

Ordinance No. 17-82

AN ORDINANCE OF THE VILLAGE OF PLEAK, TEXAS EXTENDING AND EXPANDING THE VILLAGE OF PLEAK'S EXTRATERRITORIAL JURISDICTION BY THE REQUEST OF OWNERS OF TERRITORY.

WHEREAS, pursuant to Section 42.022(b) of the Texas Local Government Code, Expansion of Extraterritorial Jurisdiction, the owner(s) of all the territory described in Exhibit "A" hereto, has presented to the Village of Pleak, a request that the Village of Pleak extend and expand its extraterritorial jurisdiction to include all of the territory described in Exhibit "A" attached to this ordinance and incorporated and adopted in its entirety as part of this ordinance for all purposes; and

WHEREAS, the Village of Pleak has reviewed the land owner's request and has determined that the facts therein stated in the request are true and correct; the request is made by the owner and or owners of the territory described in the attached exhibit "A" and that the said territory is wholly contiguous to the existing jurisdiction of the Village of Pleak;

WHEREAS, the Village of Pleak has determined that it will be in the best interest of the Village of Pleak and the territory described in Exhibit "A" attached to this ordinance, for the Village of Pleak to extend and expand its extraterritorial jurisdiction to include all of the territory described in Exhibit "A" attached to this ordinance;

BE IT ORDAINED BY THE CITY COUNCIL OF THE VILLAGE OF PLEAK, TEXAS:

That the City Council for the Village of Pleak finds that:

1. That the owner(s) have requested by written petition that the property described in Exhibit "A" attached to this ordinance be included within the extraterritorial jurisdiction of the Village of Pleak;
2. That the area described in Exhibit "A" is an area contiguous to the existing extraterritorial jurisdiction of the Village of Pleak;
3. That the expansion of the Village of Pleak's extraterritorial jurisdiction to include the property described in Exhibit "A" does not include any area in the existing territorial jurisdiction of another municipality.

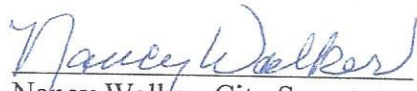
The Village of Pleak, Texas hereby extends and expands its extraterritorial jurisdiction to include the territory described in Exhibit "A" attached to this ordinance and incorporated and adopted in its entirety as part of this ordinance for all purposes.

Passed by an affirmative vote of all members of the City Council, this 15th day of February, 2017.

APPROVED:


Mayor Larry Bittner

ATTEST:


Nancy Walker, City Secretary

County: Fort Bend
Project: Fort Bend County M.U.D. No. 5
M.S.G. No.: 161352
Job Number: 1230-MUD

FIELD NOTES FOR AN ANNEXATION TRACT
CONTAINING 62.652 ACRES OF LAND
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5

Being a 62.652 acre tract of land, located in the Angus J. James Survey, Abstract-37, Fort Bend County, Texas; said 62.652 acre tract being a portion of a called 219.240 and a portion of a called 51.075 acre tract, recorded in the name of BGM Land Investments, LTD., under F.B.C.C.F. No. 2006104422 and 2006130433; said 62.652 acre tract being more particularly described by metes and bounds as follows (bearings referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING at the most southerly corner of said 219.240 acre tract, being the most easterly corner of a called 155 acre tract recorded in the name of Gilbert Band Et. Al., Second Tract, Volume 562, Page 296 Deed Records of Fort Bend County Texas (D.R.F.B.C.T.) also being in the northwest line of a called 51.075 acre tract for an interior corner of the herein described tract;

THENCE, along a southwest line of said 219.240 acre tract, and the northeast line of said 155 acre tract, North 48 degrees 02 minutes 51 seconds West, a distance of 550.25 feet, to a point for the most westerly corner of the herein described tract;

THENCE, through and across said 219.240 acre tract, the following three (3) courses:

1. 824.13 feet along the arc of a non-tangent curve to the left, having a radius of 2,640.00 feet, through a central angle of 17 degrees 53 minutes 10 seconds, with a chord bearing of North 51 degrees 07 minutes 10 seconds East, a distance of 820.79 feet, to an angle point of the herein described tract;
2. North 42 degrees 10 minutes 35 seconds East, a distance of 532.70 feet, to the most northwesterly corner of the herein described tract;
3. South 47 degrees 49 minutes 25 seconds East, a distance of 415.42 feet, to a point on the southeast line of said 219.240 acre tract and on the northwest line of said 51.075 acre tract to an angle point;

THENCE, along a southeast line of said 219.240 acre tract, and the northwest line of a called 60.821 acre tract, recorded in the name of Woodmere Development Company, Ltd., under F.B.C.C.F. No. 2012148053, North 41 degrees 52 minutes 03 seconds East, a distance of 55.23 feet to an angle point;

THENCE, along a southwest line of said 60.821 acre tract and the herein described tract, South 49 degrees 07 minutes 52 seconds East, a distance of 713.12 feet to an angle point for the northeast corner of the herein described tract on the west line of a called 52.73 recorded in the

name of William H. Nordt under Volume 1659, Page 786 of the Official Records of Fort Bend County, Texas (F.B.C.O.R.);

THENCE, along a line common to said 52.73 acre tract and the herein described tract, South 41 degrees 53 minutes 19 seconds West, a distance of 3056.64 feet to an angle point in the proposed North right of way line of Spur 10 (width varies) recorded in the name of State of Texas under 2013098297 the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.);

THENCE, North 47 degrees 50 minutes 58 seconds West, a distance of 485.88 feet with said proposed North right of way line of Spur 10 to an angle point in the east line of the residue of a called 52.73 acre tract recorded in the name of Douglas and Linda Koenig under Volume 2122, Page 2463 (F.B.C.O.R.);

THENCE, along a line common to said 52.73 acre residue tract and the herein described tract, North 41 degrees 52 minutes 03 seconds East, a distance of 174.67 feet to an angle point for the northeast corner of the 52.73 acre residue tract and an interior corner of the herein described tract;

THENCE, along a line common to said 52.73 acre residue tract and the herein described tract, North 47 degrees 56 minutes 10 seconds West, a distance of 226.01 feet to an angle point for the northwest corner of said 52.73 acre residue tract in the southwest line of the herein described tract and said called 155 acre tract;

THENCE, along a line common to said 155 acre tract and the herein described tract, North 41 degrees 52 minutes 03 seconds East, a distance of 1469.75 feet to the **POINT OF BEGINNING**, and containing 62.652 acres of land.

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.

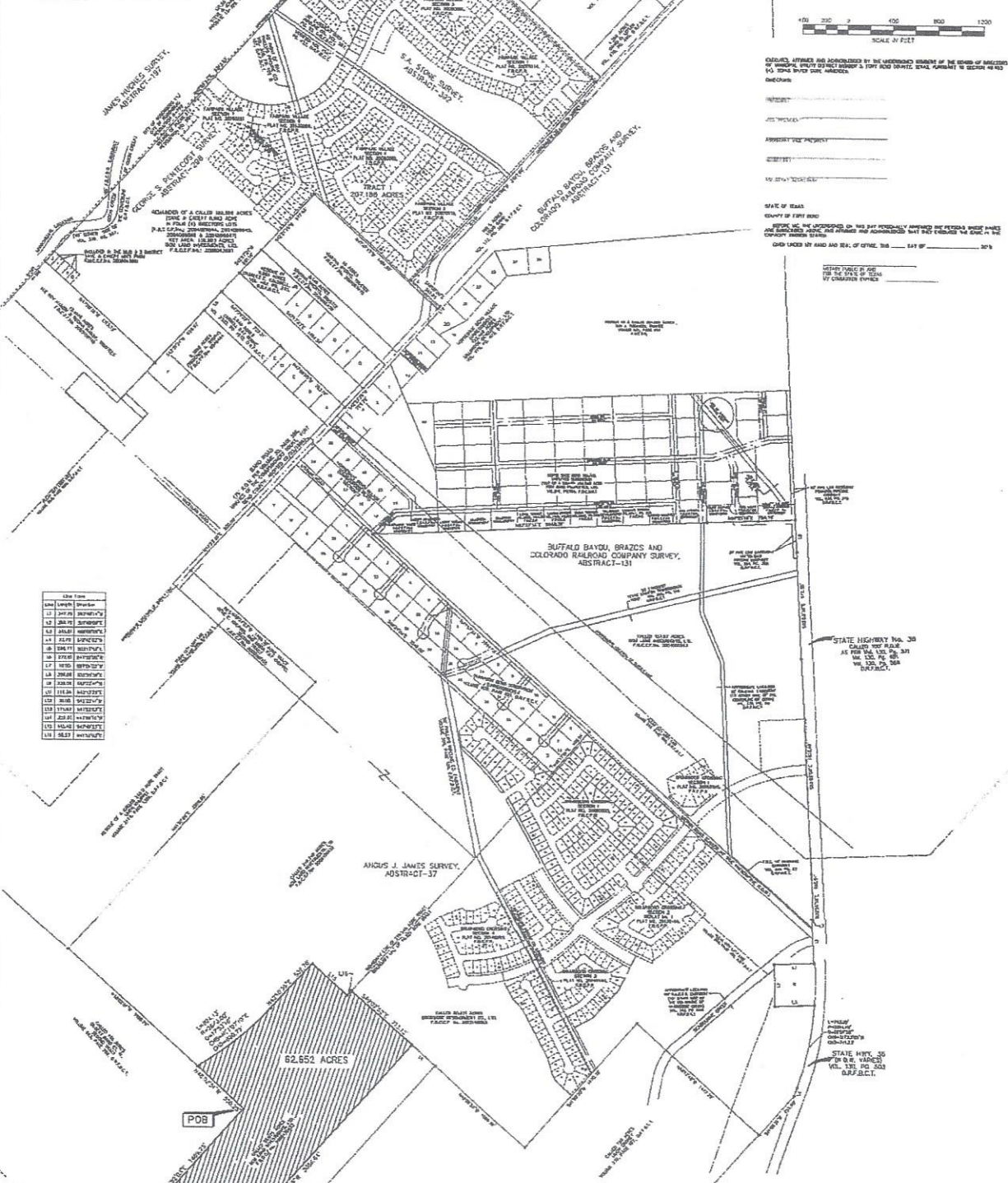
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL DOCUMENT.
FOR REVIEW: DATE 11-29-2016**

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047

MILLER SURVEY GROUP
Texas Firm Reg. No. 10047100
www.millersurvey.com
Phone: (713) 413-1900
Date: November 29, 2016
MSG M&B No. 161352

NO.	NAME	DATE	REMARKS
1	JOHN J. JAMES	11/11/18	ORIGINAL SURVEY
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THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSE AND SHALL NOT BE USED OR REPRODUCED AS A FINAL DOCUMENT FOR REVIEW: 11/29/2016



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NOTES:
1. THIS DOCUMENT WAS PREPARED UNDER 22 TAC 64.31, 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 RIGHT AND INTERESTS SHOWN OR ESTABLISHED BY THE CREATION OR RECONSTRUCTION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
2. A VETUS AND BOUNDARY DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY ALLEN SURVEYING GROUP AND ACCURACY HAS BEEN CONFIRMED.
PRELIMINARY: THIS DOCUMENT SHALL NOT BE USED FOR ANY PURPOSE AND SHALL NOT BE USED OR REPRODUCED AS A FINAL DOCUMENT FOR REVIEW: 11/29/2016
ANTHONY R. PELOSO, R.P.L.S.
TEXAS REGISTRATION NO. 0247
FACILITY@ALLSURVEYING.COM

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT No. 5
BGM LAND INVESTMENTS, LTD.
ANNEXATION
62.652 ACRES OF LAND
LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT-37,
FORT BEND COUNTY, TEXAS

SURVEY-GROUP
1780 WEST SAN HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77060
PHONE 713-413-1800 FAX 713-413-1844

JOB NO: 1230-MVC SCALE: 1"=400' DATE: 11-29-18 FIELD BOOK: N/A
DWS: HDS: 1230-MVC-012-03_01_0000 DRAWN BY: JNC CHECKED BY: JNC SAVED BY: 123052