

ORDINANCE NO. 2128

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, CREATING REINVESTMENT ZONE NO. 2018-01 FOR A 17.2163 ACRE TRACT OF LAND LOCATED SOUTH OF 12682 CARDINAL MEADOW DRIVE IN SUGAR LAND, TEXAS.

WHEREAS, the Property Redevelopment and Tax Abatement Act (Tax Code § 312 et seq.) authorizes cities to create reinvestment zones and enter into tax abatement agreements with the owners of qualifying properties in reinvestment zones; and

WHEREAS, the City has received an application requesting tax abatement for real property improvements to be located in the zone; and

WHEREAS, the zone is eligible for tax abatement; and

WHEREAS, a public hearing, for which notice was given as required by law, was held at which interested persons were given an opportunity to present evidence for and against the creation of the zone; and

WHEREAS, the City Council has found that the improvements sought to be located in the proposed reinvestment zone are feasible and practical and would be a benefit to the land to be included in the zone and to the City after the expiration of a tax abatement agreement; and

WHEREAS, the creation of the reinvestment zone will be reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment into the zone that would be a benefit to the property located therein and that will contribute to the economic development of the City of Sugar Land; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS:

Section 1. That Reinvestment Zone No. 2018-01 is created for the real property consisting of 17.2163 acres, described by metes and bounds in the attached and incorporated Exhibit A, which formerly was shown as Commercial Reserve “G6”, of the Sugar Land Central, Section Five Pat recorded under File No. 20060135 of the Fort Bend County, Texas Official Public Records.

Section 2. That the Reinvestment Zone created herein is eligible for commercial-industrial tax abatement as provided by law.

Section 3. That Reinvestment Zone No. 2018-01 expires five years from the date of this ordinance.

APPROVED on first consideration on _____, 2018.

ADOPTED upon second consideration on _____, 2018.

Joe R. Zimmerman, Mayor

ATTEST:

Glenda Gundermann, City Secretary

APPROVED AS TO FORM:

EXHIBIT A
Description of 17.2163-Acre Tract

FIELD NOTE DESCRIPTION OF 17.2163 ACRES OF LAND
OUT OF COMMERCIAL RESERVE "A" OF API COMMERCIAL
RESERVE A MINOR PLAT, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN PLAT NO. 20180111 OF THE
PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID
17.2163 ACRE TRACT BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 5/8 inch iron rod found in the South right-of-way line of Cardinal Meadows Drive, as recorded in Slide No. 2370A F.B.C. Plat Records, said iron rod marks the Easterly corner of said Commercial Reserve "A" of API Commercial Reserve A Minor Plat and the herein described tract;

THENCE, South 42°28'04" West, along the Southeasterly line of said Commercial Reserve "A", a distance of 1226.26 feet to a 5/8 inch iron rod with cap found for an interior corner of said Commercial Reserve "G6";

THENCE, South 48°15'22" East, a distance of 575.48 feet to a 5/8 inch iron rod with cap found for corner;

THENCE, South 42°12'43" West, a distance of 20.09 feet to a 5/8 inch iron rod found for the beginning of a curve to the Left;

THENCE, in a Southerly direction, along and with said curve to the Left, having a radius of 440.00 feet, a central angle of 44°38'51", an arc length of 342.87 feet and a chord bearing and distance of South 19°53'17" West, 334.26 feet to a 5/8 inch iron rod found for the point of tangency of said curve;

THENCE, South 02°26'08" East, a distance of 140.18 feet to a 5/8 inch iron rod found in the North right-of-way line of Reed Road (100 feet wide) for the Southeast corner of said Commercial Reserve "A" and the herein described tract;

THENCE, South 88°26'49" West, along the North right-of-way line of Reed Road, a distance of 50.01 feet to a 5/8 inch iron rod found for the Southwest corner of said Commercial Reserve "A" and the herein described tract;

THENCE, North 02°26'08" West, a distance of 6.81 feet to a 5/8 inch iron rod found for the beginning of a curve to the Left;

THENCE, in a Northwesterly direction, along and with said curve to the Left, having a radius of 535.00 feet, a central angle of 41°52'57", an arc length of 391.08 feet and a chord bearing and distance of North 23°22'37" West, 382.43 feet to a 5/8 inch iron rod found for the point of tangency of said curve;

THENCE, North 44°19'05" West, a distance of 247.39 feet to a 5/8 inch iron rod found for the beginning of a curve to the Right;

THENCE, in a Northwesterly direction, along and with said curve to the Right, having a radius of 474.65 feet, a central angle of 17°41'01", an arc length of 146.49 feet and a chord bearing and distance of North 35°28'35" West, 145.91 feet to a 5/8 inch iron rod found for the point of tangency of said curve;

THENCE, North 26°38'04" West, a distance of 132.01 feet to a 5/8 inch iron rod with cap found for corner;

THENCE, North 02°38'14" West, along the West line of said Reserve "A", a distance of 208.71 feet to a 5/8 inch iron rod found for the Southwest corner of 1.163 acre Easement tract recorded under F.B.C.C.F. No. 2008066701, said iron rod also marks the Westerly most Northwest corner of the herein described tract;

THENCE, North 87°21'46" East, a distance of 65.00 feet to a 5/8 inch iron rod with cap found for the Southeast corner of said 1.163 acre tract and an interior corner of the herein described tract;

THENCE, North 02°38'14" West, a distance of 778.75 feet to a 5/8 inch iron rod found for the Northeast corner of said 1.163 acre Easement tract and the Northerly most Northwest corner of the herein described tract;

THENCE, North 88°28'04" East, a distance of 658.34 feet to a 5/8 inch iron rod found in the West right-of-way line of Cardinal Meadows Drive for corner, said iron rod falling in the arc of a curve to the Left;

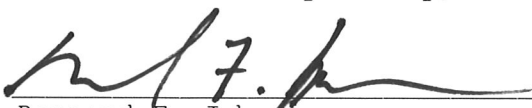
THENCE, in a Southeasterly direction, along said right-of-way, with said curve to the Left, having a radius of 71.50 feet, a central angle of 145°15'22", an arc length of 181.27 feet and a chord bearing and distance of South 74°09'37" East, 136.48 feet to a 5/8 inch iron rod found for the Point of Reverse curve to the Right;

THENCE, in a Northeasterly direction, along said right-of-way, with said curve to the Right, having a radius of 25.00 feet, a central angle of 55°15'12", an arc length of 24.11 feet and a chord bearing and distance of North 60°50'18" East, 23.19 feet to a 5/8 inch iron rod found for the Point of Tangency;

THENCE, North 88°28'04" East, along the South right-of-way line of Cardinal Meadows Drive, a distance of 209.46 feet to the POINT OF BEGINNING and containing 17.2163 acres (749,946 square feet) of land, more or less.

CENTURY ENGINEERING, INC.

Dated this 4th day of May, 2018



Bernerd F. Johnson

Registered Professional Land Surveyor No. 4314



CEI JOB NO. 07004-04.01
(QW06) SV 070040.T

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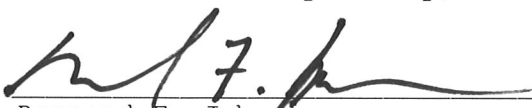
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