



Control Number: 45489



Item Number: 20

Addendum StartPage: 0



PORTCORPUSCHRISTI

September 2, 2016

RECEIVED
2016 SEP-9 AM 10:38
PUBLIC UTILITY COMMISSION
EXECUTIVE DIRECTOR
John P. LaRue

Public Utility Commission of Texas
Central Records
1701 N. Congress
Austin, TX 78711

RE: Opt Out Notice: Public Utility Commission Docket Number 45489, City of Gregory
Application for Certificates of Convenience and Necessity (CCN) to Provide Water and
Sewer in San Patricio County, Texas

Public Utility Commission of Texas,

The Port of Corpus Christi Authority of Nueces County, Texas (PCCA) has received a notice that the City of Gregory has submitted an Application for Certificates of Convenience and Necessity (CCN) to Provide Water and Sewer in San Patricio County, Texas. The PCCA owns three tracts of land are partially located within the proposed area as shown on Exhibit A (attached). The first tract, being approximately 1,089.43 acres in size; the second tract being approximately 138.56 acres in size; and the third tract being approximately 72.49 acres in size. The PCCA formerly requests to be excluded from the proposed CNN area. Large scale maps and metes and bounds descriptions of the three tracts of land are included for your reference.

Should you have any questions, please contact Darrin Aldrich, Director of Real Estate, at (361)-885-6169 or Darrin@pocca.com.

Respectfully submitted,

John P. LaRue
Executive Director

cc: Sean Strawbridge
Darrin Aldrich
David Krams
Dan Koesema
City of Gregory, Texas

20

**OVERSIZED
DOCUMENT - MAP**

**TO VIEW OVERSIZED
DOCUMENTS, PLEASE
CONTACT CENTRAL
RECORDS AT 512-936-
7180**

111

EXHIBIT A

TRACT NO. 1:

All that certain tract, piece or parcel of land situated in San Patricio County, Texas, containing 153.93 acres, more or less, out of the T.T. Williamson Survey, Abstract 287 and the John Garreghty Survey, Abstract 139, San Patricio County, Texas, said 153.93 acre tract being out of that certain 1557.298 acre tract of land described as Tract II in that certain deed dated December 6, 1972, from Jennie Hunt Hester, et al to El Paso Development Company, recorded in Volume 458, Pages 469-474, Deed Records of San Patricio County, and being the same 1557.298 acres described as Tract II in that certain deed as recorded in Volume 1665, pages 825-831, Deed Records of Nueces County, Texas;

BEGINNING at a point on the Southeast boundary line of the Southern Pacific Railroad Right-of-Way (100.00 feet wide) formerly known as the Texas and New Orleans Railroad for the North corner of this survey from which corner a 6-inch diameter concrete monument with a brass plate labeled "E.P.N.G. PROP. Cor-9" found on said Southeast boundary line, marking the North corner of the above mentioned 1557.298 acre tract and the West corner of this Gregory Cemetery Tract bears North 30 degrees 30'15" East 1386.31 feet;

THENCE leaving the Southeast line of said railroad, South 64 degrees 49'45" East 3,453.81 feet to a point on the East boundary line of said 1557.298 acre tract for the East corner of this survey;

THENCE South 09 degrees 57'45" West, along the East line of said 1557.298 acre tract, 1,839.26 feet to a point for the South corner of this survey;

THENCE North 64 degrees 49'45" West 4101.99 feet to a point on the aforementioned Southeast boundary line of the Southern Pacific Railroad for the West corner of this survey;

THENCE North 30 degrees 30'15" East, along said railroad line, 1782.56 feet to the POINT OF BEGINNING.

TRACT II:

All that certain tract, piece or parcel of land, containing 930.28 acres, more or less, out of an original tract containing 2496.66 acres, more or less, in San

Patricio County, Texas, being out of the GERONIMO VALDEZ SURVEY, ABSTRACT 269, JOHN GARREGHTY SURVEY, ABSTRACT 139, the T.T. WILLIAMSON SURVEYS, ABSTRACTS NOS. 284, 285, 286, 287, 288 & 289, described as Tract II in that certain Deed dated December 6, 1972, from Jennie Hunt Hester, et al, to El Paso Development Company, recorded in Volume 458 on Pages 469-474 of the Deed Records of San Patricio County, Texas, said 930.28 acre tract, more or less, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point for the Southeast corner of herein described site, said point being the Southeasterly property corner of said 2496.66 acre tract situated on the shoreline of Corpus Christi Bay, said point also being South 84 degrees 51'23" East, a distance of 2344.25 feet from the U.S.C. & G.S. Monument marked "Quintana";

THENCE North 4 degrees 03'08" East, with the property boundary of said Tract II a distance of 2214.42 feet;

THENCE North 17 degrees 15'18" West, a distance of 7066.19 feet, to the Northeasterly corner;

THENCE North 70 degrees 00" West, a distance of 2350.00 feet;

THENCE South 09 degrees 57'45" West, a distance of 7147.98 feet;

THENCE South 02 degrees 40'23" East, a distance of 1083.88 feet;

THENCE South 24 degrees 30'51" East, a distance of 1982.77 feet;

THENCE North 73 degrees 07'24" East, a distance of 739.82 feet;

THENCE South 06 degrees 23'37" East, a distance of 818.87 feet;

THENCE North 73 degrees 01'46" East, a distance of 785.00 feet;

THENCE North 78 degrees 49'44" East, a distance of 1311.99 feet;

THENCE North 80 degrees 26'39" East, a distance of 1697.66 feet to the POINT OF BEGINNING.

TRACT III:

All that certain tract, piece or parcel of land being a 7.79 acre tract, more or less, for a roadway being out of that certain tract of land containing 2496.66 acres of land in San Patricio County, Texas, out of the GERONIMO VALDEZ SURVEY, ABSTRACT 269, JOHN GARREGHTY SURVEY, ABSTRACT 139, & T.T. WILLIAMSON SURVEYS, ABSTRACTS NOS. 284, 285, 286, 287, 288 and 298, described as Tract II in that certain deed dated December 6, 1972, for Jennie Hunt Hester, et al, to El Paso Development Company, recorded in Volume 458, Pages 469-474 of the Deed Records of San Patricio County, Texas said 7.79 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point for Northeast corner of herein described Tract III, said point being located on the South Boundary of State Highway 35 being the Northeasterly corner of said 2496.66 acre tract;

THENCE South 84 degrees 58'13" West along the south boundary of State Highway 35, a distance of 102.32 feet;

THENCE South 17 degrees 15' 18" East, a distance of 3366.23 feet to a point on the Northerly boundary of a 930.28 acre tract being a portion of said 2496.66 acre tract;

THENCE South 70 degrees 00'00" East along the Northerly boundary of said 930.28 acre tract a distance of 125.64 feet;

THENCE North 17 degrees 15' 18" West along the Northeasterly boundary of said 2496.66 acre tract, also being the Westerly boundary of Reynolds Metal Company's access road referred to a "La Quinta" Road, a distance of 3420.62 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND: Being 0.230 of one acre of land, more or less, out of and a part of a 7.79 acre tract for a roadway out of the G. Valdez Survey, Abstract 269 situated in San Patricio County, Texas; said 7.79 acre tract being the same land described in a deed from El Paso Development Company to Louis W. Russell, Trustee, dated November 26, 1975 and recorded in Volume 517, Page 435 of the Deed Records of said San Patricio County, Texas; said 0.230 of one acre of land, more or less, being more particularly described in metes and bounds as follows:

BEGINNING at the point of intersection between the east boundary of the said 7.79 acre tract and the existing south right of way line of State Highway 35, whence an interior corner of the 930.28 acre tract described as Tract 1 in the above described deed to Louis W. Russell bears South 18°02'55" East, a distance of 10,452.99 feet;

- (1) THENCE South 18°02'55" East along the east boundary of said 7.79 acre tract, a distance of 100.00 feet to a point for the southeast corner of this parcel;
- (2) THENCE South 84°10'28" West, a distance of 102.32 feet to a point in the west boundary of said 7.79 acre tract;
- (3) THENCE North 18°02'55" West along the west boundary of said 7.79 acre tract, a distance of 100.00 feet to a point in the existing south right of way line of said State Highway 35;
- (4) THENCE North 84°10'28" East along the said existing South right of way line, a distance of 102.32 feet to the point of beginning and containing an area of 0.230 of one acre of land, more or less.

TRACT IV - SUBMERGED TRACT:

All that certain tract, piece or parcel of land containing 21.41 acres of submerged land, more or less, situated in Corpus Christi Bay, Nueces County, Texas, along the north shore of said bay, about 8.9 miles North 49 degrees East from the County Court House of Nueces County, Texas, and embracing portions of STATE MINERAL TRACT NOS. 1, 11, AND 12, and being situated within the lines of the submerged land conveyed by the State of Texas to Nueces County Navigation District No. 1 by Patent No. 106, dated July 31, 1951, and recorded in Volume 522, Pages 201 to 203, Deed Records of Nueces County, and submerged tract of land being located bayward of and along Mean High Tide Line meanders of the shoreline of Tract II, a 2496.666 acre upland tract of land, conveyed to El Paso Development Company, a Delaware corporation, by Jennie Hunt Hester, et al on December 6, 1972, and recorded in Volume 458, Pages 369-474, Deed Records of San Patricio County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point on the North shoreline of Corpus Christi Bay (coordinates North 806,859.86, East 2,395,709.05), said point being South 03 degrees 45' 37" West, a distance of 2214.42 feet from a 3-inch brass cap

marked "E.P.N.G. PROP. Cor.-15", an angle point in the East property line of said Tract II conveyed by Jennie Hunt Hester, et al, to El Paso Development Company for the Northeast corner of this survey; said point also being South 85 degrees 40' 37" East, a distance of 2344.25 feet from the U.S.C. & G.S. Monument marked "Quintana";

THENCE South 06 degrees 31' East, bayward, a distance of 282.79 feet to a point (coordinates North 806,578.90, East 2,395,741.15), an intersection with the Nueces County Navigation District No. 1 North Bulkhead line.

THENCE North 77 degrees 31' 20" West with the Nueces County Navigation District No. 1 North Bulkhead line, a distance of 291.13 feet to a point (coordinates North 806,641.80 East 2,395,456.90);

THENCE South 76 degrees 36' 46" West with the Nueces County Navigation District No. 1 North Bulkhead line, a distance of 3550.00 feet to a point.

THENCE North 00 degrees 33' 06" West, a distance of 256.24 feet to a point;

THENCE North 72 degrees 44' 29" East, a distance of 785.00 feet;

THENCE North 78 degrees 32' 27" East, a distance of 1311.99 feet;

THENCE North 80 degrees 09' 22" East, a distance of 1697.66 feet to the point of beginning (coordinates North 806,859.86, East 2,395,709.05) of this survey of submerged lands in Corpus Christi Bay and containing 21.98 acres, more or less.

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin, is invalid and unenforceable under FEDERAL LAW, 3/12/89.

Doc# 1998023436
Pages: 8
Date : 06-02-1998
Time : 11:43:08 A.M.
Filed & Recorded in
Official Records
of NUECES County, TX.
ERNEST M. BRIONES
COUNTY CLERK
Rec. \$ 23.00

17/6

AFTER RECORDING, RETURN TO:

Port of Corpus Christi Authority
of Nueces County, Texas
P.O. Box 1541
Corpus Christi, Texas 78403

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped herein by me, and
was duly RECORDED, in the Official Public Records of
Nueces County, Texas



Ernest M. Briones
COUNTY CLERK
NUECES COUNTY, TEXAS

075:114110'
148.25326
014.051398

OVERSIZED DOCUMENT

MAP

**TO VIEW OVERSIZED
DOCUMENTS, PLEASE CONTACT
CENTRAL RECORDS AT
512-936-7180**

#2

EXHIBIT "A"
138.56 ACRE TRACT

A 138.56 ACRE TRACT OF LAND OUT OF A 531.467 ACRE, AS RECORDED IN DOCUMENT NUMBER 422250, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1" iron pipe for the southeast corner of a 72.476 acre tract, as recorded in Document No. 596633, Deed Records, San Patricio County, Texas, and being an interior corner of said 531.467 acre tract and an interior corner of the herein described tract;

THENCE North 39°03'14" East, with the common line of said 72.476 acre tract and said 531.467 acre tract, a distance of 956.27 feet to a found 5/8 inch iron rod for a corner of said 72.476 acre tract and of said 531.467 acre tract and for a corner of the herein described tract;

THENCE North 54°52'57" East, with said common line, a distance of 251.98 feet to a found 5/8 inch iron rod for the northeast corner of said 72.476 acre tract, the southeast corner of second 72.476 acre tract as recorded in Document No. 537419, Deed Records, San Patricio County, Texas, a corner of said 531.467 acre tract and a corner of the herein described tract;

THENCE North 56°21'22" East, with the common line of said second 72.476 acre tract and said 531.467 acre tract, a distance of 1135.49 feet to found 5/8 inch iron rod for the most northerly corner of said 531.467 acre tract and the most northerly corner of the herein described tract;

THENCE South 54°20'59" East, with the north boundary line of said 531.467 acre tract, a distance of 11.12 feet to a found 5/8 inch iron rod for a corner of said 531.467 acre tract, being on the south line of a 100 foot drainage easement as referenced in Volume 85, Page 133, Deed Records, San Patricio County, Texas, and for a corner of the herein described tract;

THENCE South 31°58'09" East, with the north line of said 531.467 acre tract, same being the south line of said 100 foot drainage easement, at a distance of 1360.18 feet pass a found concrete monument, continue for a total distance of 1361.81 to a set 5/8 inch iron rod with a red plastic cap stamped "NAISMITH ENG. C.C., TX" (herein after called set 5/8 inch iron rod) for the northeast corner of said 531.467 acre tract, the northeast corner of a 0.094 acre save & except tract as recorded in Document No. 543466, Deed Records, San Patricio County, Texas, and the northeast corner of the herein described tract, said point being on the west right-of-way line of U.S. Highway 181 and being the beginning of a curve to the left having a radius of 1477.20 feet, a chord bearing of South 25°22'42" West and a chord distance of 1077.09 feet;

THENCE with said curve to the left, and with the common line of said 531.467 acre tract and said westerly right-of-way line of U.S. Highway 181, an arc distance of 1102.50 feet to a set 5/8 inch iron rod for a corner of the herein described tract;

THENCE South 04°01'44" West, with said common line, a distance of 520.00 feet to a set 5/8 inch iron rod for a corner of the herein described tract and the beginning of a curve to the right having a radius of 1387.39 feet, a chord bearing of South 17°00'39" West and a chord distance of 624.19 feet;

THENCE with said curve to the right, and with said common line, an arc distance of 629.58 feet to a found 5/8 inch iron rod for a corner of the herein described tract;

THENCE South 30°00'39" West, with said common line, a distance of 252.31 feet to a found 5/8 inch iron rod for a corner of the herein described tract;

THENCE South 29°52'57" West, with said common line, a distance of 580.23 feet to a set iron rod for a corner of the herein described tract;

THENCE North 65°27'22" West, leaving said common line and crossing said 531.467 acre tract, a distance of 16.53 feet to a set iron rod for a corner of the herein described tract;

THENCE North 35°27'22" West, a distance of 325.93 feet to a set iron rod for a corner of the herein described tract and the beginning of a curve to right having a radius of 1597.69 feet, a chord bearing of North 42°40'12" West and a chord distance of 859.22 feet;

THENCE with said curve to the right, an arc distance of 869.92 feet to a set iron rod for a corner of the herein described tract;

THENCE North 27°04'17" West, a distance of 971.72 feet to a set iron rod for a corner of the herein described tract and the beginning of a curve to left having a radius of 1267.69 feet, a chord bearing of North 43°33'58" West and a chord distance of 719.86 feet;

THENCE with said curve to the left, an arc distance of 729.90 feet to a set iron rod for a corner of the herein described tract;

THENCE North 60°03'38" West, a distance of 534.74 feet to a set iron rod for a corner of the herein described tract and the beginning of a curve to right having a radius of 1597.69 feet, a chord bearing of North 48°55'40" West and a chord distance of 616.99 feet;

THENCE with said curve to the right, an arc distance of 620.89 feet to a set iron rod for a corner of the herein described tract;

THENCE North 37°47'41" West, a distance of 502.65 feet to a set iron rod on the common line of said 531.467 acre tract and the south line of said 72.476 acre tract, as recorded in Document No. 596633, for a corner of the herein described tract;

THENCE South 60°05'38" East, with said common line, a distance of 1815.16 feet to the POINT OF BEGINNING and containing 6,035,724 square feet or 138.56 acres of land.

SAVE & EXCEPT A 0.094 ACRE TRACT AS RECORDED IN DOCUMENT NUMBERS. 543463-543466, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS.

NOTE: ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 1983.

Stacey King Mora
Stacey King Mora, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6166
Naismith Engineering, Inc.
TBPE F#355 TBPLS#100395-00



Date 7-27-2015

OVERSIZED DOCUMENT

MAP

**TO VIEW OVERSIZED
DOCUMENTS, PLEASE CONTACT
CENTRAL RECORDS AT
512-936-7180**

Exhibit A
Legal Description

The State of Texas
County of San Patricio

Being a tract of land situated in San Patricio County, Texas, East of Farm to Market 2986 and South of County Road 78A containing 72.476 acres, more or less out of Section "O" of the George H. Paul Subdivision of the Coleman Fulton Pasture Co. Lands as shown on the plat thereof in Volume 1, Page 32 of the Map Records of San Patricio County, Texas, also being the 72.476 acre tract conveyed by Edwin Paul Danford, as Independent Executor of the Estate Janice Harriet Walton, deceased to Edwin Paul Danford recorded under Clerk's file No. 566998, of the Real Property Records of San Patricio County, Texas, and being more particularly described by metes and bounds as:

Beginning at a 5/8 inch iron rod along the southern boundary of this 72.476 acre tract, whence the South West corner of said 72.476 acre tract bears North 60 degrees 02' 26" West 50.00 feet for the most westerly corner of this tract and the **Point of Beginning**, also being a rail road spike found along the center line of Farm to Market 2986;

Thence North 30 degrees 07' 00" East along the center line of said Farm to Market 2986 a distance of 1174.51 feet to a railroad spike found for the most northerly corner of this tract;

Thence South 60 degrees 00' 00" East along the common boundary of an adjoining 72.476 acre tract recorded in Volume 1, Page 32, Map Records of San Patricio County, a distance of 2879.60 feet passing a point marking the Extraterritorial Jurisdiction Line for Gregory, Texas and Corpus Christi, Texas at 345 feet more or less to a 5/8 inch iron rod found for the most easterly corner of this tract;

Thence South 54 degrees 53' 36" West a distance of 251.76 feet to a 5/8 inch iron rod found for an interior corner of this tract;

Thence South 39 degrees 05' 36" West a distance of 956.30 feet to a 5/8 inch iron rod found for the most southerly corner of this tract;

Thence North 60 degrees 02' 26" West a distance of 2624.88 feet passing a point marking the Extraterritorial Jurisdiction Line for Gregory, Texas and Corpus Christi, Texas at 1245 feet more or less to railroad spike found for the most westerly corner of this tract and the Point of Beginning.

Save and Except a 0.9183 acre tract conveyed from Wilba Walton Danford to Southwestern Bell Telephone Company in Special Warranty Deed dated April 21, 1980 recorder under Clerk's file No. 291309, Volume 624, Page 619, Deed Records of San Patricio County, Texas, more particularly described by metes and bounds as:

Beginning at a 5/8 inch iron rod along the southern boundary of the aforementioned 72.478 acre tract, whence the South West corner of said tract bears North 60 degrees 02' 26" West 50.00 feet;

Thence North 30 degrees 07' 00" East, a distance of 41.60 feet to a 5/8 iron rod found for the most westerly corner of the said Southwestern Bell Telephone Company tract and the **Point of Beginning**;

Thence South 60 degrees 02' 00" East, a distance of 200.00 feet to a 5/8 iron rod found for the most southerly corner of this tract;

Thence North 30 degrees 07' 00" East, a distance of 200.00 feet to a 5/8 iron rod found for the most easterly corner of this tract;

Thence North 60 degrees 02' 00" West, a distance of 200.00 feet to a 5/8 iron rod found for the most northerly corner of this tract;

Thence South 30 degrees 07' 00" West, a distance of 200.00 feet to a 5/8 iron rod found for the most westerly corner of this tract and the Point of Beginning.

EXHIBIT A

AFTER RECORDING RETURN TO:

GRANTEE'S ADDRESS:

CHARGE & RETURN TO:

San Jacinto Title Services
520 Lawrence Street
Corpus Christi, Texas 78401

GF#: 160232177

NUMBER OF PAGES: _____

FEE: _____

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Gracie Alaniz-Gonzales

Gracie Alaniz-Gonzales
County Clerk
San Patricio County, Texas
05/20/2016 02:18 PM
Fee: \$50.00
656771 DEED

OVERSIZED DOCUMENT

MAP

**TO VIEW OVERSIZED
DOCUMENTS, PLEASE CONTACT
CENTRAL RECORDS AT
512-936-7180**