

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:

FIELD NOTES FOR 116.78 ACRES: Being a 116.78 acre tract of land located in the Jane H. long Survey, A-55, in Fort Bend County, Texas; said 116.78 acre tract being all of a call 115.10 acre tract of land recorded in the name of HW 589 Holdings LLC, in Clerk's File Number 2017113796 of the Official Records of Fort Bend County (O.R.F.B.C.) and all of a call 1.68 acre tract of land recorded in the name of HW 589 Holdings LLC, in Clerk's File Number 2020012307 of the O.R.F.B.C.; said 116.78 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the west line of Del Webb-Richmond Section Five, a subdivision recorded in Plat Number 20110167 of the Fort Bend County Plat Records (F.B.C.P.R.) and based on the Texas Coordinate System, South Central Zone);

Beginning at a 1-1/2-inch iron pipe found for the northeast corner of said 115.10 acre tract and the southeast corner of a call 1.108 acre Houston Lighting and Power Company (HL&P) Fee Strip recorded in Volume 386, Page 119 of the Fort Bend County Deed Records (F.B.C.D.R.), same being on the west line of a call 6.716 acre HL&P Fee Strip recorded in Volume 386, Page 303 and Volume 386, Page 308 of the F.B.C.D.R.;

THENCE, with the common line of said 115.10 acre tract and said 6.716 acre Fee Strip, South 22 degrees 53 minutes 23 seconds West, at a distance of 290.99 feet passing a 5/8- inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of said 6.716 acre Fee Strip and the northwest corner of a call 35.83 acre tract of land recorded in Clerk File Number 2015128843 of the O.R.F.B.C., in all, a total distance of 369.86 feet to a 3/4-inch iron pipe found at the northwest corner of said Del Webb-Richmond Section Five;

THENCE, with the common line of said 115.10 acre tract and said Del Webb-Richmond Section Five, South 23 degrees 10 minutes 15 seconds West, at a distance of 212.61 feet passing a common corner of said subdivision and Del Webb-Richmond Section Five B, a subdivision recorded in Plat Number 20110202 of the F.B.C.P.R., at a distance of 833.31 feet passing a common corner of said subdivision and Del Webb-Richmond Section Four, a subdivision recorded in Plat Number 20120212 of the F.B.C.P.R., in all, a total distance of distance of 916.68feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

THENCE, with the common line of said 115.10 acre tract and said Del Webb-Richmond Section Four, South 23 degrees 31 minutes 29 seconds West, a distance

of 425.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at an interior corner of aforesaid 1.68 acre tract;

THENCE, with the interior lines of said 1.68 acre tract, the following six (6) courses:

North 75 degrees 44 minutes 40 seconds West, a distance of 673.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

South 20 degrees 18 minutes 48 seconds West, a distance of 218.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

South 06 degrees 35 minutes 44 seconds East, a distance of 58.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

37.23 feet along the arc of a curve to the right, said curve having a central angle of 42 degrees 40 minutes 04 seconds, a radius of 50.00 feet and a chord that bears South 75 degrees 56 minutes 23 seconds East, a distance of 36.38 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

North 35 degrees 23 minutes 39 seconds East, a distance of 12.05 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

South 75 degrees 59 minutes 25 seconds East, a distance of 598.67 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the common line of said 1.68 acre tract and Del Webb-Richmond Section One, Replat No.1, a subdivision recorded in Plat Number 20110078 of the F.B.C.P.R.;

THENCE, with the common line of said 1.68 acre tract, said subdivision and with the east line of aforesaid 115.10 acre tract, South 15 degrees 31 minutes 22 seconds West, a distance of 412.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the common corner of said Del Webb-Richmond Section One, Replat No.1 and Del Webb-Richmond Section One-B Amended Plat, a subdivision recorded in Plat Number 20110139 of the F.B.C.P.R.;

THENCE, with the common line of said 115.10 acre tract and said Del Webb-Richmond Section One-B Amended Plat, North 67 degrees 43 minutes 36 seconds West, at a distance of 199.20 feet passing the common north corner of said subdivision and Del Webb-Richmond Section One-C, a subdivision recorded in Plat Number 20110088 of the F.B.C.P.R., in all, a total distance of 1,124.85 feet to a 3/4-inch iron pipe found at the northwest corner of said Del Webb-Richmond Section One-C;

- THENCE,** with the common line of said 115.10 acre tract and said subdivision, South 45 degrees 32 minutes 48 seconds West, a distance of 368.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of said subdivision, same being on the northeast Right-of-Way (R.O.W.) line of F.M. 762 (100-foot wide);
- THENCE,** with said northeast R.O.W. line, North 36 degrees 58 minutes 48 seconds West, a distance of 1018.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- THENCE,** continuing with said northeast R.O.W. line, North 34 degrees 45 minutes 57 seconds West, a distance of 167.16 feet to a 3/4-inch iron pipe found at the common south corner of said 115.10 acre tract, a call 2.170 acre tract of land recorded in Clerk's File Number 2011125866 of the O.R.F.B.C., and a call 4.411 acre tract of land recorded in Volume 854, Page 120 of the F.B.C.D.R.;
- THENCE,** with the common line of said 115.10 acre tract and said 2.170 acre tract, the following three (3) courses:
- North 55 degrees 14 minutes 43 seconds East, a distance of 334.43 feet to a 5/8-inch iron rod found;
- 1North 24 degrees 07 minutes 24 seconds East, a distance of 235.87 feet to a 5/8-inch iron rod found;
- North 02 degrees 56 minutes 30 seconds West, a distance of 378.48 feet to a 5/8-inch iron rod found at the common north corner of said 115.140 acre tract, said 2.170 acre tract and said 4.411 acre tract, same being a south corner of a call 3.025 acre HL&P Fee Strip recorded in Volume 387, Page 465 of the F.B.C.D.R.;
- THENCE,** with the common line of said 115.10 acre tract and said 3.025 acre Fee Strip, North 24 degrees 08 minutes 42 seconds East, a distance of 1,244.90 feet to a 3/4-inch iron pipe found;
- THENCE,** continuing with said common line, South 69 degrees 59 minutes 47 seconds East, a distance of 522.35 feet to a 2-inch iron pipe found for a common corner of said 3.025 acre Fee Strip and a call 0.835 acre HL&P Fee Strip recorded in Volume 383, Page 588 of the F.B.C.D.R.;
- THENCE,** with the common line of said 115.10 acre tract and said 0.835 acre Fee Strip, South 65 degrees 08 minutes 00 seconds East, a distance of 498.42 feet to a 5/8-inch Iron rod with cap stamped "COSTELLO INC" found;

THENCE, continuing with said common line, South 68 degrees 06 minutes 27 seconds East, at a distance of 213.028 feet passing the common corner of said 0.835 acre Fee Strip and aforesaid 1.108 acre Fee Strip, in all, a total distance of 1,176.75 feet to the Point of Beginning and containing 116.78 acres of land.

A public hearing will be held by and before the City Commission of the City of Richmond, Texas on the 18th day of May 2020 at 4:30 p.m. for all persons interested in the above proposed annexation. **In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the City Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Following are the details to join the Zoom Meeting:**

Join Zoom Meeting

<https://zoom.us/j/98144603561?pwd=aGREOHpDRS95b01wZXkzdDcwSWxiQT09>

Meeting ID: 981 4460 3561

Password: 429851

One tap mobile

+13017158592,,98144603561# US (Germantown)

+13126266799,,98144603561# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

Meeting ID: 981 4460 3561

Find your local number: <https://zoom.us/u/abJ3yG46sJ>

Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at jabraham@richmondtx.gov

At said time and place (Zoom Online Meeting) 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.

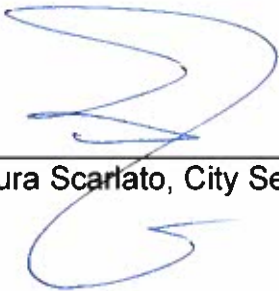
The completed annexation of the area will expand Richmond's extraterritorial jurisdiction: The following area will be newly included in Richmond's extraterritorial jurisdiction—Del Webb subdivision, Section 13, Block 1, Lots 3-11, Block 2, Lots 1-2 and 4-6, Block 3, Lots 1-2 and 5-6; and Section 14, Block 2, Lots 9-22, Block 3, Lots 1-11, and Block 4, Lots 1-27; and a portion of the US Highway 59 right of way, all being within one mile of the southern boundary of the annexed tract, 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.



Laura Scarlato, City Secretary

