

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:

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 11th day of May, 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—an approximate 80-foot tract as shown 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.

Laura Scarlato, City Secretary

PROPOSED PITTS ROAD ROW ANNEXATION & EXTRATERRITORIAL JURISDICTION EXPANSION

