

Ordinance No. O-2020-16

AN ORDINANCE AMENDING THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWO, CITY OF IOWA COLONY, TEXAS; AND CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT.

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WHEREAS, by City of Iowa Colony Ordinance No. 2010- 2, adopted March 15, 2010, the City of Iowa Colony, Texas (the “City”) created Reinvestment Zone Number Two, City of Iowa Colony, Texas (the “Zone”) for the purposes of development within the City; and

WHEREAS, by City Ordinance No. 2010-4, adopted June 21, 2010, the City approved the Project Plan and Reinvestment Zone Financing Plan for the development of the Zone (the “Project Plan”) as amended by Amendment No. 1 to the Project Plan adopted by City Ordinance 2016-20, on August 22, 2016; and

WHEREAS, the City and the Zone received a petition requesting the annexation into the Zone of approximately 126.53 acres of land (as more particularly described in the City Ordinance referenced in the following paragraph) (the “Annexed Area”), which petition was signed by the owners of property constituting at least 50 percent of the appraised value of the property in the Annexed Area; and

WHEREAS, upon recommendation of the Board of Directors of the Zone and in accordance with Section 311.007(b) of the Texas Tax Code (the “Code”), the City adopted Ordinance No. 2020-10, on May 18, 2020, annexing the Annexed Area into the boundaries of the Zone; and

WHEREAS, the City now desires to amend the Project Plan to reflect the changed boundaries of the Zone as enlarged by the Annexed Area; and

WHEREAS, Section 311.011 of the Texas Tax Code (the “Code”) authorizes the Board of Directors of the Zone to adopt an amendment to the Project Plan subject to approval and adoption of such amendment by City Council; and

WHEREAS, at its April 28, 2020, board meeting, the Board of Directors of the Zone considered and approved a second amendment to the Project Plan to increase the geographical boundaries of the Zone to include the Annexed Area (the “Second Amendment”) and has recommended such amendment for approval and adoption by the City; and

WHEREAS, because the Second Amendment increases the geographical boundaries of the Zone, Section 311.011(e) of the Code requires that a public hearing be held on the Second Amendment prior to its approval by City Council; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Second Amendment on June 15, 2020; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Second Amendment, the increase in the geographical boundaries of the Zone, and the concept of tax increment financing; and owners of property in the Annexed Area were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the Second Amendment, the increase in the geographical boundaries of the Zone, and the concept of tax increment financing; and

WHEREAS, no owner of real property in the Annexed Area protested the inclusion of their property in the Zone; and

WHEREAS, pursuant to the Code and the Project Plan, the City's sales tax participation in the Annexed Area shall be 90% of the City sales tax generated from within such area, and the City's property tax participation in the Annexed Area shall be 100% of the City's property tax increments generated from within such area (calculated using a tax increment base equal to the total taxable value of all real property taxable by the City in the Annexed Area as of January 1, 2020); and

WHEREAS, pursuant to the Code and the Project Plan, no other taxing entity, including, without limitation, Brazoria County is required to pay tax increments to the City's Tax Increment Fund in connection with tax increments generated from the Annexed Area unless and until otherwise agreed to by such taxing entities; and

WHEREAS, the City desires to approve the Second Amendment; **NOW, THEREFORE,**
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY,
TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the Project Plan is hereby amended by replacing Exhibit A ("Metes and Bounds Description") to the Project Plan with the revised Exhibit A attached hereto and incorporated herein.

Section 3. This Second Amendment to the Project Plan is determined to be feasible and is approved. The appropriate officials and staff of the City are authorized to make any reasonably necessary revisions to references, schedules or exhibits to the Project Plan to be consistent with this Second Amendment.

Section 4. 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 15th day of June 2020.

CITY OF IOWA COLONY, TEXAS

Mayor

ATTEST:

Kayla Ross
City Secretary

CITAD WILSEY
MAYOR PRO TEM
Citad Wilsey

EXHIBIT A

**METES AND BOUNDS DESCRIPTION
CITY OF IOWA COLONY T.I.R.Z. #2
1,082.39 ACRES IN THE**

**H.T. & B.R.R. COMPANY SURVEY, SECTION 55, ABSTRACT NO. 286,
THE H.T. & B.R.R. COMPANY SURVEY, SECTION 53, ABSTRACT NO. 287,
THE H.T. & B.R.R. COMPANY SURVEY, SECTION 52, ABSTRACT NO. 513,
THE H.T. & B.R.R. COMPANY SURVEY, SECTION 56, ABSTRACT NO. 515,
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF 1,082.39 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION NO. 55, ABSTRACT NO. 286, THE H.T. & B.R.R. COMPANY SURVEY, SECTION NO. 53, ABSTRACT NO. 287, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 52, ABSTRACT NO. 513, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 56, ABSTRACT NO. 515, BRAZORIA COUNTY, TEXAS; SAID 1,082.39 ACRES OF LAND BEING TWO SEPARATE TRACTS 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);

TRACT 1

DESCRIPTION OF 1,020.1 GROSS ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION NO. 53, ABSTRACT NO. 287, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 52, ABSTRACT NO. 513, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 56, ABSTRACT NO. 515, BRAZORIA COUNTY, TEXAS; SAID 1,020.1 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at an angle point in the easterly right-of-way line of State Highway 288 located at the intersection with the southerly right-of-way line of County Road 56 and having state plane coordinates of N = 13,724,518.10 and E = 3,106,349.81;

THENCE, along the easterly right-of-way line of said State Highway 288 the following thirteen (13) courses and distances:

- 1) **THENCE**, North 46°44'31" East, for a distance of 69.83 feet to a point for corner;
- 2) **THENCE**, North 87°51'56" East, for a distance of 150.00 feet to a point for corner;
- 3) **THENCE**, North 02°17'10" West, for a distance of 120.00 feet to a point for corner;
- 4) **THENCE**, South 87°51'56" West, for a distance of 150.02 feet to a point for corner;
- 5) **THENCE**, North 49°02'06" West, for a distance of 72.98 feet to a point for corner;
- 6) **THENCE**, in a northwesterly direction with the arc of a non-tangent curve to the left having a radius of 458.37 feet, a central angle of 22°03'08", an arc length of 176.42 feet and a chord bearing of North 20°03'35" West, for a distance of 175.33 feet to a point for reverse curvature;
- 7) **THENCE**, in a northwesterly direction with the arc of a reverse curve to the right having a radius of 200.00 feet, a central angle of 28°10'51", an arc length of 98.37 feet and a chord bearing of North 16°59'44" West, for a distance of 97.38 feet to a point for corner;
- 8) **THENCE**, South 87°05'43" West, for a distance of 40.00 feet to a point for corner;
- 9) **THENCE**, South 02°54'17" East, for a distance of 257.03 feet to a point for corner;
- 10) **THENCE**, North 44°42'48" West, for a distance of 62.38 feet to a point for corner;
- 11) **THENCE**, in a northwesterly direction with the arc of a non-tangent curve to the left having a radius of 446.46 feet, a central angle of 37°40'02", an arc length of 293.51 feet and a chord bearing of North 33°55'29" West, for a distance of 288.25 feet to a point for tangency;
- 12) **THENCE**, North 52°45'30" West, for a distance of 12.10 feet to a point for corner;
- 13) **THENCE**, in a northwesterly direction with the arc of a curve to the right having a radius of 996.45 feet, a central angle of 19°18'53", an arc length of 335.91 feet and a chord bearing of North 43°06'04" West, for a distance of 334.32 feet to a point for corner;

- 14) THENCE, North 87°24'04" East, departing the easterly right-of-way line of State Highway 288 for a distance of 433.21 feet to a point for corner;
- 15) THENCE, North 02°42'56" West, for a distance of 660.26 feet to a point for corner;
- 16) THENCE, North 87°24'04" East, for a distance of 659.81 feet to a point for corner;
- 17) THENCE, South 02°43'51" East, for a distance of 1,320.23 feet to a point for corner in County Road 56;
- 18) THENCE, North 87°22'29" East, along County Road 56 for a distance of 330.14 feet to a point for corner;
- 19) THENCE, North 02°44'11" West, for a distance of 1,320.20 feet to a point for corner;
- 20) THENCE, South 87°22'50" West, for a distance of 330.02 feet to a point for corner;
- 21) THENCE, North 02°47'00" West, for a distance of 1,219.44 feet to a point for corner;
- 22) THENCE, North 87°22'50" East, for a distance of 1,925.38 feet to a point for corner;
- 23) THENCE, South 02°44'45" East, for a distance of 1,219.44 feet to a point for corner;
- 24) THENCE, North 87°22'50" East, for a distance of 54.10 feet to a point for corner;
- 25) THENCE, North 02°43'48" West, for a distance of 1,976.73 feet to a point for corner;
- 26) THENCE, South 87°07'41" West, for a distance of 660.01 feet to a point for corner;
- 27) THENCE, South 02°44'49" East, for a distance of 654.39 feet to a point for corner;
- 28) THENCE, South 87°22'50" West, for a distance of 1,319.99 feet to a point for corner;
- 29) THENCE, North 02°42'21" West, for a distance of 2,451.63 feet to a point for corner;
- 30) THENCE, North 72°42'23" East, for a distance of 160.82 feet to a point for corner;
- 31) THENCE, South 02°42'21" East, for a distance of 509.02 feet to a point for corner in the West Fork of Chocolate Bayou;

THENCE, along the meanders of the West Fork of Chocolate Bayou the following twenty-two (22) courses and distances:
- 32) THENCE, South 49°13'37" East, for a distance of 16.87 feet to a point for corner;
- 33) THENCE, South 39°03'29" East, for a distance of 85.35 feet to a point for corner;
- 34) THENCE, South 42°34'39" East, for a distance of 105.75 feet to a point for corner;
- 35) THENCE, South 63°54'16" East, for a distance of 102.26 feet to a point for corner;
- 36) THENCE, South 36°59'37" East, for a distance of 105.68 feet to a point for corner;
- 37) THENCE, South 44°06'09" East, for a distance of 49.14 feet to a point for corner;
- 38) THENCE, South 73°14'34" East, for a distance of 74.57 feet to a point for corner;
- 39) THENCE, North 88°03'21" East, for a distance of 75.75 feet to a point for corner;
- 40) THENCE, North 78°57'33" East, for a distance of 191.04 feet to a point for corner;
- 41) THENCE, South 66°29'55" East, for a distance of 54.40 feet to a point for corner;
- 42) THENCE, North 52°07'45" East, for a distance of 20.87 feet to a point for corner;

- 43) THENCE, North 83°37'01" East, for a distance of 19.60 feet to a point for corner;
- 44) THENCE, South 50°43'56" East, for a distance of 33.49 feet to a point for corner;
- 45) THENCE, South 06°49'00" West, for a distance of 24.04 feet to a point for corner;
- 46) THENCE, South 19°51'31" East, for a distance of 94.19 feet to a point for corner;
- 47) THENCE, South 22°19'19" East, for a distance of 140.87 feet to a point for corner;
- 48) THENCE, South 04°50'08" East, for a distance of 85.70 feet to a point for corner;
- 49) THENCE, South 09°22'57" West, for a distance of 90.30 feet to a point for corner;
- 50) THENCE, South 18°10'40" East, for a distance of 34.60 feet to a point for corner;
- 51) THENCE, South 38°37'36" East, for a distance of 32.58 feet to a point for corner;
- 52) THENCE, South 73°48'46" East, for a distance of 191.26 feet to a point for corner;
- 53) THENCE, South 65°58'04" East, for a distance of 158.20 feet to a point for corner;
- 54) THENCE, North 02°44'49" West, departing the West Fork of Chocolate Bayou for a distance of 308.73 feet to a point for corner;
- 55) THENCE, North 87°07'41" East, for a distance of 1,269.81 feet to a point for corner in the Alvin City Limits;
- 56) THENCE, South 02°44'45" East, along the Alvin City Limits for a distance of 4,059.04 feet to a point for corner;
- 57) THENCE, North 87°47'43" East, continuing along the Alvin City Limits for a distance of 1,066.45 feet to a point for corner;
- 58) THENCE, North 87°19'17" East, continuing along the Alvin City Limits for a distance of 6,970.85 feet to a point for corner;
- 59) THENCE, South 29°57'14" East, continuing along the Alvin City Limits for a distance of 1,324.49 feet to a point for corner;
- 60) THENCE, South 36°36'16" West, departing the Alvin City Limits for a distance of 2,053.35 feet to a point for corner;
- 61) THENCE, South 87°10'00" West, for a distance of 987.23 feet to a point for corner in County Road 786;
- 62) THENCE, North 02°50'17" West, along County Road 786 for a distance of 228.43 feet to a point for corner;
- 63) THENCE, South 87°16'49" West, departing County Road 786 for a distance of 2,656.85 feet to a point for corner;
- 64) THENCE, South 02°26'38" East, for a distance of 412.91 feet to a point for corner;
- 65) THENCE, South 02°54'42" East, for a distance of 577.10 feet to a point for corner;
- 66) THENCE, North 87°15'56" East, for a distance of 2,658.95 feet to a point for corner in County Road 786;
- 67) THENCE, South 02°50'17" East, along County Road 786 for a distance of 330.30 feet to a point for corner;
- 68) THENCE, South 87°15'39" West, departing County Road 786 for a distance of 2,839.63 feet to a point for corner;
- 69) THENCE, North 16°24'49" West, for a distance of 646.22 feet to a point for corner;

- 70) **THENCE**, South 87°15'56" West, for a distance of 913.70 feet to a point for corner;
- 71) **THENCE**, South 12°12'29" West, for a distance of 326.51 feet to a point for corner;
- 72) **THENCE**, South 33°24'33" West, for a distance of 153.45 feet to a point for corner;
- 73) **THENCE**, South 87°19'31" West, for a distance of 1,205.71 feet to a point for corner in County Road 65;
- 74) **THENCE**, South 02°46'53" East, along County Road 65 for a distance of 188.75 feet to a point for corner;
- 75) **THENCE**, South 87°18'23" West, departing County Road 65 for a distance of 1,318.36 feet to a point for corner;
- 76) **THENCE**, North 02°48'24" West, for a distance of 365.05 feet to a point for corner;
- 77) **THENCE**, North 47°58'22" West, for a distance of 153.45 feet to a point for corner;
- 78) **THENCE**, South 87°16'49" West, for a distance of 247.34 feet to a point for corner;
- 79) **THENCE**, North 02°54'40" West, for a distance of 245.98 feet to a point for corner;
- 80) **THENCE**, North 47°58'22" West, for a distance of 2,730.19 feet to a point for corner;
- 81) **THENCE**, South 87°17'53" West, for a distance of 1,331.40 feet to a point for corner in the easterly right-of-way line of State Highway 288;
- THENCE**, along the easterly right-of-way line of said State Highway 288 the following four (4) courses and distances:
- 82) **THENCE**, North 01°44'05" East, for a distance of 52.81 feet to a point for corner for curvature;
- 83) **THENCE**, in a northerly direction with the arc of a non-tangent curve to the right having a radius of 1,041.74 feet, a central angle of 46°30'00", an arc length of 845.45 feet and a chord bearing of North 24°57'50" East, for a distance of 822.44 feet to a point for corner;
- 84) **THENCE**, North 48°12'50" East, for a distance of 221.06 feet to a point for corner;
- 85) **THENCE**, in a northeasterly direction with the arc of a curve to the left having a radius of 458.37 feet, a central angle of 44°14'59", an arc length of 354.00 feet and a chord bearing of North 26°05'20" East, for a distance of 345.27 feet to the **POINT OF BEGINNING** and containing 1,020.1 gross acres of land, **SAVE AND EXCEPT** the following 52.8 acre tract of land:
- COMMENCING** at an angle point in the easterly right-of-way line of State Highway 288 located at the intersection with the southerly right-of-way line of County Road 56 and having state plane coordinates of N= 13,724,518.10 and E = 3,106,349.81;
- THENCE**, South 78°34'26" East, for a distance of 4,392.48 feet to the northwesterly corner and **POINT OF BEGINNING** of the herein described tract of land;
- 86) **THENCE**, North 87°22'54" East, for a distance of 2,564.63 feet to a point for corner;
- 87) **THENCE**, South 02°46'53" East, for a distance of 293.18 feet to a point for corner;
- 88) **THENCE**, South 87°22'46" West, for a distance of 1,235.78 feet to a point for corner **IN THE** West Fork of Chocolate Bayou;
- THENCE**, along the meanders of the West Fork of Chocolate Bayou the following eleven (11) courses and distances:
- 89) **THENCE**, South 53°16'29" East, for a distance of 45.69 feet to a point for corner;
- 90) **THENCE**, South 71°04'52" East, for a distance of 179.18 feet to a point for corner;

- 91) THENCE, South 68°26'36" East, for a distance of 56.80 feet to a point for corner;
- 92) THENCE, South 51°35'39" East, for a distance of 66.93 feet to a point for corner;
- 93) THENCE, South 38°54'30" East, for a distance of 263.39 feet to a point for corner;
- 94) THENCE, South 42°17'29" East, for a distance of 72.15 feet to a point for corner;
- 95) THENCE, South 38°31'58" East, for a distance of 75.34 feet to a point for corner;
- 96) THENCE, South 14°44'13" East, for a distance of 54.92 feet to a point for corner;
- 97) THENCE, South 02°30'19" West, for a distance of 42.34 feet to a point for corner;
- 98) THENCE, South 02°32'08" West, for a distance of 160.19 feet to a point for corner;
- 99) THENCE, South 04°38'32" West, for a distance of 134.88 feet to a point for corner;
- 100) THENCE, South 87°22'46" West, departing the West Fork of Chocolate Bayou for a distance of 1,853.13 feet to a point for corner;
- 101) THENCE, North 02°46'53" West, for a distance of 1,173.29 feet to the POINT OF BEGINNING and containing 52.8 acres of land, and when excepted from the overall TRACT 1, a total of 967.3 net acres remain.

TRACT 2

A 115.09-ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. SURVEY, SECTION NO. 55, ABSTRACT NO. 286, BRAZORIA COUNTY, TEXAS; SAID 115.09-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 AS DETERMINED BY GPS MEASUREMENTS);

BEGINNING at a point in the Alvin City Limits at the intersection of the north line of a called 5.943-acre tract recorded under Brazoria County Clerk's File No. 2006060268 and having state plane coordinates of N = 13,726,099.54 and E = 3,109,528.79;

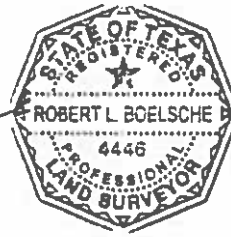
- 1) THENCE, North 87°20'15" East, for a distance of 1,270.97 feet to a point for corner;
- 2) THENCE, North 02°30'07" West, for a distance of 1,219.27 feet to a point for corner;
- 3) THENCE, North 87°21'35" East, for a distance of 1,300.42 feet to a point for corner;
- 4) THENCE, South 02°52'23" East, for a distance of 2,546.42 feet to a point for corner in the Alvin City Limits;
- 5) THENCE, South 87°19'17" West, along the Alvin City Limits for a distance of 1,615.24 feet to a point for corner;
- 6) THENCE, South 87°47'43" West, continuing , along the Alvin City Limits for a distance of 967.04 feet to a point for corner;
- 7) THENCE, North 02°44'45" West, continuing, along the Alvin City Limits for a distance of 1,320.37 feet to the POINT OF BEGINNING containing 115.09 acres of land and when combined with TRACT 1, there is a combined area of 1,082.39 acres of land. This description has been prepared in conjunction with an Exhibit Map (18105700V-IOWA-TIRZ#2.dwg) dated July 18, 2019 and revised September 19, 2019 and October 1, 2019.

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
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

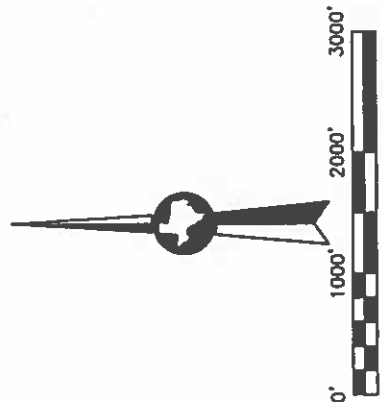
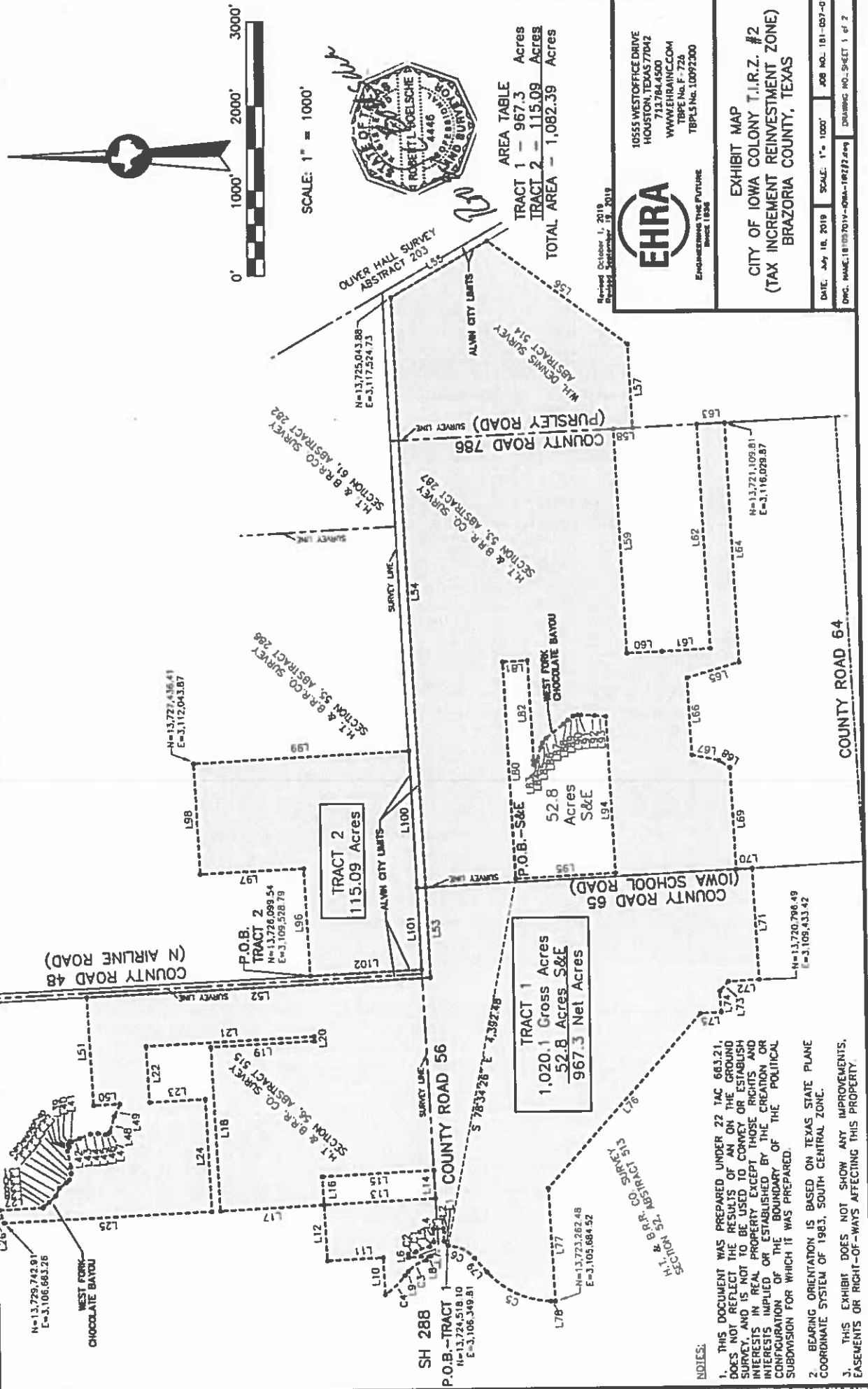


City of Iowa Colony TIRZ #2
1,082.39 Acres

Date: July 18, 2019, rev. Sept. 16, 2019, rev. Oct. 1, 2019

Job No: 181-057-01

File No: \\Client\RS\2018\181-057-01\Docs\Description\Exhibit\IowaColonyTirz#2-MB.doc



SCALE: 1" = 1000'



Revised October 1, 2019
 Drawn: September 19, 2019

10555 WESTOFFICE DRIVE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRAINCCOM
 TBPE No. F-724
 TBPLS No. 10092300

EXHIBIT MAP
CITY OF IOWA COLONY T.I.R.Z. #2
(TAX INCREMENT REINVESTMENT ZONE)
BRAZORIA COUNTY, TEXAS

DATE: July 18, 2019 SCALE: 1" = 1000' JOB NO. 181-057-01
 DMC: NAME: 18105701V-OMA-100272.dwg DRAWING NO. SHEET 1 of 2

CURVE	RADIUS	DECTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	458.37	220.08	176.42	N 20°33'55" W	1175.33	
C2	200.00	2810.51	98.37	N 16°59'44" W	97.38	
C3	446.46	3740.02	293.51	N 33°55'29" W	288.25	
C4	996.45	1918.53	335.91	N 43°06'04" W	334.32	
C5	1041.74	4630.00	845.45	N 24°57'50" E	822.44	
C6	458.37	4414.59	354.00	N 26°05'20" E	1345.27	

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 46°44'31" E	169.83	L52	S 02°44'48" E	1068.04
L2	N 87°51'56" E	1150.00	L53	N 87°47'43" E	1068.45
L3	N 02°17'10" W	120.00	L54	N 87°19'17" E	6970.83
L4	S 87°51'56" W	150.02	L55	S 79°57'14" E	1324.43
L5	N 49°02'08" W	72.98	L56	S 36°36'16" W	2053.35
L6	S 87°05'43" W	140.00	L57	S 87°10'00" W	967.23
L7	S 02°54'17" E	257.03	L58	N 02°50'17" W	228.43
L8	N 44°42'48" W	62.38	L59	S 87°16'48" W	2658.65
L9	N 52°45'30" W	12.10	L60	S 02°26'38" E	412.91
L10	N 87°24'04" E	433.21	L61	S 02°54'42" E	577.10
L11	N 02°42'56" W	680.26	L62	N 87°15'56" E	2658.95
L12	N 87°24'04" E	659.81	L63	S 02°50'17" E	330.50
L13	S 02°43'51" E	1320.23	L64	S 87°15'39" W	2839.63
L14	N 87°22'29" E	330.14	L65	N 16°24'19" W	648.48
L15	N 02°44'11" W	1320.20	L66	S 87°15'58" W	911.70
L16	S 87°22'50" W	330.02	L67	S 12°42'48" W	126.43
L17	N 02°47'00" W	1219.44	L68	S 87°10'11" W	305.31
L18	N 87°22'50" E	1925.38	L69	S 02°46'31" E	168.73
L19	S 02°44'45" E	1219.44	L70	S 87°18'23" W	1318.36
L20	N 87°22'50" E	54.10	L71	S 02°48'24" W	165.03
L21	N 02°43'48" W	1976.23	L72	N 02°48'24" W	153.45
L22	S 87°07'41" W	660.01	L73	S 87°58'22" W	272.31
L23	S 02°44'48" W	654.39	L74	S 87°16'49" W	215.98
L24	S 87°22'50" W	1319.99	L75	N 02°58'40" W	2130.18
L25	N 02°42'21" W	2451.63	L76	N 47°58'23" W	2130.18
L26	S 02°46'29" E	160.82	L77	S 87°17'53" W	1331.40
L27	S 02°46'29" E	160.82	L78	N 01°44'03" E	52.81
L28	S 19°13'29" E	85.15	L79	N 48°12'50" E	221.06
L29	S 23°03'28" E	105.75	L80	N 87°22'54" E	2564.63
L30	S 42°34'33" E	105.75	L81	S 02°46'53" E	293.18
L31	S 63°34'33" E	105.75	L82	S 87°22'46" W	1235.78
L32	S 36°59'37" E	105.68	L83	S 53°16'29" E	45.69
L33	S 44°06'09" E	93.48	L84	S 71°04'52" E	179.18
L34	S 73°14'34" E	74.57	L85	S 68°26'36" E	56.80
L35	N 88°03'21" E	75.75	L86	S 51°35'38" E	166.93
L36	N 78°57'33" E	191.04	L87	S 38°54'30" E	283.39
L37	S 66°29'55" E	54.40	L88	S 42°17'28" E	172.15
L38	N 52°07'45" E	20.87	L89	S 38°31'58" E	75.34
L39	N 83°37'01" E	19.60	L90	S 14°44'13" E	54.82
L40	S 50°43'56" E	33.49	L91	S 02°30'18" W	42.34
L41	S 06°48'00" W	24.04	L92	S 02°32'08" W	160.19
L42	S 19°51'31" E	194.19	L93	S 04°38'32" W	134.88
L43	S 22°19'19" E	140.87	L94	S 87°22'46" W	1853.13
L44	S 04°50'08" E	85.70	L95	N 02°46'53" W	1173.29
L45	S 08°22'57" W	90.30	L96	N 87°20'15" E	1270.97
L46	S 18°10'40" E	34.60	L97	N 02°30'07" W	1219.27
L47	S 38°37'36" E	32.58	L98	N 87°21'35" E	1300.42
L48	S 73°48'46" E	158.20	L99	S 02°52'21" E	2546.42
L49	S 65°58'04" E	158.20	L100	S 87°19'17" W	1615.24
L50	N 02°44'49" W	108.73	L101	S 87°47'41" W	967.04
L51	N 87°09'41" E	1269.81	L102	N 02°44'45" W	1320.37

NOTES:

1. 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 CONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
2. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983. SOUTH CENTRAL ZONE COORDINATES SHOWN HEREON ARE TRUE STATE PLANE. DISTANCES SHOWN HEREON ARE SURFACE AND HAVE BEEN SCALED USING THE SCALE FACTOR OF 0.99986742185.
3. THIS EXHIBIT DOES NOT SHOW ANY IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS AFFECTING THIS PROPERTY.



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EXHIBIT MAP

CITY OF IOWA COLONY T.I.R.Z. #2
 (TAX INCREMENT REINVESTMENT ZONE)
 BRAZORIA COUNTY, TEXAS

DATE: July 18, 2019 SCALE: 1" = 1000' JOB NO. 181-057-01
 DMC: NAME: 181057019-DMA-181722.dwg DRAWING NO.: SHEET 2 of 2