



Control Number: 27233



Item Number: 393

Addendum StartPage: 0

CMRRR 7018 0360 0000 0807 7636

Public Utility Commission of Texas
1701 N. Congress Ave
PO Box 13326
Austin, TX 78711

CMRRR 7018 0360 0000 0807 7643

Texas Comptroller of Public Accounts
PO Box 13528, Capitol Station
Austin, TX 78711-3528

CMRRR 7018 0360 0000 0807 7650

San Patricio County Tax Office
Dalia Sanchez, Tax Assessor/Collector
400 W Sinton St, Rm 144
PO Box 280
Sinton, TX 78387

CMRRR 7018 0360 0000 0807 7735

San Patricio County, Precinct 6
Constable Ronald Howe
225 W Wheeler, Ste A
Aransas Pass, TX 78336

CMRRR 7018 0360 0000 0807 7742

CT Corporation System, Registered Agent
American Electric Power Service Corporation
1999 Bryan St, Ste 900
Dallas, TX 75201-3136

CMRRR 7018 0360 0000 0807 9906

CT Corporation System, Registered Agent
CenterPoint Energy Services, Inc.
1999 Bryan St, Ste 900
Dallas, TX 75201-3136

RECEIVED

2018 MAY 25 AM 9:18

PROPERTY COMMISSION
FILING CLERK

27233

Re: Voluntary Annexation of Property commonly known as 2705 West Wheeler Avenue, Aransas Pass, Texas 78336, San Patricio County Appraisal District Property ID No. 1032260 with a legal description being Part of Tract 5, Block 109, T.P. McCampbell 15,0 Acre Subdivision, San Patricio County, Texas comprised of approximately 8.363 acres as recorded in Volume 1, Page 2, Map Records of Aransas County, Texas

Dear Addressees:

The purpose of this letter is to notify you that the property owners and developers for the above-described property ("Property") filed a Petition to Voluntarily Annex into the City of Aransas Pass, Texas ("City") on April 24, 2018. On May 21, 2018, the Aransas Pass City Council conducted a public hearing to hear arguments for and against granting the Petition. After this hearing, the Aransas Pass City Council passed Resolution No. 2018-861, which granted the Petition and is attached for you.

Under state law, the City may annex the Properties after following certain notice and hearing procedures contained in Chapter 43 of the Texas Local Government Code. City staff will prepare a proposed service plan describing the services the City will provide to the Properties upon annexation. The Aransas Pass City Council will then hold public hearings to hear comments for and against the proposed annexation and the service plan. The public hearings will be held at Aransas Pass City Hall, 600 West Cleveland, Aransas Pass, Texas, 78336, at 6:00 p.m. on July 2, 2018 and July 16, 2018. After the public hearings, the City may adopt an ordinance to annex the Properties. If the City annexes these Properties, we will notify you with a certified copy of the Ordinance to adjust or accommodate your records. If you have any questions concerning this annexation process, please contact me.

Respectfully,



Roxann Pais Cotroneo, City Attorney
City of Aransas Pass, Texas

Attachments

Pais Cotroneo Law

City Attorney + City Prosecutor

May 22, 2018

CMRRR 7018 0360 0000 0801 7568

San Patricio County Appraisal District
Robert Cenci, Chief Appraiser
1301 E Sinton St, Ste B
Sinton, TX 78387

CMRRR 7018 0360 0000 0807 7575

Aransas Pass Independent School District
Veronica Johnson, President
2300 McMullen Ln, Ste 600
Aransas Pass, TX 78336

CMRRR 7018 0360 0000 0807 7582

Texas Secretary of State
PO Box 12887
Austin, TX 78711

CMRRR 7018 0360 0000 0807 7599

Office of Emergency Management
San Patricio County
313 N. Rachal Ave
Sinton, TX 78387

CMRRR 7018 0360 0000 0807 7605

San Patricio County Clerk
Gracie Alaniz-Gonzales
400 West Sinton St, Rm 124
Sinton, TX 78387

CMRRR 7018 0360 0000 0807 7612

San Patricio County Sheriff's Office
Sheriff Leroy Moody
300 N Rachal Ave
Sinton, TX 78387

CMRRR 7018 0360 0000 0807 7629

San Patricio County
Hon. Jerry A. Simpson
400 West Sinton St #109
Sinton, TX 78387

CMRRR 7018 0360 0000 0807 7667

Aransas Pass Police Department
Attn: Chief Eric Blanchard
600 West Cleveland Blvd
Aransas Pass, TX 78336

CMRRR 7018 0360 0000 0807 7674

Aransas Pass Fire Department
Attn: Chief Nathan Kelley
600 West Cleveland Blvd
Aransas Pass, TX 78336

CMRRR 7018 0360 0000 0807 7681

TXU Energy Executive
PO Box 65764
Dallas, TX 75262

CMRRR 7018 0360 0000 0807 7698

American Electric Power Service Corp
PO Box 16428
Columbus, OH 43216-6428

CMRRR 7018 0360 0000 0807 7704

CT Corporation System, Registered Agent
Union Pacific Railroad Company
1999 Bryan St, Ste 900
Dallas, TX 75201-3136

CMRRR 7018 0360 0000 0807 7711

CenterPoint Energy inc
PO Box 4567
Houston, TX 77210

CMRRR 7018 0360 0000 0807 7728

Tri-County EMS
2565 1st St
Ingleside, TX 78362

RESOLUTION NO. 2018-861

A RESOLUTION OF THE CITY OF ARANSAS PASS, TEXAS GRANTING A PETITION OF PRIYA MANAGEMENT LP, THE OWNER, AND PRAYOSHA CONSTRUCTION, THE DEVELOPER, OF AN AREA COMMONLY KNOWN AS 2705 WEST WHEELER AVENUE, ARANSAS PASS, TEXAS 78336, SAN PATRICIO COUNTY APPRAISAL DISTRICT PROPERTY ID NO. 1032260 WITH A LEGAL DESCRIPTION OF PART OF TRACT 5, BLOCK 109, T.P. MCCAMPBELL 15.0 ACRE SUBDIVISION, SAN PATRICIO COUNTY, TEXAS COMPRISED OF APPROXIMATELY 8.363 ACRES AS RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS OF ARANSAS COUNTY, TEXAS; PETITIONING THAT THE AREA OF LAND BE VOLUNTARILY ANNEXED INTO THE CITY OF ARANSAS PASS, TEXAS; DIRECTING PUBLICATION AND POSTING OF NOTICE FOR PUBLIC HEARINGS FOR PROPOSED ANNEXATION; AND DIRECTING CITY TO PREPARE A SERVICE PLAN FOR THE PROPOSED ANNEXED AREA

WHEREAS, the City of Aransas Pass is a home-rule municipality established by the laws of Texas (City);

WHEREAS, on April 24, 2018, Priya Management LP, the owner, and Prayosha Construction, the developer, of an area of land described herein below ("Property") filed a written petition to voluntarily annex into the City of Aransas Pass, Texas pursuant to Chapter 43 Texas Local Government Code;

WHEREAS, the City Council finds that said Petition was properly filed and in accordance with Texas Local Government Code Section 43.028;

WHEREAS, the City Council finds that the Property is: (1) ½ a mile or less in width; (2) contiguous to the current city limit boundaries; and (3) vacant and without residents or with fewer than three qualified voters residing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ARANSAS PASS, TEXAS:

1. The recitals and finding set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.
2. The Petition for Voluntary Annexation requests that the following described property be annexed into the City of Aransas Pass, Texas:

An area commonly known as 2705 West Wheeler Avenue, Aransas Pass, Texas 78336, San Patricio County Appraisal District Property ID 1032260 with a legal description of Part of Tract 5, Block 109, T.P. McCampbell 15.0 Acre Subdivision, San Patricio County, Texas, comprised of approximately 8.363 acres as recorded in Volume 1, Page 2, Map Records of Aransas County, Texas.

Said above-described property also being more particularly described in Exhibit "A" (describing its metes and bounds) and depicted in Exhibit "B" (an area land map) attached hereto and made a part thereof.

3. A public hearing as required by Texas Local Government Code, Section 43.028 was held on this date at the Aransas Pass City Hall, 600 W. Cleveland Boulevard, Aransas Pass, Texas, 78336 at which time and place the City Council heard the Property's landowner's and developer's petition for voluntary annexation and the arguments for and against the annexation.
4. The City Council hereby grants the petition of Priya Management LP and Prayosha Construction concerning the voluntary annexation of the Property. Said petition is attached as Exhibit "C", and incorporated herein for all intents and purposes.
5. The City Secretary is directed to publish and post notices of two public hearings to be held before the City Council on the proposed voluntary annexation of said area into the city limits of Aransas Pass, Texas and in accordance with Texas Local Government Code Chapter 43.
6. The City staff is directed to prepare a service plan providing for the extension of full municipal services to the area to be annexed and perform other activities necessary for the initiation of annexation proceedings for the aforementioned area.
7. The City Secretary is further directed to place on the Aransas Pass City Council meeting agenda before the 90th day after adopting this Resolution the consideration of passage of an ordinance annexing said area into the city limits of Aransas Pass, Texas.
8. That this Resolution shall take effect immediately upon passage.


PASSED AND APPROVED THIS 21st day of May, 2018 at a regular meeting of the Elective Council of the City of Aransas Pass, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A, CHAPTER 551.

CITY OF ARANSAS PASS, TEXAS


BY: 

Ram Gomez, Mayor

ATTEST:


Mary Juarez, City Secretary

APPROVED AS TO LEGAL FORM ONLY:


Roxann Pais Cotroneo, City Attorney

FIELD NOTES
APR. 8, 2016

8:36:30 AM

BEING THE DESCRIPTION OF A 163 ACRES OF LAND OUT OF FARM LOT NO. 2, LAND BLOCK NO. 103, T. 10N, R. 10E, MCCAMPBELL (1600 ACRES) SURVEY IN, SAN PATRICK COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS OF ARKANSAS COUNTY, TEXAS, WITH A 163 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NE CORNER of the existing 3200 acre Survey, Farm Lot No. 2, Block No. 103, and being the corner of Farm Lot No. 2, Block No. 103, and being the **NORTHEAST** corner of the **PLACE OF BEGINNING** of the survey.

THENCE North 86°00'00" West along and with the bearing 3200 feet to the NE corner of Block No. 103, Block No. 103, and being the corner of Farm Lot No. 2, Block No. 103, and being the **NORTHEAST** corner of the **PLACE OF BEGINNING** of the survey.

THENCE South 86°00'00" West along and with the bearing 3200 feet to the NE corner of Block No. 103, Block No. 103, and being the corner of Farm Lot No. 2, Block No. 103, and being the **NORTHEAST** corner of the **PLACE OF BEGINNING** of the survey.

THENCE North 86°00'00" West along and with the bearing 3200 feet to the NE corner of Block No. 103, Block No. 103, and being the corner of Farm Lot No. 2, Block No. 103, and being the **NORTHEAST** corner of the **PLACE OF BEGINNING** of the survey.

THENCE South 86°00'00" West along and with the bearing 3200 feet to the NE corner of Block No. 103, Block No. 103, and being the corner of Farm Lot No. 2, Block No. 103, and being the **NORTHEAST** corner of the **PLACE OF BEGINNING** of the survey.

THENCE South 86°00'00" West along and with the bearing 3200 feet to the NE corner of Block No. 103, Block No. 103, and being the corner of Farm Lot No. 2, Block No. 103, and being the **NORTHEAST** corner of the **PLACE OF BEGINNING** of the survey.

THENCE North 86°00'00" East along and with the bearing 3200 feet to the NE corner of Block No. 103, Block No. 103, and being the corner of Farm Lot No. 2, Block No. 103, and being the **NORTHEAST** corner of the **PLACE OF BEGINNING** of the survey.

UNLESS THE FIELD NOTES DESCRIPTION, INCLUDING BEARINGS, DISTANCES, AND DIRECTIONS, APPEAR TO BE CORRECT, AND THE SURVEY BEING ASSUMED TO BE CORRECT, IT IS HEREBY CERTIFIED THAT THE SURVEY IS CORRECT.

AT HANKS, TEXAS, APR. 8, 2016
Map No. 2132

SEE ACCOMPANYING SURVEY PLAT DATED APRIL 8, 2016
File No. 15040713

100406116

EXHIBIT

A

exhibitsicker.com

THE LOTS 35 AND 37 OF
LAND BLOCK NO 129
ADJACENT TO THE
CITY OF ADAMS
ADAMS COUNTY TEXAS
SCALE 1" = 40'
APRIL 4, 2018

See Accompanying Plat
Map Description

PLATMENT 150412D

Buyer: Sheriff Paul
The Co. Sheriff The Landowner

THE LOTS 35 AND 37 OF LAND BLOCK NO 129
ADJACENT TO THE CITY OF ADAMS
ADAMS COUNTY TEXAS
SCALE 1" = 40'
APRIL 4, 2018

THE LOTS 35 AND 37 OF LAND BLOCK NO 129
ADJACENT TO THE CITY OF ADAMS
ADAMS COUNTY TEXAS
SCALE 1" = 40'
APRIL 4, 2018

THE LOTS 35 AND 37 OF LAND BLOCK NO 129
ADJACENT TO THE CITY OF ADAMS
ADAMS COUNTY TEXAS
SCALE 1" = 40'
APRIL 4, 2018

THE LOTS 35 AND 37 OF LAND BLOCK NO 129
ADJACENT TO THE CITY OF ADAMS
ADAMS COUNTY TEXAS
SCALE 1" = 40'
APRIL 4, 2018

THE LOTS 35 AND 37 OF LAND BLOCK NO 129
ADJACENT TO THE CITY OF ADAMS
ADAMS COUNTY TEXAS
SCALE 1" = 40'
APRIL 4, 2018

THE LOTS 35 AND 37 OF LAND BLOCK NO 129
ADJACENT TO THE CITY OF ADAMS
ADAMS COUNTY TEXAS
SCALE 1" = 40'
APRIL 4, 2018

THE LOTS 35 AND 37 OF LAND BLOCK NO 129
ADJACENT TO THE CITY OF ADAMS
ADAMS COUNTY TEXAS
SCALE 1" = 40'
APRIL 4, 2018



Adams County, Texas
Sheriff Paul
The Co. Sheriff The Landowner

150.0
1261.36
P.O.B

CPL
Vol. 103 Pg. 151
D.R.S.P.C.T
Called 1.45 Acres

CPL
Vol. 124 Pg. 31
D.R.S.P.C.T
Called 0.422 Acres

CPL
Vol. 427 Pg. 444
D.R.S.P.C.T

Farm Lot 5

Farm Lot 4

3.353 ACRES
FARM LOT 5
LAND BLOCK 109

S33°05'43"W

912.55

140.2

N56°28'23"W
150.0

N. 77°41'15"E S33°

1261.36

N33°08'13"E

54°31'47"E
320.39
FARM LOT 4
LAND BLOCK 108

EXHIBIT

B

exhibitsticker.com

**ARANSAS PASS MOTEL 6
ANNEXATION AND DEVELOPMENT AGREEMENT**

This Annexation and Development Agreement (this "Agreement") for Aransas Pass Motel 6 is made as of the 16 of April, 2018, by and among the City of Aransas Pass, a Texas municipal corporation (the "City"), Prayosha Construction LLC, (the "Developer"), and Priya Management LP (the "Landowner"). The City, Developer, and Landowner are sometimes referred to herein as the "Parties." This Agreement is being made by the Parties pursuant to Section 212.172 of the Texas Local Government Code, as amended.

1 The Property The property which is the subject of this Agreement (the "Property") is comprised of the following lands comprising approximately 8.363 acres owned by Landowner:

Tract 1: 2705 West Wheeler Avenue, Aransas Pass, Texas 78336
San Patricio County Appraisal District Property ID 1032260
Part of tract 5, Block 109, T.P. McCampbell Subdivision, San Patricio County, Texas, comprised of approximately 8.363 acres.

The Property specifically includes all rights, privileges, and appurtenances pertaining to the above lands, including Landowner's right, title and interest in any utilities, adjacent streets, alleys, strips, gores, and rights-of-way.

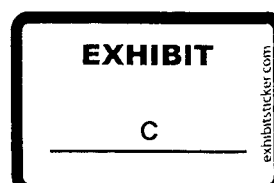
2 Development Plan The City and the Developer agree that the Property shall be developed according to the terms of this Agreement. The Property shall be developed as commercial property for the construction and operation of a Motel 6. The Developer and Landowner shall be responsible for obtaining all requisite permits and permissions from the Texas Department of Transportation for the ingress and egress for the proposed development.

3 General Business District The Parties agree that the Property shall be developed in accordance with the City's Platting and Subdivision Ordinance and Zoning Ordinance, as amended, in a general business district.

The City agrees that upon the annexation of the Property as provided in this Agreement, the Property shall be zoned as a general business zoning district as provided above as authorized by Section 212.172 of the Texas Local Government Code.

4 Street, Drainage and Utility Construction Plans. In conjunction with, the final plat approval of each phase of development, the Developer shall prepare and submit construction plans and specifications for review and approval by the City of all street, drainage, and utilities. All such plans shall meet or exceed the minimum standards of the City, except as specifically modified by this Agreement.

5. Sanitary Sewer Service The City agrees to pay the costs of construction of any necessary improvements up to the Property and no further to connect the Property to the existing City existing wastewater system. The City agrees that taps for all lots shown in the development



Motel 6
(Annexation and Development
Agreement)
Approved – 04/16/2018

C-2018-01

of the Property shall be permitted to connect to the City's wastewater system according to the tap fees and procedures of the City.

6 Water Service. The City agrees to pay the costs of construction of any necessary improvements up to the Property and no further to connect the Property to the existing City water system. The City agrees that taps for all lots shown in the development of the Property shall be permitted to connect to the City's water system according to the tap fees and procedures of the City

7 Petition for Annexation. The Developer and the Landowner irrevocably consent to the full purpose annexation of the Property into the corporate limits of the City in accordance with the terms of this Agreement and waive all objections and protests to such annexation and waive all rights to arbitration or mediation regarding the annexation. This Agreement shall serve as the voluntary petition of the Developer and Landowner for full purpose annexation of the Property in accordance with Chapter 43 of the Local Government Code.

8. Assignment. The Landowner's and Developer's rights and obligations under this Agreement may be assigned by them to one or more purchasers of all or any portion of the Property.

9. Binding. This Agreement shall be binding upon the Parties, their successors and assigns throughout the term and any extension terms in accordance with the provisions of Chapter 212 of the Texas Local Government Code.

10. Chapter 245 Permit. Pursuant to the provision of Section 212.172 of the Texas Local Government Code, this Agreement shall serve as a "permit" as defined by Chapter 245 of the Local Government Code.

11. Notices. Any notice to be given to a Party shall be in writing and may be effected by personal delivery or by sending said notice by certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed and addressed as follows:

To the City. City of Aransas Pass
 Attn: City Manager
 600 W. Cleveland Boulevard
 Aransas Pass, Texas 78336

To Developer: Prayosha Contruction
 1075 N. Fulton Beach Rd.
 Rockport, TX 78382

To Landowner: Priya Management LP
 1075 N. Fulton Beach Rd.
 Rockport, TX 78382

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section

12. Governing Law. This Agreement must be construed and enforced in accordance with the laws of the State of Texas, as they apply to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary.

13. Severability. The provisions of this Agreement are severable and, in the event any word, phrase, clause, sentence, paragraph, section, or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held or determined to be invalid, illegal, or unenforceable for any reason, and the extent of such invalidity or unenforceability does not cause substantial deviation from the underlying intent of the parties as expressed in this Agreement, then such provision shall be deemed severed from this Agreement with respect to such person, entity or circumstance, without invalidating the remainder of this Agreement or the application of such provision to other persons, entities or circumstances except to the extent that the severed provision(s) is a dependent substantive term the removal of which affects the intent and effect of the remaining provisions.

14. Amendment. This Agreement may be amended only with the written consent of all Parties, or successors and assigns with respect to all or such portion of the Property to which such amendment may apply, and with approval of the governing body of the City.

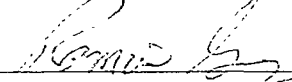
15. Counterpart Originals. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original.

16. Entire Agreement. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties hereto, and may not be amended except by a writing signed by all Parties and dated subsequent to the date hereof

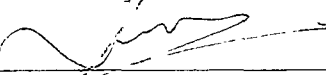
EXECUTED in multiple originals and effective as of the 24th day of April 2018.

CITY OF ARANSAS PASS, TEXAS

APPROVED BY CITY COUNCIL ON [DATE]

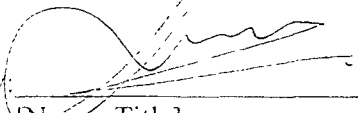
By 
Ramiro Gomez, Mayor

[DEVELOPER]/

By: 
[Name, Title]

By: PRAYOSH.A. CONSTRUCTION
[Name, Title]

[LANDOWNER]

By: 
[Name, Title]

By: PRIVA MANAGEMENT LP
[Name, Title]