



**City of Richmond, Texas Ordinance No. 2017-04**

**AN ORDINANCE ANNEXING TO THE CITY OF RICHMOND, TEXAS, TWO TRACTS OF LAND FOR LIMITED PURPOSES PURSUANT TO A STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF RICHMOND AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 121; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; ADOPTING A SERVICE PLAN FOR SUCH AREA; AND PROVIDING FOR SEVERABILITY.**

**WHEREAS**, the City of Richmond, Texas (the "City") is authorized to annex land for limited purposes within a municipal utility district if provided for in a strategic partnership agreement pursuant to Texas Local Government Code, Sec. 43.0751; and

**WHEREAS**, the City Commission of the City (the "City Commission") entered into a strategic partnership agreement (the "SPA") with Fort Bend County Municipal Utility District No. 121 and a First Amendment to said SPA whereby the tracts of land described in Exhibit A attached hereto (the "Tracts") may be annexed by the City for limited purposes of assessing and collecting the City's sales and use taxes, and following publication of notice thereof and posting such notice on the City's website as required by law, held public hearings on February 20, 2017, and February 27, 2017, wherein all arguments for and against the annexation were heard, all in compliance with Texas Local Government Code, Sec. 43.063; and

**WHEREAS**, the City Commission, has found that it is in the best interest of the City and the tract to annex the Tracts for limited purposes as provided in the First Amendment to the SPA; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS;**

**SECTION 1.** The findings set forth in the recitals to this Ordinance are determined to be true and correct and are hereby adopted.

**SECTION 2.** Subject to all sections of this Ordinance, the City hereby annexes for limited purposes the Tracts described in Exhibit A, for the sole purpose of assessing and collecting the City's sales and use taxes within the Tracts. The City Manager is authorized and directed to provide a copy of this Ordinance to the Comptroller of Public Accounts of the State of Texas to effect the purposes of this Ordinance.

**SECTION 3.** A regulatory plan for the annexed territory is hereby adopted as part of this Ordinance. Such regulatory plan is attached hereto as Exhibit B.

**SECTION 4.** The City Commission officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Commission was posted at a place convenient to the public at the City Hall of the City and on the City's website for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered, and formally acted upon. The City Commission further ratifies, approves, and confirms such written notice and the contents and posting thereof.

**SECTION 5.** If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Commission in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose. Should this Ordinance for any reason be ineffective as to any part of the area annexed to the City, such ineffectiveness of this Ordinance as to any such part of parts of any such area shall not affect the effectiveness of this Ordinance as to all of the remainder of such area, and the City Commission hereby declares it to be its purpose to annex to the City every part of the area described in Exhibit A of this Ordinance, regardless of whether any other part of such described area is hereby effectively annexed to the City. Provided, further, that if there is included within the description of territory set out in Exhibit A of this Ordinance to be hereby annexed which are presently part of and included within the full purpose limits of the City, or the limits of any other municipality, the same is hereby excluded and excepted from the territory to be hereby annexed as fully as if such excluded and excepted area were expressly described herein.

**PASSED AND ADOPTED this 20<sup>th</sup> day of March, 2017.**



\_\_\_\_\_  
Evalyn W. Moore, Mayor

ATTEST:

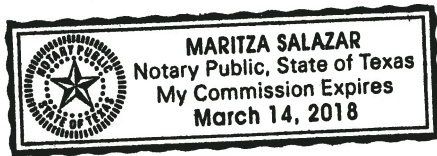
  
\_\_\_\_\_  
Laura Scarlato, City Secretary

STATE OF TEXAS            )  
COUNTY OF FORT BEND)

This instrument was acknowledged before me on the 22<sup>nd</sup> day of March, 2017,  
by Evalyn W. Moore, Mayor, City of Richmond, as the act and deed of the City of  
Richmond.

Maritza Salazar  
\_\_\_\_\_  
Notary Public, State of Texas

My commission expires: 3/14/2018



## EXHIBIT A

Tract 1: Block One (1) of Williams Crossing, a recorded subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded at Instrument Number 20150171 in the Real Property Records of Fort Bend County, Texas.

Tract 2: Being a tract or parcel of land containing 5.000 acres (217,805 square feet) situated in the Jane Long League, Abstract No. 55, in Fort Bend County, Texas, and being all of that certain 5.000 acre tract conveyed to WW I-69 Partners, LP, described in Fort Bend County Clerk's File No. 2014016147, said 5.00 acre tract being more particularly described by metes and bounds as follows (with all bearing referenced to State Plane Coordinate System, South Central Zone, NAD '83):

BEGINNING at a 5/8-inch iron rod found for the most westerly corner at the intersection of the south right-of-way line of Wildwood Park Road (60 feet wide) with the west right-of-way line of Williams Way Boulevard (120 feet wide), as dedicated in SI. 2195/B of the Plat Records of Fort Bend County, Texas, being also the most northerly northeast corner of the herein described 5.000 acre tract;

THENCE in a southeasterly direction, a distance of 40.56 feet along the right-of-way line at the intersection of the south right-of-way line of said Wildwood Park Road with the west right-of-way line of said Williams Way Boulevard, following the arc of a curve to the right, having a radius of 25.00 feet and a central angle of 92 deg. 56 min. 59 sec. (Ch=S 46 deg. 13 min. 50 sec. E, 36.25') to a 5/8-inch iron rod set for the most southerly corner at said intersection, being the most easterly northeast corner of the herein described parcel;

THENCE in a southerly direction, a distance of 393.39 feet along the west right-of-way line of said Williams Way Boulevard, following the arc of a curve to the right, having a radius of 1940.00 feet and a central angle of 11 deg. 37 min. 06 sec. (Ch=S 06 deg. 03 min. 13 sec. W, 392.72') to a 5/8-inch iron rod set for the southeast corner of the herein described parcel, being also the most northeasterly corner of that certain tract called 34.434 acres conveyed to Fort Bend County MUD No. 121, as recorded in Fort Bend County Clerk's File No. 2000082894;

THENCE along the westerly and northerly line of said 34.434 acre tract, the following four courses and distances:

In a southwesterly direction, a distance of 134.44 feet following the arc of a curve to the left, having a radius of 100.00 feet and a central angle of 77 deg. 01 min.

38 sec. (Ch=S 53 deg. 15 min. 20 sec. W, 124.54') to a 5/8-inch iron rod set for a point of reverse curvature;

In a southerly direction, a distance of 125.43 feet following the arc of a curve to the right, having a radius of 1860.00 feet and a central angle of 03 deg. 51 min. 50 sec. (Ch=S 16 deg. 40 min. 26 sec. W, 125.41') to a 5/8-inch iron rod set for a point of compound curvature and the most easterly southeast corner of the herein described parcel;

In a southwesterly direction, a distance of 44.06 feet following the arc of a curve to the right, having a radius of 30.00 feet and a central angle of 84 deg. 09 min. 04 sec. (Ch=S 60 deg. 40 min. 53 sec. W, 40.21') to a 5/8-inch iron rod set for a point of reverse curvature and the most southerly southeast corner of the herein described parcel;

In a westerly direction, a distance of 227.92 feet following the arc of a curve to the left, having a radius of 503.00 feet and a central angle of 25 deg. 57 min. 41 sec. (Ch=S 89 deg. 46 min. 34 sec. W, 225.97') to a 5/8-inch iron rod found for the southeast corner of that certain tract called 12.00 acre Reserve "A", The Reserve at Riverpark West, as recorded in Plat No. 20040137, of the Plat Records of Fort Bend County, for the southwest corner of the herein described parcel;

THENCE North 02 deg. 43 min. 01 sec. East (called N 06 deg. 03 min. 31 sec. E) along the east line of said Reserve "A", a distance of 560.98 feet to a 5/8-inch iron rod found for the northeast corner of said Reserve "A" in the south right-of-way line of said Wildwood Park Road, for the northwest corner of the herein described parcel, from which another found 5/8-inch iron rod bears 0.34' south;

THENCE along the south right-of-way line of said Wildwood Park Road, the following two courses and distances:

North 72 deg. 18 min. 12 sec. East, a distance of 8.38 feet to a 5/8-inch iron rod set for a point of curvature;

In an easterly direction, a distance of 384.62 feet following the arc of a curve to the right, having a radius of 1470.00 feet and a central angle of 14 deg. 59 min. 29 sec. (Ch=N 79 deg. 47 min. 56 sec. E, 383.53') to the POINT OF BEGINNING, and containing 5.000 acres (217,805 square feet) of land, more or less.

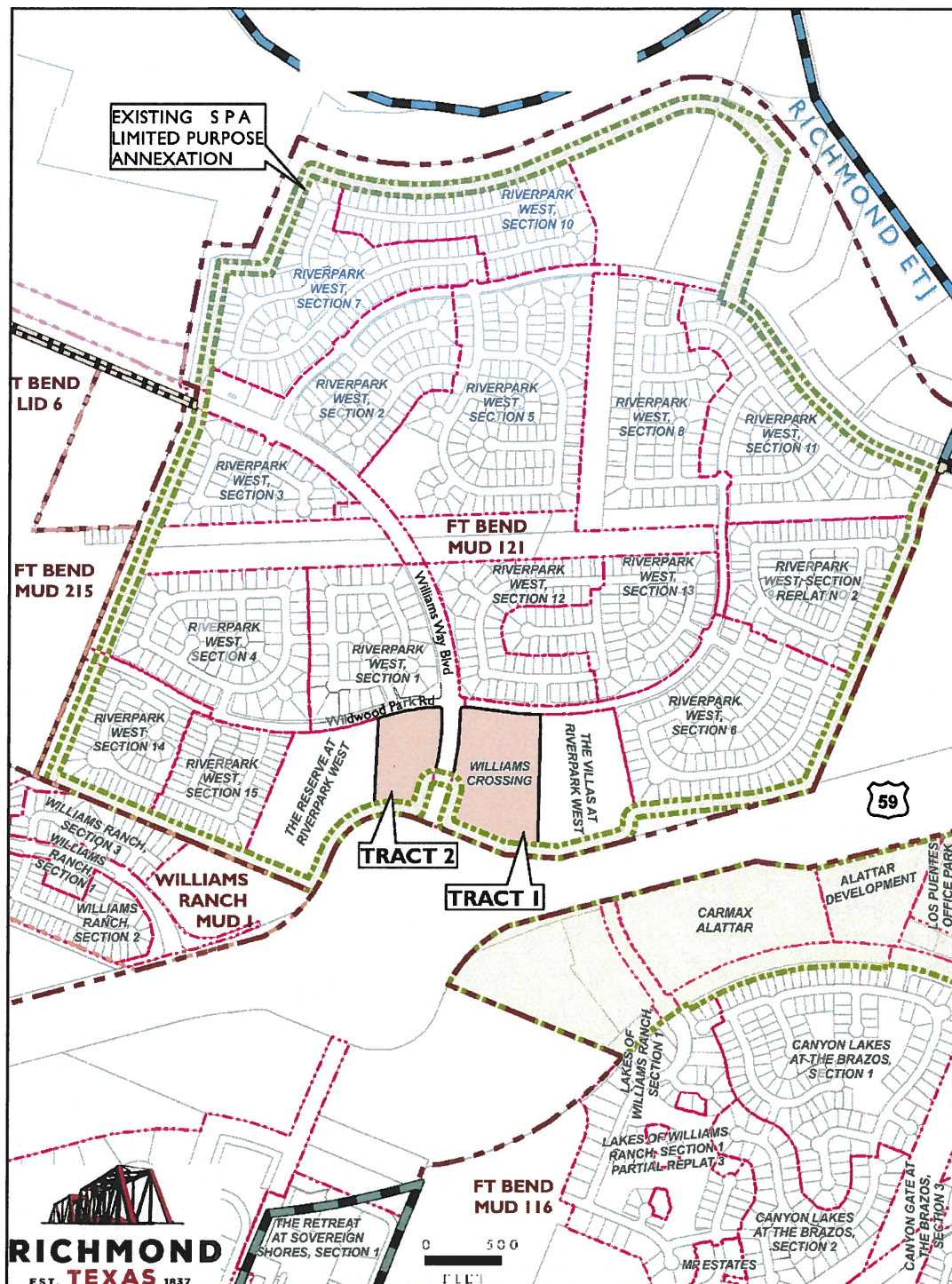


## **EXHIBIT B**

The Tracts are annexed for the limited purpose of assessing and collecting the City's sales and use taxes. The provision of water, wastewater and drainage services to the annexed tracts will be provided by Fort Bend County Municipal Utility District No. 121.

## **ANNEXED TRACTS**





RETURNED AT COUNTER TO:

Laura Scarlata - City of Richmond

402 Morton Street

Richmond, TX 77469

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*



Laura Richard, County Clerk  
Fort Bend County, Texas

March 27, 2017 01:50:56 PM

FEE: \$43.00 JE  
ORD

2017031968