

City of Combes
P.O. Box 280
21626 Hand Rd.
Combes, TX 78535
Tel (956)425-7131 Tel (956)423-2714
Fax (956)412-6795
Email; agutierrez@townofcombes.com



October 24, 2023

Re: Annexation of Woods Road (Templeton Road)

Ladies and Gentlemen:

The purpose of this letter is to notify you that your property is included in a proposed annexation by the City of Combes. Cameron County Appraisal District records show that you own property in the area. Under state law, the City may annex the area after following certain notice and hearing procedures contained in Chapter 43 of the Texas Local Government Code.

State law establishes the procedure the City must follow to annex the area. City staff will prepare a proposed service plan describing the services the City will provide in the area upon annexation. The City Council will then hold public hearings to discuss the annexation. The hearings will be held at Combes City Hall, 21626 Hand Road, Combes, Texas at 7:00 pm on November 27, 2023, and December 11, 2023, at 7:00 p.m.

After the public hearings, the city will likely annex the road by Ordinance. A map and metes and bounds are enclosed as Exhibit A and B.

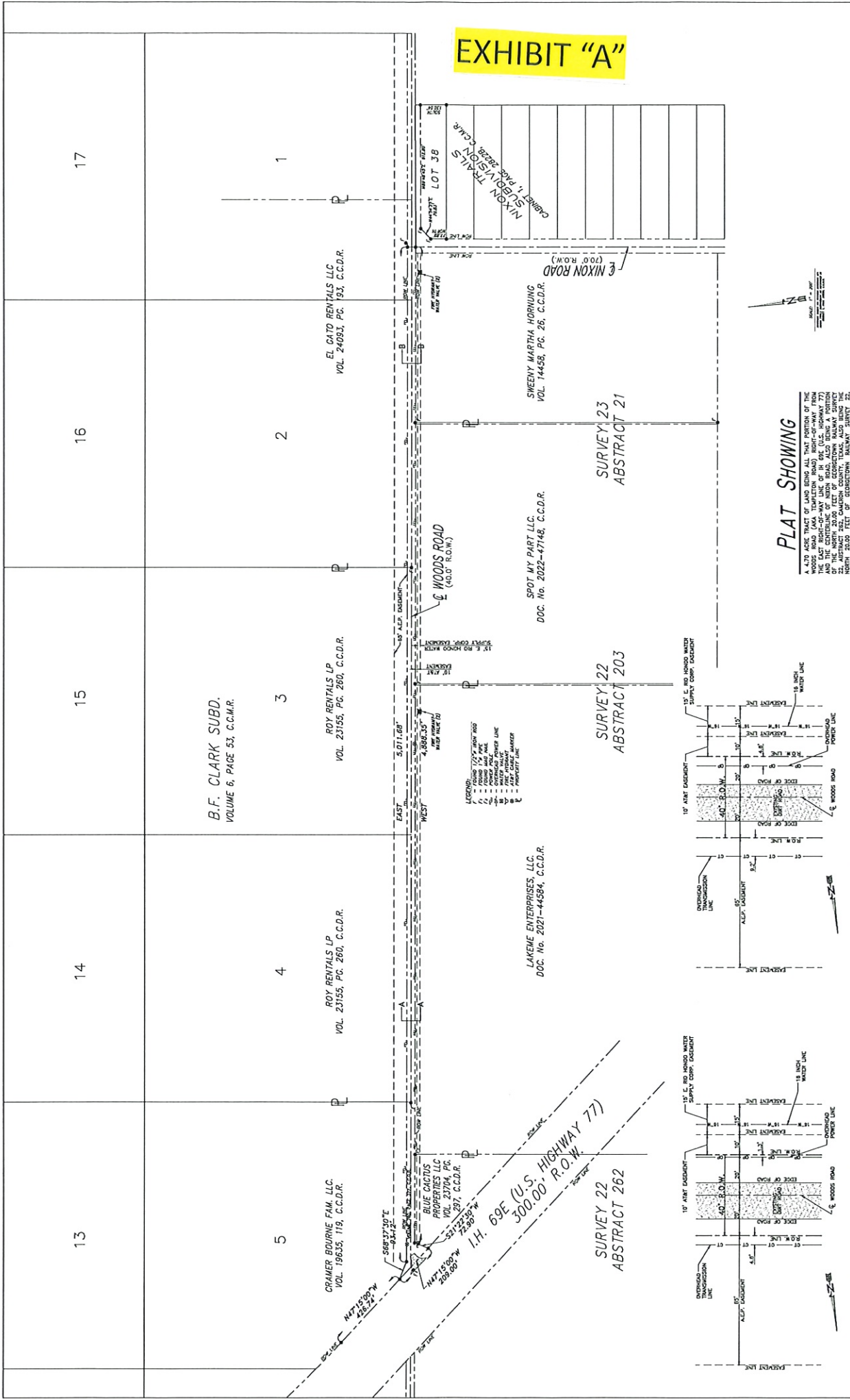
If you have questions concerning the annexation process, we encourage you to contact City Administrator Aida Gutierrez at 956-425-7131. If you no longer own property in the area, we would appreciate it if you would contact me so that we can provide this notice to the current owner.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Aida Gutierrez", is written over the typed name and title.

Aida Gutierrez
City Administrator

EXHIBIT "A"



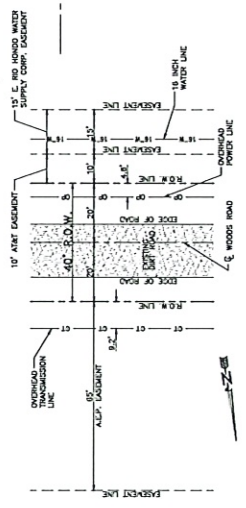
B.F. CLARK SUBD.
VOLUME 6, PAGE 53, C.C.M.R.

PLAT SHOWING

A 4.20 ACRE TRACT OF LAND BEING ALL THAT PORTION OF THE WOODS ROAD (AKA TAPLETON ROAD) RIGHT-OF-WAY FROM SURVEY 22 ABSTRACT 203 (AS SHOWN ON PLAT SHOWING) AND THE CENTERLINE OF NIXON TRAILS ALSO BEING A PORTION OF THE CENTERLINE OF GEORGETOWN RAILWAY SURVEY 22 ABSTRACT 203 (AS SHOWN ON PLAT SHOWING) BEING A PORTION OF GEORGETOWN RAILWAY SURVEY 22 ABSTRACT 203 (AS SHOWN ON PLAT SHOWING) BEING A PORTION OF GEORGETOWN RAILWAY SURVEY 23 ABSTRACT 21 (AS SHOWN ON PLAT SHOWING) BEING A PORTION OF WOODS ROAD (AKA TAPLETON ROAD) RIGHT-OF-WAY AS RECORDED IN VOLUME 6, PAGE 53, MAP RECORDS, CLARKE COUNTY, TEXAS. BEING A PORTION OF WOODS ROAD (AKA TAPLETON ROAD) RIGHT-OF-WAY AS RECORDED IN VOLUME 6, PAGE 53, MAP RECORDS, CLARKE COUNTY, TEXAS.

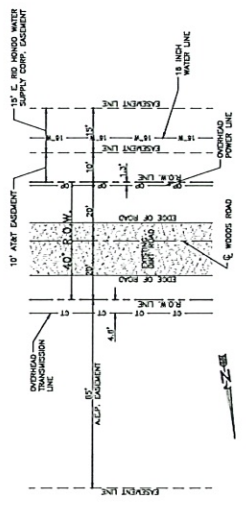
WOODS ROAD DETAIL (B-B)

SCALE: NOT TO SCALE



WOODS ROAD DETAIL (A-A)

SCALE: NOT TO SCALE



R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
111 NORTH 12TH AVE
DALLAS, TEXAS 75202-2000
PHONE: 214.750.8200
FAX: 214.750.8201
WWW: REGA.COM

FILED
DATE: OCTOBER 24, 2023 4:07
JOB # 2023-144 BDC 1-15/2023
SCALE: 1" = 200'
SHEET # 1 OF 1

EXHIBIT "B"

METES AND BOUNDS DESCRIPTION FOR A 4.73 ACRE TRACT

A 4.73 acre tract of land being all that portion of the Woods Road (AKA Templeton Road) Right-of-Way from the east Right-of-Way line of IH 69E (U.S. Highway 77) and the centerline of Nixon Road, also being a portion of the north 20.00 feet of Georgetown Railway Survey 22, Abstract 262, Cameron County, Texas, also being the north 20.00 feet of Georgetown Railway Survey 22, Abstract 203, Cameron County, Texas, also being a portion of Georgetown Railway Survey 23, Abstract 21, Cameron County, Texas, also being the south 20.00 feet of Blocks 2, 3 and 4, B. F. Clark Tract Subdivision, as recorded in Volume 6, Page 53, Map Records, Cameron County, Texas and also being a portion of Blocks 1 and 5, B. F. Clark Tract Subdivision, as recorded in Volume 6, Page 53, Map Records, Cameron County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a point being the point of intersection of the Nixon Road centerline and the south Right-of-Way line of said Woods Road (AKA Templeton Road) being the northwest corner of Nixon Trails Subdivision, as recorded in Cabinet 1, Pages 2821B, 2822A, 2822B and 2823A, Map Records, Cameron County, Texas, for the southeast corner of herein described tract.

THENCE West 4,918.35 feet along said south Right-of-Way line of Woods Road (AKA Templeton Road) being parallel to and 20.00 feet south of the north lines of said Georgetown Railway Survey 23, Abstract 21, and Georgetown Railway Survey 22, Abstract 203, and Georgetown Railway Survey 22, Abstract 262, to a point of the east Right-of-Way line of said IH 69E (U.S. Highway 77) as established by Deed recorded in Volume 760, Page 377, Deed Records, Cameron County, Texas, for an interior corner of herein described tract.

THENCE S 21° 22' 30" W 72.90 feet along said east Right-of-Way line of IH 69E (U.S. Highway 77) as established by Deed recorded in Volume 760, Page 377, Deed Records, Cameron County, Texas, to a point for the southwest corner of herein described tract.

THENCE N 47° 15' 00" W 209.00 feet continuing along said east Right-of-Way line of IH 69E (U.S. Highway 77) as established by Deed recorded in Volume 760, Page 377, Deed Records, Cameron County, Texas, to a point for the northwest corner of herein described tract.

THENCE S 68° 37' 30" E 93.12 feet continuing along said east Right-of-Way line of IH 69E (U.S. Highway 77) as established by Deed recorded in Volume 760, Page 377, Deed Records, Cameron County, Texas, to a point on the north Right-of-Way line of said Woods Road (AKA Templeton Road) for an interior corner of herein described tract.

THENCE East 5,011.68 feet along the north Right-of-Way line of said Woods Road (AKA Templeton Road) being parallel to and 20.00 feet north of the south lines of said Blocks 5, 4, 3, 2 and 1, B. F. Clark Tract Subdivision, to a point being the centerline projection of said Nixon Road for the northeast corner of herein described tract.

THENCE South 40.00 feet along said centerline projection of Nixon Road to the point of beginning and containing 4.73 acres of land, more or less.