

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Richmond Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit:

TRACT 1: The tract or parcel of land described in deed dated October 30, 2019 from to Dos Bros, L.L.C., a Texas limited liability corporation, to the City of Richmond, Texas, and described as follows:

BEING all that certain 29.041 acres (1,265,046 square feet) 28.457 acres net (1,239,602 square feet net) of land in the William Morton Survey, Abstract 62, Fort Bend County, Texas, same being that certain called 29.045 acre parcel as described by deed recorded in Clerk's File No. 2005001636 of the Official Records of Fort Bend County, Texas, said 29.041 acre tract (1,265,046 square feet) 28.457 acres net (1,239,602 square feet net) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron rod found for the northwest corner of the herein described tract, same being the southwest corner of that certain called 21.9980 acre parcel as described by deed recorded in Clerk's File No. 9744169 of the Official Records of Fort Bend County, Texas, same being in the easterly line of that certain Reserve "D"—called 5.410 acres, Shadow Grove Estates, Section 1, as recorded in the Plat Cabinet Slide No. 1992A of the Map Records of Fort Bend County, Texas;

THENCE, North 89 degrees 18 minutes 30 second East (called North 89 degrees 18 minutes 30 seconds East) (*Basis of Bearings*), with the south line of said 21.9980 acre parcel, at a distance of 1,253.86 feet (called 1,253.64 feet) pass a 1/2" iron rod found in the westerly margin of Pitts Road (width varies), continuing in all a total distance of 1,277.20 feet (called (1,27720 feet) to the northeast corner of the herein described tract, same being the southeast corner of said 21.9980 acre parcel, and same being in said Pitts Road;

THENCE, South 00 degrees 50 minutes 16 seconds East (called South 00 degrees 50 minutes 16 seconds East), with said Pitts Road a distance of 999.80 feet (called 999.94 feet) to the southeast corner of the herein described tract, same being the northeast corner of the residue of that certain Tract 1—called 10.78 acre parcel as described by deed recorded in Volume 2335, Page 815 of the Official Records of Fort Bend County, Texas;

THENCE, South 89 degrees 23 minutes 00 seconds West (called South 89 degrees 23 minutes 00 seconds West), with the north line of the residue of said Tract 1—10.78acre parcel, same being the northeast corner of that certain called 1.802 acre parcel as described by deed recorded in Clerk's File No. 9846841 of the Official Records of Fort Bend County, Texas, continuing a distance of 393.76 feet pass a 1/2 inch iron pipe found 0.08 foot left for the Northwest corner of said 1.802 acre parcel, same being the northeast corner of that certain called 2.095 acre parcel as described by deed recorded in Clerks File No. 98100598 of the Official Records of Fort Bend County, Texas, continuing a distance of 580.51 feet pass a 1/2 inch iron pipe found for the northwest

corner of said 2.095 acre parcel, same being the northeast corner of that certain called 2.095 acre parcel as described by deed recorded in Clerk's File No. 9724301 of the Official Records of Fort Bend County, Texas, continuing a distance of 849.45 feet pass a ½ inch iron pipe found 0.08 feet right for the northwest corner of said 2.095 acre parcel, same being the northeast corner of that certain called 2.799 acre parcel as described by deed recorded in Volume 2417, Page 1702 of the Official Records of Fort Bend County, Texas, continuing in all a total distance of 1,255.50 feet (called 1,255.50 feet) to a 5/8 inch iron rod with cap set for the southwest corner of the herein described tract, from which a 1 inch iron rod found for reference bears North 85 degrees 00 minutes 19 seconds West, a distance of 2.21 feet, same being in the easterly line of that certain called 25.806 acre parcel as described by deed recorded in Volume 970, Page 49 of the Official Records of Fort Bend County, Texas;

THENCE, North 02 degrees 05 minutes 00 seconds West (called North 02 degrees 05 minutes and 00 seconds West) with the westerly line of said called 29.045 acre parcel, at a distance of 21.14 feet pass a 3/8 inch iron pipe found 1.90 feet left for the northeast corner of said 25.806 acre parcel, and same being the southeasterly corner of that certain called 7.0095 acre parcel as described by deed recorded in Clerk's File No. 986477 of the Official Records of Fort Bend County, Texas, continuing a distance of 234.22 feet pass a ½ inch iron rod found 0.64 foot left for the northeast corner of said 7.0095 acre parcel, and the southeast corner of that certain called 7.000 acre parcel as described by deed recorded in Clerk's File No. 2000057141 of the Official Records of Fort Bend County, Texas, continuing a distance of 448.54 feet pass a ½ inch iron rod found 0.20 foot right for the northeast corner of said 7.000 acre parcel, and same being the southeast corner of that certain called 7.00 acre parcel as described by deed recorded in Clerk's File No. 2003101567 of the Official Records of Fort Bend County, Texas, continuing a distance of 888.15 feet pass a ½ inch iron pipe found 2.81 feet right for the northeast corner of the residue of that certain called 28.431 acre parcel as described by deed recorded in Clerk's File No. 9625539 of the Official Records of Fort Bend County, Texas, continuing in all a total distance of 998.45 feet (called 998.58 feet) to the POINT OF BEGINNING and containing 29.041 acres (1,265,046 square feet) 28.457 acres net (1,239,602 square feet net) of land, more or less.

**TRACT 2: A FIELD NOTE DESCRIPTION** of 2.083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening - Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way - Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

**FOR CONNECTION**, begin at a point for the Northwest corner of the City of Richmond call 25.801 acre annexation (Ordinance No. 2006-07; Fort Bend County Clerk's File No. 2006084464); Said corner being the Northwest corner of an original call 25.806 acre tract (Volume 970, Page 49; Deed Records of Fort Bend County, Texas), being the Southeast corner of a call 7.0095 acre tract (Fort Bend County Clerk's File No. 9886477, and being the Southeast corner of an original call 28.431 acre tract (Fort Bend County Clerk's File No. 9625539); Said point being a point in the Westerly line of the City of Richmond call 29.041 acre tract (Fort Bend

County Clerk's File No. 2019125559) to be annexed into the city limits of the City of Richmond (29.039 acres – Annexation Tract 1); **THENCE**; South 3 degrees, 38 minutes, 0 seconds East – 20.97 feet (more or less) along the Westerly line of said call 29.041 acre tract with the Easterly line of said original call 25.806 acre tract being along the existing city limits of the City of Richmond to a point for the Southwest corner of said call 29.041 acre tract and for the Southwest corner of said 29.039 acre Annexation Tract 1; **THENCE**; North 87 degrees, 50 minutes, 30 seconds East - 1227.71 feet (more or less) along the Southerly line of said call 29.041 acre tract with the Northerly line of the Partition of a call 11.772 acre tract (Fort Bend County Clerk's File No. 9237267) to a point in the Westerly right-of-way line of said Pitts Road (80 feet wide overall) as occupied on the ground (called 0.585 acre road easement, no description – Volume 580, Page 854; Deed Records of Fort Bend County, Texas; includes Fort Bend County 10 foot wide road right-of-way – Volume 229, Page 474; Deed Records of Fort Bend County, Texas) for the Northwest corner of said call 0.206 acre road right-of-way; Said corner being the most Westerly Northwest corner of and **PLACE OF BEGINNING** for this 2.083 acre tract;

**THENCE**; North 87 degrees, 50 minutes, 30 seconds East – 27.79 feet continuing along the Southerly line of said call 29.041 acre tract with the Northerly line of said call 11.772 acre Partition and crossing into said Pitts Road to a point for interior corner of this tract; Said corner being the Northeast corner of said call 0.206 acre road right-of-way, being the Southeast corner of said call 29.041 acre tract, and being the Southeast corner of said 29.039 acre Annexation Tract 1;

**THENCE**; North 2 degrees, 23 minutes, 15 seconds West – 999.80 feet (more or less) along the Easterly line of said call 29.041 acre tract along a line in said Pitts Road to a point for the most Northerly Northwest corner of this tract; Said corner being the Northeast corner of said call 29.041 acre tract, being the Northeast corner of said 29.039 acre Annexation Tract 1, and being the Southeast corner of a call 21.9980 acre tract (Fort Bend County Clerk's File No. 9744169);

**THENCE**; North 87 degrees, 45 minutes, 30 seconds East - 56.09 feet (more or less) crossing a portion of the right-of-way of Pitts Road (no dedication information available) and then crossing said call 2.156 acre road widening along a projection of the Northerly line of said call 29.041 acre tract to a point for the Northeast corner of this tract in the Easterly right-of-way line of said Pitts Road;

**THENCE**; South 2 degrees, 9 minutes, 55 seconds East, at 1359.95 feet (more or less) pass a point in the Northerly line of the G.H. and S.A. Railroad right-of-way (100 feet wide) for the Southeast corner of said call 2.156 acre road widening, in all 1460.58 feet (more or less) along the Easterly right-of-way line of said Pitts Road with the Easterly line of said call 2.156 acre road widening being along the West line of the remainder of an original call 100 acre tract (Tract 3C – Fort Bend County Clerk's File No. 9632563 and Volume 296, Page 70; Deed Records of Fort Bend County, Texas) and then crossing said railroad right-of-way to a point for the Southeast corner of this tract in the Northerly right-of-way line of U.S. Highway No. 90-A (175 feet wide);

**THENCE**; South 81 degrees, 26 minutes, 39 seconds West – 77.09 feet (more or less) crossing said Pitts Road as occupied on the ground along the Southerly right-of-

way line of said railroad with the Northerly right-of-way line of said U.S. Highway No. 90-A to a point for the Southwest corner of this tract;

**THENCE;** North 2 degrees, 42 minutes, 23 seconds West, at 100.52 feet (more or less) pass a point in the Northerly right-of-way line of said railroad for the Southwest corner of said call 0.206 acre road right-of-way, in all 358.65 feet (more or less) along the Westerly right-of-way line of said Pitts Road as occupied on the ground to a point for angle point corner of this tract;

**THENCE;** North 2 degrees, 9 minutes, 55 seconds West – 110.66 feet (more or less) continuing along the Westerly right-of-way line of said Pitts Road to the **PLACE OF BEGINNING** and containing 2.083 acres of Land (more or less).

A public hearing will be held by and before the City Commission of the City of Richmond, Texas on the 27<sup>th</sup> day of January 2020 at 4:30 p.m. in the City Commission Chamber of the City Hall Annex located at 600 Morton Street, Richmond, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

The completed annexation of the area will expand Richmond's extraterritorial jurisdiction: The following area will be newly included in Richmond's extraterritorial jurisdiction—the southwestern portion of a tract with tax identification number 0062-00-000-0510-901, being within one mile of the eastern right of way line of Pitts Road and a portion of Highway 90A, all as depicted on the attached map;

The purpose of including the area within Richmond's extraterritorial jurisdiction is to promote and protect the general health, safety, and welfare of persons residing in and adjacent to Richmond;

The following ordinances will be applicable in the area that would be newly included in Richmond's extraterritorial jurisdiction:

Unified Development Code, including plat approvals, access management, regulation of groundwater, negotiation and execution of development agreements, regulations of signs, regulation of parking, landscaping, and architecture, and regulation of fireworks, regulation of rendering plants, and regulation of nuisances;

Hotel occupancy tax;

Water and Wastewater Impact Fees; and

Utility franchises.

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Laura Scarlato, City Secretary

