

ORDINANCE 19-J

AN ORDINANCE TERMINATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN CITY OF ALVIN AS REINVESTMENT ZONE NUMBER THREE, CITY OF ALVIN, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City, acting under the provisions of Chapter 311 of the Texas Tax Code, including Section 311.005(a), passed and approved Ordinance No. 04-VV, on September 16, 2004, designating as a reinvestment zone, and creating and designating a reinvestment zone over, the approximately 793 acres, excluding property that is publicly owned, as described in Exhibit A and depicted in the map attached hereto as Exhibit B, to promote the redevelopment of the area. The reinvestment zone is named for identification as Reinvestment Zone Number Three, City of Alvin, Texas (the “Zone”); and

WHEREAS, the Zone has neither issued tax increment bonds or notes for the Zone, nor undertaken any obligations pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code; and

WHEREAS, the City now desires to terminate the Zone;

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

Section 1. Findings

(a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) That the City Council further finds and declares that termination of the Zone will not adversely impact the value of all the taxable real property in the Zone and will be of general benefit to the City.

Section 2. Termination of the Zone

That the City, acting under the provisions of Chapter 311 of the Texas Tax Code, and Ordinance 04-VV, does hereby terminate as a reinvestment zone the Zone in the area described

in Exhibit A and depicted in the map attached hereto as Exhibit B, known as Reinvestment Zone Number Three, City of Alvin, Texas (the “Zone”).

Section 3. Board of Directors

That the previously created Board of Directors for the Zone is hereby dissolved and all designated powers necessary to prepare and implement the project plan and reinvestment zone financing plan are hereby terminated.

Section 4. Tax Increment Fund

That the Tax Increment Fund for the Zone is hereby dissolved, and the City acknowledges that no funds are required to be disbursed to pay project costs, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose, pursuant to Section 311.010(b) of the Texas Tax Code.

Section 5. Severability

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 6. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the Time required by law preceding its meeting, as required by the Open Meetings Law, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 7. Notices

The contents of the notice of the public hearing, which hearing was held before the City Council on November 15, 2018, and the publication of said notice, are hereby ratified, and confirmed.

PASSED and APPROVED on the 2nd day of May 2019.

THE CITY OF ALVIN, TEXAS

By: 
Paul A. Horn, Mayor

ATTEST

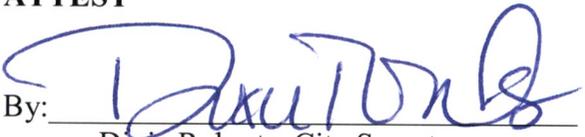
By: 
Dixie Roberts, City Secretary

EXHIBIT A

creation ordinance Alvin TIRZ No. 3 Savannah Plantation2

Ord. 19-J

FIELD NOTES

492.84 ACRES OF LAND, BEING A PART OF THE FRANCIS MOORE LEAGUE, ABSTRACT 100, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 2075.08 ACRE TRACT DESCRIBED IN TWO DEEDS TO SUNTEX FULLER, INC. RECORDED IN CLERK'S FILE 99-003294 AND CLERK'S FILE 99-003295, SAID 492.84 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of Savannah Plantation, Section IV, as recorded in Volume 21, Pages 153-154, Plat Records in the East line of Savannah Plantation Drive and the East line of Savannah Plantation, Section III, as recorded in Volume 21, Pages 1-4, Plat Records;

THENCE North 27 deg. 01 min. 02 sec. West, along the East line of Savannah Plantation Drive and the East line of Section III, at 695.13 feet pass a 1/2 inch iron rod found at the Southeast corner of Savannah Plantation, Section II, as recorded in Volume 20, Pages 333-334, Plat Records, and continue for a total distance of 1173.56 feet to a 1/2 inch iron rod found at the Southwest corner of Lot 1, Block 2, Section I as recorded in Clerk's File 99-007507;

THENCE North 62 deg. 58 min. 58 sec. East, along the South line of Block 2, a distance of 1515.0 feet to a 1/2 inch iron rod found at the Southeast corner of Lot 5, Block 2, Section I;

THENCE North 27 deg. 01 min. 02 sec. West, along the East line of Lot 5, Block 2, a distance of 474.0 feet to a 1/2 inch iron rod found at the Southwest corner of Lot 6, Block 2;

THENCE North 62 deg. 58 min. 58 sec. East, along the South line of Block 2, a distance of 1800.0 feet to a 1/2 inch iron rod found at the Southeast corner of Lot 11, Block 2 as described in Clerk's File 99-027284;

THENCE North 27 deg. 01 min. 02 sec. West, along the East line of Lot 11, Block 2, at 726.0 feet pass a 1/2 inch iron rod found in the South line of F. M. 1462, and continue for a total distance of 786.0 feet to a point for corner in the North line of the aforementioned 2075.08 acre tract and the North line of the Francis Moore League, Abstract 100;

THENCE North 62 deg. 58 min. 58 sec. East, along the North line of said 2075.08 acre tract and the North line of the Francis Moore League, Abstract 100, said line being in the centerline of F. M. 1462 as described in Volume 303, Page 215, Deed Records, a distance of 2586.76 feet to a point for corner at the intersection of the North line of the Moore League with the West or right descending bank of the flowing channel of Chocolate Bayou, said point being the Northeast corner of said 2075.08 acre tract;

THENCE down the Westerly or right descending bank of Chocolate Bayou, being the East line of said 2075.08 acre tract, the following courses and distances:

South 29 deg. 37 min. 12 sec. East - 286.76 feet,
South 37 deg. 37 min. 45 sec. East - 98.60 feet,
South 58 deg. 12 min. 19 sec. East - 74.12 feet,
South 65 deg. 18 min. 15 sec. East - 39.36 feet,
South 72 deg. 50 min. 52 sec. East - 84.71 feet,
South 62 deg. 07 min. 23 sec. East - 50.26 feet,
South 63 deg. 42 min. 25 sec. East - 61.61 feet,
South 83 deg. 58 min. 31 sec. East - 62.15 feet,
South 89 deg. 46 min. 42 sec. East - 156.44 feet,
North 78 deg. 40 min. 17 sec. East - 114.42 feet,
South 83 deg. 48 min. 49 sec. East - 75.14 feet,
South 44 deg. 41 min. 36 sec. East - 53.64 feet,
South 35 deg. 59 min. 27 sec. East - 41.91 feet,
South 54 deg. 37 min. 18 sec. East - 72.75 feet,
South 60 deg. 13 min. 15 sec. East - 82.99 feet,
South 84 deg. 59 min. 15 sec. East - 41.40 feet,
North 65 deg. 07 min. 37 sec. East - 49.36 feet,
North 49 deg. 04 min. 05 se.c. East - 45.02 feet,
North 27 deg. 07 min. 24 sec. East - 42.50 feet,
North 05 deg. 24 min. 53 sec. East - 150.68 feet,
North 17 deg. 46 min. 16 sec. East - 205.58 feet,
North 29 deg. 54 min. 00 sec. East - 69.19 feet,
North 53 deg. 46 min. 00 sec. East - 41.16 feet,
North 73 deg. 56 min. 12 sec. East - 44.86 feet,
South 74 deg. 06 min. 34 sec. East - 48.0 feet,
South 57 deg. 22 min. 21 sec. East - 52.53 feet,
South 46 deg. 11 min. 23 sec. East - 60.40 feet,
South 23 deg. 42 min. 34 sec. East - 110.24 feet,
South 37 deg. 15 min. 55 sec. East - 67.68 feet,
South 13 deg. 20 min. 22 sec. East - 50.54 feet,
South 13 deg. 56 min. 17 sec. West - 30.35 feet,
South 43 deg. 44 min. 18 sec. West - 45.77 feet,
South 28 deg. 21 min. 38 sec. West - 43.10 feet,
South 02 deg. 44 min. 06 sec. West - 78.01 feet,
South 12 deg. 50 min. 40 sec. West - 81.68 feet,
South 30 deg. 17 min. 22 sec. West - 34.87 feet,
South 55 deg. 21 min. 34 sec. West - 172.54 feet,
South 24 deg. 06 min. 16 sec. West - 50.46 feet,
South 02 deg. 02 min. 05 sec. West - 40.80 feet,
South 06 deg. 26 min. 16 sec. East - 53.32 feet,

South 36 deg. 15 min. 31 sec. East - 78.14 feet,
South 70 deg. 27 min. 18 sec. East - 63.39 feet,
South 82 deg. 03 min. 36 sec. East - 171.66 feet,
North 83 deg. 34 min. 28 sec. East - 126.11 feet,
South 87 deg. 49 min. 03 sec. East - 54.71 feet,
South 80 deg. 56 min. 32 sec. East - 64.45 feet,
North 84 deg. 13 min. 38 sec. East - 108.16 feet,
South 49 deg. 12 min. 27 sec. East - 91.66 feet,
South 29 deg. 23 min. 53 sec. East - 36.26 feet,
South 08 deg. 12 min. 55 sec. East - 50.07 feet,
South 14 deg. 12 min. 56 sec. West - 32.94 feet,
South 41 deg. 22 min. 38 sec. West - 30.22 feet,
South 62 deg. 38 min. 50 sec. West - 27.71 feet,
South 46 deg. 50 min. 24 sec. West - 40.68 feet,
South 19 deg. 42 min. 22 sec. West - 78.54 feet,
South 29 deg. 41 min. 54 sec. West - 57.57 feet,
South 54 deg. 43 min. 10 sec. West - 59.98 feet,
North 75 deg. 12 min. 03 sec. West - 28.25 feet,
North 58 deg. 05 min. 53 sec. West - 80.22 feet,
North 68 deg. 16 min. 26 sec. West - 80.89 feet,
North 84 deg. 24 min. 48 sec. West - 113.51 feet,
South 85 deg. 36 min. 43 sec. West - 57.64 feet,
South 59 deg. 07 min. 07 sec. West - 35.52 feet,
South 43 deg. 10 min. 00 sec. West - 173.07 feet,
South 58 deg. 18 min. 23 sec. West - 59.61 feet,
South 65 deg. 27 min. 02 sec. West - 95.46 feet,
South 75 deg. 33 min. 32 sec. West - 38.58 feet,
South 41 deg. 03 min. 58 sec. West - 116.50 feet,
South 22 deg. 37 min. 47 sec. West - 141.61 feet,
South 50 deg. 15 min. 58 sec. West - 35.62 feet,
South 56 deg. 20 min. 46 sec. West - 45.50 feet,
South 76 deg. 05 min. 17 sec. West - 34.12 feet,
North 84 deg. 28 min. 59 sec. West - 68.63 feet,
North 73 deg. 17 min. 07 sec. West - 48.33 feet,
North 82 deg. 37 min. 09 sec. West - 97.81 feet,
North 70 deg. 03 min. 45 sec. West - 68.68 feet,
North 31 deg. 08 min. 18 sec. West - 94.47 feet,
North 53 deg. 10 min. 57 sec. West - 46.64 feet,
South 88 deg. 04 min. 18 sec. West - 51.20 feet,
South 48 deg. 48 min. 10 sec. West - 34.38 feet,
South 24 deg. 58 min. 40 sec. West - 28.83 feet,
South 14 deg. 30 min. 57 sec. West - 62.55 feet,
South 11 deg. 22 min. 46 sec. West - 47.19 feet,
South 06 deg. 21 min. 31 sec. West - 71.09 feet,
South 01 deg. 53 min. 08 sec. East - 54.84 feet,
South 22 deg. 47 min. 28 sec. East - 73.62 feet,

South 40 deg. 22 min. 45 sec. East - 88.74 feet,
South 49 deg. 22 min. 08 sec. East - 65.26 feet,
South 43 deg. 59 min. 08 sec. East - 38.80 feet,
South 23 deg. 37 min. 58 sec. East - 41.60 feet,
South 13 deg. 27 min. 43 sec. East - 72.46 feet,
South 04 deg. 01 min. 07 sec. West - 42.58 feet,
South 06 deg. 34 min. 31 sec. East - 63.66 feet,
South 27 deg. 26 min. 58 sec. East - 82.58 feet,
South 43 deg. 05 min. 31 sec. East - 75.71 feet,
South 56 deg. 19 min. 30 sec. East - 49.62 feet,
South 67 deg. 40 min. 45 sec. East - 29.88 feet,
North 79 deg. 19 min. 18 sec. East - 74.56 feet,
North 76 deg. 45 min. 00 sec. East - 53.43 feet,
North 65 deg. 44 min. 53 sec. East - 63.34 feet,
North 56 deg. 48 min. 14 sec. East - 127.0 feet,
North 49 deg. 25 min. 33 sec. East - 78.20 feet,
North 67 deg. 53 min. 48 sec. East - 26.43 feet,
South 88 deg. 06 min. 40 sec. East - 37.72 feet,
South 74 deg. 00 min. 35 sec. East - 71.50 feet,
South 65 deg. 57 min. 46 sec. East - 38.27 feet,
South 89 deg. 42 min. 38 sec. East - 87.64 feet,
North 85 deg. 26 min. 05 sec. East - 90.72 feet,
North 80 deg. 10 min. 34 sec. East - 82.71 feet,
North 87 deg. 00 min. 20 sec. East - 124.97 feet,
North 89 deg. 26 min. 04 sec. East - 57.86 feet,
North 77 deg. 34 min. 48 sec. East - 49.14 feet,
North 58 deg. 17 min. 24 sec. East - 108.39 feet,
North 75 deg. 24 min. 28 sec. East - 30.99 feet,
South 88 deg. 57 min. 13 sec. East - 34.60 feet,
South 56 deg. 09 min. 02 sec. East - 32.08 feet,
South 22 deg. 58 min. 47 sec. East - 33.43 feet,
South 05 deg. 22 min. 46 sec. East - 44.50 feet,
South 05 deg. 06 min. 14 sec. East - 36.88 feet,
South 01 deg. 13 min. 08 sec. West - 27.95 feet,
South 15 deg. 10 min. 17 sec. West - 107.22 feet,
South 23 deg. 55 min. 06 sec. West - 72.71 feet,
South 30 deg. 49 min. 01 sec. West - 145.30 feet,
South 15 deg. 47 min. 42 sec. West - 100.0 feet,
South 04 deg. 46 min. 36 sec. West - 54.14 feet,
South 02 deg. 57 min. 21 sec. East - 60.40 feet,
South 10 deg. 08 min. 35 sec. East - 49.22 feet,
South 09 deg. 42 min. 06 sec. East - 58.74 feet,
South 07 deg. 38 min. 22 sec. East - 36.41 feet,
South 31 deg. 36 min. 51 sec. East - 65.72 feet,
South 51 deg. 26 min. 07 sec. East - 61.58 feet,
South 67 deg. 13 min. 50 sec. East - 144.59 feet,

South 77 deg. 25 min. 44 sec. East - 191.64 feet,
North 78 deg. 29 min. 03 sec. East - 44.38 feet,
South 78 deg. 19 min. 52 sec. East - 41.39 feet,
South 66 deg. 14 min. 34 sec. East - 44.08 feet,
South 61 deg. 53 min. 03 sec. East - 46.63 feet,
South 49 deg. 56 min. 58 sec. East - 51.47 feet,
South 02 deg. 17 min. 31 sec. East - 112.25 feet,
South 43 deg. 16 min. 43 sec. West - 98.84 feet,
South 57 deg. 11 min. 33 sec. West - 98.06 feet,
South 40 deg. 07 min. 08 sec. West - 236.64 feet,
North 70 deg. 59 min. 30 sec. West - 57.49 feet,
North 48 deg. 00 min. 50 sec. West - 118.49 feet,
North 76 deg. 05 min. 32 sec. West - 63.06 feet,
South 69 deg. 35 min. 35 sec. West - 58.51 feet,
South 13 deg. 44 min. 39 sec. West - 184.14 feet,
South 12 deg. 29 min. 32 sec. East - 146.42 feet,
South 41 deg. 49 min. 23 sec. East - 87.14 feet,
South 80 deg. 55 min. 57 sec. East - 86.52 feet,
North 75 deg. 00 min. 30 sec. East - 121.65 feet,
South 87 deg. 45 min. 43 sec. East - 74.00 feet,
South 52 deg. 58 min. 03 sec. East - 81.42 feet,
South 38 deg. 54 min. 56 sec. East - 96.24 feet,
South 50 deg. 58 min. 05 sec. East - 142.39 feet,
South 27 deg. 12 min. 41 sec. East - 168.84 feet,
South 66 deg. 04 min. 26 sec. East - 86.14 feet,
North 47 deg. 10 min. 06 sec. East - 94.51 feet,
North 62 deg. 41 min. 11 sec. East - 70.59 feet,
North 29 deg. 32 min. 19 sec. East - 146.55 feet,
North 64 deg. 55 min. 24 sec. East - 71.38 feet,
South 45 deg. 02 min. 00 sec. East - 69.41 feet,
South 20 deg. 13 min. 41 sec. East - 153.12 feet,
South 39 deg. 23 min. 59 sec. East 99.67 feet,
South 07 deg. 54 min. 52 sec. West 76.85 feet,
South 38 deg. 29 min. 47 sec. West - 183.92 feet,
South 33 deg. 25 min. 33 sec. West 89.62 feet,
South 12 deg. 25 min. 45 sec. East - 37.02 feet,
South 47 deg. 14 min. 01 sec. East - 94.42 feet,
South 36 deg. 03 min. 09 sec. East 77.48 feet

to a point for corner in the North line of the Extra Territorial Jurisdiction (ETJ) line of the City of Liverpool, being 2650.0 feet Northwest of and perpendicular from the South line of said 2075.08 acre tract;

THENCE South 62 deg. 54 min. 39 sec. West, along the North line of the Liverpool ETJ, being 2650.0 feet at right angles from and parallel to the South line of the Francis Moore League and the South line of said 2075.08 acre tract, a distance of 3610.89 feet to a point for corner in the East line of Lot 51, Block 2, Savannah Plantation, Section 3, according to the Plat recorded in Volume 21, Pages 1-4, Plat Records;

THENCE along the East line of Section 3, following a curve to the right having a Radius of 2230.0 feet, for an arc distance of 792.31 feet to a 1/2 inch iron rod at the P.C. of a curve to the left;

THENCE along the East line of Section 3, following said curve to the left, having a Radius of 200.0 feet, Central Angle of 72 deg. 08 min., and Chord Bearing and Distance of North 05 deg. 50 min. 56 sec. West - 235.49 feet, for an arc distance of 251.79 feet to a 1/2 inch iron rod found at the P.T. of said curve;

THENCE North 41 deg. 54 min. 56 sec. West, along the East line of Section 3, a distance of 411.19 feet to a 1/2 inch iron rod found at the P.C. of a curve to the right;

THENCE continuing along the East line of Section 3, following said curve to the right, having a Radius of 900.0 feet, Central Angle of 22 deg. 35 min. 45 sec., and Chord Bearing and Distance of North 30 deg. 37 min. 04 sec West - 352.64 feet, for an arc distance of 354.93 feet to a 1/2 inch iron rod found at the P.T. of said curve;

THENCE North 19 deg. 19 min. 11 sec. West, along the East line of Section III, a distance of 470.76 feet to a 1/2 inch iron rod found for the lower Northeast corner of Section 3 in the South line of Savannah Plantation, Section 4, as recorded in Volume 21, Pages 153-154, Plat Records;

THENCE North 70 deg. 40 min. 49 sec. East, along the South line of Savannah Plantation, Section 4, a distance of 665.48 feet to a 1/2 inch iron rod found at the P.C. of a curve to the left;

THENCE along the South line of Section 4, following said curve to the left, having a Radius of 1900.0 feet, Central Angle of 29 deg. 32 min. 48 sec., and Chord Bearing and Distance of North 55 deg. 54 min. 25 sec. East - 968.98 feet, for an arc distance of 979.81 feet to a 1/2 inch iron rod found at the P.C. of a curve to the right;

THENCE continuing along the South line of Section 4, following said curve to the right having a Radius of 1700.0 feet, Central Angle of 13 deg. 44 min. 02 sec., and Chord Bearing and Distance of North 48 deg. 00 min. 02 sec. East - 406.52 feet, for an arc distance of 407.49 feet to a 1/2 inch iron rod found at the Southeast corner of Section IV;

THENCE North 45 deg. 17 min. 17 sec. West, along the East line of Section 4, a distance of 398.34 feet to a 1/2 inch iron rod found for the Northeast corner of Section IV;

THENCE along a line of Section 4, following a curve to the left, having a Radius of 640.0 feet, Central Angle of 21 deg. 16 min. 34 sec., and Chord Bearing and Distance of South 51 deg 47 min. 20 sec. West - 236.29 feet, for an arc distance of 37.66 feet to a 1/2 inch iron rod found at the P.T. of said curve

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THENCE South 41 deg. 09 min. 03 sec. West, along a line of Section 4, a distance of 202.91 feet to a 1/2 inch iron rod found for corner;

THENCE North 48 deg. 50 min. 57 sec. West, along a line of Section 4, a distance of 15.15 feet to a 1/2 inch iron rod found for the P.C. of a curve to the left;

THENCE along a line of Section 4, following said curve to the left having a Radius of 740.0 feet, Central Angle of 27 deg. 12 min. 01 sec., and Chord Bearing and Distance of North 62 deg. 26 min. 57 sec. West - 348.01 feet, for an arc distance of 351.30 feet to a 1/2 inch iron rod found for corner;

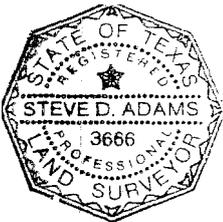
THENCE South 13 deg. 57 min. 02 sec. West, along the North line of Section 4, a distance of 80.0 feet to a 1/2 inch iron rod found at the Northeast corner of Lot 32, Block 2, Section IV:

THENCE South 70 deg. 37 min. 31 sec. West, along the North line of Section 4, a distance of 1280.48 feet to a 1/2 inch iron rod found for angle point;

THENCE South 70 deg. 43 min. 06 sec. West, continuing along the North line of Section IV, a distance of 3357.14 feet to the PLACE OF BEGINNING and containing 492.84 acres of land.

Bearing Base - Parent Deed of 2075.08 acre tract.

This document was prepared under 22 TAC 663.21 and does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or configuration of the boundary of the political subdivision for which it was prepared.



ST
Registered Professional Land Surveyor No. 3666

SavP-East

FIELD NOTES

299.60 ACRES OF LAND, BEING A PART OF THE FRANCIS MOORE LEAGUE, ABSTRACT 100, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 2075.08 ACRE TRACT DESCRIBED IN TWO DEEDS TO SUNTEX FULLER, INC. RECORDED IN CLERK'S FILE 99-003294 AND CLERK'S FILE 99-003295, SAID 299.60 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of Savannah Plantation, Section II, as recorded in Volume 20, Pages 333-334, Plat Records;

THENCE North 60 deg. 26 min. 18 sec. East, along the South line of Savannah Plantation, Section II, a distance of 2866.75 feet to a 1/2 inch iron rod found at the Southeast corner of Lot 40, Savannah Plantation, Section II, and the Northwest corner of Savannah Plantation, Section III, as recorded in Volume 21, Pages 1-4, Plat Records, in the West line of Savannah Plantation Drive;

THENCE South 27 deg. 01 min. 02 sec. East, along the West line of Savannah Plantation, Section III, and the West line of Savannah Plantation Drive, a distance of 1448.27 feet to a 1/2 inch iron rod found at the P.C. of a curve to the right;

THENCE continuing along the West line of Savannah Plantation Drive and the West line of Section III, following said curve to the right having a Radius of 625.0 feet, Central Angle of 33 deg. 02 min. 27 sec., and Chord Bearing and Distance of South 10 deg. 29 min. 48 sec. East - 355.45 feet, for an arc distance of 360.42 feet to a 1/2 inch iron rod found at the P.T. of said curve;

THENCE South 06 deg. 01 min. 25 sec. West, along the West line of Savannah Plantation Drive and the West line of Savannah Plantation, Section III, a distance of 492.47 feet to a 1/2 inch iron rod found for corner;

THENCE North 83 deg. 58 min. 35 sec. West, along a line of Savannah Plantation, Section III, a distance of 50.0 feet to a 1/2 inch iron rod found for corner;

THENCE South 06 deg. 01 min. 25 sec. West, along the West line of Savannah Plantation, Section III, a distance of 80.0 feet to a 1/2 inch iron rod found for corner;

THENCE South 83 deg. 58 min. 35 sec. East, along a line of Savannah Plantation, Section III, a distance of 147.19 feet to a 1/2 inch iron rod found for corner at the Northwest corner of Lot 1, Block 1, Section III;

THENCE South 06 deg. 01 min. 25 sec. West, along the West line of Lot 1, Block 1, Section III, a distance of 390.0 feet to a 1/2 inch iron rod found for the Southwest corner of Section III;

THENCE South 83 deg. 58 min. 35 sec. East, along the South line of Section III, a distance of 2543.74 feet to the intersection of the South line of Section III with the Extra Territorial Jurisdiction (ETJ) line of the City of Liverpool;

THENCE South 62 deg. 54 min. 39 sec. West, along the North line of the Liverpool ETJ, being 2650.0 feet at right angles from and parallel to the South line of the Francis Moore League and the South line of said 2075.08 acre tract, a distance of 498.22 feet to an angle point;

THENCE South 63 deg. 00 min. 17 sec. West, along the North line of the Liverpool ETJ, being 2650.0 feet at right angles from and parallel to the South line of the Francis Moore League and the South line of said 2075.08 acre tract, a distance of 3955.81 feet to a point for corner in the East line of Lot 3, Block 4, Savannah Plantation, Section One (unrecorded) said Lot being described in Clerk's File 99-006357;

THENCE North 27 deg. 03 min. West, along the East line of Block 4, a distance of 828.19 feet to a 1/2 inch iron rod found for corner at the Northeast corner of Lot 1, Block 4 as described in Clerk's File 99-006361;

THENCE South 62 deg. 57 min. West, along the North line of Lot 1, Block 4, a distance of 1200.0 feet to a 1/2 inch iron rod found for corner in the West line of said 2075.08 acre tract and the East line of County Road 511;

THENCE North 27 deg. 03 min. West, along said line, a distance 80.0 feet to a 1/2 inch iron rod found at the Southwest corner of Lot 8, Block 3 as described in Clerk's File 99-006368;

THENCE North 62 deg. 57 min. East, along the South line of Lot 8, Block 3, a distance of 1200.0 feet to a 1/2 inch iron rod found for corner;

THENCE North 27 deg. 03 min. West, along the East line of Block 3, a distance of 280.0 feet to a 1/2 inch iron rod found for corner;

THENCE South 62 deg. 57 min. West, along a line of Block 3, a distance of 474.0 feet to a 1/2 inch iron rod found for corner;

THENCE North 27 deg. 03 min. West, along the East line of Block 3, a distance of 1515.0 feet to a 1/2 inch iron rod found for corner;

THENCE South 62 deg. 57 min. West, along a line of Block 3, a distance of 126.0 feet to a 1/2 inch iron rod found for corner;

THENCE North 27 deg. 03 min. West, along the East line of Lot 1, Block 3 as described in Clerk's File 99-006371, a distance of 619.43 feet to a 1/2 inch iron rod found for corner in the North line of Lot 1, Block 3;

THENCE North 84 deg. 05 min. West, along the North line of Lot 1, Block 3, a distance of 715.15 feet to a 1/2 inch iron rod found for corner in the West line of said 2075.08 acre tract and the East line of County Road 511

Page 3 of Field Notes on 299.60 acres of land

THENCE North 27 deg. 03 min. West, along said line, a distance of 95.35 feet to a 1/2 inch iron rod found at the Southwest corner of Lot 1, Block 1 as described in Clerk's File 99-045921;

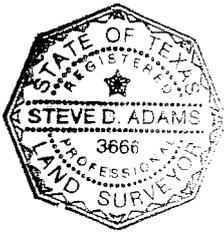
THENCE South 84 deg. 05 min. East, along the South line of Lot 1, Block 1, a distance of 862.55 feet to a 1/2 inch iron rod found for angle point;

THENCE North 62 deg. 57 min. East, along the South line of Lot 1, Block 1, a distance of 476.33 feet to a 1/2 inch iron rod found for corner;

THENCE North 27 deg. 03 min. West, along the East line of Block 1, a distance of 569.87 feet to the PLACE OF BEGINNING and containing 299.60 acres of land.

Bearing Base - Parent Deed of 2075.08 acre tract.

This document was prepared under 22 TAC 663.21 and does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or configuration of the boundary of the political subdivision for which it was prepared.



S T

Registered Professional Land Surveyor No. 3666

SavP-West

Exhibit "A"

(Lot and Block - identification of specific lots to inclusion)

Section Four

Block One

Lots 22,23,24,25,26,27,28,29,30,31,32

Block Two

Lots 23,24,25,26,27,28,29,30,31,32

Block Three

Lots 1, 2

ROWs

Subject to a release of ownership from the Savannah Plantation Property Owner's Association, and dedication of the ROWs and improvements to the City of Alvin, the annexation will include the ditches, the ROW and roadway improvements for Savannah Plantation Drive, Stratford Hall Drive and Pebble Hill Lane, both from their intersection with Savannah Plantation Drive, easterly to the end of the subdivision as currently platted.

Lake Area

The annexation will also take in the lake east of Section 3, Block 2.

EXHIBIT B

creation ordinance Alvin TIRZ No. 3 Savannah Plantation2

