

**Exhibit One**

City of Sugar Land Ordinance No. 2035

Designating Reinvestment Zone No. 2015-03

**ORDINANCE NO. 2035**

**AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, CREATING REINVESTMENT ZONE NO. 2015-03 FOR A 3.409 ACRE TRACT OF LAND LOCATED ON INDUSTRIAL BOULEVARD NEAR THE INTERSECTION OF INDUSTRIAL BOULEVARD AND WEST AIRPORT BOULEVARD IN THE SLBP INDUSTRIAL COMPLEX.**

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. 2015-03 is created for the real property described in the attached Exhibit A, which is incorporated into this Ordinance, and shown in the SLBP Industrial Complex Minor Plat recorded in File No. 20150293 of the Official Public Records of Fort Bend County, Texas, a copy of which is attached as Exhibit B.

**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. 2015-03 expires five years from the date of this ordinance.

APPROVED on first consideration on \_\_\_\_\_, 2015.

ADOPTED upon second consideration on \_\_\_\_\_, 2015.

James A. Thompson, Mayor

ATTEST:

Glenda Gundermann, City Secretary

APPROVED AS TO FORM:

*Eugenia A. Cano*

Attachments: Exhibit A- Property Description  
Exhibit B- Minor Plat Showing Property

## **Exhibit Two**

Legal description of Real Property

## Exhibit A

A tract or parcel of land containing 3.409 acres (148,485 square feet), more or less, located in the Brown and Belknap League, Abstract No. 15, Fort Bend County, Texas, being all of that certain 3.41 acre tract of land conveyed from Deposit Guaranty Bank to U.S. C & W Investment, Inc., by a deed recorded under Clerk's File No. 9223884 of the Official Records of Fort Bend County, Texas, said 3.409 acres being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said 3.41 acre tract of land, the northwest corner of that certain 3.8140 acre tract of land conveyed to Automated Valve Specialties, Inc., by a deed recorded in Volume 976, Page 78 of the Deed Records of Fort Bend County, Texas, same being the east right-of-way of Industrial Boulevard (a 60-foot right-of-way, at this point, Vol. 26, Pg. 11 of the Plat Records of Fort Bend County, Texas), from which a 1/2-inch iron rod was found, 0.09 feet;

THENCE North 02 deg. 39 min. 14 sec. West, along the west line of said 3.41 acre tract of land, same being the east line of said Industrial Boulevard, a distance of 272.12 feet to a point for corner, from which a 1/2-inch iron rod was found South, 0.16 feet;

THENCE northeasterly, along the west line of said 3.41 acre tract of land, same being the east line of said Industrial Boulevard (a variable right-of-way, at this point), a distance of 77.68 feet along the arc of a curve to the right, said curve having a central angle of 14 deg. 50 min. 06 sec., a radius of 300.00 feet, a chord which bears North 04 deg. 45 min. 49 sec. East, and a chord distance 77.46 feet, to a 1/2-iron rod found at a point for corner;

THENCE northeasterly, along the west line of said 3.41 acre tract of land, same being the east line of said Industrial Boulevard (a variable right-of-way, at this point), a distance of 1.11 feet, along the arc of a curve to the left, said curve having a central angle of 00 deg. 12 min. 40 sec., a radius of 300.00 feet, a chord which bears North 12 deg. 04 min. 32 sec. East, and a chord distance of 1.11 feet, to a 1/2-inch iron rod with a cap found at a point for corner;

THENCE North 87 deg. 20 min. 46 sec. East, along the north line of said 3.41 acre tract of land, same being the south line of that certain 4.168 acre tract of land conveyed from Sugarland Properties Incorporated to Richard C. Chu, Trustee, by a deed record in Volume 1023, Page 572 of the Deed Records of Fort Bend County, Texas, a distance of 414.72 feet to a point for corner, from which a 5/8-inch iron rod with a cap was found South, 0.29 feet;

THENCE South 02 deg. 39 min. 14 sec. East, along the east line of said 3.41 acre tract of land, same being the west line of Fort Bend Water Control and Improvement District No. 1, 100-foot wide drainage easement as described by a deed recorded in Volume 266, Page 548 of the Deed Records of Fort Bend County, Texas, a distance of 350.00 feet to a 5/8-inch iron rod with a cap found at a point for corner;

THENCE South 87 deg. 20 min. 46 sec. West, along the south line of said 3.41 acre tract of land, same being the north line of said 3.8140 acre tract of land, a distance of 425.00 feet to the POINT OF BEGINNING and containing 3.409 acres (148,485 square feet) of land, more or less.

