

City of Alvin, Texas

Paul Horn, Mayor

Keith Thompson, Mayor Pro-tem, District C
Brad Richards, At Large Pos. 1
Joel Castro, At Large Pos. 2
Scott Reed, District A



Adam Arendell, District B
Glenn Starkey, District D
Gabe Adame, District E

ALVIN CITY COUNCIL AGENDA THURSDAY AUGUST 2, 2018 7:00 P.M. (Council Chambers)

Alvin City Hall, 216 West Sealy, Alvin, Texas 77511

Persons with disabilities who plan to attend this meeting that will require special services please contact the City Clerk's Office at 281-388-4255 or droberts@cityofalvin.com 48 hours prior to the meeting time. City Hall is wheel chair accessible and a sloped curb entry is available at the east and west entrances to City Hall.

NOTICE is hereby given of a Regular Meeting and Executive Session of the City Council of the City of Alvin, Texas, to be held on **Thursday, August 2, 2018** at 7:00 p.m. in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

REGULAR MEETING AGENDA

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

- A. Kimley Horn Presentation – Blue Trails.
- B. Departmental Presentation – Parks and Recreation.

4. PUBLIC COMMENT

5. CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION: An item(s) may be removed from the Consent Agenda for full discussion by the request of a member of Council. Item(s) removed will automatically become the first item up for discussion under Other Business.

- A. Approve minutes of the July 19, 2018 City Council workshop.
- B. Approve minutes of the July 19, 2018 City Council meeting.
- C. Consider an amending plat of Cline Crossing No. 2 (located near the southeast corner of Bypass 35 and Highway 6), being a subdivision of a 21.5083 acre tract located in the I. & G. N. Railroad Company Survey, Abstract 400, City of Alvin, Brazoria County, Texas, and being all of reserves A, B, C, D, E, F, G, and H, block 1, Final Plat of Cline Crossing No. 2, according to the map or plat thereof recorded in Brazoria County Clerk's file no. 2018019058 of the official records of Brazoria County, Texas.
- D. Consider a final plat of Stonewall Subdivision (located southeast of the intersection of County Road 143 and County Road 128), being a subdivision of 42.84 acres of land out of the H.T. & B.R.R. Company Survey, Abstract 526, City of Alvin E.T.J., Brazoria County, Texas.

- E. Consider a final plat of Wickline Plaza (located along FM 1462 near County Road 436), being a subdivision of 17.906 acres out of the Francis Moore League, A-100, Brazoria County, Texas.
- F. Consider Ordinance 18-L, amending Chapter 24, Traffic, of the Code of Ordinances, City of Alvin, Texas, for the purpose of amending and altering the prima facie speed limit established for vehicles under the provisions of §545.356, Texas Transportation Code, upon the basis of an engineering and traffic investigation, upon certain streets and highways, or parts thereof, within the corporate city limits of the City of Alvin, as set out in this ordinance; providing for a penalty, providing for a repealer clause and severability clause, providing for publication, and effective date; and setting forth other provisions related thereto, that along FM 2403 from SH35 to the South Alvin City Limit, a distance of approximately 0.497 miles the speed limit shall be 55 mph.

6. OTHER BUSINESS:

Council may approve, discuss, refer, or postpone items under Other Business.

- A. Acknowledge resignation of Presiding Municipal Court Judge Donna Starkey, effective August 31, 2018.
- B. Consider Resolution 18-R-24, setting two (2) public hearings for September 6, 2018 and September 13, 2018 for the voluntary annexation and discontinuation of the Walton Property, more formerly described as Municipal Utility Districts Number 48 and Number 49.
- C. Consider Resolution 18-R-23, acknowledging receipt of the Land Use Assumptions and Capital Improvements Plan relating to Impact Fees, and scheduling a public hearing on Impact Fees for September 6, 2018.
- D. Consider a Memorandum of Understanding between the Alvin Community College District (ACC) and the City of Alvin to construct an emergency egress road for Briscoe Park on ACC property.
- E. Discuss and take a record vote to propose a tax rate of \$0.7880 per \$100 of assessed valuation, which is a tax increase of 3.26% above the effective tax rate, to be adopted at a future meeting.
- F. Consider setting two (2) public hearings concerning the proposed tax rate on Thursday, August 16, 2018 at 7:00 p.m. and Thursday, September 6, 2018 at 7:00 p.m. in the City Council Chambers, City Hall, 216 West Sealy, Alvin, Texas.

7. REPORTS FROM CITY MANAGER

- A. Review preliminary list of items for next Council meeting.

8. ITEMS OF COMMUNITY INTEREST

Pursuant to 551.0415 of the Texas Government Code reports or an announcement about items of community interest during a meeting of the governing body. No action will be taken or discussed.

- A. Hear announcements concerning items of community interest from the Mayor, Council members, and City staff, for which no action will be discussed or taken.

9. EXECUTIVE SESSION

- A. City Council will meet in Executive Session pursuant to Texas Government Code 551.072 – deliberation regarding the purchase, exchange, lease or value of real property, commonly called the Fairway Property.

10. RECONVENE TO OPEN SESSION

- A. Consider an offer and sales contract for the city owned 20 acre and 10 acre tracts of land, commonly called the Fairway Property.

11. ADJOURNMENT

I hereby certify that a copy of this notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City’s website: www.alvin-tx.gov, in compliance with Chapter 551, Texas Government Code on MONDAY, July 30, 2018 at 5:00 P.M.





 Dixie Roberts, City Secretary

Removal Date: _____

**** All meetings of the City Council are open to the public, except when there is a necessity to meet in Executive Session (closed to the public) under the provisions of Chapter 551, Texas Government Code. The Council reserves the right to convene into executive session on any of the above posted agenda items that qualify for an executive session by publicly announcing the applicable section of the Open Meetings Act, including but not limited to sections 551.071 (litigation and certain consultation with the attorney), 551.072 (acquisition of interest in real property), 551.073 (contract for gift to city), 551.074 (certain personnel deliberations), or 551.087 (qualifying economic development negotiations).**

**MINUTES
CITY OF ALVIN, TEXAS
CITY PLANNING COMMISSION
June 26, 2018**

BE IT REMEMBERED, that on the above date, the Planning Commission met in the First Floor Conference Room, at Public Services Facility, 1100 West Highway 6, Alvin, Texas, at 6:00 P.M. with the following members present, Martin Vela, Chair; Jake Starkey, Vice Chair; Nicole Kelinske, Secretary; Ashley Davis; Santos Garza; Randy Reed; Charles Buckelew; and Chris Hartman. Also present were staff members Michelle Segovia, City Engineer and Shana Church, Executive Secretary. Darrell Dailey was absent.

1. Call To Order.

Call to order at 6:01 p.m.

2. Petition and Requests from the Public.

There were no petitions or requests from the public.

3. Approve the Minutes of the Planning Commission meeting of May 15, 2018.

Commission Member Charles Buckelew motioned to approve the minutes of the regular Planning Commission meeting of May 15, 2018. Seconded by Jake Starkey, the motion carried on a vote of 8 ayes and 0 nays.

4. Consider a final plat of Charlie Baker Property, being a subdivision of 35.3571 acres situated in the I. & G.N.R.R. Co. Survey, section 25, A-620, also being a replat of lots 3 and 4 in block 26, part of lot 1 and all of lots 2-4 in block 29, all of lots 1-2 in block 32, and all of lot 1 in block 33 of Halls Addition to the City of Alvin, as recorded in volume 14, page 304 of the plat records of Brazoria County, Texas. City Engineer recommends final plat for discussion and approval. Commission Member Hartman motioned to recommend for approval to City Council. Seconded by Member Kelinske, the motion carried on a vote of 8 ayes, 0 nays.

5. Consider a final plat of Woven Metal Products, being a subdivision of 16.9301 acres in the I. & G.N.R.R. Co. Survey, section 25, A-620, Brazoria County, Texas, and in the I. & G.N.R.R. Co. section 12, A-600, also being a replat of lot 2 and part of lot 1 block 28 and part of lots 1 and 4 block 29, of Halls Addition to the City of Alvin recorded in volume 14, page 304 of the plat records of Brazoria County, Texas. City Engineer recommends final plat for discussion and approval. Commission Member Buckelew motioned to recommend for approval to City Council. Seconded by Member Reed, the motion carried on a vote of 8 ayes, 0 nays.

6. Consider a final plat of St. James Place, being a development of 25.819 acres located in the south half of section 21, Hooper & Wade Survey, A-421, Brazoria County, Texas. City Engineer recommends final plat for discussion and approval. Commission Member Starkey motioned to recommend for approval to City Council. Seconded by Member Garza, the motion carried on a vote of 8 ayes, 0 nays.

7. Consider a final plat of Kendall Lakes Sec 8, being a planned unit development, being a subdivision of 14.569 acres of land located in H.T. & B.R.R. Company survey, section 40, A-482, City of Alvin, Brazoria County, Texas. City Engineer recommends final plat for discussion and approval. Commission Member Garza motioned to recommend for approval to City Council. Seconded by Member Davis, the motion carried on a vote of 8 ayes, 0 nays.

8. Consider a variance request for the property owner of the vacant lot that is west of 1219 Betsy Ross to reduce the front building setback from 25 feet to 18 feet for the placement of a single-family home. City Engineer recommends approval for the variance as requested. Commission Member Starkey motioned to recommend for approval to City Council. Seconded by Member Garza, the motion carried on a vote of 8 ayes, 0 nays.

9. Items of Community Interest.

Charles Buckelew mentioned he would like the city to keep the new fire house lot on South St. mowed. Chris Hartman noticed work starting at Mustang Crossing and asked when TXDOT gets involved in traffic control for the entrance on FM 1462. Michelle Segovia stated TXDOT has not gotten involved at this point and typically does not unless there is a new road cut involved. As the subdivision builds out and there is a need for a signal then TXDOT would require a traffic study. Jake Starkey asked about the joint meeting with council for the Impact Fee Advisory Committee. Michelle Segovia stated there are two public hearings prior to the adoption. She is looking at maybe having the first public hearing July 19th. Martin Vela mentioned the city is having a 4th of July fireworks display.

10. Staff report and update.

Michelle Segovia stated the Willis Street and Second Street sidewalks are almost complete.

11. Items for the next meeting.

Michelle Segovia, City Engineer, stated the Planning Commission may see a couple plats at the next meeting.

12. Adjournment.

Commission Member Reed motioned to adjourn the meeting, seconded by Member Buckelew. The motion carried on a vote of 7 ayes. The meeting ended at 6:32 p.m.

**MINUTES
CITY OF ALVIN, TEXAS
IMPACT FEE ADVISORY COMMITTEE
May 15, 2018**

BE IT REMEMBERED, that on the above date, the Impact Fee Advisory Committee met in the First Floor Conference Room, at Public Services Facility, 1100 West Highway 6, Alvin, Texas, at 6:15 P.M. with the following members present, Martin Vela, Chair; Jake Starkey, Vice Chair; Nicole Kelinske, Secretary; Darrell Dailey; Ashley Davis; Charles Buckelew; and Chris Hartman. Also present were staff members Michelle Segovia, City Engineer and Shana Church, Executive Secretary. Santos Garza and Randy Reed were absent.

1. Call To Order.

Call to order at 6:33 p.m.

2. Approve the minutes of the Impact Fee Advisory Committee meeting of March 20, 2018. Charles Buckelew motioned to approve the minutes of the Impact Fee Advisory Committee meeting of March 20, 2018. Seconded by Chris Hartman, the motion carried on a vote of 7 ayes and 0 nays.

3. Approve the minutes of the Impact Fee Advisory Committee meeting of April 17, 2018. Darrell Dailey motioned to approve the minutes of the Impact Fee Advisory Committee meeting of April 17, 2018. Seconded by Charles Buckelew, the motion carried on a vote of 7 ayes and 0 nays.

4. Discuss and consider Water and Wastewater Impact Fee Study 2018 Update Report. Jimmy Thompson and Dave Kasper discussed the draft Water and Wastewater Impact Fee Study 2018 Update Report. Darrell Dailey motioned to recommend the draft report to go to the public hearing and to change the minimum recommended base impact fee to \$4,350.00. Seconded by Jake Starkey, the motion carried on a vote of 7 ayes and 0 nays.

5. Adjournment.

Darrell Dailey motioned to adjourn the meeting, seconded by Charles Buckelew. The motion carried on a vote of 7 ayes. The meeting ended at 7:13 p.m.

BLUE TRAILS

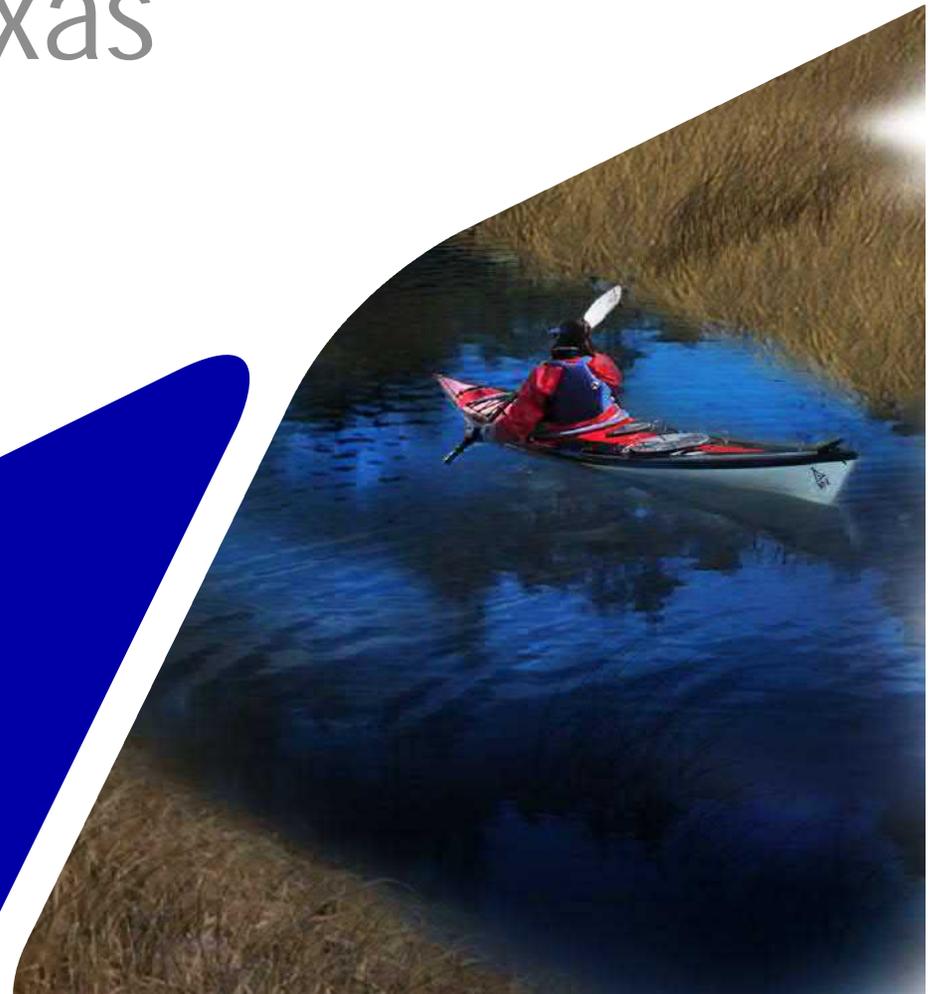


City of Alvin, Texas

City Council

August 2, 2018

Kimley»»Horn



BLUETRAILS



1. What is the **vision** for the Blue Trails project?
2. Where are potential **launch sites**?
3. What **funding** is available?
4. How much could it **cost**?
5. What are the next steps?

1. What is the Blue Trails **vision**?

- Parks and Recreation chapter of the **Alvin Plan** (2035 Comprehensive Plan Update)
- “...a Blue Trail concept plan and trail network that establishes **Mustang Bayou** as a key addition to the larger Alvin Trails Network...”
- Up to **five kayak trailhead** locations
- along a 2.3 mile stretch of Mustang Bayou

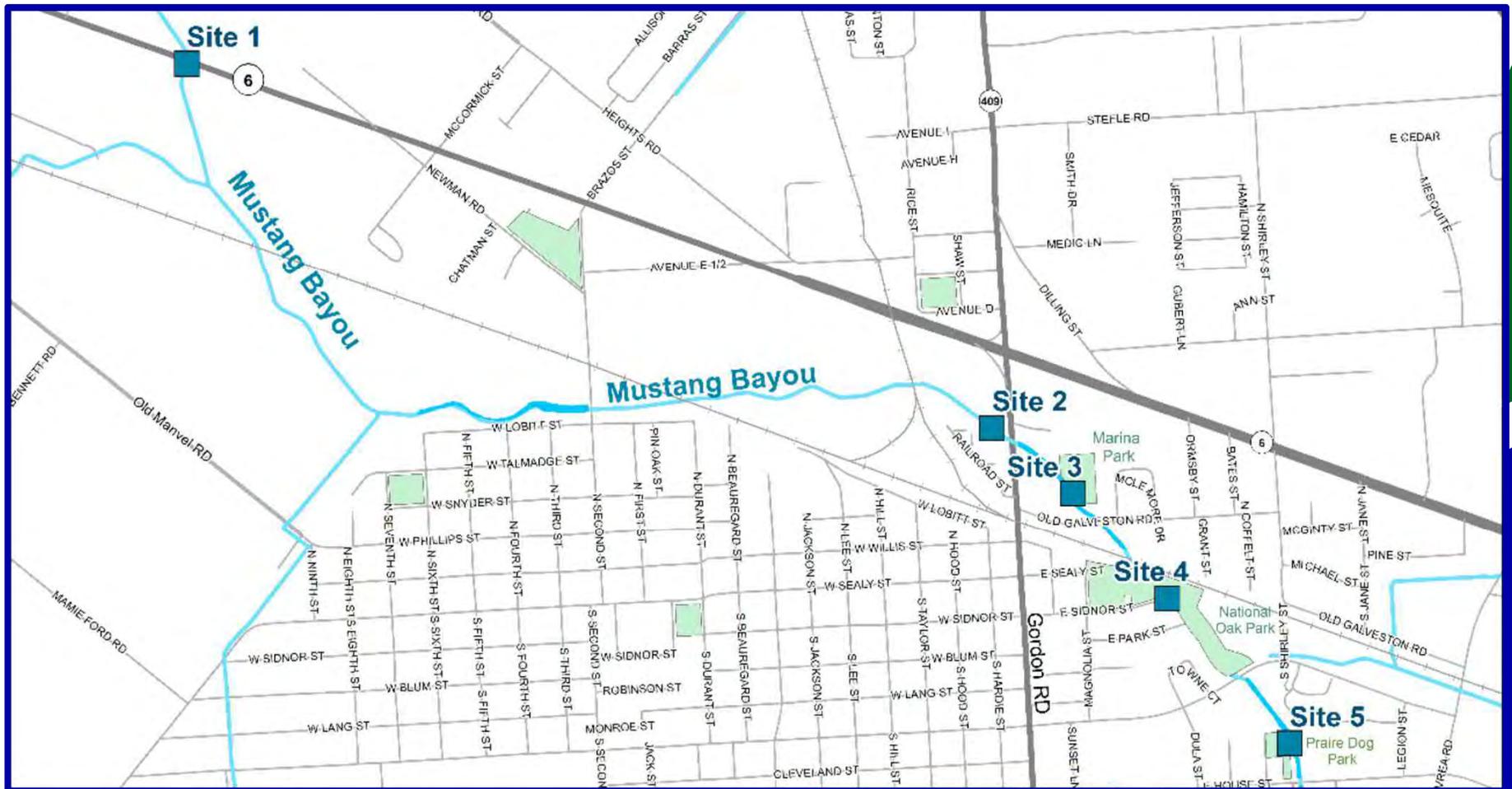
1. What is the Blue Trails **vision**?

- Components to consider:
 - **Access** – pedestrian, vehicular, & ADA
 - **Dock Alternatives** – ease of use, material, & cost
 - **Operations and Maintenance**
 - **Security** – Lighting, visibility, & signage
 - **Education & Interpretive Needs**



BLUE TRAILS

2. Where are potential launch sites?



2. Where are potential launch sites?

Launch Site 3 – Marina Park



3. What **funding** is available?

- Texas Parks and Wildlife **Boating Access Grant**
 - 75% matching to provide access to public waters
 - Maximum of \$500,000
 - Application deadline October 1
- Texas Parks and Wildlife **Recreational Trail Program Grant**
 - 80% matching to provide non-motorized trail grants
 - Maximum of \$200,000
 - Application deadline February 1.

4. How much could it cost?

Launch Site	Preliminary OPCC
Site 1	\$ 375,000
Site 2	\$ 290,000
Site 3	\$ 385,000
Site 4	\$ 350,000
Site 5	\$ 240,000



- Texas Accessibility Standards Disproportionality Variance

Site number	Location	Accessible Ramp Cost	Primary Function Cost	% increase to make accessible	Exceeds 20% ?
Site 1	Highway 6	\$175,000	\$135,000	130%	Yes
Site 2	N. Gordon St.	\$168,000	\$60,000	280%	Yes
Site 3	Marina Park	\$175,000	\$145,000	121%	Yes
Site 4	National Oak	\$212,000	\$56,000	379%	Yes
Site 5	Prairie Dog Park	\$140,000	\$46,000	304%	Yes

4. How much could it cost?

- Alterations to Mustang Bayou to provide **year round water levels**
- Dual purpose
 - Recreation
 - Flood Control
- Permits required
 - TCEQ **Water Rights** Permit
 - USACE Environmental **Individual** Permit
 - **Dam Safety** Permit
- Right-of-way Acquisition
 - Railroad Permit
 - Utility Relocations
 - TxDOT Bridge Crossings



5. What are the next steps?

- Apply for Grants
- Apply for Variance
- Construction Documents
- Bid Contract

BLUE TRAILS

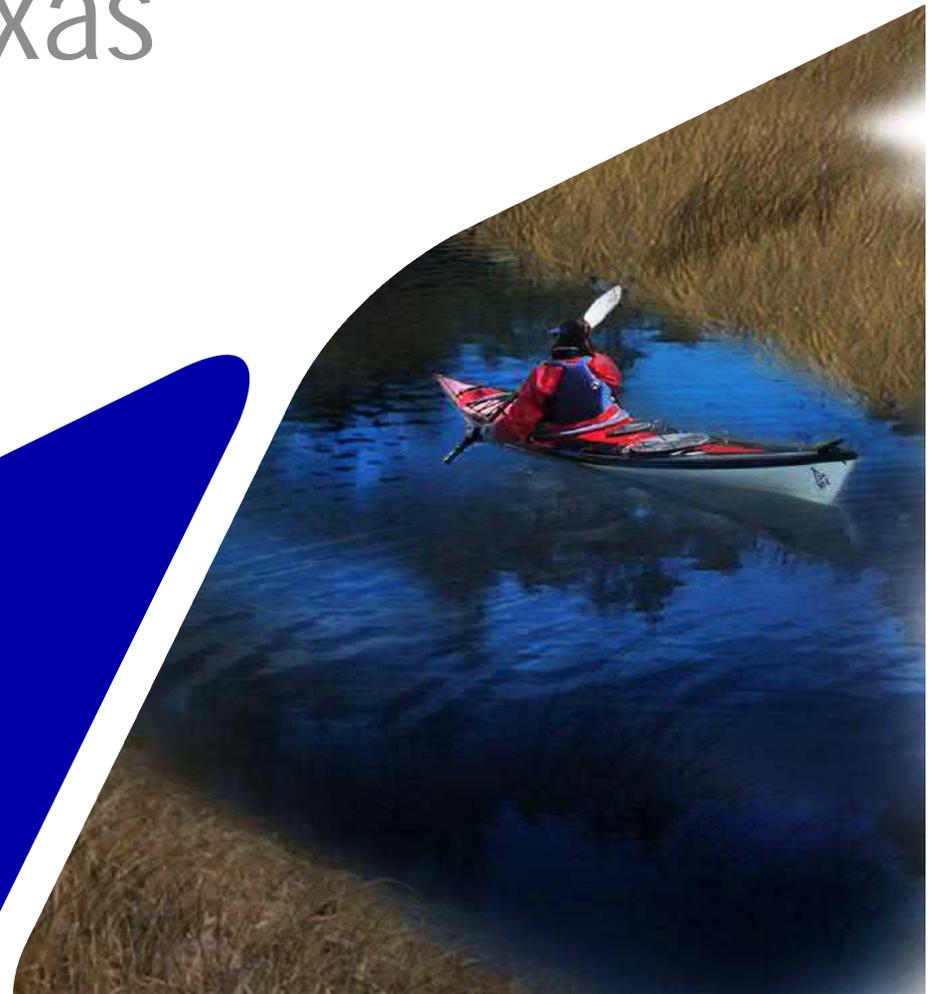


City of Alvin, Texas

City Council

August 2, 2018

Kimley»»Horn



**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY JULY 19, 2018
6:00 P.M.**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in a Workshop Session at 6:00 p.m. in the first-floor conference room at City Hall, with the following members present: Mayor Paul A. Horn, Mayor Pro-tem Keith Thompson and Council members: Gabe Adame, Joel Castro, Scott Reed, Brad Richards and Glenn Starkey.

Staff members present: Sereniah Breland, City Manager; Junru Roland, Assistant City Manager/CFO; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Larry Buehler, Economic Development Director and Robert E. Lee, Police Chief.

WORKSHOP ITEM:

Walton Development Presentation – (development off of FM1462 near Savannah Plantation).

Becky Collins of Walton Development gave an update on the development off FM 1462 near Savannah Plantation. She explained the documents that make up the development agreement and the process and timeline to complete said agreement.

ADOURNMENT

Mayor Horn closed the meeting at 6:46 p.m.

PASSED and APPROVED this _____ day of _____, 2018.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING AND
EXECUTIVE SESSION
THURSDAY JULY 19, 2018
7:00 P.M**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular Session at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Keith Thompson; Councilmembers: Gabe Adame, Adam Arendell, Joel Castro, Scott Reed, Glen Starkey, and Keith Thompson.

Staff members present: Sereniah Breland, City Manager; Suzanne Hanneman, City Attorney; Junru Roland, Assistant City Manager/CFO; Dixie Roberts, City Secretary; Michelle Segovia, City Engineer; Dan Kelinske, Parks and Recreation Director; Larry Buehler, Director of Economic Development; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Larry Buehler gave the invocation.

Council member Richards led the Pledge of Allegiance to the American Flag, and Council member Reed led the Pledge to the Texas Flag.

PUBLIC COMMENT

There were no comments from the public.

PRESENTATIONS

Presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections Report by Mike Darlow of Perdue Brandon Fielder Collings and Moffit, LLP.

A presentation was given on the municipal court fines and delinquent tax collections by Mike Darlow of Purdue Brandon Fielder Collings and Moffit, LLP.

CONSENT AGENDA

Approve minutes of the June 21, 2018 City Council meeting.

Consider a final plat of Charlie Baker Property (located at 1177 FM 517), being a subdivision of 35.3571 acres situated in the I.& G.N.R.R. Co. Survey, Section 25, A-620, also being a replat of lots 3 and 4 in block 26, part of lot 1 and all of lots 2-4 in block 29, all of lots 1-2 in block 32, and all of lot 1 in block 33 of Halls Addition to the City of Alvin, as recorded in volume 14, page 304 of the Plat Records of Brazoria County, Texas.

On May 31, 2018, the Engineering Department received the final plat of Charlie Baker Property for review. The property is located at 1177 FM 517 in the City of Alvin's Extraterritorial Jurisdiction (ETJ), and is being platted to consolidate existing property with property that is being purchased from the landowner to the east. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval

Consider a final plat of Woven Metal Products (located at 1201 FM 517), being a subdivision of 16.9301 acres in the I. & G. N. R. R. Co. Survey, Section 25, A-620, Brazoria County, Texas, and in

the I. & G. N. R. R. Co. Survey Section 12, A-600, also being a replat of lot 2 and part of lot 1 block 28 and part of lots 1 and 4 block 29, of Halls Addition to the City of Alvin recorded in volume 14, page 304 of the Plat Records of Brazoria County, Texas.

On May 31, 2018, the Engineering Department received the final plat of Woven Metal Products for review. The property is located at 1201 FM 517 in the City of Alvin's Extraterritorial Jurisdiction (ETJ). The property is being platted for conveyance. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval.

Consider Ordinance 18-J, amending Chapter 17 ½ Signs, Section 41, Temporary Political Signs of the Code of Ordinances, for the purpose of amending the length of time a political sign may be placed on public property used as a voting location; providing for a penalty; and setting forth other provisions related thereto.

This ordinance is to simply clarify that political signs placed on public property used as the early voting location, do not have to be removed in the time between early voting and election day, which is typically for the duration of 7 days. Early voting generally ends on a Tuesday or Wednesday, and election day is generally held the following Tuesday. There was some confusion during a recent election, as to whether these signs needed to be removed during this timeframe, as it was not clearly stated in the ordinance. The added language proposed to this section will give clear direction.

Receive and acknowledge receipt of the Financial and Quarterly Investment reports ending June 30, 2018.

The City Charter requires the Chief Financial Officer to report on the financial condition of the City. In addition, the City's investment policy requires the Chief Financial Officer to submit an investment report to the City Manager, the Mayor, and City Council each quarter.

Council member Thompson moved to approve the consent agenda as presented. Seconded by Council member Reed; motion to approve carried on a vote of 7 Ayes.

OTHER BUSINESS:

Consider Ordinance 18-K, authorizing the issuance of approximately \$9,295,000 City of Alvin, Texas, Water and Sewer System Revenue Bonds, Series 2018; approving related agreements; approving the preparation and distribution of an Official Statement; and enacting other provisions relating thereto.

Projects for the first 5 years are needed to address the existing water & wastewater system problems and needed to serve anticipated growth within the next 5 years that the existing system does not have the capacity to currently serve. Projects to be funded from the proceeds of the 2018 Water & Sewer System Revenue Bonds are listed below:

City staff participated in ratings call with Standard & Poor's on July 6, 2018. Standard & Poor's affirmed the City's Revenue Bond rating of A+ on the Series 2018 Water & Sewer System Revenue Bonds.

The Series 2018 Water and Sewer System Revenue Bonds are scheduled to be competitively bid at 10:00 am on July 19, 2018. Thereafter, staff will know the exact dollar amount of bonds that will need to be issued to cover the project costs as well as other bond issuance costs. The City's Financial Advisors will be at the City Council meeting to present the results of the sale and ask City Council to approve Ordinance 18-K, authorizing the bond sale. Should City Council authorize the issuance of the Series 2018 Water & Sewer System Revenue Bonds, the bonds are expected to close, with funds deposited into the City's accounts on August 21, 2018.

Projects funded by this bond sale will include: Eastside Interceptor (design), Design Contract approved by Council 4/19/18, Fairway Drive & South St. Water Line Improvements (design), Design Contract approved by Council 4/19/18; Lift Stations 14&17 (design and construction), Design Contract approved by Council 4/19/18; Lift Station 30 Expansion & Hwy 35 Bypass Gravity Main (design), Design Contract approved by Council 4/19/18; Water Improvements Phase I (design & construction), Design Contract approved by Council 4/19/18; Water Plant 6 Replacement (design & construction), Design Contract approved by Council 4/19/18.

Mr. James Gilley provided an update on the selling of the bonds. Following discussion, Council member Starkey moved to approve Ordinance 18-K, authorizing the issuance of approximately \$9,295,000 City of Alvin, Texas, Water and Sewer System Revenue Bonds, Series 2018; approving related agreements; approving the preparation and distribution of an Official Statement; and enacting other provisions relating thereto. Seconded by Council member Thompson; motion to approve carried on a vote of 7 Ayes.

Consider a variance request for the property owner of the vacant lot that is east of 1219 Betsy Ross to reduce the front building setback requirement of Chapter 21, Section 37(a) of the Code of Ordinances, from 25 feet to 18 feet, for the placement of a single-family home.

On May 31, 2018, the Engineering Department received a variance request from the property owner of the vacant lot located east of 1219 Betsy Ross to reduce the front building setback from 25 feet to 18 feet for the placement of a single-family home. As explained in the attached request letter, the Owner is wanting to relocate the currently abandoned pier and beam frame home that is located at 1213 Betsy Ross to the vacant lot to the west and remodel it for use as an investment property. The Owner's future plan for the lot at 1213 Betsy Ross, once the house is moved, is to build a duplex. The placement of the home with a front building setback of 18 feet will not cause any traffic safety concerns and will blend with the existing structures in the area.

The City Planning Commission unanimously approved this request at their meeting on June 26, 2018.

Numerous variances to the front building setback requirement have been approved in the past several years. The most recent one being for a Porte Cochere at 404 Lulac Street in December of 2015. Staff recommends approval.

Council member Reed moved to approve a variance request for the property owner of the vacant lot that is east of 1219 Betsy Ross to reduce the front building setback requirement of Chapter 21, Section 37(a) of the Code of Ordinances, from 25 feet to 18 feet, for the placement of a single-family home. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Consider a final plat of St. James Place (located northeast of the Heights Road and Brazos Street intersection), being a development of 25.819 acres located in the south half of section 21, Hooper and Wade Survey, A-421, Brazoria County, Texas.

On May 31, 2018, the Engineering Department received the final plat St. James Place for review. The property is located northeast of the Heights Road and Brazos Street intersection in the City of Alvin's Extraterritorial Jurisdiction (ETJ). The property is being platted for the future development of a senior apartment complex. This plat complies with all requirements of the City of Alvin's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval.

Council member Arendell moved to approve the final plat of St. James Place (located northeast of the Heights Road and Brazos Street intersection), being a development of 25.819 acres located in the south half of section 21, Hooper and Wade Survey, A-421, Brazoria County, Texas. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

Consider a final plat of Kendall Lakes Section 8 (located near Highway 35 North), being a subdivision of 14.569 acres of land located in the H.T.&B.R.R. Company Survey, Section 40, A-482, City of Alvin, Brazoria County, Texas.

On May 31, 2018, the Engineering Department received the final plat of Kendall Lakes Section 8 for review. This section consists of seventy-six (76) single-family residential lots, five (5) blocks, and one (1) reserve and is located north of Kendall Lakes Section 7. The Kendall Lakes Subdivision currently consists of seven (7) previously platted sections totaling three hundred and sixty-three (363) residential lots of which two hundred and two (202) have homes on them. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval.

On May 31, 2018, the Engineering Department received the final plat of Kendall Lakes Section 8 for review. This section consists of seventy-six (76) single-family residential lots, five (5) blocks, and one (1) reserve and is located north of Kendall Lakes Section 7. The Kendall Lakes Subdivision currently consists of seven (7) previously platted sections totaling three hundred and sixty-three (363) residential lots of which two hundred and two (202) have homes on them. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval.

Council member Thompson moved to approve the final plat of Kendall Lakes Section 8 (located near Highway 35 North), being a subdivision of 14.569 acres of land located in the H.T.&B.R.R. Company Survey, Section 40, A-482, City of Alvin, Brazoria County, Texas. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

Consider a bid award to GW Phillips Concrete Construction, Inc., for the Durant Detention Basin Final Grading and Concrete Construction Project in an amount not to exceed \$351,473.10; and authorize the City Manager to sign the contract upon legal review.

On June 19, 2018, bids were opened for the Durant Detention Basin Final Grading and Concrete Construction Project, and GW Phillips Concrete Construction, Inc. was the qualified low bidder. The Engineering Department has worked with this contractor before and was highly satisfied with the work performed.

Contract Amount:	\$319,521.00
10% Contingency:	\$ 31,952.10
Total Amount:	\$351,473.10

The project consists of the final grading of the Durant Detention Pond, construction of the concrete pilot channels, concrete inflow weir, grading of the backslope swales, installation of backslope storm inlets, installation of the trash rack at the outfall, and sodding/hydro-mulching of the pond.

The project is scheduled to start in early August 2018 and has a construction time of 60 calendar days. Staff recommends approval.

Council member Arendell moved to approve bid award to GW Phillips Concrete Construction, Inc., for the Durant Detention Basin Final Grading and Concrete Construction Project in an amount not to exceed \$351,473.10; and authorize the City Manager to sign the contract upon legal review. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

Receive and acknowledge receipt of the Fiscal Year 2018 Capital Improvement Projects Report and the Comprehensive Plan Implementation Report.

Staff continues to carry out actions on budgeted projects as defined in the 2018 Capital Improvements Plan (CIP). This report is an update as to the progress of each project year to date.

Staff also continues to deliver on implementation and completion of high priority projects defined in the Comprehensive Plan 2035. This report is an update as to work completed year to date.

Council member Reed moved to acknowledge receipt of the Fiscal Year 2018 Capital Improvement Projects Report and the Comprehensive Plan Implementation Report. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Receive and acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2018-2019 (FY19), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY19 Annual Budget for the regular City Council meeting scheduled for Thursday, August 16, 2018 at 7:00 p.m.

Per the City Charter, the City Manager, between sixty (60) and ninety (90) days prior to the beginning of each fiscal year, shall submit to the City Council a proposed budget, which shall provide a complete financial plan for the fiscal year. The

Charter also states that at the meeting of the City Council at which the budget is submitted, the City Council shall fix the time and place of a public hearing on the budget.

Council member Castro moved to acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2018-2019 (FY19), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY19 Annual Budget for the regular City Council meeting scheduled for Thursday, August 16, 2018 at 7:00 p.m. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Acknowledge resignation of City Manager Sereniah Breland effective August 5, 2018.

Council member Arendell moved to acknowledge resignation of City Manager, Sereniah Breland, effective August 5, 2018. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

REPORTS FROM CITY MANAGER

Review preliminary list of items for next Council meeting.

Ms. Breland reviewed the preliminary list for the August 2, 2018 City Council meeting.

ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Mayor, Council members, and City staff, for which no action will be discussed or taken.

Mrs. Roberts reviewed items of community interest.

Council member Thompson thanked the Street Department for cutting the grass on Mustang Road. He also thanked Sereniah Breland, City Manager, for her service to the City and expressed commended Mr. Junru Roland and his staff.

Council member Reed thanked the City Manager for assisting him while he's been out of state.

Council member Arendell thanked the City Manager for her service to the city and wished her well in her future endeavors.

Council member Richards thanked Sereniah Breland for her service to Alvin.

Council member Castro thanked Sereniah Breland and wished her well in Pflugerville.

Council member Adame thanked Sereniah for the future projects and wished her well in her endeavors. Council member Starkey wished Sereniah Breland good luck in the future in whatever she does and goes.

EXECUTIVE SESSION

Mayor Horn called for an executive session at 7:57 p.m. in accordance to the following:

City Council will meet in Executive Session as authorized by Texas Government Code 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, concerning an interim City Manager, and City Manager search and the appointment of a Municipal Court Judge.

City Council will meet in in Executive Session pursuant to Texas Government Code Sections 551.072, deliberation regarding the purchase, exchange, lease or value of real property commonly called the Fairway Property.

RECONVENE TO OPEN SESSION

Mayor reconvened the meeting into open session at 9:30 p.m.

Consider the appointment of an interim City Manager and give staff direction regarding the search for a City Manager.

Council member Starkey moved to appoint Junru Roland as interim City Manager. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Consider and give staff direction regarding the appointment of the presiding Municipal Court Judge.

Council member Thompson moved to direct staff to begin the search process for a presiding Municipal Court Judge. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

Consider an offer and sales contract for the city-owned 20-acre and 10-acre tracts of land commonly called the Fairway Property.

Council member Thompson moved to direct staff to continue negotiations on the sale of the city-owned 20-acre and 10-acre tracts of land commonly called the Fairway Property. Seconded by Council member Reed; motion carried on a vote of 7 Ayes.

ADJOURNMENT

Mayor Horn adjourned the meeting at 9:35 p.m.

PASSED and APPROVED this _____ day of _____, 2018.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider an amending plat of Cline Crossing No. 2 (located near the southeast corner of Bypass 35 and Highway 6), being a subdivision of a 21.5083 acre tract located in the I. & G. N. Railroad Company Survey, Abstract 400, City of Alvin, Brazoria County, Texas, and being all of reserves A, B, C, D, E, F, G, and H, block 1, Final Plat of Cline Crossing No. 2, according to the map or plat thereof recorded in Brazoria County Clerk's file no. 2018019058 of the official records of Brazoria County, Texas.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: On June 28, 2018, the Engineering Department received the amending plat of Cline Crossing No. 2 for review. The property is located near the southeast corner of Bypass 35 and Highway 6 and is being platted in order to enlarge Reserve G to accommodate the storm water detention storage that is required for this site. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on July 17, 2018.

Staff recommends approval. Click [HERE](#) to view plat.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 7/26/2018 SLH

Supporting documents attached:

- Amending Plat of Cline Crossing No. 2

Recommendation: Move to approve the amending plat of Cline Crossing No. 2 (located near the southeast corner of Bypass 35 and Highway 6), being a subdivision of a 21.5083 acre tract located in the I. & G. N. Railroad Company Survey, Abstract 400, City of Alvin, Brazoria County, Texas, and being all of reserves A, B, C, D, E, F, G, and H, block 1, Final Plat of Cline Crossing No. 2, according to the map or plat thereof recorded in Brazoria County Clerk's file no. 2018019058 of the official records of Brazoria County, Texas.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider a final plat of Stonewall Subdivision (located southeast of the intersection of County Road 143 and County Road 128), being a subdivision of 42.84 acres of land out of the H.T. & B.R.R. Company Survey, Abstract 526, City of Alvin E.T.J., Brazoria County, Texas.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: On June 28, 2018, the Engineering Department received the final plat of Stonewall Subdivision for review. The property is located southeast of the intersection of County Road 143 and County Road 281 in the City of Alvin’s Extraterritorial Jurisdiction (ETJ) and is being platted for the development of a modular home subdivision. This final plat consists of thirty-eight (38) lots, seven (7) reserves, and two (2) blocks. The preliminary plat of Stonewall Subdivision was approved by City Council on March 2, 2017. This plat complies with all requirements of the City’s Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on July 17, 2018.

Staff recommends approval. Click **HERE** to view plat.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 7/26/2018 SLH

Supporting documents attached:

- Final Plat of Stonewall Subdivision

Recommendation: Move to approve the final plat of Stonewall Subdivision (located southeast of the intersection of County Road 143 and County Road 128), being a subdivision of 42.84 acres of land out of the H.T. & B.R.R. Company Survey, Abstract 526, City of Alvin E.T.J., Brazoria County, Texas.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider a final plat of Wickline Plaza (located along FM 1462 near County Road 436), being a subdivision of 17.906 acres out of the Francis Moore League, A-100, Brazoria County, Texas.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: On June 28, 2018, the Engineering Department received the final plat of Wickline Plaza for review. The property is located on the corner of FM 1462 and County Road 436 in the City of Alvin Extraterritorial Jurisdiction (ETJ) and is being platted for conveyance. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on July 17, 2018.

Staff recommends approval. Click **HERE** to view plat.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 7/26/2018 SLH

Supporting documents attached:

- Final Plat of Wickline Plaza

Recommendation: Move to approve the final plat of Wickline Plaza (located along FM 1462 near County Road 436), being a subdivision of 17.906 acres out of the Francis Moore League, A-100, Brazoria County, Texas.

Reviewed by Department Head, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider Ordinance 18-L, amending Chapter 24, Traffic, of the Code of Ordinances, City of Alvin, Texas, for the purpose of amending and altering the prima facie speed limit established for vehicles under the provisions of §545.356, Texas Transportation Code, upon the basis of an engineering and traffic investigation, upon certain streets and highways, or parts thereof, within the corporate city limits of the City of Alvin, as set out in this ordinance; providing for a penalty, providing for a repealer clause and severability clause, providing for publication, and effective date; and setting forth other provisions related thereto, that along FM 2403 from SH35 to the South Alvin City Limit, a distance of approximately 0.497 miles the speed limit shall be 55 mph.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: On June 5, 2018, the City received a letter from the Director of Transportation Operations for the Texas Department of Transportation (TXDOT), notifying the City of a change to the posted speed limit along FM 2403 from SH 35 to the South Alvin City Limit. TXDOT revised the speed limit based on a Speed Zone Study that they conducted. In order for this change to be enforceable, the City must approve an ordinance to amend Chapter 24 Traffic to incorporate the revised speed limit. Ordinance 18-L amends Chapter 24 therefore accomplishing this goal. The speed limit change is as follows:

1. Along FM 2403 from SH 35 to the South Alvin City Limit, a distance of approximately 0.497 mile, the speed limit shall be 55 MPH.

Staff recommends approval of Ordinance 18-L.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 7/26/2018 SLH

Supporting documents attached:

- Ordinance 18-L
- TXDOT Letter
- TXDOT Speed Zone Strip Map

Recommendation: Move to approve Ordinance 18-L, amending Chapter 24, Traffic, of the Code of Ordinances, City of Alvin, Texas, for the purpose of amending and altering the prima facie speed limit established for vehicles under the provisions of §545.356,

Texas Transportation Code, upon the basis of an engineering and traffic investigation, upon certain streets and highways, or parts thereof, within the corporate city limits of the City of Alvin, as set out in this ordinance; providing for a penalty, providing for a repealer clause and severability clause, providing for publication, and effective date; and setting forth other provisions related thereto, that along FM 2403 from SH35 to the South Alvin City Limit, a distance of approximately 0.497 miles the speed limit shall be 55 mph.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

ORDINANCE NO. 18-L

AN ORDINANCE AMENDING CHAPTER 24, TRAFFIC, OF THE CODE OF ORDINANCES, CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF AMENDING AND ALTERING THE PRIMA FACIE SPEED LIMIT ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF ALVIN, AS SET OUT IN THIS ORDINANCE; PROVIDING FOR A PENALTY, PROVIDING FOR A REPEALER CLAUSE AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION, AND EFFECTIVE DATE; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

WHEREAS, Section 545.356 of the Texas Transportation Code provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street of highway within the city, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street of highway; **NOW, THEREFORE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

Section 1. That the City Council hereby adopts the recitals and findings set forth in the preamble hereof.

Section 2. That Article I, In General, of Chapter 24, Traffic, of the Code of Ordinances of the City of Alvin, Texas is hereby amended, which said sections shall read as follows:

ARTICLE I. IN GENERAL

...

Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of §545.356, Texas Transportation Code, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described and that Section 24-6, Traffic, In General, of the Code of Ordinances, City of Alvin, Texas is hereby amended to read as follows:

“Sec. 24-6. Same – On specified streets and highways.

...

- (rr) Along FM 2403, from SH 35 to the South Alvin City Limit, a distance of approximately 0.497 mile, the speed limit shall be 55 MPH.

Section 2. That except as amended herein, all other provisions of Chapter 24 of the Code of Ordinances, City of Alvin, Texas, shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall control.

Section 3. **Severability.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. **Penalty Provision.** Any person, firm or corporation violating a provision of this chapter shall be guilty of a misdemeanor, and upon conviction shall be subject to a fine in accordance with the general penalty section 1-5 of the Code of Ordinances.

Section 5. **Publication.** The City Secretary of the City of Alvin is hereby directed to publish this ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by the Charter of the City of Alvin, Texas.

Section 6. **Effective Date.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code and the City of Alvin Charter.

Section 7. **Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this _____ day of _____, 2018.

CITY OF ALVIN, TEXAS

By: _____
Paul A. Horn, Mayor

ATTEST:

By: _____
Dixie Roberts, City Secretary

Rec'd 4/5/18



Texas Department of Transportation

P.O. BOX 1386 | HOUSTON, TEXAS 77251-1386 | (713) 802-5000 | WWW.TXDOT.GOV

May 29, 2018

The Honorable Paul Horn
Mayor
City of Alvin
216 West Sealy
Alvin, Texas 77511

RE: Request for City Ordinance Speed Zone – FM 2403 – Brazoria County

Dear Mayor Horn:

Our office has completed a Speed Zone Study along FM 2403 within the City of Alvin. Attached you will find a Speed Zone Strip Maps numbered 5308 A and a prepared Speed Zone Ordinance suggested by the Texas League of Municipalities containing the recommended zone along FM 2403. If you concur with the recommended zone please furnish this office with a copy of your executed ordinance.

Should you have questions please contact Gaurang Pandit, Transportation Engineer Supervisor at (713) 802-5856 or Rogelio Rubico at (713) 802-5182.

Sincerely,

Ugonna U. Ughanze, P.E.
Director of Transportation Operations
Houston District

Attachments

cc: Gaurang S. Pandit, P.E.
Rogelio R. Rubico, P.E.

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer

MILEPOINT 1.000 ALVIN CITY INC. POPULATION: 21,413 2000 CENSUS
 DEVELOPMENT
 RES. SIGHT DISTANCE
 BALL BANK OR ADVISORY SPEED
 CURVES OVER 2"
 GRADES OVER 3%
 SURFACE WIDTH AND TYPE
 R.O.W. AND ROADBED WIDTH
 ACCIDENTS
 ZONE LENGTHS MILE
 ZONE SPEEDS MPH



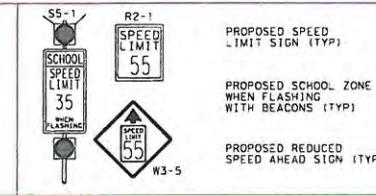
ZONE SPEEDS MPH
 ZONE LENGTHS MILE
 ACCIDENTS 2016
 R.O.W. AND ROADBED WIDTH
 SURFACE WIDTH AND TYPE
 GRADES OVER 3%
 CURVES OVER 2"
 BALL BANK OR ADVISORY SPEED
 RES. SIGHT DISTANCE
 DEVELOPMENT

DISTRICT	HOUSTON (DIST 12)	COUNTY	BRAZORIA	ROUTE NO.	DATE
HIGHWAY	FM 2403	CITY	ALVIN/RURAL	REPLACES	DATE
DATE OF SURVEY	4/2008	SCALE	5" = 1 MILE	REPLACED BY	DATE
				CANCELLED BY	DATE

LIMITS OF ZONE					
SECTION ONE		SECTION TWO		SECTION THREE	
BEGNS	ENDS	BEGNS	ENDS	BEGNS	ENDS
STA. OR M.P.	STA. OR M.P.	STA. OR M.P.	STA. OR M.P.	STA. OR M.P.	STA. OR M.P.
CONT. & SECT.	CONT. & SECT.	CONT. & SECT.	CONT. & SECT.	CONT. & SECT.	CONT. & SECT.
PROJECT	PROJECT	PROJECT	PROJECT	PROJECT	PROJECT

SPEED CHECK BLOCK:
 68 - B5 PERCENTILE SPEED
 74 - TOP SPEED MEASURED
 85 - NUMBER OF CARS CHECKED
 65 - TRIAL RUN CONDUCTED

- - FATAL ACCIDENT
- - PERSONAL INJURY ACCIDENT
- - PROPERTY DAMAGE ACCIDENT
- - SECTION ZONED BY COMMISSION MINUTE ORDER
- 55 - EXISTING SPEED LIMIT SIGN
- SECTION ZONED BY CITY ORDINANCE
- #N - SPEED CHECK STATION
- ★ - EXCEEDED STATEWIDE AVERAGE ACCIDENT
- EXISTING SIGNAL
- EXISTING FLASHING BECON
- ① - EXISTING POLE
- 4 - PROPOSED SIGN
- PC - POINT OF CURVE
- PT - POINT OF TANGENT



TEXAS DEPARTMENT OF TRANSPORTATION
SPEED ZONE
 STRIP MAP NO. 5308 A

5/25/2018 10:18:27 AM



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: Municipal Court

Contact: Suzanne Hanneman, City Attorney

Agenda Item: Acknowledge resignation of Presiding Municipal Court Judge Donna Starkey, effective August 31, 2018.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: Donna Starkey has served the Municipal Court of the City of Alvin, beginning in 1992 as an Alternate Judge, and from 1996 to present as the Presiding Judge.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** _____

Supporting documents attached:

- Letter of Resignation

Recommendation: Move to acknowledge resignation of Presiding Municipal Court Judge Donna Starkey, effective August 31, 2018.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

June 6, 2018

Received 6/6/18

To: Mayor and Council members
City of Alvin, Texas

CC: Sereniah Breland
City Manager

From: Donna Starkey, Presiding Judge
Municipal Court, City of Alvin, Texas

RE: Retirement

Mayor Horn and Council Members:

I have had the honor of serving the Municipal Court of the City of Alvin, beginning in 1992 as an Associate Judge, and from 1996 to present as the Presiding Judge. Throughout the 26 years I have served, I have had the privilege of working with outstanding court staff, city administrators, mayors and councils.

This letter is to advise you that I have chosen to retire upon completion of my present term.

I am grateful for the opportunity to have been a part of the Alvin Municipal Court and will continue to assist as possible in the court's public educational programs that we developed. I will work with the city to ensure a smooth transition of my office.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "Donna Starkey". The signature is written in black ink and features a large, elegant loop at the end of the name.

Donna Starkey
Presiding Judge
Municipal Court of the City of Alvin, Texas



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: Economic Development

Contact: Larry Buehler, Director

Agenda Item: Consider Resolution 18-R-24, setting two (2) public hearings for September 6, and September 13, 2018 for the voluntary annexation and discontinuation of the Walton Property, more formerly described as Brazoria County Municipal Utility Districts Number 48 and Number 49.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: Walton Texas, LP, has proposed a new master planned development located on FM 1462 next to the current Savannah Plantation development. The majority of the approximate 1,401 acres is inside Municipal Utility Districts (MUDs) Number 48 and Number 49. On July 19, 2018, Walton Texas, LP, filed its Petition for Jurisdictional Annexation and Discontinuance. This Resolution will allow for the discontinuance of the MUDs from the boundaries of the City, while allowing the City to retain a five-foot strip around the discontinued property. These two MUDs will become extra territorial jurisdiction (ETJ) MUDs, allowing for faster development and a better method of financing and providing the needed infrastructure. This is the first step of a developer's agreement that will be presented to City Council in an upcoming meeting.

Staff recommends approval.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 7/30/2018 SLH

Supporting documents attached:

- Resolution 18-R-24
- Petition for Jurisdictional Annexation and Discontinuance

Recommendation: Move to approve Resolution 18-R-24, setting public hearings for September 6, and September 13, 2018 for the voluntary annexation and discontinuation of the Walton Property, more formerly described as Municipal Utility Districts Number 48 and Number 49.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

RESOLUTION NO. 18-R-24

A RESOLUTION OF THE CITY OF ALVIN, TEXAS, ACCEPTING THE PETITION FOR DISCONTINUANCE OF 817.85 ACRES, MORE OR LESS, PARCEL OF LAND, AS DESCRIBED IN EXHIBIT A; JURISDICTIONAL ANNEXATION OF 4.51 ACRES, MORE OR LESS, PARCEL OF LAND CONSISTING OF A FIVE (5) FOOT WIDE STRIP OF LAND, MARKED AS A PARCEL OR TRACT NOS. 1, 2, AND 3 ON EXHIBIT B; SETTING AN ANNEXATION SCHEDULE; PROVIDING FOR OPEN MEETINGS, AND OTHER RELATED MATTERS.

WHEREAS, the owner (the “Petitioner”) of certain property located within Brazoria County, Texas has petitioned the City of Alvin, Texas (herein the “City”), a home-rule municipality, for discontinuance of approximately 817.85 acres (the “Discontinuance Property”), from the municipal boundaries of the City;

WHEREAS, the Discontinuance Property comprises at least three (3) continuous acres, is unimproved, and adjoins/is within the municipal boundaries of the City;

WHEREAS, the Petitioner wishes to petition the City to discontinue the Discontinuance Property from the boundaries of the City in accordance with Texas Local Government Code Section 43.154;

WHEREAS, the Petitioner understands and agrees that the Discontinuance Property may be later annexed into the municipal boundaries of the City for all purposes, in accordance with that certain Petition for Future Annexation of Land Within the Boundaries of Brazoria County Municipal Utility District No. 48 and Brazoria County Municipal Utility District No. 49, recorded in the Official Real Property Records of Brazoria County, Texas;

WHEREAS, the Petitioner has also simultaneously petitioned the City for jurisdictional annexation of approximately 4.51 acres consisting of a five (5) foot wide strip (the “Jurisdictional Annexation Property”), more particularly described herein into the City limits;

WHEREAS, the Petitioner hereby irrevocably petitions and requests that the Jurisdictional Annexation Property be annexed immediately into the City’s municipal boundaries for all purposes;

WHEREAS, the parties agree that the City will not provide a Municipal Services Plan until such time as the Discontinuance Property is annexed back into the City;

WHEREAS, after review and consideration of such petition for annexation, the City Council finds that the property is exempt from the City’s annexation plan pursuant to Section 43.052 (h)(2) of the Local Government Code; and

WHEREAS, the Petitioner has agreed and consented to the annexation of the subject property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Proceedings. The Petition for Discontinuance and Jurisdictional Annexation of the following property is hereby accepted:

Discontinuance Property:

A 295.76-acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 2,075.08-acre tract of land as conveyed in Special Warranty Deed to SUNTEX FULLER CORPORATION, recorded in Clerk's File Number 99-003294 of the Official Public Records of Real Property in Brazoria County, Texas, and being more particularly shown and described in Exhibit "A," attached hereto and incorporated herein for all purposes.

A 522.09-acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 2,075.08-acre tract of land as conveyed in Special Warranty Deed to SUNTEX FULLER CORPORATION, recorded in Clerk's File Number 99-003294 of the Official Public Records of Real Property in Brazoria County, Texas, and being more particularly shown and described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Save and Except: All of a called 4.80 acres described in a document to Century Concrete Partners, Inc. as recorded under Brazoria County Clerk's File Number 2014015716 and all of a called 3.34 acres described in a document to Savannah Plantation Development, LP as recorded under Brazoria County Clerk's File Number 2004047755, with a total of 523.53 acres of land, more or less, and being more particularly shown and described in Exhibit "A," attached hereto and incorporated herein for all purposes.

And all of an 80-foot Access Easement being 1.44-acre tract of land as recorded under Brazoria County Clerk's File Number 03-040034. With a total of 522.09 acres of land, more or less, and being more particularly shown and described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Jurisdictional Annexation Property:

Tract I

A 2.20 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 of the Official Public Records of Real Property in Brazoria County (O.P.R.P.B.C.), Texas, and being more particularly shown and described in the Exhibit "B," attached hereto and incorporated herein for all purposes.

Tract II

A 0.43 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 of the Official Public Records of Real Property in Brazoria County (O.P.R.P.B.C.), Texas, and being more particularly shown and described in the Exhibit "B," attached hereto and incorporated herein for all purposes.

Tract III

A 1.88 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 of the Official Public Records of Real Property in Brazoria County (O.P.R.P.B.C.), Texas, and being more particularly shown and described in the Exhibit "B," attached hereto and incorporated herein for all purposes.

Two (2) public hearings are hereby set for September 6, 2018, and September 13, 2018. Notice of such hearings shall be posted and the hearings shall be open to the public to accept public comment on the annexation request.

Section 3. Severability. Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED this the ____ day of _____, 2018.

THE CITY OF ALVIN, TEXAS

ATTEST

Paul A. Horn, Mayor

Dixie Roberts, City Secretary

Exhibit “A”

Discontinuance Property Description

A 295.76-acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 2,075.08-acre tract of land as conveyed in Special Warranty Deed to SUNTEX FULLER CORPORATION, recorded in Clerk’s File Number 99-003294 of the Official Public Records of Real Property in Brazoria County, Texas, and being more particularly shown and described in Exhibit “A,” attached hereto and incorporated herein for all purposes.

A 522.09-acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 2,075.08-acre tract of land as conveyed in Special Warranty Deed to SUNTEX FULLER CORPORATION, recorded in Clerk’s File Number 99-003294 of the Official Public Records of Real Property in Brazoria County, Texas, and being more particularly shown and described in Exhibit “A,” attached hereto and incorporated herein for all purposes.

Save and Except: All of a called 4.80 acres described in a document to Century Concrete Partners, Inc. as recorded under Brazoria County Clerk’s File Number 2014015716 and all of a called 3.34 acres described in a document to Savannah Plantation Development, LP as recorded under Brazoria County Clerk’s File Number 2004047755, with a total of 523.53 acres of land, more or less, and being more particularly shown and described in Exhibit “A,” attached hereto and incorporated herein for all purposes.

And all of an 80-foot Access Easement being 1.44-acre tract of land as recorded under Brazoria County Clerk’s File Number 03-040034. With a total of 522.09 acres of land, more or less, and being more particularly shown and described in Exhibit “A,” attached hereto and incorporated herein for all purposes.

Exhibit “B”

Annexation Property Description

Tract I

A 2.20 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk’s File Number 2009028077 of the Official Public Records of Real Property in Brazoria County (O.P.R.P.B.C.), Texas, and being more particularly shown and described in the Exhibit “A” attached hereto and incorporated herein for all purposes.

Tract II

A 0.43 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk’s File Number 2009028077 of the Official Public Records of Real Property in Brazoria County (O.P.R.P.B.C.), Texas, and being more particularly shown and described in the Exhibit “A” attached hereto and incorporated herein for all purposes.

Tract III

A 1.88 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk’s File Number 2009028077 of the Official Public Records of Real Property in Brazoria County (O.P.R.P.B.C.), Texas, and being more particularly shown and described in the Exhibit “A” attached hereto and incorporated herein for all purposes.

Exhibit B

Tract I

Being a 2.20 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 of the Official Public Records of Real Property in Brazoria County (O.P.R.R.P.B.C.), Texas; said 2.20 acre tract of land is more particularly described by metes and bounds as follows;

BEGINNING at a point for corner in the North line of said Francis Moore League, Abstract-100 and the South line of J.M. Allen Survey, Abstract 1, said common line being the Centerline of F.M. 1462 (120-foot wide right-of-way) as described in Volume 303, Page 215 in Deed Records of Brazoria County, Texas; said point being at the intersection of said Centerline F.M. 1462 and the Westerly bank of Chocolate Bayou, same being the Northeast corner of the herein described parcel;

THENCE with said Westerly bank of Chocolate Bayou as follows:

- South 29° 37' 12" East, 286.76 feet to a point for corner;
- South 37° 37' 45" East, 98.60 feet to a point for corner;
- South 58° 12' 19" East, 74.12 feet to a point for corner;
- South 65° 18' 15" East, 39.36 feet to a point for corner;
- South 72° 50' 52" East, 84.71 feet to a point for corner;
- South 62° 07' 23" East, 50.26 feet to a point for corner;
- South 63° 42' 25" East, 61.61 feet to a point for corner;
- South 83° 58' 31" East, 62.15 feet to a point for corner;

Exhibit B

- South 89° 46' 42" East, 156.44 feet to a point for corner;
- North 78° 40' 17" East, 114.42 feet to a point for corner;
- South 83° 48' 49" East, 75.14 feet to a point for corner;
- South 44° 41' 36" East, 53.64 feet to a point for corner;
- South 35° 59' 27" East, 41.91 feet to a point for corner;
- South 54° 37' 18" East, 72.75 feet to a point for corner;
- South 60° 13' 15" East, 82.99 feet to a point for corner;
- South 84° 59' 15" East, 41.40 feet to a point for corner;
- North 65° 07' 37" East, 49.36 feet to a point for corner;
- North 49° 04' 05" East, 45.02 feet to a point for corner;
- North 27° 07' 24" East, 42.50 feet to a point for corner;
- North 05° 24' 53" East, 150.68 feet to a point for corner;
- North 17° 46' 16" East, 205.58 feet to a point for corner;
- North 29° 54' 00" East, 69.19 feet to a point for corner;
- North 53° 46' 00" East, 41.16 feet to a point for corner;
- North 73° 56' 12" East, 44.86 feet to a point for corner;
- South 74° 06' 34" East, 48.00 feet to a point for corner;
- South 57° 22' 21" East, 52.53 feet to a point for corner;
- South 46° 11' 23" East, 60.40 feet to a point for corner;
- South 23° 42' 34" East, 110.24 feet to a point for corner;
- South 37° 15' 55" East, 67.68 feet to a point for corner;
- South 13° 20' 22" East, 50.54 feet to a point for corner;
- South 13° 56' 17" West, 30.35 feet to a point for corner;
- South 43° 44' 18" West, 45.77 feet to a point for corner;
- South 28° 21' 38" West, 43.10 feet to a point for corner;
- South 02° 44' 06" West, 78.01 feet to a point for corner;

Exhibit B

- South 12° 50' 40" West, 81.68 feet to a point for corner;
- South 30° 17' 22" West, 34.87 feet to a point for corner;
- South 55° 21' 34" West, 172.54 feet to a point for corner;
- South 24° 06' 16" West, 50.46 feet to a point for corner;
- South 02° 02' 05" West, 40.80 feet to a point for corner;
- South 06° 26' 16" East, 53.32 feet to a point for corner;
- South 36° 15' 31" East, 78.14 feet to a point for corner;
- South 70° 27' 18" East, 63.39 feet to a point for corner;
- South 82° 03' 36" East, 171.66 feet to a point for corner;
- North 83° 34' 28" East, 126.11 feet to a point for corner;
- South 87° 49' 03" East, 54.71 feet to a point for corner;
- South 80° 56' 32" East, 64.45 feet to a point for corner;
- North 84° 13' 38" East, 108.16 feet to a point for corner;
- South 49° 12' 27" East, 91.66 feet to a point for corner;
- South 29° 23' 53" East, 36.26 feet to a point for corner;
- South 08° 12' 55" East, 50.07 feet to a point for corner;
- South 14° 12' 56" West, 32.94 feet to a point for corner;
- South 41° 22' 38" West, 30.22 feet to a point for corner;
- South 62° 38' 50" West, 27.71 feet to a point for corner;
- South 46° 50' 24" West, 40.68 feet to a point for corner;
- South 19° 42' 22" West, 78.54 feet to a point for corner;
- South 29° 41' 54" West, 57.57 feet to a point for corner;
- South 54° 43' 10" West, 59.98 feet to a point for corner;
- North 75° 12' 03" West, 28.25 feet to a point for corner;
- North 58° 05' 53" West, 80.22 feet to a point for corner;
- North 68° 16' 26" West, 80.89 feet to a point for corner;

Exhibit B

- North 84° 24' 48" West, 113.51 feet to a point for corner;
- South 85° 36' 43" West, 57.64 feet to a point for corner;
- South 59° 07' 07" West, 35.52 feet to a point for corner;
- South 43° 10' 00" West, 173.07 feet to a point for corner;
- South 58° 18' 23" West, 59.61 feet to a point for corner;
- South 65° 27' 02" West, 95.46 feet to a point for corner;
- South 75° 33' 32" West, 38.58 feet to a point for corner;
- South 41° 03' 58" West, 116.50 feet to a point for corner;
- South 22° 37' 47" West, 141.61 feet to a point for corner;
- South 50° 15' 58" West, 35.62 feet to a point for corner;
- South 56° 20' 46" West, 45.50 feet to a point for corner;
- South 76° 05' 17" West, 34.12 feet to a point for corner;
- North 84° 28' 59" West, 68.63 feet to a point for corner;
- North 73° 17' 07" West, 48.33 feet to a point for corner;
- North 82° 37' 09" West, 97.81 feet to a point for corner;
- North 70° 03' 45" West, 68.68 feet to a point for corner;
- North 31° 08' 18" West, 94.47 feet to a point for corner;
- North 53° 10' 57" West, 46.64 feet to a point for corner;
- South 88° 04' 18" West, 51.20 feet to a point for corner;
- South 48° 48' 10" West, 34.38 feet to a point for corner;
- South 24° 58' 40" West, 28.83 feet to a point for corner;
- South 14° 30' 57" West, 62.55 feet to a point for corner;
- South 11° 22' 46" West, 47.19 feet to a point for corner;
- South 06° 21' 31" West, 71.09 feet to a point for corner;
- South 01° 53' 08" East, 54.84 feet to a point for corner;
- South 22° 47' 28" East, 73.62 feet to a point for corner;

Exhibit B

- South 40° 22' 45" East, 88.74 feet to a point for corner;
- South 49° 22' 08" East, 65.26 feet to a point for corner;
- South 43° 59' 08" East, 38.80 feet to a point for corner;
- South 23° 37' 58" East, 41.60 feet to a point for corner;
- South 13° 27' 43" East, 72.46 feet to a point for corner;
- South 04° 01' 07" West, 42.58 feet to a point for corner;
- South 06° 34' 31" East, 63.66 feet to a point for corner;
- South 27° 26' 58" East, 82.58 feet to a point for corner;
- South 43° 05' 31" East, 75.71 feet to a point for corner;
- South 56° 19' 30" East, 49.62 feet to a point for corner;
- South 67° 40' 45" East, 29.88 feet to a point for corner;
- North 79° 19' 18" East, 74.56 feet to a point for corner;
- North 76° 45' 00" East, 53.43 feet to a point for corner;
- North 65° 44' 53" East, 63.34 feet to a point for corner;
- North 56° 48' 14" East, 127.00 feet to a point for corner;
- North 49° 25' 33" East, 78.20 feet to a point for corner;
- North 67° 53' 48" East, 26.43 feet to a point for corner;
- South 88° 06' 40" East, 37.72 feet to a point for corner;
- South 74° 00' 35" East, 71.50 feet to a point for corner;
- South 65° 57' 46" East, 38.27 feet to a point for corner;
- South 89° 42' 38" East, 87.64 feet to a point for corner;
- North 85° 26' 05" East, 90.72 feet to a point for corner;
- North 80° 10' 34" East, 82.71 feet to a point for corner;
- North 87° 00' 20" East, 124.97 feet to a point for corner;
- North 89° 26' 04" East, 57.86 feet to a point for corner;
- North 77° 34' 48" East, 49.14 feet to a point for corner;

Exhibit B

- North 58° 17' 24" East, 108.39 feet to a point for corner;
- North 75° 24' 28" East, 30.99 feet to a point for corner;
- South 88° 57' 13" East, 34.60 feet to a point for corner;
- South 56° 09' 02" East, 32.08 feet to a point for corner;
- South 22° 58' 47" East, 33.43 feet to a point for corner;
- South 05° 22' 46" East, 44.50 feet to a point for corner;
- South 05° 06' 14" East, 36.88 feet to a point for corner;
- South 01° 13' 08" West, 27.95 feet to a point for corner;
- South 15° 10' 17" West, 107.22 feet to a point for corner;
- South 23° 55' 06" West, 72.71 feet to a point for corner;
- South 30° 49' 01" West, 145.30 feet to a point for corner;
- South 15° 47' 42" West, 100.00 feet to a point for corner;
- South 04° 46' 36" West, 54.14 feet to a point for corner;
- South 02° 57' 21" East, 60.40 feet to a point for corner;
- South 10° 08' 35" East, 49.22 feet to a point for corner;
- South 09° 42' 06" East, 58.74 feet to a point for corner;
- South 07° 38' 22" East, 36.41 feet to a point for corner;
- South 31° 36' 51" East, 65.72 feet to a point for corner;
- South 51° 26' 07" East, 61.58 feet to a point for corner;
- South 67° 13' 50" East, 144.59 feet to a point for corner;
- South 77° 25' 44" East, 191.64 feet to a point for corner;
- North 78° 29' 03" East, 44.38 feet to a point for corner;
- South 78° 19' 52" East, 41.39 feet to a point for corner;
- South 66° 14' 34" East, 44.08 feet to a point for corner;
- South 61° 53' 03" East, 46.63 feet to a point for corner;
- South 49° 56' 58" East, 51.47 feet to a point for corner;

Exhibit B

- South 02° 17' 31" East, 112.25 feet to a point for corner;
- South 43° 16' 43" West, 98.84 feet to a point for corner;
- South 57° 11' 33" West, 98.06 feet to a point for corner;
- South 40° 07' 08" West, 236.64 feet to a point for corner;
- North 70° 59' 30" West, 57.49 feet to a point for corner;
- North 48° 00' 50" West, 118.49 feet to a point for corner;
- North 76° 05' 32" West, 63.06 feet to a point for corner;
- South 69° 35' 35" West, 58.51 feet to a point for corner;
- South 13° 44' 39" West, 184.14 feet to a point for corner;
- South 12° 29' 32" East, 146.42 feet to a point for corner;
- South 41° 49' 23" East, 87.14 feet to a point for corner;
- South 80° 55' 57" East, 86.52 feet to a point for corner;
- North 75° 00' 30" East, 121.65 feet to a point for corner;
- South 87° 45' 43" East, 74.00 feet to a point for corner;
- South 52° 58' 03" East, 81.42 feet to a point for corner;
- South 38° 54' 56" East, 96.24 feet to a point for corner;
- South 50° 58' 05" East, 142.39 feet to a point for corner;
- South 27° 12' 41" East, 168.84 feet to a point for corner;
- South 66° 04' 26" East, 86.14 feet to a point for corner;
- North 47° 10' 06" East, 94.51 feet to a point for corner;
- North 62° 41' 11" East, 70.59 feet to a point for corner;
- North 29° 32' 19" East, 146.55 feet to a point for corner;
- North 64° 55' 24" East, 71.38 feet to a point for corner;
- South 45° 02' 00" East, 69.41 feet to a point for corner;
- South 20° 13' 41" East, 153.12 feet to a point for corner;
- South 39° 23' 59" East, 99.67 feet to a point for corner;

Exhibit B

- South 07° 54' 52" West, 76.85 feet to a point for corner;
- South 38° 29' 47" West, 183.92 feet to a point for corner;
- South 33° 25' 33" West, 89.62 feet to a point for corner;
- South 12° 25' 45" East, 37.02 feet to a point for corner;
- South 47° 14' 01" East, 94.42 feet to a point for corner;
- South 36° 03' 09" East, 77.48 feet to a point for the Southeast corner of the herein described tract of land;

THENCE South 62° 54' 39" West with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County M.U.D. No. 50, 3,610.87 feet to a point for the Southernmost Southwest corner of the herein described tract of land, being in the arc of a non-tangent curve to the right, for the East line of Savannah Plantation, Section Three as recorded in Volume 21, Page 1-2 of the Map Records of Brazoria County, Texas;

THENCE with the East line of said Savannah Plantation, Section Three, and along the arc of said non-tangent curve to the right, having a chord of North 07° 14' 17" East, 6.05 feet, a radius of 2,230.00 feet, a central angle of 00° 09' 20", an arc length of 6.05 feet to a point for corner;

THENCE over and across said 1,401.60 acre tract the following courses and distances:

- North 62° 54' 39" East, 3,601.61 feet to a point for corner;
- North 36° 03' 09" West, 71.14 feet to a point for corner;
- North 47° 14' 01" West, 95.50 feet to a point for corner;
- North 12° 25' 45" West, 40.70 feet to a point for corner;
- North 33° 25' 33" East, 91.96 feet to a point for corner;

Exhibit B

- North 38° 29' 47" East, 182.77 feet to a point for corner;
- North 07° 54' 52" East, 73.29 feet to a point for corner;
- North 39° 23' 59" West, 98.32 feet to a point for corner;
- North 20° 13' 41" West, 152.86 feet to a point for corner;
- North 45° 02' 00" West, 64.81 feet to a point for corner;
- South 64° 55' 24" West, 66.28 feet to a point for corner;
- South 29° 32' 19" West, 146.44 feet to a point for corner;
- South 62° 41' 11" West, 71.40 feet to a point for corner;
- South 47° 10' 06" West, 97.12 feet to a point for corner;
- North 66° 04' 26" West, 91.20 feet to a point for corner;
- North 27° 12' 41" West, 169.55 feet to a point for corner;
- North 50° 58' 05" West, 141.87 feet to a point for corner;
- North 38° 54' 56" West, 96.15 feet to a point for corner;
- North 52° 58' 03" West, 79.24 feet to a point for corner;
- North 87° 45' 43" West, 71.68 feet to a point for corner;
- South 75° 00' 30" West, 121.96 feet to a point for corner;
- North 80° 55' 57" West, 89.36 feet to a point for corner;
- North 41° 49' 23" West, 90.22 feet to a point for corner;
- North 12° 29' 32" West, 148.89 feet to a point for corner;
- North 13° 44' 39" East, 187.96 feet to a point for corner;
- North 69° 35' 35" East, 62.70 feet to a point for corner;
- South 76° 05' 32" East, 65.85 feet to a point for corner;
- South 48° 00' 50" East, 118.72 feet to a point for corner;
- South 70° 59' 30" East, 53.04 feet to a point for corner;
- North 40° 07' 08" East, 233.96 feet to a point for corner;
- North 57° 11' 33" East, 98.20 feet to a point for corner;

Exhibit B

- North 43° 16' 43" East, 96.13 feet to a point for corner;
- North 02° 17' 31" West, 107.94 feet to a point for corner;
- North 49° 56' 58" West, 48.74 feet to a point for corner;
- North 61° 53' 03" West, 45.92 feet to a point for corner;
- North 66° 14' 34" West, 43.36 feet to a point for corner;
- North 78° 19' 52" West, 39.83 feet to a point for corner;
- South 78° 29' 03" West, 44.42 feet to a point for corner;
- North 77° 25' 44" West, 193.15 feet to a point for corner;
- North 67° 13' 50" West, 145.73 feet to a point for corner;
- North 51° 26' 07" West, 63.15 feet to a point for corner;
- North 31° 36' 51" West, 67.66 feet to a point for corner;
- North 07° 38' 22" West, 37.38 feet to a point for corner;
- North 09° 42' 06" West, 58.63 feet to a point for corner;
- North 10° 08' 35" West, 49.51 feet to a point for corner;
- North 02° 57' 21" West, 61.05 feet to a point for corner;
- North 04° 46' 36" East, 54.96 feet to a point for corner;
- North 15° 47' 42" East, 101.14 feet to a point for corner;
- North 30° 49' 01" East, 145.66 feet to a point for corner;
- North 23° 55' 06" East, 72.03 feet to a point for corner;
- North 15° 10' 17" East, 106.23 feet to a point for corner;
- North 01° 13' 08" East, 27.06 feet to a point for corner;
- North 05° 06' 14" West, 36.59 feet to a point for corner;
- North 05° 22' 46" West, 43.71 feet to a point for corner;
- North 22° 58' 47" West, 31.17 feet to a point for corner;
- North 56° 09' 02" West, 29.12 feet to a point for corner;
- North 88° 57' 13" West, 32.44 feet to a point for corner;

Exhibit B

- South 75° 24' 28" West, 29.55 feet to a point for corner;
- South 58° 17' 24" West, 108.49 feet to a point for corner;
- South 77° 34' 48" West, 50.51 feet to a point for corner;
- South 89° 26' 04" West, 58.27 feet to a point for corner;
- South 87° 00' 20" West, 124.57 feet to a point for corner;
- South 80° 10' 34" West, 82.64 feet to a point for corner;
- South 85° 26' 05" West, 91.16 feet to a point for corner;
- North 89° 42' 38" West, 88.90 feet to a point for corner;
- North 65° 57' 46" West, 38.97 feet to a point for corner;
- North 74° 00' 35" West, 70.53 feet to a point for corner;
- North 88° 06' 40" West, 36.04 feet to a point for corner;
- South 67° 53' 48" West, 24.55 feet to a point for corner;
- South 49° 25' 33" West, 77.71 feet to a point for corner;
- South 56° 48' 14" West, 127.71 feet to a point for corner;
- South 65° 44' 53" West, 64.21 feet to a point for corner;
- South 76° 45' 00" West, 54.02 feet to a point for corner;
- South 79° 19' 18" West, 76.15 feet to a point for corner;
- North 67° 40' 45" West, 31.86 feet to a point for corner;
- North 56° 19' 30" West, 50.70 feet to a point for corner;
- North 43° 05' 31" West, 76.98 feet to a point for corner;
- North 27° 26' 58" West, 84.19 feet to a point for corner;
- North 06° 34' 31" West, 65.04 feet to a point for corner;
- North 04° 01' 07" East, 42.27 feet to a point for corner;
- North 13° 27' 43" West, 71.25 feet to a point for corner;
- North 23° 37' 58" West, 40.26 feet to a point for corner;
- North 43° 59' 08" West, 37.67 feet to a point for corner;

Exhibit B

- North 49° 22' 08" West, 65.42 feet to a point for corner;
- North 40° 22' 45" West, 89.91 feet to a point for corner;
- North 22° 47' 28" West, 75.32 feet to a point for corner;
- North 01° 53' 08" West, 56.12 feet to a point for corner;
- North 06° 21' 31" East, 71.67 feet to a point for corner;
- North 11° 22' 46" East, 47.55 feet to a point for corner;
- North 14° 30' 57" East, 63.14 feet to a point for corner;
- North 24° 58' 40" East, 30.34 feet to a point for corner;
- North 48° 48' 10" East, 37.22 feet to a point for corner;
- North 88° 04' 18" East, 54.74 feet to a point for corner;
- South 53° 10' 57" East, 49.37 feet to a point for corner;
- South 31° 08' 18" East, 93.68 feet to a point for corner;
- South 70° 03' 45" East, 66.37 feet to a point for corner;
- South 82° 37' 09" East, 97.67 feet to a point for corner;
- South 73° 17' 07" East, 48.25 feet to a point for corner;
- South 84° 28' 59" East, 67.28 feet to a point for corner;
- North 76° 05' 17" East, 32.39 feet to a point for corner;
- North 56° 20' 46" East, 44.36 feet to a point for corner;
- North 50° 15' 58" East, 34.12 feet to a point for corner;
- North 22° 37' 47" East, 141.19 feet to a point for corner;
- North 41° 03' 58" East, 118.86 feet to a point for corner;
- North 75° 33' 32" East, 39.69 feet to a point for corner;
- North 65° 27' 02" East, 94.71 feet to a point for corner;
- North 58° 18' 23" East, 58.63 feet to a point for corner;
- North 43° 10' 00" East, 173.11 feet to a point for corner;
- North 59° 07' 07" East, 37.40 feet to a point for corner;

Exhibit B

- North 85° 36' 43" East, 59.25 feet to a point for corner;
- South 84° 24' 48" East, 114.66 feet to a point for corner;
- South 68° 16' 26" East, 82.04 feet to a point for corner;
- South 58° 05' 53" East, 79.91 feet to a point for corner;
- South 75° 12' 03" East, 25.16 feet to a point for corner;
- North 54° 43' 10" East, 56.53 feet to a point for corner;
- North 29° 41' 54" East, 56.02 feet to a point for corner;
- North 19° 42' 22" East, 79.31 feet to a point for corner;
- North 46° 50' 24" East, 42.58 feet to a point for corner;
- North 62° 38' 50" East, 27.47 feet to a point for corner;
- North 41° 22' 38" East, 28.07 feet to a point for corner;
- North 14° 12' 56" East, 30.74 feet to a point for corner;
- North 08° 12' 55" West, 48.14 feet to a point for corner;
- North 29° 23' 53" West, 34.45 feet to a point for corner;
- North 49° 12' 27" West, 88.64 feet to a point for corner;
- South 84° 13' 38" West, 106.66 feet to a point for corner;
- North 80° 56' 32" West, 64.80 feet to a point for corner;
- North 87° 49' 03" West, 54.03 feet to a point for corner;
- South 83° 34' 28" West, 126.36 feet to a point for corner;
- North 82° 03' 36" West, 172.80 feet to a point for corner;
- North 70° 27' 18" West, 65.44 feet to a point for corner;
- North 36° 15' 31" West, 81.01 feet to a point for corner;
- North 06° 26' 16" West, 55.02 feet to a point for corner;
- North 02° 02' 05" East, 42.15 feet to a point for corner;
- North 24° 06' 16" East, 52.83 feet to a point for corner;
- North 55° 21' 34" East, 172.83 feet to a point for corner;

Exhibit B

- North 30° 17' 22" East, 32.99 feet to a point for corner;
- North 12° 50' 40" East, 80.47 feet to a point for corner;
- North 02° 44' 06" East, 78.70 feet to a point for corner;
- North 28° 21' 38" East, 44.91 feet to a point for corner;
- North 43° 44' 18" East, 45.11 feet to a point for corner;
- North 13° 56' 17" East, 27.81 feet to a point for corner;
- North 13° 20' 22" West, 48.27 feet to a point for corner;
- North 37° 15' 55" West, 67.21 feet to a point for corner;
- North 23° 42' 34" West, 109.84 feet to a point for corner;
- North 46° 11' 23" West, 58.92 feet to a point for corner;
- North 57° 22' 21" West, 51.30 feet to a point for corner;
- North 74° 06' 34" West, 45.83 feet to a point for corner;
- South 73° 56' 12" West, 42.54 feet to a point for corner;
- South 53° 46' 00" West, 39.21 feet to a point for corner;
- South 29° 54' 00" West, 67.60 feet to a point for corner;
- South 17° 46' 16" West, 204.51 feet to a point for corner;
- South 05° 24' 53" West, 151.10 feet to a point for corner;
- South 27° 07' 24" West, 44.43 feet to a point for corner;
- South 49° 04' 05" West, 46.69 feet to a point for corner;
- South 65° 07' 37" West, 51.40 feet to a point for corner;
- North 84° 59' 15" West, 43.83 feet to a point for corner;
- North 60° 13' 15" West, 84.33 feet to a point for corner;
- North 54° 37' 18" West, 73.81 feet to a point for corner;
- North 35° 59' 27" West, 42.35 feet to a point for corner;
- North 44° 41' 36" West, 51.48 feet to a point for corner;
- North 83° 48' 49" West, 72.59 feet to a point for corner;

Exhibit B

- South 78° 40' 17" West, 114.16 feet to a point for corner;
- North 89° 46' 42" West, 157.20 feet to a point for corner;
- North 83° 58' 31" West, 63.30 feet to a point for corner;
- North 63° 42' 25" West, 62.57 feet to a point for corner;
- North 62° 07' 23" West, 49.86 feet to a point for corner;
- North 72° 50' 52" West, 84.57 feet to a point for corner;
- North 65° 18' 15" West, 40.00 feet to a point for corner;
- North 58° 12' 19" West, 75.34 feet to a point for corner;
- North 37° 37' 45" West, 99.86 feet to a point for corner;
- North 29° 37' 12" West, 282.32 feet to a point for corner;
- South 62° 58' 58" West, 2,501.92 feet to a point for corner,

lying on the Northeast line of an 80-Foot Wide Access Easement recorded under Brazoria County Clerk's File Number 03-040034;

- North 27° 01' 02" West, with the Northeast line of said 80-Foot Wide Access Easement, continuing over and across said 1401.60 acre tract, 5.00 feet to a point for the Northwest corner of the herein described tract of land, in the centerline of said F.M. 1462, in said North line of Francis Moore League, A-100, the South line of said J.M. Allen Survey, A-1;

THENCE North 62° 58' 58" East with said centerline and said common survey line, 2,506.70 feet the **POINT OF BEGINNING** and containing 2.20 acres of land.

Exhibit B

This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon 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.



James B. McAllister, Jr. 06/22/18
James B. McAllister, Jr. RPLS No. 5717
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No.
10106500

Exhibit B

Tract II

Being a 0.43 of one acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 Official Public Records of Real Property in Brazoria County, Texas; said 0.43 of one acre tract of land is more particularly described by metes and bounds as follows;

BEGINNING at a point lying in the Northeasterly right-of-way line of Savannah Plantation Drive (150-foot right-of-way) as recorded in Volume 20, Pages 333-334 of the Map Records of Brazoria County, Texas for corner, same being the Southwest corner of Savannah Plantation, Section One (Unrecorded), same also being the most Westerly corner of the herein described parcel;

THENCE with the Southeasterly line of said Savanna Plantation, Section One as follows:

- North 62° 58' 58" East, 1,515.00 feet to a point for corner;
- North 27° 01' 02" West, 474.00 feet to a point for corner;
- North 62° 58' 58" East, 1,800.00 feet to a point for the Easternmost Southeast corner of said Savannah Plantation, Section One, same being the Northernmost corner of the herein described parcel;

THENCE over and across said 1,401.60 acre tract the following courses and distances:

- South 27° 01' 02" East, 5.00 feet to a point for the Easternmost corner of the herein described parcel;

Exhibit B

- South 62° 58' 58" West, 1,795.00 feet to a point for corner;
- South 27° 01' 02" East, 474.00 feet to a point for corner;
- South 62° 58' 58" West, 1,520.00 feet to a point for the
Southernmost corner of the herein described parcel, lying on the
Northeasterly right-of-way line of said Savannah Plantation Drive;
THENCE North 27° 01' 02" West with the Northeasterly right-of-way
line of said Savannah Plantation Drive 5.00 feet the **POINT OF
BEGINNING** and containing 0.43 of one acre of land.

This metes and bounds description was prepared under 22 Texas
Annotated Code 663.21 and reflects the assembly of instruments of
record to describe the political boundary limits shown hereon 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.



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10106500

Exhibit B

Tract 111

Being a 1.88 acre parcel of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 of the Official Public Records of Real Property in Brazoria County, Texas; said 1.88 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at the Northwest corner of a called 2,075.08 acre tract of land, as recorded in Clerk's File Number 99-003294 of the Official Public Records of Real Property in Brazoria County, Texas, for the Northwest corner of said Francis Moore League, Abstract-100, being in the Centerline of F.M. 1462 (120-foot wide right-of-way) as described in Volume 303, Page 215 in Deed Records of Brazoria County, Texas; said point being at the intersection of said Centerline F.M. 1462 and the East right-of-way line of County Road 511 as recorded in Volume 548, Page 544 of the Deed Records of Brazoria County, Texas;

THENCE South 27° 03' 00" East with the Southwesterly line of said 2,075.08 acre tract, the Southwesterly line of Savannah

Exhibit B

Plantation, Section One, Block 1 (Unrecorded) passing at 60.00 feet, the Southeasterly right-of-way line of said F.M. 1462, continuing with the Southwesterly line of said 2,075.08 acre tract, the Northeasterly right-of-way line of said County Road 511, in all a distance of 1,973.55 feet to the Southwest corner of said Savannah Plantation, Section One, Block 1, the **POINT OF BEGINNING** and the Westernmost corner of the herein described parcel;

THENCE with the South and East lines of said Savannah Plantation, Section One, Block 1 as follows:

- South 84° 05' 00" East, 862.55 feet to a point for corner;
- North 62° 57' 00" East, 476.33 feet to a point for corner;
- North 27° 03' 00" West, 569.87 feet to a point for the Southwest corner of Savannah Plantation, Section Two as recorded in Volume 20, Pages 333-334 of the Map Records of Brazoria County, Texas;

THENCE North 60° 26' 18" East with the Southeasterly line of said Savannah Plantation, Section Two, 2,866.75 feet to a point for the Most Northerly Northeast corner of the herein described parcel, said point being the Northwest corner of Savannah Plantation, Section Three as recorded in Volume 21, Pages 1-2 of the Map Records of Brazoria County, Texas; said point also being

Exhibit B

in the Southwesterly right-of-way line of Savannah Plantation Drive (150' right-of-way) as recorded in said Section Three;

THENCE South 27° 01' 02" East with the Southwesterly right-of-way line of said Savannah Plantation Road, the Southwesterly line of said Savannah Plantation, Section Three, 5.00 feet to a point for the Most Easterly Northeast corner of the herein described parcel;

THENCE over and across said 2,075.08 acre tract the following courses and distances:

- South 60° 26' 18" West, 2,861.74 feet to a point for corner;
- South 27° 03' 00" East, 570.08 feet to a point for corner;
- South 62° 57' 00" West, 482.81 feet to a point for corner;
- North 84° 05' 00" West, 854.83 feet to a point for corner;
- South 27° 03' 00" East, 83.43 feet to a point for corner;
- South 84° 05' 00" East, 715.15 feet to a point for corner;
- South 27° 03' 00" East, 617.15 feet to a point for corner;
- North 62° 57' 00" East, 126.00 feet to a point for corner;
- South 27° 03' 00" East, 1,515.00 feet to a point for corner;
- North 62° 57' 00" East, 474.00 feet to a point for corner;
- South 27° 03' 00" East, 290.00 feet to a point for corner;

Exhibit B

- South $62^{\circ} 57' 00''$ West, 1,200.00 feet to a point for corner;
- South $27^{\circ} 03' 00''$ East, 70.00 feet to a point for corner;
- North $62^{\circ} 57' 00''$ East, 1,200.00 feet to a point for corner;
- South $27^{\circ} 03' 00''$ East, 828.21 feet to a point for corner;
- North $63^{\circ} 00' 17''$ East, 3,946.47 feet to a point for corner;
- North $62^{\circ} 54' 39''$ East, 490.54 feet to a point for corner lying on the Southwesterly line of said Savannah Plantation, Section Three;

THENCE South $83^{\circ} 58' 35''$ East with the Southwesterly line of said Savannah Plantation, Section Three, 9.15 feet to a point for the Easternmost corner of the herein described tract of land;

THENCE South $62^{\circ} 54' 39''$ West with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County Municipal Utility District Number 50, 498.21 feet to a point for corner;

Exhibit B

THENCE South $63^{\circ} 00' 17''$ West continuing with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County Municipal Utility District Number 50, 3,951.47 feet to a point for the Southernmost Southwest corner of the herein described tract of land, being in the Northeasterly line of Savannah Plantation, Section One, Block 4 (Unrecorded);

THENCE North $27^{\circ} 03' 00''$ West with said Northeasterly line of said Section One, Block 4, 828.21 feet to a point for the Northeast corner of said Section One, Block 4;

THENCE South $62^{\circ} 57' 00''$ West with the Northwesterly line of said Section One, Block 4, 1,200.00 feet to a point for the Northwest corner of said Section One, Block 4, being in the common line between the Southwesterly line of said 2,075.08 acre tract of land and the Northeasterly right-of-way line of said County Road 511;

THENCE North $27^{\circ} 03' 00''$ West with said common line, 80.00 feet to a point for the Southwest corner of Savannah Plantation, Section One, Block 3 (Unrecorded);

THENCE North $62^{\circ} 57' 00''$ East with the Southeasterly line of said Section One, Block 3, 1,200.00 feet to a point for the

Exhibit B

Southeast corner of said Section One, Block 3;

THENCE with the Northeasterly and Northwesterly lines of said Savannah Plantation, Section One, Block 3 as follows:

- North 27° 03' 00" West, 280.00 feet to a point for corner;
- South 62° 57' 00" West, 474.00 feet to a point for corner;
- North 27° 03' 00" West, 1,515.00 feet to a point for corner;
- South 62° 57' 00" West, 126.00 feet to a point for corner;
- North 27° 03' 00" West, 619.43 feet to a point for the Northeast corner of said Section One, Block 3;

THENCE North 84° 05' 00" West with the North line of said Savannah Plantation, Section One, Block 3, 715.15 feet to a point for the Northwest corner of said Section One, Block 3, being in the common line between the Southwesterly line of said 2,075.08 acre tract of land and the Northeasterly right-of-way line of said County Road 511;

THENCE North 27° 03' 00" West with said common line, 95.35 feet to the **POINT OF BEGINNING** and containing 1.88 acres of land.

Exhibit B

This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon 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.



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10106500

H.T. & B. R.R. CO. SURVEY
ABSTRACT NO. 254

FRANCIS MOORE SURVEY
ABSTRACT NO. 100

SAVANNAH PLANTATION
SECTION TWO
VOL. 20, PG. 333-334,
B.C.P.R.

JAMES L. HOLMES SURVEY
ABSTRACT NO. 610

FRANCIS MOORE SURVEY
ABSTRACT NO. 100

C.R. 511

CITY OF ALVIN
CITY OF LIVERPOOL ETJ

BCMUD 49

CALLED 1401.60 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

CALLED 1,401.60 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

CALLED 8.68 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

CALLED 12.16 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028078

F.M. 1462
(120' WIDTH)

JOHN M. ALLEN SURVEY
ABSTRACT NO. 1

80' WIDE ACCESS ESMT.
B.C.C.F. NO. 03-040034

CALLED 4.80 ACRES
CENTURY CONCRETE PARTNERS, INC.
B.C.C.F. NO. 2014015716

RE-PLAT OF SAVANNAH
PLANTATION SECTION FOUR
DOC NO. 2011036858, B.C.O.P.R.

BCMUD 48

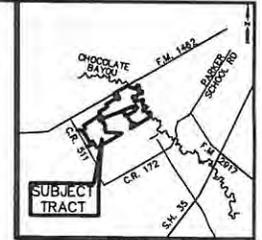
CALLED 38.90 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

SAVANNAH PLANTATION
SECTION THREE
VOL. 21, PG. 1-2,
B.C.P.R.

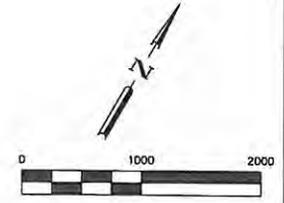
CALLED 1401.60 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

CALLED 3.34 ACRES
SAVANNAH PLANTATION
DEVELOPMENT, L.P.
DOC. NO. 2004047755, O.P.R.B.C.

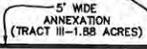
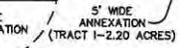
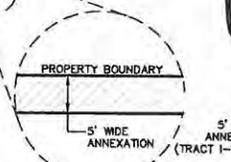
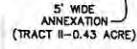
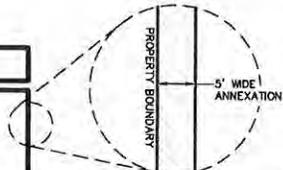
CITY OF ALVIN ETJ
CITY OF LIVERPOOL ETJ



VICINITY MAP
NOT TO SCALE
KEY MAP PAGE NOS. 729, R,V,Z
730 K,N,F,O,S,T,U,W,X



CALCULATED 0.3250
OF ONE ACRE
CHANGE IN MEANDER
CALLS FROM 1999
DESCRIPTION TO 2009



NOTE:

THIS METES AND BOUNDS DESCRIPTION WAS PREPARED UNDER 22 TEXAS ANNOTATED CODE 66.3.21 AND REFLECTS THE ASSEMBLY OF INSTRUMENTS OF RECORD TO DESCRIBE THE POLITICAL BOUNDARY LIMITS SHOWN HEREON AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHT AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

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**5' WIDE
ANNEXATION PARCELS**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

PETITION FOR JURISDICTIONAL ANNEXATION AND DISCONTINUANCE

WHEREAS, the undersigned (the "Owner") is the owner of property described in **Exhibit A** attached hereto (the "Discontinuance Property") and described in **Exhibit B** attached hereto (the "Jurisdictional Annexation Property") currently located within the boundaries of the jurisdiction of the City of Alvin (the "City"); and

WHEREAS, the City has a population of at least 4,000 and is located within a county with a population of at least 205,000; and

WHEREAS, the Discontinuance Property comprises at least three (3) continuous acres, is unimproved and adjoins/ is within the municipal boundaries of the City, and the Owner wishes to petition the City to discontinue the Discontinuance Property from the boundaries of the City in accordance with Texas Local Government Code Section 43.145; and

WHEREAS, the Owner wishes to petition for the annexation of the Jurisdictional Annexation Property into the City for full purposes as more fully described herein.

NOW, THEREFORE, the Owner hereby petitions the City Council of the City of Alvin, Texas, as follows:

1. The Owner hereby irrevocably petitions and requests that the Discontinuance Property be immediately discontinued from the municipal boundaries of the City in accordance with Texas Local Government Code Section 43.145. The Owner understands and agrees that the Discontinuance Property may be later annexed into the municipal boundaries of the City for all purposes in accordance with that certain Petition for Future Annexation of Land Within the Boundaries of Brazoria County Municipal Utility District No. 48 and Brazoria County Municipal Utility District No. 49 recorded in the Official Real Property Records of Brazoria County, Texas.
2. The Owner further hereby irrevocably petitions and requests that the Jurisdictional Annexation Property be annexed immediately into the City's municipal boundaries for all purposes.
3. This Petition is submitted in compliance with Texas Local Government Code Section 43.054(b)(1).
4. This Petition shall be binding upon any and all future owners of the Discontinuance Property and the Jurisdictional Annexation Property (including, but not limited to, the Owner's successors and assigns with respect to the ownership of all or any part of the Discontinuance Property and/or the Jurisdictional Annexation Property). This Petition shall be provided to the City and shall be filed of record in the Official Real Property Records of Brazoria County, Texas.

REC 7/19/18
TK

RESPECTFULLY SUBMITTED, as of July 19, 2018.

WALTON TEXAS, LP, a Texas limited partnership in its capacity as a property owner, operator, or agent as applicable

By: Walton Texas GP, LLC, a Texas limited liability company, General Partner

By: Walton International Group, Inc., a Nevada corporation, Manager

By: [Signature]
John Vick, Vice-President

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on July 17, 2018, by John Vick, Vice-President of Walton International Group, Inc., a Nevada corporation, Manager of Walton Texas GP, LLC, a Texas limited liability company, general partner of Walton Texas, LP, a Texas limited partnership, on behalf of such entities.

[Signature]
Notary Public, State of Texas

[Notary Seal]



Received by DIXIE ROBERTS
City Secretary, City of Alvin
on July 19, 2018 [Signature]

Exhibit A to Petition

[Legal description of Discontinuance Property]

Exhibit B to Petition

[Legal description of Jurisdictional Annexation Property]

Exhibit A to Petition

[Legal description of Discontinuance Property]

Exhibit A

Being a 295.76 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 2,075.08 acre tract of land as conveyed in Special Warranty Deed to SUNTEX FULLER CORPORATION, recorded in Clerk's File Number 99-003294 of the Official Public Records of Real Property in Brazoria County, Texas; said 295.76 acre tract of land is more particularly described by metes and bounds as follows;

COMMENCING at the Northwest corner of said 2,075.08 acre tract of land, the Northwest corner of said Francis Moore League, Abstract-100, being in the Centerline of F.M. 1462 (120-foot wide right-of-way) as described in Volume 303, Page 215 in Deed Records of Brazoria County, Texas; said point being at the intersection of said Centerline F.M. 1462 and the East right-of-way line of County Road 511 as recorded in Volume 548, Page 544 of the Deed Records of Brazoria County, Texas;

THENCE South 27° 03' 00" East with the Southwesterly line of said 2,075.08 acre tract, the Southwesterly line of Savannah Plantation, Section One, Block 1 (Unrecorded) passing at 60.00 feet, the Southeasterly right-of-way line of said F.M. 1462, continuing with the Southwesterly line of said 2,075.08 acre tract, the Northeasterly right-of-way line of said County Road 511, in all a distance of 1,973.55 feet to the Southwest corner of said Savannah Plantation, Section One, Block 1 and the POINT OF

Exhibit A

BEGINNING of the herein described tract of land;

THENCE with the South and East lines of said Savannah Plantation, Section One, Block 1 as follows:

- South $84^{\circ} 05' 00''$ East, 862.55 feet to a point for corner;
- North $62^{\circ} 57' 00''$ East, 476.33 feet to a point for corner;
- North $27^{\circ} 03' 00''$ West, 569.87 feet to a point for the Southwest corner of Savannah Plantation, Section Two as recorded in Volume 20, Pages 333-334 of the Map Records of Brazoria County, Texas;

THENCE North $60^{\circ} 26' 18''$ East with the Southeasterly line of said Savannah Plantation, Section Two, 2,866.75 feet to a point for corner, said point being the Northwest corner of Savannah Plantation, Section Three as recorded in Volume 21, Pages 1-2 of the Map Records of Brazoria County, Texas; said point also being in the Southwesterly right-of-way line of Savannah Plantation Drive (150' right-of-way) as recorded in said Section Three;

THENCE South $27^{\circ} 01' 02''$ East with the Southwesterly right-of-way line of said Savannah Plantation Road, the Southwesterly line of said Savannah Plantation, Section Three, 436.03 feet to a point for the Northeast corner of a called 2.84 acre tract of land conveyed to S.P. Utility Company, Inc. as recorded in File Number 2003-040036 of the Clerk's Files of Brazoria County, Texas;

THENCE South $62^{\circ} 58' 58''$ West with the Northwesterly line of said 2.84 acre tract, 382.38 feet to a point for the Northwest

Exhibit A

corner of said 2.84 acre tract;

THENCE South $19^{\circ} 16' 54''$ East with the West line of said 2.84 acre tract, 287.03 feet to a point for the Southwest corner of said 2.84 acre tract;

THENCE North $70^{\circ} 43' 06''$ East with the South line of said 2.84 acre tract, 223.05 feet to an angle point for corner;

THENCE North $62^{\circ} 58' 58''$ East with the Southeasterly line of said 2.84 acre tract, 200.00 feet to a point for the Southeast corner of said tract, being in the Southwesterly right-of-way line of said Savannah Plantation Road, the Southwesterly line of said Savannah Plantation, Section Three;

THENCE South $27^{\circ} 01' 02''$ East with said Southwesterly right-of-way line, the Southwesterly line of said Savannah Plantation, Section Three, 304.52 feet to a point for the Northeast corner of a called 1.00 acre tract of land conveyed to S.P. Utility Company, Inc. as recorded in File Number 2003-040036 of the Clerk's Files of Brazoria County, Texas;

THENCE South $62^{\circ} 58' 58''$ West with the Northwesterly line of said 1.00 acre tract, 181.50 feet to a point for the Northwest corner of said 1.00 acre tract;

THENCE South $27^{\circ} 01' 02''$ East with the Westerly line of said 1.00 acre tract, 240.00 feet to a point for the Southwest corner of said 1.00 acre tract;

THENCE North $62^{\circ} 58' 58''$ East with the Southerly line of said

Exhibit A

1.00 acre tract, 181.50 feet to a point for the Southeast corner of said 1.00 acre tract, being in said Southwesterly right-of-way line of Savannah Plantation Road, the Southwesterly line of said Savannah Plantation, Section Three;

THENCE with the West line of said Savannah Plantation, Section Three, as follows:

- South $27^{\circ} 01' 02''$ East, 153.29 feet to a point for corner, at the beginning of a curve to the right;

- Along the arc of said curve to the right, having a chord of South $10^{\circ} 29' 48''$ East, 355.45 feet, a radius of 625.00 feet, a central angle of $33^{\circ} 02' 27''$, for an arc length of 360.42 feet to a point for corner;

- South $06^{\circ} 01' 25''$ West, 492.47 feet to a point for corner;

- North $83^{\circ} 58' 35''$ West, 50.00 feet to a point for corner;

- South $06^{\circ} 01' 25''$ West, 80.00 feet to a point for corner;

- South $83^{\circ} 58' 35''$ East, 147.19 feet to a point for corner;

- South $06^{\circ} 01' 25''$ West, 390.00 feet to a point for the Southwest corner of said Savannah Plantation, Section Three;

THENCE South $83^{\circ} 58' 35''$ East with the South line of said Savannah Plantation, Section Three, 2,543.73 feet to a point for the Easternmost corner of the herein described tract of land;

THENCE South $62^{\circ} 54' 39''$ West with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County Municipal Utility District Number 50, 498.21 feet

Exhibit A

to a point for corner;

THENCE South $63^{\circ} 00' 17''$ West continuing with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County Municipal Utility District Number 50, 3,951.47 feet to a point for the Southernmost Southwest corner of the herein described tract of land, being in the Northeasterly line of Savannah Plantation, Section One, Block 4 (Unrecorded);

THENCE North $27^{\circ} 03' 00''$ West with said Northeasterly line of said Section One, Block 4, 828.21 feet to a point for the Northeast corner of said Section One, Block 4;

THENCE South $62^{\circ} 57' 00''$ West with the Northwesterly line of said Section One, Block 4, 1,200.00 feet to a point for the Northwest corner of said Section One, Block 4, being in the common line between the Southwesterly line of said 2,075.08 acre tract of land and the Northeasterly right-of-way line of said County Road 511;

THENCE North $27^{\circ} 03' 00''$ West with said common line, 80.00 feet to a point for the Southwest corner of Savannah Plantation, Section One, Block 3 (Unrecorded);

THENCE North $62^{\circ} 57' 00''$ East with the Southeasterly line of said Section One, Block 3, 1,200.00 feet to a point for the Southeast corner of said Section One, Block 3;

THENCE with the Northeasterly and Northwesterly lines of said

Exhibit A

Savannah Plantation, Section One, Block 3 as follows:

- North 27° 03' 00" West, 280.00 feet to a point for corner;
- South 62° 57' 00" West, 474.00 feet to a point for corner;
- North 27° 03' 00" West, 1,515.00 feet to a point for corner;
- South 62° 57' 00" West, 126.00 feet to a point for corner;
- North 27° 03' 00" West, 619.43 feet to a point for the Northeast corner of said Section One, Block 3;

THENCE North 84° 05' 00" West with the North line of said Savannah Plantation, Section One, Block 3, 715.15 feet to a point for the Northwest corner of said Section One, Block 3, being in the common line between the Southwesterly line of said 2,075.08 acre tract of land and the Northeasterly right-of-way line of said County Road 511;

THENCE North 27° 03' 00" West with said common line, 95.35 feet to the POINT OF BEGINNING; containing 295.76 acres of land, more or less.

Exhibit A

Being a 522.09 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 2,075.08 acre tract of land as conveyed in Special Warranty Deed to SUNTEX FULLER CORPORATION, recorded in Clerk's File Number 99-003294 of the Official Public Records of Real Property in Brazoria County, Texas; said 522.09 acre tract of land is more particularly described by metes and bounds as follows;

BEGINNING at a point for corner in the North line of said Francis Moore League, Abstract-100 and the South line of J.M. Allen Survey, Abstract 1, said common line being the Centerline of F.M. 1462 (120-foot wide right-of-way) as described in Volume 303, Page 215 in Deed Records of Brazoria County, Texas; said point being at the intersection of said Centerline F.M. 1462 and the Westerly bank of Chocolate Bayou;

THENCE with said Westerly bank of Chocolate Bayou as follows:

- South 29° 37' 12" East, 286.76 feet to a point for corner;
- South 37° 37' 45" East, 98.60 feet to a point for corner;
- South 58° 12' 19" East, 74.12 feet to a point for corner;
- South 65° 18' 15" East, 39.36 feet to a point for corner;
- South 72° 50' 52" East, 84.71 feet to a point for corner;
- South 62° 07' 23" East, 50.26 feet to a point for corner;
- South 63° 42' 25" East, 61.61 feet to a point for corner;
- South 83° 58' 31" East, 62.15 feet to a point for corner;

Exhibit A

- South 89° 46' 42" East, 156.44 feet to a point for corner;
- North 78° 40' 17" East, 114.42 feet to a point for corner;
- South 83° 48' 49" East, 75.14 feet to a point for corner;
- South 44° 41' 36" East, 53.64 feet to a point for corner;
- South 35° 59' 27" East, 41.91 feet to a point for corner;
- South 54° 37' 18" East, 72.75 feet to a point for corner;
- South 60° 13' 15" East, 82.99 feet to a point for corner;
- South 84° 59' 15" East, 41.40 feet to a point for corner;
- North 65° 07' 37" East, 49.36 feet to a point for corner;
- North 49° 04' 05" East, 45.02 feet to a point for corner;
- North 27° 07' 24" East, 42.50 feet to a point for corner;
- North 05° 24' 53" East, 150.68 feet to a point for corner;
- North 17° 46' 16" East, 205.58 feet to a point for corner;
- North 29° 54' 00" East, 69.19 feet to a point for corner;
- North 53° 46' 00" East, 41.16 feet to a point for corner;
- North 73° 56' 12" East, 44.86 feet to a point for corner;
- South 74° 06' 34" East, 48.00 feet to a point for corner;
- South 57° 22' 21" East, 52.53 feet to a point for corner;
- South 46° 11' 23" East, 60.40 feet to a point for corner;
- South 23° 42' 34" East, 110.24 feet to a point for corner;
- South 37° 15' 55" East, 67.68 feet to a point for corner;
- South 13° 20' 22" East, 50.54 feet to a point for corner;
- South 13° 56' 17" West, 30.35 feet to a point for corner;
- South 43° 44' 18" West, 45.77 feet to a point for corner;

Exhibit A

- South 28° 21' 38" West, 43.10 feet to a point for corner;
- South 02° 44' 06" West, 78.01 feet to a point for corner;
- South 12° 50' 40" West, 81.68 feet to a point for corner;
- South 30° 17' 22" West, 34.87 feet to a point for corner;
- South 55° 21' 34" West, 172.54 feet to a point for corner;
- South 24° 06' 16" West, 50.46 feet to a point for corner;
- South 02° 02' 05" West, 40.80 feet to a point for corner;
- South 06° 26' 16" East, 53.32 feet to a point for corner;
- South 36° 15' 31" East, 78.14 feet to a point for corner;
- South 70° 27' 18" East, 63.39 feet to a point for corner;
- South 82° 03' 36" East, 171.66 feet to a point for corner;
- North 83° 34' 28" East, 126.11 feet to a point for corner;
- South 87° 49' 03" East, 54.71 feet to a point for corner;
- South 80° 56' 32" East, 64.45 feet to a point for corner;
- North 84° 13' 38" East, 108.16 feet to a point for corner;
- South 49° 12' 27" East, 91.66 feet to a point for corner;
- South 29° 23' 53" East, 36.26 feet to a point for corner;
- South 08° 12' 55" East, 50.07 feet to a point for corner;
- South 14° 12' 56" West, 32.94 feet to a point for corner;
- South 41° 22' 38" West, 30.22 feet to a point for corner;
- South 62° 38' 50" West, 27.71 feet to a point for corner;
- South 46° 50' 24" West, 40.68 feet to a point for corner;
- South 19° 42' 22" West, 78.54 feet to a point for corner;
- South 29° 41' 54" West, 57.57 feet to a point for corner;

Exhibit A

- South 54° 43' 10" West, 59.98 feet to a point for corner;
- North 75° 12' 03" West, 28.25 feet to a point for corner;
- North 58° 05' 53" West, 80.22 feet to a point for corner;
- North 68° 16' 26" West, 80.89 feet to a point for corner;
- North 84° 24' 48" West, 113.51 feet to a point for corner;
- South 85° 36' 43" West, 57.64 feet to a point for corner;
- South 59° 07' 07" West, 35.52 feet to a point for corner;
- South 43° 10' 00" West, 173.07 feet to a point for corner;
- South 58° 18' 23" West, 59.61 feet to a point for corner;
- South 65° 27' 02" West, 95.46 feet to a point for corner;
- South 75° 33' 32" West, 38.58 feet to a point for corner;
- South 41° 03' 58" West, 116.50 feet to a point for corner;
- South 22° 37' 47" West, 141.61 feet to a point for corner;
- South 50° 15' 58" West, 35.62 feet to a point for corner;
- South 56° 20' 46" West, 45.50 feet to a point for corner;
- South 76° 05' 17" West, 34.12 feet to a point for corner;
- North 84° 28' 59" West, 68.63 feet to a point for corner;
- North 73° 17' 07" West, 48.33 feet to a point for corner;
- North 82° 37' 09" West, 97.81 feet to a point for corner;
- North 70° 03' 45" West, 68.68 feet to a point for corner;
- North 31° 08' 18" West, 94.47 feet to a point for corner;
- North 53° 10' 57" West, 46.64 feet to a point for corner;
- South 88° 04' 18" West, 51.20 feet to a point for corner;
- South 48° 48' 10" West, 34.38 feet to a point for corner;

Exhibit A

- South 24° 58' 40" West, 28.83 feet to a point for corner;
- South 14° 30' 57" West, 62.55 feet to a point for corner;
- South 11° 22' 46" West, 47.19 feet to a point for corner;
- South 06° 21' 31" West, 71.09 feet to a point for corner;
- South 01° 53' 08" East, 54.84 feet to a point for corner;
- South 22° 47' 28" East, 73.62 feet to a point for corner;
- South 40° 22' 45" East, 88.74 feet to a point for corner;
- South 49° 22' 08" East, 65.26 feet to a point for corner;
- South 43° 59' 08" East, 38.80 feet to a point for corner;
- South 23° 37' 58" East, 41.60 feet to a point for corner;
- South 13° 27' 43" East, 72.46 feet to a point for corner;
- South 04° 01' 07" West, 42.58 feet to a point for corner;
- South 06° 34' 31" East, 63.66 feet to a point for corner;
- South 27° 26' 58" East, 82.58 feet to a point for corner;
- South 43° 05' 31" East, 75.71 feet to a point for corner;
- South 56° 19' 30" East, 49.62 feet to a point for corner;
- South 67° 40' 45" East, 29.88 feet to a point for corner;
- North 79° 19' 18" East, 74.56 feet to a point for corner;
- North 76° 45' 00" East, 53.43 feet to a point for corner;
- North 65° 44' 53" East, 63.34 feet to a point for corner;
- North 56° 48' 14" East, 127.00 feet to a point for corner;
- North 49° 25' 33" East, 78.20 feet to a point for corner;
- North 67° 53' 48" East, 26.43 feet to a point for corner;
- South 88° 06' 40" East, 37.72 feet to a point for corner;

Exhibit A

- South 74° 00' 35" East, 71.50 feet to a point for corner;
- South 65° 57' 46" East, 38.27 feet to a point for corner;
- South 89° 42' 38" East, 87.64 feet to a point for corner;
- North 85° 26' 05" East, 90.72 feet to a point for corner;
- North 80° 10' 34" East, 82.71 feet to a point for corner;
- North 87° 00' 20" East, 124.97 feet to a point for corner;
- North 89° 26' 04" East, 57.86 feet to a point for corner;
- North 77° 34' 48" East, 49.14 feet to a point for corner;
- North 58° 17' 24" East, 108.39 feet to a point for corner;
- North 75° 24' 28" East, 30.99 feet to a point for corner;
- South 88° 57' 13" East, 34.60 feet to a point for corner;
- South 56° 09' 02" East, 32.08 feet to a point for corner;
- South 22° 58' 47" East, 33.43 feet to a point for corner;
- South 05° 22' 46" East, 44.50 feet to a point for corner;
- South 05° 06' 14" East, 36.88 feet to a point for corner;
- South 01° 13' 08" West, 27.95 feet to a point for corner;
- South 15° 10' 17" West, 107.22 feet to a point for corner;
- South 23° 55' 06" West, 72.71 feet to a point for corner;
- South 30° 49' 01" West, 145.30 feet to a point for corner;
- South 15° 47' 42" West, 100.00 feet to a point for corner;
- South 04° 46' 36" West, 54.14 feet to a point for corner;
- South 02° 57' 21" East, 60.40 feet to a point for corner;
- South 10° 08' 35" East, 49.22 feet to a point for corner;
- South 09° 42' 06" East, 58.74 feet to a point for corner;

Exhibit A

- South 07° 38' 22" East, 36.41 feet to a point for corner;
- South 31° 36' 51" East, 65.72 feet to a point for corner;
- South 51° 26' 07" East, 61.58 feet to a point for corner;
- South 67° 13' 50" East, 144.59 feet to a point for corner;
- South 77° 25' 44" East, 191.64 feet to a point for corner;
- North 78° 29' 03" East, 44.38 feet to a point for corner;
- South 78° 19' 52" East, 41.39 feet to a point for corner;
- South 66° 14' 34" East, 44.08 feet to a point for corner;
- South 61° 53' 03" East, 46.63 feet to a point for corner;
- South 49° 56' 58" East, 51.47 feet to a point for corner;
- South 02° 17' 31" East, 112.25 feet to a point for corner;
- South 43° 16' 43" West, 98.84 feet to a point for corner;
- South 57° 11' 33" West, 98.06 feet to a point for corner;
- South 40° 07' 08" West, 236.64 feet to a point for corner;
- North 70° 59' 30" West, 57.49 feet to a point for corner;
- North 48° 00' 50" West, 118.49 feet to a point for corner;
- North 76° 05' 32" West, 63.06 feet to a point for corner;
- South 69° 35' 35" West, 58.51 feet to a point for corner;
- South 13° 44' 39" West, 184.14 feet to a point for corner;
- South 12° 29' 32" East, 146.42 feet to a point for corner;
- South 41° 49' 23" East, 87.14 feet to a point for corner;
- South 80° 55' 57" East, 86.52 feet to a point for corner;
- North 75° 00' 30" East, 121.65 feet to a point for corner;
- South 87° 45' 43" East, 74.00 feet to a point for corner;

Exhibit A

- South 52° 58' 03" East, 81.42 feet to a point for corner;
- South 38° 54' 56" East, 96.24 feet to a point for corner;
- South 50° 58' 05" East, 142.39 feet to a point for corner;
- South 27° 12' 41" East, 168.84 feet to a point for corner;
- South 66° 04' 26" East, 86.14 feet to a point for corner;
- North 47° 10' 06" East, 94.51 feet to a point for corner;
- North 62° 41' 11" East, 70.59 feet to a point for corner;
- North 29° 32' 19" East, 146.55 feet to a point for corner;
- North 64° 55' 24" East, 71.38 feet to a point for corner;
- South 45° 02' 00" East, 69.41 feet to a point for corner;
- South 20° 13' 41" East, 153.12 feet to a point for corner;
- South 39° 23' 59" East, 99.67 feet to a point for corner;
- South 07° 54' 52" West, 76.85 feet to a point for corner;
- South 38° 29' 47" West, 183.92 feet to a point for corner;
- South 33° 25' 33" West, 89.62 feet to a point for corner;
- South 12° 25' 45" East, 37.02 feet to a point for corner;
- South 47° 14' 01" East, 94.42 feet to a point for corner;
- South 36° 03' 09" East, 77.48 feet to a point for the Southeast corner of the herein described tract of land;

THENCE South 62° 54' 39" West with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County M.U.D. No. 50, 3,610.87 feet to a point for the Southernmost Southwest corner of the herein described tract of land, being in the arc of a non-tangent curve to the right, for

Exhibit A

the East line of Savannah Plantation, Section Three as recorded in Volume 21, Page 1-2 of the Map Records of Brazoria County, Texas;

THENCE with the East line of said Savannah Plantation, Section Three, the West line of the herein described tract of land as follows:

- Along the arc of said non-tangent curve to the right, having a chord of North $17^{\circ} 20' 19''$ East, 788.14 feet, a radius of 2,230.00 feet, a central angle of $20^{\circ} 21' 25''$, an arc length of 792.31 feet to a point of non-tangent reverse curvature for corner;

- Along the arc of said non-tangent reverse curve to the left, having a chord of North $05^{\circ} 50' 56''$ West, 235.49 feet, a radius of 200.00 feet, a central angle of $72^{\circ} 08' 00''$, an arc length of 251.79 feet to a point for corner;

- North $41^{\circ} 54' 56''$ West, 411.19 feet to a point for corner at the beginning of a curve to the right;

- Along the arc of said curve to the right, having a chord of North $30^{\circ} 37' 03''$ West, 352.64 feet, a radius of 900.00 feet, a central angle of $22^{\circ} 35' 45''$, an arc length of 354.93 feet to a point for corner;

- North $19^{\circ} 19' 11''$ West, 470.76 feet to a point for the Northeast corner of said Savannah Plantation, Section Three, being in the South line of Savannah Plantation, Section Four as recorded in Volume 21, Pages 153-154 of the Map Records of Brazoria County, Texas and being on the south line of a called 38.90 acre tract as

Exhibit A

recorded under Brazoria County Clerk's File Number 2009028077;

THENCE South $70^{\circ} 40' 49''$ West, 289.63 feet along said south line to a point for the southwesterly corner of the said 38.90 acre tract and being the southeasterly corner of the Re-plat of Savannah Plantation Section Four as recorded under Plat File Number 2011036858 of the Plat Records of Brazoria County;

THENCE North $19^{\circ} 18' 09''$ West, 396.63 feet along the common line of said 38.90 acre tract and the east line of said Re-plat of Savannah Plantation Section Four to a point for beginning of a non-tangent curve to the left and being on the southerly right-of-way line of Stratford Hall Drive (80 feet wide) as recorded under Plat File Number 2011036858 of the Plat Records of Brazoria County;

- Along the arc of said curve to the left, having a chord of North $19^{\circ} 18' 09''$ West, 80.00 feet, a radius of 60.00 feet, a central angle of $276^{\circ} 22' 46''$, an arc length of 289.42 feet to a point on the north right-of-way line of said Stratford Hall Drive;

THENCE South $70^{\circ} 41' 51''$ West, 58.44 feet along said common line to a point for an interior corner;

THENCE North $19^{\circ} 18' 09''$ West, 397.84 feet along said common line to a point for an interior corner;

THENCE South $70^{\circ} 43' 06''$ West, 3,219.89 feet to a point for the Northwest corner of said Savannah Plantation, Section Four, in the Northeasterly line of said Savannah Plantation, Section Three,

Exhibit A

the Northeasterly right-of-way line of Savannah Plantation Drive (150-foot right-of-way) as recorded in said Savannah Plantation, Section Three;

THENCE North 27° 01' 02" West, passing at a distance of 695.14 feet a point marking the Northernmost Northeast corner of said Savannah Plantation, Section Three, being the Southeast corner of Savannah Plantation, Section Two, as recorded in Volume 20, Pages 333-334 of the Map Records of Brazoria County, Texas; and continuing for a total distance of 1,173.56 feet to a point for the Southwest corner of Savannah Plantation, Section One (Unrecorded);

THENCE with the Southeasterly line of said Savannah Plantation, Section One as follows:

- North 62° 58' 58" East, 1515.00 feet to a point for corner;
- North 27° 01' 02" West, 474.00 feet to a point for corner;
- North 62° 58' 58" East, 1,800.00 feet to a point for the Easternmost Southeast corner of said Savannah Plantation, Section One;

- North 27° 01' 02" West, 786.10 feet to a point for the Northeast corner of said Savannah Plantation, Section One, the Northwest corner of the herein described tract of land, in the Centerline of said F.M. 1462, in said North line of Francis Moore League, A-100, the South line of said J.M. Allen Survey, A-1;

THENCE North 62° 58' 58" East with said centerline and said

Exhibit A

common survey line, 2,586.70 feet to the **POINT OF BEGINNING**;
containing 531.67 acres of land, more or less.

SAVE AND EXCEPT: All of a called 4.80 acres described in a document to Century Concrete Partners, Inc. as recorded under Brazoria County Clerk's File Number 2014015716 and all of a called 3.34 acres described in a document to Savannah Plantation Development, LP as recorded under Brazoria County Clerk's File Number 2004047755. With a total of 523.53 acres of land, more or less.

And all of an 80 foot Access Easement being 1.44 acre tract of land as recorded under Brazoria County Clerk's File Number 03-040034. With a total of 522.09 acres of land, more or less.

Exhibit A

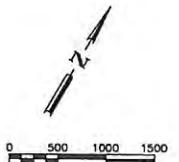
This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



James B. McAllister, Jr. 06/21/18
James B. McAllister, Jr. RPLS No.
5717
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10777 Westheimer Road, Suite 400
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Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No.
10106500

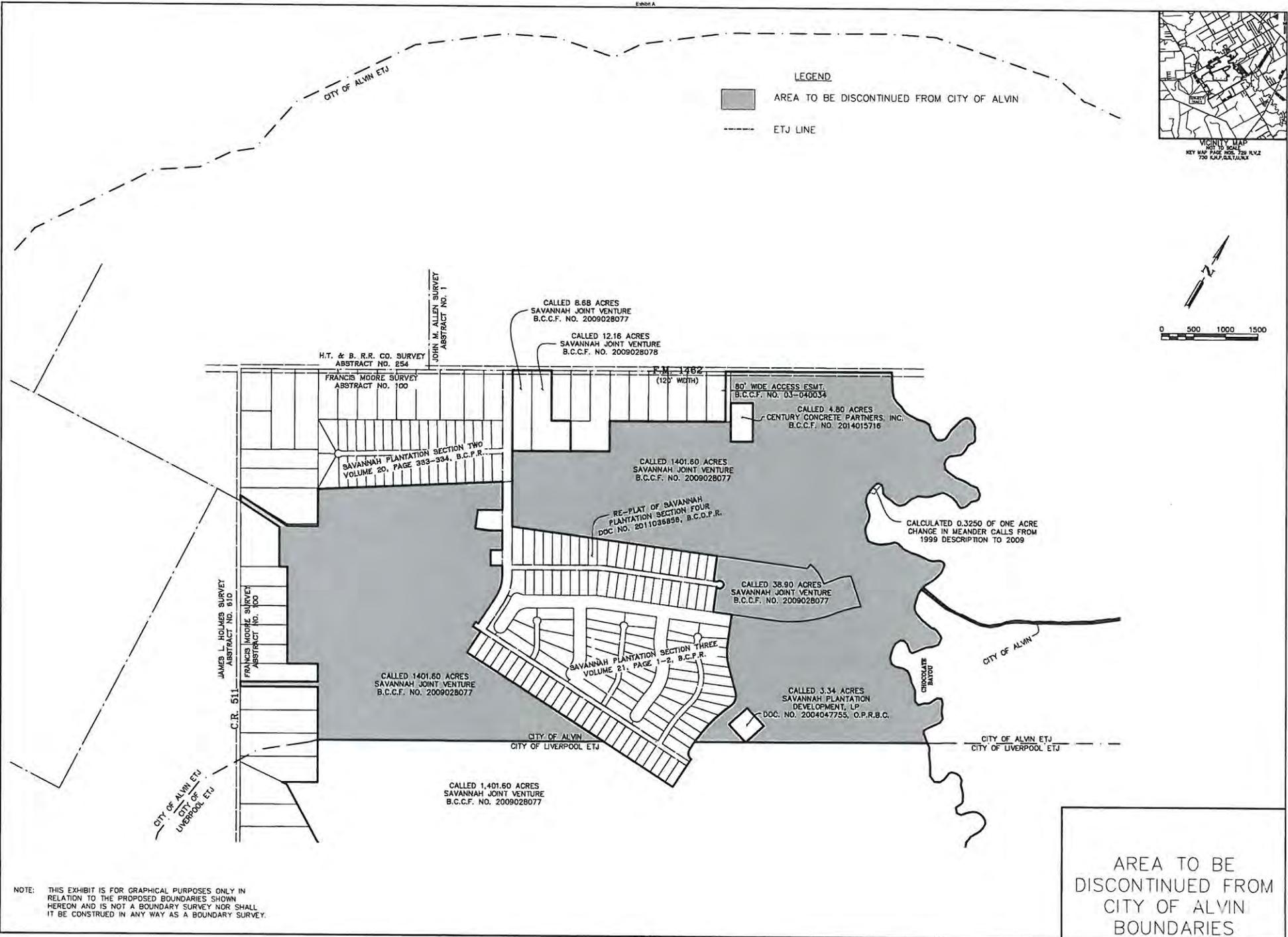


VICINITY MAP
KEY MAP FRAME NOS. 720 N42
730 K4P, 821A12X



LEGEND

- AREA TO BE DISCONTINUED FROM CITY OF ALVIN
- - - - - ETJ LINE



NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED BOUNDARIES SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

AREA TO BE DISCONTINUED FROM CITY OF ALVIN BOUNDARIES

Exhibit B to Petition

[Legal description of Jurisdictional Annexation Property]

Exhibit B

Tract I

Being a 2.20 acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 of the Official Public Records of Real Property in Brazoria County (O.P.R.R.P.B.C.), Texas; said 2.20 acre tract of land is more particularly described by metes and bounds as follows;

BEGINNING at a point for corner in the North line of said Francis Moore League, Abstract-100 and the South line of J.M. Allen Survey, Abstract 1, said common line being the Centerline of F.M. 1462 (120-foot wide right-of-way) as described in Volume 303, Page 215 in Deed Records of Brazoria County, Texas; said point being at the intersection of said Centerline F.M. 1462 and the Westerly bank of Chocolate Bayou, same being the Northeast corner of the herein described parcel;

THENCE with said Westerly bank of Chocolate Bayou as follows:

- South 29° 37' 12" East, 286.76 feet to a point for corner;
- South 37° 37' 45" East, 98.60 feet to a point for corner;
- South 58° 12' 19" East, 74.12 feet to a point for corner;
- South 65° 18' 15" East, 39.36 feet to a point for corner;
- South 72° 50' 52" East, 84.71 feet to a point for corner;
- South 62° 07' 23" East, 50.26 feet to a point for corner;
- South 63° 42' 25" East, 61.61 feet to a point for corner;
- South 83° 58' 31" East, 62.15 feet to a point for corner;

Exhibit B

- South 89° 46' 42" East, 156.44 feet to a point for corner;
- North 78° 40' 17" East, 114.42 feet to a point for corner;
- South 83° 48' 49" East, 75.14 feet to a point for corner;
- South 44° 41' 36" East, 53.64 feet to a point for corner;
- South 35° 59' 27" East, 41.91 feet to a point for corner;
- South 54° 37' 18" East, 72.75 feet to a point for corner;
- South 60° 13' 15" East, 82.99 feet to a point for corner;
- South 84° 59' 15" East, 41.40 feet to a point for corner;
- North 65° 07' 37" East, 49.36 feet to a point for corner;
- North 49° 04' 05" East, 45.02 feet to a point for corner;
- North 27° 07' 24" East, 42.50 feet to a point for corner;
- North 05° 24' 53" East, 150.68 feet to a point for corner;
- North 17° 46' 16" East, 205.58 feet to a point for corner;
- North 29° 54' 00" East, 69.19 feet to a point for corner;
- North 53° 46' 00" East, 41.16 feet to a point for corner;
- North 73° 56' 12" East, 44.86 feet to a point for corner;
- South 74° 06' 34" East, 48.00 feet to a point for corner;
- South 57° 22' 21" East, 52.53 feet to a point for corner;
- South 46° 11' 23" East, 60.40 feet to a point for corner;
- South 23° 42' 34" East, 110.24 feet to a point for corner;
- South 37° 15' 55" East, 67.68 feet to a point for corner;
- South 13° 20' 22" East, 50.54 feet to a point for corner;
- South 13° 56' 17" West, 30.35 feet to a point for corner;
- South 43° 44' 18" West, 45.77 feet to a point for corner;
- South 28° 21' 38" West, 43.10 feet to a point for corner;
- South 02° 44' 06" West, 78.01 feet to a point for corner;

Exhibit B

- South 12° 50' 40" West, 81.68 feet to a point for corner;
- South 30° 17' 22" West, 34.87 feet to a point for corner;
- South 55° 21' 34" West, 172.54 feet to a point for corner;
- South 24° 06' 16" West, 50.46 feet to a point for corner;
- South 02° 02' 05" West, 40.80 feet to a point for corner;
- South 06° 26' 16" East, 53.32 feet to a point for corner;
- South 36° 15' 31" East, 78.14 feet to a point for corner;
- South 70° 27' 18" East, 63.39 feet to a point for corner;
- South 82° 03' 36" East, 171.66 feet to a point for corner;
- North 83° 34' 28" East, 126.11 feet to a point for corner;
- South 87° 49' 03" East, 54.71 feet to a point for corner;
- South 80° 56' 32" East, 64.45 feet to a point for corner;
- North 84° 13' 38" East, 108.16 feet to a point for corner;
- South 49° 12' 27" East, 91.66 feet to a point for corner;
- South 29° 23' 53" East, 36.26 feet to a point for corner;
- South 08° 12' 55" East, 50.07 feet to a point for corner;
- South 14° 12' 56" West, 32.94 feet to a point for corner;
- South 41° 22' 38" West, 30.22 feet to a point for corner;
- South 62° 38' 50" West, 27.71 feet to a point for corner;
- South 46° 50' 24" West, 40.68 feet to a point for corner;
- South 19° 42' 22" West, 78.54 feet to a point for corner;
- South 29° 41' 54" West, 57.57 feet to a point for corner;
- South 54° 43' 10" West, 59.98 feet to a point for corner;
- North 75° 12' 03" West, 28.25 feet to a point for corner;
- North 58° 05' 53" West, 80.22 feet to a point for corner;
- North 68° 16' 26" West, 80.89 feet to a point for corner;

Exhibit B

- North 84° 24' 48" West, 113.51 feet to a point for corner;
- South 85° 36' 43" West, 57.64 feet to a point for corner;
- South 59° 07' 07" West, 35.52 feet to a point for corner;
- South 43° 10' 00" West, 173.07 feet to a point for corner;
- South 58° 18' 23" West, 59.61 feet to a point for corner;
- South 65° 27' 02" West, 95.46 feet to a point for corner;
- South 75° 33' 32" West, 38.58 feet to a point for corner;
- South 41° 03' 58" West, 116.50 feet to a point for corner;
- South 22° 37' 47" West, 141.61 feet to a point for corner;
- South 50° 15' 58" West, 35.62 feet to a point for corner;
- South 56° 20' 46" West, 45.50 feet to a point for corner;
- South 76° 05' 17" West, 34.12 feet to a point for corner;
- North 84° 28' 59" West, 68.63 feet to a point for corner;
- North 73° 17' 07" West, 48.33 feet to a point for corner;
- North 82° 37' 09" West, 97.81 feet to a point for corner;
- North 70° 03' 45" West, 68.68 feet to a point for corner;
- North 31° 08' 18" West, 94.47 feet to a point for corner;
- North 53° 10' 57" West, 46.64 feet to a point for corner;
- South 88° 04' 18" West, 51.20 feet to a point for corner;
- South 48° 48' 10" West, 34.38 feet to a point for corner;
- South 24° 58' 40" West, 28.83 feet to a point for corner;
- South 14° 30' 57" West, 62.55 feet to a point for corner;
- South 11° 22' 46" West, 47.19 feet to a point for corner;
- South 06° 21' 31" West, 71.09 feet to a point for corner;
- South 01° 53' 08" East, 54.84 feet to a point for corner;
- South 22° 47' 28" East, 73.62 feet to a point for corner;

Exhibit B

- South 40° 22' 45" East, 88.74 feet to a point for corner;
- South 49° 22' 08" East, 65.26 feet to a point for corner;
- South 43° 59' 08" East, 38.80 feet to a point for corner;
- South 23° 37' 58" East, 41.60 feet to a point for corner;
- South 13° 27' 43" East, 72.46 feet to a point for corner;
- South 04° 01' 07" West, 42.58 feet to a point for corner;
- South 06° 34' 31" East, 63.66 feet to a point for corner;
- South 27° 26' 58" East, 82.58 feet to a point for corner;
- South 43° 05' 31" East, 75.71 feet to a point for corner;
- South 56° 19' 30" East, 49.62 feet to a point for corner;
- South 67° 40' 45" East, 29.88 feet to a point for corner;
- North 79° 19' 18" East, 74.56 feet to a point for corner;
- North 76° 45' 00" East, 53.43 feet to a point for corner;
- North 65° 44' 53" East, 63.34 feet to a point for corner;
- North 56° 48' 14" East, 127.00 feet to a point for corner;
- North 49° 25' 33" East, 78.20 feet to a point for corner;
- North 67° 53' 48" East, 26.43 feet to a point for corner;
- South 88° 06' 40" East, 37.72 feet to a point for corner;
- South 74° 00' 35" East, 71.50 feet to a point for corner;
- South 65° 57' 46" East, 38.27 feet to a point for corner;
- South 89° 42' 38" East, 87.64 feet to a point for corner;
- North 85° 26' 05" East, 90.72 feet to a point for corner;
- North 80° 10' 34" East, 82.71 feet to a point for corner;
- North 87° 00' 20" East, 124.97 feet to a point for corner;
- North 89° 26' 04" East, 57.86 feet to a point for corner;
- North 77° 34' 48" East, 49.14 feet to a point for corner;

Exhibit B

- North 58° 17' 24" East, 108.39 feet to a point for corner;
- North 75° 24' 28" East, 30.99 feet to a point for corner;
- South 88° 57' 13" East, 34.60 feet to a point for corner;
- South 56° 09' 02" East, 32.08 feet to a point for corner;
- South 22° 58' 47" East, 33.43 feet to a point for corner;
- South 05° 22' 46" East, 44.50 feet to a point for corner;
- South 05° 06' 14" East, 36.88 feet to a point for corner;
- South 01° 13' 08" West, 27.95 feet to a point for corner;
- South 15° 10' 17" West, 107.22 feet to a point for corner;
- South 23° 55' 06" West, 72.71 feet to a point for corner;
- South 30° 49' 01" West, 145.30 feet to a point for corner;
- South 15° 47' 42" West, 100.00 feet to a point for corner;
- South 04° 46' 36" West, 54.14 feet to a point for corner;
- South 02° 57' 21" East, 60.40 feet to a point for corner;
- South 10° 08' 35" East, 49.22 feet to a point for corner;
- South 09° 42' 06" East, 58.74 feet to a point for corner;
- South 07° 38' 22" East, 36.41 feet to a point for corner;
- South 31° 36' 51" East, 65.72 feet to a point for corner;
- South 51° 26' 07" East, 61.58 feet to a point for corner;
- South 67° 13' 50" East, 144.59 feet to a point for corner;
- South 77° 25' 44" East, 191.64 feet to a point for corner;
- North 78° 29' 03" East, 44.38 feet to a point for corner;
- South 78° 19' 52" East, 41.39 feet to a point for corner;
- South 66° 14' 34" East, 44.08 feet to a point for corner;
- South 61° 53' 03" East, 46.63 feet to a point for corner;
- South 49° 56' 58" East, 51.47 feet to a point for corner;

Exhibit B

- South 02° 17' 31" East, 112.25 feet to a point for corner;
- South 43° 16' 43" West, 98.84 feet to a point for corner;
- South 57° 11' 33" West, 98.06 feet to a point for corner;
- South 40° 07' 08" West, 236.64 feet to a point for corner;
- North 70° 59' 30" West, 57.49 feet to a point for corner;
- North 48° 00' 50" West, 118.49 feet to a point for corner;
- North 76° 05' 32" West, 63.06 feet to a point for corner;
- South 69° 35' 35" West, 58.51 feet to a point for corner;
- South 13° 44' 39" West, 184.14 feet to a point for corner;
- South 12° 29' 32" East, 146.42 feet to a point for corner;
- South 41° 49' 23" East, 87.14 feet to a point for corner;
- South 80° 55' 57" East, 86.52 feet to a point for corner;
- North 75° 00' 30" East, 121.65 feet to a point for corner;
- South 87° 45' 43" East, 74.00 feet to a point for corner;
- South 52° 58' 03" East, 81.42 feet to a point for corner;
- South 38° 54' 56" East, 96.24 feet to a point for corner;
- South 50° 58' 05" East, 142.39 feet to a point for corner;
- South 27° 12' 41" East, 168.84 feet to a point for corner;
- South 66° 04' 26" East, 86.14 feet to a point for corner;
- North 47° 10' 06" East, 94.51 feet to a point for corner;
- North 62° 41' 11" East, 70.59 feet to a point for corner;
- North 29° 32' 19" East, 146.55 feet to a point for corner;
- North 64° 55' 24" East, 71.38 feet to a point for corner;
- South 45° 02' 00" East, 69.41 feet to a point for corner;
- South 20° 13' 41" East, 153.12 feet to a point for corner;
- South 39° 23' 59" East, 99.67 feet to a point for corner;

Exhibit B

- South 07° 54' 52" West, 76.85 feet to a point for corner;
- South 38° 29' 47" West, 183.92 feet to a point for corner;
- South 33° 25' 33" West, 89.62 feet to a point for corner;
- South 12° 25' 45" East, 37.02 feet to a point for corner;
- South 47° 14' 01" East, 94.42 feet to a point for corner;
- South 36° 03' 09" East, 77.48 feet to a point for the Southeast corner of the herein described tract of land;

THENCE South 62° 54' 39" West with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County M.U.D. No. 50, 3,610.87 feet to a point for the Southernmost Southwest corner of the herein described tract of land, being in the arc of a non-tangent curve to the right, for the East line of Savannah Plantation, Section Three as recorded in Volume 21, Page 1-2 of the Map Records of Brazoria County, Texas;

THENCE with the East line of said Savannah Plantation, Section Three, and along the arc of said non-tangent curve to the right, having a chord of North 07° 14' 17" East, 6.05 feet, a radius of 2,230.00 feet, a central angle of 00° 09' 20", an arc length of 6.05 feet to a point for corner;

THENCE over and across said 1,401.60 acre tract the following courses and distances:

- North 62° 54' 39" East, 3,601.61 feet to a point for corner;
- North 36° 03' 09" West, 71.14 feet to a point for corner;
- North 47° 14' 01" West, 95.50 feet to a point for corner;
- North 12° 25' 45" West, 40.70 feet to a point for corner;
- North 33° 25' 33" East, 91.96 feet to a point for corner;

Exhibit B

- North 38° 29' 47" East, 182.77 feet to a point for corner;
- North 07° 54' 52" East, 73.29 feet to a point for corner;
- North 39° 23' 59" West, 98.32 feet to a point for corner;
- North 20° 13' 41" West, 152.86 feet to a point for corner;
- North 45° 02' 00" West, 64.81 feet to a point for corner;
- South 64° 55' 24" West, 66.28 feet to a point for corner;
- South 29° 32' 19" West, 146.44 feet to a point for corner;
- South 62° 41' 11" West, 71.40 feet to a point for corner;
- South 47° 10' 06" West, 97.12 feet to a point for corner;
- North 66° 04' 26" West, 91.20 feet to a point for corner;
- North 27° 12' 41" West, 169.55 feet to a point for corner;
- North 50° 58' 05" West, 141.87 feet to a point for corner;
- North 38° 54' 56" West, 96.15 feet to a point for corner;
- North 52° 58' 03" West, 79.24 feet to a point for corner;
- North 87° 45' 43" West, 71.68 feet to a point for corner;
- South 75° 00' 30" West, 121.96 feet to a point for corner;
- North 80° 55' 57" West, 89.36 feet to a point for corner;
- North 41° 49' 23" West, 90.22 feet to a point for corner;
- North 12° 29' 32" West, 148.89 feet to a point for corner;
- North 13° 44' 39" East, 187.96 feet to a point for corner;
- North 69° 35' 35" East, 62.70 feet to a point for corner;
- South 76° 05' 32" East, 65.85 feet to a point for corner;
- South 48° 00' 50" East, 118.72 feet to a point for corner;
- South 70° 59' 30" East, 53.04 feet to a point for corner;
- North 40° 07' 08" East, 233.96 feet to a point for corner;
- North 57° 11' 33" East, 98.20 feet to a point for corner;

Exhibit B

- North 43° 16' 43" East, 96.13 feet to a point for corner;
- North 02° 17' 31" West, 107.94 feet to a point for corner;
- North 49° 56' 58" West, 48.74 feet to a point for corner;
- North 61° 53' 03" West, 45.92 feet to a point for corner;
- North 66° 14' 34" West, 43.36 feet to a point for corner;
- North 78° 19' 52" West, 39.83 feet to a point for corner;
- South 78° 29' 03" West, 44.42 feet to a point for corner;
- North 77° 25' 44" West, 193.15 feet to a point for corner;
- North 67° 13' 50" West, 145.73 feet to a point for corner;
- North 51° 26' 07" West, 63.15 feet to a point for corner;
- North 31° 36' 51" West, 67.66 feet to a point for corner;
- North 07° 38' 22" West, 37.38 feet to a point for corner;
- North 09° 42' 06" West, 58.63 feet to a point for corner;
- North 10° 08' 35" West, 49.51 feet to a point for corner;
- North 02° 57' 21" West, 61.05 feet to a point for corner;
- North 04° 46' 36" East, 54.96 feet to a point for corner;
- North 15° 47' 42" East, 101.14 feet to a point for corner;
- North 30° 49' 01" East, 145.66 feet to a point for corner;
- North 23° 55' 06" East, 72.03 feet to a point for corner;
- North 15° 10' 17" East, 106.23 feet to a point for corner;
- North 01° 13' 08" East, 27.06 feet to a point for corner;
- North 05° 06' 14" West, 36.59 feet to a point for corner;
- North 05° 22' 46" West, 43.71 feet to a point for corner;
- North 22° 58' 47" West, 31.17 feet to a point for corner;
- North 56° 09' 02" West, 29.12 feet to a point for corner;
- North 88° 57' 13" West, 32.44 feet to a point for corner;

Exhibit B

- South 75° 24' 28" West, 29.55 feet to a point for corner;
- South 58° 17' 24" West, 108.49 feet to a point for corner;
- South 77° 34' 48" West, 50.51 feet to a point for corner;
- South 89° 26' 04" West, 58.27 feet to a point for corner;
- South 87° 00' 20" West, 124.57 feet to a point for corner;
- South 80° 10' 34" West, 82.64 feet to a point for corner;
- South 85° 26' 05" West, 91.16 feet to a point for corner;
- North 89° 42' 38" West, 88.90 feet to a point for corner;
- North 65° 57' 46" West, 38.97 feet to a point for corner;
- North 74° 00' 35" West, 70.53 feet to a point for corner;
- North 88° 06' 40" West, 36.04 feet to a point for corner;
- South 67° 53' 48" West, 24.55 feet to a point for corner;
- South 49° 25' 33" West, 77.71 feet to a point for corner;
- South 56° 48' 14" West, 127.71 feet to a point for corner;
- South 65° 44' 53" West, 64.21 feet to a point for corner;
- South 76° 45' 00" West, 54.02 feet to a point for corner;
- South 79° 19' 18" West, 76.15 feet to a point for corner;
- North 67° 40' 45" West, 31.86 feet to a point for corner;
- North 56° 19' 30" West, 50.70 feet to a point for corner;
- North 43° 05' 31" West, 76.98 feet to a point for corner;
- North 27° 26' 58" West, 84.19 feet to a point for corner;
- North 06° 34' 31" West, 65.04 feet to a point for corner;
- North 04° 01' 07" East, 42.27 feet to a point for corner;
- North 13° 27' 43" West, 71.25 feet to a point for corner;
- North 23° 37' 58" West, 40.26 feet to a point for corner;
- North 43° 59' 08" West, 37.67 feet to a point for corner;

Exhibit B

- North 49° 22' 08" West, 65.42 feet to a point for corner;
- North 40° 22' 45" West, 89.91 feet to a point for corner;
- North 22° 47' 28" West, 75.32 feet to a point for corner;
- North 01° 53' 08" West, 56.12 feet to a point for corner;
- North 06° 21' 31" East, 71.67 feet to a point for corner;
- North 11° 22' 46" East, 47.55 feet to a point for corner;
- North 14° 30' 57" East, 63.14 feet to a point for corner;
- North 24° 58' 40" East, 30.34 feet to a point for corner;
- North 48° 48' 10" East, 37.22 feet to a point for corner;
- North 88° 04' 18" East, 54.74 feet to a point for corner;
- South 53° 10' 57" East, 49.37 feet to a point for corner;
- South 31° 08' 18" East, 93.68 feet to a point for corner;
- South 70° 03' 45" East, 66.37 feet to a point for corner;
- South 82° 37' 09" East, 97.67 feet to a point for corner;
- South 73° 17' 07" East, 48.25 feet to a point for corner;
- South 84° 28' 59" East, 67.28 feet to a point for corner;
- North 76° 05' 17" East, 32.39 feet to a point for corner;
- North 56° 20' 46" East, 44.36 feet to a point for corner;
- North 50° 15' 58" East, 34.12 feet to a point for corner;
- North 22° 37' 47" East, 141.19 feet to a point for corner;
- North 41° 03' 58" East, 118.86 feet to a point for corner;
- North 75° 33' 32" East, 39.69 feet to a point for corner;
- North 65° 27' 02" East, 94.71 feet to a point for corner;
- North 58° 18' 23" East, 58.63 feet to a point for corner;
- North 43° 10' 00" East, 173.11 feet to a point for corner;
- North 59° 07' 07" East, 37.40 feet to a point for corner;

Exhibit B

- North 85° 36' 43" East, 59.25 feet to a point for corner;
- South 84° 24' 48" East, 114.66 feet to a point for corner;
- South 68° 16' 26" East, 82.04 feet to a point for corner;
- South 58° 05' 53" East, 79.91 feet to a point for corner;
- South 75° 12' 03" East, 25.16 feet to a point for corner;
- North 54° 43' 10" East, 56.53 feet to a point for corner;
- North 29° 41' 54" East, 56.02 feet to a point for corner;
- North 19° 42' 22" East, 79.31 feet to a point for corner;
- North 46° 50' 24" East, 42.58 feet to a point for corner;
- North 62° 38' 50" East, 27.47 feet to a point for corner;
- North 41° 22' 38" East, 28.07 feet to a point for corner;
- North 14° 12' 56" East, 30.74 feet to a point for corner;
- North 08° 12' 55" West, 48.14 feet to a point for corner;
- North 29° 23' 53" West, 34.45 feet to a point for corner;
- North 49° 12' 27" West, 88.64 feet to a point for corner;
- South 84° 13' 38" West, 106.66 feet to a point for corner;
- North 80° 56' 32" West, 64.80 feet to a point for corner;
- North 87° 49' 03" West, 54.03 feet to a point for corner;
- South 83° 34' 28" West, 126.36 feet to a point for corner;
- North 82° 03' 36" West, 172.80 feet to a point for corner;
- North 70° 27' 18" West, 65.44 feet to a point for corner;
- North 36° 15' 31" West, 81.01 feet to a point for corner;
- North 06° 26' 16" West, 55.02 feet to a point for corner;
- North 02° 02' 05" East, 42.15 feet to a point for corner;
- North 24° 06' 16" East, 52.83 feet to a point for corner;
- North 55° 21' 34" East, 172.83 feet to a point for corner;

Exhibit B

- North 30° 17' 22" East, 32.99 feet to a point for corner;
- North 12° 50' 40" East, 80.47 feet to a point for corner;
- North 02° 44' 06" East, 78.70 feet to a point for corner;
- North 28° 21' 38" East, 44.91 feet to a point for corner;
- North 43° 44' 18" East, 45.11 feet to a point for corner;
- North 13° 56' 17" East, 27.81 feet to a point for corner;
- North 13° 20' 22" West, 48.27 feet to a point for corner;
- North 37° 15' 55" West, 67.21 feet to a point for corner;
- North 23° 42' 34" West, 109.84 feet to a point for corner;
- North 46° 11' 23" West, 58.92 feet to a point for corner;
- North 57° 22' 21" West, 51.30 feet to a point for corner;
- North 74° 06' 34" West, 45.83 feet to a point for corner;
- South 73° 56' 12" West, 42.54 feet to a point for corner;
- South 53° 46' 00" West, 39.21 feet to a point for corner;
- South 29° 54' 00" West, 67.60 feet to a point for corner;
- South 17° 46' 16" West, 204.51 feet to a point for corner;
- South 05° 24' 53" West, 151.10 feet to a point for corner;
- South 27° 07' 24" West, 44.43 feet to a point for corner;
- South 49° 04' 05" West, 46.69 feet to a point for corner;
- South 65° 07' 37" West, 51.40 feet to a point for corner;
- North 84° 59' 15" West, 43.83 feet to a point for corner;
- North 60° 13' 15" West, 84.33 feet to a point for corner;
- North 54° 37' 18" West, 73.81 feet to a point for corner;
- North 35° 59' 27" West, 42.35 feet to a point for corner;
- North 44° 41' 36" West, 51.48 feet to a point for corner;
- North 83° 48' 49" West, 72.59 feet to a point for corner;

Exhibit B

- South 78° 40' 17" West, 114.16 feet to a point for corner;
- North 89° 46' 42" West, 157.20 feet to a point for corner;
- North 83° 58' 31" West, 63.30 feet to a point for corner;
- North 63° 42' 25" West, 62.57 feet to a point for corner;
- North 62° 07' 23" West, 49.86 feet to a point for corner;
- North 72° 50' 52" West, 84.57 feet to a point for corner;
- North 65° 18' 15" West, 40.00 feet to a point for corner;
- North 58° 12' 19" West, 75.34 feet to a point for corner;
- North 37° 37' 45" West, 99.86 feet to a point for corner;
- North 29° 37' 12" West, 282.32 feet to a point for corner;
- South 62° 58' 58" West, 2,501.92 feet to a point for corner,

lying on the Northeast line of an 80-Foot Wide Access Easement recorded under Brazoria County Clerk's File Number 03-040034;

- North 27° 01' 02" West, with the Northeast line of said 80-Foot Wide Access Easement, continuing over and across said 1401.60 acre tract, 5.00 feet to a point for the Northwest corner of the herein described tract of land, in the centerline of said F.M. 1462, in said North line of Francis Moore League, A-100, the South line of said J.M. Allen Survey, A-1;

THENCE North 62° 58' 58" East with said centerline and said common survey line, 2,506.70 feet the **POINT OF BEGINNING** and containing 2.20 acres of land.

Exhibit B

This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon 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.



James B. McAllister, Jr. 06/22/18
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TBPLS Licensed Surveying Firm No.
10106500

Exhibit B

Tract II

Being a 0.43 of one acre tract of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 Official Public Records of Real Property in Brazoria County, Texas; said 0.43 of one acre tract of land is more particularly described by metes and bounds as follows;

BEGINNING at a point lying in the Northeasterly right-of-way line of Savannah Plantation Drive (150-foot right-of-way) as recorded in Volume 20, Pages 333-334 of the Map Records of Brazoria County, Texas for corner, same being the Southwest corner of Savannah Plantation, Section One (Unrecorded), same also being the most Westerly corner of the herein described parcel;

THENCE with the Southeasterly line of said Savanna Plantation, Section One as follows:

- North 62° 58' 58" East, 1,515.00 feet to a point for corner;
- North 27° 01' 02" West, 474.00 feet to a point for corner;
- North 62° 58' 58" East, 1,800.00 feet to a point for the Easternmost Southeast corner of said Savannah Plantation, Section One, same being the Northernmost corner of the herein described parcel;

THENCE over and across said 1,401.60 acre tract the following courses and distances:

- South 27° 01' 02" East, 5.00 feet to a point for the Easternmost corner of the herein described parcel;

Exhibit B

- South 62° 58' 58" West, 1,795.00 feet to a point for corner;
- South 27° 01' 02" East, 474.00 feet to a point for corner;
- South 62° 58' 58" West, 1,520.00 feet to a point for the
Southernmost corner of the herein described parcel, lying on the
Northeasterly right-of-way line of said Savannah Plantation Drive;
THENCE North 27° 01' 02" West with the Northeasterly right-of-way
line of said Savannah Plantation Drive 5.00 feet the **POINT OF
BEGINNING** and containing 0.43 of one acre of land.

This metes and bounds description was prepared under 22 Texas
Annotated Code 663.21 and reflects the assembly of instruments of
record to describe the political boundary limits shown hereon 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.



James B. McAllister, Jr. 06/22/18
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TBPLS Licensed Surveying Firm No.
10106500

Exhibit B

Tract 111

Being a 1.88 acre parcel of land out of the Francis Moore League, Abstract 100, Brazoria County, Texas; and being out of and a portion of that certain called 1,401.60 acre tract of land as conveyed in General Warranty Deed to SAVANNAH JOINT VENTURE, as recorded in Clerk's File Number 2009028077 of the Official Public Records of Real Property in Brazoria County, Texas; said 1.88 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at the Northwest corner of a called 2,075.08 acre tract of land, as recorded in Clerk's File Number 99-003294 of the Official Public Records of Real Property in Brazoria County, Texas, for the Northwest corner of said Francis Moore League, Abstract-100, being in the Centerline of F.M. 1462 (120-foot wide right-of-way) as described in Volume 303, Page 215 in Deed Records of Brazoria County, Texas; said point being at the intersection of said Centerline F.M. 1462 and the East right-of-way line of County Road 511 as recorded in Volume 548, Page 544 of the Deed Records of Brazoria County, Texas;

THENCE South 27° 03' 00" East with the Southwesterly line of said 2,075.08 acre tract, the Southwesterly line of Savannah

Exhibit B

Plantation, Section One, Block 1 (Unrecorded) passing at 60.00 feet, the Southeasterly right-of-way line of said F.M. 1462, continuing with the Southwesterly line of said 2,075.08 acre tract, the Northeasterly right-of-way line of said County Road 511, in all a distance of 1,973.55 feet to the Southwest corner of said Savannah Plantation, Section One, Block 1, the **POINT OF BEGINNING** and the Westernmost corner of the herein described parcel;

THENCE with the South and East lines of said Savannah Plantation, Section One, Block 1 as follows:

- South 84° 05' 00" East, 862.55 feet to a point for corner;
- North 62° 57' 00" East, 476.33 feet to a point for corner;
- North 27° 03' 00" West, 569.87 feet to a point for the Southwest corner of Savannah Plantation, Section Two as recorded in Volume 20, Pages 333-334 of the Map Records of Brazoria County, Texas;

THENCE North 60° 26' 18" East with the Southeasterly line of said Savannah Plantation, Section Two, 2,866.75 feet to a point for the Most Northerly Northeast corner of the herein described parcel, said point being the Northwest corner of Savannah Plantation, Section Three as recorded in Volume 21, Pages 1-2 of the Map Records of Brazoria County, Texas; said point also being

Exhibit B

in the Southwesterly right-of-way line of Savannah Plantation Drive (150' right-of-way) as recorded in said Section Three;

THENCE South 27° 01' 02" East with the Southwesterly right-of-way line of said Savannah Plantation Road, the Southwesterly line of said Savannah Plantation, Section Three, 5.00 feet to a point for the Most Easterly Northeast corner of the herein described parcel;

THENCE over and across said 2,075.08 acre tract the following courses and distances:

- South 60° 26' 18" West, 2,861.74 feet to a point for corner;
- South 27° 03' 00" East, 570.08 feet to a point for corner;
- South 62° 57' 00" West, 482.81 feet to a point for corner;
- North 84° 05' 00" West, 854.83 feet to a point for corner;
- South 27° 03' 00" East, 83.43 feet to a point for corner;
- South 84° 05' 00" East, 715.15 feet to a point for corner;
- South 27° 03' 00" East, 617.15 feet to a point for corner;
- North 62° 57' 00" East, 126.00 feet to a point for corner;
- South 27° 03' 00" East, 1,515.00 feet to a point for corner;
- North 62° 57' 00" East, 474.00 feet to a point for corner;
- South 27° 03' 00" East, 290.00 feet to a point for corner;

Exhibit B

- South $62^{\circ} 57' 00''$ West, 1,200.00 feet to a point for corner;
- South $27^{\circ} 03' 00''$ East, 70.00 feet to a point for corner;
- North $62^{\circ} 57' 00''$ East, 1,200.00 feet to a point for corner;
- South $27^{\circ} 03' 00''$ East, 828.21 feet to a point for corner;
- North $63^{\circ} 00' 17''$ East, 3,946.47 feet to a point for corner;
- North $62^{\circ} 54' 39''$ East, 490.54 feet to a point for corner lying on the Southwesterly line of said Savannah Plantation, Section Three;

THENCE South $83^{\circ} 58' 35''$ East with the Southwesterly line of said Savannah Plantation, Section Three, 9.15 feet to a point for the Easternmost corner of the herein described tract of land;

THENCE South $62^{\circ} 54' 39''$ West with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County Municipal Utility District Number 50, 498.21 feet to a point for corner;

Exhibit B

THENCE South $63^{\circ} 00' 17''$ West continuing with the Southeasterly line of the herein described tract of land, the Northwesterly line of Brazoria County Municipal Utility District Number 50, 3,951.47 feet to a point for the Southernmost Southwest corner of the herein described tract of land, being in the Northeasterly line of Savannah Plantation, Section One, Block 4 (Unrecorded);

THENCE North $27^{\circ} 03' 00''$ West with said Northeasterly line of said Section One, Block 4, 828.21 feet to a point for the Northeast corner of said Section One, Block 4;

THENCE South $62^{\circ} 57' 00''$ West with the Northwesterly line of said Section One, Block 4, 1,200.00 feet to a point for the Northwest corner of said Section One, Block 4, being in the common line between the Southwesterly line of said 2,075.08 acre tract of land and the Northeasterly right-of-way line of said County Road 511;

THENCE North $27^{\circ} 03' 00''$ West with said common line, 80.00 feet to a point for the Southwest corner of Savannah Plantation, Section One, Block 3 (Unrecorded);

THENCE North $62^{\circ} 57' 00''$ East with the Southeasterly line of said Section One, Block 3, 1,200.00 feet to a point for the

Exhibit B

Southeast corner of said Section One, Block 3;

THENCE with the Northeasterly and Northwesterly lines of said Savannah Plantation, Section One, Block 3 as follows:

- North 27° 03' 00" West, 280.00 feet to a point for corner;
- South 62° 57' 00" West, 474.00 feet to a point for corner;
- North 27° 03' 00" West, 1,515.00 feet to a point for corner;
- South 62° 57' 00" West, 126.00 feet to a point for corner;
- North 27° 03' 00" West, 619.43 feet to a point for the Northeast corner of said Section One, Block 3;

THENCE North 84° 05' 00" West with the North line of said Savannah Plantation, Section One, Block 3, 715.15 feet to a point for the Northwest corner of said Section One, Block 3, being in the common line between the Southwesterly line of said 2,075.08 acre tract of land and the Northeasterly right-of-way line of said County Road 511;

THENCE North 27° 03' 00" West with said common line, 95.35 feet to the **POINT OF BEGINNING** and containing 1.88 acres of land.

Exhibit B

This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon 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.



James B McAllister Jr 06/22/18
James B. McAllister, Jr. RPLS No. 5717
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No.
10106500

H.T. & B. R.R. CO. SURVEY
ABSTRACT NO. 254

FRANCIS MOORE SURVEY
ABSTRACT NO. 100

SAVANNAH PLANTATION
SECTION TWO
VOL. 20, PG. 333-334,
B.C.P.R.

BCMUD 49

CALLED 1401.60 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

CALLED 1,401.60 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

CALLED 8.68 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

CALLED 12.16 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028078

F.M. 1462
(120' WIDTH)

JOHN M. ALLEN SURVEY
ABSTRACT NO. 1

80' WIDE ACCESS ESMT.
B.C.C.F. NO. 03-040034

CALLED 4.80 ACRES
CENTURY CONCRETE PARTNERS, INC.
B.C.C.F. NO. 2014015716

RE-PLAT OF SAVANNAH
PLANTATION SECTION FOUR
DOC NO. 2011036858, B.C.O.P.R.

BCMUD 48

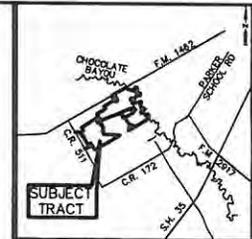
CALLED 38.90 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

SAVANNAH PLANTATION
SECTION THREE
VOL. 21, PG. 1-2,
B.C.P.R.

CALLED 1401.60 ACRES
SAVANNAH JOINT VENTURE
B.C.C.F. NO. 2009028077

CALLED 3.34 ACRES
SAVANNAH PLANTATION
DEVELOPMENT, L.P.
DOC. NO. 2004047755, O.P.R.B.C.

CITY OF ALVIN ETJ
CITY OF LIVERPOOL ETJ



VICINITY MAP
NOT TO SCALE
KEY MAP PAGE NOS. 729, R,V,Z
730 K,N,F,O,S,T,U,W,X



JAMES L. HOLMES SURVEY
ABSTRACT NO. 610

FRANCIS MOORE SURVEY
ABSTRACT NO. 100

C.R. 511

CITY OF ALVIN
CITY OF LIVERPOOL ETJ

5' WIDE ANNEXATION
(TRACT III-1.88 ACRES)

5' WIDE ANNEXATION
(TRACT III-1.88 ACRES)

5' WIDE ANNEXATION

5' WIDE ANNEXATION
(TRACT III-1.88 ACRES)

5' WIDE ANNEXATION
(TRACT II-0.43 ACRE)

5' WIDE ANNEXATION
(TRACT I-2.20 ACRES)

5' WIDE ANNEXATION
(TRACT I-2.20 ACRES)

CALCULATED 0.3250
OF ONE ACRE
CHANGE IN MEANDER
CALLS FROM 1999
DESCRIPTION TO 2009

CHOCOLATE BAYOU

CITY OF ALVIN

NOTE:

THIS METES AND BOUNDS DESCRIPTION WAS PREPARED UNDER 22 TEXAS ANNOTATED CODE 66.3.21 AND REFLECTS THE ASSEMBLY OF INSTRUMENTS OF RECORD TO DESCRIBE THE POLITICAL BOUNDARY LIMITS SHOWN HEREON AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHT AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

BGE Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106500

5' WIDE
ANNEXATION PARCELS



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider Resolution 18-R-23, acknowledging receipt of the Land Use Assumptions and Capital Improvements Plan relating to Impact Fees, and scheduling a public hearing on Impact Fees for September 6, 2018.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: In accordance with Section 395 of the Texas Local Government Code, an update of the Land Use Assumptions and Capital Improvements Plan relating to Impact Fees was drafted and reviewed by the Council-appointed Impact Fee Advisory Committee. Resolution 18-R-23 acknowledges receipt of the Water and Wastewater Impact Fee Study 2018 Update, that includes the updated Land Use Assumptions and Capital Improvements Plan, and sets the date for the public hearing for Impact Fees to be held on September 6, 2018.

An impact fee is a fee that can be imposed by a local government on a new or proposed development project to pay for a portion of the costs of providing public services to the new development. These fees are based on growth assumptions and the capital improvements needed to support growth.

Staff recommends approval.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 7/26/2018 SLH

Supporting documents attached:

- Resolution 18-R-23
- Water and Wastewater Impact Fee Study 2018 Update [Click HERE to view study.](#)

Recommendation: Move to approve Resolution 18-R-23, acknowledging receipt of the Land Use Assumptions and Capital Improvements Plan relating to Impact Fees, and scheduling a public hearing on Impact Fees for September 6, 2018.

Reviewed by Department Head, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager

RESOLUTION NO. 18-R-23

A RESOLUTION BY THE CITY COUNCIL OF ALVIN, TEXAS, ACKNOWLEDGING RECEIPT OF THE UPDATE OF THE LAND USE ASSUMPTIONS AND THE CAPITAL IMPROVMENTS PLAN AND SETTING A PUBLIC HEARING TO DISCUSS AND REVIEW THE UPDATE AND WHETHER TO AMEND THE IMPACT FEES.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVIN,

TEXAS:

Section 1. That the City Council hereby acknowledges receipt of the updated Land Use Assumptions and Capital Improvement Plan relating to impact fees included in the attached Water and Wastewater Impact Fee Study 2018 Update.

Section 2. That the City Council set a date for a Public Hearing for Impact Fees, that being September 6, 2018.

Section 3. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED, APPROVED and ADOPTED on this the _____ day of August 2018.

CITY OF ALVIN, TEXAS

ATTEST

By: _____
Paul A. Horn, Mayor

By: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: Fire

Contact: Rex W. Klesel – Fire Chief

Agenda Item: Consider Memorandum of Understanding (MOU) between the Alvin Community College District (ACC) and the City of Alvin to construct an emergency egress road for Briscoe Park on ACC property.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: The purpose of this MOU is to create an emergency access/egress road to serve Briscoe Park that runs through ACC’s property. The emergency egress road will connect the existing Briscoe Park Drive/Nature’s Way to the existing paved area in the location of ACC’s Transportation/Maintenance Yard.

ACC has agreed that it will allow the City to construct an emergency egress road on its property that will connect Briscoe Park Drive and the existing paved area in the location of ACC’s Transportation/Maintenance building on College Circle, and has agreed to permit the City reasonable access to the site for construction and maintenance activities associated with the emergency egress road.

This emergency egress road design will require approximately two hundred thirty (230) feet of concrete road and the installation of a new manual gate at the rear of ACC’s Transportation/Maintenance Yard where the egress road ties into the paved area. The City will install two (2) Knox lock boxes with padlock keys, one (1) installed near the existing gate, and one (1) on the new manual gate on a pole by two (2) locking removable bollards to be placed at the location where the new road will connect to Briscoe Park Drive.

The City anticipates the road will be completed no later than December 31, 2018. This project, if approved, will go through the public bidding process. Staff recommends approval.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** \$240,000 **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 7/26/2018 SLH _____

Supporting documents attached:

- Exhibit A - Map
- Exhibit B - MOU

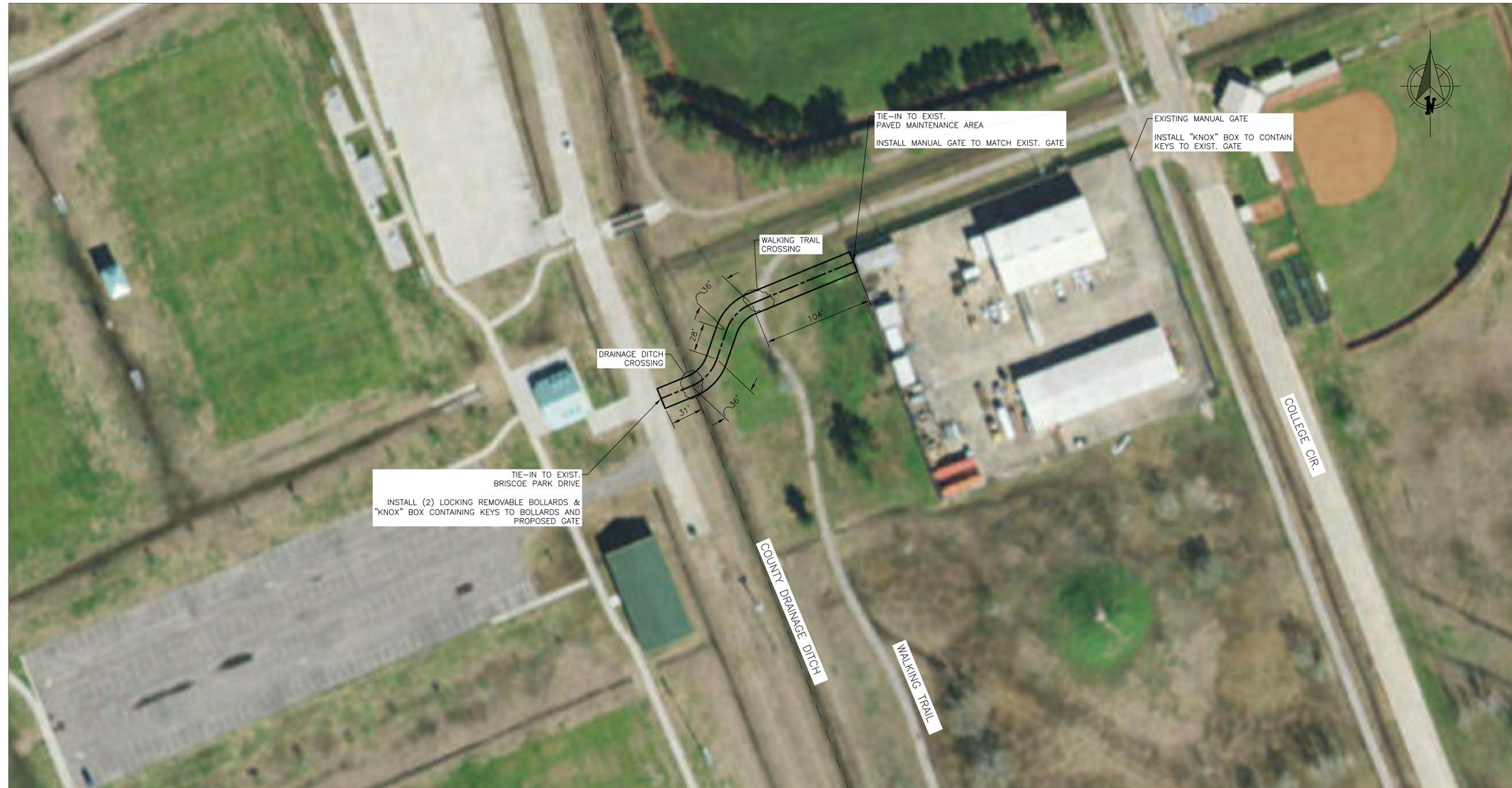
Recommendation: Move to approve Memorandum of Understanding (MOU) between the Alvin Community College District (ACC) and the City of Alvin to construct an emergency egress road for Briscoe Park through ACC property.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager



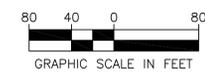
TYPICAL LOCKING REMOVABLE BOLLARD



EXHIBIT A - SITE PLAN
SCALE: 1"=50'

PROPOSED 20' WIDE CONG. EMERGENCY ACCES/EGRESS ROAD

TOTAL LINEAR FOOTAGE: 235 L.F.



LINETYPE LEGEND	
— ATT — ATT — ATT —	ATT BURIED CABLE
— SAN — SAN — SAN —	SANITARY SEWER
— — — — —	ROW
— OHE — OHE — OHE —	OVERHEAD ELECTRIC
— GAS — GAS — GAS —	NATURAL GAS
— WATER — WATER — WATER —	WATER
— — — — —	CENTERLINE ROAD
— HB — HB — HB —	HIGH BANK
— — — — —	FLOWLINE DITCH

BM:					
NO.	REVISION	BY	CHK	APP	DATE

SEAL



CITY OF ALVIN					
BRISCOE PARK EMERGENCY ACCESS / EGRESS ROAD					
EXHIBIT A - SITE PLAN					
BID NO.	N/A	SCALE: 1"=50'			
DRWN BY:	ARH	DATE:	4-5-18	SHEET 1	OF 1

MEMORANDUM OF UNDERSTANDING BETWEEN
THE ALVIN COMMUNITY COLLEGE DISTRICT
AND THE CITY OF ALVIN

This Memorandum of Understanding (“MOU”) is entered into by and between the City of Alvin, Texas, a home rule municipal corporation located in Brazoria County, Texas (hereinafter referred to as the “City”), and The Alvin Community College District, a political subdivision of the State of Texas, (hereinafter referred to as “ACC”), and collectively referred to as the “Parties” and individually as a “Party.”

Pursuant to the authority granted by the “Texas Interlocal Cooperation Act,” Chapter 791 of the Texas Local Government Code, providing for the cooperation between local governmental bodies, the Parties hereto, in consideration of the mutual promises and undertakings contained herein, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

WHEREAS, this MOU is made pursuant to and in accordance with Chapter 791 of the Texas Local Government Code; and

WHEREAS, the governing bodies of each Party find that the subject of this MOU is necessary for the benefit of the public and that each Party has the legal authority to perform and to provide the governmental function or service which is the subject matter of this contract; furthermore, the governing bodies find that the performance of this MOU is in the common interest of both Parties; that the division of cost fairly compensates the performing party for the services performed under this MOU; and that each party paying for the performance of governmental functions or services shall make those payments from current revenues available to the paying party; and

WHEREAS, the City and ACC are parties to an agreement that promotes and protects the public health, safety and welfare through joint efforts on common projects for the common good and welfare of the citizens of the City; and

WHEREAS, the Parties to this MOU recognize the mutual benefit of collaborative partnering and this MOU serves as an indication of continued interest in cooperation of the Parties; and

WHEREAS, the Parties share a mutual interest in partnering to construct an emergency egress road to service Briscoe Park (“Project”) in Alvin, Texas, that will benefit all citizens of the City;

WHEREAS, at its meeting on April 26, 2018, the ACC Board of Regents voted to approve the proposed emergency road construction by the City at the City’s cost and to delegate authority to Dr. Albrecht to negotiate, finalize and execute an MOU with the City to

define the terms of the project;

NOW THEREFORE, AND IN CONSIDERATION of the mutual obligations and benefits to be derived hereunder, the City and ACC hereby enter into this MOU as follows:

1.0 The emergency egress road will connect the existing Briscoe Park Drive/Nature's Way to the existing paved area in the location of ACC's Transportation/Maintenance Yard, as shown in Exhibit A, attached hereto and incorporated by reference herein.

1.1 ACC hereby agrees that it will allow the City to construct an emergency egress road on its property that will connect Briscoe Park Drive and the existing paved area in the location of ACC's Transportation/Maintenance building on College Circle, as shown on Exhibit A. In exchange for performance of the Work by the City hereunder, ACC agrees to permit the City reasonable access to the site for construction and maintenance activities associated with the emergency egress road. City and ACC representatives shall mutually agree upon the dates and hours when the City shall have access to the site for construction and maintenance of the emergency egress road under this MOU. ACC reserves the right to prevent access to the site by the City in the event ACC determines, in its sole discretion, that such access will disrupt ACC activities. ACC shall maintain ownership of all of its property, including the portion(s) of the emergency egress road, once constructed, located on ACC's property.

1.2 ACC shall be responsible for the maintenance of the front gate, and the City shall be responsible for the maintenance of the new two hundred thirty (230) feet of concrete road and the rear gate.

- 1.3 This emergency egress road design will require the following:
- a. Approximately two hundred thirty (230) feet of concrete road;
 - b. The installation of a new manual gate at the rear of ACC's Transportation/Maintenance Yard where the egress road ties into the paved area;
 - c. The installation of two (2) #4400 Knox lock boxes, one (1) installed near the existing gate, and one (1) on the new manual gate on a pole by the bollards;
 - d. The Knox lock boxes shall contain a padlock key for the padlocks to be installed on the bollards and each gate; and
 - e. The installation of two (2) locking removable bollards to be placed at the location where the new road will connect to Briscoe Park Drive.

1.4 The City agrees to perform the following scope of work (collectively, the "Work"):

- a. Provide the design of the emergency egress road and submit the proposed design to ACC for ACC's review and approval (in the event ACC requests

revisions to the design, the City and ACC shall work collaboratively to agree on a final design);

- b. Construct approximately two hundred thirty (230) feet of concrete road;
- c. Install a new manual gate at the rear of ACC's Transportation/Maintenance Yard where the egress road ties into the paved area;
- d. Install two (2) #4400 Knox lock boxes, one (1) installed near the existing gate, and one (1) on the new manual gate on a pole by the bollards; and
- e. Install two (2) locking removable bollards to be placed at the tie-in of Briscoe Park Drive.

1.5 The City shall perform all of the Work in a good and workmanlike manner and in accordance with the requirements of the MOU and standard industry practices. The City shall supervise and direct the Work, using the City's best skill and attention. The City shall be solely responsible for, and have control over, the means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the MOU, unless otherwise stated in the MOU. The City shall be responsible to ACC for acts and omissions of the City's employees, subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the City or any of its contractors.

1.6 The City agrees to complete the Work no later than December 31, 2018.

1.7 The City shall provide and pay for all costs and expenses associated with completing the Work, including, but expressly not limited to, supervision, labor, materials, equipment, tools, equipment and machinery, permits, and licenses, as well as all maintenance activities. In no event shall ACC have any responsibility whatsoever for payment to the City or to any third-party under this MOU.

1.8 The City shall maintain types and amounts of liability insurance to cover its potential liability for performance of the Work under this MOU, including protection from any claims from damages for personal injury or death, and from damage to property, which may arise from operations of the City under this MOU. The City represents and warrants that it maintains said sufficient insurance.

1.9 In the event of loss, damage, or destruction of any property owned by or loaned by ACC that is caused by the City or the City's representative, agent, employee, or contractor, the City shall, at ACC's option, repair the damage or pay ACC the full cost of repair or replacement of such property.

1.10 The Parties agree that the following individuals, or their respective designees, shall have a key to the Knox lock boxes on the manual gate:

CITY OF ALVIN

Fire Chief
Police Chief
EMS Director

ACC

ACC Police Chief
ACC Director of Physical Plant
ACC Vice President of Administration

1.11 The contact persons for each party are:

CITY OF ALVIN

City Manager
(281) 388-4200

ACC

College President
(281) 756-3598

1.12 This MOU may be terminated upon the mutual written agreement of the Parties. Additionally, either Party may terminate this MOU upon thirty (30) days' written notice provided to the other Party, provided, however, that in the event either Party terminates this MOU, ACC shall have the option, in its sole discretion, for the City to either (a) remove the emergency egress road and all appurtenances, including the gates, at the City's sole cost and expense, or (b) transfer ownership of the emergency egress road and all appurtenances, including the gates, to ACC, for payment by ACC to the City of \$1.00.

II.

2.0 All Parties recognize and agree that nothing herein shall be construed to create any rights in third parties.

2.1 Survival. All representations, warranties, covenants, and other continuing obligations as expressly provided in the MOU shall survive the expiration or earlier termination of the MOU.

2.2 Assignment. The rights and obligations of this MOU shall not be assigned without prior written consent of each party.

2.3 Force Majeure. Each party shall be excused from any breach of this MOU which is proximately caused by government regulations, war, strike, act of God, or other similar circumstances normally deemed outside the control of well-managed businesses.

2.4 Entire Agreement. This MOU contains the entire understanding of the parties with respect to the conveyance of the property described herein. It is acknowledged that other contracts may be executed in accordance with this MOU. Such other agreements are not intended to change or alter this MOU unless expressly stated in writing. Any modifications or amendments to this MOU must be in writing and signed by both parties.

2.5 Venue and Governing Law. This MOU and all obligations created hereunder shall be performable in Brazoria County, Texas. This MOU shall be construed and enforced in accordance

with and governed by the laws of the State of Texas.

2.6 Independent Contractor Status. This MOU will not be construed as creating an employer/employee relationship between any of the Parties. Each party shall maintain worker's compensation insurance, professional liability insurance, and comprehensive general liability insurance policies, and proof of such policies shall be presented upon request of the other party. Each party assumes full responsibility for the actions of their own employees and contractors and each shall remain solely responsible for their own employees' and contractors' supervision, daily direction, control, and payment of salary and benefits.

2.7 Liability and Immunity. The Parties recognize that in the event of an accident causing damage or injury, liability would be determined under the Texas Tort Claims Act. The Parties do not waive or relinquish any immunities or defenses on behalf of themselves, their trustees, officers, employees, and agents, as a result of the execution of this MOU and performance of the functions or obligations described herein.

2.8 Severability. If any provision or provisions of this MOU shall be held to be invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

2.9 Notice. Any notices required by this MOU shall be made as follows:

If to ACC:	The Alvin Community College District 3110 Mustang Road Alvin, Texas 77511 (281) 756-3500 (telephone) Attention: President
------------	---

If to the City of Alvin:	City of Alvin 216 West Sealy Street Alvin, Texas 77511 (281) 388-4278 (telephone) (281) 331-7215 (facsimile) Attention: Mayor
--------------------------	--

2.10 The parties to this MOU are paying for the performance of the MOU from current revenues.

2.11 Each Party to the MOU is authorized by law to perform the functions or services to be performed under this MOU. This MOU shall be binding upon the Parties and their respective successors and assigns.

2.12 This MOU is effective upon execution by the parties.

2.13 This MOU may be executed in counterparts, which together shall constitute one instrument. Electronic signatures on this MOU shall be accepted the same as original signatures.

A photocopy of this MOU may be used in any action brought to enforce or construe it.

CITY OF ALVIN, TEXAS

By _____
Paul A. Horn
Mayor, City of Alvin

Date _____

THE ALVIN COMMUNITY COLLEGE DISTRICT

By _____
Dr. Christal M. Albrecht
College President

Date _____



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: City Manager

Contact: Junru Roland, Interim City Manager

Agenda Item: Discuss and take a record vote to propose a tax rate of \$0.7880 per \$100 of assessed valuation, which is a tax increase of 3.26% above the effective tax rate, to be adopted at a future meeting.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: The tax rate adoption process consists of the comparison of three (3) rates: the effective tax rate, the rollback rate and the city's proposed tax rate.

The *effective tax rate* (\$0.763094 per \$100 of assessed valuation) is the total tax rate needed to raise the same amount of property tax revenue from the same properties on the tax roll in both the 2017 tax year (FY18) and the 2018 tax year (FY19).

The *rollback tax rate* (\$0.837548 per \$100 of assessed valuation) is the highest tax rate that the City may adopt before voters are entitled to petition for an election to limit (or rollback) the proposed rate to the rollback rate.

The *proposed tax rate* (\$0.788000 per \$100 of assessed valuation) is the rate proposed to generate property tax revenues to be used for the general maintenance and operational costs of providing city services; the principal and interest on bonds and other debt secured by property tax revenues; and the following general capital projects up for your consideration for FY19, to be discussed at the budget workshop on August 9, 2018:

- Park Improvements
- Wayfinding Signage (design)
- Blue Trails Project (design)
- Business Incentive Program
- Public Safety Equipment

According to the Local Government Code, when a city initially proposes a tax rate that exceeds the lower of the rollback rate or the effective tax rate, the city council must vote to place a proposal to adopt the proposed rate on the agenda of a future meeting as an action item. If the motion passes, the governing body must schedule two public hearings on the city's proposed tax rate.

For FY19, staff is proposing to maintain the city's current tax rate of \$0.7880 per \$100 of assessed valuation. Because the city's proposed tax rate exceeds the lower of the effective tax rate or the rollback tax rate, two public hearings are required to be held before adopting the proposed tax rate.

The city council will consider adopting the city's "final" tax rate at the regular meeting of the city council on September 20, 2018, at 7:00 p.m.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ Amount: _____ 1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: 7/30/2018 SLH

Supporting documents attached:

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Recommendation: Move to propose a tax rate of \$0.7880 per \$100 of assessed valuation, which is a tax increase of 3.26% above the effective tax rate, to be adopted at a future meeting.

Reviewed by Department Head, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager



AGENDA COMMENTARY

Meeting Date: 8/2/2018

Department: City Manager

Contact: Junru Roland, Interim City Manager

Agenda Item: Consider setting two (2) public hearings concerning the proposed tax rate on Thursday, August 16, 2018 at 7:00 p.m. and Thursday, September 6, 2018 at 7:00 p.m. in the City Council Chambers, City Hall, 2016 West Sealy, Alvin, Texas.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Plat Discussion & Direction Other

Summary: The City's proposed tax rate exceeds the effective tax rate. As a result, the Local Government Code requires the city council to set two public hearings on the proposed tax rate, prior to adoption. The second public hearing may not be held earlier than the third day after the date of the first public hearing.

The city council will consider adopting the final tax rate at the regular meeting of the City Council on September 20, 2018 at 7:00 p.m.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 7/30/2018 SLH

Supporting documents attached:

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Recommendation: Move to set two (2) public hearings concerning the proposed tax rate on Thursday, August 16, 2018 at 7:00 p.m. and Thursday, September 6, 2018 at 7:00 p.m. in the City Council Chambers, City Hall, 2016 West Sealy, Alvin, Texas.

Reviewed by Department Head, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager