



BAY CITY

MINUTES • FEBRUARY 16, 2017

Council Chambers

Special Meeting

6:00 PM

**1901 5TH STREET
BAY CITY, TX 77414**

1. CALL TO ORDER & CERTIFICATION OF QUORUM

Attendee Name	Title	Status	Arrived
Mark Bricker	Mayor	Excused	
Chrystal Folse	Mayor Pro-Tem	Present	
William Cornman	Councilman	Excused	
Julie Estlinbaum	Councilwoman	Present	
Steven Johnson	Councilman	Present	
Carolyn Thames	Councilwoman	Present	

2. REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

1. Public Hearing

PUBLIC HEARING ON THE PROPOSED ANNEXATION OF PROPERTIES IN THE GOLDEN GLEN SUBDIVISION I.&G.N. RAILROAD COMPANY ABSTRACTS 268 AND 276, MATAGORDA COUNTY, TEXAS; SKYEMC II R.P.T. STONE ¼ LEAGUE ABSTRACT 92 AND ELISHA HALL LEAGUE ABSTRACT 45, MATAGORDA COUNTY, TEXAS; JACKSON ELECTRIC COOPERATIVE SUBDIVISION I.&G.N. RAILROAD ABSTRACTS 339 AND 275, MATAGORDA COUNTY, TEXAS; LIVE OAK ESTATES SUBDIVISION I.&G.N. RAILROAD COMPANY ABSTRACT 270, MATAGORDA COUNTY, TEXAS; AND I. & G.N. RAILROAD SURVEY NUMBERS 4 AND 5, ABSTRACT 274.

Marla Jasek, Assistant Director of Public Works

Mr. Calhoun reviewed the different locations to be annexed.

1.) Golden Glen. Mr. Calhoun explained that the proposed properties were left out of the original annexation. The City is looking to annex the detention pond, drainage reserves, and the three lots accidentally left off.

2.) Skyemc. These were lots along 2nd Street behind the High School. Mr. Calhoun pointed out that these lots have City utilities, and added that they have requested to be annexed.

3.) New construction. Jackson Electric is building a new building and they are requesting to be annexed.

4.) Live Oak. When the addition was annexed the roadway was not annexed. This annexation is clean up.

5.) Turner Road. Mr. Calhoun explained that the property was behind Stripes. He stated that a portion was in the City limits and a portion is not. Mr. Calhoun further explained that a portion of the property is Stripes and a portion of the property is Holiday Inn Express. Both property owners want to be annexed.

Mayor Pro Tem Folse opened the Public Hearing at 6:07 p.m.

Lena Stavinocha stated she had been paying City taxes and was curious about what will happen.

Mr. Calhoun explained that when the ordinance was submitted to the County they pulled all properties, instead of going through the ordinance one property one at a time. The City Attorney is working on resolving that.

Councilwoman Thames asked that when that happens, she asked that Mr. Calhoun notify the home owner.

Mayor Pro Tem Folse closed the Public Hearing at 6:10 p.m.

2. Resolution

DISCUSS, CONSIDER AND/OR APPROVE A RESOLUTION AUTHORIZING THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION TO CONTRIBUTE APPROXIMATELY \$75,327.25 TO THE CITY OF BAY CITY TO ADD TO THE TEXAS CAPITAL FUND GRANT TO IMPROVE MCCROSKY ROAD AT MCCROSKY ROAD AND 7TH STREET, BAY CITY, TEXAS (SECOND READING) .

DC Dunhman, BCCDC Executive Director
je ct

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Estlinbaum, Councilwoman
SECONDER:	Carolyn Thames, Councilwoman
AYES:	Folse, Estlinbaum, Johnson, Thames
EXCUSED:	Cornman

RESOLUTION

Enacted and approved this 16th day of February, 2017, at Bay City

3. **ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS**

Councilwoman Estlinbaum asked if Council would be approving the annexation at the next meeting. Mrs. Clegg stated that the annexations are not set for approval until the March 23rd Council Meeting. She added that the next public hearing would be the next meeting.

Councilman Johnson informed everyone that he would not be at the next meeting.

Councilwoman Estlinbaum asked for an update on the meeting. Mrs. Valentine provided her with an update.

4. **ADJOURNMENT**

AGENDA NOTICES:

Action by Council Authorized:

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to

the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be Agenda City Council August 8, 2013 in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

This is to certify that the above notice of a Workshop Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Friday, February 10, 2017 before 6:00 p.m. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.

Rhonda Clegg
City Secretary



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 02/16/17 06:00 PM
Department: City Secretary
Category: Public Hearing
Prepared By: Rhonda Clegg
Initiator: Rhonda Clegg
Sponsors:
DOC ID: 2533

DISCUSSION ITEM (ID # 2533)

**PUBLIC HEARING ON THE PROPOSED ANNEXATION OF
PROPERTIES IN THE GOLDEN GLEN SUBDIVISION I.&G.N.
RAILROAD COMPANY ABSTRACTS 268 AND 276,
MATAGORDA COUNTY, TEXAS; SKYEMC II R.P.T. STONE ¼
LEAGUE ABSTRACT 92 AND ELISHA HALL LEAGUE
ABSTRACT 45, MATAGORDA COUNTY, TEXAS; JACKSON
ELECTRIC COOPERATIVE SUBDIVISION I.&G.N. RAILROAD
ABSTRACTS 339 AND 275, MATAGORDA COUNTY, TEXAS;
LIVE OAK ESTATES SUBDIVISION I.&G.N. RAILROAD
COMPANY ABSTRACT 270, MATAGORDA COUNTY, TEXAS;
AND I. & G.N. RAILROAD SURVEY NUMBERS 4 AND 5,
ABSTRACT 274.**

City of Bay City
Golden Glen Subdivision Annexation Tract

I. & G. N. Railroad Survey No. 4, Abstract 268
I. & G. N. Railroad Survey No. 2, Abstract 276

STATE OF TEXAS §

COUNTY OF MATAGORDA §

A **METES & BOUNDS** description of a 26.78 acre tract of land in the I. & G. N. Railroad Company Survey Number 4, Abstract 268, and Number 2, Abstract 276, Matagorda County, Texas, being comprised of all of Golden Glen Subdivision, save and except Lots 1, 2 and 3, Block 2, according to map or plat thereof recorded under Plat File Number 472A-473A, Plat Records, Matagorda County, Texas, with all bearings based upon the southeast line of said Golden Glen Subdivision as being South 62 degrees 00 minutes 00 seconds West (called South 62 degrees 00 minutes 00 seconds West).

Beginning at the northwest corner of Lot 50, Block 1 of said Golden Glen Subdivision, same being the most northerly corner of Lot 38 of the adjoining Del Norte Subdivision Number 5, according to map or plat thereof recorded under Plat File Number 353A, Plat Records, Matagorda County, Texas, for the northwest corner and **Place of Beginning** of the herein described tract, said point being in the southeast right-of-way line of Golden Avenue, and being in the east line of the existing City Limits of the City of Bay City (Ordinance Number 939);

Thence North 61 degrees 57 minutes 57 seconds East along the southeast right-of-way line of Golden Avenue, 1,480.36 feet to the northeast corner of Lot 34, Block 1 of said Golden Glen Subdivision, same being the northwest corner of an adjoining called 1.23 acre tract recorded under County Clerk's File Number 106687, Official Records, Matagorda County, Texas, for the northeast corner of the herein described tract;

Thence South 16 degrees 52 minutes 42 seconds West along the east line of said Golden Glen Subdivision, at 691.47 feet pass the north corner of the aforementioned save and except Lot 3, Block 2, and continuing for a total distance of 1,108.21 feet to the west corner of the aforementioned save and except Lot 1, Block 2 for angle point, said point also being the north corner of an adjoining called 0.6697 acre tract recorded under County Clerk's File Number 112703, Official Records, Matagorda County, Texas;

Thence South 18 degrees 51 minutes 42 seconds West continuing along the east line of said Golden Glen Subdivision, same being the northwest line of said adjoining called 0.6697 acre tract, 3.53 feet to the east corner of Lot 16, Block 1 of said Golden Glen Subdivision for the southeast corner of the herein described tract, same being the northeast corner of an adjoining called 22.56 acre tract recorded under County Clerk's File Number 059176, Official Records, Matagorda County, Texas;

Thence South 62 degrees 00 minutes 00 seconds West along the southerly line of said Golden Glen Subdivision, same being the northerly line of said adjoining called 22.56 acre tract, 1,483.66 feet to the southwest corner of Reserve "A" of said Golden Glen Subdivision, same being the northwest corner of said adjoining called 22.56 acre tract, and being in the east line of the adjoining Del Norte Subdivision Number 2, according to map or plat thereof recorded under Plat File Number 221A-B, Plat Records, Matagorda County, Texas, said point being in an east line of the existing City Limits of the City of Bay City (Ordinance Number 939);

Attachment: Golden Glen Legal Description (2533 : Public Hearing - Annexation Multi Subdivisions)

City of Bay City
Golden Glen Subdivision Annexation Tract

I. & G. N. Railroad Survey No. 4, Abstract 268
I. & G. N. Railroad Survey No. 2, Abstract 276

Thence North 17 degrees 02 minutes 13 seconds East along the west line of said Golden Glen Subdivision, same being the east line of said adjoining Del Norte Subdivision Number 2, and the east line of the aforementioned adjoining Del Norte Subdivision Number 5, crossing El Camino Street, 1,113.45 feet to the **Place of Beginning** and containing 26.78 acres of land, more or less.

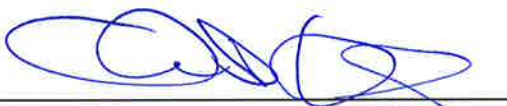
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

December 13, 2016

Job Number R0017-0014-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Attachment: Golden Glen Legal Description (2533 : Public Hearing - Annexation Multi Subdivisions)

091155

DEDICATION

WE, TIM DAVENPORT AND JOHN WEAVER, MANAGING PARTNERS OF BAY CITY PROPERTY INVESTMENTS, L.L.C., OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF GOLDEN GLEN SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS INDICATED, OR DECIDED BY THE ESTABLISHMENT OF THE SURFACE OF ANY PORTION OF THE STREETS AND DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN San Antonio (CITY), Brazoria COUNTY, TEXAS, THIS 3rd DAY OF February, 2009.

TIM DAVENPORT, MANAGING PARTNER
JOHN WEAVER, MANAGING PARTNER

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM DAVENPORT, MANAGING PARTNER, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF February, 2009.

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF

IN AND FOR Brazoria COUNTY, TEXAS.



NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN WEAVER, MANAGING PARTNER, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF February, 2009.

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF

IN AND FOR Brazoria COUNTY, TEXAS.



THE STATE OF TEXAS
COUNTY OF MATAGORDA
THIS FINAL PLAT OF GOLDEN GLEN SUBDIVISION APPROVED BY THE MATAGORDA COUNTY DRAINAGE DISTRICT #1 OF MATAGORDA COUNTY, TEXAS, THIS 2nd DAY OF JANUARY, 2009.

T. V. FALTSER
JOE CRANE
MIKE PROFFIT

STATE OF TEXAS
COUNTY OF MATAGORDA

I, GAIL DEAN, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING PLAT WAS FILED IN MY OFFICE, ON THE DAY OF JANUARY, 2009 AT 2:15 O'CLOCK P.M. FILED IN BOOK NO. 992-472A OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

GAIL DEAN, COUNTY CLERK



THE STATE OF TEXAS
COUNTY OF MATAGORDA

THIS PLAT OF GOLDEN GLEN SUBDIVISION APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF BAY CITY, TEXAS, THIS 15 DAY OF DECEMBER, 2009.

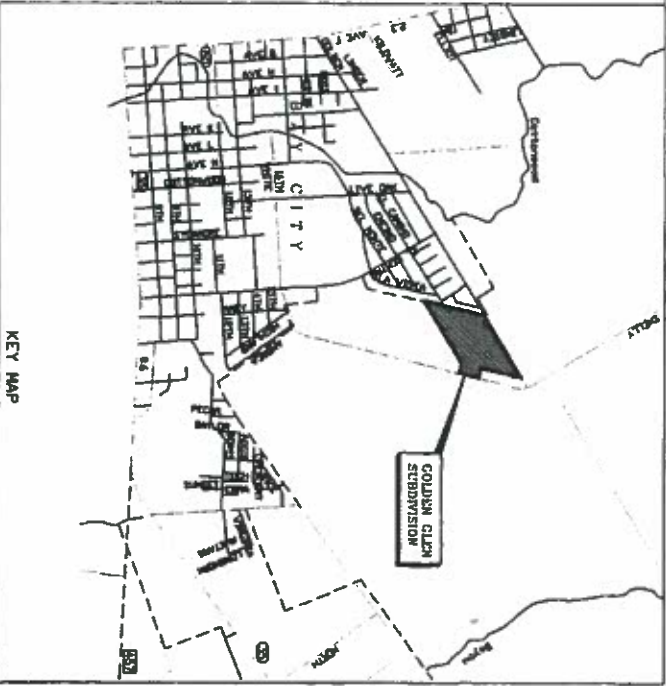
CLARK TIDING, DIRECTOR OF PUBLIC WORKS

THE STATE OF TEXAS
COUNTY OF MATAGORDA

THIS PLAT OF GOLDEN GLEN SUBDIVISION APPROVED ON 15 DAY OF DECEMBER, 2009 BY THE COUNCIL OF THE CITY OF BAY CITY, TEXAS, AS SIGNED THIS DAY OF DECEMBER, 2009, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL, AND VOID UNLESS THIS PLAT IS RECORDED WITH THE COUNTY CLERK OF MATAGORDA COUNTY WITHIN SIX MONTHS THEREAFTER.

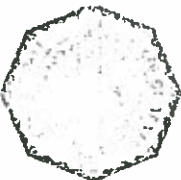
RECORDED KNOWINGLY AND
HONORABLE CLERK, CITY SECRETARY

KEY MAP



THIS IS TO CERTIFY THAT I, BRIAN G. FAMBROUGH, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BOUNDARY CORNERS HAVE BEEN SET AND THAT ALL BLOCK CORNERS, LOT CORNERS, PERMANENT REFERENCE MONUMENTS, AND PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

BRIAN G. FAMBROUGH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6017



BAY CITY PROPERTY INVESTMENTS, L.L.C.
TIM DAVENPORT, MANAGING PARTNER
JOHN WEAVER, MANAGING PARTNER
P.O. BOX 3399
LANE, TEXAS 77666

RANDY L. STROUD, P.E.
LAND SURVEYING AND CIVIL ENGINEERING
201 S. VELASCO
ANGLETON, TEXAS 77515
(979) 849-3141

FINAL PLAT

GOLDEN GLEN SUBDIVISION

2 BLOCKS 75 LOTS

32.09 ACRES OUT OF THE B.E. NORVILLE TRACT
IN THE I. & G. N. RAILROAD COMPANY SURVEY NO. 4,
ABSTRACT 268, MATAGORDA COUNTY, TEXAS
JANUARY 28, 2009

SHEET 1 OF 3 SHEETS

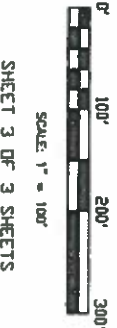
Slide 472A



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



- NOTES:
1. ALL SIDE LOT LINES ARE EITHER PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE NOTED.
 2. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ADJUTING PROPERTY SHALL NOT BE PERMITTED TO BRING INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
 3. ALL STREET RIGHT-OF-WAYS ARE 50 FEET WIDE AND ALL C/A-DE-SACS HAVE A RIGHT-OF-WAY RADIUS OF 50 FEET.
 4. ELEVATIONS ARE BASED ON NGS BENCHMARK "4-31".
 5. RESERVE "A" AND RESERVE "B" ARE RESTRICTED TO DRAINAGE USE.
 6. ALL INTERIOR LOT LINES ARE SUBJECT TO A 7.5 FOOT BUILDING LINE.
 7. ↖ INDICATES STREET LIGHT LOCATION
 8. BL = BUILDING LINE
 9. UL = UTILITY EASEMENT
 10. UL = DRAINAGE EASEMENT
 11. UL = SANITARY SEWER EASEMENT
 12. UL = DRAINAGE AND UTILITY EASEMENT
 13. RESERVE "C" IS RESTRICTED TO DETENTION USE
 14. THE BUILDING SETBACK LINES FOR ALL LOTS IN BLOCKS 1 AND 2, EXCEPT LOT 28, BLOCK 1, ARE AS FOLLOWS:
FRONT, 15 FEET
SIDE STREET, 15 FEET
INTERIOR SIDE, 7.5 FEET
 15. THE BUILDING SET BACK LINES FOR LOT 28, BLOCK 1 ARE AS FOLLOWS:
FRONT, 15 FEET
SIDE, 7.5 FEET



SHEET 3 OF 3 SHEETS

32.09 ACRES OUT OF THE B.E. NORVILLE TRACT
IN THE I. & G. N. RAILROAD COMPANY SURVEY NO. 4,
ABSTRACT 268, MATAGORDA COUNTY, TEXAS
JANUARY 26, 2009

FINAL PLAT
GOLDEN GLEN SUBDIVISION
2 BLOCKS 75 LOTS

BAY CITY PROPERTY INVESTMENTS, LLC
TIM DAVENPORT MANAGING PARTNER
JOHN WEAVER MANAGING PARTNER
LAKE JACKSON, TEXAS 77566

RANDY L. STROUD, P.E.
LAND SURVEYING AND CIVIL ENGINEERING
201 S. VELASCO
ANGELETON, TEXAS 77515
(979) 849-3141

City of Bay City
Jackson Electric Annexation Tract

I. & G. N. Railroad Survey, Abstract 339
I. & G. N. Railroad Survey, Abstract 275

STATE OF TEXAS §

COUNTY OF MATAGORDA §

A **METES & BOUNDS** description of a 19.17 acre tract of land in the I. & G. N. Railroad Company Survey Number 3, Abstract 339, and Survey Number 2, Abstract 275, City of Bay City, Matagorda County, Texas, being a part of a called 27.98 acre tract recorded under County Clerk's File Number 2016-3, Official Records, Matagorda County, Texas, and described under County Clerk's File Number 075337, Official Records, Matagorda County, Texas, and a portion of Show Boat Road, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

Beginning at a point in the southwest right-of-way line of Show Boat Road (County Road 124) at the intersection of the northeast line of said called 27.98 acre tract and a southeast line of the existing City Limits of the City of Bay City (Ordinance Number 1114), for the upper north corner and **Place of Beginning** of the herein described tract;

Thence South 35 degrees 29 minutes 28 seconds East along the northeast line of said called 27.98 acre tract, same being the southwest right-of-way line of Show Boat Road, and a southwest line of the existing City Limits of the City of Bay City (Ordinance Number 1203), 359.94 feet to the south corner of said existing City Limits of the City of Bay City for a reentry corner to the herein described tract;

Thence North 54 degrees 37 minutes 09 seconds East along the southeast line of said existing City Limits of the City of Bay City, crossing Show Boat Road, 60.34 feet to a point in the northeast right-of-way line of Show Boat Road for the lower north corner of the herein described tract, said point being in the southwest line of an adjoining called 19.319 acre tract recorded under County Clerk's File Number 2013-6900, Official Records, Matagorda County, Texas;

Thence South 35 degrees 28 minutes 49 seconds East along the northeast right-of-way line of Show Boat Road, same being the southwest line of said adjoining called 19.319 acre tract, and a southwest line of said existing City Limits of the City of Bay City, 376.61 feet to a point for the east corner of the herein described tract, said point being at the intersection of the extension of the southeast line of said called 27.98 acre tract and the northeast right-of-way line of Show Boat Road;

Thence South 54 degrees 30 minutes 20 seconds West along the southeast line of the herein described tract, crossing said Show Boat Road, and along the southeast line of said called 27.98 acre tract, same being the northwest line of an adjoining called 47.96 acre tract recorded under County Clerk's File Number 2014-6270, Official Records, Matagorda County, Texas, 1,160.47 feet to the south corner of said called 27.98 acre tract, same being the east corner of an adjoining called 10 acre tract recorded in Volume 3, Page 901, Official Records, Matagorda County, Texas, for the south corner of the herein described tract;

Attachment: Jackson Electric Legal Description and Exhibit (2533 : Public Hearing - Annexation Multi Subdivisions)

City of Bay City
Jackson Electric Annexation Tract

I. & G. N. Railroad Survey, Abstract 339
I. & G. N. Railroad Survey, Abstract 275

Thence North 35 degrees 38 minutes 06 seconds West along the southwest line of said called 27.98 acre tract, same being the northeast line of said adjoining called 10 acre tract, 738.86 feet to a point on said line at its intersection with a southeast line of the existing City Limits of the City of Bay City (Ordinance Number 1114) for the west corner of the herein described tract;

Thence North 54 degrees 37 minutes 09 seconds East along a southeast line of said existing City Limits of the City of Bay City, crossing said called 27.98 acre tract, 1,102.06 feet to the **Place of Beginning** and containing 19.17 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

December 13, 2016

Job Number 0017-0014-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Attachment: Jackson Electric Legal Description and Exhibit (2533 : Public Hearing - Annexation Multi Subdivisions)

City of Bay City
Live Oak Estates Annexation Tract

I. & G. N. Railroad Survey No. 2, Abstract 270

STATE OF TEXAS §

COUNTY OF MATAGORDA §

A **METES & BOUNDS** description of a 9.81 acre tract of land in the I. & G. N. Railroad Company Survey Number 2, Abstract 270, Matagorda County, Texas, being all of Live Oak Estates Section 1, including portions of 12th Street, according to map or plat thereof recorded under Plat File Number 422A, Plat Records, Matagorda County, Texas, with all bearings based upon the southwest line of said Live Oak Estates Section 1 as being North 32 degrees 28 minutes 50 seconds West (called North 32 degrees 28 minutes 50 seconds West).

Beginning at the west corner of Restricted Reserve "B" of said Live Oak Estates Section 1 for the lower west corner and **Place of Beginning** of the herein described tract and said point being a southwest corner of the adjoining residue of a called 840.191 acre tract recorded in Volume 568, Page 501, Deed Records, Matagorda County, Texas, said point also being in the northeast line of the adjoining P.E. and H.W. Garrett's Annex to Highland Park Subdivision, according to map or plat thereof recorded in Volume 3, Page 25, Plat Records, Matagorda County, Texas, and being in an easterly line of the existing City Limits of the City of Bay City;

Thence North 64 degrees 34 minutes 26 seconds East along the common line of said Live Oak Estates Section 1 and said adjoining residue of a called 840.191 acre tract, 162.89 feet to an angle point;

Thence North 76 degrees 40 minutes 03 seconds East continuing along said common line, 261.52 feet to an angle point;

Thence North 70 degrees 12 minutes 00 seconds East continuing along said common line, 252.94 feet to an angle point;

Thence North 63 degrees 42 minutes 44 seconds East continuing along said common line, 126.96 feet to an angle point;

Thence North 57 degrees 46 minutes 05 seconds East continuing along said common line, 255.00 feet to a point for the lower north corner of the herein described tract, said point being in the east right-of-way line of 12th Street, and being a reentry corner to said adjoining residue of a called 840.191 acre tract;

Thence South 32 degrees 28 minutes 50 seconds East continuing along said common line, 84.01 feet to a point at the beginning of a curve to the left;

Thence along said curve to the left, continuing along said common line, having a central angle of 42 degrees 50 minutes 23 seconds, a radius of 25.00 feet, an arc length of 18.69 feet, and a chord bearing South 53 degrees 53 minutes 50 seconds East, 18.26 feet to the beginning of a reverse curve to the right;

Attachment: Live Oak Estates Legal Description (2533 : Public Hearing - Annexation Multi Subdivisions)

City of Bay City
Live Oak Estates Annexation Tract

I. & G. N. Railroad Survey No. 2, Abstract 270

Thence along said reverse curve to the right, continuing along said common line, having a central angle of 72 degrees 54 minutes 40 seconds, a radius of 50.00 feet, an arc length of 63.63 feet, and a chord bearing South 38 degrees 51 minutes 29 seconds East, 59.42 feet to a reentry corner to the herein described tract, said point being in the easterly right-of-way line of 12th Street, same being the lower west corner of Restricted Reserve "C" of said Live Oak Estates Section 1;

Thence North 57 degrees 46 minutes 05 seconds East continuing along said common line, 91.39 feet to a reentry corner to the herein described tract;

Thence North 32 degrees 13 minutes 55 seconds West continuing along said common line 80.00 feet to an angle point;

Thence North 32 degrees 28 minutes 50 seconds West continuing along said common line, 80.00 feet to the upper west corner of said Restricted Reserve "C" for the upper west corner of the herein described tract, same being a reentry corner to said adjoining residue of a called 840.191 acre tract;

Thence North 57 degrees 31 minutes 10 seconds East continuing along said common line, 160.00 feet to the north corner of said Restricted Reserve "C" for the upper north corner of the herein described tract, same being a reentry corner to said adjoining residue of a called 840.191 acre tract;

Thence South 32 degrees 13 minutes 55 seconds East continuing along said common line, 313.26 feet to the east corner of said Restricted Reserve "C" for the east corner of the herein described tract, said point being in the northwest right-of-way line of the former Southern Pacific Railroad right-of-way, being a called 100-foot wide strip of land (called 22.724 acres) recorded in Volume 225, Page 721, Deed Records, Matagorda County, Texas;

Thence South 57 degrees 22 minutes 37 seconds West along the southerly line of said Live Oak Estates Section 1, same being the northerly line of said adjoining called 22.724 acre tract of land, 470.73 feet to a point at the beginning of a curve to the right;

Thence along said curve to the right, continuing along said line, having a central angle of 17 degrees 08 minutes 08 seconds, a radius of 2,814.79 feet, an arc length of 841.83 feet, and a chord bearing South 65 degrees 51 minutes 34 seconds West, 838.70 feet to the south corner of Restricted Reserve "A" of said Live Oak Estates Section 1 for the south corner of the herein described tract, same being the east corner of Lot 24 of the aforementioned adjoining P.E. and H. W. Garrett's Annex to Highland Park Subdivision;

Thence North 32 degrees 26 minutes 50 seconds West along the southwest line of said Live Oak Estates Section 1, same being the northeast line of said adjoining P.E. and H.W. Garrett's Annex to Highland Park Subdivision, 369.35 feet to the **Place of Beginning** and containing 9.81 acres of land, more or less.

Attachment: Live Oak Estates Legal Description (2533 : Public Hearing - Annexation Multi Subdivisions)

City of Bay City
Live Oak Estates Annexation Tract

I. & G. N. Railroad Survey No. 2, Abstract 270

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

December 13, 2016

Job Number R0017-0014-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Attachment: Live Oak Estates Legal Description (2533 : Public Hearing - Annexation Multi Subdivisions)

THE STATE OF TEXAS
COUNTY OF MATAGORDA

We, Reina Family Trust, Owners, do hereby adopt the foregoing plat as a correct subdivision of 9.807 acres of land out of the I. & G.N.R.R. Company Survey, Section 2, Block 4, Abstract No. 270, in Matagorda County, Texas, and will cause the lots herein shown to be sold and conveyed by lot as shown on this plat, and I hereby dedicate to the use of the public forever all streets, easements and public places shown for the purpose and consideration therein.

WITNESS MY HAND, this 23 day of MARCH, 2004.

Vincent Reina
Vincent Reina
Reina Family Trust

THE STATE OF TEXAS
COUNTY OF MATAGORDA

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Vincent Reina, who is known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me and the capacity instated, executed the same for the purposes and considerations thereon.

GIVEN MY HAND AND SEAL OF OFFICE, this 23 day of March, 2004

Kathryn L. Andel
Notary Public
in and for Matagorda County, Texas

Commission expires 3-10-05

NOTES:

- Bearing orientation based on the Southwesterly line of called 840.191 acre tract recorded in Vol. 568, Pg. 501 D.R.
- Surveyor did not abstract tract.
- () indicates deed or plot call.
- No portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 485489 0230 E for Matagorda County, Texas dated December 4, 1985. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel.
- Subject to unlocated over and across Texas Pipe Line Company easement recorded in Vol. 132, Pg. 311 D.R.M.C.
- Subject to unlocated over and across Tennessee Gas Transmission Company easement recorded in Vol. 198, Pg. 490 D.R.M.C.
- Subject to unlocated over and across Tennessee Gas Transmission Company easement recorded in Vol. 213, Pg. 247 D.R.M.C.
- Subject to over and across Central Power And Light Company easement recorded in Vol. 217, Pg. 635 D.R.M.R.
- Restricted Reserve "A" is restricted to drainage use. 0.1681 of one acre or 7,324 square feet.
- Restricted Reserve "B" is restricted to drainage use. 0.0844 of one acre or 3,675 square feet.

THE STATE OF TEXAS
COUNTY OF MATAGORDA

I, Gail Denn, Clerk of the County Court of Matagorda County, Texas, do hereby certify that the foregoing Plat was approved by the Commissioners' Court of said County on the ___ day of _____, 2004, as recorded in the Minutes of said Court in Volume _____, Page _____.

GIVEN UNDER MY HAND AND SEAL the ___ day of _____, 2004

Gail Denn, County Clerk

THE STATE OF TEXAS
COUNTY OF MATAGORDA

I, Gail Denn, Clerk of the County of Matagorda County, Texas, do hereby certify the foregoing Plat was filed in my office on the ___ day of _____, 2004, at ___ O'Clock, Filed in Slide No. _____ of the Plat Records of Matagorda County, Texas.

Gail Denn, County Clerk

STATE OF TEXAS
COUNTY OF MATAGORDA

This is to certify that I have platted the above Subdivision from an actual survey made on the ground and that all lots are properly marked with iron rods and this plat correctly represents that survey made under my supervision.



Harry H. Hovis IV
Texas Registration No. 4827

NOTES CONTINUED:

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and rest in the dedicatory, his heirs, assigns or successors).
- This easement shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
- "Detention pond located in Reserve "C" is to be owned and maintained by Live Oak Estates Home Owners Association."
- All interior Lot Lines are subject to a 5 foot building line.
- B.L. indicates Building Line
U.E. indicates Utility Easement
S.S.E. indicates Sanitary Sewer Easement

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	42°50'00"	18.69	9.81	S 53°53'50" E	18.26
C2	50.00	72°54'42"	63.63	36.84	S 35°51'28" E	59.42
C3	2814.79	17°03'09"	841.83	424.08	S 65°51'32" W	838.70
C4	512.76	20°03'28"	179.50	90.65	N 67°21'42" E	178.59
C5	1000.00	05°25'57"	84.82	47.44	N 74°40'27" E	94.78
C6	1970.00	05°30'54"	292.77	148.66	N 67°42'01" E	292.50
C7	1000.00	05°55'24"	103.38	51.74	N 60°28'52" E	103.34
C8	542.76	20°03'28"	190.01	95.89	N 67°21'42" E	189.04
C9	970.00	05°25'57"	91.07	46.02	N 74°40'27" E	91.94
C10	1940.00	05°30'54"	288.31	144.42	N 67°42'01" E	288.05
C11	970.00	05°55'24"	100.28	50.19	N 60°28'52" E	100.24
C12	50.00	175°40'01"	153.30	1321.64	N 12°31'10" E	99.93
C13	25.00	42°50'00"	18.69	9.81	S 75°55'10" W	18.26
C14	1030.00	05°55'24"	106.48	53.29	S 67°42'01" W	103.44
C15	2000.00	05°30'54"	297.23	148.89	S 67°42'01" W	298.56
C16	1030.00	05°25'57"	97.66	48.87	S 74°40'27" W	97.62
C17	482.76	20°03'28"	169.00	85.37	S 67°21'42" W	168.14

STATE OF TEXAS
COUNTY OF MATAGORDA

This plat of Live Oak Estates, Section 1 approved by the Director of Public Works of the City of Bay City, Texas, this ___ day of _____, 2004.

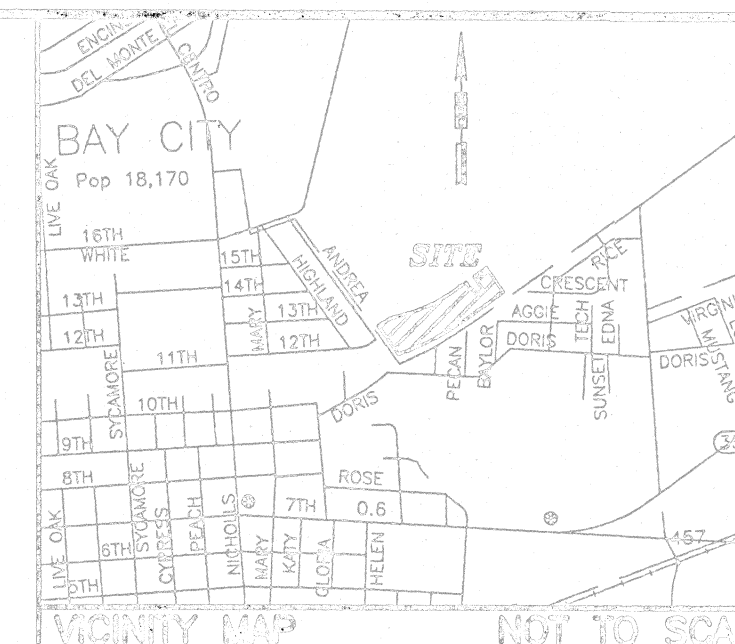
Clark Young, Director of Public Works

STATE OF TEXAS
COUNTY OF MATAGORDA

This plat of Live Oak Estates, Section 1 approved on ___ by the Council of the City of Bay City, Texas, as signed this ___ day of _____, 2004, provided, however, this approval shall be invalid and null and void unless this plat is filed with the County Clerk of Matagorda County within six months thereafter.

Charles Martinez, Jr., Mayor

Angie Tenberg, City Secretary



100 0 100 200 300 Feet
SCALE: 1" = 100'

**LIVE OAK ESTATES
SECTION 1**

30 LOTS, 3 RESERVES, 2 BLOCK

**A SUBDIVISION OF 9.807 ACRES
OF LAND OUT OF THE
I. & G. N. R.R. COMPANY SURVEY
SECTION 2, BLOCK 4,
ABSTRACT NUMBER 270
MATAGORDA COUNTY, TEXAS**

OWNER:

REINA FAMILY TRUST
ROUTE 1, BOX 31
BOLING, TX 77420
281-342-6651

ENGINEER:

Langford
Engineering, inc. consulting engineers

1080 W. Sam Houston Pkwy. N. Suite 200
Houston, Texas 77043-5014

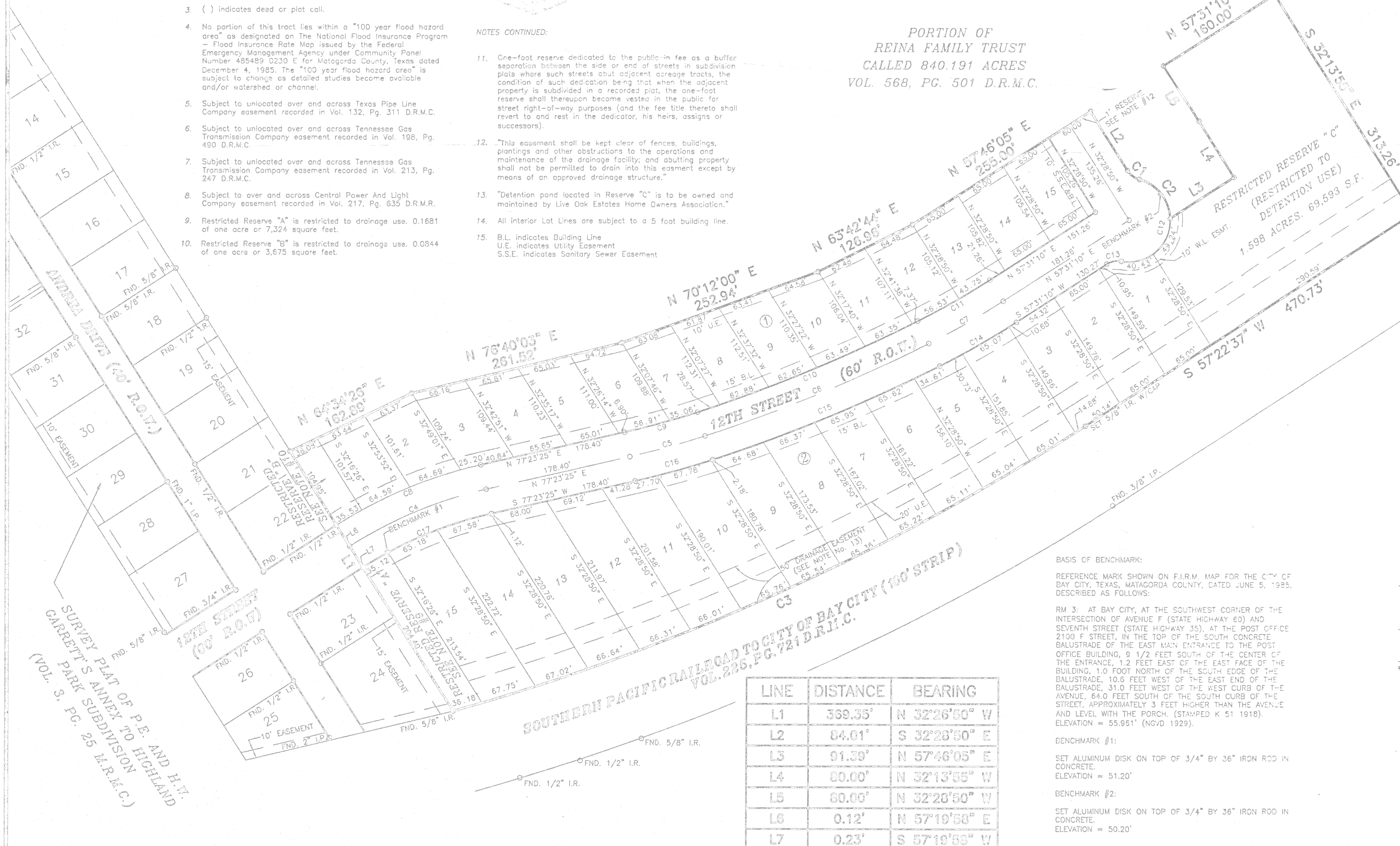
PREPARED BY:

**HOVIS
SURVEYING
COMPANY**

Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(261) 320-9591
Acreage - Residential - Industrial - Commercial

DATE: FEBRUARY 23, 2004 SCALE: 1" = 100' JOB NO.

Packet Pg. 16



LINE	DISTANCE	BEARING
L1	369.35'	N 32°26'50" W
L2	84.01'	S 32°28'50" E
L3	91.39'	N 57°46'05" E
L4	80.00'	N 32°13'55" W
L5	80.00'	N 32°28'50" W
L6	0.12'	N 57°19'58" E
L7	0.23'	S 57°19'58" W

BASIS OF BENCHMARK:

REFERENCE MARK SHOWN ON F.I.R.M. MAP FOR THE CITY OF BAY CITY, TEXAS, MATAGORDA COUNTY, DATED JUNE 5, 1995, DESCRIBED AS FOLLOWS:

RM 3 - AT BAY CITY, AT THE SOUTHWEST CORNER OF THE INTERSECTION OF AVENUE F (STATE HIGHWAY 89) AND SEVENTH STREET (STATE HIGHWAY 35), AT THE POST OFFICE 2100 F STREET, IN THE TOP OF THE SOUTH CONCRETE BALUSTRADE OF THE EAST MAIN ENTRANCE TO THE POST OFFICE BUILDING, 9 1/2 FEET SOUTH OF THE CENTER OF THE ENTRANCE, 1.2 FEET EAST OF THE EAST FACE OF THE BUILDING, 1.0 FOOT NORTH OF THE SOUTH EDGE OF THE BALUSTRADE, 10.6 FEET WEST OF THE EAST END OF THE AVENUE, 64.0 FEET SOUTH OF THE SOUTH CURB OF THE STREET, APPROXIMATELY 3 FEET HIGHER THAN THE AVENUE AND LEVEL WITH THE PORCH. (STAMPED K 51 1918). ELEVATION = 55.951' (NGVD 1929).

BENCHMARK #1:

SET ALUMINUM DISK ON TOP OF 3/4" BY 36" IRON ROD IN CONCRETE. ELEVATION = 51.20'

BENCHMARK #2:

SET ALUMINUM DISK ON TOP OF 3/4" BY 36" IRON ROD IN CONCRETE. ELEVATION = 50.20'

City of Bay City
Skyemc Section II Annexation Tract

R.P.T. Stone ¼ League, Abstract 92
Elisha Hall League, Abstract 45

STATE OF TEXAS §

COUNTY OF MATAGORDA §

A **METES & BOUNDS** description of a 27.77 acre tract of land out of the R.P.T. Stone ¼ League, Abstract 92 and the Elisha Hall League, Abstract 45, Matagorda County, Texas, being comprised of Skyemc Section II, according to map or plat thereof recorded under Slide Number 419A, Plat Records, Matagorda County, Texas, and portions of Second Street Spur and Charles Haley Drive, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

Beginning at the northeast corner of Lot 8, Block 1 of said Skyemc Section II, same being the southeast corner of an adjoining called 84.23 acre tract recorded in Volume 535, Page 494, Deed Records, Matagorda County, Texas, for the northeast corner and **Place of Beginning** of the herein described tract, said point being in the west line of an adjoining called 1.6725 acre tract recorded in Volume 462, Page 886, Deed Records, Matagorda County, Texas, and being in a southwest line of the existing City Limits of the City of Bay City (Ordinance Number 1295);

Thence South 05 degrees 55 minutes 40 seconds West along the east line of said Skyemc Section II, same being the west line of said adjoining called 1.6725 acre tract, crossing Second Street Spur, 765.11 feet to the southeast corner of Lot 8, Block 2 of said Skyemc Section II, for the southeast corner of the herein described tract, said point being in the northeast line of an adjoining portion of a called 150-foot wide tract recorded in Volume 8, Page 554, Deed Records, Matagorda County, Texas;

Thence North 37 degrees 00 minutes 08 seconds West along the southerly line of said Lot 8, Block 2, same being the northeast line of said adjoining called 150-foot wide tract, 95.49 feet to a reentry corner to the herein described tract and said Lot 8, same being the northeast corner of said adjoining portion of a called 150-foot wide tract;

Thence South 87 degrees 50 minutes 46 seconds West along the south line of said Skyemc Section II, same being the north line of said adjoining portion of a called 150-foot wide tract, and the north line of an adjoining called 14.835 acre tract recorded in Volume 413, Page 251, Deed Records, Matagorda County, Texas, 1,469.83 feet to the southwest corner of Lot 1, Block 2 of said Skyemc Section II, same being the southeast corner of an adjoining called 32.09 acre tract recorded under County Clerk's File Number 075954, Official Records, Matagorda County, Texas, for the southwest corner of the herein described tract;

Thence North 05 degrees 55 minutes 57 seconds East along the west line of said Lot 1, Block 2, same being the east line of said adjoining 32.09 acre tract, crossing Second Street Spur, and continuing along the west right-of-way line of Charles Haley Drive, same being the east line of an adjoining called 28.24 acre tract recorded under County Clerk's File Number 075954, Official Records, Matagorda County, Texas, 901.86 feet to a point for the northwest corner of the herein described tract, said point being at the intersection of the extension of the north line of said Skyemc Section II and the west line of Charles Haley Drive, and being the southwest corner of the existing City Limits of the City of Bay City;

City of Bay City
Skyemc Section II Annexation Tract

R.P.T. Stone ¼ League, Abstract 92
Elisha Hall League, Abstract 45

Thence South 84 degrees 04 minutes 16 seconds East along a south line of said existing City Limits of the City of Bay City, crossing Charles Haley Drive, and continuing along the north line of said Skyemc Section II, 1,520.19 feet to the **Place of Beginning** and containing 27.77 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

December 13, 2016

Job Number R0017-0014-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Attachment: Skyemc Section II Legal Description and Exhibit (2533 : Public Hearing - Annexation Multi Subdivisions)



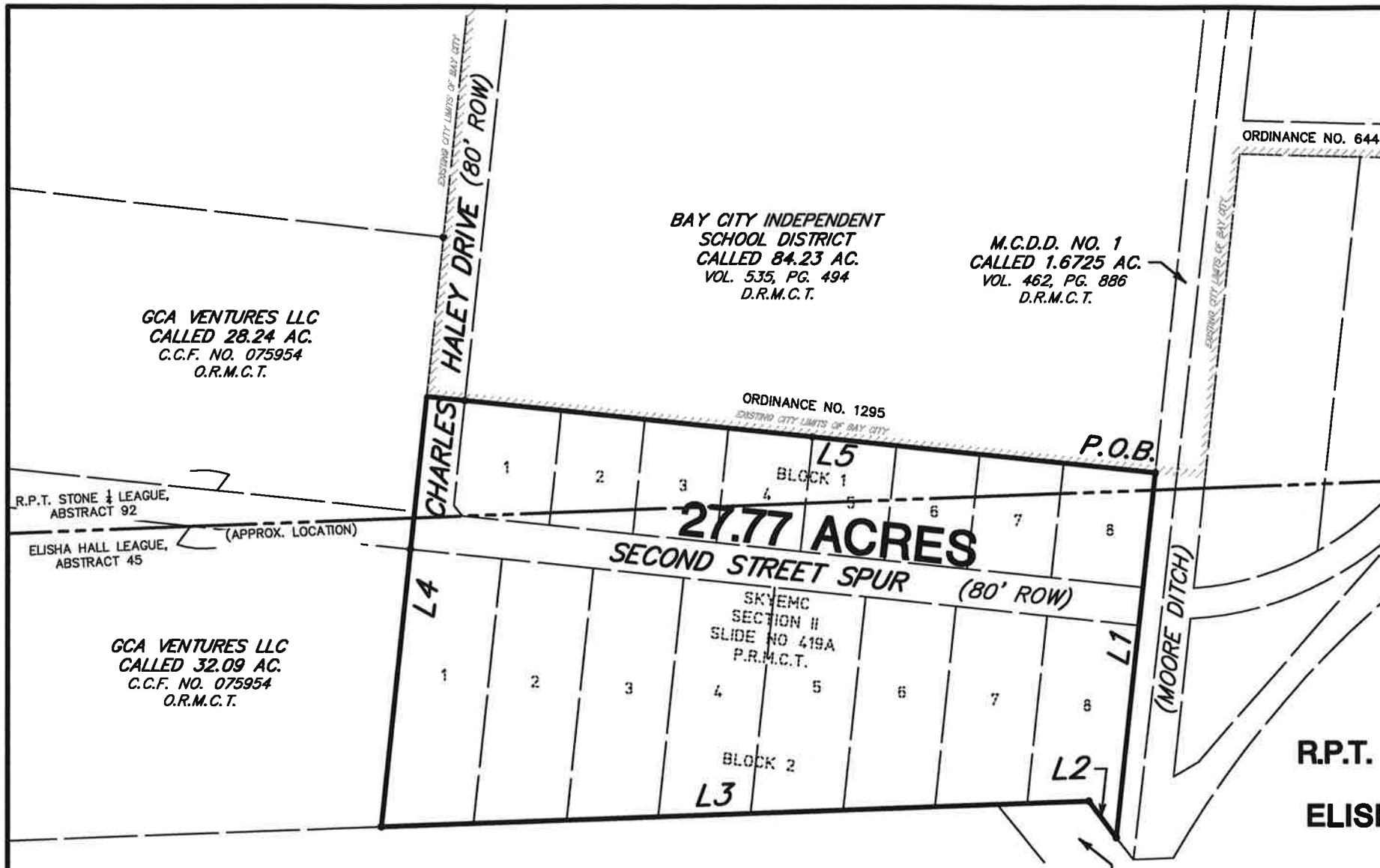
NORTH
SCALE: 1" = 300'

LINE	BEARING	DISTANCE
L1	S 05°55'40" W	765.11'
L2	N 37°00'08" W	95.49'
L3	S 87°50'46" W	1,469.83'
L4	N 05°55'57" E	901.85'
L5	S 84°04'16" E	1,520.19'

EXHIBIT
OF
27.77 ACRES
OUT OF THE
R.P.T. STONE 1/4 LEAGUE, ABSTRACT 92
AND THE
ELISHA HALL LEAGUE, ABSTRACT 45
CITY OF BAY CITY
MATAGORDA COUNTY, TEXAS
DECEMBER 2016



CHARLIE KALKOMEY SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046104
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033



This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

L.C.R.A.
CALLED 14.835 AC.
CANAL TRACT (EXHIBIT "A")
VOL. 413, PG. 251
D.R.M.C.T.

COLORADO CANAL CO.
PART OF CALLED
150' WIDE TRACT
VOL. 8, PG. 554
D.R.M.C.T.

GENERAL NOTES:

1. Bearings are based upon Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
2. For reference and further description, see metes and bounds description, job number R0017-0014-00, prepared by Jones|Carter, Inc. on same date.

City of Bay City
Turner Road Annexation Tracts

I. & G. N. Railroad Survey, Abstract 274
I. & G. N. Railroad Survey, Abstract 273

STATE OF TEXAS §

COUNTY OF MATAGORDA §

A **METES & BOUNDS** description of a 3.75 acre tract of land in the I. & G. N. Railroad Company Survey Number 4, Abstract 274, and Number 5, Abstract 273, City of Bay City, Matagorda County, Texas, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

Beginning at the southwest corner of an adjoining called 3.44 acre tract recorded under County Clerk's File Number 2014-6842, Official Records, Matagorda County, Texas, same being the southeast corner of a called 0.405 acre tract recorded in Volume 566, Page 396, Deed Records, Matagorda County, Texas, as located in the northerly right-of-way line of Turner Road (County Road 102), for the lower southeast corner and **Place of Beginning** of the herein described tract, said point being at a southwest corner of the existing City Limits of the City of Bay City (Ordinance Number 1478);

Thence South 69 degrees 30 minutes 21 seconds West along the south line of said called 0.405 acre tract, same being the northerly right-of-way line of Turner Road, 139.32 feet to an angle point, said point being the southwest corner of said called 0.405 acre tract, same being the southeast corner of Restricted Reserve "A" of Stripes Bay City At Hwy 35, according to map or plat thereof recorded under Slide Number 516A, Plat Records, Matagorda County, Texas;

Thence South 69 degrees 35 minutes 29 seconds West along the south line of said Stripes Bay City At Hwy 35, same being the northerly right-of-way line of Turner Road, 515.78 feet to the southwest corner of said Stripes Bay City At Hwy 35, same being the southeast corner of Reserve "B" of Holiday Inn Express Bay City, according to map or plat thereof recorded under Slide Number 522A, Plat Records, Matagorda County, Texas;

Thence South 69 degrees 36 minutes 02 seconds West along the south line of said Holiday Inn Express Bay City, and the south line of a called 3.02 acre tract recorded under County Clerk's File Number 096826, Official Records, Matagorda County, Texas, same being the northerly right-of-way line of Turner Road, 390.44 feet to a point on said line for the west corner of the herein described tract, said point being at the intersection of the northerly right-of-way line of Turner Road and a south line of the existing City Limits of the City of Bay City (Ordinance Number 1113);

Thence North 54 degrees 37 minutes 09 seconds East along a south line of the existing City Limits of the City of Bay City, crossing said called 3.02 acre tract, said Holiday Inn Express Bay City, said Stripes Bay City At Hwy 35, a called 0.344 acre tract recorded in Volume 505, Page 533, Deed Records, Matagorda County, Texas, and a called 2.00 acre tract recorded under County Clerk's File Number 078856, Official Records, Matagorda County, Texas, 1,168.86 feet to a point for the north corner of the herein described tract, said point being in the northeast line of said called 2.00 acre tract, same being the upper southwest line of the aforementioned adjoining called 3.44 acre tract, and being at an intersection of the existing City Limits of the City of Bay City (Ordinance Number 1113 and Ordinance Number 1478);

Attachment: Turner Road Legal Description and Exhibit (2533 : Public Hearing - Annexation Multi Subdivisions)

City of Bay City
Turner Road Annexation Tracts

I. & G. N. Railroad Survey, Abstract 274
I. & G. N. Railroad Survey, Abstract 273

Thence South 31 degrees 24 minutes 54 seconds East along the northeast line of said called 2.00 acre tract, same being the upper southwest line of said adjoining called 3.44 acre tract, and a southwest line of the existing City Limits of the City of Bay City (Ordinance Number 1478), 173.28 feet to the east corner of said called 2.00 acre tract, same being a reentry corner to said adjoining called 3.44 acre tract;

Thence South 54 degrees 43 minutes 11 seconds West along the southeast line of said called 2.00 acre tract, same being in interior line of said adjoining called 3.44 acre tract and an interior line of the existing City Limits of the City of Bay City, 140.04 feet to the south corner of said called 2.00 acre tract, same being the lower west corner of said adjoining called 3.44 acre tract, and being in the northeast line of the aforementioned called 0.405 acre tract;

Thence South 31 degrees 24 minutes 57 seconds East along the northeast line of said called 0.405 acre tract, same being the lower southwest line of said adjoining called 3.44 acre tract, and a southwest line of the existing City Limits of the City of Bay City, 97.59 feet to the **Place of Beginning** and containing 3.75 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

December 13, 2016

Job Number R0017-0014-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

GENERAL NOTES:

- 1. Bearings are based upon Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- 2. For reference and further description, see metes and bounds description, job number R0017-0014-00, prepared by JonesCarter, Inc. on same date.

I. & G. N. RR CO SURVEY NO. 5,
ABSTRACT 273

I. & G. N. RR CO SURVEY NO 4,
ABSTRACT 274

(APPROX. LOCATION)

WASHINGTON
INVESTMENTS,
INC.
CALLED 3.02 AC.
C.C.F. NO. 096826
O.R.M.C.T.

HOLIDAY INN
EXPRESS
BAY CITY
SLIDE NO 522A
P.R.M.C.T.

RESERVE "A"
RESERVE "B"

STATE HIGHWAY 35
(WIDTH VARIES)

RESTRICTED RESERVE "A"
STRIPES BAY CITY AT HWY 35
SLIDE NO 516A
P.R.M.C.T.

ORDINANCE NO. 1113

3.75 ACRES

TURNER ROAD (CO. RD. 102)

WIRENDR S. PATEL
CALLED 2.00 AC.
C.C.F. NO. 078856
O.R.M.C.T.

RYABC LLC
CALLED 3.44 AC.
C.C.F. NO. 2014-6842
O.R.M.C.T.

ORDINANCE NO. 1478

ORDINANCE NO. 1113

NORTH
SCALE: 1" = 200'

PAUL PENNINGTON, ET UX
CALLED 0.344 AC.
VOL. 505, PG. 533
D.R.M.C.T.

PAUL PENNINGTON, ET UX
CALLED 0.405 AC.
VOL. 566, PG. 396
D.R.M.C.T.

EXHIBIT
OF
3.75 ACRES
OUT OF THE
I. & G. N. R.R. SURVEY NO. 4, ABSTRACT 274
AND THE
I. & G. N. R.R. SURVEY NO. 5, ABSTRACT 273
CITY OF BAY CITY
MATAGORDA COUNTY, TEXAS
DECEMBER 2016

LINE	BEARING	DISTANCE
L1	S 69°30'21" W	139.32'
L2	S 69°35'29" W	515.78'
L3	S 69°36'02" W	390.44'
L4	N 54°37'09" E	1,168.86'
L5	S 31°24'54" E	173.28'
L6	S 54°43'11" W	140.04'
L7	S 31°24'57" E	97.59'
L8	N 31°24'54" W	450.55'



CHARLIE KALKOMEY SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046104
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033

Attachment: Turner Road Legal Description and Exhibit (2533 : Public Hearing - Annexation Multi



City Council
1901 5Th Street
Bay City, TX 77414

Meeting: 02/16/17 06:00 PM
Department: City Secretary
Category: Agreement
Prepared By: Rhonda Clegg
Initiator: Rhonda Clegg
Sponsors:
DOC ID: 2532

ADOPTED

RESOLUTION (ID # 2532)

**DISCUSS, CONSIDER AND/OR APPROVE A RESOLUTION
AUTHORIZING THE BAY CITY COMMUNITY DEVELOPMENT
CORPORATION TO CONTRIBUTE APPROXIMATELY
\$75,327.25 TO THE CITY OF BAY CITY TO ADD TO THE
TEXAS CAPITAL FUND GRANT TO IMPROVE MCCROSKY
ROAD AT MCCROSKY ROAD AND 7TH STREET, BAY CITY,
TEXAS (SECOND READING) .**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Estlinbaum, Councilwoman
SECONDER:	Carolyn Thames, Councilwoman
AYES:	Chrystal Folse, Julie Estlinbaum, Steven Johnson, Carolyn Thames
EXCUSED:	William Cornman