

Ordinance No. O-2020- 10

AN ORDINANCE CHANGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWO, CITY OF IOWA COLONY, TEXAS ("ZONE"); ADDING CERTAIN PROPERTY TO THE ZONE; AND CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT.

* * * *

WHEREAS, pursuant to the provisions of Chapter 311, Texas Tax Code (the "Code") and by City of Iowa Colony, Texas (the "City") Ordinance No. 2010- 2, adopted March 15, 2010, the City created Reinvestment Zone Number Two, City of Iowa Colony, Texas (the "Zone") for the purposes of development within the City; and

WHEREAS, the City may enlarge the boundaries of an existing reinvestment zone pursuant to Section 311.007(b) of the Code; and

WHEREAS, the City received a petition (the "Petition") requesting that the City include within the boundaries of the Zone a total of approximately 126.53 acres of land, comprised of (1) an approximately 11.26 acre tract, (2) an approximately 9.632 acre tract, (3) an approximately 7.721 acre tract, (4) an approximately 96.30 acre tract, and (5) an approximately 1.617 acre tract, with such tracts being more particularly described in Exhibit "A" and depicted in Exhibit "B", both of which are attached to this Ordinance and incorporated fully herein (collectively, the "Annexed Area"); and

WHEREAS, the Petition was signed and submitted to the City by the owners of property constituting at least 50 percent of the appraised value of the property in the Annexed Area according to the most recent certified appraisal roll for Brazoria County (a copy of the Petition is attached hereto as Exhibit "C"); and

WHEREAS, the Board of Directors of the Zone has approved the proposed addition to the Zone's boundaries of the Annexed Area; and

WHEREAS, the total appraised value of taxable real property in the enlarged Zone and in any other existing reinvestment zones does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in the industrial districts created by

the City; and

WHEREAS, the proposed improvements in the enlarged Zone will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City;
NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

Section 1. That the findings and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

Section 2. That the City, acting in accordance with the provisions of the Code, specifically, Sections 311.006 and 311.007, does hereby change the boundaries of Reinvestment Zone Number Two, City of Iowa Colony, Texas, and annex into the Zone all of the Annexation Area described in Exhibit "A" and depicted in Exhibit "B".

Section 3. That the boundaries of the Zone shall be changed as of the effective date of this Ordinance.

Section 4. That the tax increment base for the enlarged Zone shall include the tax increment base established by City Ordinance No. 2010-2, and shall include the tax increment base attributable to the Annexation Area added to the Zone by this Ordinance as of January 1 of the year in which this Ordinance becomes effective.

Section 5. That 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 be held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council 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.

Section 6. That the City Council officially finds, determines, recites and declares a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City 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 thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

PASSED AND ADOPTED this 18th day of May 2020.

CITY OF IOWA COLONY, TEXAS



Mayor

ATTEST:



City Secretary

EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE ADDED TO
REINVESTMENT ZONE NUMBER TWO, CITY OF IOWA COLONY,
TEXAS**

(see legal description immediately following this page)


**METES AND BOUNDS DESCRIPTION
BEING 11.26 ACRES
SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 52, ABSTRACT 513
BRAZORIA COUNTY, TEXAS**

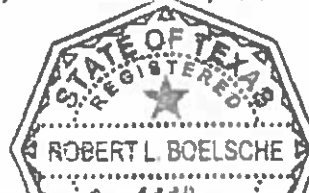
DESCRIPTION OF A 11.26 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 52, ABSTRACT 513, BRAZORIA COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CALLED 10-1/2 ACRES CONVEYED TO GEORGE VARUGHESE PALMS BY DEEDS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 921032554 AND 99042459, SAID 11.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwesterly corner of that certain tract of land called 49.299 acres described in the deed to GR-M1, Ltd. recorded under B.C.C.F. No. 2007016524 and marking a southwesterly corner in the current City of Iowa Colony city limits and the northwesterly corner of the called 10-1/2 acre tract of land from which a 5/8-inch iron rod bears S 87°10' W, a distance of 0.5 feet;

- (1) **THENCE**, North 87°18'52" East, along the southerly line of said 49.299 acres and the city limits line for a distance of 962.89 feet to the northeasterly corner of the herein described tract and a corner of the current City of Iowa Colony city limits and being in the westerly line of that certain tract of land called 77.53 acres described under B.C.C.F. No. 2009003041 from which a 5/8-inch capped iron rod stamped "WSG" bears S 37°19' W, a distance of 1.6 feet;
- (2) **THENCE**, South 02°48'24" East, along the westerly line of said 77.53 acre tract and the city limits line for a distance of 955.28 feet to a point for corner in the center flowline of an existing ditch marking the southeasterly corner of the herein described tract of land and the northeasterly corner of that certain tract of land called 4 acres as described by deed recorded under B.C.C.F. No. 98007480;
- (3) **THENCE**, North 47°58'22" West, along the center flowline of the existing ditch and the northerly line of said 4 acre tract for a distance of 153.45 feet to an angle point in the northerly line said 4 acre tract of land;
- (4) **THENCE**, South 87°16'49" West, along the northerly line of said 4 acre tract for a distance of 247.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for the southwesterly corner of the herein described tract of land and the northwesterly corner of the said 4 acre tract;
- (5) **THENCE**, North 02°54'40" West, for a distance of 245.98 feet to a point for corner in the center flowline of the aforementioned existing ditch;
- (6) **THENCE**, North 47°58'22" West, along the center flowline of the existing ditch for a distance of 854.94 feet to the **POINT OF BEGINNING** and containing 11.26 acres of land. This description accompanies an Exhibit Map (0810110V-IOWA-TIRZ#2-04-28-20.dwg) prepared by EHRA, Inc. April 28, 2020.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300


Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446



METES AND BOUNDS DESCRIPTION
9.632 ACRES OF LAND
SITUATED IN THE
H.T. & B.R.R. CO. SURVEY SECTION 53, ABSTRACT 287
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF 9.632 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY SECTION 53, ABSTRACT 287 BRAZORIA COUNTY, TEXAS, SAID 9.632 ACRES OF LAND BEING THAT CERTAIN TRACT OF LAND CALLED 9.632 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2015051525, AND BEING OUT OF LOT 6 OF LULLING BROOK SECTION 1, A SUBDIVISION AS PER PLAT RECORDED UNDER 2007037473 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SAID 9.632 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly corner of said Lot 6 being in the easterly right-of-way line of County Road 65 (based on a width of 80 feet);

- (1) **THENCE**, North 87°22'54" East, along the northerly line of said Lot 6 for a distance of 1,448.15 feet a point for corner in the centerline of the West Fork of Chocolate Bayou, marking the northeasterly corner of the herein described tract of land;
- (2) **THENCE**, along the meanders of the centerline of the West Fork of Chocolate Bayou the following four (4) courses and distances:
- (3) South 03°14'04" West, for a distance of 220.70 feet to an angle point for corner;
- (4) South 19°19'40" West, for a distance of 44.51 feet to an angle point for corner;
- (5) South 42°56'33" West, for a distance of 40.06 feet to an angle point for corner;
- (6) South 71°46'08" West, for a distance of 17.86 feet to an angle point for corner in the common line between Lots 6 and 5, marking the southeasterly corner of the herein described tract of land;
- (7) **THENCE**, South 87°22'54" West, along the common line of said lots 5 and 6 for a distance of 1,362.37 feet the southwesterly corner of said Lot 6 in the easterly right-of-way line of said County Road 65;
- (8) **THENCE**, North 02°46'53" West, along the easterly right-of-way line of said County Road 65 for a distance of 293.69 feet to the **POINT OF BEGINNING** and containing 9.632 acres of land. This description accompanies an Exhibit Map (0810110V-IOWA-TIRZ#2-04-28-20.dwg) prepared by EHRA, Inc. April 28, 2020.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
Date: April 28, 2020



METES AND BOUNDS DESCRIPTION
7.721 ACRES OF LAND
SITUATED IN THE
H.T. & B.R.R. CO. SURVEY SECTION 53, ABSTRACT 287
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 7.721 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY SECTION 53, ABSTRACT 287 BRAZORIA COUNTY, TEXAS, BEING AN EASTERLY PORTION OF LOT 4, LULLING BROOK SECTION 1 AS PER PLAT RECORDED UNDER 2007037473 OF THE BRAZORIA COUNTY PLAT RECORDS, AND BEING THAT CERTAIN TRACT OF LAND CALLED 7.721 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2015051525, THE SAID 7.721 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northeasterly corner of said Lot 4 being in a westerly line of the current City of Iowa Colony city limits from which a 5/8-inch capped iron rod stamped "WILSON" bears N 65°55' E, a distance of 0.4 feet;

- (1) **THENCE**, North 87°23'00" East, for a distance of 263.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- (2) **THENCE**, South 33°26'10" West, for a distance of 362.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner
- (3) **THENCE**, South 87°23'00" West, for a distance of 49.15 feet to the southeasterly corner of said Lot 4;
- (4) **THENCE**, South 87°22'46" West, along the common line of said lots 3 and 4 for a distance of 836.05 feet a point for corner in the centerline of the West Fork of Chocolate Bayou marking the southwesterly corner of the herein described tract of land;

THENCE, along the meanders of the centerline of the West Fork of Chocolate Bayou the following five (5) courses and distances:

- (5) North 38°54'30" West, for a distance of 163.00 feet to an angle point for corner;
- (6) North 51°35'39" West, for a distance of 66.93 feet to an angle point for corner;
- (7) North 68°26'36" West, for a distance of 56.80 feet to an angle point for corner;
- (8) North 71°04'52" West, for a distance of 179.18 feet to an angle point for corner;
- (9) North 53°16'29" West, for a distance of 45.69 feet to a point for corner in the common line between Lots 4 and 5, marking the northwesterly corner of the herein described tract of land;
- (10) **THENCE**, North 87°22'46" East, along the common line of said lots 4 and 5 for a distance of 1,235.78 feet the **POINT OF BEGINNING** and containing 7.721 acres of land. This description accompanies an Exhibit Map (0810110V-IOWA-TIRZ#2-04-28-20.dwg) prepared by EHRA, Inc. April 28, 2020.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300

Robert C. Boolschuy 

**METES AND BOUNDS DESCRIPTION
BEING 96.30 ACRES
SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 96.30 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO GR-M1, LTD. BY DEEDS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2015051525 (AS TO LOT 1 OF LULLING BROOK SECTION 1, A SUBDIVISION AS PER PLAT RECORDED UNDER 2007037473 OF THE BRAZORIA COUNTY PLAT RECORDS), B.C.C.F. NO. 2015050942 (AS TO A CALLED 59.855 ACRE TRACT OF LAND) AND B.C.C.F. NO. 2015050541 (AS TO A CALLED 40.1095 ACRE TRACT OF LAND), SAID 96.30 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod marking the southeasterly corner of the said Lot 1 of Lulling Brook subdivision in the northerly line of the called 59.855 acre tract of land;

- (1) **THENCE**, North 87°23'00" East, along the northerly line of said 59.855 acre tract for a distance of 23.49 feet to a concrete monument marking the northeasterly corner of said 59.855 acre tract;
- (2) **THENCE**, South 02°26'38" East, along the easterly line of said 59.855 acre for a distance of 412.91 feet to a concrete monument marking an angle point;
- (3) **THENCE**, South 02°54'42" East, continuing along the easterly line of said 59.855 acre tract for a distance of 577.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" in the northerly line of the aforementioned 40.1095 acre tract marking the southeasterly corner of the said 59.855 acre tract of land;
- (4) **THENCE**, North 87°15'56" East, along the northerly line of said 40.1095 acre tract for a distance of 2,658.95 feet to a point for corner in the common line between the H.T. & B.R.R. Company Survey, Section 53, Abstract 287 and the W.H. Dennis Survey, Abstract 514;
- (5) **THENCE**, South 02°50'17" East, along the common line between the H.T. & B.R.R. Company Survey, Section 53, Abstract 287 and the W.H. Dennis Survey, Abstract 514 for a distance of 330.30 feet to the southeasterly corner of the said 40.1095 acre tract of land;
- (6) **THENCE**, South 87°15'39" West, along the southerly line of said 40.1095 acre tract for a distance of 2,839.63 feet to a point for corner in the channel of the West Fork of Chocolate Bayou;
- (7) **THENCE**, North 16°24'49" West, along the channel of said West Fork of Chocolate Bayou for a distance of 646.22 feet to a point for corner;
- (8) **THENCE**, South 87°15'56" West, for a distance of 913.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- (9) **THENCE**, South 12°12'29" West, for a distance of 326.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- (10) **THENCE**, South 33°24'33" West, for a distance of 153.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- (11) **THENCE**, South 87°19'31" West, for a distance of 1,205.71 feet to a point for corner in the

- (14) **THENCE**, North 02°46'53" West, along the easterly right-of-way line of County Road 65 for a distance of 293.44 feet to a point for the northwesterly corner of said Lot 1;
- (15) **THENCE**, North 87°22'46" East, along the northerly line of said Lot 1 of Lulling Brook subdivision for a distance of 2,564.79 feet to the northeasterly corner of said Lot 1;
- (16) **THENCE**, South 02°46'29" East, along the easterly line of said Lot 1 for a distance of 293.42 feet to **POINT OF BEGINNING** and containing 96.30 acres of land. This description accompanies an Exhibit Map (0810110V-IOWA-TIRZ#2-04-28-20.dwg) prepared by EHRA, Inc. April 28, 2020.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

dba EHRA, Inc. TBPLS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

Date: April 28, 2020

Job No: 081-011-00

File No: R:\2018\181-057-01\Docs\Description\Exhibit\IowaColonyTirz#2-96.30 Ac-MB.doc



**METES AND BOUNDS DESCRIPTION
BEING 1.617 ACRES
SITUATED IN THE
THE H.T. & B.R.R. COMPANY SURVEY, SECTION 53, ABSTRACT NO. 287,
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF 1.617 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION NO. 53, ABSTRACT NO. 287, BRAZORIA COUNTY, TEXAS; SAID 1.617 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND COORDINATES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS);

BEGINNING at a concrete monument found in the east right-of-way line of County Road 65 (based on a width of 80 feet) marking the southwesterly corner of Lot 1 of Lulling Brook Section 1, as per plat recorded under 2007037473 of the Brazoria County Plat Records;

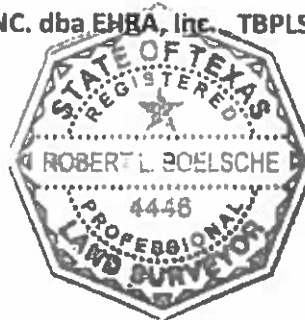
- 1) **THENCE**, South 87°22'44" West, for a distance of 40.00 feet to a point for corner in the center of County Road 65;
- 2) **THENCE**, North 02°46'53" West, along the center of County Road 65 for a distance of 1,760.31 feet to a point for corner;
- 3) **THENCE**, North 87°13'07" East, for a distance of 40.00 feet to a point for the northwest corner of Lot 6 of Lulling Brook in the east right-of-way line of County Road 65;
- 4) **THENCE**, South 02°46'53" West, along the east right-of-way line of County Road 65 for a distance of 1,760.42 feet to the **POINT OF BEGINNING** and containing 1.617 acres of land.

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.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EH&A, Inc. TBPLS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: April 15, 2020

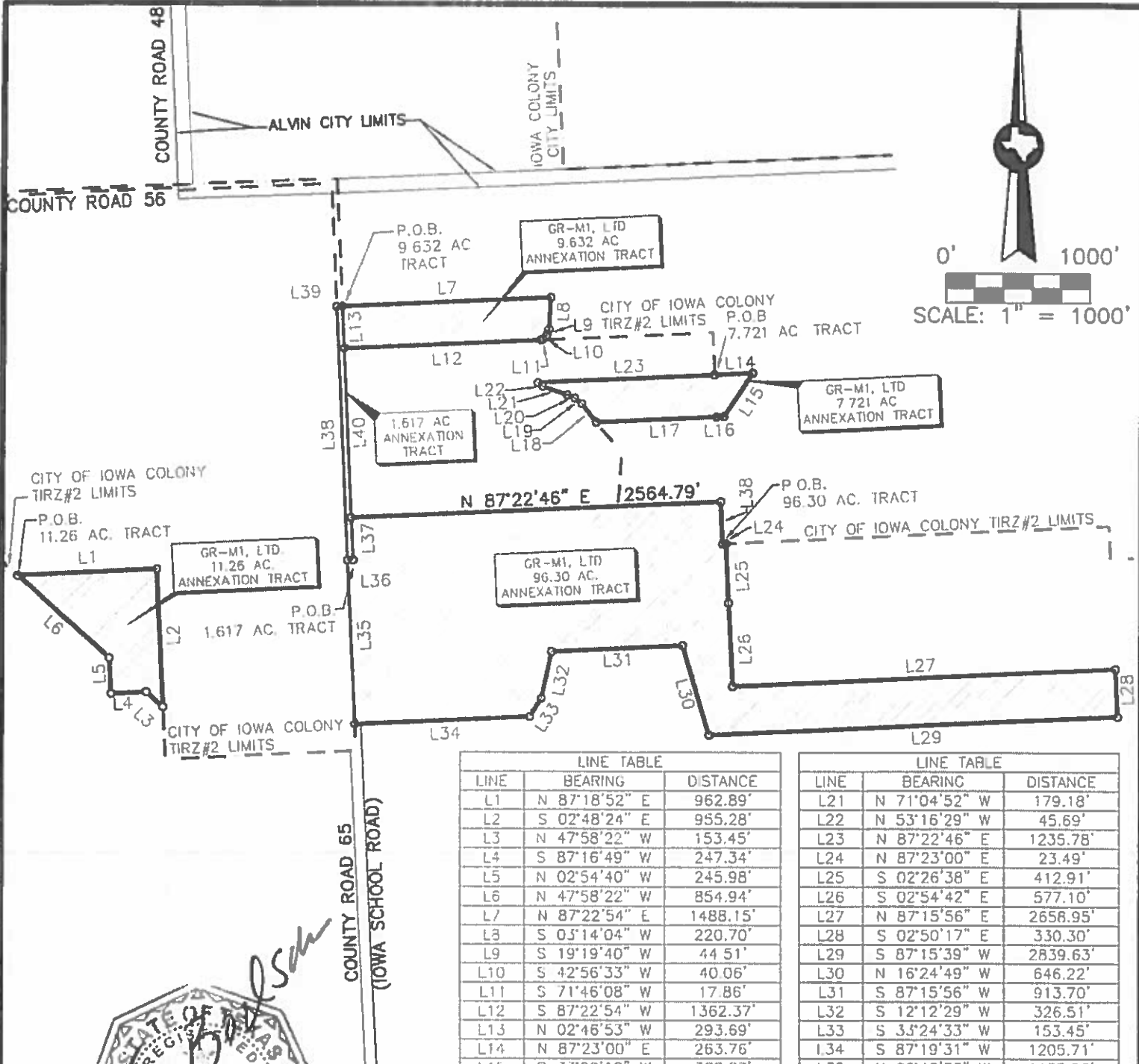
Job No: 181-057-01

File No: R:\2018\181-057-01\Docs\Description\Exhibit\Iowa Colony Trz#2-Annex Tr.5-MB.doc

EXHIBIT "B"

**MAP OF AREAS TO BE ADDED TO
REINVESTMENT ZONE NUMBER TWO, CITY OF IOWA
COLONY, TEXAS**

(see map immediately following this page)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°18'52" E	962.89'
L2	S 02°48'24" E	955.28'
L3	N 47°58'22" W	153.45'
L4	S 87°16'49" W	247.34'
L5	N 02°54'40" W	245.98'
L6	N 47°58'22" W	854.94'
L7	N 87°22'54" E	1488.15'
L8	S 03°14'04" W	220.70'
L9	S 19°19'40" W	44.51'
L10	S 42°56'33" W	40.06'
L11	S 71°46'08" W	17.86'
L12	S 87°22'54" W	1362.37'
L13	N 02°46'53" W	293.69'
L14	N 87°23'00" E	263.76'
L15	S 33°26'10" W	362.83'
L16	S 87°23'00" W	49.15'
L17	S 87°22'46" W	836.05'
L18	N 38°54'30" W	163.00'
L19	N 51°35'39" W	66.93'
L20	N 68°26'36" W	56.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 71°04'52" W	179.18'
L22	N 53°16'29" W	45.69'
L23	N 87°22'46" E	1235.78'
L24	N 87°23'00" E	23.49'
L25	S 02°26'38" E	412.91'
L26	S 02°54'42" E	577.10'
L27	N 87°15'56" E	2658.95'
L28	S 02°50'17" E	330.30'
L29	S 87°15'39" W	2839.63'
L30	N 16°24'49" W	646.22'
L31	S 87°15'56" W	913.70'
L32	S 12°12'29" W	326.51'
L33	S 33°24'33" W	153.45'
L34	S 87°19'31" W	1205.71'
L35	N 02°46'53" W	1135.96'
L36	N 87°22'44" E	40.00'
L37	N 02°46'53" W	293.44'
L38	N 02°46'53" W	1760.31'
L39	N 87°13'07" E	40.00'
L40	S 02°46'53" E	1760.42'

NOTES:

1. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS.
2. THIS EXHIBIT DOES NOT SHOW ANY IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS AFFECTING THIS PROPERTY.



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBPE No. F-726
TBPLS No. 10092300

ANNEXATION TRACTS CITY OF IOWA COLONY TIRZ #2, BRAZORIA COUNTY, TEXAS

DATE: APRIL 28, 2020 SCALE: 1" = 1000' JOB NO.: 081-011-00

DWG. NAME:
08101100Y-IOWA-TIRZ#2-04-28-20.dwg

EXHIBIT "C"

LANDOWNER PETITION

(see petition immediately following this page)



August 28, 2019

Ron Cox
City Manager
City of Iowa Colony
12003 County Road 65
Iowa Colony, TX 77583

Re: Meridiana TIRZ

Dear Ron,

Please accept this letter as the formal request to annex the property as in the metes and bounds description attached.

Do not hesitate to call me if you have any questions.

Best regards,

Matt Lawson
Rise Communities


**METES AND BOUNDS DESCRIPTION
BEING 11.26 ACRES
SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 52, ABSTRACT 513
BRAZORIA COUNTY, TEXAS**

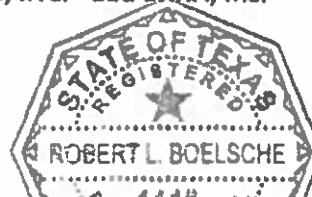
DESCRIPTION OF A 11.26 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 52, ABSTRACT 513, BRAZORIA COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CALLED 10-1/2 ACRES CONVEYED TO GEORGE VARUGHESE PALMS BY DEEDS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 921032554 AND 99042459, SAID 11.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwesterly corner of that certain tract of land called 49.299 acres described in the deed to GR-M1, Ltd. recorded under B.C.C.F. No. 2007016524 and marking a southwesterly corner in the current City of Iowa Colony city limits and the northwesterly corner of the called 10-1/2 acre tract of land from which a 5/8-inch iron rod bears S 87°10' W, a distance of 0.5 feet;

- (1) **THENCE**, North 87°18'52" East, along the southerly line of said 49.299 acres and the city limits line for a distance of 962.89 feet to the northeasterly corner of the herein described tract and a corner of the current City of Iowa Colony city limits and being in the westerly line of that certain tract of land called 77.53 acres described under B.C.C.F. No. 2009003041 from which a 5/8-inch capped iron rod stamped "WSG" bears S 37°19' W, a distance of 1.6 feet;
- (2) **THENCE**, South 02°48'24" East, along the westerly line of said 77.53 acre tract and the city limits line for a distance of 955.28 feet to a point for corner in the center flowline of an existing ditch marking the southeasterly corner of the herein described tract of land and the northeasterly corner of that certain tract of land called 4 acres as described by deed recorded under B.C.C.F. No. 98007480;
- (3) **THENCE**, North 47°58'22" West, along the center flowline of the existing ditch and the northerly line of said 4 acre tract for a distance of 153.45 feet to an angle point in the northerly line said 4 acre tract of land;
- (4) **THENCE**, South 87°16'49" West, along the northerly line of said 4 acre tract for a distance of 247.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for the southwesterly corner of the herein described tract of land and the northwesterly corner of the said 4 acre tract;
- (5) **THENCE**, North 02°54'40" West, for a distance of 245.98 feet to a point for corner in the center flowline of the aforementioned existing ditch;
- (6) **THENCE**, North 47°58'22" West, along the center flowline of the existing ditch for a distance of 854.94 feet to the **POINT OF BEGINNING** and containing 11.26 acres of land. This description accompanies an Exhibit Map (0810110V-IOWA-TIRZ#2-04-28-20.dwg) prepared by EHRA, Inc. April 28, 2020.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300


Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446



METES AND BOUNDS DESCRIPTION
9.632 ACRES OF LAND
SITUATED IN THE
H.T. & B.R.R. CO. SURVEY SECTION 53, ABSTRACT 287
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF 9.632 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY SECTION 53, ABSTRACT 287 BRAZORIA COUNTY, TEXAS, SAID 9.632 ACRES OF LAND BEING THAT CERTAIN TRACT OF LAND CALLED 9.632 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2015051525, AND BEING OUT OF LOT 6 OF LULLING BROOK SECTION 1, A SUBDIVISION AS PER PLAT RECORDED UNDER 2007037473 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SAID 9.632 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

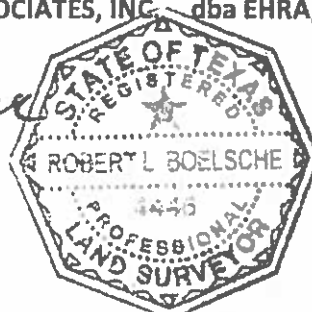
BEGINNING at the northwesterly corner of said Lot 6 being in the easterly right-of-way line of County Road 65 (based on a width of 80 feet);

- (1) **THENCE**, North 87°22'54" East, along the northerly line of said Lot 6 for a distance of 1,448.15 feet a point for corner in the centerline of the West Fork of Chocolate Bayou, marking the northeasterly corner of the herein described tract of land;
- (2) **THENCE**, along the meanders of the centerline of the West Fork of Chocolate Bayou the following four (4) courses and distances:
- (3) South 03°14'04" West, for a distance of 220.70 feet to an angle point for corner;
- (4) South 19°19'40" West, for a distance of 44.51 feet to an angle point for corner;
- (5) South 42°56'33" West, for a distance of 40.06 feet to an angle point for corner;
- (6) South 71°46'08" West, for a distance of 17.86 feet to an angle point for corner in the common line between Lots 6 and 5, marking the southeasterly corner of the herein described tract of land;
- (7) **THENCE**, South 87°22'54" West, along the common line of said lots 5 and 6 for a distance of 1,362.37 feet the southwesterly corner of said Lot 6 in the easterly right-of-way line of said County Road 65;
- (8) **THENCE**, North 02°46'53" West, along the easterly right-of-way line of said County Road 65 for a distance of 293.69 feet to the **POINT OF BEGINNING** and containing 9.632 acres of land. This description accompanies an Exhibit Map (0810110V-IOWA-TIRZ#2-04-28-20.dwg) prepared by EHRA, Inc. April 28, 2020.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
Date: April 28, 2020



METES AND BOUNDS DESCRIPTION
7.721 ACRES OF LAND
SITUATED IN THE
H.T. & B.R.R. CO. SURVEY SECTION 53, ABSTRACT 287
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 7.721 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY SECTION 53, ABSTRACT 287 BRAZORIA COUNTY, TEXAS, BEING AN EASTERLY PORTION OF LOT 4, LULLING BROOK SECTION 1 AS PER PLAT RECORDED UNDER 2007037473 OF THE BRAZORIA COUNTY PLAT RECORDS, AND BEING THAT CERTAIN TRACT OF LAND CALLED 7.721 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2015051525, THE SAID 7.721 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northeasterly corner of said Lot 4 being in a westerly line of the current City of Iowa Colony city limits from which a 5/8-inch capped iron rod stamped "WILSON" bears N 65°55' E, a distance of 0.4 feet;

- (1) **THENCE**, North 87°23'00" East, for a distance of 263.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- (2) **THENCE**, South 33°26'10" West, for a distance of 362.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner
- (3) **THENCE**, South 87°23'00" West, for a distance of 49.15 feet to the southeasterly corner of said Lot 4;
- (4) **THENCE**, South 87°22'46" West, along the common line of said lots 3 and 4 for a distance of 836.05 feet a point for corner in the centerline of the West Fork of Chocolate Bayou marking the southwesterly corner of the herein described tract of land;

THENCE, along the meanders of the centerline of the West Fork of Chocolate Bayou the following five (5) courses and distances:

- (5) North 38°54'30" West, for a distance of 163.00 feet to an angle point for corner;
- (6) North 51°35'39" West, for a distance of 66.93 feet to an angle point for corner;
- (7) North 68°26'36" West, for a distance of 56.80 feet to an angle point for corner;
- (8) North 71°04'52" West, for a distance of 179.18 feet to an angle point for corner;
- (9) North 53°16'29" West, for a distance of 45.69 feet to a point for corner in the common line between Lots 4 and 5, marking the northwesterly corner of the herein described tract of land;
- (10) **THENCE**, North 87°22'46" East, along the common line of said lots 4 and 5 for a distance of 1,235.78 feet the **POINT OF BEGINNING** and containing 7.721 acres of land. This description accompanies an Exhibit Map (0810110V-IOWA-TIRZ#2-04-28-20.dwg) prepared by EHRA, Inc. April 28, 2020.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300

Robert C. Borsch



**METES AND BOUNDS DESCRIPTION
BEING 96.30 ACRES
SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 96.30 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO GR-M1, LTD. BY DEEDS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2015051525 (AS TO LOT 1 OF LULLING BROOK SECTION 1, A SUBDIVISION AS PER PLAT RECORDED UNDER 2007037473 OF THE BRAZORIA COUNTY PLAT RECORDS), B.C.C.F. NO. 2015050942 (AS TO A CALLED 59.855 ACRE TRACT OF LAND) AND B.C.C.F. NO. 2015050541 (AS TO A CALLED 40.1095 ACRE TRACT OF LAND), SAID 96.30 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod marking the southeasterly corner of the said Lot 1 of Lulling Brook subdivision in the northerly line of the called 59.855 acre tract of land;

- (1) **THENCE**, North 87°23'00" East, along the northerly line of said 59.855 acre tract for a distance of 23.49 feet to a concrete monument marking the northeasterly corner of said 59.855 acre tract;
- (2) **THENCE**, South 02°26'38" East, along the easterly line of said 59.855 acre for a distance of 412.91 feet to a concrete monument marking an angle point;
- (3) **THENCE**, South 02°54'42" East, continuing along the easterly line of said 59.855 acre tract for a distance of 577.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" in the northerly line of the aforementioned 40.1095 acre tract marking the southeasterly corner of the said 59.855 acre tract of land;
- (4) **THENCE**, North 87°15'56" East, along the northerly line of said 40.1095 acre tract for a distance of 2,658.95 feet to a point for corner in the common line between the H.T. & B.R.R. Company Survey, Section 53, Abstract 287 and the W.H. Dennis Survey, Abstract 514;
- (5) **THENCE**, South 02°50'17" East, along the common line between the H.T. & B.R.R. Company Survey, Section 53, Abstract 287 and the W.H. Dennis Survey, Abstract 514 for a distance of 330.30 feet to the southeasterly corner of the said 40.1095 acre tract of land;
- (6) **THENCE**, South 87°15'39" West, along the southerly line of said 40.1095 acre tract for a distance of 2,839.63 feet to a point for corner in the channel of the West Fork of Chocolate Bayou;
- (7) **THENCE**, North 16°24'49" West, along the channel of said West Fork of Chocolate Bayou for a distance of 646.22 feet to a point for corner;
- (8) **THENCE**, South 87°15'56" West, for a distance of 913.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- (9) **THENCE**, South 12°12'29" West, for a distance of 326.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- (10) **THENCE**, South 33°24'33" West, for a distance of 153.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- (11) **THENCE**, South 87°19'31" West, for a distance of 1,205.71 feet to a point for corner in the

- (14) **THENCE**, North 02°46'53" West, along the easterly right-of-way line of County Road 65 for a distance of 293.44 feet to a point for the northwesterly corner of said Lot 1;
- (15) **THENCE**, North 87°22'46" East, along the northerly line of said Lot 1 of Lulling Brook subdivision for a distance of 2,564.79 feet to the northeasterly corner of said Lot 1;
- (16) **THENCE**, South 02°46'29" East, along the easterly line of said Lot 1 for a distance of 293.42 feet to **POINT OF BEGINNING** and containing 96.30 acres of land. This description accompanies an Exhibit Map (0810110V-IOWA-TIRZ#2-04-28-20.dwg) prepared by EHRA, Inc. April 28, 2020.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

dba EHRA, Inc. TBPLS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

Date: April 28, 2020

Job No: 081-011-00

File No: R:\2018\181-057-01\Docs\Description\Exhibit\IowaColonyTirz#2-96.30 Ac-MB.doc



**METES AND BOUNDS DESCRIPTION
BEING 1.617 ACRES
SITUATED IN THE
THE H.T. & B.R.R. COMPANY SURVEY, SECTION 53, ABSTRACT NO. 287,
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF 1.617 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION NO. 53, ABSTRACT NO. 287, BRAZORIA COUNTY, TEXAS; SAID 1.617 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND COORDINATES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS);

BEGINNING at a concrete monument found in the east right-of-way line of County Road 65 (based on a width of 80 feet) marking the southwesterly corner of Lot 1 of Lulling Brook Section 1, as per plat recorded under 2007037473 of the Brazoria County Plat Records;

- 1) **THENCE**, South 87°22'44" West, for a distance of 40.00 feet to a point for corner in the center of County Road 65;
- 2) **THENCE**, North 02°46'53" West, along the center of County Road 65 for a distance of 1,760.31 feet to a point for corner;
- 3) **THENCE**, North 87°13'07" East, for a distance of 40.00 feet to a point for the northwest corner of Lot 6 of Lulling Brook in the east right-of-way line of County Road 65;
- 4) **THENCE**, South 02°46'53" West, along the east right-of-way line of County Road 65 for a distance of 1,760.42 feet to the **POINT OF BEGINNING** and containing 1.617 acres of land.

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.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300

Robert L. Boelsche

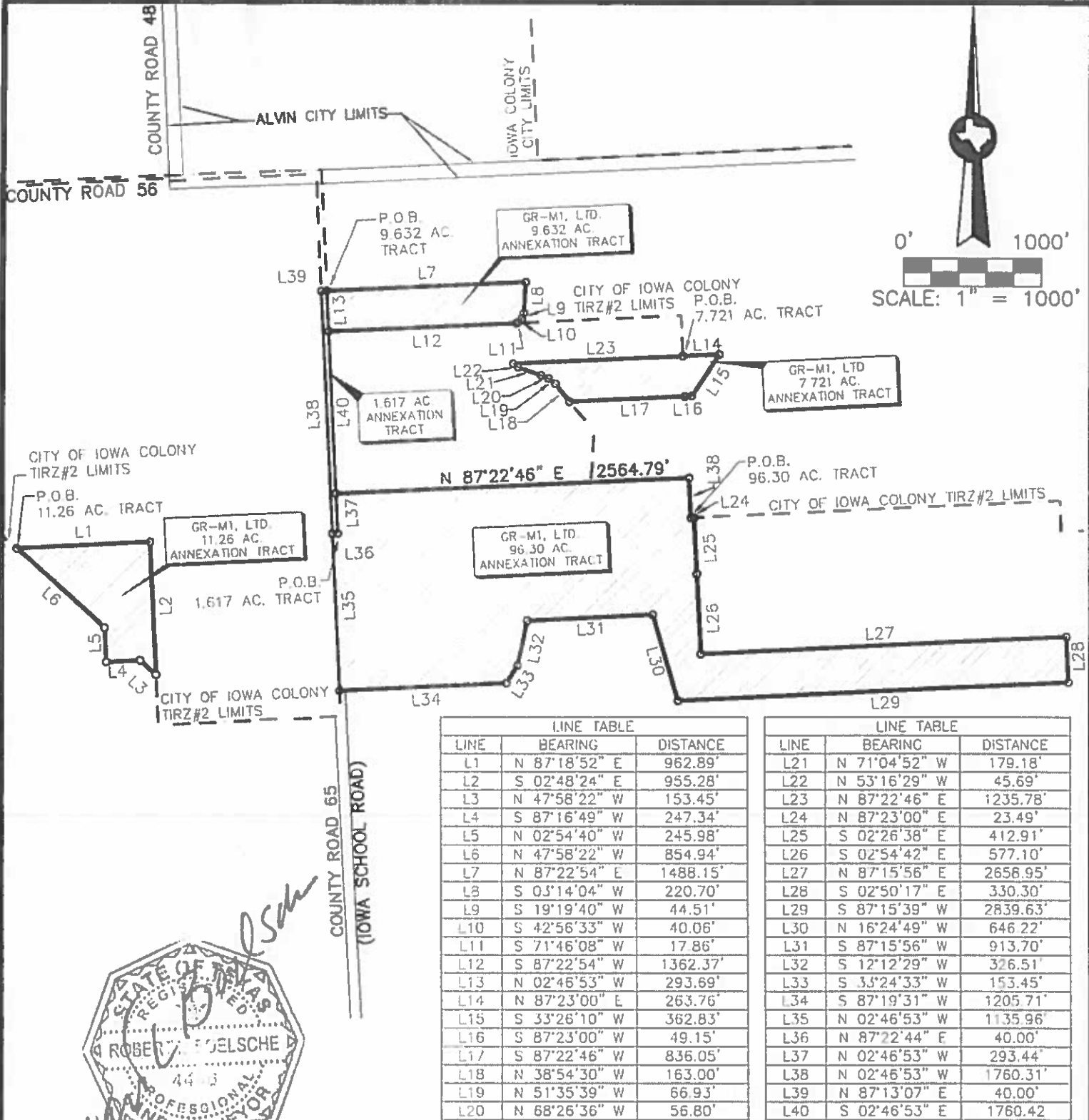
Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: April 15, 2020

Job No: 181-057-01

File No: R:\2018\181-057-01\Docs\Description\Exhibit\IowaColonyTirz#2-Annex Tr.5-MB.doc



NOTES:

1. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS.
2. THIS EXHIBIT DOES NOT SHOW ANY IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS AFFECTING THIS PROPERTY.



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBPE No. F-726
TBPLS No. 10092300

ANNEXATION TRACTS
CITY OF IOWA COLONY
TIRZ #2, BRAZORIA COUNTY,
TEXAS

DATE: APRIL 28, 2020 SCALE: 1" = 1000' JOB NO.:081-011-00
DWG. NAME: 08101100Y-IOWA-TIRZ#2-04-28-20.dwg