

ORDINANCE NO. 2017-01

ORDINANCE OF CITY OF BEACH CITY, TEXAS
GIVING CONSENT TO THE CREATION OF
A WATER CONTROL AND IMPROVEMENT DISTRICT

WHEREAS, pursuant to Chapters 49 and 51 of the Texas Water Code, the petitioners identified in the Petition for Consent to the Creation of Beach City Water Control and Improvement District, attached hereto as Exhibit "A" (the "Petitioner"), desire to create Beach City Water Control and Improvement District (the "District") to serve the 107.629 acres of land in Chambers County, Texas, described in the attached Exhibit "B" (the "Petitioner's Land"); and

WHEREAS, the land to be included within the District is located within the corporate jurisdiction of the City of Beach City; and

WHEREAS, Petitioner has submitted to Mayor and City Council of the City of Beach City, Texas, a Petition for Consent to the Creation of Beach City Water Control and Improvement District; and

WHEREAS, the general nature of the work to be done in the District is the construction, acquisition, maintenance, and operation of a waterworks system; and

WHEREAS, the City Council of the City of Beach City desires to adopt Ordinance No. 2017-01 as set forth herein for the purpose of consenting to the creation of the District;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEACH CITY, TEXAS:


1. That all of the matters and facts set out in the preamble hereof be true and correct.
2. That the City Council of the City of Beach City, Texas, hereby specifically gives its written consent to the creation of Beach City Water Control and Improvement District, all of which is within the corporate jurisdiction of the City of Beach City, Texas, the boundaries of such land being described in Exhibit "B" attached hereto and made a part hereof for all purposes.

PASSED AND APPROVED on this 17th day of January, 2017.



Mayor, City of Beach City

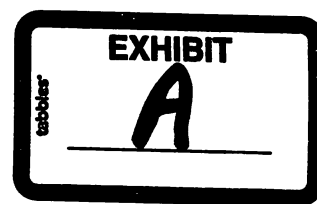
ATTEST:



City Secretary, City of Beach City

[SEAL]





**PETITION FOR CONSENT TO THE CREATION
OF BEACH CITY WATER CONTROL AND IMPROVEMENT DISTRICT**

THE STATE OF TEXAS §
 §
COUNTY OF CHAMBERS §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BEACH CITY, TEXAS:

The undersigned (herein collectively the "Petitioners"), acting pursuant to the provisions of Chapters 49 and 51, Texas Water Code, and the Local Government Code, respectfully petition the City Council of the City of Beach City, Texas, for its written consent to the creation of a water control and improvement district and would show the following:

I.

The name of the proposed District shall be "Beach City Water Control and Improvement District" (the "District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 51, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain an area of 107.629 acres of land, more or less, situated in Chambers County, Texas. All of the land to be included in the District is within the corporate jurisdiction of the City of Beach City, Texas (the "City"). All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District is described by metes and bounds in Exhibit "A", which is attached hereto and incorporated herein for all purposes (the "Land").

IV.

The undersigned hold fee simple title to the Land, or if there are more than fifty (50) persons holding title to the land in the proposed district, represents a total of at least fifty (50) such persons, which tract is described more particularly on Exhibit "A", attached hereto and incorporated herein. The undersigned hereby represent that they own a majority in value of the Land (mineral interests are held differently), or if there are more than fifty (50) persons holding title to the land in the proposed district, represents a total of at least fifty (50) such persons, which is proposed to be included in the District, as indicated by the certificate(s) of ownership provided by the Chambers County Appraisal District and conveyances of title recorded in the real property records of Chambers County.

V.

Said District shall be organized for the purposes allowed under Texas Water Code, Section 51.121(b):

(1) the control, storage, preservation, and distribution of its water and floodwater and the water of its rivers and streams for irrigation, power, and all other useful purposes;

- (2) the reclamation and irrigation of its arid, semiarid, and other land which needs irrigation;
- (3) the reclamation, drainage, conservation, and development of its forests, water, and hydroelectric power;
- (4) the navigation of its coastal and inland water;
- (5) the control, abatement, and change of any shortage or harmful excess water;
- (6) the protection, preservation, and restoration of the purity and sanitary condition of water within the state; and
- (7) the preservation and conservation of all natural resources in the state.

Notwithstanding the preceding, the undersigned specifically acknowledges that the purposes for which the District is being created shall not include the purposes provided in Texas Water Code, Section 51.331, which purposes are specifically being excluded from this petition.

The aforementioned purposes are to be accomplished by any and all mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the end that public health and welfare may be conserved and promoted and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The general nature of the work to be done by the District at the present time is the construction, purchase, installation, maintenance and operation of a waterworks system for domestic, industrial and commercial purposes and, such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VII.

There is a necessity for the improvements above described because the District is located within an area that will experience a substantial and sustained residential and commercial growth within the immediate future, is urban in nature and is not supplied with adequate water facilities and services. The health and welfare of the current and future inhabitants of the District and the inhabitants of the area adjacent thereto require the acquisition and installation of an adequate waterworks system.

The purchase, construction, extension, improvement, maintenance, and operation of such waterworks system will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary conditions of the State's water and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

VIII.

Said supposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such nature that a waterworks system can be constructed at a reasonable cost; and said territory will be rapidly developed for a residential and commercial purposes and will continue to develop until the majority of the territory located therein is used for home and commercial purposes.

IX.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioners, utilizing their best actual knowledge based upon such information as they have at this time, that such cost will be approximately Seven Million Two Hundred Fifty Thousand and No/100 (\$7,250,000).

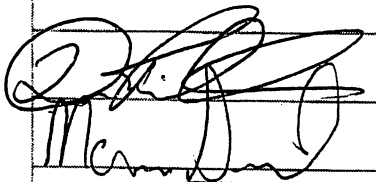
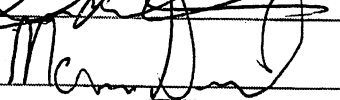
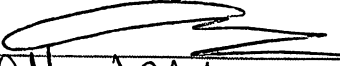



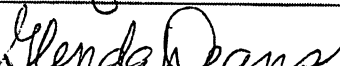

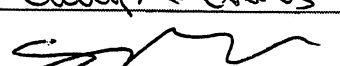
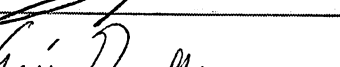
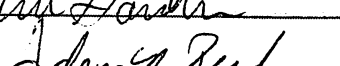
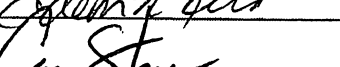
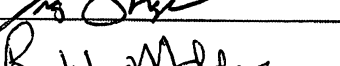


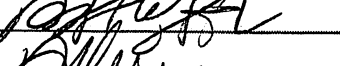


WHEREFORE, Petitioners pray that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

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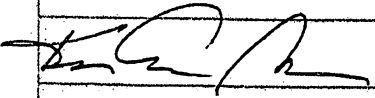
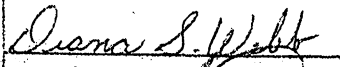

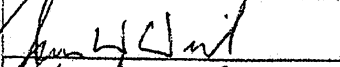

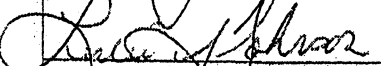
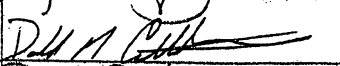

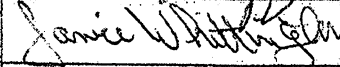





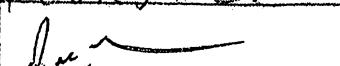

RESPECTFULLY SUBMITTED this _____ day of _____, 2017.

“Petitioner”

See attached petition

Signature	Printed Name	Property Address	Voter Certificate #	Date Signed
	Don Richardson	6434 Fisher Reef Drive	1146661214	10/18/16
	Mark Gundry	6411 Dow Reef Dr		10/18/16
	Aaron Magray	234 Houston point Dr.		10/18/16
	THOMAS JOHNSON	6318 Redfish Reef Dr	1104230455	10/18/16
	Walter Wells	6426 Dow Reef Dr.		10/18/16
	KATRINA HARFORD	227 BEASLEY REEF DR.		10/18/16
	Glenda Deans	6319 Dow Reef	1004161529	10/18/16
	Curtis Owens	6335 Redfish Reef Dr	1149009768	10/21/16
	Daniel St John	218 Houston Point Dr.		10/22/16
	Eric Gardner	6311 Redfish Reef Dr.		10/21/16
	Adam Reed	6334 Fisher Reef DR.		10/21/16
	CRAIG STRANGE	6418 Fisher Reef Dr.	1027010963	10/22/16
	RANDY MILLER	226 Houston Point DR	1158596605	10/22/16
	- VOID -	- VOID -	- VOID -	- VOID -
	GERALD TRAYLER	6402 FISHER REEF DR		230516
	Patricia Herrera	6418 Dow Reef Dr.	116944545	10/23/16
	Tina Sanford	6319 Redfish Reef		10-23-16
	Dannel Vojacek	6303 Redfish Reef	1015032686	10/23/16

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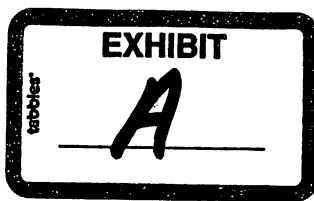
Signature	Printed Name	Property Address	Voter Certificate #	Date Signed
	KEVIN M. SMITH	8023 Bayside Dr. Beach City	1004160062	11/3/16
	Diana S. Webb	7817 Bayside Dr. Beach City	1211897619	11/3/16
	Sammie Neal	7915 Bayview Beach City	1004229302	11/3/16
	James W. Densigh	7818 Bayside Dr. Beach City	1012294383	11/3/16
	ROBERT J. BYARS	8007 BAYVIEW DR, BEACH CITY, TX	1022144802	11/3/16
	Leslie A. Johnson	8013 Bayside Dr. Beach City, TX	1052762424	11/3/16
	Donald G. Castiblanco	8010 Bayside Dr. Beach City, TX	1027449813	11/03/16
	David Grizzle	7815 Bayside Beach City	1007009175	11-3-16
	Janice Whittington	7917 Ocean Dr. Beach City	1004202060	11-3-16
J. L. Whittington	Julius Whittington	7921 Ocean Dr. Beach City	1004202073	11-3-16
W. WECKWERTH	W. WECKWERTH	7923 BAYSIDE DR. BEACH CITY, TX	1004231527	11-11-16
	Bryce Kitchen	7914 Bayside Dr. Beach City, TX	1009614404	11-11-16
	LAWRENCE STUTZMAN	7910 Bayside Dr. Beach City, TX	1004202463	11-11-16
	Donny Hoffman	8023 Ocean Dr	1034258624	11-19-16
	Christy Mahar	8038 Bayview Dr. Beach City, TX	1043511859	11-19-16
	Robin Lee	8103 Bayside Beach City	1042634276	11-19-16
	J. Martin Navajo			11-20-16
	Carla J. Bramley	8031 Bayside Beach City	1151114235	12-5-2016

creation WCID

[illegible]

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Beach City WCID
Chambers County, Texas
Tract I – 75.352 Acres

Legal Description

Being a tract of land containing 75.352 acres situated in the John Ijams League, A-15 in Chambers County, Texas and also being in whole the entire development known as The Oaks of Houston Point, a subdivision plat recorded in the Chambers County Clerk's File No. 24219. Said 75.352 acres of land also described by metes and bounds as follows:

BEGINNING at a point for a westerly corner of said subdivision;

THENCE North $86^{\circ} 56' 33''$ East, with a north line of said subdivision, a distance of 621.10 feet to a point for an interior of said subdivision;

THENCE North $03^{\circ} 02' 03''$ West along an easterly line of said subdivision, a distance of 44.82 feet to an interior corner and the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction with said curve to the right whose radius is 954.93 feet and whose central angle is $29^{\circ} 28' 25''$ (chord bears North $61^{\circ} 16' 55''$ West, a distance of 485.83 feet) for a curve length of 491.23 feet to the point of tangency for said curve line;

THENCE North $46^{\circ} 32' 43''$ West a distance of 401.35 feet to a point for corner of the tract described herein;

THENCE North $03^{\circ} 03' 27''$ West a distance of 58.12 feet to a point for the northwest corner of said subdivision and located in the south right-of-way line of FM Highway No. 2354 (120 foot right of way), same point being the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction with the south right-of-way line of said FM Highway No. 2354 and with said curve to the left whose radius is 3879.72 feet and whose central angle is $27^{\circ} 13' 41''$ (chord bears South $71^{\circ} 09' 44''$ East, a distance of 1826.42 feet) for a curve length of 1843.72 feet to a point for the northeast corner of said tract herein described;

THENCE South $03^{\circ} 01' 22''$ East, with the east line of said 75.352-acre tract and the west line of said 18.5529-acre tract continuing for a total distance of 1635.43 for the southeast corner of said tract herein described:

THENCE, in a Southwest direction the following courses and distances:

South $84^{\circ} 21' 44''$ West, a distance of 96.40 feet to a point;

South $84^{\circ} 19' 31''$ West, a distance of 94.67 feet to a point;

South $67^{\circ} 47' 32''$ West, a distance of 96.10 feet to a point;

South $67^{\circ} 47' 25''$ West, a distance of 94.80 feet to a point;

South $67^{\circ} 50' 36''$ West, a distance of 95.36 feet to a point;

South $66^{\circ} 46' 49''$ West, a distance of 43.55 feet to a point;

South 66° 46' 48" West, a distance of 16.62 feet to a point;
South 68° 50' 59" West, a distance of 35.01 feet to a point;
South 67° 41' 50" West, a distance of 8.38 feet to a point;
South 67° 41' 49" West, a distance of 86.94 feet to a point;
South 67° 41' 21" West, a distance of 97.98 feet to a point;
South 68° 00' 34" West, a distance of 95.80 feet to a point;
South 67° 51' 37" West, a distance of 93.70 feet to a point;
South 67° 46' 20" West, a distance of 93.51 feet to a point;
South 67° 45' 35" West, a distance of 95.79 feet to a point;
South 68° 28' 19" West, a distance of 95.96 feet to a point;
South 70° 27' 04" West, a distance of 91.07 feet to a point;
South 70° 18' 29" West, a distance of 95.33 feet to a point;
South 70° 27' 16" West, a distance of 95.36 feet to a point;
South 70° 25' 09" West, a distance of 94.69 feet to a point;
South 70° 31' 23" West, a distance of 85.64 feet to a point;

THENCE North 03° 03' 26" West for a total distance of 2150.04 feet to the
POINT OF BEGINNING and containing 75.352 acres of land, more or less."

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Prepared By:

Mark W Adam
Texas Registered Professional Land Surveyor
Texas Registration No. 3665
Texas Licensed Surveying Firm Registration No. 10194028

Beach City Water Control Improvement District
Chambers County, Texas
Tract I – 75.352 Acres

Legal Description

Being a tract of land containing 75.352 acres situated in the John Ijams League, A-15 in Chambers County, Texas and also being in whole the entire development known as The Oaks of Houston Point, a subdivision plat recorded in the Chambers County Clerk's File No. 24219. Said 75.352 acres of land also described by metes and bounds as follows:

BEGINNING at a point for a westerly corner of said subdivision;

THENCE North 86° 56' 33" East, with a north line of said subdivision, a distance of 621.10 feet to a point for an interior of said subdivision;

THENCE North 03° 02' 03" West along an easterly line of said subdivision, a distance of 44.82 feet to an interior corner and the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction with said curve to the right whose radius is 954.93 feet and whose central angle is 29° 28' 25" (chord bears North 61° 16' 55" West, a distance of 485.83 feet) for a curve length of 491.23 feet to the point of tangency for said curve line;

THENCE North 46° 32' 43" West a distance of 401.35 feet to a point for corner of the tract described herein;

THENCE North 03° 03' 27" West a distance of 58.12 feet to a point for the northwest corner of said subdivision and located in the south right-of-way line of FM Highway No. 2354 (120 foot right of way), same point being the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction with the south right-of-way line of said FM Highway No. 2354 and with said curve to the left whose radius is 3879.72 feet and whose central angle is 27° 13' 41" (chord bears South 71° 09' 44" East, a distance of 1826.42 feet) for a curve length of 1843.72 feet to a point for the northeast corner of said tract herein described;

THENCE South 03° 01' 22" East, with the east line of said 75.352-acre tract and the west line of said 18.5529-acre tract continuing for a total distance of 1635.43 for the southeast corner of said tract herein described:

THENCE, in a Southwest direction the following courses and distances:

South 84° 21' 44" West, a distance of 96.40 feet to a point;

South 84° 19' 31" West, a distance of 94.67 feet to a point;

South 67° 47' 32" West, a distance of 96.10 feet to a point;

South 67° 47' 25" West, a distance of 94.80 feet to a point;

South 67° 50' 36" West, a distance of 95.36 feet to a point;


South 66° 46' 49" West, a distance of 43.55 feet to a point;

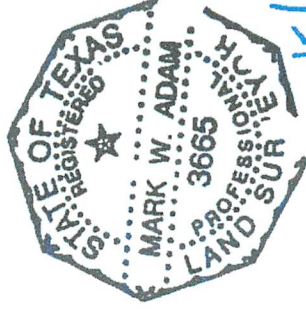
South 66° 46' 48" West, a distance of 16.62 feet to a point;
South 68° 50' 59" West, a distance of 35.01 feet to a point;
South 67° 41' 50" West, a distance of 8.38 feet to a point;
South 67° 41' 49" West, a distance of 86.94 feet to a point;
South 67° 41' 21" West, a distance of 97.98 feet to a point;
South 68° 00' 34" West, a distance of 95.80 feet to a point;
South 67° 51' 37" West, a distance of 93.70 feet to a point;
South 67° 46' 20" West, a distance of 93.51 feet to a point;
South 67° 45' 35" West, a distance of 95.79 feet to a point;
South 68° 28' 19" West, a distance of 95.96 feet to a point;
South 70° 27' 04" West, a distance of 91.07 feet to a point;
South 70° 18' 29" West, a distance of 95.33 feet to a point;
South 70° 27' 16" West, a distance of 95.36 feet to a point;
South 70° 25' 09" West, a distance of 94.69 feet to a point;
South 70° 31' 23" West, a distance of 85.64 feet to a point;

THENCE North 03° 03' 26" West for a total distance of 2150.04 feet to the
POINT OF BEGINNING and containing 75.352 acres of land, more or less."

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Prepared By:


Mark W. Adam
Texas Registered Professional Land Surveyor
Texas Registration No. 3665
Texas Licensed Surveying Firm Registration No. 10194028



1-16-2017

Beach City WCID
Chambers County, Texas
Tract II – 32.277 Acres

Legal Description

Being a tract of land containing 32.277 acres situated in the W.D. Smith Survey A- 23 in Chambers County, Texas and also being in whole the entire development known as the Bayridge Subdivision, a subdivision plat recorded in the Chambers County Clerk's File at Volume 2, Page 62. Said tract also described by metes and bounds for the original known plat boundaries as follows:

Being a tract of land containing 32.277 acres situated in the W. D. Smith Survey, A-23 in Chambers County, Texas and also being out of the original Varuna Lawrence Tract. Said 32.277 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the aforementioned recorded Bayridge subdivision, said point also lying in the south right of way line of FM 2354;

THENCE North 58°00' East, along north line of the Bayridge subdivision and said south right of way line of FM 2432 a distance of 1,343.00 feet to the northeast corner of said subdivision;

THENCE South 31°46'10" East along the easterly line of said Bayridge subdivision, a distance of 930.43 feet to an angle point;

THENC South 30° 36' East continuing along said easterly line of said Bayridge subdivision, a distance of 87.41 feet to the southeast corner of said subdivision;

THENCE South 60° 18' West along the southerly line of said Bayridge subdivision, a distance of 1,475.30 feet to a point for the southwest corner of said subdivision;

THENCE North 23° 57' West along the westerly line of the Bayridge subdivision, a distance of 976.24 feet to the POINT OF BEGINNING and containing 32.277 acres.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Prepared By:

Mark W Adam
Texas Registered Professional Land Surveyor
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Beach City Water Control Improvement District
Chambers County, Texas
Tract II – 32.277 Acres

Legal Description

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BEGINNING at the northwest corner of the aforementioned recorded Bayridge subdivision, said point also lying in the south right of way line of FM 2354;

THENCE North 58°00' East, along north line of the Bayridge subdivision and said south right of way line of FM 2432 a distance of 1,343.00 feet to the northeast corner of said subdivision;

THENCE South 31°46'10" East along the easterly line of said Bayridge subdivision, a distance of 930.43 feet to an angle point;

THENC South 30° 36' East continuing along said easterly line of said Bayridge subdivision, a distance of 87.41 feet to the southeast corner of said subdivision;

THENCE South 60° 18' West along the southerly line of said Bayridge subdivision, a distance of 1,475.30 feet to a point for the southwest corner of said subdivision;

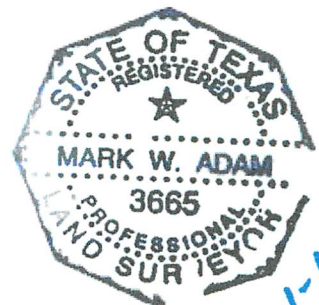
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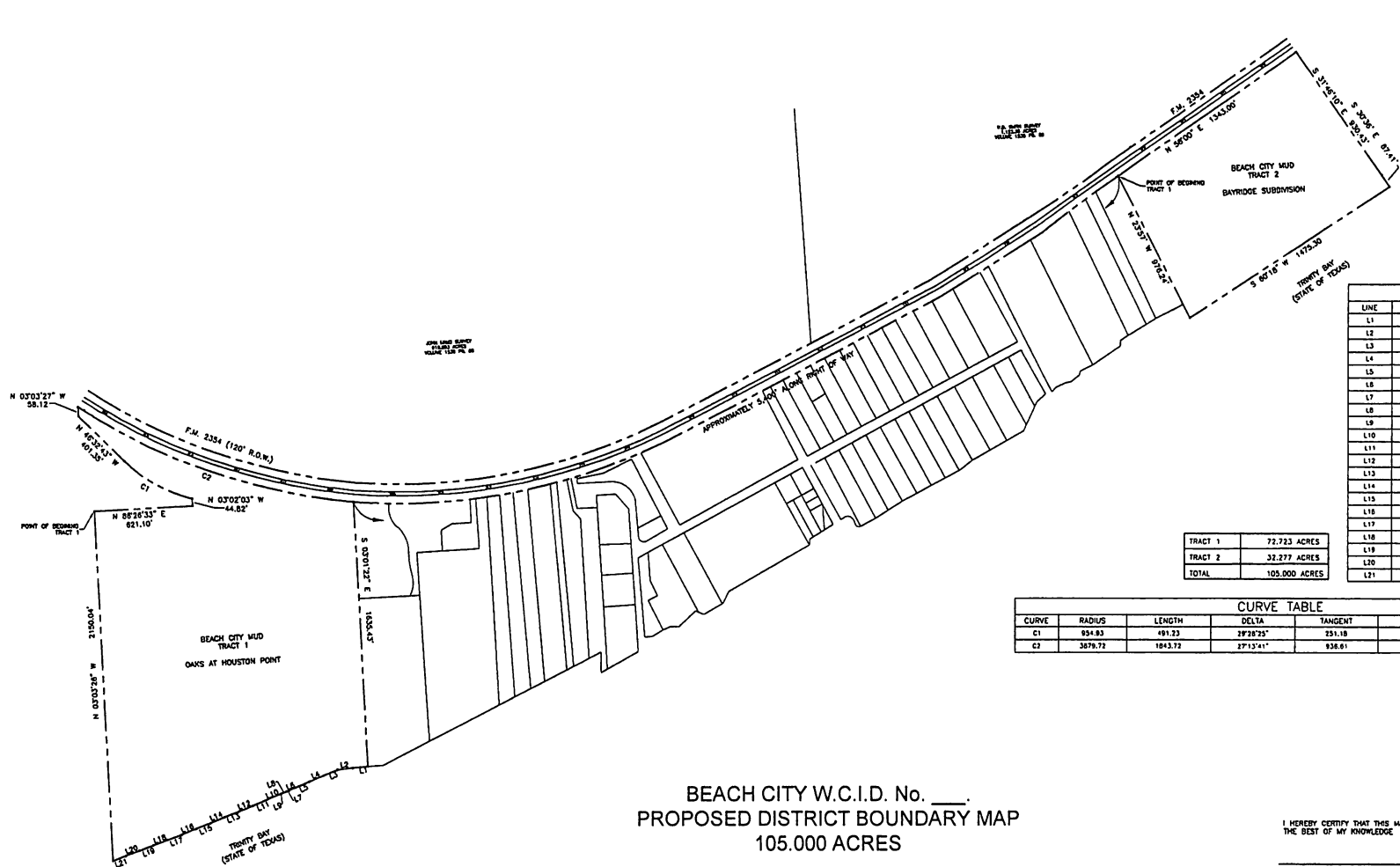
Prepared By:



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Texas Licensed Surveying Firm Registration No. 10194028



1-16-2017



LINE TABLE		
LINE	LENGTH	BEARING
L1	96.40	S 84°21'14" W
L2	94.87	S 84°18'31" W
L3	96.10	S 87°47'32" W
L4	94.80	S 87°47'25" W
L5	95.34	S 87°50'36" W
L6	93.55	S 88°48'49" W
L7	16.62	S 88°48'48" W
L8	35.01	S 88°50'59" W
L9	8.38	S 87°41'50" W
L10	88.94	S 87°41'49" W
L11	97.88	S 87°41'21" W
L12	95.80	S 88°00'34" W
L13	82.70	S 87°51'37" W
L14	93.51	S 87°48'20" W
L15	95.79	S 87°45'35" W
L16	93.96	S 88°28'19" W
L17	91.87	S 70°27'54" W
L18	95.33	S 70°18'29" W
L19	95.34	S 70°27'18" W
L20	94.89	S 70°25'09" W
L21	85.84	S 70°31'23" W

TRACT 1	72.723 ACRES
TRACT 2	32.277 ACRES
TOTAL	105.000 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	954.83	491.23	29°38'25"	251.18	483.83
C2	3676.72	1043.72	27°13'41"	936.61	1026.42

BEACH CITY W.C.I.D. No. ____
PROPOSED DISTRICT BOUNDARY MAP
105.000 ACRES

JOHN IJAMS SURVEY A-15 (TRACT 1)
W.D. SMITH SURVEY A-23 (TRACT 2)
CHAMBERS COUNTY, TEXAS

SEPTEMBER 2016

I HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

MARK W ADAM P.E. R.P.L.S.
LICENSE PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR

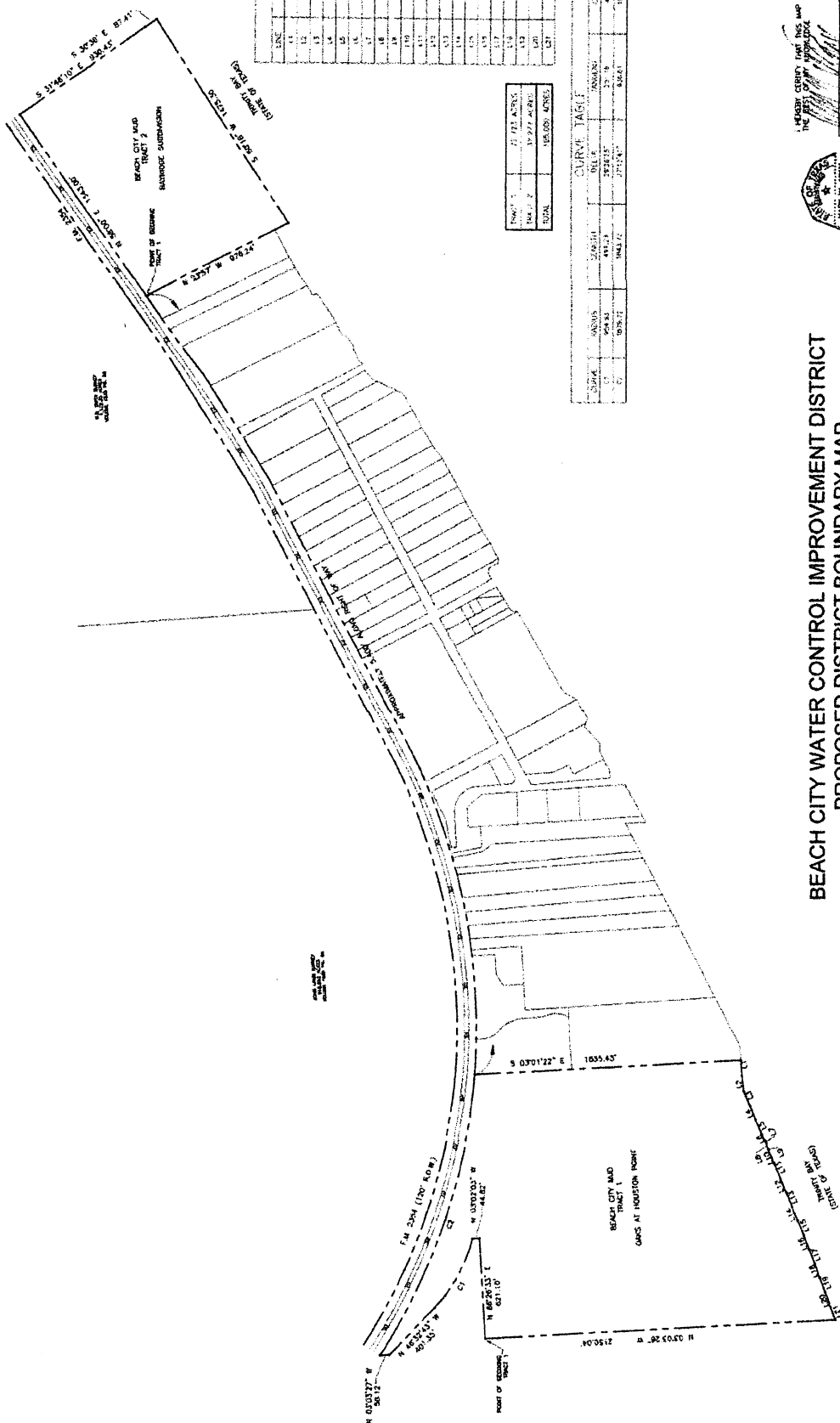
DATE

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 863.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONVEYANCE OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

BLEYL ENGINEERING
PROJECT • ENGINEERING • MANAGEMENT

TEXAS REG. NO. P-678
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 10194228
400 RANDALL WAY, SUITE 300
DALLAS, TEXAS 75208
972.271.9800 PHONE
972.790.3633 FAX

PRELIMINARY



LINE TABLE

LINE	LENGTH	BEARING
1	96.42	S 88°21'47" W
2	48.47	S 88°21'47" W
3	36.10	S 88°21'47" W
4	34.62	S 88°21'47" W
5	33.34	S 88°21'47" W
6	31.75	S 88°21'47" W
7	30.00	S 88°21'47" W
8	28.34	S 88°21'47" W
9	26.75	S 88°21'47" W
10	25.00	S 88°21'47" W
11	23.34	S 88°21'47" W
12	21.75	S 88°21'47" W
13	20.00	S 88°21'47" W
14	18.34	S 88°21'47" W
15	16.75	S 88°21'47" W
16	15.00	S 88°21'47" W
17	13.34	S 88°21'47" W
18	11.75	S 88°21'47" W
19	10.00	S 88°21'47" W
20	8.34	S 88°21'47" W
21	6.75	S 88°21'47" W
22	5.00	S 88°21'47" W
23	3.34	S 88°21'47" W
24	1.75	S 88°21'47" W
25	0.00	S 88°21'47" W

CURVE TABLE

Curve	Radius	Chord	Angle
1	100.00	100.00	90.00
2	200.00	200.00	90.00
3	300.00	300.00	90.00
4	400.00	400.00	90.00
5	500.00	500.00	90.00
6	600.00	600.00	90.00
7	700.00	700.00	90.00
8	800.00	800.00	90.00
9	900.00	900.00	90.00
10	1000.00	1000.00	90.00

CURVE TABLE

Curve	Radius	Chord	Angle
1	100.00	100.00	90.00
2	200.00	200.00	90.00
3	300.00	300.00	90.00
4	400.00	400.00	90.00
5	500.00	500.00	90.00
6	600.00	600.00	90.00
7	700.00	700.00	90.00
8	800.00	800.00	90.00
9	900.00	900.00	90.00
10	1000.00	1000.00	90.00

BEACH CITY WATER CONTROL IMPROVEMENT DISTRICT PROPOSED DISTRICT BOUNDARY MAP 105.000 ACRES

JOHN LUAMS SURVEY A-15 (TRACT 1)
W.D. SMITH SURVEY A-23 (TRACT 2)
CHAMBERS COUNTY, TEXAS

JANUARY 2017

THESE CERTAIN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE 1-16-2017
REGISTERED PROFESSIONAL LAND SURVEYOR



THIS DOCUMENT WAS PREPARED UNDER 22 TEX. REGS. 48.131. THIS MAP DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT, OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DOCUMENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THIS SERVICE.

BLEYL ENGINEERING
PROJECT - ENGINEERING - MANAGEMENT
10000 W. 10TH AVE.
SUITE 100
DALLAS, TEXAS 75243
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FAX: 214-343-1112
WWW.BLEYL-ENGINEERING.COM



Beach City WCID
Chambers County, Texas
Tract I – 75.352 Acres

Legal Description

Being a tract of land containing 75.352 acres situated in the John Ijams League, A-15 in Chambers County, Texas and also being in whole the entire development known as The Oaks of Houston Point, a subdivision plat recorded in the Chambers County Clerk's File No. 24219. Said 75.352 acres of land also described by metes and bounds as follows:

BEGINNING at a point for a westerly corner of said subdivision;

THENCE North 86° 56' 33" East, with a north line of said subdivision, a distance of 621.10 feet to a point for an interior of said subdivision;

THENCE North 03° 02' 03" West along an easterly line of said subdivision, a distance of 44.82 feet to an interior corner and the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction with said curve to the right whose radius is 954.93 feet and whose central angle is 29° 28' 25" (chord bears North 61° 16' 55" West, a distance of 485.83 feet) for a curve length of 491.23 feet to the point of tangency for said curve line;

THENCE North 46° 32' 43" West a distance of 401.35 feet to a point for corner of the tract described herein;

THENCE North 03° 03' 27" West a distance of 58.12 feet to a point for the northwest corner of said subdivision and located in the south right-of-way line of FM Highway No. 2354 (120 foot right of way), same point being the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction with the south right-of-way line of said FM Highway No. 2354 and with said curve to the left whose radius is 3879.72 feet and whose central angle is 27° 13' 41" (chord bears South 71° 09' 44" East, a distance of 1826.42 feet) for a curve length of 1843.72 feet to a point for the northeast corner of said tract herein described;

THENCE South 03° 01' 22" East, with the east line of said 75.352-acre tract and the west line of said 18.5529-acre tract continuing for a total distance of 1635.43 for the southeast corner of said tract herein described:

THENCE, in a Southwest direction the following courses and distances:

South 84° 21' 44" West, a distance of 96.40 feet to a point;

South 84° 19' 31" West, a distance of 94.67 feet to a point;

South 67° 47' 32" West, a distance of 96.10 feet to a point;

South 67° 47' 25" West, a distance of 94.80 feet to a point;

South 67° 50' 36" West, a distance of 95.36 feet to a point;

South 66° 46' 49" West, a distance of 43.55 feet to a point;

South 66° 46' 48" West, a distance of 16.62 feet to a point;
South 68° 50' 59" West, a distance of 35.01 feet to a point;
South 67° 41' 50" West, a distance of 8.38 feet to a point;
South 67° 41' 49" West, a distance of 86.94 feet to a point;
South 67° 41' 21" West, a distance of 97.98 feet to a point;
South 68° 00' 34" West, a distance of 95.80 feet to a point;
South 67° 51' 37" West, a distance of 93.70 feet to a point;
South 67° 46' 20" West, a distance of 93.51 feet to a point;
South 67° 45' 35" West, a distance of 95.79 feet to a point;
South 68° 28' 19" West, a distance of 95.96 feet to a point;
South 70° 27' 04" West, a distance of 91.07 feet to a point;
South 70° 18' 29" West, a distance of 95.33 feet to a point;
South 70° 27' 16" West, a distance of 95.36 feet to a point;
South 70° 25' 09" West, a distance of 94.69 feet to a point;
South 70° 31' 23" West, a distance of 85.64 feet to a point;

THENCE North 03° 03' 26" West for a total distance of 2150.04 feet to the
POINT OF BEGINNING and containing 75.352 acres of land, more or less."

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Prepared By:

Mark W Adam
Texas Registered Professional Land Surveyor
Texas Registration No. 3665
Texas Licensed Surveying Firm Registration No. 10194028

Beach City WCID
Chambers County, Texas
Tract II – 32.277 Acres

Legal Description

Being a tract of land containing 32.277 acres situated in the W.D. Smith Survey A- 23 in Chambers County, Texas and also being in whole the entire development known as the Bayridge Subdivision, a subdivision plat recorded in the Chambers County Clerk's File at Volume 2, Page 62. Said tract also described by metes and bounds for the original known plat boundaries as follows:

Being a tract of land containing 32.277 acres situated in the W. D. Smith Survey, A-23 in Chambers County, Texas and also being out of the original Varuna Lawrence Tract. Said 32.277 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the aforementioned recorded Bayridge subdivision, said point also lying in the south right of way line of FM 2354;

THENCE North 58°00' East, along north line of the Bayridge subdivision and said south right of way line of FM 2432 a distance of 1,343.00 feet to the northeast corner of said subdivision;

THENCE South 31°46'10" East along the easterly line of said Bayridge subdivision, a distance of 930.43 feet to an angle point;

THENC South 30° 36' East continuing along said easterly line of said Bayridge subdivision, a distance of 87.41 feet to the southeast corner of said subdivision;

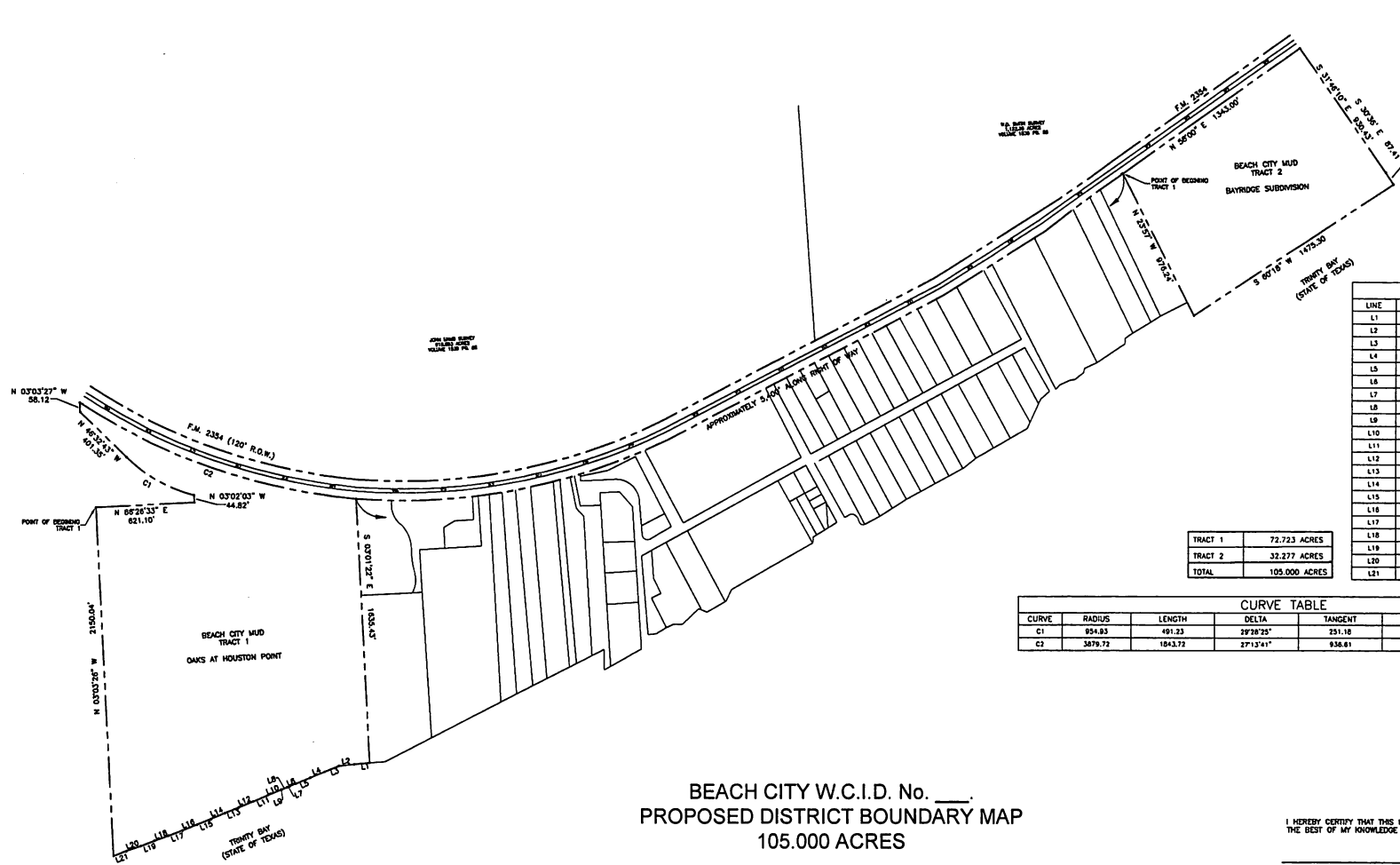
THENCE South 60° 18' West along the southerly line of said Bayridge subdivision, a distance of 1,475.30 feet to a point for the southwest corner of said subdivision;

THENCE North 23° 57' West along the westerly line of the Bayridge subdivision, a distance of 976.24 feet to the POINT OF BEGINNING and containing 32.277 acres.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Prepared By:

Mark W Adam
Texas Registered Professional Land Surveyor
Texas Registration No. 3665
Texas Licensed Surveying Firm Registration No. 10194028



LINE TABLE		
LINE	LENGTH	BEARING
L1	96.40	S 84°31'44" W
L2	84.87	S 84°19'31" W
L3	96.10	S 87°47'32" W
L4	94.80	S 87°47'25" W
L5	95.38	S 87°50'38" W
L6	43.55	S 88°48'19" W
L7	16.82	S 88°48'18" W
L8	35.01	S 88°50'59" W
L9	6.38	S 87°41'50" W
L10	88.94	S 87°41'49" W
L11	97.88	S 87°41'21" W
L12	95.80	S 88°00'34" W
L13	93.70	S 87°51'37" W
L14	93.51	S 87°48'20" W
L15	95.79	S 87°45'35" W
L16	95.96	S 88°28'19" W
L17	91.07	S 70°27'04" W
L18	95.33	S 70°18'28" W
L19	95.34	S 70°27'18" W
L20	94.69	S 70°25'09" W
L21	83.84	S 70°31'23" W

TRACT 1	72.723 ACRES
TRACT 2	32.277 ACRES
TOTAL	105.000 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	954.83	491.23	29°38'25"	251.18	483.83	N 61°18'55" W
C2	3879.72	1043.72	27°13'41"	938.61	1026.42	S 71°09'44" E

BEACH CITY W.C.I.D. No. ____
 PROPOSED DISTRICT BOUNDARY MAP
 105.000 ACRES

JOHN JAMS SURVEY A-15 (TRACT 1)
 W.D. SMITH SURVEY A-23 (TRACT 2)
 CHAMBERS COUNTY, TEXAS

SEPTEMBER 2016

I HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MARK W ADAM P.E., R.P.L.S.
 LICENSE PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL LAND SURVEYOR

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BLEYL ENGINEERING
 PROJECT • ENGINEERING • MANAGEMENT

TEXAS REG. NO. P.678
 TEXAS LICENSE SURVEY FIRM NO. 10194030
 400 RANDALL WAY, SUITE 300
 SPRING, TEXAS 77380
 936 271 8800 PHONE
 936 780 9833 FAX

PRELIMINARY

CITY SECRETARY CERTIFICATE OF FILING

THE STATE OF TEXAS

§

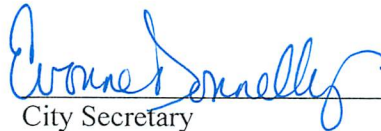
§

COUNTY OF HARRIS

§

I, the Secretary of the City of Beach City, Texas, do hereby certify that a signed copy of the Petition for Creation of Beach City Water Control and Improvement District has been filed in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY, this 17th day of January, 2017.



City Secretary

City of Beach City, Texas

(SEAL)

