



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/18/2025

File ID: TMP-6373

Department: Planning

Subject:

Type of Action: Approval/Action

Ordinance annexing 686.46 acres of land lying on the north of Little Cove Rd and east and west of Hwy 72 E.
(Introduced on December 4, 2025, Regular Council Meeting)

Ordinance No. 25-998

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: December 24, 2025

Finance Information:

Account Number: n/a

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: n/a

Resolution #: n/a

Location:

Address:

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments: none

ORDINANCE NO. 25-

WHEREAS, Huntsville Center, Inc., an Alabama Corporation, by John W. Hays, as its President; Grassy Pond, L.P., by John W. Hays as the President of Grassy Pond, Inc., as its General Partner; The City of Huntsville, Alabama, by Tommy Battle, as its Mayor, being the owners, as the term is defined by Section 11-42-20, Code of Alabama 1975, of all the property or territory hereinafter particularly described (which property or territory is hereinafter referred to as "the Property"), filed with the City Clerk of the City of Huntsville, Alabama, a signed and written petition requesting that the Property be annexed to the City of Huntsville, Alabama, which petition is on file with the City Clerk of the City of Huntsville, Alabama; and

WHEREAS, said petition contained the signatures of the owners of the Property, and filed together with said petition was a map showing the relationship of the Property to the corporate limits of the City of Huntsville, Alabama, which map is attached hereto and incorporated herein by reference; and

WHEREAS, the Property is contiguous to the present city limits of the City of Huntsville, Alabama, and the Property does not lie within the corporate limits or police jurisdiction of any other municipality; and

WHEREAS, the City Council of the City of Huntsville, Alabama, has determined that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and has further determined that all legal requirements for annexing the Property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama hereby finds that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and assents to the annexation of the Property to the City of Huntsville, Alabama;

2. That the corporate limits of the City of Huntsville, Alabama, be, and the same are hereby extended and rearranged so as to embrace and include the Property, which is particularly described as follows:

All that part of Sections 33 and 34, Township 03 South, Range 02 East, and Sections 03, 04 and 09, Township 04 South, Range 02 East of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Southwest Corner of said Section 04, Township 04 South, Range 02 East; thence from the Point of Commencement, North 81 Degrees 11 Minutes 43 Seconds East 2726.54 feet to a point; said point is further described as the Point of Beginning; thence from the Point of Beginning, North 00 Degrees 52 Minutes 12 Seconds East 2157.46 feet to a point; thence South 89 Degrees 04 Minutes 48 Seconds East 443.41 feet to a point; thence South 89 Degrees 04 Minutes 45 Seconds East 18.98 feet to a point; thence North 38 Degrees 43 Minutes 16 Seconds East 62.32 feet to a point; thence North 17 Degrees 15 Minutes 17 Seconds East 342.37 feet to a point; thence North 19 Degrees 15

Minutes 40 Seconds East 246.38 feet to a point; thence North 21 Degrees 23
Minutes 38 Seconds East 114.23 feet to a point; thence North 20 Degrees 42
Minutes 26 Seconds East 412.75 feet to a point; thence North 20 Degrees 45
Minutes 13 Seconds East 214.68 feet to a point; thence North 20 Degrees 45
Minutes 11 Seconds East 44.27 feet to a point; thence North 26 Degrees 32
Minutes 32 Seconds East 79.54 feet to a point; thence North 17 Degrees 58
Minutes 49 Seconds East 176.78 feet to a point; thence North 13 Degrees 28
Minutes 56 Seconds East 107.51 feet to a point; thence North 12 Degrees 21
Minutes 00 Seconds East 156.22 feet to a point; thence North 11 Degrees 01
Minute 50 Seconds East 261.62 feet to a point; thence North 12 Degrees 11
Minutes 20 Seconds East 315.53 feet to a point; thence North 20 Degrees 22
Minutes 55 Seconds East 66.01 feet to a point; thence North 32 Degrees 56
Minutes 51 Seconds East 306.34 feet to a point; thence North 01 Degree 58
Minutes 26 Seconds West 1459.36 feet to a point; thence North 02 Degrees 19
Minutes 50 Seconds West 1077.44 feet to a point; thence North 01 Degree 14
Minutes 09 Seconds East 1917.63 feet to a point; thence North 09 Degrees 28
Minutes 16 Seconds East 21.04 feet to a point; thence North 11 Degrees 34
Minutes 01 Second East 6.89 feet to a point; thence North 18 Degrees 12 Minutes
57 Seconds East 6.89 feet to a point; thence North 24 Degrees 52 Minutes 19
Seconds East 6.89 feet to a point; thence North 31 Degrees 31 Minutes 23 Seconds
East 6.89 feet to a point; thence North 38 Degrees 10 Minutes 50 Seconds East
6.89 feet to a point; thence North 44 Degrees 49 Minutes 42 Seconds East 6.89
feet to a point; thence North 51 Degrees 29 Minutes 22 Seconds East 6.89 feet to
a point; thence North 58 Degrees 08 Minutes 20 Seconds East 6.89 feet to a point;
thence North 64 Degrees 47 Minutes 06 Seconds East 6.89 feet to a point; thence
North 71 Degrees 27 Minutes 10 Seconds East 6.89 feet to a point; thence North
78 Degrees 05 Minutes 26 Seconds East 6.89 feet to a point; thence North 74
Degrees 42 Minutes 52 Seconds East 23.78 feet to a point; thence South 88
Degrees 35 Minutes 39 Seconds East 6.89 feet to a point; thence South 81 Degrees
56 Minutes 36 Seconds East 6.89 feet to a point; thence South 75 Degrees 17
Minutes 24 Seconds East 6.89 feet to a point; thence South 68 Degrees 38 Minutes
13 Seconds East 6.89 feet to a point; thence South 65 Degrees 36 Minutes 43
Seconds East 92.28 feet to a point; thence South 62 Degrees 17 Minutes 02
Seconds East 82.74 feet to a point; thence South 61 Degrees 45 Minutes 57
Seconds East 71.84 feet to a point; thence South 60 Degrees 14 Minutes 19
Seconds East 110.81 feet to a point; thence South 59 Degrees 49 Minutes 30
Seconds East 110.81 feet to a point; thence South 59 Degrees 24 Minutes 40
Seconds East 110.81 feet to a point; thence South 58 Degrees 59 Minutes 49
Seconds East 110.81 feet to a point; thence South 58 Degrees 35 Minutes 03
Seconds East 110.81 feet to a point; thence South 58 Degrees 11 Minutes 31
Seconds East 90.84 feet to a point; thence South 57 Degrees 37 Minutes 59
Seconds East 77.33 feet to a point; thence South 59 Degrees 43 Minutes 11
Seconds East 78.87 feet to a point; thence South 58 Degrees 06 Minutes 58
Seconds East 68.37 feet to a point; thence South 62 Degrees 14 Minutes 55
Seconds East 112.26 feet to a point; thence South 58 Degrees 53 Minutes 38
Seconds East 17.65 feet to a point; thence South 61 Degrees 29 Minutes 32
Seconds East 17.65 feet to a point; thence South 64 Degrees 05 Minutes 22
Seconds East 17.65 feet to a point; thence South 66 Degrees 41 Minutes 21
Seconds East 17.65 feet to a point; thence South 69 Degrees 16 Minutes 53
Seconds East 17.65 feet to a point; thence South 71 Degrees 52 Minutes 44

Seconds East 17.65 feet to a point; thence South 74 Degrees 28 Minutes 34
Seconds East 17.65 feet to a point; thence South 77 Degrees 04 Minutes 16
Seconds East 17.65 feet to a point; thence South 79 Degrees 40 Minutes 15
Seconds East 17.65 feet to a point; thence South 82 Degrees 15 Minutes 48
Seconds East 17.65 feet to a point; thence South 85 Degrees 26 Minutes 52
Seconds East 82.66 feet to a point; thence South 85 Degrees 37 Minutes 17
Seconds East 54.67 feet to a point; thence South 84 Degrees 32 Minutes 03
Seconds East 116.21 feet to a point; thence South 83 Degrees 56 Minutes 25
Seconds East 211.02 feet to a point; thence South 83 Degrees 56 Minutes 28
Seconds East 200.89 feet to a point; thence South 83 Degrees 48 Minutes 22
Seconds East 171.16 feet to a point; thence South 83 Degrees 34 Minutes 58
Seconds East 6.91 feet to a point; thence South 81 Degrees 53 Minutes 31 Seconds
East 21.85 feet to a point; thence South 82 Degrees 14 Minutes 05 Seconds East
60.96 feet to a point; thence South 75 Degrees 07 Minutes 41 Seconds East 21.85
feet to a point; thence South 71 Degrees 44 Minutes 44 Seconds East 21.85 feet to
a point; thence South 68 Degrees 21 Minutes 43 Seconds East 21.85 feet to a point;
thence South 64 Degrees 58 Minutes 48 Seconds East 21.85 feet to a point; thence
South 61 Degrees 35 Minutes 53 Seconds East 21.85 feet to a point; thence South
58 Degrees 12 Minutes 57 Seconds East 21.85 feet to a point; thence South 47
Degrees 31 Minutes 42 Seconds East 22.05 feet to a point; thence South 42
Degrees 39 Minutes 26 Seconds East 25.12 feet to a point; thence South 40
Degrees 16 Minutes 07 Seconds East 21.28 feet to a point; thence South 38
Degrees 06 Minutes 48 Seconds East 21.28 feet to a point; thence South 35
Degrees 42 Minutes 32 Seconds East 44.79 feet to a point; thence South 00
Degrees 41 Minutes 10 Seconds West 3756.35 feet to a point; thence South 85
Degrees 25 Minutes 49 Seconds East 48.03 feet to a point; thence South 82
Degrees 31 Minutes 09 Seconds East 45.57 feet to a point; thence South 83
Degrees 05 Minutes 20 Seconds East 45.51 feet to a point; thence North 86
Degrees 55 Minutes 58 Seconds East 67.67 feet to a point; thence North 86
Degrees 19 Minutes 19 Seconds East 120.34 feet to a point; thence North 89
Degrees 33 Minutes 34 Seconds East 127.71 feet to a point; thence South 89
Degrees 35 Minutes 28 Seconds East 1214.97 feet to a point; thence South 89
Degrees 35 Minutes 17 Seconds East 1714.28 feet to a point; thence South 89
Degrees 59 Minutes 08 Seconds East 343.30 feet to a point; thence South 02
Degrees 33 Minutes 50 Seconds West 399.72 feet to a point; thence South 02
Degrees 47 Minutes 18 Seconds West 2275.75 feet to a point; thence North 89
Degrees 38 Minutes 32 Seconds West 422.48 feet to a point; thence North 89
Degrees 32 Minutes 25 Seconds West 223.14 feet to a point; thence North 29
Degrees 43 Minutes 36 Seconds West 14.51 feet to a point; thence North 42
Degrees 29 Minutes 34 Seconds West 625.56 feet to a point; thence North 89
Degrees 22 Minutes 05 Seconds West 1635.03 feet to a point; thence South 19
Degrees 20 Minutes 56 Seconds East 610.16 feet to a point; thence South 19
Degrees 16 Minutes 49 Seconds East 924.87 feet to a point; thence South 18
Degrees 34 Minutes 32 Seconds East 82.39 feet to a point; thence South 16
Degrees 13 Minutes 47 Seconds East 8.42 feet to a point; thence South 11 Degrees
30 Minutes 39 Seconds East 9.26 feet to a point; thence South 06 Degrees 33
Minutes 28 Seconds East 9.26 feet to a point; thence South 04 Degrees 16 Minutes
36 Seconds West 21.01 feet to a point; thence South 12 Degrees 43 Minutes 02
Seconds West 3.94 feet to a point; thence South 19 Degrees 00 Minutes 32
Seconds West 6.44 feet to a point; thence South 23 Degrees 32 Minutes 54

Seconds West 8.89 feet to a point; thence South 28 Degrees 41 Minutes 49
Seconds West 8.89 feet to a point; thence South 33 Degrees 50 Minutes 54
Seconds West 8.89 feet to a point; thence South 38 Degrees 59 Minutes 51
Seconds West 8.89 feet to a point; thence South 44 Degrees 09 Minutes 31
Seconds West 8.89 feet to a point; thence South 52 Degrees 03 Minutes 12
Seconds West 18.35 feet to a point; thence South 42 Degrees 38 Minutes 30
Seconds West 62.98 feet to a point; thence South 46 Degrees 24 Minutes 05
Seconds West 72.58 feet to a point; thence South 46 Degrees 08 Minutes 45
Seconds West 245.90 feet to a point; thence South 39 Degrees 15 Minutes 51
Seconds East 1565.8 feet to a point; thence North 88 Degrees 45 Minutes 10
Seconds West 839.95 feet to a point; thence North 39 Degrees 13 Minutes 55
Seconds West 5174.22 feet to a point; thence North 89 Degrees 07 Minutes 03
Seconds West 612.18 feet to a point; thence South 20 Degrees 35 Minutes 00
Seconds West 699.56 feet to a point; thence South 18 Degrees 32 Minutes 58
Seconds West 727.39 feet to a point; thence South 48 Degrees 30 Minutes 12
Seconds West 388.59 feet to a point; thence South 29 Degrees 59 Minutes 00
Seconds East 554.29 feet to a point; thence South 08 Degrees 28 Minutes 04
Seconds East 567.13 feet to a point; thence South 36 Degrees 53 Minutes 41
Seconds East 364.59 feet to a point; thence South 49 Degrees 51 Minutes 22
Seconds West 169.70 feet to a point; thence South 21 Degrees 27 Minutes 41
Seconds East 706.54 feet to a point; thence South 28 Degrees 21 Minutes 22
Seconds East 257.45 feet to a point; thence South 28 Degrees 21 Minutes 17
Seconds East 441.55 feet to a point; thence North 49 Degrees 43 Minutes 41
Seconds West 607.44 feet to a point; thence North 49 Degrees 54 Minutes 33
Seconds West 354.71 feet to a point; thence North 71 Degrees 10 Minutes 32
Seconds West 769.28 feet back to the Point of Beginning and containing 686.46
acres, more or less.

3. That this ordinance shall be published as provided by law, and become effective upon its publication as required by law.

4. That the Mayor and City Clerk of the City of Huntsville, Alabama, are hereby authorized, requested, and directed for and on behalf of the governing body of the City to file a description of the property or territory herein annexed in the Office of the Judge of Probate of Madison County, Alabama.

ADOPTED this the _____ day of _____, 2025.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the _____ day of _____, 2025.

Mayor of the City of Huntsville,
Alabama

STATE OF ALABAMA)
)
COUNTY OF MADISON)

**PETITION FOR ANNEXATION TO THE CITY OF
HUNTSVILLE, ALABAMA, PURSUANT TO SECTIONS 11-42-20 THROUGH
11-42-24 INCLUSIVE, CODE OF ALA. 1975 (AS AMENDED)**

TO: **The City Clerk of the City of Huntsville, Alabama, and the
City Council of the City of Huntsville, Alabama**

FROM: **Huntsville Center, Inc., an Alabama Corporation, by John W. Hays,
as its President; Grassy Pond, L.P., by John W. Hays as the President
of Grassy Pond, Inc., as its General Partner; The City of Huntsville,
Alabama, by Tommy Battle, as its Mayor (hereinafter referred to as
“the petitioners”)**

A. The Petitioners do hereby sign and file with the City Clerk of the City of Huntsville, Alabama, this written petition requesting that the real property or territory hereinafter described, which real property or territory is hereinafter referred to as “the Property”, be annexed to the City of Huntsville, Alabama, under the authority of and pursuant to Sections 11-42-20 through 11-42-24 of the Code of Alabama 1975; and in support thereof do hereby certify as follows:

1. That the Petitioners are the owner of the Property, as the term “owner” is defined by Section 11-42-20, Code of Alabama 1975.
2. That the Property is situated in **Madison County, Alabama**, and is accurately described on the attached Exhibit “A”, which exhibit is incorporated herein by reference.
3. That the Petitioners have the right and authority to make and file this petition for annexation.
4. That the Property is contiguous to the existing corporate limits of the City of Huntsville, Alabama.
5. That the Property does not lie within the corporate limits or police jurisdiction of any other municipality.
6. That the Petitioners have attached hereto as Exhibit “B”, which exhibit is incorporated herein by reference, and filed herewith a map of the Property showing its relationship to the corporate limits of the City of Huntsville, Alabama, which said map is further identified as being entitled "Stevens Property to be Annexed."

B. This petition may be signed in any number of counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same petition.

THE FOREGOING CONSIDERED, we, the Petitioners hereby petition and request that the City Council of the City of Huntsville, Alabama, adopt an ordinance assenting to the annexation of the Property to the City of Huntsville, Alabama, all in accordance with the statutes herein provided.

IN WITNESS WHEREOF, we, the undersigned Petitioners have hereunto subscribed our names as of the 21st day of Nov, 2025.

PETITIONERS:

Huntsville Center, Inc.

Signature: _____

John W. Hays

As its: President

Grassy Pond, L.P.

Signature: _____

John W. Hays

President

Grassy Pond, Inc.

As its: General Partner

The City of Huntsville

Signature: _____

Tommy Battle

As its: Mayor

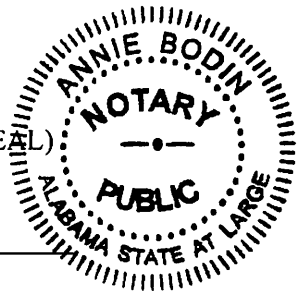
STATE OF Alabama)
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John W. Hays, whose name is signed to the foregoing annexation petition and who are known to me, acknowledged before me on this date that, being informed of the contents of said petition, he executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal of office, this the 21st day of Nov,
2025.

Annie Bodin (SEAL)
NOTARY PUBLIC Annie Bodin

Expiration Date: 3-17-2027



B. This petition may be signed in any number of counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same petition.

THE FOREGOING CONSIDERED, we, the Petitioners hereby petition and request that the City Council of the City of Huntsville, Alabama, adopt an ordinance assenting to the annexation of the Property to the City of Huntsville, Alabama, all in accordance with the statutes herein provided.

IN WITNESS WHEREOF, we, the undersigned Petitioners have hereunto subscribed our names as of the 24th day of November, 2025.

PETITIONERS:

Huntsville Center, Inc.

Grassy Pond, L.P.

Signature: _____
John W. Hays

As its: President

Signature: _____
John W. Hays

President
Grassy Pond, Inc.

As its: General Partner

The City of Huntsville

Signature: Tommy Battle
Tommy Battle

As its: Mayor

STATE OF ALABAMA)
)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tommy Battle, whose name is signed to the foregoing annexation petition and who are known to me, acknowledged before me on this date that, being informed of the contents of said petition, he executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal of office, this the 24th day of November, 2025.

Lady Kassama (SEAL)
NOTARY PUBLIC

Expiration Date: October 13, 2027

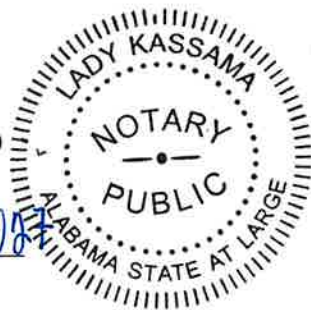


Exhibit "A"
(Legal Description of the Property)

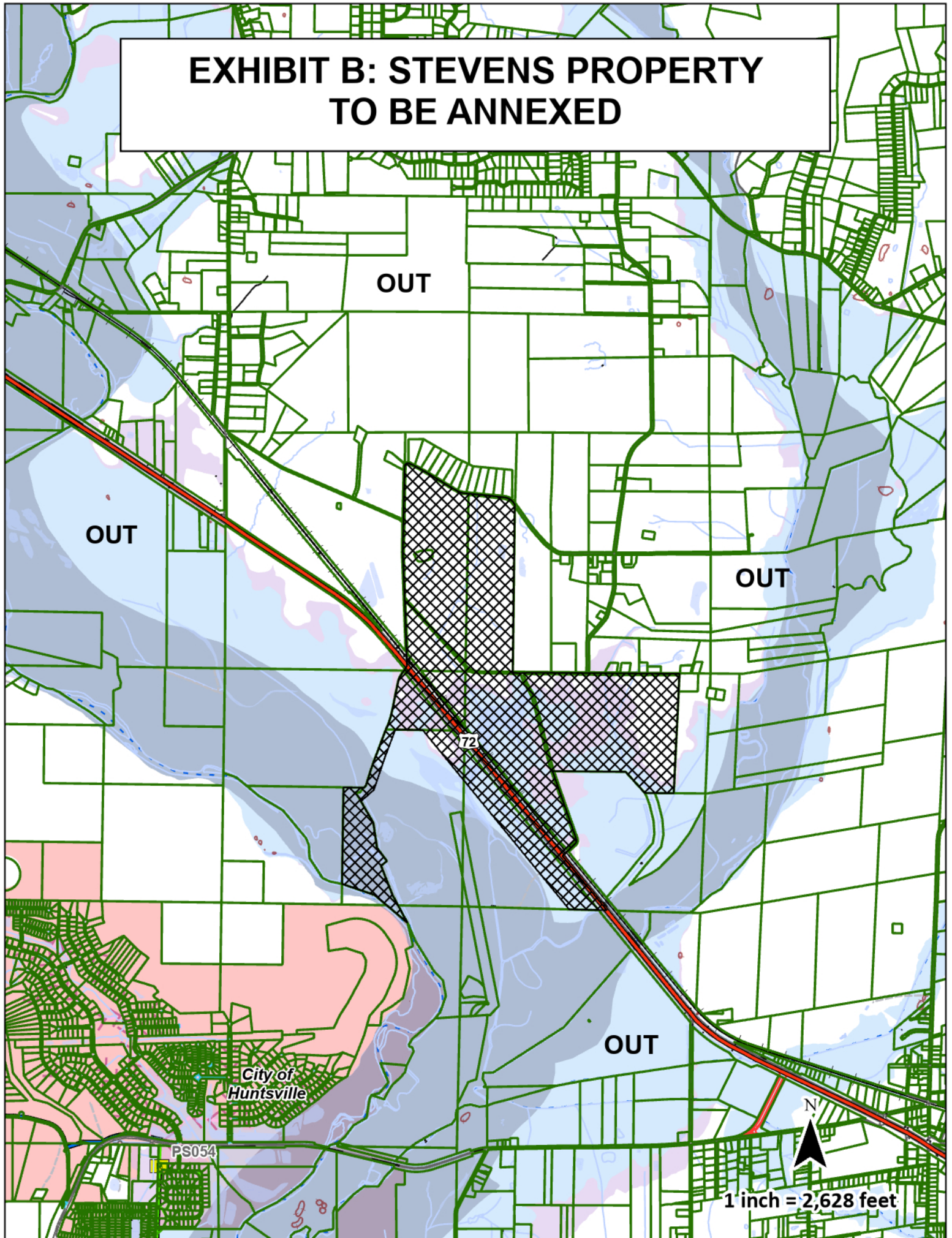
All that part of Sections 33 and 34, Township 03 South, Range 02 East, and Sections 03, 04 and 09, Township 04 South, Range 02 East of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Southwest Corner of said Section 04, Township 04 South, Range 02 East; thence from the Point of Commencement, North 81 Degrees 11 Minutes 43 Seconds East 2726.54 feet to a point; said point is further described as the Point of Beginning; thence from the Point of Beginning, North 00 Degrees 52 Minutes 12 Seconds East 2157.46 feet to a point; thence South 89 Degrees 04 Minutes 48 Seconds East 443.41 feet to a point; thence South 89 Degrees 04 Minutes 45 Seconds East 18.98 feet to a point; thence North 38 Degrees 43 Minutes 16 Seconds East 62.32 feet to a point; thence North 17 Degrees 15 Minutes 17 Seconds East 342.37 feet to a point; thence North 19 Degrees 15 Minutes 40 Seconds East 246.38 feet to a point; thence North 21 Degrees 23 Minutes 38 Seconds East 114.23 feet to a point; thence North 20 Degrees 42 Minutes 26 Seconds East 412.75 feet to a point; thence North 20 Degrees 45 Minutes 13 Seconds East 214.68 feet to a point; thence North 20 Degrees 45 Minutes 11 Seconds East 44.27 feet to a point; thence North 26 Degrees 32 Minutes 32 Seconds East 79.54 feet to a point; thence North 17 Degrees 58 Minutes 49 Seconds East 176.78 feet to a point; thence North 13 Degrees 28 Minutes 56 Seconds East 107.51 feet to a point; thence North 12 Degrees 21 Minutes 00 Seconds East 156.22 feet to a point; thence North 11 Degrees 01 Minute 50 Seconds East 261.62 feet to a point; thence North 12 Degrees 11 Minutes 20 Seconds East 315.53 feet to a point; thence North 20 Degrees 22 Minutes 55 Seconds East 66.01 feet to a point; thence North 32 Degrees 56 Minutes 51 Seconds East 306.34 feet to a point; thence North 01 Degree 58 Minutes 26 Seconds West 1459.36 feet to a point; thence North 02 Degrees 19 Minutes 50 Seconds West 1077.44 feet to a point; thence North 01 Degree 14 Minutes 09 Seconds East 1917.63 feet to a point; thence North 09 Degrees 28 Minutes 16 Seconds East 21.04 feet to a point; thence North 11 Degrees 34 Minutes 01 Second East 6.89 feet to a point; thence North 18 Degrees 12 Minutes 57 Seconds East 6.89 feet to a point; thence North 24 Degrees 52 Minutes 19 Seconds East 6.89 feet to a point; thence North 31 Degrees 31 Minutes 23 Seconds East 6.89 feet to a point; thence North 38 Degrees 10 Minutes 50 Seconds East 6.89 feet to a point; thence North 44 Degrees 49 Minutes 42 Seconds East 6.89 feet to a point; thence North 51 Degrees 29 Minutes 22 Seconds East 6.89 feet to a point; thence North 58 Degrees 08 Minutes 20 Seconds East 6.89 feet to a point; thence North 64 Degrees 47 Minutes 06 Seconds East 6.89 feet to a point; thence North 71 Degrees 27 Minutes 10 Seconds East 6.89 feet to a point; thence North 78 Degrees 05 Minutes 26 Seconds East 6.89 feet to a point; thence North 74 Degrees 42 Minutes 52 Seconds East 23.78 feet to a point; thence South 88 Degrees 35 Minutes 39 Seconds East 6.89 feet to a point; thence South 81

Degrees 56 Minutes 36 Seconds East 6.89 feet to a point; thence South 75
Degrees 17 Minutes 24 Seconds East 6.89 feet to a point; thence South 68
Degrees 38 Minutes 13 Seconds East 6.89 feet to a point; thence South 65
Degrees 36 Minutes 43 Seconds East 92.28 feet to a point; thence South 62
Degrees 17 Minutes 02 Seconds East 82.74 feet to a point; thence South 61
Degrees 45 Minutes 57 Seconds East 71.84 feet to a point; thence South 60
Degrees 14 Minutes 19 Seconds East 110.81 feet to a point; thence South
59 Degrees 49 Minutes 30 Seconds East 110.81 feet to a point; thence South
59 Degrees 24 Minutes 40 Seconds East 110.81 feet to a point; thence South
58 Degrees 59 Minutes 49 Seconds East 110.81 feet to a point; thence South
58 Degrees 35 Minutes 03 Seconds East 110.81 feet to a point; thence South
58 Degrees 11 Minutes 31 Seconds East 90.84 feet to a point; thence South
57 Degrees 37 Minutes 59 Seconds East 77.33 feet to a point; thence South
59 Degrees 43 Minutes 11 Seconds East 78.87 feet to a point; thence South
58 Degrees 06 Minutes 58 Seconds East 68.37 feet to a point; thence South
62 Degrees 14 Minutes 55 Seconds East 112.26 feet to a point; thence South
58 Degrees 53 Minutes 38 Seconds East 17.65 feet to a point; thence South
61 Degrees 29 Minutes 32 Seconds East 17.65 feet to a point; thence South
64 Degrees 05 Minutes 22 Seconds East 17.65 feet to a point; thence South
66 Degrees 41 Minutes 21 Seconds East 17.65 feet to a point; thence South
69 Degrees 16 Minutes 53 Seconds East 17.65 feet to a point; thence South
71 Degrees 52 Minutes 44 Seconds East 17.65 feet to a point; thence South
74 Degrees 28 Minutes 34 Seconds East 17.65 feet to a point; thence South
77 Degrees 04 Minutes 16 Seconds East 17.65 feet to a point; thence South
79 Degrees 40 Minutes 15 Seconds East 17.65 feet to a point; thence South
82 Degrees 15 Minutes 48 Seconds East 17.65 feet to a point; thence South
85 Degrees 26 Minutes 52 Seconds East 82.66 feet to a point; thence South
85 Degrees 37 Minutes 17 Seconds East 54.67 feet to a point; thence South
84 Degrees 32 Minutes 03 Seconds East 116.21 feet to a point; thence South
83 Degrees 56 Minutes 25 Seconds East 211.02 feet to a point; thence South
83 Degrees 56 Minutes 28 Seconds East 200.89 feet to a point; thence South
83 Degrees 48 Minutes 22 Seconds East 171.16 feet to a point; thence South
83 Degrees 34 Minutes 58 Seconds East 6.91 feet to a point; thence South
81 Degrees 53 Minutes 31 Seconds East 21.85 feet to a point; thence South
82 Degrees 14 Minutes 05 Seconds East 60.96 feet to a point; thence South
75 Degrees 07 Minutes 41 Seconds East 21.85 feet to a point; thence South
71 Degrees 44 Minutes 44 Seconds East 21.85 feet to a point; thence South
68 Degrees 21 Minutes 43 Seconds East 21.85 feet to a point; thence South
64 Degrees 58 Minutes 48 Seconds East 21.85 feet to a point; thence South
61 Degrees 35 Minutes 53 Seconds East 21.85 feet to a point; thence South
58 Degrees 12 Minutes 57 Seconds East 21.85 feet to a point; thence South
47 Degrees 31 Minutes 42 Seconds East 22.05 feet to a point; thence South
42 Degrees 39 Minutes 26 Seconds East 25.12 feet to a point; thence South
40 Degrees 16 Minutes 07 Seconds East 21.28 feet to a point; thence South
38 Degrees 06 Minutes 48 Seconds East 21.28 feet to a point; thence South
35 Degrees 42 Minutes 32 Seconds East 44.79 feet to a point; thence South

00 Degrees 41 Minutes 10 Seconds West 3756.35 feet to a point; thence South 85 Degrees 25 Minutes 49 Seconds East 48.03 feet to a point; thence South 82 Degrees 31 Minutes 09 Seconds East 45.57 feet to a point; thence South 83 Degrees 05 Minutes 20 Seconds East 45.51 feet to a point; thence North 86 Degrees 55 Minutes 58 Seconds East 67.67 feet to a point; thence North 86 Degrees 19 Minutes 19 Seconds East 120.34 feet to a point; thence North 89 Degrees 33 Minutes 34 Seconds East 127.71 feet to a point; thence South 89 Degrees 35 Minutes 28 Seconds East 1214.97 feet to a point; thence South 89 Degrees 35 Minutes 17 Seconds East 1714.28 feet to a point; thence South 89 Degrees 59 Minutes 08 Seconds East 343.30 feet to a point; thence South 02 Degrees 33 Minutes 50 Seconds West 399.72 feet to a point; thence South 02 Degrees 47 Minutes 18 Seconds West 2275.75 feet to a point; thence North 89 Degrees 38 Minutes 32 Seconds West 422.48 feet to a point; thence North 89 Degrees 32 Minutes 25 Seconds West 223.14 feet to a point; thence North 29 Degrees 43 Minutes 36 Seconds West 14.51 feet to a point; thence North 42 Degrees 29 Minutes 34 Seconds West 625.56 feet to a point; thence North 89 Degrees 22 Minutes 05 Seconds West 1635.03 feet to a point; thence South 19 Degrees 20 Minutes 56 Seconds East 610.16 feet to a point; thence South 19 Degrees 16 Minutes 49 Seconds East 924.87 feet to a point; thence South 18 Degrees 34 Minutes 32 Seconds East 82.39 feet to a point; thence South 16 Degrees 13 Minutes 47 Seconds East 8.42 feet to a point; thence South 11 Degrees 30 Minutes 39 Seconds East 9.26 feet to a point; thence South 06 Degrees 33 Minutes 28 Seconds East 9.26 feet to a point; thence South 04 Degrees 16 Minutes 36 Seconds West 21.01 feet to a point; thence South 12 Degrees 43 Minutes 02 Seconds West 3.94 feet to a point; thence South 19 Degrees 00 Minutes 32 Seconds West 6.44 feet to a point; thence South 23 Degrees 32 Minutes 54 Seconds West 8.89 feet to a point; thence South 28 Degrees 41 Minutes 49 Seconds West 8.89 feet to a point; thence South 33 Degrees 50 Minutes 54 Seconds West 8.89 feet to a point; thence South 38 Degrees 59 Minutes 51 Seconds West 8.89 feet to a point; thence South 44 Degrees 09 Minutes 31 Seconds West 8.89 feet to a point; thence South 52 Degrees 03 Minutes 12 Seconds West 18.35 feet to a point; thence South 42 Degrees 38 Minutes 30 Seconds West 62.98 feet to a point; thence South 46 Degrees 24 Minutes 05 Seconds West 72.58 feet to a point; thence South 46 Degrees 08 Minutes 45 Seconds West 245.90 feet to a point; thence South 39 Degrees 15 Minutes 51 Seconds East 1565.8 feet to a point; thence North 88 Degrees 45 Minutes 10 Seconds West 839.95 feet to a point; thence North 39 Degrees 13 Minutes 55 Seconds West 5174.22 feet to a point; thence North 89 Degrees 07 Minutes 03 Seconds West 612.18 feet to a point; thence South 20 Degrees 35 Minutes 00 Seconds West 699.56 feet to a point; thence South 18 Degrees 32 Minutes 58 Seconds West 727.39 feet to a point; thence South 48 Degrees 30 Minutes 12 Seconds West 388.59 feet to a point; thence South 29 Degrees 59 Minutes 00 Seconds East 554.29 feet to a point; thence South 08 Degrees 28 Minutes 04 Seconds East 567.13 feet to a point; thence South 36 Degrees 53 Minutes 41 Seconds East 364.59

feet to a point; thence South 49 Degrees 51 Minutes 22 Seconds West 169.70 feet to a point; thence South 21 Degrees 27 Minutes 41 Seconds East 706.54 feet to a point; thence South 28 Degrees 21 Minutes 22 Seconds East 257.45 feet to a point; thence South 28 Degrees 21 Minutes 17 Seconds East 441.55 feet to a point; thence North 49 Degrees 43 Minutes 41 Seconds West 607.44 feet to a point; thence North 49 Degrees 54 Minutes 33 Seconds West 354.71 feet to a point; thence North 71 Degrees 10 Minutes 32 Seconds West 769.28 feet back to the Point of Beginning and containing 686.46 acres, more or less.

EXHIBIT B: STEVENS PROPERTY TO BE ANNEXED



ANNEXATION SUMMARY: STEVENS

November 6, 2025

PETITIONER: Huntsville Center, Inc., an Alabama Corporation, by John W. Hays, as its President; Grassy Pond, L.P., by John W. Hays as the President of Grassy Pond, Inc., as its General Partner; The City of Huntsville, Alabama, by Tommy Battle, as its Mayor

LOCATION: On the north of Little Cove Rd and east and west of Hwy 72 E
Township 03 South, Range 02 East, Sections 33 and 34; and
Township 04 South, Range 02 East, Sections 03 and 04

ACREAGE: 686.46 acres

REASON FOR
REQUEST: City Services

ANNEXATION GUIDELINES: STEVENS

1. Annexations that would fill in or make more regular the existing corporate limits should be strongly encouraged.

WOULD CONTINUE ONGOING ANNEXATIONS IN THIS AREA

2. The remaining tax islands should be annexed when ownership changes and redevelopment occurs....

NOT A TAX ISLAND

3. Annexations of land in subdivisions....

NOT PART OF A SUBDIVISION

4. Corridors are discouraged....

NOT A CORRIDOR

5. Point-to-point annexations should be discouraged....

NOT A POINT-TO-POINT CONNECTION

6. Owners living on land expected to be annexed within the ninety-day period preceding a municipal election....

NO MUNICIPAL ELECTION AT TIME OF ANNEXATION

7. Land which is known to be contaminated should not be annexed until such danger has been mitigated.

NO KNOWN CONTAMINATION

8. The annexation of land that would contribute to the city's economic development through an increase in taxes....

COMMERCIAL AND INDUSTRIAL LAND

9. The city should require petitions for annexation referenda to satisfy additional conditions....

NOT A REFERENDA

10. City planners will explain to all annexation petitioners the policies under which services are provided.

POLICY STATEMENT SIGNED BY OWNERS; COPIES ATTACHED

**STATEMENT REGARDING
PROVISION OF CITY SERVICES TO NEWLY ANNEXED LANDS**

City services will be provided to all newly annexed lands according to the same policies that already govern in Huntsville. This means that Huntsville police and fire departments will respond to calls; garbage and trash will be collected by city sanitation; and school children will attend city rather than county schools. Transportation for students attending the city schools will be the responsibility of their parents. All applicable city ordinances will be enforced including the implementation of zoning regulations. Please note that the National agency that established the rating schedule for fire insurance premiums (ISO) assigns a higher rate to property that is over 5 road miles from their responding fire station and/or over 1000 feet from a fire hydrant.

Water service is provided by Huntsville Utilities; however if the annexed land is already served by another water authority, the existing situation should be expected to continue until such time as development pressure or legal agreements between water authorities makes it feasible or possible for Huntsville Utilities to assume control of the water lines or extend new mains. The cost of main extensions usually are borne by the property owner.

Likewise, it has long been city policy to expand sanitary sewer service on a cost benefit basis. This policy applies to all land within the city regardless of its annexation date. In addition, the city has adopted a capital improvement plan to guide investment in infrastructure. In order for an area to be considered for road construction, drainage improvements, recreational or community facilities, new fire stations, or sanitary sewer extension, the area must be in the city and then must be prioritized according to need. Newly annexed land will be accorded the same consideration as other city lands.

Lastly, it is important to understand that those autonomous boards, agencies and utilities that have authority over the delivery of specific public services set their own policies and procedures.

* * * * *

I have read the above statement governing the delivery of city services to lands annexed into the city of Huntsville, and I agree to these conditions as they may pertain to any of my lands that are annexed.

Petitioner 

Date 11/21/25

For: Huntsville Center, Inc.

As its: President

Petitioner _____

Date _____

For: _____

As its: _____

STATEMENT REGARDING PROVISION OF CITY SERVICES TO NEWLY ANNEXED LANDS

City services will be provided to all newly annexed lands according to the same policies that already govern in Huntsville. This means that Huntsville police and fire departments will respond to calls; garbage and trash will be collected by city sanitation; and school children will attend city rather than county schools. Transportation for students attending the city schools will be the responsibility of their parents. All applicable city ordinances will be enforced including the implementation of zoning regulations. Please note that the National agency that established the rating schedule for fire insurance premiums (ISO) assigns a higher rate to property that is over 5 road miles from their responding fire station and/or over 1000 feet from a fire hydrant.

Water service is provided by Huntsville Utilities; however if the annexed land is already served by another water authority, the existing situation should be expected to continue until such time as development pressure or legal agreements between water authorities makes it feasible or possible for Huntsville Utilities to assume control of the water lines or extend new mains. The cost of main extensions usually are borne by the property owner.

Likewise, it has long been city policy to expand sanitary sewer service on a cost benefit basis. This policy applies to all land within the city regardless of its annexation date. In addition, the city has adopted a capital improvement plan to guide investment in infrastructure. In order for an area to be considered for road construction, drainage improvements, recreational or community facilities, new fire stations, or sanitary sewer extension, the area must be in the city and then must be prioritized according to need. Newly annexed land will be accorded the same consideration as other city lands.

Lastly, it is important to understand that those autonomous boards, agencies and utilities that have authority over the delivery of specific public services set their own policies and procedures.

* * * * *

I have read the above statement governing the delivery of city services to lands annexed into the city of Huntsville, and I agree to these conditions as they may pertain to any of my lands that are annexed.

Petitioner 

Date 11/21/25

For: Grassy Pond, Inc.

As its: President

Petitioner _____

Date _____

For: Grassy Pond, L.P.

As its: General Partner