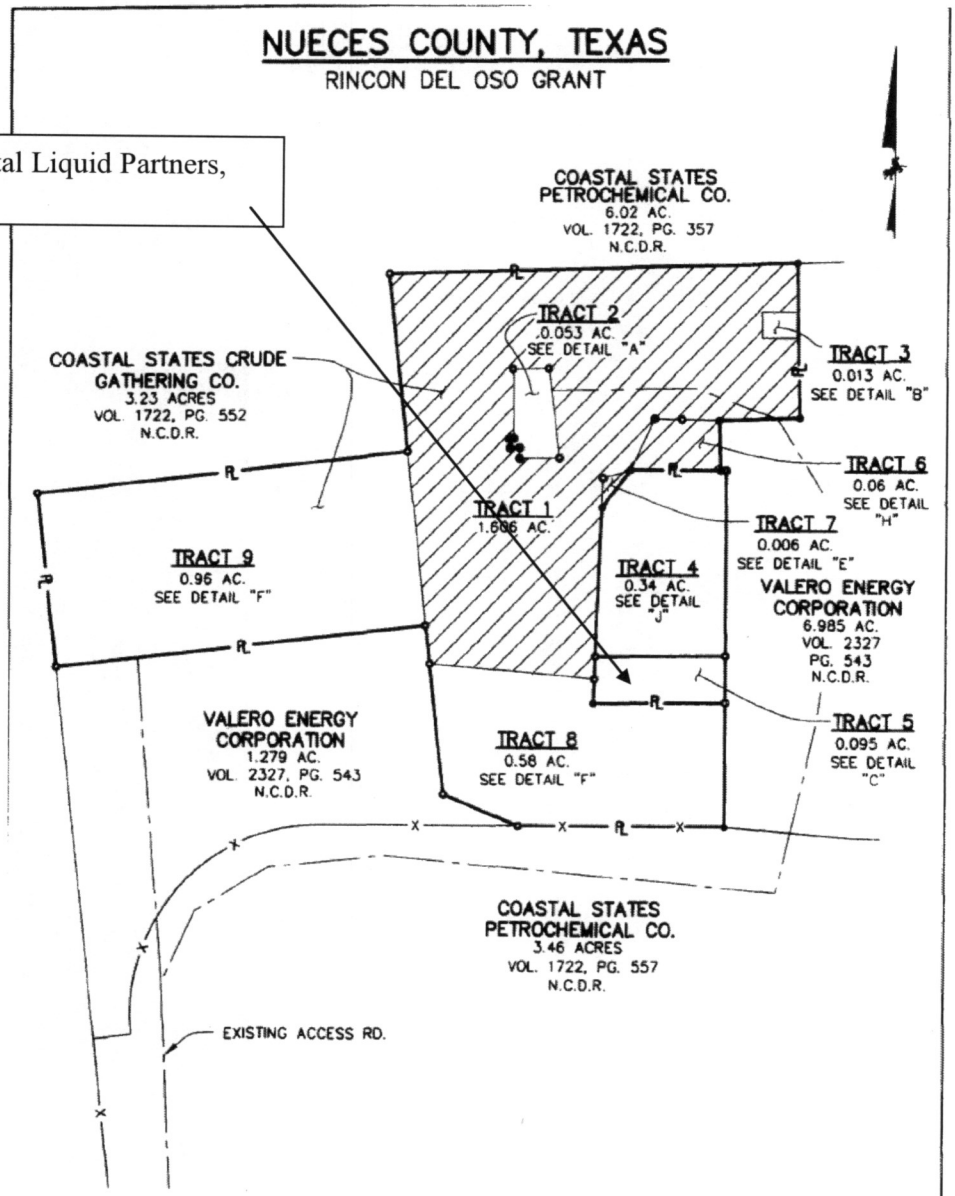
Bearings are based on the East line of that certain 82.23 acre tract of land per Volume 1116, Page 308, Nueces County Deed Records, further described by Mustang Engineering, L.P., Plat No. 2191-9407, attached hereto and made a part hereof as **Exhibit A-1**.

Tract 4: Coastal Liquid Partners, .095 acres

EXHIBIT A-1
PAGE 1 OF 2

NUECES COUNTY, TEXAS

RINCON DEL OSO GRANT



LEGEND

- ⊙ = SET 5/8" IRON ROD WITH CAP STAMPED # 3808
- • = IRON ROD FOUND
- ▨ – CONVEY TO VALERO

BASIS OF BEARING: EAST LINE OF THAT CERTAIN 82.23 ACRE TRACT PER VOL. 1116, PG. 308, NUECES COUNTY DEED RECORDS.

7-13-04

William J. Cash
Registered Professional Surveyor
No. 3808

1 OF 6

REV.	DATE	BY	DESCRIPTION	CHK.
2	02/04	CMM	ADD DETAILS	WJC
1	12/02	AJP	ADD EASEMENTS & TRACT 4	WJC

PROJECT NO. 2191

MUSTANG ENGINEERING, L.P.
HOUSTON, TEXAS

elpaso Field Services

ORIGIN STATION

NUECES COUNTY, TEXAS

DRAWN BY: MD	DATE: 6/02	DWG. NO.	REV.
CHECKED BY: AJP	DATE: 6/02	2191-9407	2
SCALE: 1"=100'	APP.: WJC		

Tract 5: Coastal Liquids Partners LP
Nueces County Appraisal District Tax Id.: 3875-0000-0277

Nueces County Appraisal District Legal Description: Kaler Tract 0.92 acres out of 20.99 ac tract

Metes and Bounds Description: An excerpt from Nueces County Deed #2007056299

Field note description for a 0.92 acre tract of land situated in Rincon Del Oso Grant, Nueces County, Texas, out of that certain 6.985 acre tract of land described in a Warranty Deed to Valero Energy Corporation recorded in Volume 2327, Page 543, Nueces County Deed Records, said 0.92 acre tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the southeast corner of said 6.985 acre tract of land;

THENCE North 89841'38" West, along the south line of said 6.985 acre tract of land, a distance of 361.79 feet to a 5/8 inch iron rod set for the **POINT OF BEGINNING** and the southeast corner of the herein described tract of land;

THENCE North 89°41'38" West, continuing along said south line, a distance of 66.24 feet to a 5/8 inch iron rod found for an angle point;

THENCE North 85°34'50" West, along said south line a distance of 34.76 feet to a 5/8 inch iron rod set for the southwest corner of the herein described tract of land, said iron rod bears South 85°34'50" East, a distance of 70.04 feet from the southwest corner of said 6.985 acre tract of land;

THENCE North 12°26'56" East, a distance of 103.25 feet to a 5/8 inch iron rod set;

THENCE North 00°27'11" East, a distance of 51.45 feet to a 5/8 inch iron rod set;

THENCE North 10°34'51" East, a distance of 66.01 feet to a 5/8 inch iron rod set;

THENCE North 14°21'20" West, a distance of 122.61 feet to a 5/8 inch iron rod set;

THENCE North 03°07'11" West, a distance of 117.73 feet to a steel fence post found in the most westerly north line of said 6.985 acre tract of land for the northwest corner of the herein described tract of land, said post bears North 87°46'05" East, a distance of 16.78 feet from a northwest corner of said 6.985 acre tract of land;

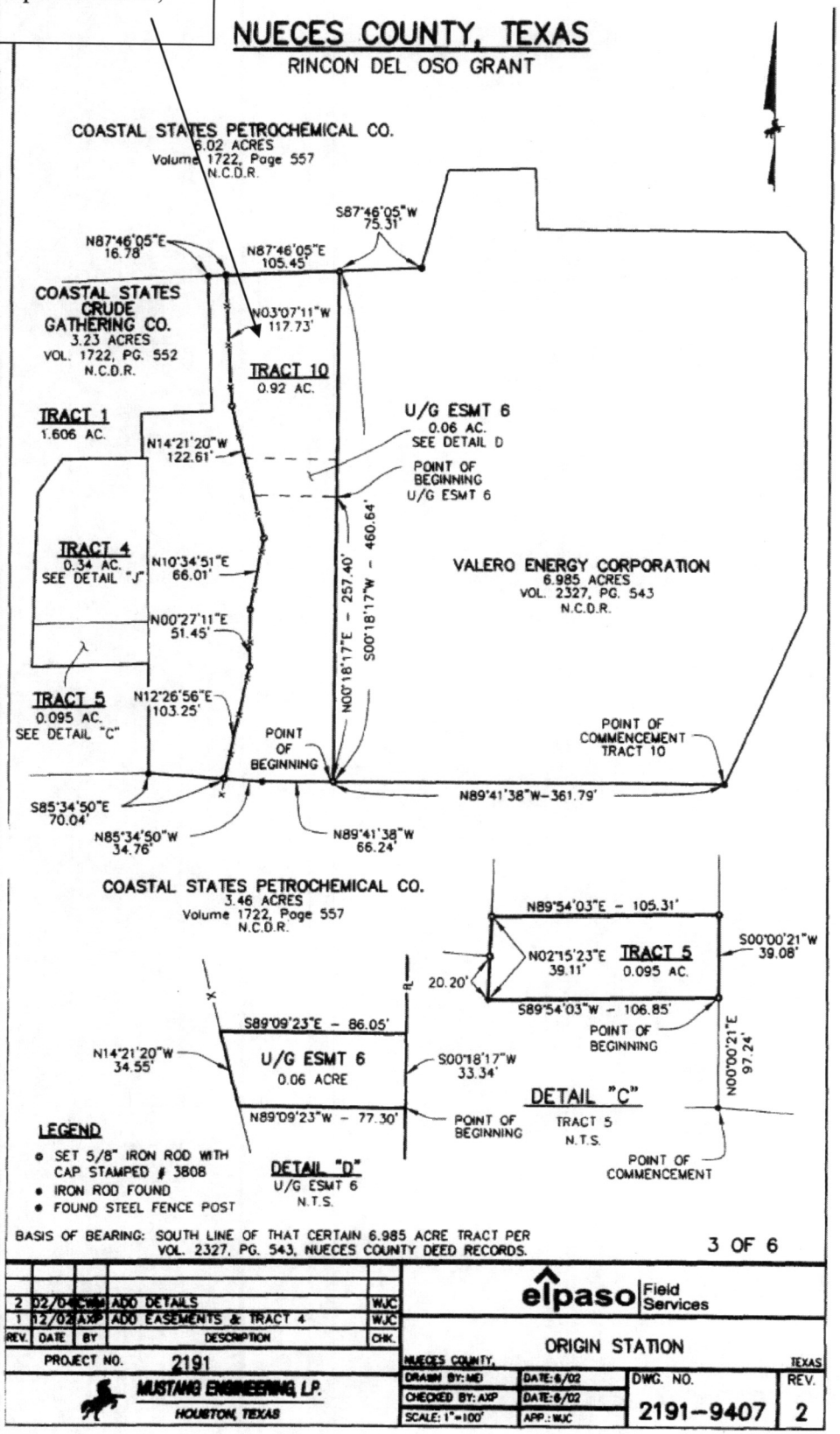
THENCE North 87°46'05" East, along said north line, a distance of 105.45 feet to a 5/8 inch iron rod set for the northeast corner of the herein described tract of land, said iron rod bears South 87°46'05" West, a distance of 75.31 feet from a steel fence post found for an interior corner of said 6.985 acre tract of land;

THENCE South 00° 18' 17" West, a distance of 460.64 feet to the **POINT OF BEGINNING** and containing 0.92 of an acre of land, more or less.

Bearings are based on the South line of that certain 6.985 acre tract of land per Volume 2327, Page 543, Nueces County Deed Records, further described by Mustang Engineering, L.P., Plat No. 2191-9407, attached hereto and made a part hereof as **Exhibit A-1**.

Tract 5: Coastal Liquid Partners, .92 Acres

EXHIBIT A-1



Tract 6: Exxon Pipeline Co

Nueces County Appraisal District Tax Id.: 5933-0003-0078

Nueces County Appraisal District Legal Description: Oak Lawn 0.187 ac out of Lt 7B Bk 3

Metes and Bounds Description: An excerpt from Nueces County Deed #946716

Legal Description of
Citgo/Southwestern Meter Station 0.432-acre Fee Tract
Out of Block 3, Lot 7-B
Out of Webb 1,000-acre Tract
In the City of Corpus Christi, Nueces County, Texas

SAVE AND EXCEPT THE FOLLOWING TRACT:

0.187 Acres (8,138.134 Sq. Ft.) out of Lot 7-B, Block 3 of the Oak Lawn Subdivision as recorded in Volume 33, Page 63 of the Map Records of Nueces County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod set on the Northwest Line of said Lot 7-B, Block 3 for the West corner of this tract on the Southeast R.O.W. Line of Oak Park Avenue from which a 5/8 inch iron rod found for the West corner of said Lot 7-B, Block 3 bears S 30° 12' 00" W - 58.50 feet.

THENCE: N 30° 12' 00" E - 154.73 feet along the Southeast R.O.W. Line of Oak Park Avenue to a 5/8 inch iron rod found for a corner of this tract also being a corner of said Lot 7-B, Block 3.

THENCE: With a curve to the right, having a delta angle of 148° 22' 42", a radius of 10.00' and a length of 25.90 feet to a 5/8 iron rod set for a corner of this tract also being a corner of said Lot 7-B, Block 3.

THENCE: S 01° 39' 00" E - 81.14 feet along the West R.O.W. Line of Buddy Lawrence Drive and the East Line of Lot 7-B, Block 3 to a 5/8 inch iron rod set for the East corner of this tract on the East Line of said Lot 7-B, Block 3.

THENCE: S 33° 42' 55" W - 91.23 feet to a 5/8 inch iron rod set for the South corner of this tract.

THENCE: N 59° 48' 00" W - 55.75 feet to the ***PLACE OF BEGINNING*** and containing 0.187 Acres (8,138.134 Sq. Ft.).

Tract 6: Exxon Pipeline Co., 0.18 Acres
OAK PARK
BUDDY LAWRENCE
OAK PARK

Tract 7: Koch Gathering Sys Inc

Nueces County Appraisal District Tax Id.: 5933-0003-0079

Nueces County Appraisal District Legal Description: Oak Lawn 0.25 ac out of Lt 7B Bk 3

Metes and Bounds Description: An excerpt from Nueces County Deed #946716 modified to exclude annexation Tract 6 as follows:

A 0.25 acre tract of land, out of a 0.437 acre tract of land, more or less, and excluding 0.187 acres in Nueces County Deed Records # 946716, being a portion of the DeRyee 50 acre tract out of the Webb 1000 acre tract in the City of Corpus Christi, Nueces County, Texas, conveyed to Johanna Kosar Foundation, Inc., by Paul Snyder and Frances Kosar Snyder by deed recorded in Volume 987, at Page 342, Deed Records, Nueces County, Texas, which property is more fully delineated on Plat of Survey of Everett Hooper, Registered Public Surveyor, dated November, 13, 1967, and recorded in Map Volume 33, at Page 63, in the Deed Records of Nueces County, Texas and described by metes and bounds as follows, to-wit:

BEGINNING at an iron pipe set against the fence comer post, the West comer of a 19.07 acre tract, for the West comer of this survey, and said point being on the East line of Oak Park Avenue, formerly Texas Avenue;

THENCE North 31 degrees 36' 45" East along the East line of said Oak Park Avenue a distance of 247.28 feet to a point where the East Line of said Oak Park Avenue intersects the West line of Lawrence Drive;

THENCE in a southerly direction with the West line of said Lawrence Drive a distance of 291.3 feet;

THENCE North 58 Degrees 53' 15" West to the PLACE OF BEGINNING and containing 0.25 acres land, more or less, and being a portion of the same land conveyed by Johanna Kosar Foundation, Inc. to Humble Pipe Line Company, in Deed dated the 14th day of September, 1967, and recorded in Deed Volume 1234, at Page 484, in the Deed Records of Nueces County, Texas.

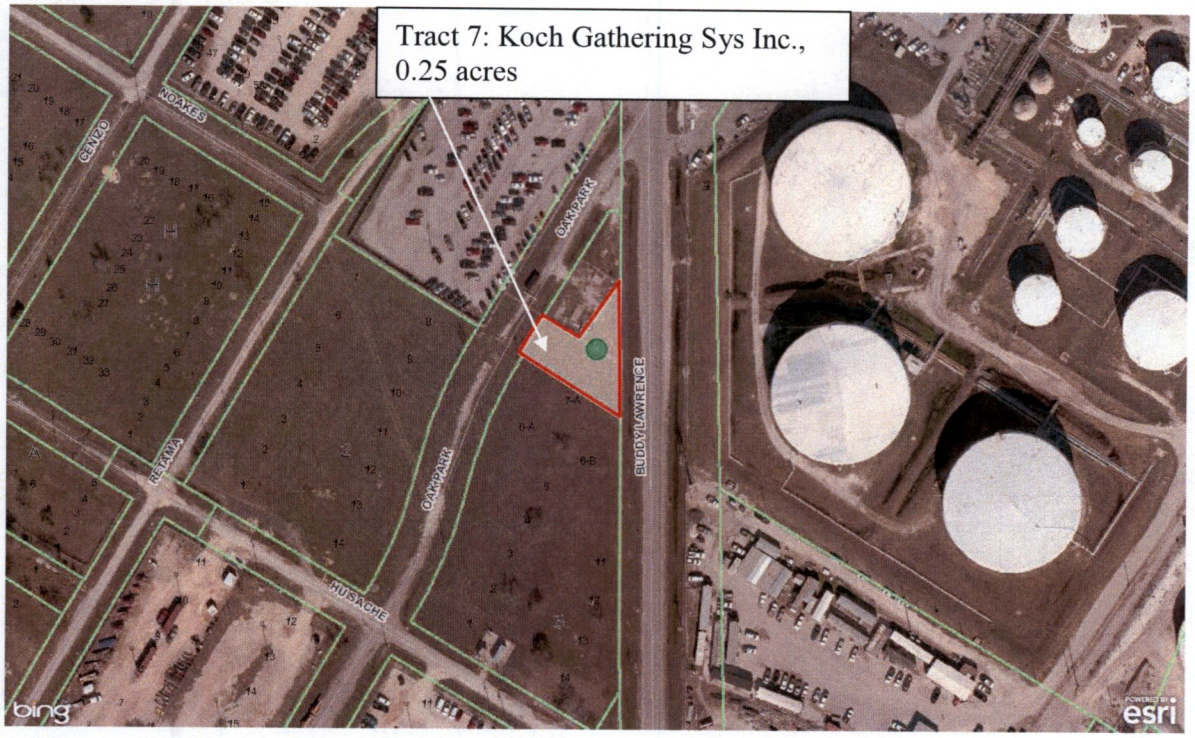

Tract 7: Koch Gathering Sys Inc., 0.25 acres
NOAKES
CENZO
OAKPARK
BUDDYLAWRENCE
RETAMA
OAKPARK
RUSACHE
bing
esri

Exhibit B

Property Owner Signed and City Council Adopted Development Agreements Per Local Government Code 43.035

Currently there are no signed development agreements and none of the properties proposed for annexation currently qualify for a development agreement.

To qualify for a development agreement a property must be appraised by the Nueces County Appraisal District as agricultural, timber land or wild life management exempt property.