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**WADLER
PERCHES
KERLICK**

ATTORNEYS AT LAW

SHAREHOLDERS:

JOHN D. PERCHES
I. RAY KERLICK

OF COUNSEL:

RACHEL L. RUST
LARRY E. WADLER (RETIRED)

ASSOCIATES:

SHEA A. KRAUSKOPF
BRIAN C. BANKHEAD

Writer's email: skrauskopf@wpk-law.com

February 23, 2024

City Council of Bay City
C/O Scotty Crow Jones, Interim
City Manager
1901 Fifth Street
Bay City, Texas 77414

Via email only
sjones@cityofbaycity.org

RE: Request for Annexation of Property

Dear Ms. Jones:

I am writing this letter on behalf of BC Development Group, LLC (hereinafter "BC Development") to formally request the annexation of the property more particularly described by the survey and metes and bounds enclosed herein (hereinafter, the "Property").

The Property is located just outside of city limits, in the Extra-Territorial Jurisdiction of the City of Bay City (hereinafter, the "City"). As you are aware, BC Development intends to develop The Reserve at River Bend apartment complex on the Property. BC Development believes that annexing this Property will bring mutual benefits for both BC Development and the City by adding needed amenities and tax base to the City. Further, BC Development is committed to complying with all reasonable annexation requirements and standards set forth by the City, and understands the responsibilities and obligations associated with the same.

I kindly request that the City review this annexation proposal as soon as possible. If there are additional requirements or procedures that we need to follow, please feel free to contact me at skrasukopf@wpk-law.com or (979) 245-5445.

Thank you for your prompt attention to this matter and we look forward to working collaboratively to complete the annexation process.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Shea A. Krauskopf', written over a horizontal line.

SHEA A. KRAUSKOPF

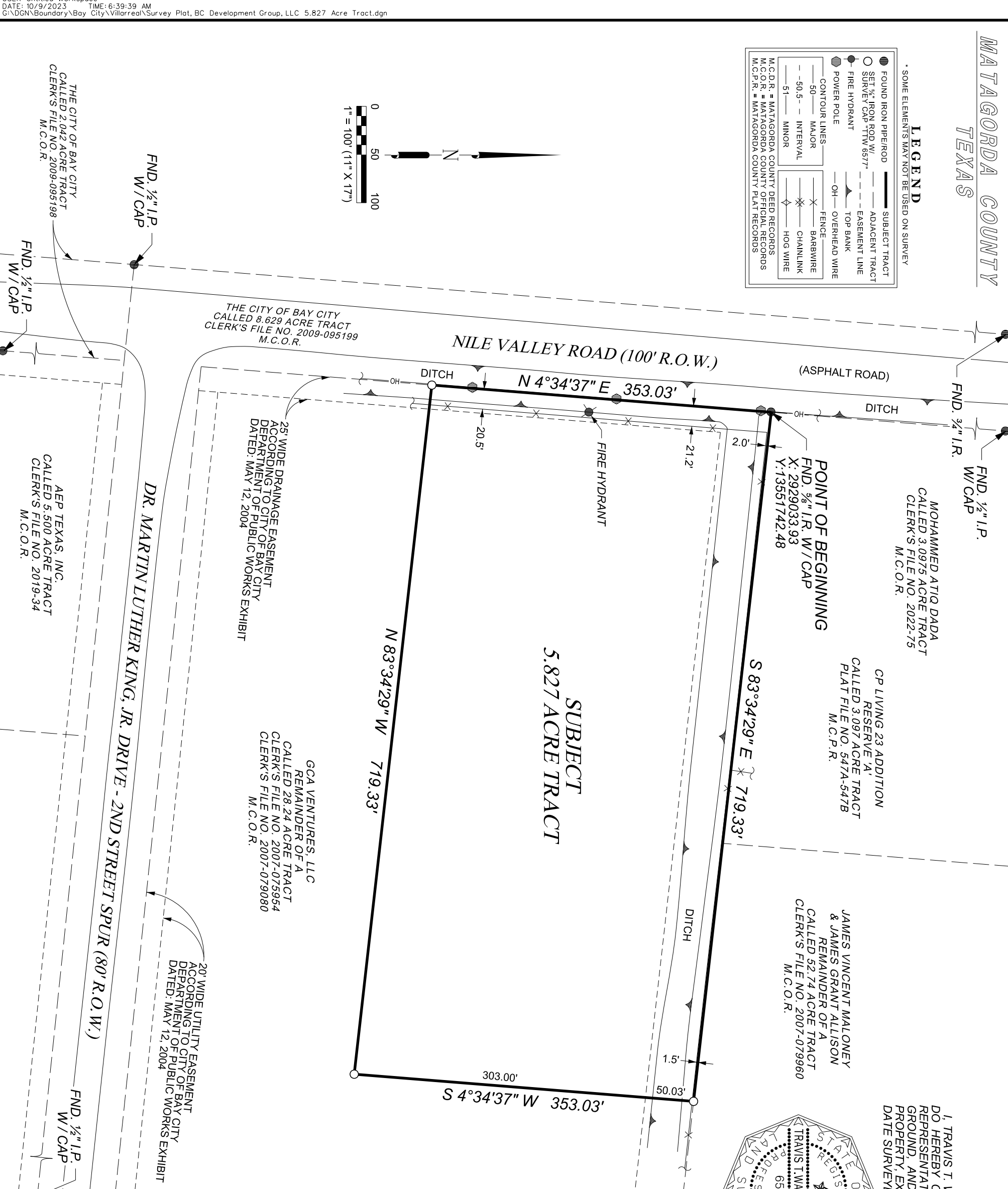
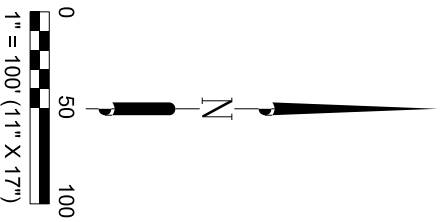
Enclosures
SAK:IRK:tb

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SET 3/4" IRON ROD W/ SURVEY CAP TFW 85.77"	— ADJACENT TRACT
— FIRE HYDRANT	— EASEMENT LINE
— POWER POLE	— TOP BANK
— OH — OVERHEAD WIRE	— FENCE
— 50 — MAJOR	— BARBIRE
— 50.5 — INTERVAL	— CHAINLINK
— 51 — MINOR	— HOG WIRE

M.C.D.R. = MATAGORDA COUNTY DEED RECORDS
M.C.O.R. = MATAGORDA COUNTY OFFICIAL RECORDS
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS



I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.
DATE SURVEYED: FEBRUARY 20, 2023



Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

50' WIDE DRAINAGE EASEMENT
ACCORDING TO CITY OF BAY CITY
DEPARTMENT OF PUBLIC WORKS EXHIBIT
DATED: MAY 12, 2004

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.9998447511)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G. F. NO.: 202301035, EFFECTIVE DATE: JANUARY 25, 2023, ISSUED DATE: JANUARY 31, 2023, FOR ALL ITEMS OF RECORD.
4. THE EASEMENTS SHOWN HEREON ARE BASED UPON THE CITY OF BAY CITY DEPARTMENT OF PUBLIC WORKS EXHIBIT DATED: MAY 12, 2004 AND NO RECORDING OF SAID EASEMENTS HAS BEEN LOCATED AS OF THE DATE OF THIS SURVEY.
5. THIS SURVEY PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION A COPY OF WHICH IS ON FILE IN THE OFFICE OF DOYLE & WACHTSTETTER, INC.

SURVEY PLAT OF A
5.827 ACRE TRACT

BEING A PORTION OF ALL THAT CERTAIN
GCA VENTURES, LLC
CALLED **28.24 ACRE TRACT**
AS RECORDED IN
CLERK'S FILE NO. 2007-075954
AND CORRECTED IN
CLERK'S FILE NO. 2007-079080
OF THE
MATAGORDA COUNTY OFFICIAL RECORDS

IN THE
REUBEN P. T. STONE 1/4 LEAGUE
ABSTRACT 92
MATAGORDA COUNTY, TEXAS
FOR
BC DEVELOPMENT GROUP, LLC
G. F. NO.: 202301035
NILE VALLEY ROAD

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTEL, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940
SURVEYED: CAC 02-20-23 BBOOK NO.: MAT. CO. VOL. 2661 PROJECT NO.: 15242-23-01
DRAWN BY: HRG 10-08-23 CHECKED: TTV 10-08-23 REVISED: NONE



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**BC DEVELOPMENT GROUP, LLC 5.001 ACRE TRACT
REUBEN P. T. STONE ¼ LEAGUE, ABSTRACT 92
MATAGORDA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 5.001 ACRE TRACT of land lying and situated in the Reuben P. T. Stone ¼ League, Abstract 92, Matagorda County, Texas, being a portion of all that certain called 28.24 acre tract of land conveyed by warranty deed on July 31, 2007 from J. N. McDonald, Jr. and Barbara Jean McDonald to GCA Ventures, LLC, as recorded in Clerk's File No. 2007-075954 of the M.C.O.R., said 5.001 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99988447511) as follows:

BEGINNING at the northwest corner of said GCA Ventures, LLC called 28.24 acre tract, from which a found 5/8" iron rod with survey cap bears North 83°34'29" West a distance of 0.40 feet, being the southwest corner of all that certain called 3.0975 acre tract of land conveyed by special warranty deed on December 30, 2021 from CP 23 (TX), LLC to Mohammed Atiq Dada, as recorded in Clerk's File No. 2022-75 of the M.C.O.R. and being the same tract of land referred to as Reserve 'A' on the plat of CP Living 23 Addition, as recorded in Plat File No. 547A-547B of the Matagorda County Plat Records (M.C.P.R.), same being a point on the eastern right-of-way boundary line of the 100 foot wide Nile Valley Road, for the northwest corner and **POINT OF BEGINNING** of the herein described 5.001 acre tract, being located at Texas State Plane coordinate position X=2929034.12 and Y=13551742.46;

THENCE South 83°34'29" East, coincident with the northern boundary line of said GCA Ventures, LLC called 28.24 acre tract, being the southern boundary line of said Mohammed Atiq Dada called 3.0975 acre tract, at a distance of 450.00 feet pass the southeast corner of said Mohammed Atiq Dada called 3.0975 acre tract, being the southwest corner of the remainder of all that certain called 52.74 acre tract of land conveyed by warranty deed on December 11, 2007 from Beadle Moore, Jr., et al, to James Vincent Maloney and James Grant Allison, as recorded in Clerk's File No. 2007-079960 of the M.C.O.R., and continuing for a total distance of 719.33 feet to a 5/8" iron rod with survey cap marked "TTW RPLS 6577" set marking a point on the northern boundary line of said GCA Ventures, LLC called 28.24 acre tract, being a point on the southern boundary line of said James Vincent Maloney and James Grant Allison called 52.74 acre tract, for the northeast corner of the herein described 5.001 acre tract, at position X=2929748.86 and Y=13551661.97;

THENCE South 4°34'06" West, crossing said GCA Ventures, LLC called 28.24 acre tract, a distance of 303.00 feet to a 5/8" iron rod with survey cap marked "TTW RPLS 6577" set marking the southeast corner of the herein described 5.001 acre tract, at position X=2929724.73 and Y=13551359.97;

THENCE North 83°34'29" West, continuing across said GCA Ventures, LLC called 28.24 acre tract, a distance of 719.33 feet to a 5/8" iron rod with survey cap marked "TTW RPLS 6577" set marking a point on the western boundary line of said GCA Ventures, LLC called 28.24 acre tract, being a point on the eastern right-of-way boundary line of said Nile Valley Road, for the southwest corner of the herein described 5.001 acre tract, at position X=2929009.99 and Y=13551440.46;

**BC DEVELOPMENT GROUP, LLC 5.001 ACRE TRACT
REUBEN P. T. STONE ¼ LEAGUE, ABSTRACT 92
MATAGORDA COUNTY, TEXAS
PAGE 2 OF 2**

THENCE North 4°34'06" East, coincident with the western boundary line of said GCA Ventures, LLC called 28.24 acre tract, being the eastern right-of-way boundary line of said Nile Valley Road, a distance of 303.00 feet to the **POINT OF BEGINNING**, and containing 5.001 acres of land, more or less.

Travis T. Wachtstetter

**Travis T. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6577
March 7, 2023**



*This description is based on a survey, a plat of which, dated February 20, 2023, is on file in the office of Doyle & Wachtstetter, Inc.
Legal\Travis\Matagorda County\Bay City\BC Development Group, LLC 5.001 Acre Tract.doc*