



## **NOTICE OF PUBLIC HEARING**

### *Voluntary Annexation request of 3 properties*

Notice is hereby given that a public hearing will be held by the City Council of the City of Portland, Texas, at 7:00 p.m. on Tuesday, March 1, 2022, at the City of Portland City Hall City Council Chambers, 1900 Billy G. Webb, Portland, Texas, for all persons interested in the proposed annexations. All persons and interested parties shall have the right to appear and be heard at the public hearing. In the event that City Hall is closed due to COVID-19, the public hearing will be conducted via video conference. The public hearing agenda, which will be posted on or before Friday, February 18, 2022, at 7:00 p.m., at [www.portlandtx.gov](http://www.portlandtx.gov) and at City Hall, will contain the procedures for participating in the video conference. Public comments can be submitted prior to the public hearing by emailing [Annette.hall@portlandtx.gov](mailto:Annette.hall@portlandtx.gov).

This will be a public hearing as required by Texas Local Government Code Section 43.063. The purpose of the public hearing is to consider the proposed annexation of 3 properties with proposed annexation boundary as described below and as depicted on Exhibit "A":

#### Property 1- 0.7878 Acres

Beginning at a 5/8" iron rod found in the west right-of-way line of County Road 3667, at the northeast corner of said 4.478 acre tract, for the northeast corner of this tract;

Thence S 00° 39' 27" W along the west right of way line of said County Road 3667, the east line of said 4.478 acre tract, and the east line of this tract, a distance of 119.10 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set for the northeast corner of a second 0.7878 acre tract just surveyed, and the southeast corner of this tract;

Thence N 89° 24' 41" W across said 4.478 acre tract, along the north line of said second 0.7878 acre tract, and the south line of this tract, a distance of 288.15 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set in the east line of a 4.998 acre tract conveyed from Raul Ramos, et ux, to Marvin West, et ux, by Warranty Deed dated May 29, 2013 and recorded in Clerk's File No. 628214 of the Official Public Records of San Patricio County, Texas, and the west line of said 4.478 acre tract, for the northwest corner of said second 0.7878 acre tract, and the southwest corner of this tract;

Thence N 00° 40' 20" E along the east line of said 4.998 acre tract, the west line of said 4.478 acre tract, and the west line of this tract, a distance of 119.10 feet to a 5/8" iron rod found in the south line of a 18.16 acre tract conveyed from John Robert Dugat, Independent Executor of the Last Will and Testament of Patricia Louise Dugat, to John Robert Dugat, Trustee of the John Robert Dugat Protection

Trust by Distribution Deed dated December 31, 2014, and recorded in Clerk's File No. 643615 of the Official Public Records of San Patricio County, Texas, at the northwest corner of said 4.478 acre tract, and the northeast corner of said 4.998 acre tract, for the northwest corner of this tract;

Thence S 89° 24' 41" E along the south line of said 18.16 acre tract, the north line of said 4.478 acre tract, and the north line of this tract, a distance of 288.11 feet to the place of beginning, containing 0.7878 acres of land, more or less, subject to all easements of record.

Bearings and distances in this description are GPS Nad 27, Texas South Zone.

#### Property 2 – 0.7878 Acres

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set in the west right-of-way line of County Road 3667, and the east line of said 4.478 acre tract, for the southeast corner of a second 0.7878 acre tract just surveyed, and the northeast corner of this tract, whence a 5/8" iron rod found at the northeast corner of said 4.478 acre tract bears N 00° 39' 27" Ea distance of 119.10 feet;

Thence S 00° 39' 27" W along the west right of way line of said County Road 3667, the east line of said 4.478 acre tract, and the east line of this tract, a distance of 119.10 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set for the northeast corner of a third 0.7878 acre tract just surveyed, and the southeast corner of this tract;

Thence N 89° 24' 41" W across said 4.478 acre tract, along the north line of said third 0.7878 acre tract, and the south line of this tract, a distance of 288.17 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set in the east line of a 4.998 acre tract conveyed from Raul Ramos, et ux, to Marvin West, et ux, by Warranty Deed dated May 29, 2013 and recorded in Clerk's File No. 628214 of the Official Public Records of San Patricio County, Texas, and the west line of said 4.478 acre tract, for the northwest corner of said third 0.7878 acre tract, and the southwest corner of this tract;

Thence N 00° 40' 22" E along the east line of said 4.998 acre tract, the west line of said 4.478 acre tract, and the west line of this tract, a distance of 119.10 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set for the southwest corner of said second 0.7878 acre tract just surveyed, and the northwest corner of this tract;

Thence S 89° 24' 41" E across said 4.478 acre tract, along the south line of said second 0.7878 acre tract just surveyed, and the north line of this tract, a distance of 288.15 feet to the place of beginning, containing 0.7878 acres of land, more or less, subject to all easements of record

Bearings and distances in this description are GPS Nad 27, Texas South Zone

#### Property 3: 0.7878 Acres

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set in the west right-of-way line of County Road 3667, and the east line of said 4.478 acre tract, for the southeast corner of a second 0.7878 acre tract just surveyed, and the northeast corner of this tract, whence a 5/8" iron rod found at the northeast corner of said 4.478 acre tract bears N 00° 39' 27" Ea distance of 238.2 feet;

Thence S 00° 39' 27" W along the west right of way line of said County Road 3667, the east line of said 4.478 acre tract, and the east line of this tract, a distance of 115.21 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set for the southeast corner of this tract;

Thence S 89° 03' 16" W across said 4.478 acre tract, along the south line of this tract, a distance of 288.32 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set in the east line of a 4.998 acre tract conveyed from Raul Ramos, et ux, to Marvin West, et ux, by Warranty Deed dated May 29, 2013 and recorded in Clerk's File No. 628214 of the Official Public Records of San Patricio County, Texas, and the west line of said 4.478 acre tract, for the southwest corner of this tract;

Thence N 00° 40' 22" E along the east line of said 4.998 acre tract, the west line of said 4.478 acre tract, and the west line of this tract, a distance of 122.93 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907," set for the southwest corner of said second 0.7878 acre tract just surveyed, and the northwest corner of this tract;

Thence S 89° 24' 41" E across said 4.478 acre tract, along the south line of said second 0.7878 acre tract just surveyed, and the north line of this tract, a distance of 288.17 feet to the place of beginning, containing 0.7878 acres of land, more or less, subject to all easements of record.

Bearings and distances in this description are GPS Nad 27, Texas South Zone.

Any questions concerning this matter should be directed to Kenneth Banks, PhD, Director of Public Works at (361) 777-4605 or [kenneth.banks@portlandtx.gov](mailto:kenneth.banks@portlandtx.gov).