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ORDINANCE #2016-5

ORDINANCE ANNEXING TERRITORY

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF Beasley, Fort Bend COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.

WHEREAS (§43.024 of the Texas Local Government Code and/or Charter) of the City of Beasley, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

WHEREAS, the procedures prescribed by the (Texas Local Government Code and/or Charter) of the City of Beasley, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

EXHIBIT "A" ATTACHED  
(Insert or attach legal description based on engineering field notes)

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL (OR COMMISSION) OF THE CITY OF Beasley, TEXAS:

1. That the heretofore described property is hereby annexed to the City of Beasley, Fort Bend County, Texas, and that the boundary limits of the City of Beasley be and the same are hereby extended to include the above described territory within the city limits of the City of Beasley, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the city of Beasley and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

The City Clerk (or Secretary) is hereby directed to file with the County Clerk of Fort Bend Texas, a certified copy of this ordinance.

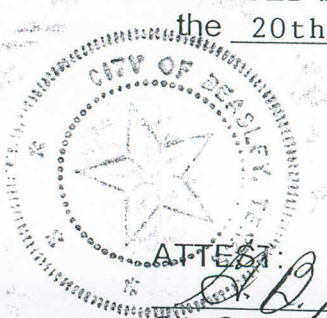
PASSED by an affirmative vote of all members of the City Council (or Commission), this the 20th day of Septem 20 16

APPROVED:

Mayor Kenneth Reid

ATTEST:

City Secretary G. B. Michulka



John T. Jakubik & Associates, LLC  
4309 Greenbriar Drive • Stafford, Texas 77477 • 281/240-0498 • Fax 281/240-2435  
www.jakubiksurveying.com

DESCRIPTION OF 1.64 ACRES  
OUT OF A CALLED 2.50 ACRES  
B.B.B. & C. RR. CO. - SEC. 3 SURVEY, A-141  
FORT BEND COUNTY, TEXAS

Being 1.64 acres situated in the B.B.B. & C. RR. - Sec. 3 Survey, A-141, Fort Bend County, Texas, and being out of a certain called 2.50 acre tract described in Warranty Deed dated October 14, 2015, from the Ernest Living Trust to John J. Madeiro, recorded under Fort Bend County Clerk's File Number 2015130551; said 1.64 acres being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found on the northwest right-of-way line of Avenue "E" (Right-Of-Way Varies), for the east corner of a certain called 2.7482 acre tract (Tract 2) described in Deed dated March 31, 2009, from Alice G. Christensen to Melton Earl Christensen, et al, recorded under Fort Bend County Clerk's File Number 2009032327, and for the south corner of said called 2.50 acre tract and the herein described tract, said 3/4 inch iron pipe having a Texas Coordinate of X= 2,978,730.12 & Y= 616,967.86, South Central Zone (NAD'27);

THENCE, N 47°45'26" W, along the northeast line of said called 2.7482 acre tract, the southwest line of said called 2.50 acre tract, a distance of 469.39 feet to a 3/4 inch iron pipe found on the southeast line of a certain called 14.680 acre tract described in General Warranty Deed dated November 21, 2003, from Phillip B. Poindexter, et ux to Terramore, Ltd., recorded under Fort Bend County Clerk's File Number 2003167713, for the north corner of said called 2.7482 acre tract, and for the west corner of said called 2.50 acre tract and the herein described tract;

THENCE, N 42°07'25" E, along the southwest line of said called 14.680 acre tract, and the northwest line of said called 2.50 acre tract, a distance of 198.18 feet to a 5/8 inch iron rod with cap set on said south line and said north line for the north corner of the herein described tract;

THENCE, S 36°11'42" E, across said called 2.50 acre tract, a distance of 498.72 feet to a 5/8 inch iron rod with cap set on the northwest right-of-way line of said Avenue "E", and on the southeast line of said called 2.50 acre tract, for the east corner of the herein described tract;

THENCE, S 53°04'36" W, along said northwest right-of-way line and said southeast line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 71,446 square feet or 1.64 acres.

All bearings and coordinates shown are referenced to the Texas Coordinate System, South Central Zone (NAD'27).

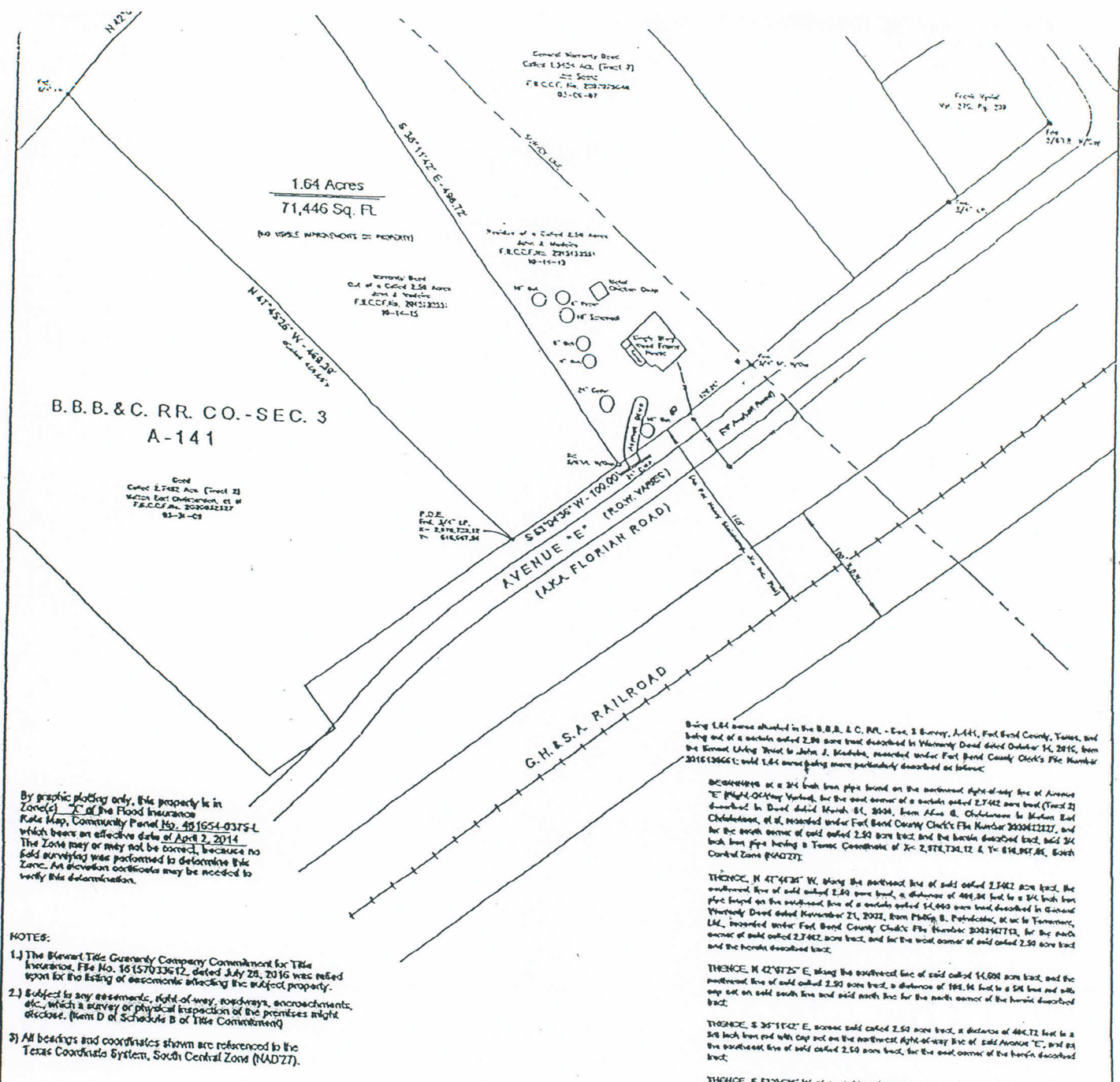
This description is accompanied by a separate plat dated August 1, 2016, prepared by John T. Jakubik & Associates, LLC.

Date: 08-01-16  
File: TER7524.doc



*Jeffrey L. Fansier*  
Jeffrey L. Fansier R.P.L.S. No. 4348

SS&T



**B.B.B. & C. RR. CO. - SEC. 3  
A-141**

Book  
Called 27422 Ac. (Tract 2)  
Wagon East Ordinance, et al  
F.B.C.C.F. No. 2009022227  
03-2-03

Warranty Deed  
Out of a Called 2.50 Acres  
John & Madeline  
F.B.C.C.F. No. 2015122531  
10-16-13

General Warranty Deed  
Called 1.5004 Ac. (Tract 2)  
200 Acres  
F.B.C.C.F. No. 2012726246  
03-08-07

Freehold  
Vol. 276, Pg. 239

By graphic plotting only, this property is in  
Zone(s) 1 of the Flood Insurance  
Rate Map, Community Panel No. 481654-0375-L  
which bears an effective date of April 2, 2014.  
The Zone may or may not be correct, because no  
field surveying was performed to determine this  
Zone. An elevation certificate may be needed to  
verify this determination.

**NOTES:**

- 1.) The Stewart Title Guaranty Company Commitment for Title Insurance, File No. 16157032612, dated July 28, 2016 was relied upon for the listing of easements affecting the subject property.
- 2.) Subject to any easements, right-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose, (Item D of Schedule B of Title Commitment)
- 3.) All bearings and coordinates shown are referenced to the Texas Coordinate System, South Central Zone (NAD83).

To: Terramore, LTD., John Jay Medsker and Stewart Title Company, File No. 16167032612

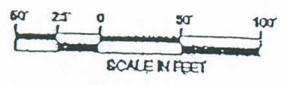
I hereby certify that this survey was made on the ground, that the plat correctly represents the facts found at the time of the survey and that the professional services conform to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.  
This the 22nd day of July, 2018.



*Jeffrey L. Fausler*  
Jeffrey L. Fausler  
R.P.L.S. No. 4348

**LEGEND**

- P.O.B. - CHAINLINK FENCE
- - POINT OF BEGINNING
- - POWER POLE
- - - - GUY WIRE
- OE - OVERHEAD ELECTRIC
- WD - WATER METER
- - TELEPHONE PEDISTAL
- C.M.P. - CORRUGATED METAL PIPE
- IP - IRON PIPE
- LR - IRON ROD
- AC - ACRES
- Vol - VOLUME
- Pg - PAGE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.O.R. - FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE



<b>TERRAMORE, LTD.</b>		
BOUNDARY & IMPROVEMENTS SURVEY 1.64 ACRE TRACT OUT OF A CALLED 2.50 ACRE TRACT B.B.B. & C. RR. CO. - SEC. 3 SURVEY, A-141 FORT BEND COUNTY, TEXAS		
DATE: 07-01-18	SCALE: 1" = 50'	JOB NO.: 16-07-2524
DRAWN BY: JCF		ACAD FILE: 16072524

Exhibit A

RETURNED AT COUNTER TO

*Margarita M. ...*

*PO of ...*

*PO 122 Beachy 77417*

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

September 22, 2016 11:00:08 AM

FEE: \$19.00 RMM  
ORD

2016105119

