

City of Alvin, Texas

Gabe Adame, Mayor

Meagan DeKeyzer, Mayor Pro-tem, District E
Martin Vela, District A
Chris Vaughn, District B
Richard Garivey, District C



Ashley Davis, District D
Keko Moore, At-Lg P1
Scott Salter, At-Lg P2

Alvin City Council Agenda

Thursday, August 7, 2025

7:00 PM

(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 Secretary's Office at 281-388-4255 or droberts@cityofalvin.com 48 hours prior to the meeting time. City Hall is wheelchair accessible, and a sloped curb entry is available at the south entrance 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 7, 2025**, at 7:00 PM in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

- A. Presentation and pinning of successful Alvin Police Department Promotional Candidates.
- B. Presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections Report by Mike Darlow of Perdue Brandon Fielder Collins & Mott, LLP.

4. PUBLIC COMMENT

5. CONSENT AGENDA

- A. Consider approval of the July 17, 2025, City Council Workshop minutes.
- B. Consider approval of the July 17, 2025, City Council meeting minutes.
- C. Consider Ordinance 25-Q, amending Chapter 24, Traffic, Article I, In General, of the Code of Ordinances of the City of Alvin, Texas, to include the creation of Section 24-17, addressing solicitation involving motor vehicles, and Section 24-18, establishing permit requirements for charitable organizations; providing for penalties; providing for severability; providing for publication; and setting forth other provisions related thereto.
- D. Consider a final plat of Kendall Lakes Section 12, a planned unit development, a subdivision of 51.53 acres of land located in H.T.&B.R.R. Company Survey, Section 40, A-482 and Wade Survey, Section 24, A-485, City of Alvin, Brazoria County, Texas.
- E. Consider a final plat of Preservation Creek Phase 2, Section 4, being a planned unit development of 18.98 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6 and 7 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.
- F. Consider a final plat of Preservation Creek Phase 2, Section 5, being a planned unit development of 16.97 acres situated in the W.D.C. Hall Survey, Abstract 69, also being

out of lots 5, 6 and 14 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.

- G. Consider a master preliminary plat of Walton Tract Phase 1, a planned unit development being 214.43 acres of land out of the Francis Moore Survey, A-100 Brazoria County, Texas.
- H. Acknowledge receipt of the Fiscal Year 2025 Capital Improvement Program Quarterly Report.

6. OTHER BUSINESS

- A. Consider Ordinance 25-R, an Ordinance by the City Council of the City of Alvin, Texas, authorizing the issuance and sale of the City of Alvin, Texas, Tax and Revenue Certificates of Obligation, Series 2025; levying a tax and providing for the security and payment thereof; and enacting other provisions relating thereto.
- B. Presentation by Dr. Sambidi (Assistant Director of Data Analytics and Research of H-GAC) on population data, research and projections for the region, Brazoria County, and/or the City of Alvin extraterritorial jurisdiction.
- C. Consider the declaration of a 0.0651 acre City utility easement across the Briscoe Park property for the construction of a sanitary sewer mainline to serve the Franklin's Reserve Subdivision; and authorize the City Manager to sign the easement document upon legal review.
- D. Consider Ordinance 25-S, an ordinance releasing approximately 22.5 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto.
- E. Discuss and take a record vote to propose an ad valorem tax rate of \$0.700635 per \$100 of assessed valuation for Tax Year 2025 (Fiscal Year October 1, 2025 – September 30, 2026), which equals the *No New Revenue Rate*, and call for a public hearing to receive comments on said rate on Thursday, September 4, 2025, at 7:00 p.m., in the City Council Chambers, City Hall, 216 West Sealy, Alvin.
- F. Discuss proposed amendments to Chapter 15, "Offenses and Miscellaneous Provisions," and Chapter 17½, "Signs," of the Code of Ordinances, City of Alvin, Texas, related to electioneering at polling locations.
- G. Consider, if any, requests from individual council members for an item or items to be placed on the upcoming agenda for the next regularly scheduled meeting.

7. REPORTS FROM THE CITY MANAGER

- A. Items of Community Interest and/or 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. **Section 551.072** of the Local Government Code provides as follows: Deliberation regarding the purchase, exchange, lease, or value of real properties.
- B. **Section 551.074** of the Local Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

10. RECONVENE TO OPEN SESSION

- A. Consider a Business Incentive Request for Grazia Craft Kitchen & Cocktails.

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 August 4, 2025, at 5:00 p.m..**



/s/ Dixie Roberts
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).**



COLLECTION REPORT TO THE CITY OF ALVIN

Submitted by: *Michael J. Darlow & Hayden P. Bartley*

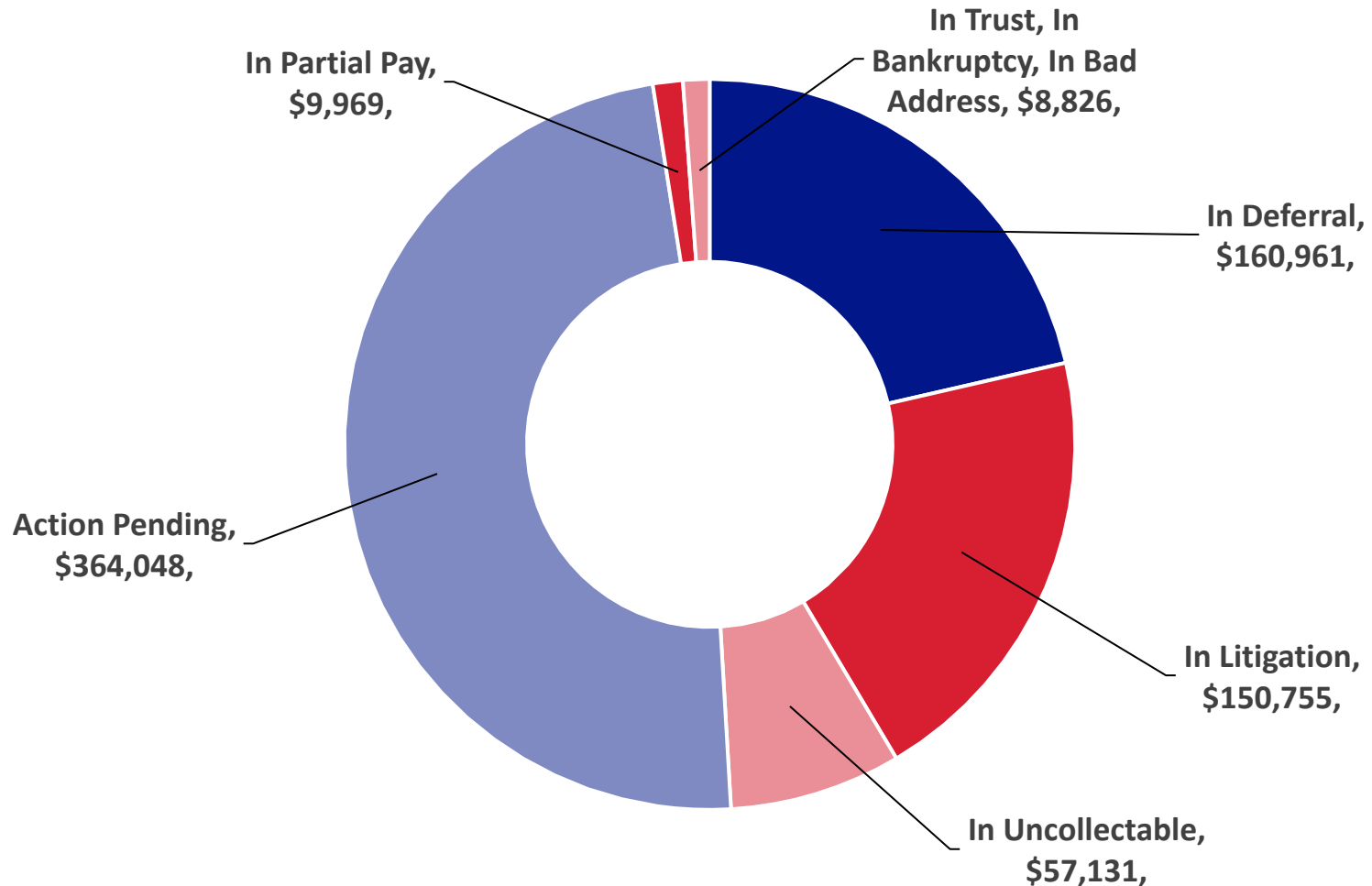
July 2025

www.pbfcmlaw.com



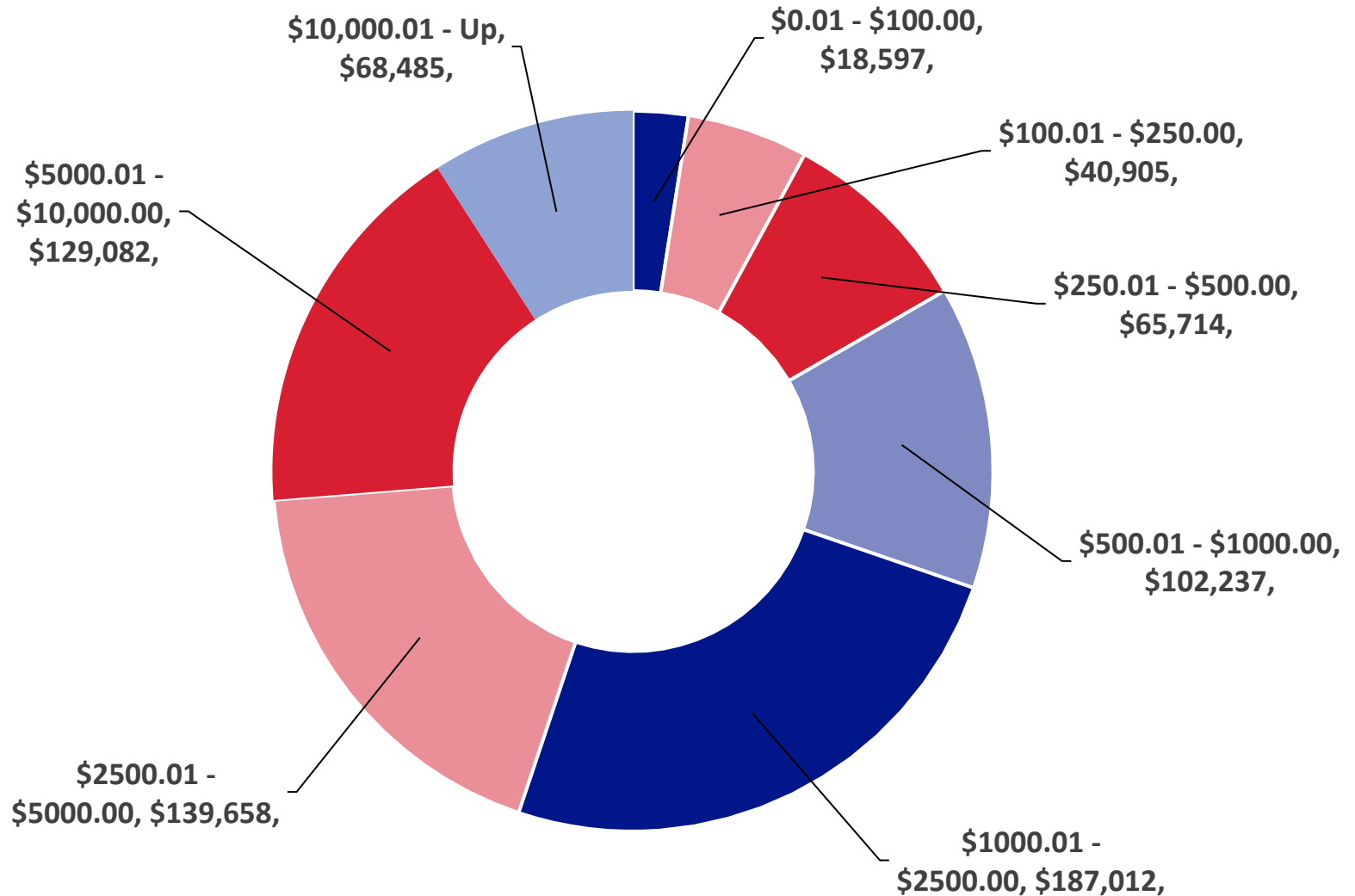
ACCOUNT BREAKDOWN CHART FOR CITY OF ALVIN

As of 7/21/2025 - Total Base Tax: \$751,691



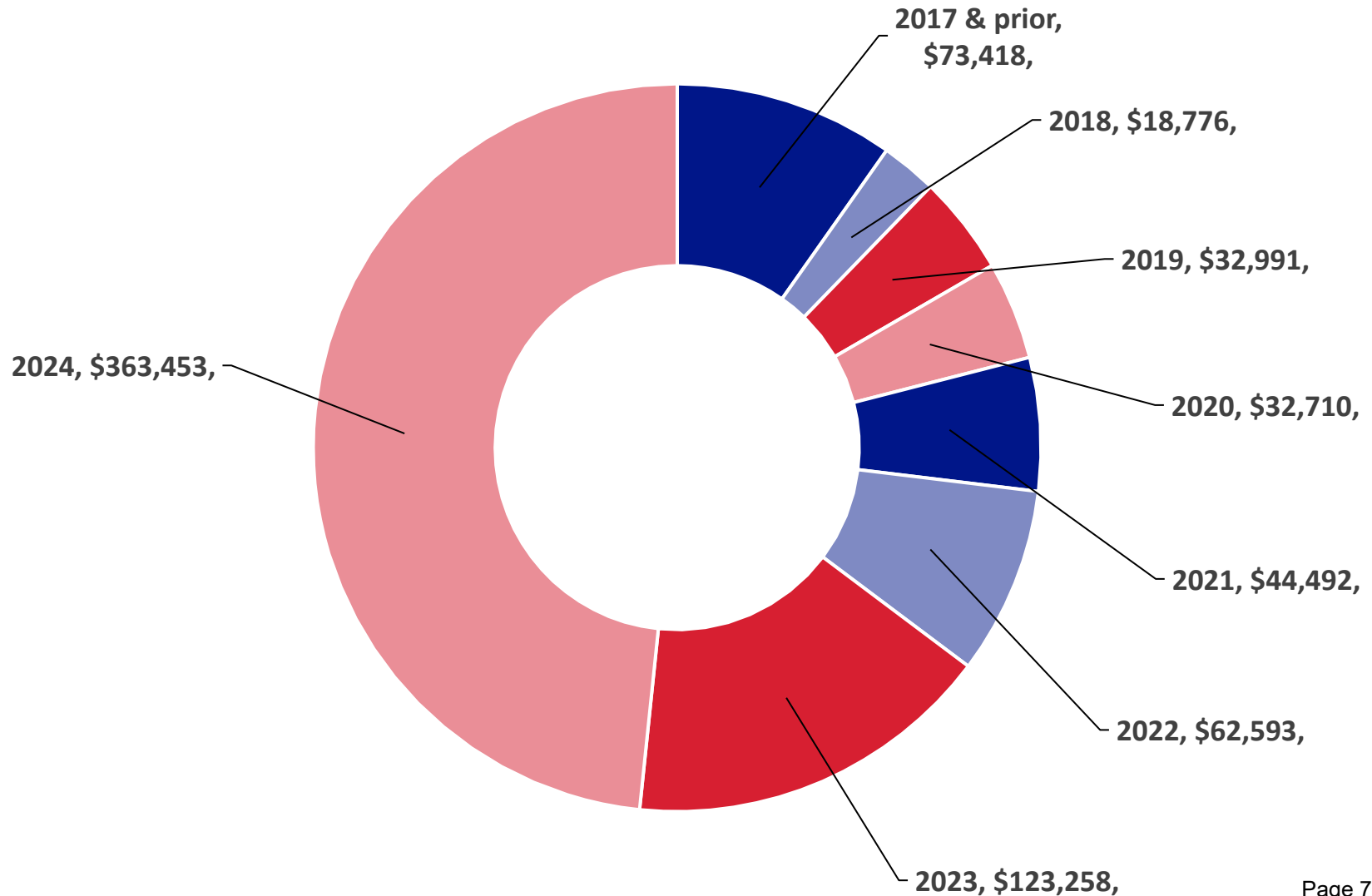
DOLLAR RANGE CHART FOR CITY OF ALVIN

As of 7/21/2025 - **Total Base Tax: \$751,691**



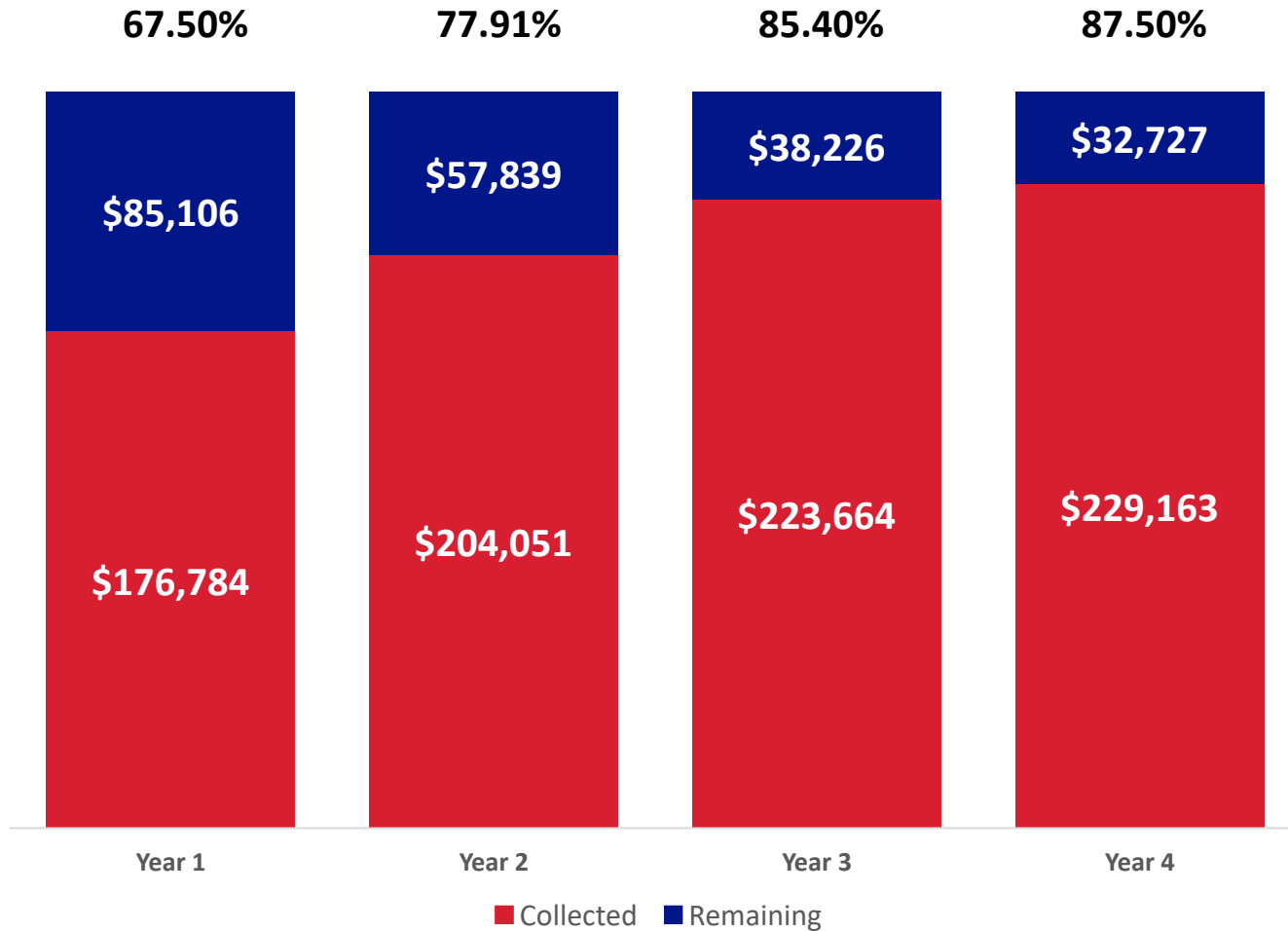
TAX YEAR CHART FOR CITY OF ALVIN

As of 7/21/2025 - **Total Base Tax: \$751,691**



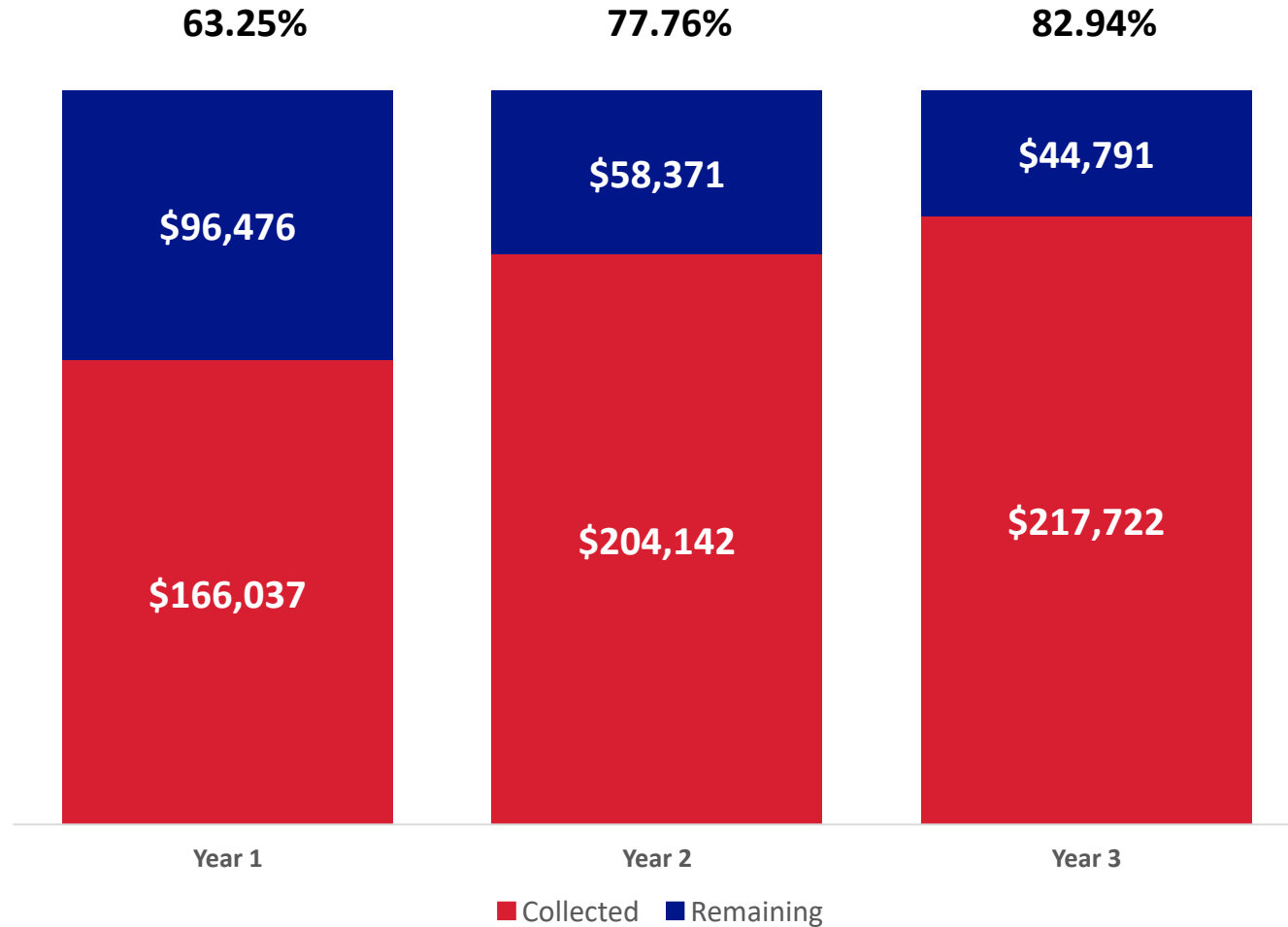
2020 PERCENTAGE OF COLLECTION FOR CITY OF ALVIN

As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$261,890



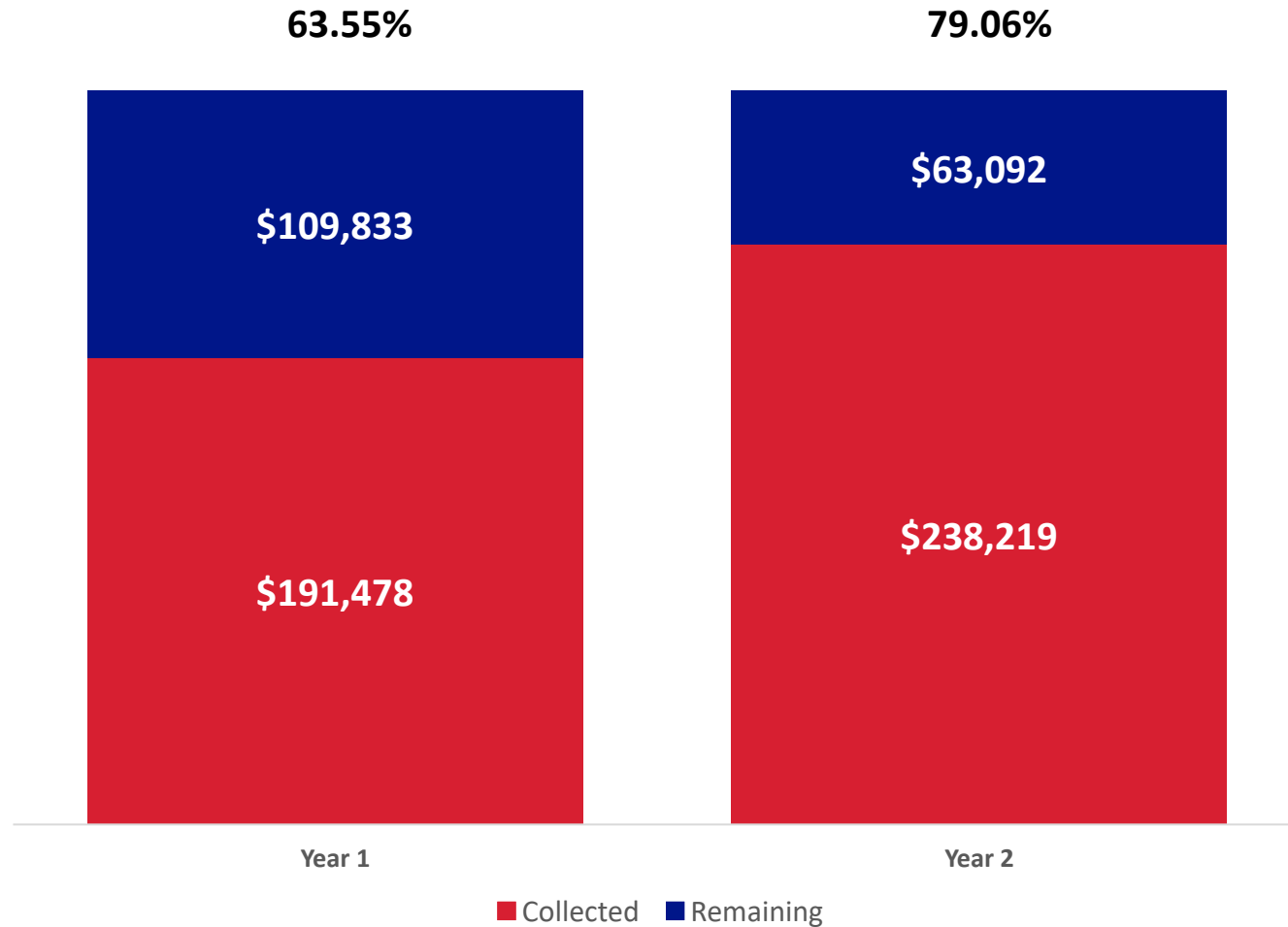
2021 PERCENTAGE OF COLLECTION FOR CITY OF ALVIN

As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$262,513



2022 PERCENTAGE OF COLLECTION FOR CITY OF ALVIN

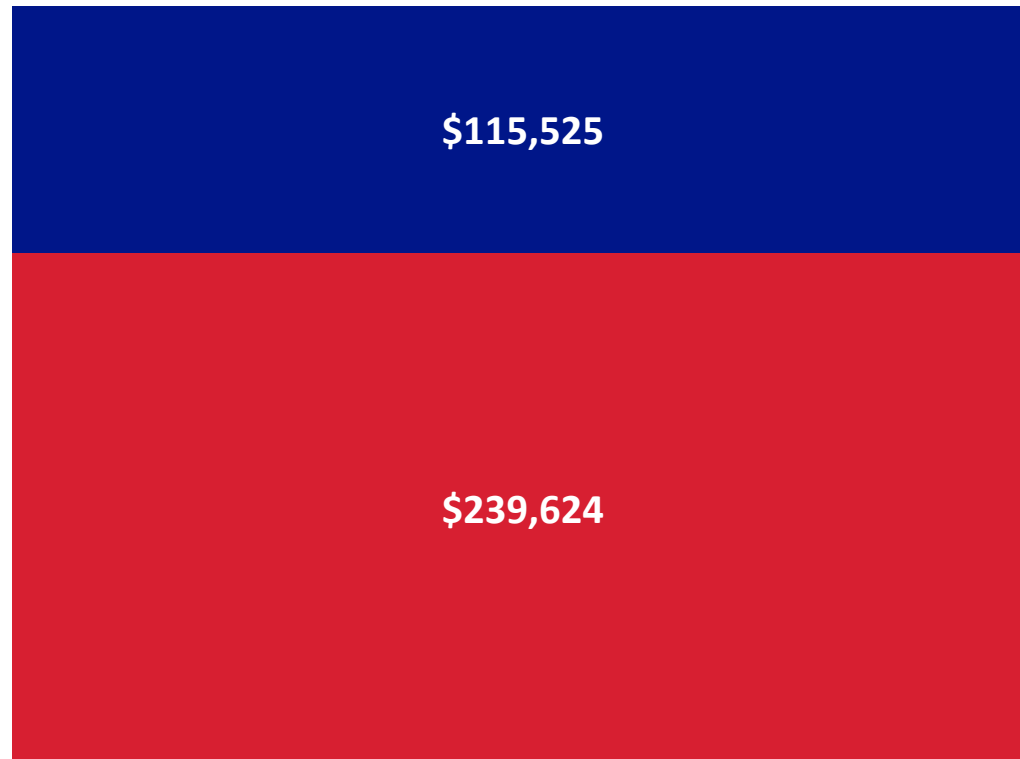
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$301,311



2023 PERCENTAGE OF COLLECTION FOR CITY OF ALVIN

As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$355,149

67.47%



Year 1

■ Collected ■ Remaining



2024 Tax Year BASE TURNOVER CHART FOR CITY OF ALVIN

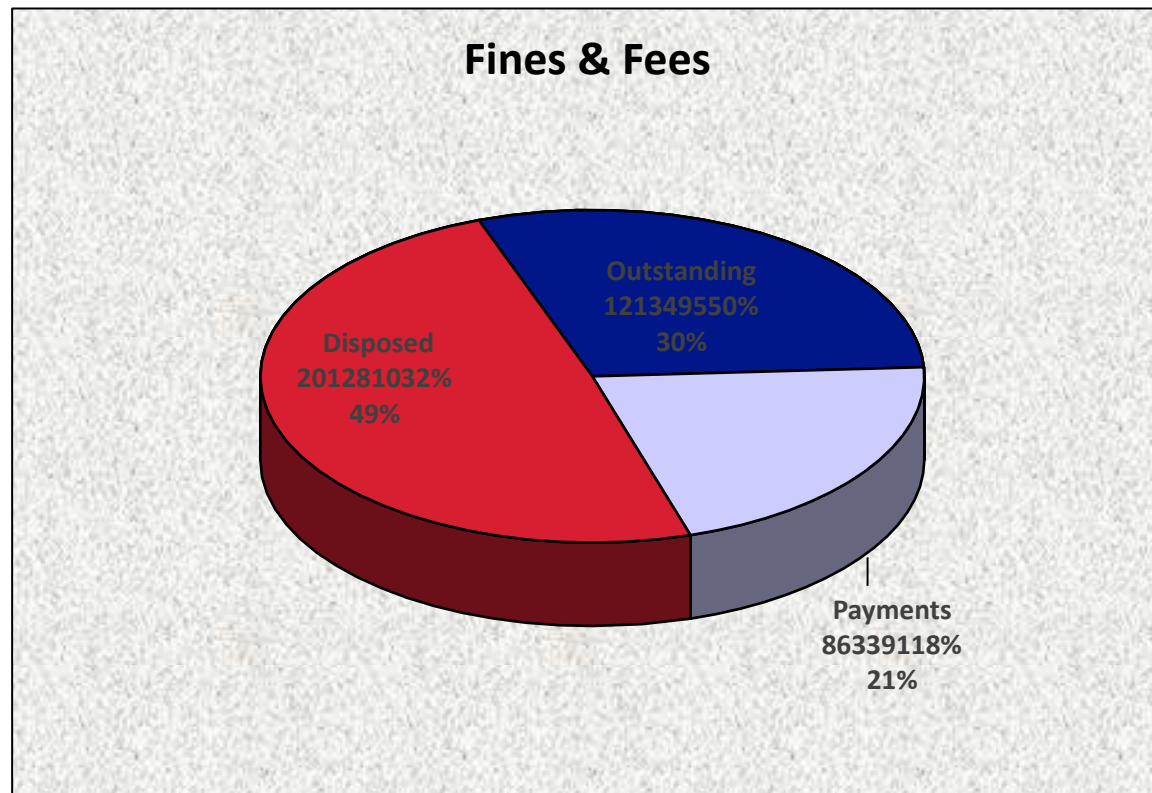
*Total 2024 Levy: \$17,426,205 *Amounts Provided by the Brazoria County Tax Office*

FINE & FEE COLLECTION REPORT

AS OF JULY 21, 2025

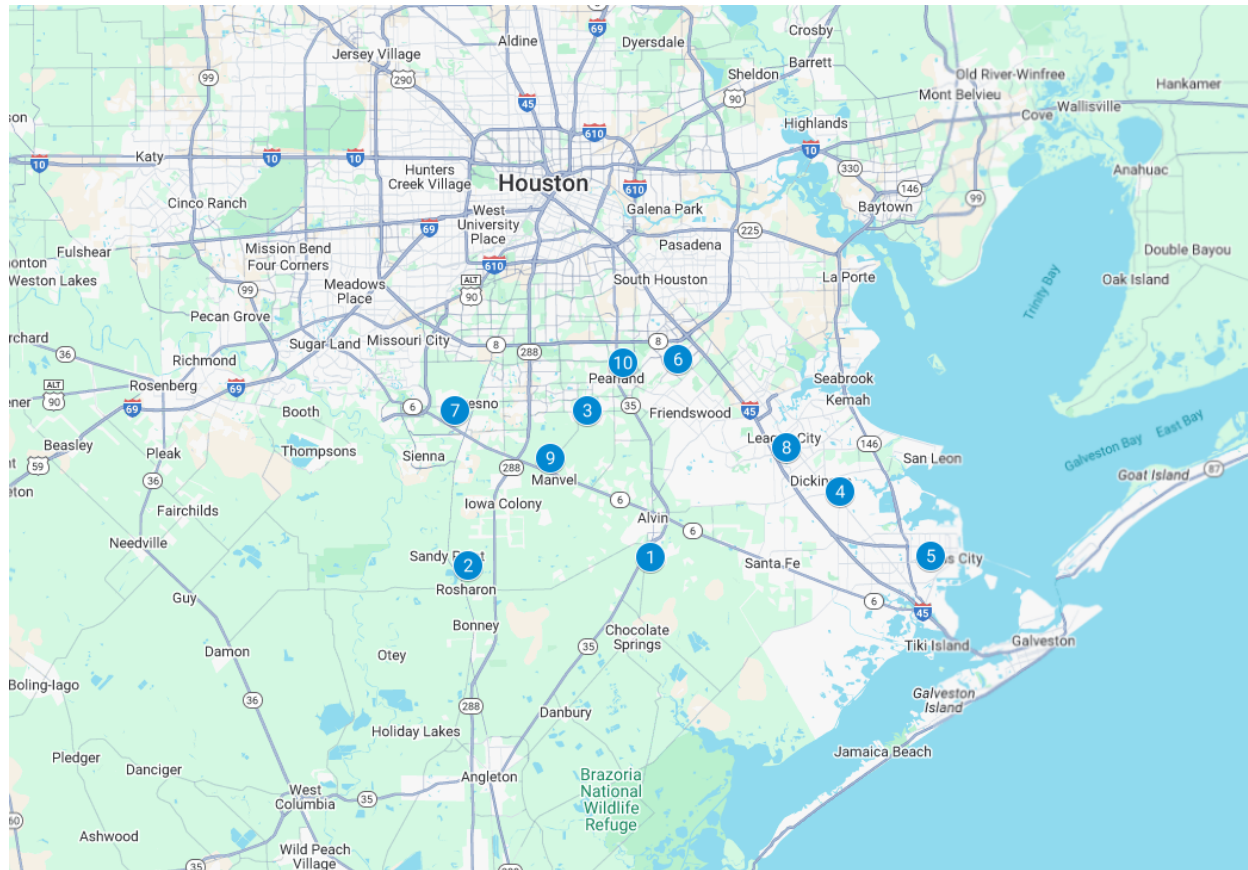
FOR THE CITY OF ALVIN

<u>Total Turnover</u>		<u>Payments and/or Partial Payments</u>			<u>Disposed/Cleared/Arrests</u>			<u>Total \$ %</u>	<u>Address</u>	<u>Letters</u>	<u>Phone #</u>	<u>Phone</u>	<u>Text</u>
\$	#	\$	#	% of \$	\$	#	% of \$	cleared	Correction	Mailed	Changes	Contacts	Contacts
4,089,697.00	9,945	863,391.18	2,361	21.11%	2,012,810.32	5,078	49.22%	70.33%	6,028	42,497	4,769	16,964	15,839



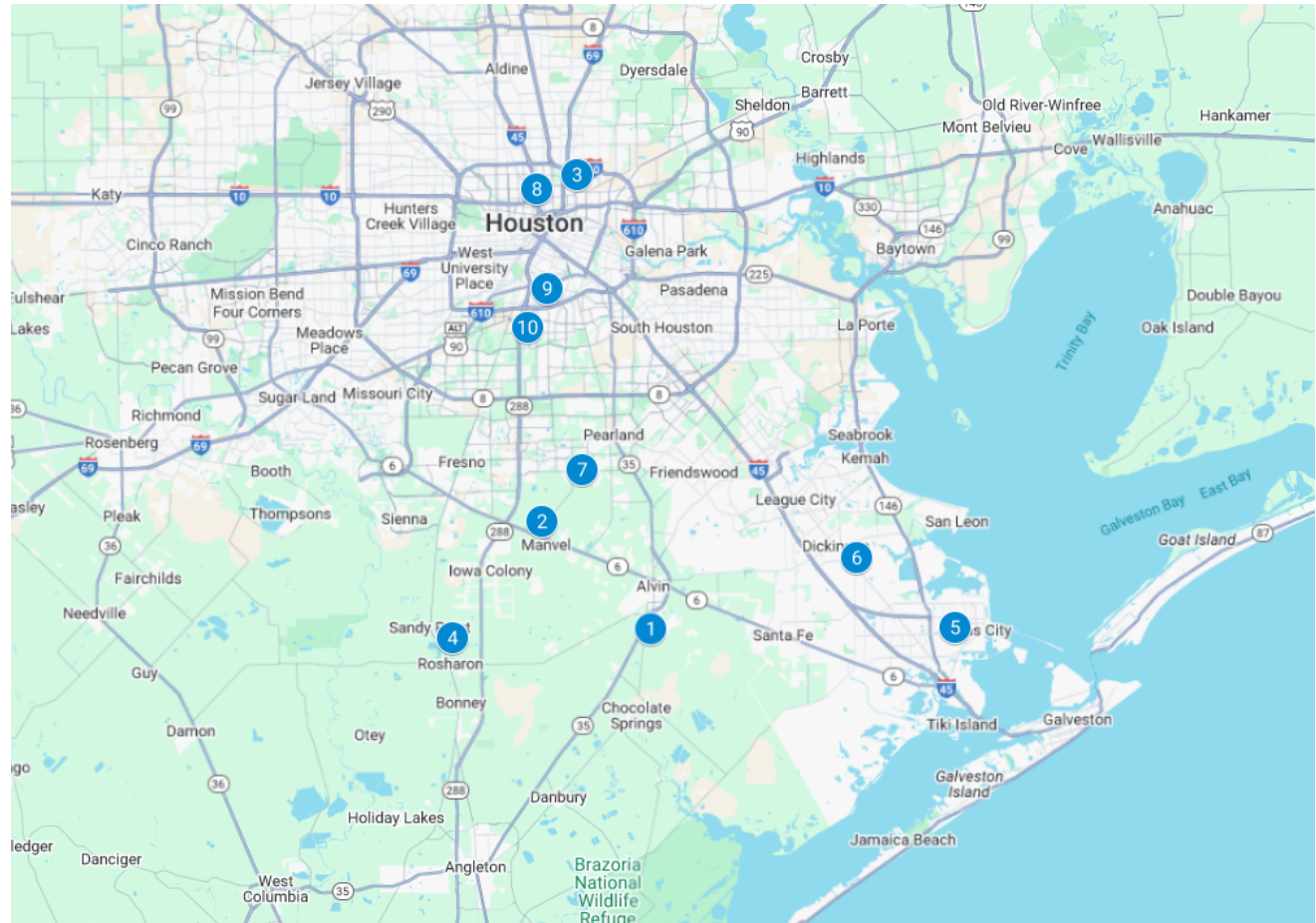
TOP 10 ACCOUNTS BY ZIP CODE FOR THE CITY OF ALVIN

- 1
77511 - \$267103.38(267)
- 2
77583 - \$32631.80(33)
- 3
77584 - \$18928.50(25)
- 4
77539 - \$12659.50(15)
- 5
77590 - \$11944.50(15)
- 6
77089 - \$10975.90(13)
- 7
77545 - \$11481.43(13)
- 8
77573 - \$10264.00(13)
- 9
77578 - \$11343.80(13)
- 10
77581 - \$13088.40(12)



TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR THE CITY OF ALVIN

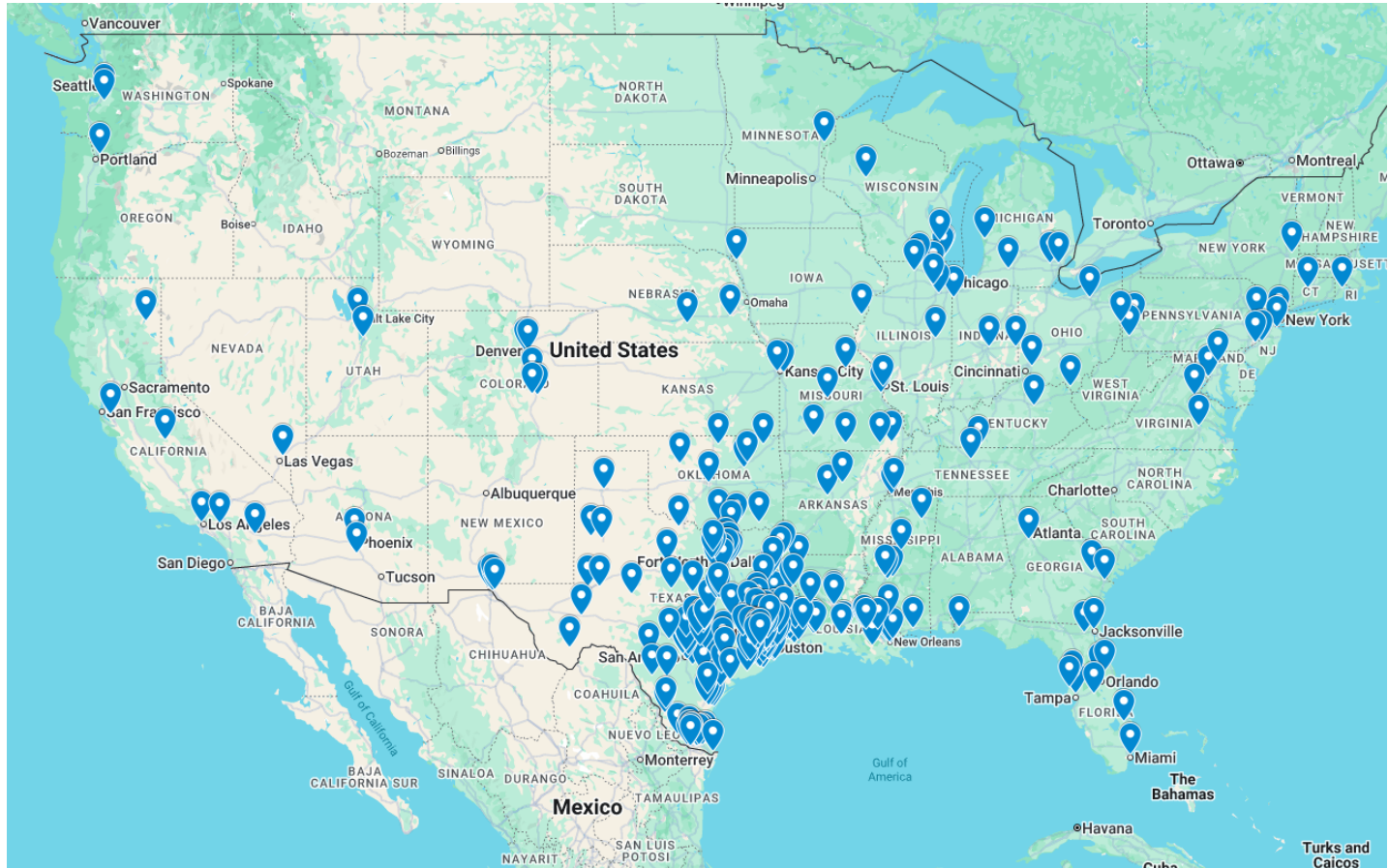
- 1
77511 - \$62907.59(66)
- 2
77578 - \$4310.80(5)
- 3
77026 - \$2498.60(4)
- 4
77583 - \$3464.50(4)
- 5
77590 - \$2957.50(4)
- 6
77539 - \$4400.50(3)
- 7
77584 - \$2372.50(3)
- 8
77009 - \$1001.00(2)
- 9
77021 - \$1345.50(2)
- 10
77051 - \$669.50(2)





ALL ACCOUNTS FOR THE CITY OF ALVIN


All items



**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, JULY 17, 2025
6:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 PM in the First Floor Conference Room at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Meagan DeKeyzer; Council members: Martin Vela, Chris Vaughn, Scott Salter, Ashley Davis, Richard Garivey and Keko Moore.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Finance; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Shana Church, Assistant City Engineer; Brandon Moody, Public Services Director and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discussion regarding the Achille Tract Development North of the Berry Creek Subdivision.

Romero Fernandez from KB Homes, presented this item before City Council with explanation. Mr. Fernandez summarized the location and proposed lot sizes for the 128-acre development, which plans to include 390 50-foot lots with three-sided brick homes. He reviewed the planned amenities and Park Land dedication for recreation centers, open space and detention areas. The plan includes a dedication of right-of-way to Brazoria County for the Thoroughfare Plan with two points of egress. Council member Garivey expressed concern at the request for variance to have the 50-foot lot size, citing the rationale for the 60-foot minimum City of Alvin requirement. Discussion was had on possible variations and building materials. City Manager, Mr. Roland, clarified the developers' desire to review these details with Council in preparation for compliance with annexation requirements, which they also plan to request in the future. Members of Council were amenable to pursuing a developer's agreement in the future that specifies that homes must have three-sided brick facade requirements, given compliance with all other requirements and attention to flood mitigation.

Discussion regarding a proposed amendment to Chapter 24, Traffic, Article I, In General, of the Code of Ordinances of the City of Alvin, Texas, to include the creation of Section 24-17, addressing solicitation involving motor vehicles, and Section 24-18, establishing permit requirements for charitable organizations.

Police Chief Lee, presented this item before City Council with explanation. Chief explained the difference between the definition of "roadway" in state law and the Traffic Code. Given those definitions and the variations in speed limits to consider, the proposed ordinance institutes a permitting requirement to provide proof of liability insurance in the amount of one million dollars for non-profit organizations wanting to solicit on roadways of greater than 30 miles per hour. Chief Lee clarified that this ordinance is intended to address the issue of solicitors that operate within the roadways of Alvin, and not to include fundraisers, for instance, at private businesses. The wording "pedestrian conduct" seeks to include any additional activity on the roadway. Discussion was had on further defining a 'charitable organization'. Integrating the feedback given by Council, this ordinance will be brought for consideration at a future regular City Council meeting.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:48 p.m.

PASSED and APPROVED the 7th of August 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, JULY 17, 2025
7:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular and Executive Sessions at 7:00 PM in the Council Chambers at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Meagan DeKeyzer; Council members: Martin Vela, Chris Vaughn, Scott Salter, Ashley Davis, Richard Garivey and Keko Moore.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Finance; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Shana Church, Assistant City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; Kendall Hunting, Fire Chief, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Greg Goering with Trinity Apostolic Faith Church gave the invocation. Council member Salter led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Proclamation - Alvin Tourism Friendly Community.

Mayor Adame proclaimed the City of Alvin as a Tourism-Friendly Community and formally issued the proclamation to Tourism and Marketing Officer Courtney Landers.

Humane - Annual Departmental Presentation.

Autumn Miller, Shelter Manager, delivered the Humane Department's annual presentation.

PUBLIC COMMENT

Suzanne Hanneman, City Attorney, introduced the new Assistant City Attorney, Miltresa McMichael to members of City Council.

CONSENT AGENDA

Consider approval of the June 5, 2025, City Council Workshop minutes.

Consider approval of the June 5, 2025, City Council meeting minutes.

Consider approval of the June 26, 2025, Special City Council meeting minutes.

Acknowledge receipt of Delinquent Tax Roll July 2025.

Section 30 of Article VII (Municipal Finance) of the City's Charter requires that a copy of the delinquent tax roll be provided to each member of the City Council at a meeting in July of each year. The document is a copy of the outstanding taxes as of July 1, 2025. This list is now published on the County Assessor's website and can be accessed by the public at any time. The list is updated weekly according to the office and can be found at <https://www.brazoriacountytx.gov/departments/tax-office/property-taxes/delinquent-tax-roll>. This list located on the assessor's site contains all of Brazoria County, but the attachment has been revised to contain Alvin addresses.

Consider Schneider Investments Group, Inc.'s request to cancel the Chapter 380 Agreement between Schneider Investments Group, Inc. and the City of Alvin.

On May 15, 2025, the City received a request from Joe Schneider, on behalf of Schneider Investments Group, Inc., to cancel the Chapter 380 Agreement between Schneider Investment Group, Inc., and the City of Alvin, that was approved by city council at the March 6, 2025, City Council meeting. The Alvin Economic Development Advisory Committee (EDAC) reviewed this request at their meeting on May 27, 2025, and unanimously recommended acceptance of the cancellation as presented. Staff recommends approval.

Consider Resolution 25-R-20, authorizing a change request to the engineering budget for the Community Development Block Grant Mitigation (CDBG-MIT) Program, Grant No. 24-065-151-F10, administered by the Texas General Land Office, for drainage and street improvements to Durant Street and the M-1 Crossing; approving the submission of Change Request No. 1; and providing for other matters related thereto.

City Council authorized the increase in engineering expenditure at their Special Called Meeting on June 26, 2025. This Resolution is required by the Texas General Land Office (GLO) to amend the state contract due to the increase in engineering costs for the Durant/M-1 Crossing drainage and pavement improvements project. Adoption of this Resolution will formally document the change and ensure compliance with GLO grant requirements. Staff recommends approval of Resolution No. 25-R-20.

Consider a Master Services Agreement with P3Works, LLC, for Public Improvement District (PID) and/or Tax Increment Reinvestment Zone (TIRZ) creation and administration services and authorize the City Manager to execute the Agreement upon legal review.

Alvin has been and continues to be prime real estate for development. Recently, there have been several requests from developers to create Public Improvement Districts (PIDs) and/or Tax Increment Reinvestment Zones (TIRZs) to finance the costs of public improvements for the benefit of properties within their Districts and/or Zones. Creating and administering PIDs and TIRZs in compliance with state laws require specialized services. This proposed Master Service Agreement authorizes P3Works, LLC ("P3") to provide creation and administration services for PIDs and TIRZs pursuant to the Texas Local Government Code Chapter 372 and the Texas Tax Code Chapter 311. Specifically, P3 will perform the following services:

Public Improvement District	
PID Formation, Service and Assessment Plan Preparation, and Bond Issuance Support	
Preparation PID Plan of Finance	<u>P3's Prevailing Hourly Rate</u> (Can be paid from Developer Funds advanced to the City)
Preparation of Service and Assessment Plan	
Support for Bond Issuance	
Presentations to City Council and Other Public Forums	
Basic District Administration Services	
Preparation of Annual Service and Assessment Plan Update	<u>P3's Prevailing Hourly Rate</u> (Can be paid from Developer Funds advanced to the City)
Administration of Bond Funds (if any)	
Public Inquiry Support	
Delinquency Management	
Website Set up	

Tax Increment Reinvestment Zone	
Project and Finance Plan Preparation Services	
Preparation of TIRZ Project and Finance Plan	<u>P3's Prevailing Hourly Rate</u> (Can be paid from Developer Funds advanced to the City)
Preparation of Preliminary and Final Project Plan	
Support for Bond Issuance	
Presentation to City Council and Other Public Forums	
Basic District Administration Services	
Consulting Services Relating to Future Improvement Areas and Related Bond Issuance	<u>P3's Prevailing Hourly Rate</u> (Can be paid from Developer Funds advanced to the City)
Prepare Annual Report	

The agreement is for a term of three (3) years and will automatically renew but may be terminated at any time after providing sixty (60) days' written notice. P3 currently works with the City of Friendswood and Bracewell LLP, (our current bond counsel). Both -- City of Friendswood and Bracewell LLP -- highly recommend using P3's services.

Consider awarding bid (B-25-09) to PVS DX Inc., as the vendor for Chlorine for one (1) year with the option to continue for an additional one (1) year at the same price and conditions; and authorize the City Manager to sign the associated Agreement upon legal review.

Chlorine gas is used at water wells for the disinfection of drinking water before entering the distribution system for consumption. Chlorine is required by the TCEQ for the disinfection of drinking water. On July 1, 2025, bids were opened and PVS DX Inc., was the only bidder to provide a valid bid of \$249.00 per 150-lb cylinder and \$2,239.00 per one-ton cylinder. All references have been

checked, and this company currently provides satisfactory service, product, and customer service to the City of Alvin. Upon Council approval, an award letter will be sent to the vendor and city departments. Staff recommends approval.

Consider a final plat of Preservation Creek Phase 2, Section 3, being a planned unit development of 13.14 acres situated in the C.M. Hays Survey, Abstract 534, City of Alvin, Brazoria County, Texas.

On May 19, 2025, the Engineering Department received a final plat of Preservation Creek Phase 2, Section 3, for review. The property is located along the south side of Farm to Market 1462 (one mile east of the SH-288 intersection), being a Planned Unit Development of 13.14 acres containing 64 lots, 3 reserves and 3 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by Council on March 7, 2024. The City Planning Commission approved the plat unanimously at their meeting on June 17, 2025. Staff recommends approval of the plat.

Acknowledge receipt of the Quarterly Investment Report as of June 30, 2025.

The City Charter, along with Texas Government Code 2256.023, requires that the investment officer present to the governing body not less than a quarterly written report on the investment transactions of the City. Chapter 2256 is also referred to as the Public Funds Investment Act and guides investment officers on how to create and modify policies relating to investments, implement internal controls, incorporate ethics, find suitable investment options, complete training and create or present reports including pertinent financial investment data. Attached is the quarterly investment report for the period ending June 30, 2025.

The City's investment portfolio as of June 30, 2025, totaled \$133,217,601.05. In summary:

- *\$98,066,258.15 in the investment pool options*
- *\$35,151,342.90 in the bank depository accounts*
- *\$1,122,708.54 in interest earned during the quarter*
- *The City's average yield for the quarter was 3.7141% while the City's benchmark rate (i.e. 90-day T-Bill) would be between 4.2299% - 4.3333%*

Council member Vela moved to approve the consent agenda as presented. Seconded by Council member Garivey; motion to approve carried with all members present voting Aye.

OTHER BUSINESS

Discuss and consider a Business Incentive request from Joe's Bar-B-Q in the amount of \$67,595.00.

On or about May 8, 2025, the City received a Business Incentive request application from Southwest Barbeque Management DBA Joe's Bar-B-Que, located at 1400 E Highway 6, for improvements and upgrades to the exterior of their building. Their total request is \$67,595.00, which is 100% of the cost of improvements. The items in their project cost are allowed under our current incentive guidelines since items will either be attached to or a permanent part of the structure. Funding for this project will come from the FY25 Business Incentive Program Fund allocations. In accordance with the City's incentive policy, once an official letter of request is received, applicants are allowed to begin their improvements prior to final decisions by the Economic Development Advisory Committee (EDAC) and City Council. The EDAC reviewed this application at their meeting on May 27, 2025, and voted unanimously in favor of recommending approval of the incentive request.

Paul Chavez, Economic Development Director, presented this item before City Council with explanation. Mr. Saladino, owner of Joe's Bar-B-Q, and his business partner, were in attendance at this meeting.

Council member Moore moved to approve a Business Incentive request for Joe's Bar-B-Q in the amount of \$67,595.00 Seconded by Council member Vaughn; motion carried with all members present voting Aye.

Presentation by Crowe LLP of the City's Annual Comprehensive Financial Report (ACFR) as of September 30, 2024; and acknowledge receipt of the Fiscal Year 2024 ACFR.

As required by Chapter 103 of the Texas Local Government Code, an independent audit has been completed by the CPA firm of Crowe LLP, for Fiscal Year ending September 30, 2024. At the end of an audit, Generally Accepted Auditing Standards mandate that auditors must express an opinion on the financial records. For FY24, the City received an unmodified opinion from the auditors. An unmodified opinion – also known as a clean opinion – is issued by auditors when the auditors conclude that the financial statements are free from material misstatements and are presented fairly in all material respects. This opinion signifies that the financial statements comply with applicable accounting standards. The ACFR, which includes the auditor's opinion, will be presented to the Mayor and City Council, and to the City Secretary for filing. Stephane Harris, from Crowe LLP, will present the report. Hard copies will be presented to Council at the City Council meeting.

Stephanie Harris, partner with Crowe LLP, presented this item before City Council with explanation. Ms. Harris reported that they are issuing a clean, unmodified opinion on the City's financial statements, that

being the highest level of assurance they can provide as an independent auditor that the City's statements were correct. Mayor Adame thanked Ms. Harris, Chris Thomas, Director of Finance, and his staff for all their hard work.

Council member Moore moved to acknowledge receipt of the Fiscal Year 2024 Annual Comprehensive Financial Report. Seconded by Council member Vela; motion carried with all members present voting Aye.

Consider a variance request from the prospective developer of the property located on FM 1462 (BCAD Parcel ID 175199) from Chapter 34 – Public Storage Facilities/Mini Warehouses, Section 34-2 (a) – Lot Requirements.

On May 22, 2025, the Engineering Department received a variance request from the prospective developer of the property on FM 1462 (across from the Mustang Crossing Subdivision) to Chapter 34 – Public Storage Facilities/Mini Warehouses, Section 34-2 – Lot Requirements:

(a) The minimum site area for a public storage facility shall be five (5) acre(s) and the maximum site area shall not exceed ten (10) acres. Existing developed sites that meet the definition of significant redevelopment are exempt from this requirement. Existing public storage facilities wanting to construct additions to their facility are exempt from this requirement.

The prospective developer, Spot Holdings, would like to develop a currently vacant 16-acre tract on FM 1462 into a boat/RV storage facility. The City Planning Commission approved the variance request unanimously at their meeting on June 17, 2025.

Council member Moore filed a Conflict of Interest Affidavit to recuse himself and did not participate in discussions regarding this agenda item.

Shana Church, Assistant City Engineer, presented this item before City Council with explanation.

Council member Garivey moved to approve the variance request from the prospective developer of the property on FM 1462 (BCAD Parcel ID 175199) to Chapter 34 – Public Storage Facilities/Mini Warehouses, Section 34-2 (a) – Lot Requirements. Seconded by Council member Davis; motion carried with all members present voting Aye and Council member Moore abstaining.

Consider a variance request to Chapter 30 1/2 - Regulation of Sex Offender Residency, of the City of Alvin Code of Ordinances, from Roy Lee Curry, for the residence located at 700 Imperial Loop, Alvin, Texas.

On June 16, 2025, the City Secretary's Office received a written request from Mr. Roy Lee Curry seeking a variance to Chapter 30 1/2 of the Alvin Code of Ordinances, which regulates sex offender residency within the city limits. Mr. Curry is requesting approval to reside at 700 Imperial Loop. This address falls within a designated Sex Offender Exclusion Zone due to its proximity to a community park located within 1,000 feet of the residence. Sergeant Shoemake with the Alvin Police Department will be present at the meeting to provide additional information and answer any questions regarding this request.

Roy Curry presented his remarks during the discussion of this agenda item instead of during the Public Comment portion of the meeting. Mr. Curry explained he is requesting the variance so that he can move into a house that has been built to accommodate his disabilities. Sergeant Shoemake informed the Council that Mr. Curry had contacted him in his role as the officer responsible for managing the Sex Offender Registry for the City of Alvin. Mr. Curry explained the building program that was assisting him with the home, but Sergeant Shoemake advised him that the address was inside the exclusionary zone and his next step would be to request a variance from City Council. Council member Garivey inquired about the address's proximity to the exclusionary zone, and Sergeant Shoemake explained that the entire neighborhood falls within the exclusionary zone due to the presence of a park within its boundaries. Council member Garivey thanked Mr. Curry for his military service, noting that his actions later in life do not diminish the value of that service. That said, he emphasized that these rules exist for a reason, and expressed concern that approving the request could set a precedent—one he would not want on his conscience should something unfortunate occur. He acknowledged that the home was built to accommodate Mr. Curry's disabilities and that the purchase has already been completed. However, he added that it was Mr. Curry's responsibility to conduct due diligence prior to the purchase to identify any restrictions applicable to him as a registered sex offender.

Council member DeKeyzer moved to deny variance request to Chapter 30 1/2 - Regulation of Sex Offender Residency, of the City of Alvin Code of Ordinances, from Roy Lee Curry, for the residence located at 700 Imperial Loop, Alvin, Texas; Seconded by Council member Moore; the motion to deny this variance request carried with all members present voting Aye.

Discuss and consider Ordinance 25-P, an Ordinance of the City of Alvin, Texas, amending Chapter 21, Subdivisions and Property Development, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article VII. Park Land Dedication and Development Fee; providing for severability; and setting forth other provisions related thereto.

At the June 6, 2024, City Council workshop, City Council directed staff to amend Article VII Park Land Dedication and Development Fee to allow developers, when not feasible to allocate the minimum acreage for park use, to have the option to dedicate a proportionate area within the development for park land, and require that the designated park land be owned and maintained by the Homeowner Association or related entity in lieu of paying the Park Land Dedication and Development Fee. This item was taken back to the Parks & Recreation Board. A Parks Board subcommittee was assigned to review the proposed changes, and the board has discussed the item each month since October 2024. At the July 2, 2025, regular Park Board meeting, the Board unanimously recommended amending the ordinance.

Current	Proposed Change	Result
<i>Park land donation ratio 1/100th of acre per dwelling</i>	<i>Park land donation 1 acre per 100 dwellings</i>	<i>No change in park land donation</i>
<i>Less than two acres is inefficient for public park</i>	<i>Less than five acres is inefficient for public park</i>	<i>Increase Park land donation from 2 acres to 5 acres</i>
<i>Land considered for park land within floodway the donation ratio increases to 3 acres per 100 dwellings</i>	<i>Land located within a FEMA - designated floodplain is not eligible for park land dedication</i>	<i>Eliminate land located within floodway as eligible for use as park land</i>
<i>Current fee: \$700 per dwelling</i>	<i>Proposed fee: \$1,500 per dwelling</i>	<i>Increase fee by \$800 per dwelling</i>
<i>none</i>	<i>Include Park Board feedback prior to final plat approval.</i>	<i>Incorporate Park Board into existing plat review and approval process</i>
<i>none</i>	<i>Review Article VII every 10 years</i>	<i>Establish routine review by Park Board and City Council</i>
<i>none</i>	<i>Review payment in lieu of land bi-annually</i>	<i>Establish routine review by Park Board and City Council</i>
<i>Monies paid into park dedication fund must be expended within 10 years or right to refund</i>	<i>Delete section * No previous history of any refund requests * Allow accumulation of funds to pay for ambitious park land procurement/development</i>	<i>No entitlement for refund</i>

Dan Kelinske, Parks and Recreation Director, presented this item before City Council with explanation. Council member Vela inquired whether the fees collected are still designated for park land development within specific areas. Mr. Kelinske responded that while the fees are still used for capital improvement projects as recommended by the Parks Board, the ordinance has been amended to remove the location restrictions, allowing the funds to be used anywhere within the city limits. There was discussion regarding the recommended fee increases and potential options for covering those costs; however, they are not included in the current proposed ordinance. The fees will be addressed separately in a future ordinance amending Chapter 28 of the Code of Ordinances. Further discussion took place regarding the recommendation to exclude land located within a floodway from being eligible for designation as park land. Mr. Kelinske explained that the Parks Board recommended being included in the plat review and approval process. City Engineer Michelle Segovia supported this recommendation, stating that she would involve the Parks Board in Property Development Meetings to ensure their input is incorporated early in the process.

This approach aims to prevent delays in property development by informing developers of relevant requirements and recommendations upfront, allowing those considerations to be addressed before plat and plan approval. There was further discussion regarding the park fees and what surrounding cities are charging for comparison. Council member Moore expressed concern that these recommendations still do not address the impact on smaller land developers, and how it may deter development in the future. It was suggested to require a more proportional percentage for smaller acreage developments. Council member Davis suggested a fee of \$1,000 up to \$1200 as a more appropriate amount.

No action was taken on this item. Council requested that the comments made this evening be referred back to the Parks Board for further review and consideration. The item will be brought back to City Council for consideration at a future meeting.

Receive and acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2025-2026 (FY26), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY26 Annual Budget for the regular City Council meeting scheduled for Thursday, August 21, 2025, 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. Hard Copies of the Proposed Budget will be provided to you at the Council Meeting.

Junru Roland, City Manager, presented this item before City Council with explanation. Mr. Roland explained using the preliminary property values from the Appraisal District, the proposed budget presented reflects maintaining the current property tax rate of 68.5 cents per \$100 of taxable value. The City's 2025 preliminary, uncertified values are about 11% higher than the original 2024 certified values, part of which can be attributed to a \$69 million dollar increase of new property value added to the appraisal roll. After appeals by property owners and the allocation of the Kendall Lakes TIRZ, it is anticipated that the net final values certified by the Appraisal District will only be around 7 percent higher than the previous year's taxable values. This proposed budget presented includes a draw-down of General Fund reserves, and, as a result, Mr. Roland recommends foregoing the Annual Cost of Living Increase for full-time employees not covered by the Collective Bargaining Agreement. Instead, this budget proposes a one-time 3 percent lump sum payment in December to those employees. The City is still in negotiations with the Police Department to renew the Collective Bargaining Agreement. In conjunction with the April 3rd City Council Strategic Planning Workshop, Mr. Roland is proposing increasing staffing in the Engineering Department, Information Technology Department, Facility Maintenance, Streets and Water & Sewer Departments. This budget includes approximately \$1.6 million dollars for General and Utility Capital Improvement Projects. Additionally, supporting the City's Water, Wastewater and Solid Waste Programs, this budget reflects a 6 percent increase in water and sewer rates and a 2 percent increase in sanitation rates. Mr. Roland stated that budget workshops are scheduled for August 7th, August 12th and potentially August 21st, if needed. He concluded by thanking all department heads, Chris Thomas, Finance Director, and his staff, as well as Dixie Roberts, Assistant City Manager/City Secretary, for their contributions to the budget preparation.

Council member DeKeyzer moved to receive and acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2025-2026 (FY26), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY26 Annual Budget for the regular City Council meeting scheduled for Thursday, August 21, 2025, at 7:00 p.m. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider, if any, requests from individual council members for an item or items to be placed on the upcoming agenda for the next regularly scheduled meeting.

No items were requested by any Council members to be placed on the upcoming agenda.

REPORTS FROM THE CITY MANAGER

Items of Community Interest and/or review preliminary list of items for next Council meeting.

Mr. Junru Roland announced items of community interest.

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.

Council member Vela reported on his recent collaboration with HGAC and their upcoming presentation at the regular City Council meeting on August 7th to highlight projects in the area that could impact the City of Alvin.

EXECUTIVE SESSIONS

Mayor Adame called for executive session at 8:10 p.m. in accordance with the following:

Section 551.071(2) of the Local Government Code provides as follows: Attorney consultation to receive attorney advice in connection with the City's legal rights, duties, privileges, and obligations related to the ongoing negotiations of a Collective Bargaining Agreement.

Section 551.074 of the Local Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Mayor Adame reconvened the meeting to open session at 9:40 p.m.

No action was taken on items discussed in Executive Session.

ADJOURNMENT

Mayor Adame adjourned the meeting at 9:40 p.m.

PASSED and APPROVED the 7th of August 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: Police Department

Contact: Robert Lee, Police Chief

Agenda Item: Consider Ordinance 25-Q, amending Chapter 24, Traffic, Article I, In General, of the Code of Ordinances of the City of Alvin, Texas, to include the creation of Section 24-17, addressing solicitation involving motor vehicles, and Section 24-18, establishing permit requirements for charitable organizations; providing for penalties; providing for severability; providing for publication; and setting forth other provisions related thereto.

Type of Item: Ordinance

Summary: This item was discussed during a City Council workshop held on Thursday, July 17, 2025. In recent months, the City of Alvin has received an increasing number of complaints regarding individuals soliciting donations at major intersections. These concerns primarily relate to public safety and traffic disruptions, particularly at high-traffic locations where elevated speed limits and vehicle volumes pose significant risks to both pedestrians and motorists.

Ordinance 25-Q is intended to improve public safety by prohibiting unauthorized solicitation at intersections with posted speed limits greater than 30 mph (intersections listed below). At the same time, it establishes a clear, regulated process for charitable organizations to conduct lawful fundraising activities. This ordinance amends Chapter 24, Article I of the Code of Ordinances by adding Section 24-17 (Pedestrian Conduct and Solicitation on Public Roadways) and Section 24-18 (Permit Requirements for Charitable Solicitation in the Public Right-of-Way).

Key Features of the Ordinance:

- **Safety-Driven Restrictions:** Prohibits individuals from standing or soliciting in the roadway of intersections where the posted speed limit is 30 mph or greater.
- **Designated Prohibited Intersections:** Identifies six high-traffic intersections where solicitation is not allowed due to safety concerns:
 1. FM 2403 & SH 35
 2. SH 35 Bypass & SH 6
 3. FM 1462 & SH 35
 4. FM 1462 & SH 35 Business
 5. FM 517 & SH 35
 6. FM 528 & SH 35

Permitting for Charitable Organizations:

- Allows charitable organizations, as defined by applicable provisions of the **Federal or Texas Tax Code**, to apply for a permit through the Alvin Police Department, pursuant to City Council
-

discussions from the 7/17 workshop.

- Limits each organization to one permit per calendar year for no more than three consecutive days.
- Only one permit per intersection per day will be issued, on a first-come, first-served basis.
- Solicitation is limited to the hours between 9:00 a.m. and one hour before sunset.

Safety and Insurance Requirements:

- All solicitors must be at least 18 years old and wear appropriate safety gear (e.g., reflective vests, cones, signage).
- Organizations must provide proof of insurance.

Appeals:

- An appeal process is available for organizations whose permit is denied or revoked.

Staff recommends approval of Ordinance 25-Q.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒	Budgeted Item: Yes ☐ No ☐ N/A ☒
Funding Account: ☐	Amount: ☐
Legal Review Required: N/A ☐ Required ☒	1295 Form Required? Yes ☐ No ☒
Finance Review Required: N/A ☒ Required ☐	Date Completed: 8/4/2025 SLH
	Date Completed: ☐

Supporting documents attached:

1. Ord 25-Q; Chapter 24 Traffic; No Solicitation; Redlined
2. Ord 25-Q; Chapter 24 Traffic; No Solicitation; Clean Copy

Recommendation: Move to approve Ordinance 25-Q, amending Chapter 24, Traffic, Article I, In General, of the Code of Ordinances of the City of Alvin, Texas, to include the creation of Section 24-17, addressing solicitation involving motor vehicles, and Section 24-18, establishing permit requirements for charitable organizations, providing for penalties; providing for severability; providing for publication; and setting forth other provisions related thereto.

Reviewed by Department Head, if applicable: ☐
Reviewed by City Attorney, if applicable: ☒

Reviewed by Chief Financial Officer, if applicable: ☐
Reviewed by City Manager, if applicable: ☒

ORDINANCE NO. 25-Q

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, AMENDING CHAPTER 24, TRAFFIC, ARTICLE 1, IN GENERAL, OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF CREATING SECTION 24-17, SOLICITATION OF MOTOR VEHICLES, AND SECTION 24-18, PERMIT REQUIREMENTS FOR CHARITABLE ORGANIZATIONS; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City Council of the City of Alvin is committed to ensuring the safety and general welfare of its residents and visitors; and

WHEREAS, the presence of individuals standing, sitting, or soliciting within roadways or on traffic islands where speed limits are greater than 30 miles per hour presents a public safety concern for both pedestrians and drivers;

WHEREAS, the City Council seeks to clarify and regulate when and where pedestrian presence in these locations may occur, while providing a lawful process for permitted charitable solicitation;

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

Section 1. That Chapter 24, Traffic, Article I. - In General, of the Code of Ordinances, City of Alvin, Texas, is hereby amended to add the language as follows:

CHAPTER 24 – TRAFFIC

ARTICLE 1. - IN GENERAL

• • •

Sec. 24-17. Pedestrian conduct and solicitation on public roadways.

This article is and shall be deemed an exercise of the police power of the state and of the City for the public safety, comfort, convenience and protection of the City and its citizens, and all the sections of this article shall be construed for the accomplishment of that purpose.

- (a) It shall be unlawful for any person to stand, sit, walk, or otherwise remain on any traffic island, median, or upon any portion of a roadway, including an improved shoulder, with a posted speed limit greater than 30 miles per hour, except for the purpose of:
- 1) Crossing the roadway at an intersection or designated crosswalk; or
 - 2) Soliciting on behalf of a charitable organization with a valid permit, pursuant to Sec. 24-18 herein.
- (b) It shall be unlawful for any person to solicit or distribute materials or items to the occupants of motor vehicles on any roadway with a posted speed limit greater than 30 miles per hour, and at the following intersections:
- 1) FM 2403 and SH 35
 - 2) SH 35 Bypass and SH 6
 - 3) FM 1462 and SH 35
 - 4) FM 1462 and SH 35 Business
 - 5) FM 517 and SH 35
 - 6) FM 528 and SH 35
- (c) The City shall coordinate with the Texas Department of Transportation for the installation and maintenance of appropriate signage at affected locations within the City limits, informing the public of the prohibition on solicitation and pedestrian presence in roadways with posted speed limits greater than 30 miles per hour.
- (d) Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished as prescribed by section 1-5 of the Code of Ordinances of the City of Alvin, Texas.

Sec. 24-18. Permit requirements for charitable solicitation in the public right-of-way.

Charitable organizations can apply for a no-cost solicitation permit from the Alvin Police Department, granting them permission to operate within the public right-of-way, subject to the following requirements:

- a) Application must be submitted at least 30 days in advance of the requested solicitation period.
- b) Each application shall include a sworn statement containing the following information:
 - 1) Name and mailing address of charitable organization.
 - 2) Name, title, phone number, email address, date of birth, driver's license number and state of issuance for the organizational contact.
 - 3) Description of the purpose of the campaign and how the funds will be used.
 - 4) Description of the method(s) to be used in conducting the charitable solicitations campaign.
 - 5) Proposed solicitation dates (both Start Date and End Date).
 - 6) Proposed locations and times the solicitation will take place.
- c) The following documents must be submitted with the application:

- 1) Proof of status as a charitable organization, as defined by applicable provisions of the Federal or Texas Tax Code.
- 2) Proof of commercial general liability insurance in an amount not less than \$1,000,000, naming the City of Alvin as an additional insured, in accordance with Section 552.0071 of the Texas Transportation Code.
- 3) Description of safety equipment to be used, including reflective vests, cones, or other traffic safety measures.

d) Permit Conditions:

- 1) All individuals engaged in solicitation must be at least 18 years old and carry a valid permit while soliciting. The permit should be readily available for verification upon request. If multiple individuals are soliciting on behalf of a charitable organization, at least one of them must carry a valid permit for verification.
- 2) Permits will be valid for no more than three (3) consecutive days.
- 3) Each permit shall allow solicitation only between the hours of 9:00 a.m. and one (1) hour before sunset.
- 4) Only one (1) permit will be issued for an intersection on any given day. Permits will be issued on a first-come basis to those applicants who submit a completed application and all the required documentation.
- 5) No person may begin solicitation activities until a permit has been issued by the Alvin Police Department in accordance with this section.
- 6) Each organization whose application meets the requirements of this section may be issued one (1) permit per calendar year, for no more than three (3) consecutive days.
- 7) Permits may be revoked at any time for failure to comply with safety requirements or other violations of this section.
- 8) Any organization whose permit is denied or revoked may submit a written appeal to the Chief of Police within five (5) business days of notification. The Chief or their designee shall review and issue a final determination within ten (10) business days.

(e) Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished as prescribed by section 1-5 of the Code of Ordinances of the City of Alvin, Texas.

• • •

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. Penalties. It shall be unlawful for any person, firm, entity, or organization to violate any provision of this Ordinance, including but not limited to soliciting within public roadways without a valid permit or failing to comply with any condition of a charitable

solicitation permit. Any person, firm, entity, or organization found in violation shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500. Each day that a violation occurs or continues shall constitute a separate offense. The City of Alvin retains all legal rights and remedies available to it pursuant to local, state, and federal law.

Section 4. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, 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 5. Incorporation into Code of Ordinances. The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Alvin, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

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

Section 7. 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 City of Alvin Charter.

Section 8. Open Meetings Act. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and the 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*. Notice was also provided as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

PASSED and APPROVED on the 7th day of August 2025.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary

ORDINANCE NO. 25-Q

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, AMENDING CHAPTER 24, TRAFFIC, ARTICLE 1, IN GENERAL, OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF CREATING SECTION 24-17, SOLICITATION OF MOTOR VEHICLES, AND SECTION 24-18, PERMIT REQUIREMENTS FOR CHARITABLE ORGANIZATIONS; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City Council of the City of Alvin is committed to ensuring the safety and general welfare of its residents and visitors; and

WHEREAS, the presence of individuals standing, sitting, or soliciting within roadways or on traffic islands where speed limits are greater than 30 miles per hour presents a public safety concern for both pedestrians and drivers;

WHEREAS, the City Council seeks to clarify and regulate when and where pedestrian presence in these locations may occur, while providing a lawful process for permitted charitable solicitation;

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

Section 1. That Chapter 24, Traffic, Article I. - In General, of the Code of Ordinances, City of Alvin, Texas, is hereby amended to add the language as follows:

CHAPTER 24 – TRAFFIC

ARTICLE 1. - IN GENERAL

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This article is and shall be deemed an exercise of the police power of the state and of the City for the public safety, comfort, convenience and protection of the City and its citizens, and all the sections of this article shall be construed for the accomplishment of that purpose.

- (a) It shall be unlawful for any person to stand, sit, walk, or otherwise remain on any traffic island, median, or upon any portion of a roadway, including an improved shoulder, with a posted speed limit greater than 30 miles per hour, except for the purpose of:
 - 1) Crossing the roadway at an intersection or designated crosswalk; or
 - 2) Soliciting on behalf of a charitable organization with a valid permit, pursuant to Sec. 24-18 herein.
- (b) It shall be unlawful for any person to solicit or distribute materials or items to the occupants of motor vehicles on any roadway with a posted speed limit greater than 30 miles per hour, and at the following intersections:
 - 1) FM 2403 and SH 35
 - 2) SH 35 Bypass and SH 6
 - 3) FM 1462 and SH 35
 - 4) FM 1462 and SH 35 Business
 - 5) FM 517 and SH 35
 - 6) FM 528 and SH 35
- (c) The City shall coordinate with the Texas Department of Transportation for the installation and maintenance of appropriate signage at affected locations within the City limits, informing the public of the prohibition on solicitation and pedestrian presence in roadways with posted speed limits greater than 30 miles per hour.
- (d) Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished as prescribed by [section 1-5](#) of the Code of Ordinances of the City of Alvin, Texas.

Sec. 24-18. Permit requirements for charitable solicitation in the public right-of-way.

Charitable organizations can apply for a no-cost solicitation permit from the Alvin Police Department, granting them permission to operate within the public right-of-way, subject to the following requirements:

- a) Application must be submitted at least 30 days in advance of the requested solicitation period.
- b) Each application shall include a sworn statement containing the following information:
 - 1) Name and mailing address of charitable organization.
 - 2) Name, title, phone number, email address, date of birth, driver's license number and state of issuance for the organizational contact.
 - 3) Description of the purpose of the campaign and how the funds will be used.
 - 4) Description of the method(s) to be used in conducting the charitable solicitations campaign.
 - 5) Proposed solicitation dates (both Start Date and End Date).
 - 6) Proposed locations and times the solicitation will take place.
- c) The following documents must be submitted with the application:

- 1) Proof of status as a charitable organization, as defined by applicable provisions of the Federal or Texas Tax Code.
 - 2) Proof of commercial general liability insurance in an amount not less than \$1,000,000, naming the City of Alvin as an additional insured, in accordance with Section 552.0071 of the Texas Transportation Code.
 - 3) Description of safety equipment to be used, including reflective vests, cones, or other traffic safety measures.
- d) Permit Conditions:
- 1) All individuals engaged in solicitation must be at least 18 years old and carry a valid permit while soliciting. The permit should be readily available for verification upon request. If multiple individuals are soliciting on behalf of a charitable organization, at least one of them must carry a valid permit for verification.
 - 2) Permits will be valid for no more than three (3) consecutive days.
 - 3) Each permit shall allow solicitation only between the hours of 9:00 a.m. and one (1) hour before sunset.
 - 4) Only one (1) permit will be issued for an intersection on any given day. Permits will be issued on a first-come basis to those applicants who submit a completed application and all the required documentation.
 - 5) No person may begin solicitation activities until a permit has been issued by the Alvin Police Department in accordance with this section.
 - 6) Each organization whose application meets the requirements of this section may be issued one (1) permit per calendar year, for no more than three (3) consecutive days.
 - 7) Permits may be revoked at any time for failure to comply with safety requirements or other violations of this section.
 - 8) Any organization whose permit is denied or revoked may submit a written appeal to the Chief of Police within five (5) business days of notification. The Chief or their designee shall review and issue a final determination within ten (10) business days.
- (e) Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished as prescribed by [section 1-5](#) of the Code of Ordinances of the City of Alvin, Texas.

• • •

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. Penalties. It shall be unlawful for any person, firm, entity, or organization to violate any provision of this Ordinance, including but not limited to soliciting within public roadways without a valid permit or failing to comply with any condition of a charitable

solicitation permit. Any person, firm, entity, or organization found in violation shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500. Each day that a violation occurs or continues shall constitute a separate offense. The City of Alvin retains all legal rights and remedies available to it pursuant to local, state, and federal law.

Section 4. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, 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 5. Incorporation into Code of Ordinances. The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Alvin, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

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

Section 7. 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 City of Alvin Charter.

Section 8. Open Meetings Act. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and the 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*. Notice was also provided as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

PASSED and APPROVED on the 7th day of August 2025.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Kendall Lakes Section 12, a planned unit development, a subdivision of 51.53 acres of land located in H.T.&B.R.R. Company Survey, Section 40, A-482 and Wade Survey, Section 24, A-485, City of Alvin, Brazoria County, Texas.

Type of Item: Plat

Summary: On June 23, 2025, the Engineering Department received a final plat of Kendall Lakes, Section 12, for review. The property is located south of the existing Kendall Lakes Subdivision along Highway 35. This final plat consists of 174 lots, 7 reserves and 6 blocks, and complies with the City of Alvin's Planned Unit Development section of the Subdivision Ordinance.

The City Planning Commission approved the plat unanimously at their meeting on July 15, 2025.

Staff recommends approval of the 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: 7/22/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed: ☐

Supporting documents attached:

1. Kendall Lakes Section 12 - Final Plat
-

Recommendation: Move to approve a final plat of Kendall Lakes Section 12, a planned unit development, a subdivision of 51.53 acres of land located in H.T.&B.R.R. Company Survey, Section 40, A-482 and Wade Survey, Section 24, A-485, City of Alvin, Brazoria County, Texas.

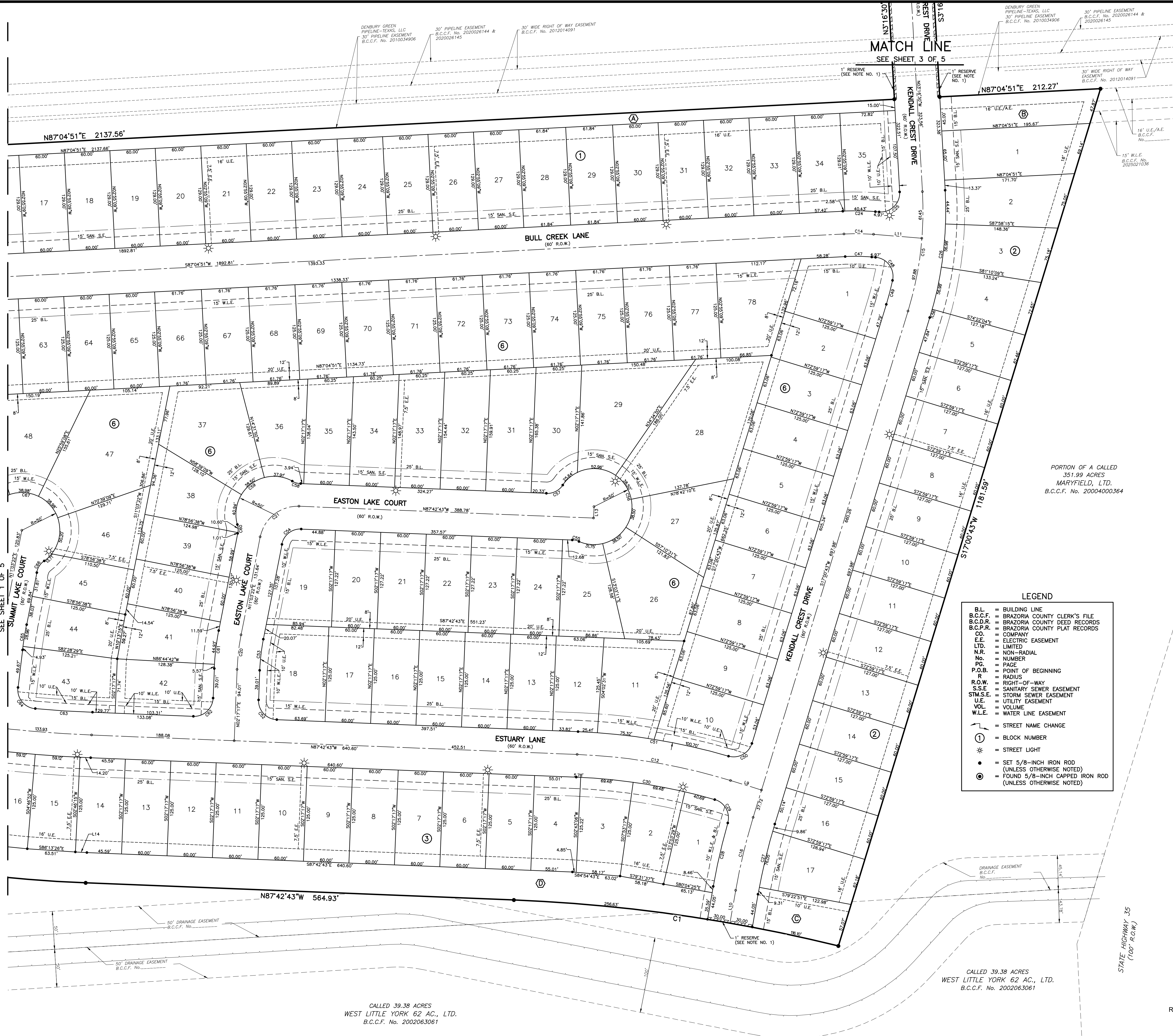
Reviewed by Department Head, if applicable: ☒

Reviewed by City Attorney, if applicable: ☒

Reviewed by Chief Financial Officer, if applicable: ☐

Reviewed by City Manager, if applicable: ☒

MATCH LINE
SEE SHEET 1 OF 5



LEGEND	
B.L.	= BUILDING LINE
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
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E.E.	= ELECTRIC EASEMENT
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No.	= NUMBER
Pg.	= PAGE
P.O.B.	= POINT OF BEGINNING
R.	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E.	= SANITARY SEWER EASEMENT
STW.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.L.E.	= WATER LINE EASEMENT
---	= STREET NAME CHANGE
①	= BLOCK NUMBER
*	= STREET LIGHT
•	= SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

FINAL PLAT KENDALL LAKES

SEC 12 A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 51.53 ACRES OF LAND
LOCATED IN H.T.&B.R.R. COMPANY SURVEY,
SECTION 40, A-482 AND
WADE SURVEY, SECTION 24, A-485
CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS

174 LOTS 6 BLOCKS 7 RESERVES
DATE: JUNE 17, 2025 SCALE: 1" = 60'

OWNER:

JEN HOLDCO 24 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
881 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
281-875-1152

ENGINEER

RG Miller

DCCM

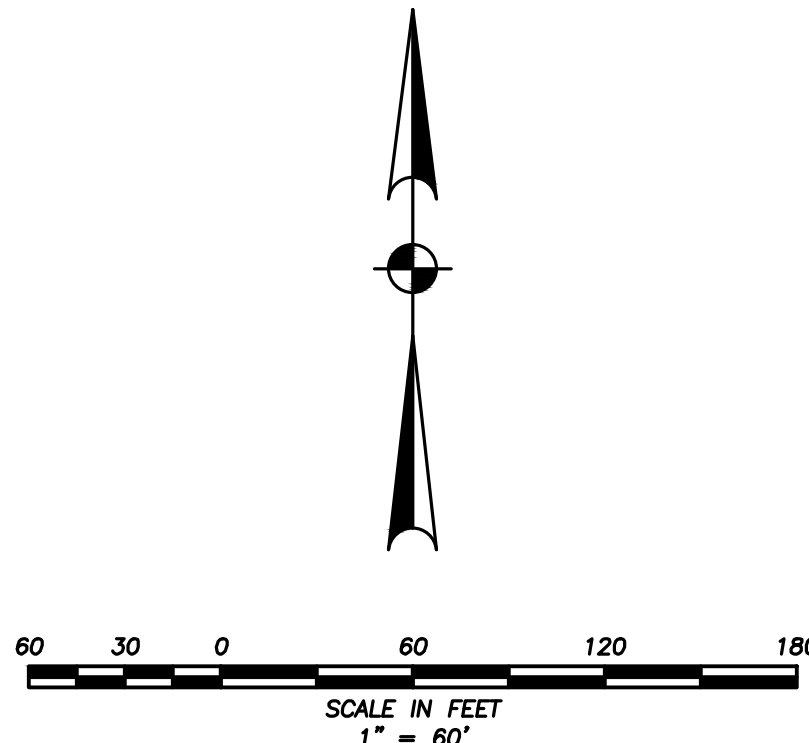
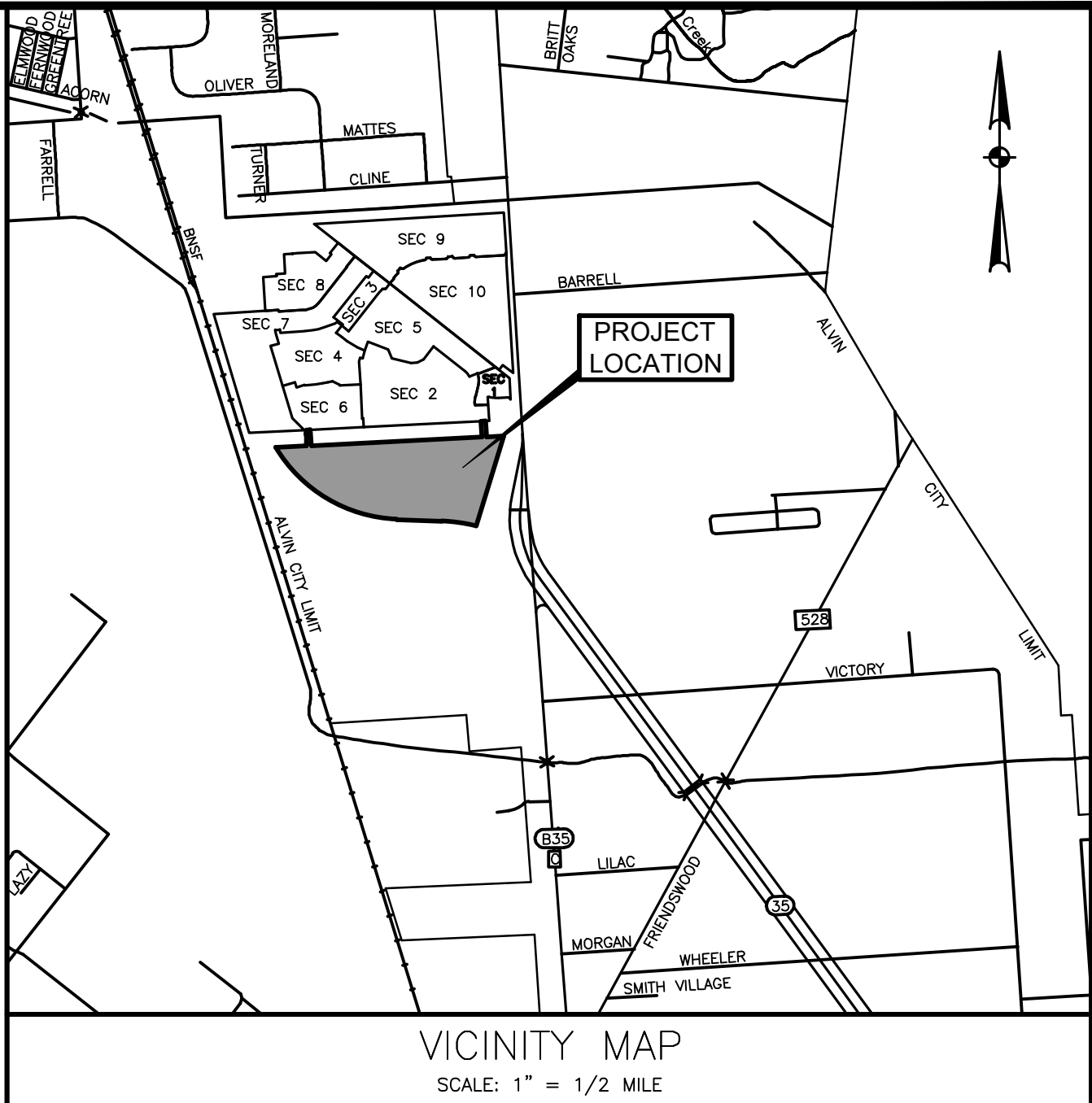
R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com



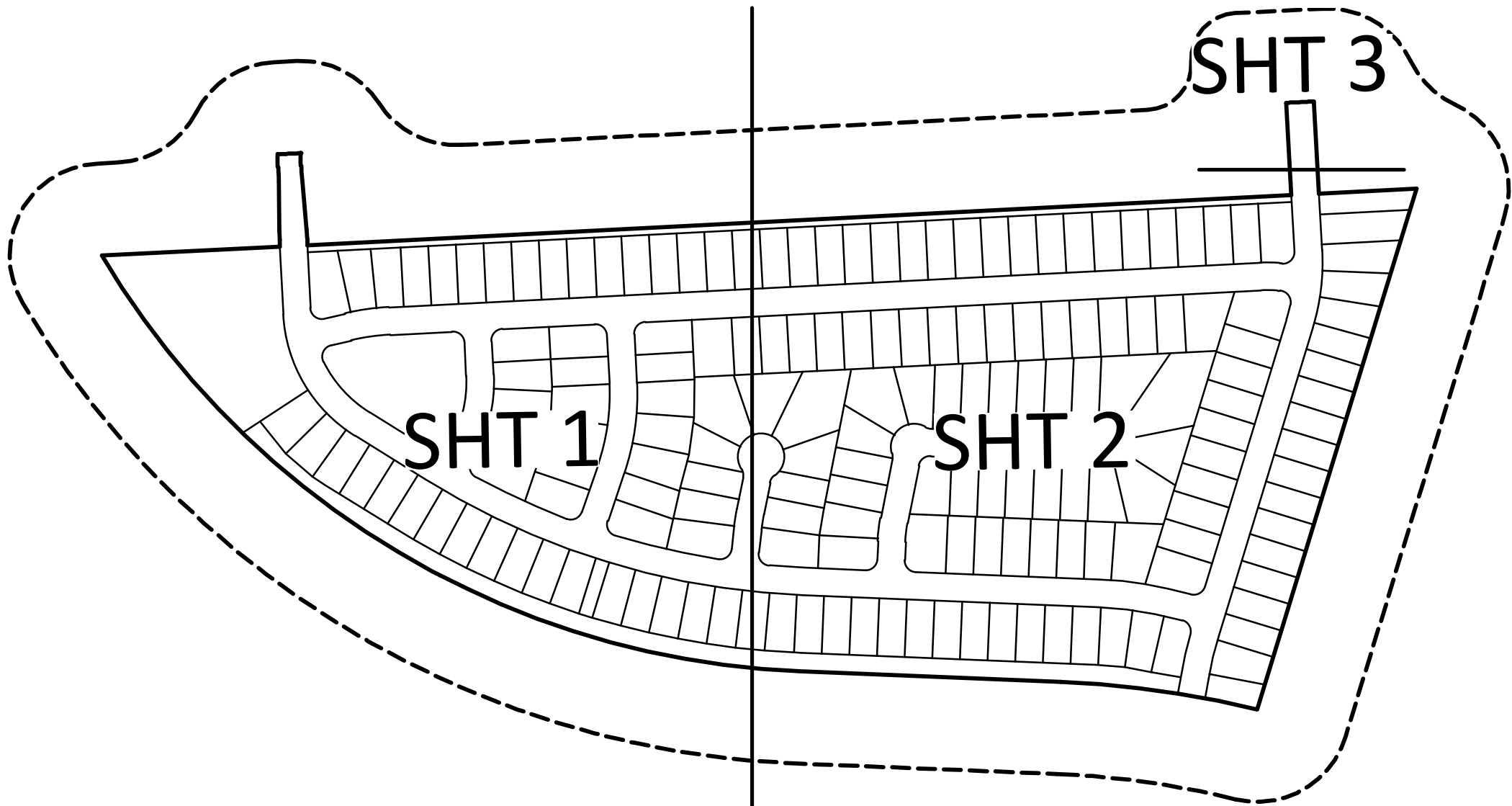
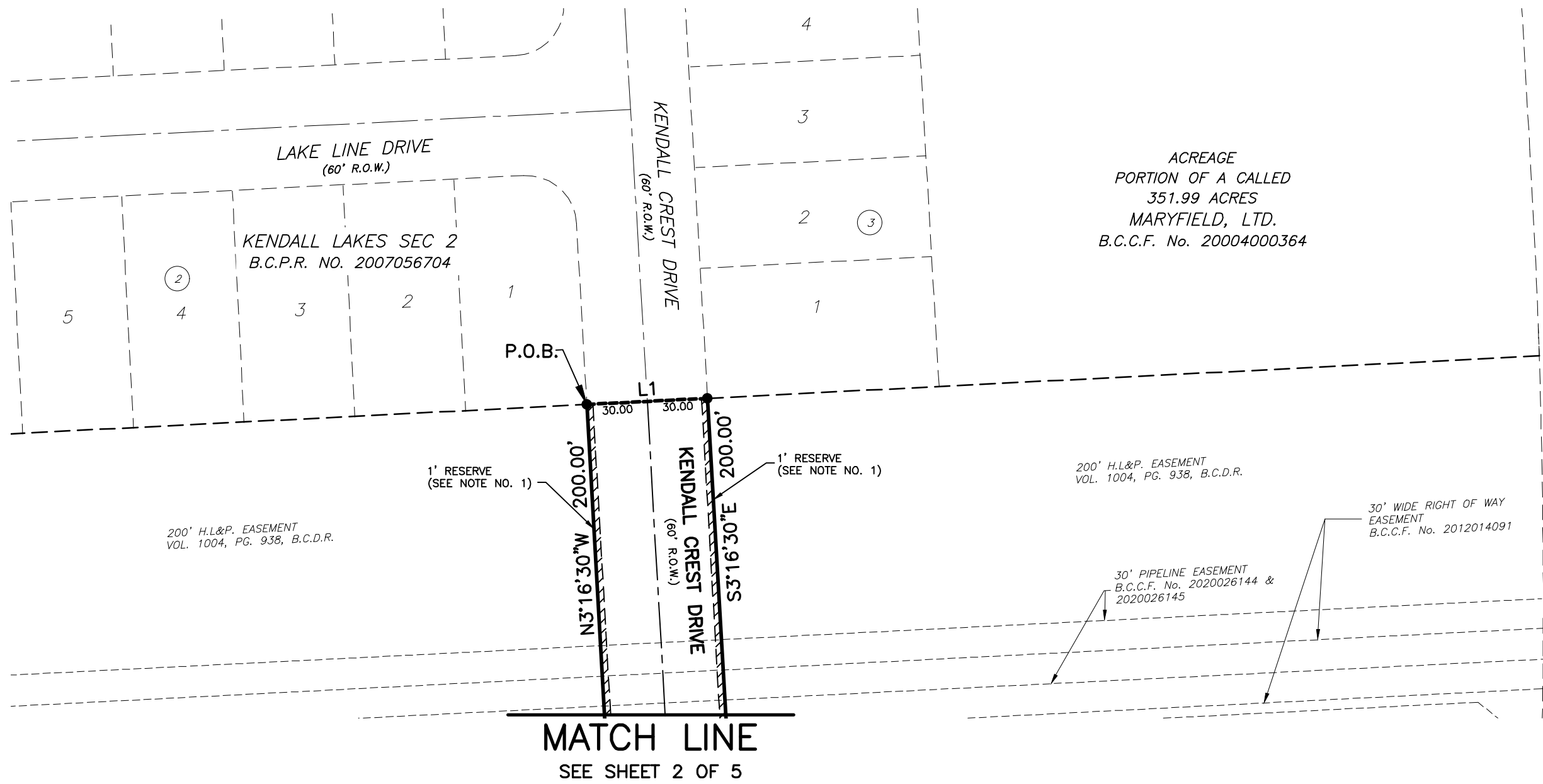
CALLED 39.38 ACRES
WEST LITTLE YORK 62 AC., LTD.
B.C.C.F. No. 2002063061

CALLED 39.38 ACRES
WEST LITTLE YORK 62 AC., LTD.
B.C.C.F. No. 2002063061

CURVE TABLE					
CURVE	RADIUS	DELTA	ARCH LENGTH	CHORD BEARING	CHORD LENGTH
C1	2150.00'	11°31'54"	432.72'	N81°56'46"W	431.99'
C2	1850.00'	56°54'53"	1837.69'	N59°15'17"W	1763.07'
C3	500.00'	2°17'31"	20.00'	N01°46'24"W	20.00'
C4	500.00'	2°17'31"	20.00'	N01°46'24"W	20.00'
C5	300.00'	5°22'00"	28.10'	N00°14'09"W	28.09'
C6	250.00'	6°26'38"	28.12'	S00°18'10"W	28.10'
C7	500.00'	2°17'31"	20.00'	S04°03'55"E	20.00'
C8	500.00'	2°17'31"	20.00'	S04°03'55"E	20.00'
C9	275.00'	5°51'22"	28.11'	S00°00'32"W	28.09'
C10	300.00'	55°15'48"	289.36'	S30°33'03"E	278.27'
C11	1655.00'	29°31'46"	852.96'	S72°56'50"E	843.55'
C12	800.00'	1°43'26"	205.59'	N80°21'00"W	205.02'
C13	500.00'	10°25'11"	90.93'	S81°52'16"W	90.80'
C14	300.00'	7°28'05"	39.10'	N89°11'06"W	39.08'
C15	450.00'	20°17'13"	159.33'	N06°52'06"E	158.50'
C16	800.00'	7°05'08"	98.93'	S13°28'09"W	98.87'
C17	300.00'	33°27'00"	175.14'	N13°48'21"E	172.67'
C18	500.00'	21°50'58"	190.67'	N08°00'20"E	189.52'
C19	500.00'	4°07'53"	36.05'	N08°59'25"E	36.05'
C20	300.00'	6°46'05"	45.91'	S06°40'19"W	45.86'
C21	50.00'	81°13'55"	70.89'	S51°40'19"W	65.10'
C22	25.00'	100°25'11"	43.82'	N53°07'45"W	38.42'
C23	530.00'	10°25'11"	96.38'	S81°52'16"W	96.25'
C24	330.00'	7°28'05"	43.01'	N89°11'06"W	42.98'
C25	25.00'	97°49'26"	42.68'	S45°38'13"W	37.69'
C26	480.00'	20°17'13"	169.96'	N06°52'06"E	169.07'
C27	770.00'	7°05'08"	95.22'	N13°28'09"E	95.16'
C28	830.00'	5°55'17"	85.78'	S12°53'13"W	85.74'
C29	25.00'	89°45'43"	39.17'	S29°02'00"E	35.28'
C30	770.00'	1°34'751"	185.43'	S80°48'48"E	184.98'
C31	1685.00'	29°31'46"	868.42'	S72°56'50"E	858.84'
C32	330.00'	55°15'48"	318.29'	S30°33'03"E	306.10'
C33	25.00'	102°58'22"	44.93'	S25°10'29"W	39.12'
C34	470.00'	10°25'11"	85.47'	S81°52'16"W	85.36'
C35	25.00'	90°00'00"	39.27'	N47°55'09"W	35.36'
C36	270.00'	33°27'00"	157.63'	N13°48'21"E	155.40'
C37	25.00'	91°17'11"	39.83'	N76°10'27"E	35.75'
C38	270.00'	31°52'15"	150.19'	S42°14'50"E	148.26'
C39	25.00'	90°00'00"	39.27'	N42°04'51"E	35.36'
C40	25.00'	90°00'00"	39.27'	S47°55'09"E	35.36'
C41	470.00'	21°50'58"	179.23'	S08°00'20"W	178.15'
C42	25.00'	91°58'12"	40.13'	S84°54'54"W	35.96'
C43	1625.00'	7°39'39"	217.28'	N65°16'10"W	217.11'
C44	25.00'	91°58'12"	40.13'	N15°27'14"W	35.96'
C45	330.00'	33°27'00"	192.66'	N13°48'21"E	189.93'
C46	25.00'	90°00'00"	39.27'	S42°04'51"W	35.36'
C47	270.00'	7°28'05"	35.19'	N89°11'06"W	35.17'
C48	25.00'	98°00'14"	42.76'	N36°26'57"W	37.74'
C49	420.00'	4°27'33"	32.69'	N14°46'57"E	32.68'
C50	25.00'	89°10'51"	38.91'	N61°36'09"E	35.10'
C51	830.00'	1°35'418"	201.43'	S80°45'34"E	200.94'
C52	25.00'	90°00'00"	39.27'	S42°42'43"E	35.36'
C53	270.00'	6°46'05"	41.32'	S06°40'19"W	41.28'
C54	25.00'	81°13'55"	35.44'	S51°40'19"W	32.55'
C55	25.00'	21°02'22"	9.18'	N77°11'32"W	9.13'
C56	50.00'	258°48'31"	225.85'	S16°04'37"E	77.27'
C57	25.00'	57°46'09"	25.21'	N63°24'12"E	24.15'
C58	25.00'	26°37'39"	11.62'	S74°23'54"E	11.51'
C59	50.00'	134°29'12"	117.36'	N51°40'19"E	92.22'
C60	25.00'	26°37'39"	11.62'	N02°15'28"W	11.51'
C61	330.00'	6°46'05"	50.50'	N06°40'19"E	50.45'
C62	25.00'	90°00'00"	39.27'	N47°17'17"E	35.36'
C63	1625.00'	2°40'00"	75.63'	S86°22'43"E	75.62'
C64	25.00'	91°58'12"	40.13'	S39°03'38"E	35.96'
C65	470.00'	4°07'53"	33.89'	S08°59'25"W	33.88'
C66	25.00'	42°50'00"	18.69'	S32°28'22"W	18.26'
C67	50.00'	265°40'01"	231.84'	S78°56'38"E	73.33'
C68	25.00'	42°50'00"	18.69'	N10°21'39"W	18.26'
C69	530.00'	4°07'53"	38.22'	N08°59'25"E	38.21'
C70	25.00'	91°58'12"	40.13'	N52°54'34"E	35.96'
C71	1625.00'	8°03'57"	228.76'	S77°04'22"E	228.57'
C72	25.00'	91°58'12"	40.13'	S27°03'17"E	35.96'
C73	530.00'	21°50'58"	202.11'	S08°00'20"W	200.89'

SYMBOL	DESCRIPTION	RESERVE USE	AREA
	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/ OPEN SPACE USE	0.7361 AC. - 32,064 S.F.
	RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPE/ OPEN SPACE USE	0.2107 AC. - 9,179 S.F.
	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE/ OPEN SPACE USE	0.1497 AC. - 6,523 S.F.
	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE/ OPEN SPACE USE/ DRAINAGE USE	1.9337 AC. - 84,233 S.F.
	RESTRICTED RESERVE "E"	RESTRICTED TO LANDSCAPE/ OPEN SPACE USE/ DRAINAGE USE	0.0861 AC. - 3,749 S.F.
	RESTRICTED RESERVE "F"	RESTRICTED TO GREEN SPACE USE	2.36 AC. - 103,002 S.F.
	RESTRICTED RESERVE "G"	RESTRICTED TO GREEN SPACE USE	1.28 AC. - 55,815 S.F.
TOTAL			6.76 AC. - 294,565 S.F.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°04'51"E	60.00'
L2	N02°55'09"W	14.89'
L3	N00°37'39"W	105.03'
L4	N02°55'09"W	12.12'
L5	N87°04'51"E	50.26'
L6	S02°55'09"E	12.23'
L7	S05°12'40"E	105.03'
L8	S02°55'09"E	14.77'
L9	S72°59'17"E	42.78'
L10	S09°55'35"W	43.84'
L11	S85°27'04"E	63.82'
L12	S30°31'51"W	60.31'
L13	N02°17'17"E	15.00'
L14	S87°28'14"E	15.25'
L15	S72°39'15"E	30.00'



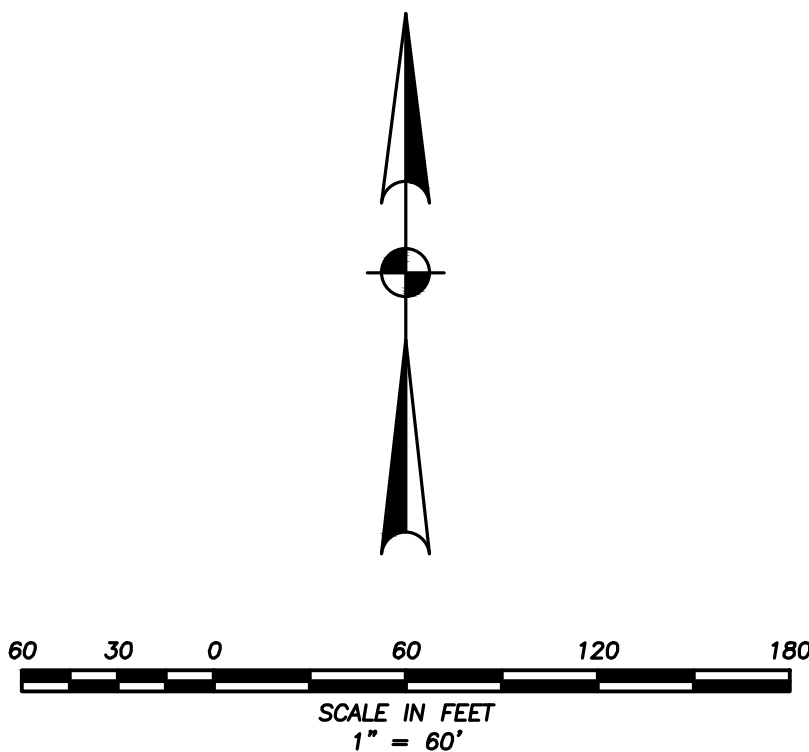
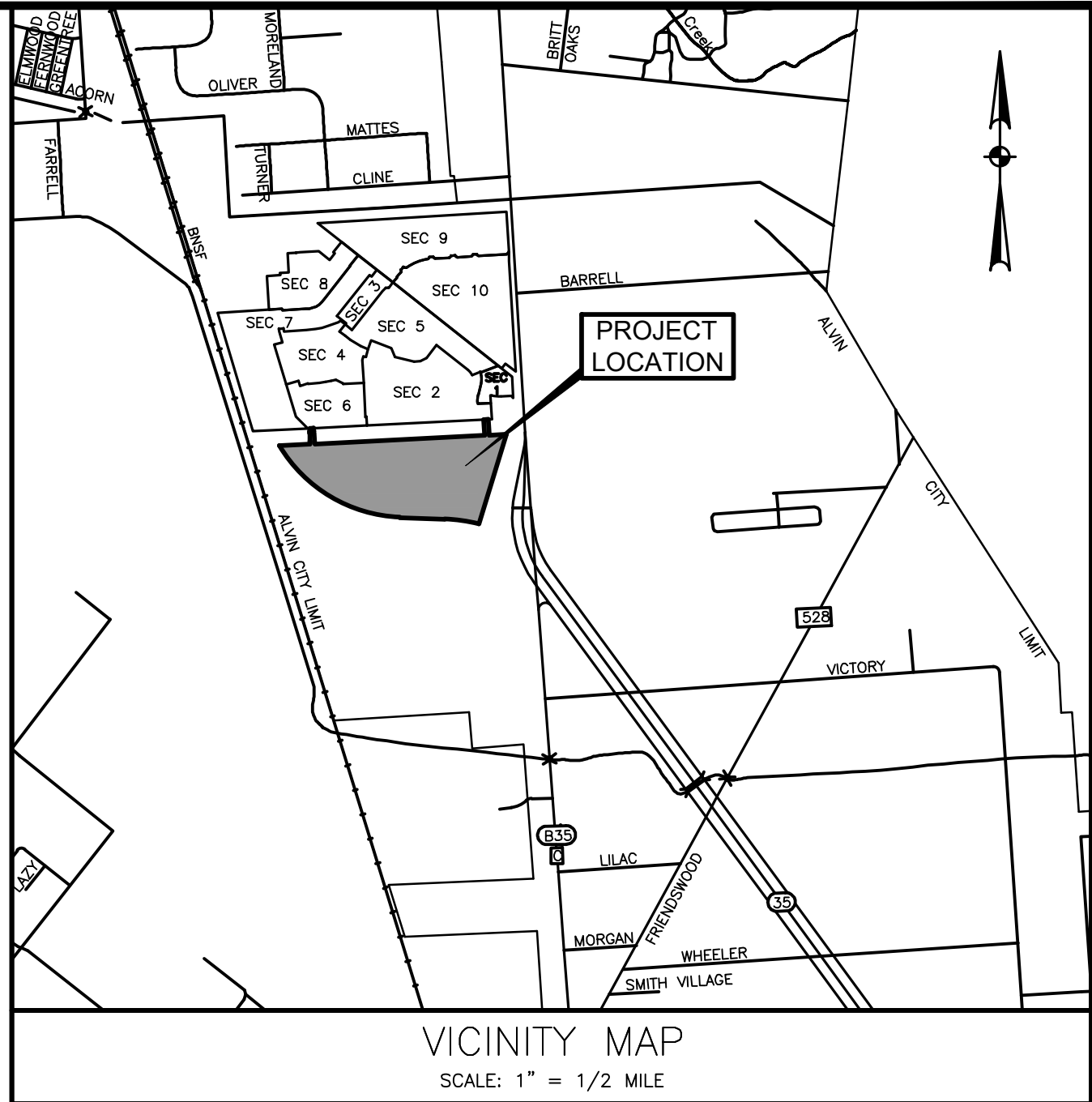
SCALE: 1"=300'

LEGEND

- B.L. = BUILDING LINE
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
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- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- = STREET NAME CHANGE
- ① = BLOCK NUMBER
- * = STREET LIGHT
- = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

NOTES:

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ANY DISTANCE SHOWN ALONG A CURVE OR RADIUS IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL SIDE LOT LINES ARE EITHER PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 49039C0135K AND 48039C0155K, REVISED DATE DECEMBER 30, 2020, THE SUBJECT PROPERTY LIES WITHIN ZONE "AO", FLOOD DEPTHS OF 1 FEET.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9998653191.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF BUILDING PERMIT FOR EACH TRACT.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- A.D.A. HANDICAP RAMPS AND SIDEWALKS ACROSS RESERVES SHALL BE INCLUDED IN THE PAVING CONTRACT AND ARE THE RESPONSIBILITY OF THE DEVELOPERS.



FINAL PLAT KENDALL LAKES SEC 12 A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 51.53 ACRES OF LAND
LOCATED IN H.T.&B.R.R. COMPANY SURVEY,
SECTION 40, A-482 AND
WADE SURVEY, SECTION 24, A-485
CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS

174 LOTS 6 BLOCKS 7 RESERVES
DATE: JUNE 17, 2025 SCALE: 1" = 60'

OWNER:

JEN HOLDCO 24 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
881 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
281-875-1152

ENGINEER

SURVEYOR

RG Miller

MillerSurvey

DCCM

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
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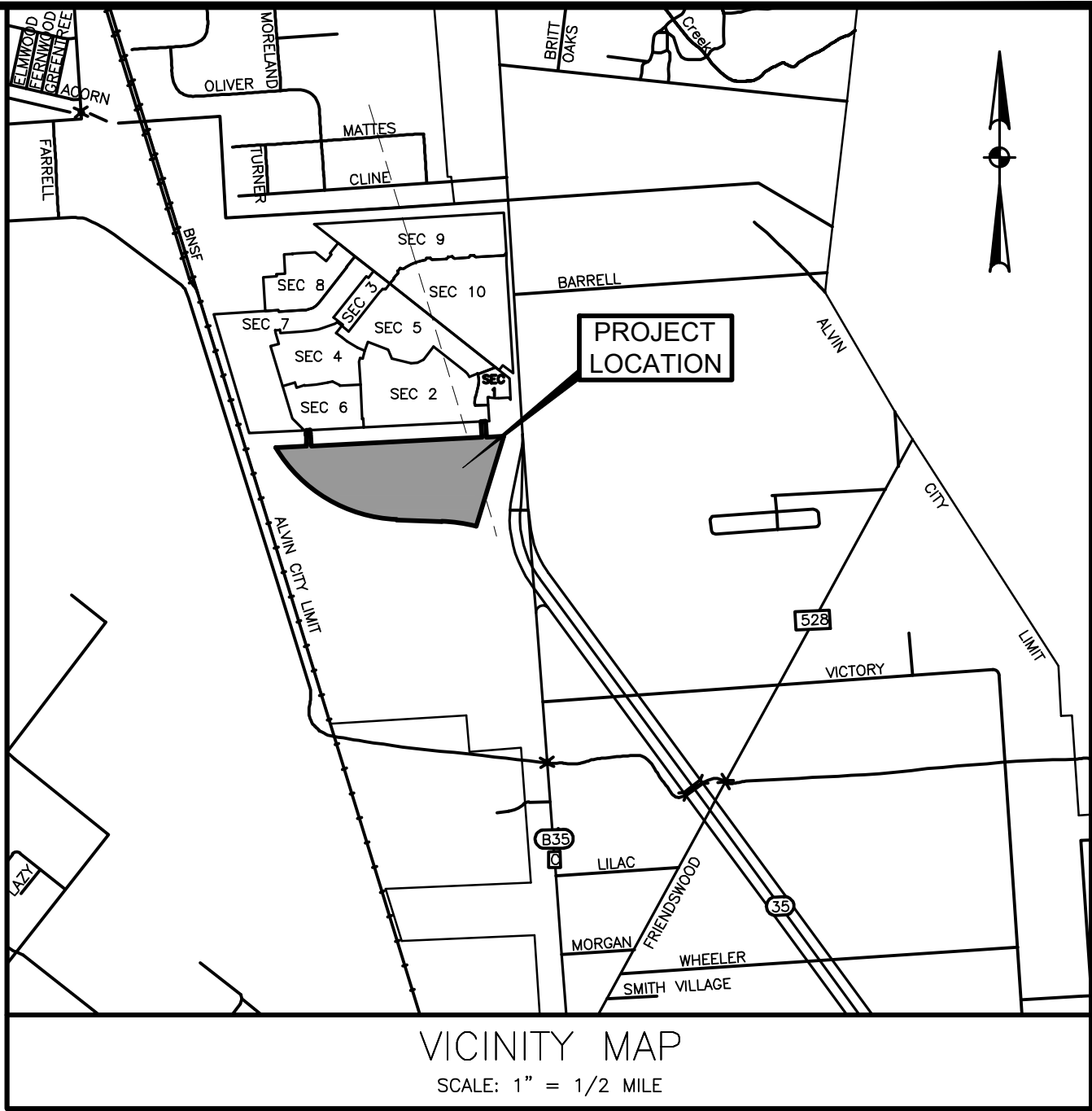
L:\3824_BRAZORIA_MUD_36\KENDALL_LAKES\3517.012 SEC 12\CAD\PLAT\KENDALL LAKES SEC 12.DWG Jun. 17, 2025-10:29 AM CHAD MILLER

LOT SUMMARY TABLE				
LOT	BLOCK	SQ.FT.	AC.	FRONTAGE @ B.L.
1	1	10,591.21	0.243	82.52'
2	1	8,568.90	0.197	60.01'
3	1	8,006.73	0.184	60.00'
4	1	7,740.00	0.178	60.00'
5	1	7,740.00	0.178	60.00'
6	1	7,740.00	0.178	60.00'
7	1	7,740.00	0.178	60.00'
8	1	7,740.00	0.178	60.00'
9	1	7,740.00	0.178	60.00'
10	1	7,740.00	0.178	60.00'
11	1	7,740.00	0.178	60.00'
12	1	7,740.00	0.178	60.00'
13	1	7,740.00	0.178	60.00'
14	1	7,740.00	0.178	60.00'
15	1	7,740.00	0.178	60.00'
16	1	7,740.00	0.178	60.00'
17	1	7,740.00	0.178	60.00'
18	1	7,740.00	0.178	60.00'
19	1	7,740.00	0.178	60.00'
20	1	7,740.00	0.178	60.00'
21	1	7,740.00	0.178	60.00'
22	1	7,740.00	0.178	60.00'
23	1	7,740.00	0.178	60.00'
24	1	7,740.00	0.178	60.00'
25	1	7,740.00	0.178	60.00'
26	1	7,740.00	0.178	60.00'
27	1	7,740.00	0.178	60.00'
28	1	7,976.80	0.183	61.84'
29	1	7,976.80	0.183	61.84'
30	1	7,740.00	0.178	60.00'
31	1	7,740.00	0.178	60.00'
32	1	7,740.00	0.178	60.00'
33	1	7,740.00	0.178	60.00'
34	1	7,740.00	0.178	60.00'
35	1	9,468.43	0.217	73.47'
LOT	BLOCK	SQ.FT.	AC.	FRONTAGE @ B.L.
1	2	11,393.31	0.274	65.00'
2	2	10,307.07	0.237	60.01'
3	2	9,142.40	0.210	60.01'
4	2	8,373.09	0.192	60.01'
5	2	7,738.49	0.175	60.00'
6	2	7,620.00	0.175	60.00'
7	2	7,620.00	0.175	60.00'
8	2	7,620.00	0.175	60.00'
9	2	7,620.00	0.175	60.00'
10	2	7,620.00	0.175	60.00'
11	2	7,620.00	0.175	60.00'
12	2	7,620.00	0.175	60.00'
13	2	7,620.00	0.175	60.00'
14	2	7,620.00	0.175	60.00'
15	2	7,620.00	0.175	60.00'
16	2	7,619.79	0.175	60.00'
17	2	8,663.17	0.199	73.23'

LOT SUMMARY TABLE				
LOT	BLOCK	SQ.FT.	AC.	FRONTAGE @ B.L.
1	3	7,705.89	0.177	64.35'
2	3	8,005.29	0.184	67.19
3	3	8,011.65	0.184	67.19
4	3	7,540.46	0.173	60.60
5	3	7,500.00	0.172	60.00'
6	3	7,500.00	0.172	60.00'
7	3	7,500.00	0.172	60.00'
8	3	7,500.00	0.172	60.00'
9	3	7,500.00	0.172	60.00'
10	3	7,500.00	0.172	60.00'
11	3	7,500.00	0.172	60.00'
12	3	7,500.00	0.172	60.00'
13	3	7,500.00	0.172	60.00'
14	3	7,539.31	0.173	60.00'
15	3	7,652.68	0.176	60.00'
16	3	7,652.68	0.176	60.00'
17	3	7,652.68	0.176	60.00'
18	3	7,652.68	0.176	60.00'
19	3	7,652.09	0.176	60.00'
20	3	7,652.68	0.176	60.00'
21	3	7,693.13	0.177	60.00'
22	3	7,947.09	0.182	62.00'
23	3	7,906.54	0.182	62.00'
24	3	7,906.54	0.182	62.00'
25	3	7,906.54	0.182	62.00'
26	3	7,906.54	0.182	62.00'
27	3	7,906.54	0.182	62.00'
28	3	7,867.93	0.181	62.00'
29	3	7,750.00	0.178	62.00'
30	3	7,750.00	0.178	62.00'
31	3	8,066.77	0.185	61.96'
32	3	8,194.76	0.188	60.03'
33	3	9,525.42	0.219	70.09'
LOT	BLOCK	SQ.FT.	AC.	FRONTAGE @ B.L.
1	5	8,615.87	0.198	70.00'
2	5	7,504.95	0.172	60.08'
3	5	9,724.52	0.223	84.23'
4	5	9,414.14	0.216	81.58'
5	5	7,539.97	0.173	60.56'
6	5	8,938.72	0.205	74.73'
7	5	11,648.00	0.267	83.19'
8	5	8,601.48	0.197	60.03'
9	5	8,488.01	0.195	60.03'
10	5	7,964.99	0.183	60.01'
11	5	8,615.87	0.198	70.00'

LOT SUMMARY TABLE				
LOT	BLOCK	SQ.FT.	AC.	FRONTAGE @ B.L.
1	6	11,374.78	0.261	103.47'
2	6	7,882.67	0.181	63.06'
3	6	7,882.67	0.181	63.06'
4	6	7,882.67	0.181	63.06'
5	6	7,882.67	0.181	63.06'
6	6	7,882.67	0.181	63.06'
7	6	7,882.67	0.181	63.06'
8	6	7,882.67	0.181	63.06'
9	6	7,882.67	0.181	63.06'
10	6	9,898.96	0.227	78.06'
11	6	11,603.35	0.266	81.18'
12	6	7,647.13	0.176	60.00'
13	6	7,500.00	0.172	60.00'
14	6	7,500.00	0.172	60.00'
15	6	7,500.00	0.172	60.00'
16	6	7,500.00	0.172	60.00'
17	6	7,500.00	0.172	60.00'
18	6	10,816.12	0.248	88.69'
19	6	9,592.34	0.220	70.17'
20	6	7,633.00	0.175	60.00'
21	6	7,633.00	0.175	60.00'
22	6	7,633.00	0.175	60.00'
23	6	7,633.00	0.175	60.00'
24	6	7,633.00	0.175	60.00'
25	6	8,697.53	0.200	60.18'
26	6	13,048.64	0.300	60.79'
27	6	10,269.02	0.236	60.79'
28	6	22,464.22	0.516	60.79'
29	6	14,449.89	0.332	68.62'
30	6	9,609.82	0.221	60.00'
31	6	9,758.52	0.224	60.00'
32	6	9,430.44	0.216	60.00'
33	6	9,102.37	0.209	60.00'
34	6	8,774.29	0.201	60.00'
35	6	8,446.21	0.194	60.00'
36	6	9,193.56	0.211	60.22'
37	6	13,660.00	0.314	60.79'
38	6	8,641.81	0.198	60.33'
39	6	7,499.99	0.172	60.00'
40	6	7,500.00	0.172	60.00'
41	6	8,190.46	0.188	60.02'
42	6	8,932.75	0.205	70.00'
43	6	9,689.80	0.222	79.33'
44	6	7,913.88	0.182	65.45'
45	6	7,341.75	0.169	60.00'
46	6	8,820.00	0.202	64.68'
47	6	18,804.41	0.432	61.62'
48	6	12,542.75	0.288	61.62'
49	6	13,991.88	0.321	61.62'
50	6	7,521.06	0.173	60.38'
51	6	7,660.20	0.176	60.00'
52	6	8,241.92	0.189	60.04'
53	6	9,964.48	0.229	76.09'
54	6	9,654.95	0.222	74.74'
55	6	7,958.35	0.183	61.48'

LOT SUMMARY TABLE				
LOT	BLOCK	SQ.FT.	AC.	FRONTAGE @ B.L.
56	6	9,163.01	0.210	69.14'
57	6	9,146.46	0.210	69.14'
58	6	9,146.48	0.210	69.14'
59	6	7,503.40	0.172	60.00'
60	6	8,615.87	0.198	70.00'
61	6	10,841.74	0.249	86.73'
62	6	7,500.00	0.172	60.00'
63	6	7,500.00	0.172	60.00'
64	6	7,500.00	0.172	60.00'
65	6	7,500.00	0.172	60.00'
66	6	7,720.31	0.177	61.76'
67	6	7,720.31	0.177	61.76'
68	6	7,720.31	0.177	61.76'
69	6	7,720.31	0.177	61.76'
70	6	7,720.31	0.177	61.76'
71	6	7,720.35	0.177	61.76'
72	6	7,720.31	0.177	61.76'
73	6	7,720.31	0.177	61.76'
74	6	7,720.31	0.177	61.76'
75	6	7,720.31	0.177	61.76'
76	6	7,720.31	0.177	61.76'
77	6	7,720.31	0.177	61.76'
78	6	11,188.69	0.257	103.10'



FINAL PLAT
KENDALL LAKES
SEC 12
A PLANNED UNIT DEVELOPMENT
A SUBDIVISION OF 51.53 ACRES OF LAND
LOCATED IN H.T.&B.R.R. COMPANY SURVEY,
SECTION 40, A-482 AND
WADE SURVEY, SECTION 24, A-485
CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS

174 LOTS 6 BLOCKS 7 RESERVES
DATE: JUNE 17, 2025 SCALE: 1" = 60'

OWNER:
JEN HOLDCO 24 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
281-875-1152

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, JEN HOLDCO 24 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ETHAN LEIBOWITZ, PRESIDENT, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER ALL, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSES. THE OWNERS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER EASEMENTS FROM A PLANE SIXTEEN FEET (16'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

IN TESTIMONY WHEREOF, JEN HOLDCO 24 LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ETHAN LEIBOWITZ, PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2025.

JEN HOLDCO 24 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
ETHAN LEIBOWITZ, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

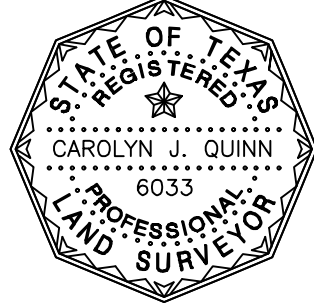
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ETHAN LEIBOWITZ, PRESIDENT OF JEN HOLDCO 24 LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME
MY COMMISSION EXPIRES: _____

I, CAROLYN J. QUINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS, SAID RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER AND TO THE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE COORDINATES (NAD83).

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



CITY OF ALVIN SUBDIVISION APPROVED

MAYOR GABE ADAME

APPROVED FOR THE CITY OF ALVIN, TEXAS THIS _____ DAY OF _____, 2025.

DIXIE ROBERTS
CITY SECRETARY

MICHELLE SEGOVA
CITY ENGINEER

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 NOTES:

- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDOMULCH SEEDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH SECTION LLL S, 2 OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
- B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
- B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.
- DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE FINAL PLAT OF KENDALL LAKES SEC 12 AS SHOWN HEREON ON THE _____ DAY OF _____, 2025.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

FIELD NOTES FOR A 51.53 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 51.53 ACRES (2,244,515 SQUARE FEET), LOCATED IN THE H. T. & B.R.R. CO. SURVEY, SECTION 40, ABSTRACT-482 AND HOOPER AND WADE SURVEY, SECTION 24, ABSTRACT-485, IN BRAZORIA COUNTY, TEXAS; SAID 51.53 ACRE TRACT BEING ALL OF A CALLED 51.53 ACRE TRACT OF LAND (TRACT 2) RECORDED IN THE NAME OF LENNAH HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024020691; SAID 51.53 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE MONUMENTED SOUTH LINE OF KENDALL LAKES, SEC. 6, A SUBDIVISION OF RECORD IN B.C.C.F. NO. 2015001260 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) (SOUTH 87 DEGREES 04 MINUTES 51 SECONDS WEST)):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF KENDALL LAKES, SEC. 2, A SUBDIVISION OF RECORD IN B.C.C.F. NO. 2007056704 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), THE SOUTHEAST CORNER OF SAID KENDALL LAKES SEC. 6 AND BEING ON THE NORTH LINE OF A CALLED 200 FEET WIDE HOUSTON LIGHTING AND POWER (H.L.&P.) CO. EASEMENT RECORDED IN VOLUME 1004, PAGE 938 OF THE BRAZORIA COUNTY DEED RECORDS;

THENCE, WITH THE NORTH LINE OF SAID 200 FEET WIDE H.L.&P. CO. EASEMENT AND THE SOUTH LINE OF SAID KENDALL LAKES SEC. 2, THE FOLLOWING TWO (2) COURSES:

1. NORTH 87 DEGREES 04 MINUTES 51 SECONDS EAST, A DISTANCE OF 1,490.60 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, BEING THE WEST END OF THE SOUTH TERMINUS LINE OF KENDALL CREST DRIVE (60-FEET WIDE PER DOC. NO. 2007056704, B.C.P.R.), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

2. NORTH 87 DEGREES 04 MINUTES 51 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 3 OF SAID KENDALL LAKES SEC. 2, AT THE EAST END OF THE SOUTH TERMINUS LINE OF SAID KENDALL CREST DRIVE (FROM WHICH A 5/8-INCH IRON ROD WITH CAP FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 35 (100-FEET WIDE PER TXDOT MAP NRH 679C-CONTROL 178-2-1) BEING THE NORTHEAST CORNER OF SAID H.L.&P. EASEMENT AND THE EAST LINE OF A CALLED 351.99 ACRE TRACT OF LAND RECORDED IN THE NAME OF MARYFIELD, LTD. IN B.C.C.F. NO. 2004000364, BEARS NORTH 87 DEGREES 04 MINUTES 51 SECONDS EAST, A DISTANCE OF 413.14 FEET);

THENCE, WITH THE EAST, SOUTH AND NORTH LINES OF SAID 51.53 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES:

1. SOUTH 03 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR CORNER ON THE SOUTH LINE OF SAID 200 FEET WIDE H.L.&P. EASEMENT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

2. NORTH 87 DEGREES 04 MINUTES 51 SECONDS EAST, A DISTANCE OF 212.27 TO A 5/8-INCH IRON ROD WITH MILLER SURVEY FOUND SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

3. SOUTH 17 DEGREES 00 MINUTES 43 SECONDS WEST, A DISTANCE OF 1,181.59 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT BEING THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

4. 432.72 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,150.00 FEET, A CENTRAL ANGLE OF 11 DEGREES 31 MINUTES 54 SECONDS AND A CHORD THAT BEARS NORTH 81 DEGREES 56 MINUTES 46 SECONDS WEST, A DISTANCE OF 431.99 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT A POINT OF TANGENCY;

5. NORTH 87 DEGREES 42 MINUTES 43 SECONDS WEST, A DISTANCE OF 564.93 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

6. 1,837.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 56 DEGREES 54 MINUTES 53 SECONDS AND A CHORD THAT BEARS NORTH 59 DEGREES 15 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,763.07 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND ON THE SOUTH LINE OF SAID 200 FEET WIDE H.L.&P. EASEMENT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

7. NORTH 87 DEGREES 04 MINUTES 51 SECONDS EAST, A DISTANCE OF 387.06 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT AN ANGLE POINT;

8. NORTH 02 DEGREES 55 MINUTES 09 SECONDS WEST, A DISTANCE OF 14.89 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

9. 20.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 30 SECONDS AND A CHORD THAT BEARS NORTH 01 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT A POINT OF TANGENCY;

10. NORTH 00 DEGREES 37 SECONDS 39 SECONDS WEST, A DISTANCE OF 105.04 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

11. 20.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 31 SECONDS AND A CHORD THAT BEARS NORTH 01 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT A POINT OF TANGENCY;

12. NORTH 02 DEGREES 55 SECONDS 09 SECONDS WEST, A DISTANCE OF 12.12 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

13. 28.10 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 22 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 00 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 28.09 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 2 OF SAID KENDALL LAKES SEC. 6, BEING THE WEST END OF THE SOUTH TERMINUS LINE OF ESTUARY LANE (50-FEET WIDE PER DOC. NO. 2015001260, B.C.P.R.), FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID SOUTH TERMINUS LINE, NORTH 87 DEGREES 04 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.26 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE EAST END OF SAID SOUTH TERMINUS LINE, AT THE SOUTHWEST CORNER OF LOT 11 BLOCK 1 OF SAID KENDALL LAKES SEC. 6, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH THE NORTH LINES OF SAID 51.53 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

1. 28.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 26 MINUTES 38 SECONDS AND A CHORD THAT BEARS SOUTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, A DISTANCE OF 28.10 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT A POINT OF TANGENCY;

2. SOUTH 02 DEGREES 55 MINUTES 09 SECONDS EAST, A DISTANCE OF 12.23 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

3. 20.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 31 SECONDS AND A CHORD THAT BEARS SOUTH 04 DEGREES 03 MINUTES 55 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT A POINT OF TANGENCY;

4. SOUTH 05 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 105.03 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

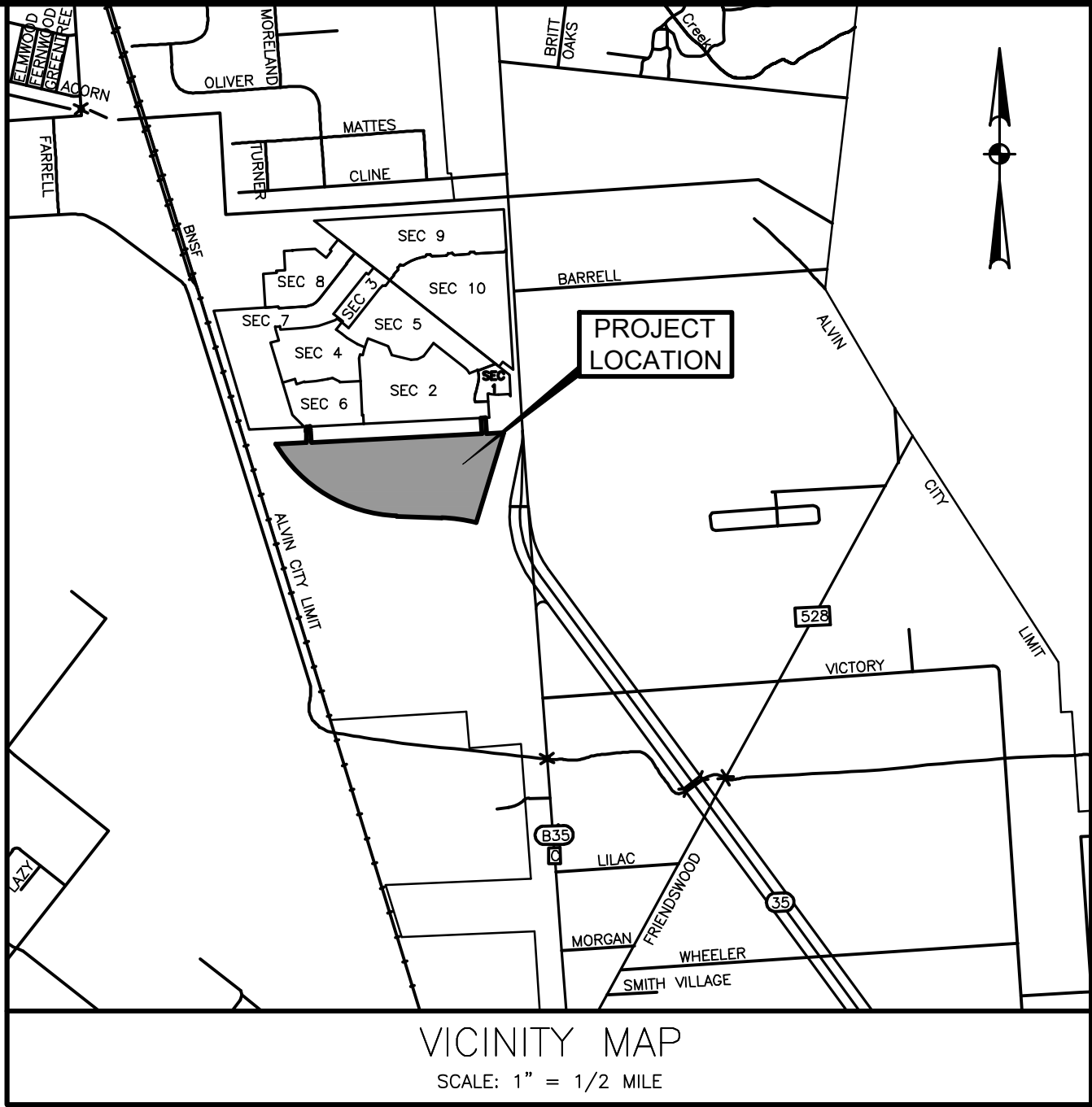
5. 20.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 31 SECONDS AND A CHORD THAT BEARS SOUTH 04 DEGREES 03 MINUTES 55 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT A POINT OF TANGENCY;

6. SOUTH 02 DEGREES 55 MINUTES 09 SECONDS EAST, A DISTANCE OF 14.78 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND ON THE SOUTH LINE OF SAID 200 FEET WIDE H.L.&P. EASEMENT FOR AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT;

7. NORTH 87 DEGREES 04 MINUTES 51 SECONDS EAST, A DISTANCE OF 2,137.56 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT AN ANGLE POINT;

8. NORTH 03 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.53 ACRES OF LAND.

AN ALTA/NSPS LAND TITLE SURVEY OF THE HEREIN DESCRIBED TRACT WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS DESCRIPTION.



VICINITY MAP

SCALE: 1" = 1/2 MILE

FINAL PLAT KENDALL LAKES SEC 12 A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 51.53 ACRES OF LAND
LOCATED IN H.T.&B.R.R. COMPANY SURVEY,
SECTION 40, A-482 AND
WADE SURVEY, SECTION 24, A-485
CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS

174 LOTS 6 BLOCKS 7 RESERVES

DATE: JUNE 17, 2025

SCALE: 1" = 60'

OWNER:

JEN HOLDCO 24 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

881 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
281-875-1152

ENGINEER

SURVEYOR

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Preservation Creek Phase 2, Section 4, being a planned unit development of 18.98 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6 and 7 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.

Type of Item: Plat

Summary: On June 23, 2025, the Engineering Department received a final plat of Preservation Creek Phase 2, Section 4, for review. The property is located along the south side of Farm to Market 1462 (one mile east of the SH-288 intersection), being a Planned Unit Development of 18.98 acres containing 89 lots, 5 reserves and 7 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by City Council.

The City Planning Commission unanimously approved the plat at their meeting on July 15, 2025.

Staff recommends approval of the 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: 7/22/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed: ☐

Supporting documents attached:

1. Preservation Creek Phase 2, Section 4 - Final Plat
-

Recommendation: Move to approve a final plat of Preservation Creek Phase 2, Section 4, being a planned unit development of 18.98 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6 and 7 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, 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, if applicable: ☒

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, WB PC Phase I LLC, a Texas Limited Liability Company, acting by and through Ting Qiao, Manager, of WB PC Phase I LLC, a Texas Limited Liability Company hereinafter referred to as Owners (whether one or more) of the 18.98 acre tract described in the above and foregoing map of Preservation Creek Phase 2, Section 4, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners of hereby certify that we are the Owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Preservation Creek Phase 2, Section 4, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the WB PC Phase I LLC, a Texas Limited Liability Company has caused these presents to be signed by Ting Qiao, Manager of WB PC Phase I LLC, a Texas Limited Liability Company, therunto authorized, this ____ day of _____, 2025.

OWNER
WB PC Phase I LLC,
A Texas Limited Liability Company,
Its Authorized Agent

By: _____
Print Name: Ting Qiao
Title: Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ting Qiao, Manager of WB PC Phase I LLC, a Texas Limited Liability Company known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

We, Trez Capital (2015) Corporation, a British Columbia corporation, owner and holder of a lien against the property described in the plat known as "Preservation Creek Phase 2, Section 2", said lien being evidenced by instrument of record in Brazoria County Clerk's file No. 2025017599 of the official records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown in this section to said plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

TREZ CAPITAL (2015) CORPORATION,
a British Columbia corporation
By: Trez Capital Funding II, LLC,
a Delaware limited liability company,
its Administrative Agent

By: _____
Name: John D. Hutchinson
Title: Chief Executive Officer

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared John D. Hutchinson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

I, Randal A. Kingery, II, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Randal A. Kingery, II,
Registered Professional Land Surveyor
Texas Registration No. 7035

APPROVED BY CITY COUNCIL OF CITY OF ALVIN, TEXAS THIS ____ DAY OF _____, 202__

Gabe Adame, Mayor

Michelle H. Segovia, P.E., CFM, City Engineer

Dixie Roberts, TRMC, City Secretary

METES AND BOUNDS DESCRIPTION
PRESERVATION CREEK PHASE 2
SECTION 4
BEING 18.98 ACRES OF LAND SITUATED IN
W.D.C. HALL SURVEY, ABSTRACT 69,
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 18.98 ACRE TRACT OF LAND SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 6 AND 7 OF THE KANAWHA TEXAS COMPANY'S SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID 18.98 ACRE TRACT BEING OUT OF THAT CERTAIN 362.31 ACRE TRACT OF LAND CONVEYED TO WB PC PHASE I LLC UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO. 2024047607; SAID 18.98 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 1/2-inch iron rod called for and found in the arc of a curve in the southerly right-of-way line of FM 1462 (80 feet wide at this location based on TxDOT right-of-way maps dated January 1950) marking the northeasterly corner of a called 2,698.22 acre tract recorded under B.C.C.F. NO. 2022033165, some being the northerly corner of a called 117.80 acre tract of land recorded under B.C.C.F. NO. 2023047467;

THENCE, South 02°10'16" East, along the common line of said tracts of land, for a distance of 3,613.48 feet to a 3/4-inch pinch top pipe called for and found marking an interior corner of said 2,698.28 acre tract, some being the southwesterly corner of said 117.80 acre tract;

THENCE, North 87°09'51" East, passing at a distance of 26.61 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"; found marking the northwesterly corner of said 362.31 acre tract and continuing for a total distance of 1,771.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract;

- THENCE, North 87°09'51" East, along the northerly line of said 362.31 acre tract for a distance of 694.37 feet to a 1 1/2-inch iron pipe called for and found marking a slight angle point in said 362.31 acre tract;
- THENCE, North 87°18'48" East, continuing along the northerly line of said 362.31 acre tract for a distance of 10.58 feet to a 5/8-inch capped iron rod stamped "PAPE DAWSON" called for and found marking an angle point in said 362.31 acre tract;
- THENCE, South 84°47'56" East, for a distance of 170.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 10°11'34" East, for a distance of 31.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- THENCE, in a southerly direction along the arc of a curve to the right having a radius of 375.00 feet, an arc length of 78.62 feet, an angle of 12°00'45", and a chord bearing South 04°11'11" East, for a distance of 78.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 88°10'48" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a southerly direction along the arc of a curve to the right having a radius of 425.00 feet, an arc length of 7.77 feet, an angle of 01°02'51", and a chord bearing South 02°20'37" West, for a distance of 7.77 feet to a point;
- THENCE, South 76°53'27" East, for a distance of 223.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;
- THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 1,940.00 feet, an arc length of 627.01 feet, an angle of 18°31'05", and a chord bearing South 37°14'00" West, for a distance of 624.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
- THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 50.00 feet, an arc length of 38.71 feet, an angle of 44°21'27", and a chord bearing South 68°40'16" West, for a distance of 37.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a westerly direction along the arc of a curve to the left having a radius of 100.00 feet, an arc length of 2.01 feet, an angle of 01°09'07", and a chord bearing North 89°43'34" West, for a distance of 2.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southerly direction along the arc of a curve to the right having a radius of 50.00 feet, an arc length of 44.25 feet, an angle of 50°42'13", and a chord bearing North 64°57'01" West, for a distance of 42.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 50°24'05" West, for a distance of 90.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of non-tangent curve;
- THENCE, in a southerly direction along the arc of a curve to the right having a radius of 50.00 feet, an arc length of 44.25 feet, an angle of 50°42'13", and a chord bearing South 14°14'49" East, for a distance of 42.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southerly direction along the arc of a curve to the left having a radius of 100.00 feet, an arc length of 5.16 feet, an angle of 02°57'31", and a chord bearing South 09°37'32" West, for a distance of 5.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 50.00 feet, an arc length of 38.71 feet, an angle of 44°21'27", and a chord bearing South 30°19'30" West, for a distance of 37.75 feet set marking a point of compound curvature;
- THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 1,940.00 feet, an arc length of 112.45 feet, an angle of 03°19'16", and a chord bearing South 54°09'51" West, for a distance of 112.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- THENCE, South 55°49'29" West, for a distance of 313.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 2,050.00 feet, an arc length of 132.13 feet, an angle of 03°40'30", and a chord bearing South 53°59'14" West, for a distance of 132.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a westerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.01 feet, an angle of 89°24'08", and a chord bearing North 83°08'58" West, for a distance of 35.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
- THENCE, in a northerly direction along the arc of said compound curve to the right having a radius of 255.00 feet, a central angle of 43°29'04", an arc length of 193.53 feet, and a chord bearing of North 16°42'21" West, for a distance of 188.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
- THENCE, in a northeasterly direction along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 77°48'04", an arc length of 33.95 feet, and a chord bearing of North 43°56'13" East, for a distance of 31.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 06°53'05" West, for a distance of 59.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 270.00 feet, a central angle of 38°30'13", an arc length of 181.44 feet, and a chord bearing of North 77°37'58" West, for a distance of 178.05 feet to a point to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 43°10'16" East, for a distance of 100.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 89°06'35" East, for a distance of 53.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 02°50'09" West, for a distance of 719.85 feet to the POINT OF BEGINNING and containing 18.98 acres of land.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99996546.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Plan No. 48039C0275K, dated December 30, 2020, the property lies within Zone "A" (No Base Flood Elevations Determined).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminister, Hinchew, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminister, Hinchew, Russ & Associates, Inc. d/b/a EHRA.

- A.E. indicates Aerial Easement
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
BRS. indicates Bears
ESMT indicates Easement
FND. indicates Found
NO. indicates Number.
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencement
P.T.P. indicates Pinch Top Pipe
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
R= indicates Radius.
RES. indicates Reserve
SF indicates Single Family
SFR indicates Single Family Residential
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume
"F" indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
X indicates change in street name.

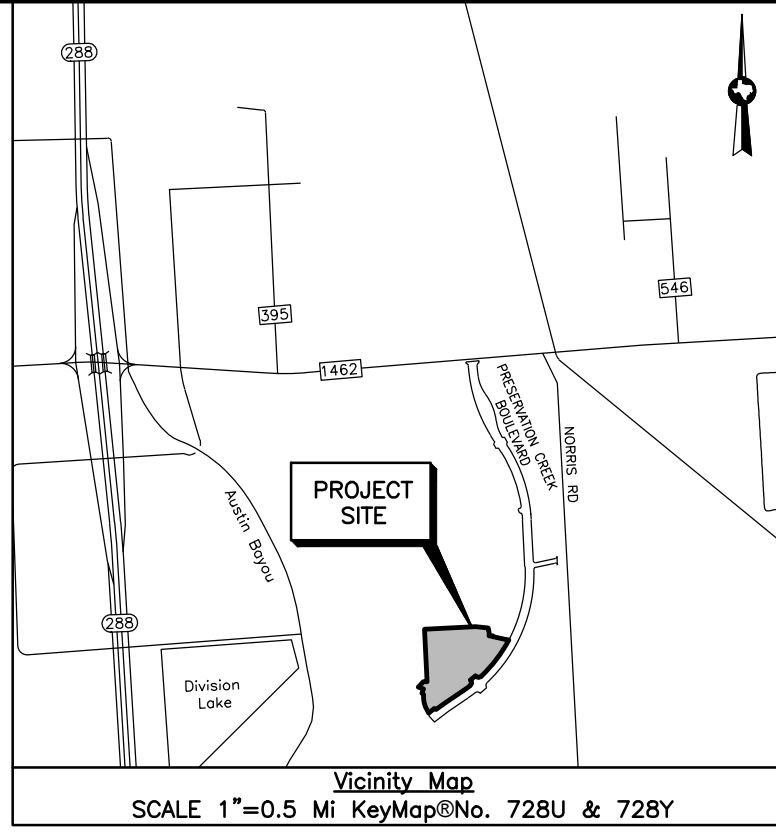
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in the City of Alvin, Brazoria County, Preservation Creek M.U.D. No. 1, Angleton Independent School District, and Brazoria County Drainage District #5.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 20 feet to any pipeline, except for low pressure distribution system pipeline as defined in the Planned Unit Development Ordinance 23-0.
- All sidewalks shall be constructed in accordance with Planned Unit Development Ordinance 23-0
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City, shall be required.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- Development regulations and City permits are required on all properties.
- No building permits will be issued until all the storm drainage improvements, which may include detention, have been constructed.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the fee reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.

APPROVED BY CITY COUNCIL OF CITY OF ALVIN, TEXAS THIS ____ DAY OF _____, 202__

Gabe Adame, Mayor

Michelle H. Segovia, P.E., CFM, City Engineer

Dixie Roberts, TRMC, City Secretary



BENCHMARK:

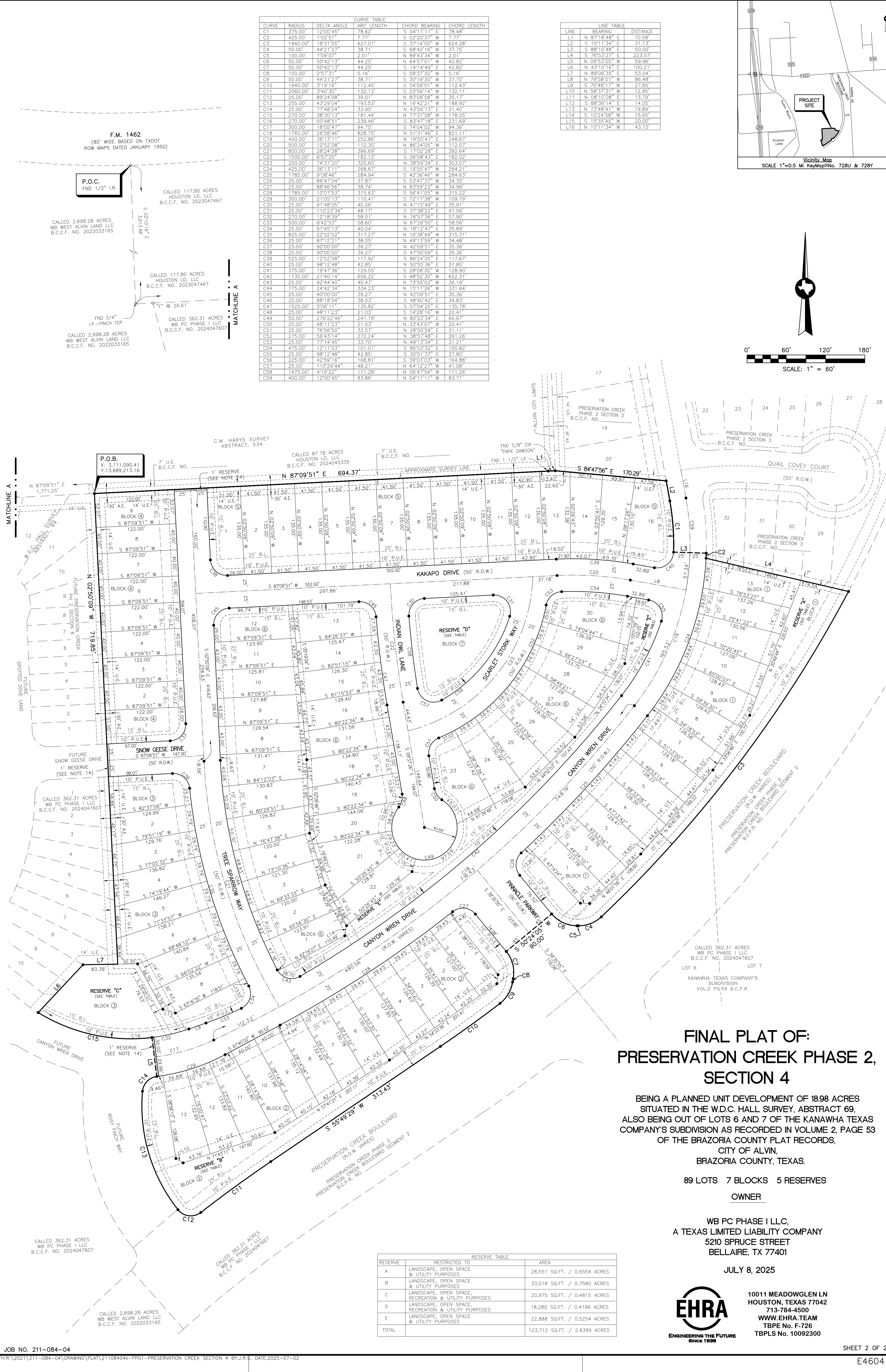
- NGS M 692 Reset: Brass Disk set in the south end of the west culvert headwall west of F.M. 521 and 1.9 miles south of Rosharon. Elev.: 45.88' NAVD 1988, GEOID 18
- NGS A 803 Reset: Brass Disk set in the south end of the west culvert headwall west of F.M. 521 and 0.9 miles south of Bonney. Elev.: 44.62' NAVD 1988, GEOID 18

		LOT TABLE			
BLOCK	LOT	SQ. FEET	LOT WIDTH	GP LAND USE	PUD LAND USE
1	1	5,429	42.00'	SF	PATIO HOME
1	2	5,500	42.00'	SF	PATIO HOME
1	3	5,556	42.00'	SF	PATIO HOME
1	4	5,526	42.00'	SF	PATIO HOME
1	5	5,499	42.00'	SF	PATIO HOME
1	6	5,519	42.00'	SF	PATIO HOME
1	7	5,709	41.99'	SF	PATIO HOME
1	8	5,869	42.00'	SF	PATIO HOME
1	9	5,940	42.00'	SF	PATIO HOME
1	10	5,805	42.00'	SF	PATIO HOME
1	11	5,859	42.00'	SF	PATIO HOME
1	12	5,460	40.03'	SF	PATIO HOME
1	13	6,423	45.32'	SF	PATIO HOME
2	1	5,168	40.00'	SF	PATIO HOME
2	2	5,171	40.00'	SF	PATIO HOME
2	3	5,163	40.00'	SF	PATIO HOME
2	4	5,195	40.00'	SF	PATIO HOME
2	5	5,266	40.00'	SF	PATIO HOME
2	6	5,328	40.00'	SF	PATIO HOME
2	7	5,381	40.00'	SF	PATIO HOME
2	8	5,458	40.00'	SF	PATIO HOME
2	9	5,462	40.00'	SF	PATIO HOME
2	10	5,575	40.00'	SF	PATIO HOME
2	11	6,019	40.07'	SF	PATIO HOME
2	12	5,975	40.00'	PAVE	PATIO HOME
2	13	6,039	40.00'	SF	PATIO HOME
3	1	6,522	50.99'	SF	PATIO HOME
3	2	5,450	41.00'	SF	PATIO HOME
3	3	5,723	41.00'	SF	PATIO HOME
3	4	6,105	41.00'	SF	PATIO HOME
3	5	6,606	41.00'	SF	PATIO HOME
3	6	7,067	41.00'	SF	PATIO HOME
3	7	5,950	41.00'	SF	PATIO HOME
3	8	5,662	41.00'	SF	PATIO HOME
4	1	6,088	51.00'	PAVE	PATIO HOME
4	2	4,880	40.00'	SF	PATIO HOME
4	3	4,880	40.00'	SF	PATIO HOME
4	4	4,880	40.00'	SF	PATIO HOME
4	5	4,880	40.00'	SF	PATIO HOME
4	6	4,880	40.00'	SF	PATIO HOME
4	7	4,880	40.00'	SF	PATIO HOME
4	8	4,880	40.00'	SF	PATIO HOME
4	9	6,352	52.07'	SF	PATIO HOME
5	1	6,751	51.00'	SF	PATIO HOME
5	2	5,602	41.50'	SF	PATIO HOME
5	3	5,602	41.50'	SF	PATIO HOME
5	4	5,602	41.50'	SF	PATIO HOME
5	5	5,602	41.50'	SF	PATIO HOME
5	6	5,602	41.50'	SF	PATIO HOME
5	7	5,602	41.50'	SF	PATIO HOME
5	8	5,602	41.50'	SF	PATIO HOME
5	9	5,602	41.50'	SF	PATIO HOME
5	10	5,602	41.50'	SF	PATIO HOME
5	11	5,602	41.50'	SF	PATIO HOME
5	12	5,792	42.90'	SF	PATIO HOME
5	13	5,874	41.97'	SF	PATIO HOME
5	14	5,882	42.00'	SF	PATIO HOME
5	15	5,828	42.02'	SF	PATIO HOME
5	16	5,542	74.49'	SF	PATIO HOME
6	1	5,554	47.34'	SF	PATIO HOME
6	2	5,507	47.34'	SF	PATIO HOME
6	3	5,453	47.34'	SF	PATIO HOME
6	4	5,453	47.34'	SF	PATIO HOME
6	5	5,700	48.47'	SF	PATIO HOME
6	6	5,926	48.47'	SF	PATIO HOME
6	7	5,962	47.42'	SF	PATIO HOME
6	8	5,610	43.00'	SF	PATIO HOME
6	9	5,530	43.00'	SF	PATIO HOME
6	10	5,450	43.00'	SF	PATIO HOME
6	11	5,370	43.00'	SF	PATIO HOME
6	12	6,131	51.00'	SF	PATIO HOME
6	13	6,763	53.02'	SF	PATIO HOME
6	14	5,540	43.00'	SF	PATIO HOME
6	15	5,607	43.00'	SF	PATIO HOME
6	16	5,667	43.00'	SF	PATIO HOME
6	17	5,727	43.00'	SF	PATIO HOME
6	18	5,917	43.00'	SF	PATIO HOME
6	19	6,153	43.00'	SF	PATIO HOME
6	20	5,658	43.00'	SF	PATIO HOME
6	21	7,560	40.64'	SF	PATIO HOME
6	22	5,411	40.00'	SF	PATIO HOME
6	23	7,863	54.86'	SF	PATIO HOME
6	24	5,810	40.00'	SF	PATIO HOME
6	25	5,770	40.00'	SF	PATIO HOME
6	26	5,691	40.00'	SF	PATIO HOME
6	27	5,728	40.00'	SF	PATIO HOME
6	28	5,880	40.00'	SF	PATIO HOME
6	29	6,278	40.00'	SF	PATIO HOME
6	30	8,354	53.17'	SF	PATIO HOME

- LOT WIDTH MEASURED AT THE FRONT BUILDING LINE.
- LOT WIDTHS ON A CONVEX CURVE OF A STREET ARE MEASURED WITH A LINE TANGENT TO EITHER THE MIDPOINT OR THE MOST CONVEX POINT OF THE BUILDING LINE.

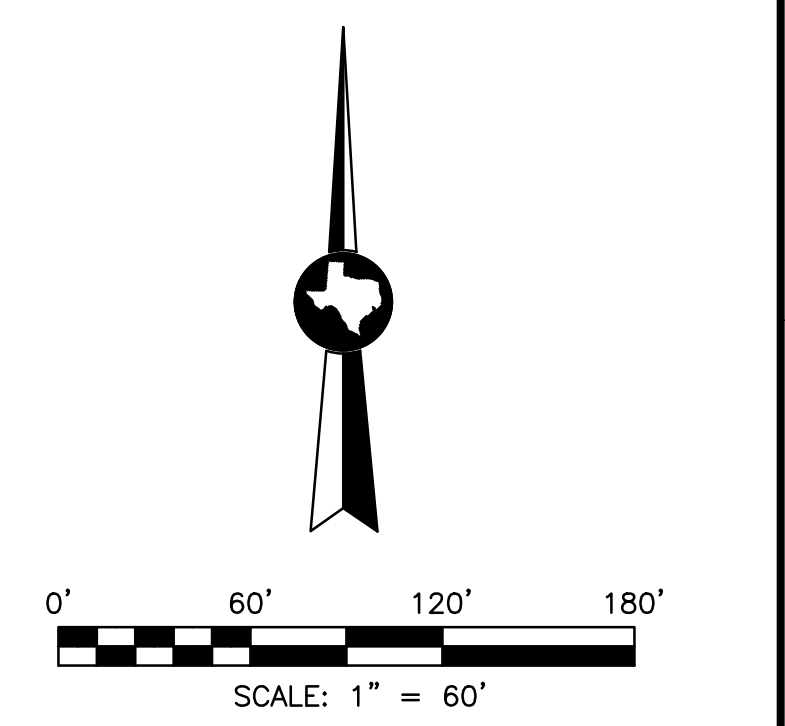
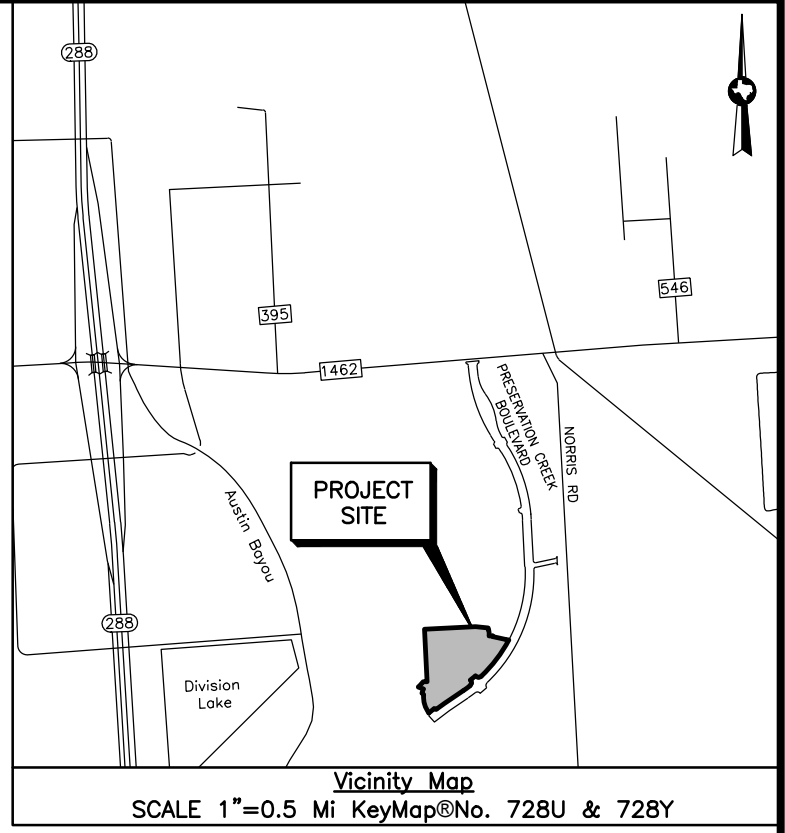
FINAL PLAT OF: PRESERVATION CREEK PHASE 2, SECTION 4

BEING A PLANNED UNIT DEVELOPMENT OF 18.98 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 6 AND 7 OF



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	375.00'	120°05'11"	78.62'	S 04°11'11" E	78.48'
C2	425.00'	1°02'51"	7.72'	S 02°20'37" W	7.77'
C3	1940.00'	18°31'05"	627.01'	S 37°14'00" W	624.28'
C4	50.00'	44°21'27"	38.71'	S 68°40'16" W	37.75'
C5	100.00'	1°09'07"	2.01'	N 89°43'34" W	2.01'
C6	50.00'	50°42'13"	44.25'	N 64°53'01" W	42.82'
C7	50.00'	50°42'13"	44.25'	S 14°14'49" E	42.82'
C8	100.00'	2°57'31"	5.16'	S 09°37'32" W	5.16'
C9	50.00'	44°21'27"	38.71'	S 30°19'30" W	37.75'
C10	1940.00'	3°19'16"	112.45'	S 54°09'51" W	112.43'
C11	2060.00'	3°40'30"	132.13'	S 53°59'14" W	132.11'
C12	25.00'	89°24'08"	39.01'	N 83°08'58" W	35.17'
C13	255.00'	43°29'04"	193.53'	N 16°42'21" W	188.92'
C14	25.00'	77°48'04"	33.95'	N 43°56'13" E	31.40'
C15	270.00'	38°30'13"	181.44'	N 77°37'58" W	178.05'
C16	270.00'	50°48'51"	239.46'	S 83°47'18" E	231.69'
C17	300.00'	18°05'47"	94.75'	S 74°04'02" E	94.36'
C18	1760.00'	26°58'46"	828.75'	N 51°31'46" E	821.11'
C19	400.00'	36°13'11"	252.86'	N 19°55'47" E	248.67'
C20	500.00'	12°52'08"	112.30'	N 86°24'05" W	112.07'
C21	800.00'	28°24'38"	396.68'	S 17°02'28" E	392.64'
C22	1500.00'	6°57'25"	182.13'	S 06°08'43" E	182.02'
C23	250.00'	74°37'20"	325.60'	N 38°59'34" E	303.07'
C24	425.00'	36°13'11"	268.67'	S 19°55'47" W	264.21'
C25	1785.00'	9°08'46"	284.94'	S 42°36'46" W	284.63'
C26	25.00'	86°47'04"	37.87'	S 03°47'33" W	34.35'
C27	25.00'	86°46'56"	38.74'	N 83°59'23" E	34.98'
C28	1785.00'	10°07'53"	315.63'	S 56°41'05" W	315.22'
C29	300.00'	21°05'13"	110.41'	S 72°17'38" W	109.79'
C30	25.00'	91°48'05"	40.06'	N 41°15'49" E	35.91'
C31	25.00'	110°23'34"	48.17'	S 37°38'22" E	41.06'
C32	270.00'	12°18'38"	58.01'	N 76°57'36" E	57.90'
C33	500.00'	6°42'53"	58.60'	N 67°26'50" E	58.56'
C34	25.00'	91°45'13"	40.04'	N 18°12'47" E	35.89'
C35	825.00'	22°02'02"	317.27'	N 16°38'49" W	315.31'
C36	25.00'	87°12'21"	38.05'	N 49°13'59" W	34.48'
C37	25.00'	90°00'00"	39.27'	N 42°09'51" E	35.36'
C38	25.00'	90°00'00"	39.27'	S 47°50'09" E	35.36'
C39	525.00'	12°52'08"	117.92'	S 86°24'05" E	117.67'
C40	25.00'	98°12'48"	42.85'	N 50°55'36" E	37.80'
C41	375.00'	19°47'36"	129.55'	S 28°08'38" W	128.90'
C42	1735.00'	21°40'14"	656.22'	N 48°53'30" E	652.31'
C43	25.00'	92°44'40"	40.47'	N 73°55'03" W	36.19'
C44	775.00'	24°42'34"	334.23'	N 15°11'26" W	331.64'
C45	25.00'	90°00'00"	39.27'	N 42°09'51" E	35.36'
C46	25.00'	88°18'54"	38.53'	S 48°40'42" E	34.83'
C47	1525.00'	5°08'11"	135.82'	S 07°04'20" E	135.78'
C48	25.00'	48°11'23"	21.03'	S 14°28'16" W	20.41'
C49	50.00'	276°22'46"	241.19'	N 80°22'34" E	66.67'
C50	25.00'	48°11'23"	21.03'	N 33°43'07" W	20.41'
C51	25.00'	76°56'50"	33.57'	N 28°50'59" E	31.11'
C52	275.00'	56°43'14"	272.24'	N 38°57'48" E	261.28'
C53	25.00'	77°14'45"	33.70'	N 49°13'34" E	31.21'
C54	475.00'	12°11'03"	101.01'	S 86°03'32" E	100.82'
C55	25.00'	89°12'48"	42.85'	S 30°51'37" E	37.80'
C56	225.00'	42°59'16"	168.81'	S 39°03'03" W	164.88'
C57	25.00'	110°19'44"	48.21'	N 64°12'29" E	41.08'
C58	1475.00'	4°19'22"	111.28'	N 06°47'54" W	111.26'
C59	400.00'	12°00'45"	83.86'	N 04°11'11" W	83.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°18'48" E	10.58'
L2	S 10°11'34" E	31.13'
L3	S 88°10'48" E	50.00'
L4	S 76°53'27" E	223.57'
L5	N 06°53'05" W	59.98'
L6	N 43°10'16" E	100.21'
L7	N 89°58'35" E	53.04'
L8	N 79°58'01" W	86.48'
L9	S 70°48'17" W	27.65'
L10	N 58°37'31" W	12.95'
L11	N 08°10'08" E	13.79'
L12	S 88°36'14" E	14.05'
L13	N 73°48'41" W	19.89'
L14	S 10°24'58" W	15.65'
L15	S 15°35'45" W	20.00'
L16	N 10°11'34" W	43.15'



FINAL PLAT OF: PRESERVATION CREEK PHASE 2, SECTION 4

BEING A PLANNED UNIT DEVELOPMENT OF 18.98 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 6 AND 7 OF THE KANAWHA TEXAS
COMPANY'S SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 53
OF THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS.

89 LOTS 7 BLOCKS 5 RESERVES
OWNER

WB PC PHASE I LLC,
A TEXAS LIMITED LIABILITY COMPANY
5210 SPRUCE STREET
BELLAIRE, TX 77401

JULY 8, 2025



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	28,551 SQ.FT. / 0.6554 ACRES
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	33,018 SQ.FT. / 0.7580 ACRES
C	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	20,975 SQ.FT. / 0.4815 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	18,280 SQ.FT. / 0.4196 ACRES
E	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	22,888 SQ.FT. / 0.5254 ACRES
TOTAL		123,712 SQ.FT. / 2.8399 ACRES



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Preservation Creek Phase 2, Section 5, being a planned unit development of 16.97 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 5, 6 and 14 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.

Type of Item: Plat

Summary: On June 23, 2025, the Engineering Department received a final plat of Preservation Creek Phase 2, Section 5, for review. The property is located along the south side of Farm to Market 1462 (one mile east of the SH-288 intersection), being a Planned Unit Development of 16.97 acres containing 55 lots, 3 reserves and 3 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by City Council.

The City Planning Commission approved the plat unanimously at their meeting on July 15, 2025.

Staff recommends approval of the 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:** 8/4/2025 SLH

Finance Review Required: N/A ☒ Required ☐ **Date Completed:** ☐

Supporting documents attached:

1. Preservation Creek Phase 2, Section 5 - Final Plat
-

Recommendation: Move to approve a final plat of Preservation Creek Phase 2, Section 5, being a planned unit development of 16.97 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 5, 6 and 14 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, 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, if applicable: ☒

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, WB PC Phase I LLC, a Texas Limited Liability Company, acting by and through Ting Qiao, Manager of WB PC Phase I LLC, a Texas Limited Liability Company hereinafter referred to as Owners (whether one or more) of the 16.97 acre tract described in the above and foregoing map of Preservation Creek Phase 2, Section 5, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed arial easements. The arial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed arial easements. The arial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the arial easement totals thirty feet (30' 0") in width.

FURTHER, Owners of hereby certify that we are the Owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Preservation Creek Phase 2, Section 5, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the WB PC Phase I LLC, a Texas Limited Liability Company has caused these presents to be signed by Ting Qiao, Manager of WB PC Phase I LLC, a Texas Limited Liability Company, therunto authorized, this ____ day of _____, 202__.

OWNER
WB PC Phase I LLC,
A Texas Limited Liability Company,
its Authorized Agent

BY: _____
Print Name: Ting Qiao
Title: Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ting Qiao, Manager of WB PC Phase I LLC, a Texas Limited Liability Company known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

We, TREZ CAPITAL (2015) CORPORATION, a British Columbia corporation, owner and holder of a lien against the property described in the plat known as "Preservation Creek Phase 2, Section 5", said lien being evidenced by instrument of record in Brazoria County Clerk's file No. 2025017599 of the official records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown in this section to said plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

TREZ CAPITAL (2015) CORPORATION,
a British Columbia corporation
By: Trez Capital Funding II, LLC,
a Delaware limited liability company,
its Administrative Agent

BY: _____
Name: John D. Hutchinson
Title: Chief Executive Officer

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared John D. Hutchinson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

APPROVED BY CITY COUNCIL OF CITY OF ALVIN, TEXAS THIS ____ DAY OF _____, 202__.

Gabe Adame, Mayor
Michelle H. Segovia, P.E., CFM, City Engineer

Dixie Roberts, TRMC, City Secretary

I, Randal A. Kingery, II, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Randal A. Kingery, II,
Registered Professional Land Surveyor
Texas Registration No. 7035

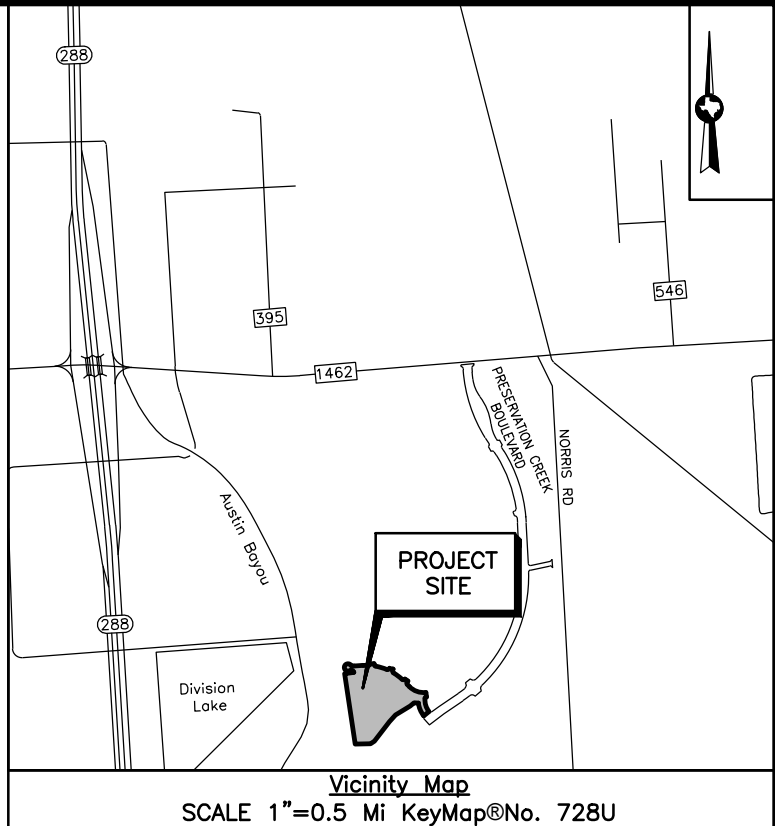
METES AND BOUNDS DESCRIPTION
PRESERVATION CREEK PHASE 2,
SECTION 5
BEING 16.97 ACRES OF LAND SITUATED IN
W.D.C. HALL SURVEY, ABSTRACT 69,
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 16.97 ACRE TRACT OF LAND SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 5, 6 AND 14 OF THE KANAWHA TEXAS COMPANY'S SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID 16.97 ACRE TRACT BEING OUT OF THAT CERTAIN 362.31 ACRE TRACT OF LAND CONVEYED TO WB PC PHASE I LLC UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024047607; SAID 16.97 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the southerly line of said 117.80 acre tract of land recorded under B.C.C.F. NO. 2023047487 marking the northwesterly corner of said 362.31 acre tract;

THENCE, South 55°47'47" East, for a distance of 859.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract;

- THENCE, North 83°05'12" East, for a distance of 129.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a northerly direction along the arc of said curve to the right having a radius of 925.00 feet, a central angle of 0°14'48", an arc length of 3.98 feet, and a chord bearing of North 02°53'50" West, for a distance of 3.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a northwesterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 87°46'41", an arc length of 38.30 feet, and a chord bearing of North 46°39'46" West, for a distance of 34.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a westerly direction along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 01°02'06", an arc length of 11.38 feet, and a chord bearing of South 89°57'56" West, for a distance of 11.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southwesterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 34°51'14", an arc length of 15.21 feet, and a chord bearing of South 73°03'22" West, for a distance of 14.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a northerly direction along the arc of said reverse curve to the right having a radius of 50.00 feet, a central angle of 28°25'23", an arc length of 230.75 feet, and a chord bearing of North 07°50'28" East, for a distance of 74.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southeasterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 51°03'53", an arc length of 22.28 feet, and a chord bearing of South 65°28'49" East, for a distance of 21.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
- THENCE, in a easterly direction along the arc of said compound curve to the left having a radius of 570.00 feet, a central angle of 02°23'05", an arc length of 23.72 feet, and a chord bearing of North 87°47'41" East, for a distance of 23.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, North 86°36'09" East, for a distance of 125.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- THENCE, in a easterly direction along the arc of said curve to the right having a radius of 730.00 feet, a central angle of 05°45'42", an arc length of 73.41 feet, and a chord bearing of North 89°29'00" East, for a distance of 73.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a northeasterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 90°14'16", an arc length of 39.37 feet, and a chord bearing of North 47°14'43" East, for a distance of 35.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 87°52'25" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a southerly direction along the arc of said curve to the right having a radius of 825.00 feet, a central angle of 00°28'35", an arc length of 6.86 feet, and a chord bearing of South 02°21'52" West, for a distance of 6.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southeasterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 82°37'39", an arc length of 36.05 feet, and a chord bearing of South 38°42'40" East, for a distance of 33.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southeasterly direction along the arc of said reverse curve to the right having a radius of 730.00 feet, a central angle of 13°09'35", an arc length of 167.67 feet, and a chord bearing of South 73°26'44" East, for a distance of 167.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a northeasterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 99°12'56", an arc length of 43.29 feet, and a chord bearing of North 63°31'38" East, for a distance of 38.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 76°04'50" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a southerly direction along the arc of said curve to the right having a radius of 325.00 feet, a central angle of 03°46'43", an arc length of 21.43 feet, and a chord bearing of South 15°48'31" West, for a distance of 21.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southeasterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 76°49'31", an arc length of 33.52 feet, and a chord bearing of South 20°42'53" East, for a distance of 31.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southeasterly direction along the arc of said reverse curve to the right having a radius of 730.00 feet, a central angle of 11°41'48", an arc length of 149.03 feet, and a chord bearing of South 53°16'44" East, for a distance of 148.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a easterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 97°05'32", an arc length of 42.36 feet, and a chord bearing of North 84°01'24" East, for a distance of 37.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 54°31'22" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 375.00 feet, a central angle of 02°26'58", an arc length of 16.03 feet, and a chord bearing of South 36°42'07" West, for a distance of 16.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- THENCE, in a southerly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 81°57'44", an arc length of 35.76 feet, and a chord bearing of South 03°03'16" East, for a distance of 32.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- THENCE, South 44°02'08" East, for a distance of 43.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 270.00 feet, a central angle of 52°50'57", an arc length of 249.05 feet, and a chord bearing of South 70°27'36" East, for a distance of 240.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeastern corner of the herein described tract of land;
- THENCE, South 06°53'05" East, for a distance of 59.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;
- THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 77°48'04", an arc length of 33.95 feet, and a chord bearing of South 43°56'13" West, for a distance of 31.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
- THENCE, in a southerly direction along the arc of said compound curve to the left having a radius of 255.00 feet, a central angle of 43°29'04", an arc length of 193.53 feet, and a chord bearing of South 16°42'21" East, for a distance of 188.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeastern corner of the herein described tract of land;
- THENCE, South 51°33'06" West, for a distance of 90.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve;
- THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 345.00 feet, a central angle of 31°28'10", an arc length of 189.49 feet, and a chord bearing of North 22°42'49" West, for a distance of 187.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 84°46'52" West, for a distance of 63.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 48°34'35" West, for a distance of 66.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 58°24'58" West, for a distance of 237.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 42°25'29" West, for a distance of 123.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 37°25'36" West, for a distance of 337.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 58°51'06" West, for a distance of 66.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 89°18'56" West, for a distance of 207.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of the herein described tract of land;
- THENCE, North 08°39'55" West, for a distance of 978.39 feet to the POINT OF BEGINNING and containing 16.97 acres of land.



BENCHMARK:

- NGS M 692 Reset: Brass Disk set in the south end of the west culvert headwall west of F.M. 521 and 1.9 miles south of Rosharon. Elev.: 45.88' NAVD 1988, GEOID 18
- NGS A 803 Reset: Brass Disk set in the south end of the west culvert headwall west of F.M. 521 and 0.9 miles south of Bonney. Elev.: 44.62' NAVD 1988, GEOID 18

FINAL PLAT OF: PRESERVATION CREEK PHASE 2, SECTION 5

BEING A PLANNED UNIT DEVELOPMENT OF 16.97 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 5, 6 AND 14 OF THE KANAWHA
TEXAS COMPANY'S SUBDIVISION AS RECORDED IN VOLUME 2,
PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS.

55 LOTS 3 BLOCKS 3 RESERVES

OWNER

WB PC PHASE I LLC,
A TEXAS LIMITED LIABILITY COMPANY
5210 SPRUCE STREET
BELLAIRE, TX 77401
832-295-1056

JULY 8, 2025



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986546.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0275K, dated December 30, 2020, the property lies within Zone "A" (No Base Flood Elevations Determined).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- A.E. indicates Aerial Easement.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
B.R.S. indicates Bears.
ESMT indicates Easement
FND. indicates Found
NO. indicates Number.
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencement
P.T.P. indicates Pinch Top Pipe
P.U.E. indicates Public Utility Easement.
R.D.W. indicates Right-Of-Way.
R. indicates Radius
RES. indicates Reserve
SF indicates Single Family.
SFR indicates Single Family Residential
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume
"C" indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
↗ indicates change in street name.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in the City of Alvin, Brazoria County, Preservation Creek M.U.D., Angleton Independent School District, and Brazoria County Drainage District #5.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 20 feet to any pipeline, except for low pressure distribution system pipeline as defined in the Planned Unit Development Ordinance 23-0.
- All sidewalks shall be constructed in accordance with Planned Unit Development Ordinance 23-0
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City, shall be required.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- Development regulations and City permits are required on all properties.
- No building permits will be issued until all the storm drainage improvements, which may include detention, have been constructed.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
- Tract is subject to a Temporary Access Easement recorded under Brazoria County Clerks File Number 2024044211, this Temporary Access Easement is located within the Right-Of-Way being dedicated by this plat.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°52'25" E	50.00'
L2	S 76°04'50" E	50.00'
L3	S 54°31'22" E	50.00'
L4	S 44°02'08" E	43.02'
L5	S 06°53'05" E	59.98'
L6	S 51°33'06" W	90.00'
L7	N 84°46'52" W	63.69'
L8	S 48°34'35" W	66.46'
L9	S 58°51'06" W	66.57'
L10	S 06°56'13" W	37.39'
L11	N 47°08'55" W	5.00'
L12	S 39°46'34" E	78.49'
L13	N 36°09'07" E	4.60'
L14	S 02°09'34" W	13.79'
L15	S 48°34'35" W	22.38'
L16	N 05°00'43" E	13.85'
L17	N 04°36'51" E	5.00'
L18	N 86°51'50" E	44.67'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	925.00'	0°14'48"	3.98'	N 02°53'50" W	3.98'
C2	25.00'	87°46'41"	38.30'	N 46°39'46" W	34.66'
C3	630.00'	1°02'06"	11.38'	S 89°57'56" W	11.38'
C4	25.00'	34°51'14"	15.21'	S 73°03'22" W	14.97'
C5	50.00'	264°25'23"	230.75'	N 07°50'26" E	74.07'
C6	25.00'	51°03'53"	22.28'	S 65°28'49" E	21.55'
C7	570.00'	2°23'05"	23.72'	N 87°47'41" E	23.72'
C8	730.00'	5°45'42"	73.41'	N 89°29'00" E	73.38'
C9	25.00'	90°14'16"	39.37'	N 47°14'43" E	35.43'
C10	825.00'	0°28'35"	6.86'	S 02°21'52" W	6.86'
C11	25.00'	82°37'39"	36.05'	S 38°42'40" E	33.01'
C12	730.00'	1°30'04"	167.67'	S 79°26'42" E	167.30'
C13	25.00'	99°12'56"	43.29'	N 63°31'38" E	38.08'
C14	325.00'	3°46'43"	21.43'	S 15°48'31" W	21.43'
C15	25.00'	76°49'31"	33.52'	S 20°42'53" E	31.07'
C16	730.00'	1°14'48"	149.03'	S 53°16'44" E	148.77'
C17	25.00'	97°05'52"	42.36'	N 84°01'24" E	37.47'
C18	375.00'	2°26'58"	16.03'	S 36°42'07" W	16.03'
C19	25.00'	81°57'44"	35.76'	S 03°03'16" E	32.79'
C20	270.00'	52°50'57"	249.05'	S 70°27'36" E	240.31'
C21	25.00'	77°48'04"	33.95'	S 43°56'13" W	31.40'
C22	255.00'	43°29'04"	193.53'	S 16°42'21" E	188.92'
C23	345.00'	31°28'10"	189.49'	N 22°42'49" W	187.12'
C24	800.00'	4°04'33"	56.91'	N 04°09'51" E	56.90'
C25	300.00'	12°27'18"	65.21'	N 20°08'49" E	65.09'
C26	350.00'	10°20'06"	63.13'	S 40°38'41" W	63.05'
C27	600.00'	8°00'42"	83.90'	S 89°23'30" E	83.83'
C28	700.00'	49°21'43"	603.07'	S 68°42'59" E	584.59'
C29	300.00'	52°50'57"	276.72'	S 70°27'36" E	267.01'
C30	300.00'	1°19'40"	6.95'	S 39°06'44" E	6.95'
C31	300.00'	45°23'06"	237.64'	S 15°45'20" E	231.47'
C32	300.00'	18°05'47"	94.75'	N 74°04'02" E	94.36'
C33	600.00'	18°09'10"	190.09'	S 49°56'18" W	189.30'
C34	500.00'	20°46'26"	181.29'	S 48°37'40" W	180.30'
C35	2000.00'	4°36'38"	160.94'	S 40°32'46" W	160.90'
C36	900.00'	9°22'47"	147.33'	S 03°58'32" E	147.17'
C37	50.00'	76°32'00"	66.79'	S 46°55'55" E	61.93'
C38	350.00'	33°26'22"	204.27'	S 68°28'44" E	201.38'
C39	550.00'	65°18'53"	626.98'	N 67°26'34" W	593.57'
C40	25.00'	90°24'24"	39.45'	N 01°10'04" E	35.48'
C41	670.00'	49°21'43"	577.23'	N 68°42'59" W	559.54'
C42	25.00'	89°21'27"	38.99'	S 41°55'26" W	35.16'
C43	875.00'	0°54'37"	90.26'	S 05°42'36" E	90.22'
C44	25.00'	86°32'18"	37.76'	S 51°56'04" E	34.27'
C45	575.00'	55°55'46"	561.29'	S 67°14'20" E	539.27'
C46	25.00'	82°27'38"	35.98'	S 80°30'17" E	32.95'
C47	575.00'	11°53'38"	119.36'	N 52°19'05" E	119.15'
C48	345.00'	43°15'50"	260.51'	N 16°48'58" W	254.36'
C49	25.00'	78°58'24"	34.46'	N 34°40'15" W	31.79'
C50	330.00'	15°34'51"	89.74'	N 66°22'02" W	89.46'
C51	25.00'	76°07'01"	33.21'	S 83°21'53" W	30.82'
C52	625.00'	13°42'31"	149.54'	S 52°09'38" W	149.18'
C53	475.00'	20°46'26"	172.22'	S 48°37'40" W	171.28'
C54	2,025.00'	33°26'22"	111.89'	S 39°49'25" W	111.88'
C55	25.00'	42°06'58"	18.38'	S 20°20'55" W	17.97'
C56	50.00'	275°49'27"	240.70'	N 42°47'50" W	67.03'
C57	25.00'	54°00'24"	23.56'	N 68°06'42" E	22.70'
C58	1,975.00'	2°52'03"	98.85'	N 39°40'28" E	98.84'
C59	25.00'	90°00'00"	39.27'	N 06°45'33" W	35.36'
C60	325.00'	29°50'17"	169.25'	N 66°40'42" W	167.35'
C61	25.00'	38°05'09"	16.62'	S 79°21'35" W	16.31'
C62	50.00'	135°58'09"	118.66'	N 51°41'55" W	92.71'
C63	25.00'	24°57'05"	10.89'	N 03°48'37" E	10.80'
C64	925.00'	0°53'29"	95.11'	N 05°43'10" W	95.07'
C65	25.00'	94°09'18"	41.08'	N 38°24'44" E	36.61'
C66	525.00'	53°34'05"	490.84'	S 67°43'34" E	473.16'
C67	25.00'	99°57'25"	43.61'	S 09°02'11" W	38.29'
C68	525.00'	19°35'01"	179.45'	S 49°13'22" W	178.57'
C69	25.00'	88°48'35"	38.75'	S 83°50'09" W	34.99'
C70	375.00'	33°26'22"	218.86'	N 68°28'44" W	215.77'
C71	25.00'	76°32'00"	33.39'	N 46°55'55" W	30.97'
C72	1760.00'	3°39'24"	112.32'	N 63°11'27" E	112.30'

BLOCK		LOT		LOT TABLE			
				SQ. FEET	LOT WIDTH	GP. LAND USE	PUD LAND USE
1	1	8,000	55.00'	SF	SFR		
1	2	8,117	55.00'	SF	SFR		
1	3	7,878	55.05'	SF	SFR		
1	4	7,519	55.00'	SF	SFR		
1	5	7,695	57.18'	SF	SFR		
1	6	8,370	67.81'	SF	SFR		
1	7	8,485	67.81'	SF	SFR		
1	8	7,454	55.00'	SF	SFR		
1	9	7,470	55.00'	SF	SFR		
1	10	7,549	55.00'	SF	SFR		
1	11	7,746	55.00'	SF	SFR		
1	12	7,898	55.01'	SF	SFR		
1	13	8,178	55.54'	SF	SFR		
1	14	11,970	55.76'	SF	SFR		
1	15	15,823	55.76'	SF	SFR		
1	16	12,891	55.76'	SF	SFR		
1	17	16,735	56.01'	SF	SFR		
1	18	10,168	55.00'	SF	SFR		
1	19	10,159	82.77'	SF	SFR		
1	20	8,833	76.60'	SF	SFR		
1	21	8,684	76.74'	SF	SFR		
1	22	7,513	55.57'	SF	SFR		
1	23	9,434	58.07'	SF	SFR		
1	24	14,053	55.76'	SF	SFR		
1	25	7,861	58.41'	SF	SFR		
1	26	7,250	58.00'	SF	SFR		
1	27	7,250	58.00'	SF	SFR		
1	28	7,250	58.00'	SF	SFR		
1	29	7,250	58.00'	SF	SFR		
1	30	7,250	58.00'	SF	SFR		
1	31	7,399	58.00'	SF	SFR		
1	32	7,986	62.83'	SF	SFR		
2	1	7,627	55.00'	SF	SFR		
2	2	7,751	55.00'	SF	SFR		
2	3	7,683	55.00'	SF	SFR		
2	4	7,738	55.00'	SF	SFR		
2	5	7,742	55.00'	SF	SFR		
2	6	7,713	55.00'	SF	SFR		
2	7	7,749	55.00'	SF	SFR		
2	8	7,693	55.00'	SF	SFR		
2	9	7,764	55.00'	SF	SFR		
2	10	7,732	55.00'	SF	SFR		
2	11	8,159	66.06'	SF	SFR		
3	1	9,900	88.24'	SF	SFR		
3	2	8,185	68.67'	SF	SFR		
3	3	8,214	68.67'	SF	SFR		
3	4	8,371	69.88'	SF	SFR		
3	5	8,359	69.88'	SF	SFR		
3	6	8,251	69.88'	SF	SFR		
3	7	9,488	81.76'	SF	SFR		
3	8	10,632	66.60'	SF	SFR		
3	9	8,391	55.00'	SF	SFR		
3	10	8,407	55.00'	SF	SFR		
3	11	8,208	55.00'	SF	SFR		
3	12	9,461	67.28'	SF	SFR		

1) LOT WIDTH MEASURED AT THE FRONT BUILDING LINE.
2) LOT WIDTHS ON A CONVEX CURVE OF A STREET ARE MEASURED WITH A LINE TANGENT TO EITHER THE MIDPOINT OR THE MOST CONVEX POINT OF THE THE BUILDING LINE.

FINAL PLAT OF: PRESERVATION CREEK PHASE 2, SECTION 5

BEING A PLANNED UNIT DEVELOPMENT OF 16.97 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 5, 6 AND 14 OF THE KANAWHA
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PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS.

55 LOTS 3 BLOCKS 3 RESERVES

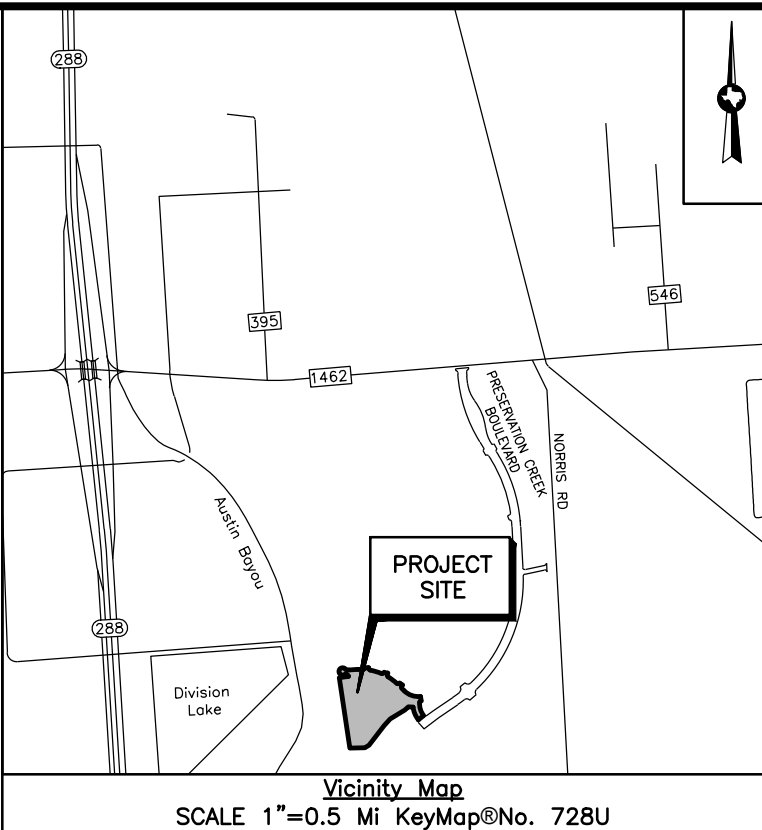
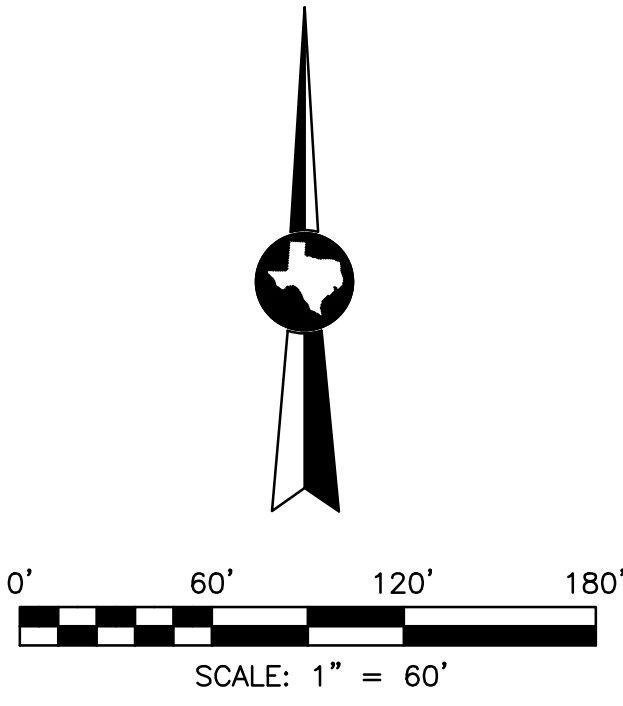
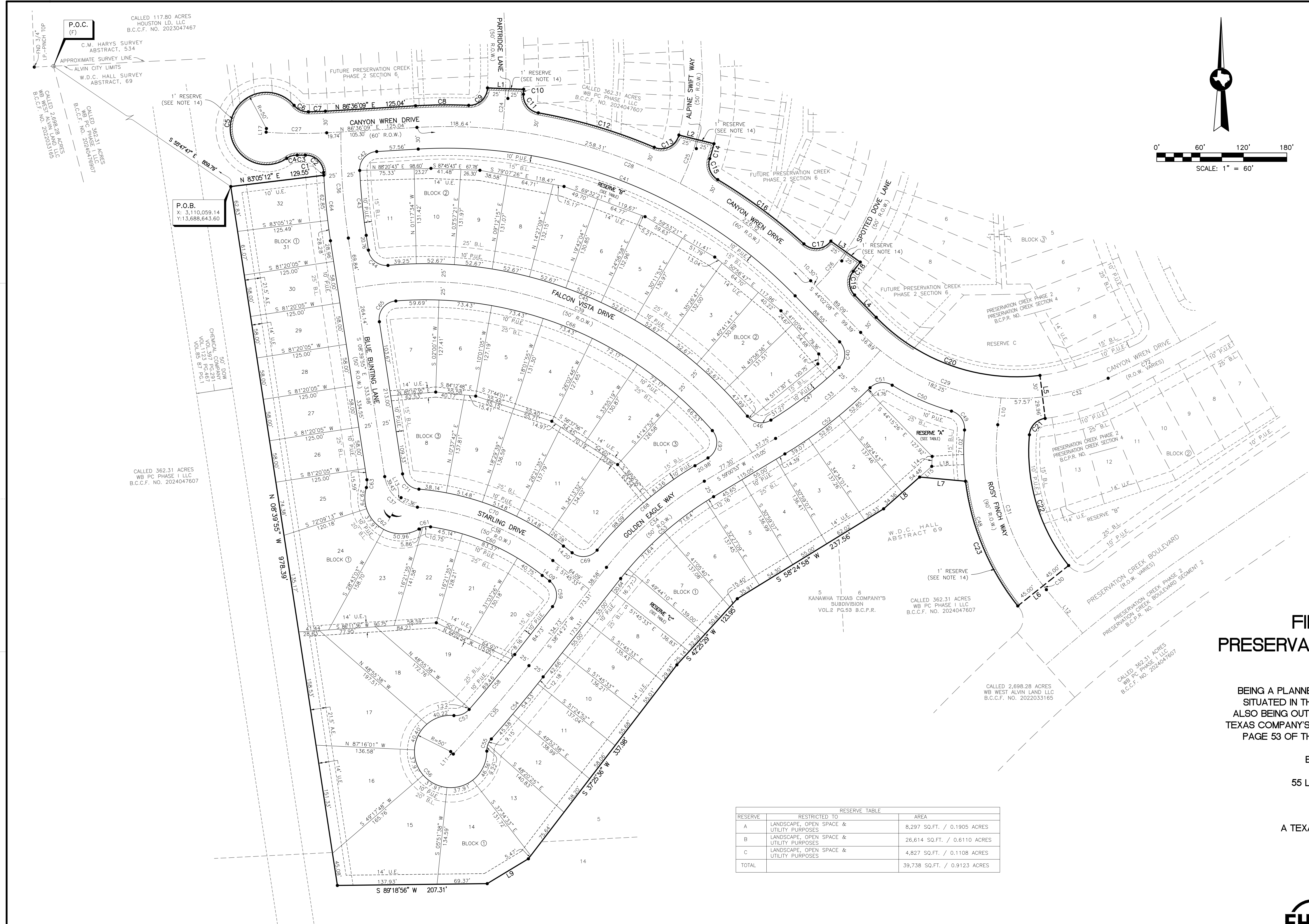
OWNER

WB PC PHASE I LLC,
A TEXAS LIMITED LIABILITY COMPANY
5210 SPRUCE STREET
BELLAIRE, TX 77401
832-295-1056

JULY 8, 2025



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300



FINAL PLAT OF: PRESERVATION CREEK PHASE 2, SECTION 5

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55 LOTS 3 BLOCKS 3 RESERVES

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10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
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TBPE No. F-726
TBPLS No. 10092300

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	8,297 SQ.FT. / 0.1905 ACRES
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	26,614 SQ.FT. / 0.6110 ACRES
C	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	4,827 SQ.FT. / 0.1108 ACRES
TOTAL		39,738 SQ.FT. / 0.9123 ACRES



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a master preliminary plat of Walton Tract Phase 1, a planned unit development being 214.43 acres of land out of the Francis Moore Survey, A-100 Brazoria County, Texas.

Type of Item: Plat

Summary: On June 21, 2025, the Engineering Department received a master preliminary plat of Walton Tract Phase 1 for review. The property is located south of FM 1462, in the City of Alvin ETJ, being a Planned Unit Development of 214.43 acres containing 535 lots, 19 reserves, and 11 blocks, and complies with the Development Agreement that was approved by City Council on October 18, 2018.

The City Planning Commission approved the plat unanimously at their meeting on July 15, 2025.

Staff recommends approval of the 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: 7/28/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed: ☐

Supporting documents attached:

1. Walton Tract Ph1 - Master Preliminary Plat
-

Recommendation: Move to approve a master preliminary plat of Walton Tract Phase 1, a planned unit development being 214.43 acres of land out of the Francis Moore Survey, A-100 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, if applicable: ☒

MATCHLINE - SEE PAGE 1

MATCHLINE - SEE PAGE 4



WALTON TRACT PHASE 1 PARKLAND ANALYSIS				
RESERVE	LAND USE	PARKLAND DEDICATION PERCENTAGE PER DA	ACREAGE	PROVIDED PARKLAND
A	LANDSCAPE/ OPEN SPACE	100%	1.46	1.46
B	LANDSCAPE/ OPEN SPACE	100%	0.31	0.31
D	DRAINAGE/ DETENTION	50%	20.51	10.26
E	LANDSCAPE/ OPEN SPACE	100%	0.45	0.45
F	RECREATIONAL CENTER	100%	5.09	5.09
G	DRAINAGE/ DETENTION	50%	34.25	17.13
H	LANDSCAPE/ OPEN SPACE	100%	0.10	0.10
J	LANDSCAPE/ OPEN SPACE/PIPELINE	100%	2.33	2.33
K	LANDSCAPE/ OPEN SPACE	100%	2.64	2.64
M	LANDSCAPE/ OPEN SPACE/PIPELINE	100%	5.02	5.02
N	LANDSCAPE/ OPEN SPACE	100%	0.39	0.39
O	LANDSCAPE/ OPEN SPACE/PIPELINE	100%	2.65	2.65
P	LANDSCAPE/ OPEN SPACE	100%	0.45	0.45
Q	LANDSCAPE/ OPEN SPACE/PIPELINE	100%	5.08	5.08
R	LANDSCAPE/ OPEN SPACE	100%	0.11	0.11
S	LANDSCAPE/ OPEN SPACE	100%	1.16	1.16
T	LANDSCAPE/ OPEN SPACE	100%	0.18	0.18
	TOTAL		82.18	54.80
TOTAL PARKLAND REQUIRED = (214.43 AC. x 7%) = 15.01 AC.			TOTAL PARKLAND PROVIDED = 54.80 AC.	

A MASTER PRELIMINARY PLAT OF
**WALTON TRACT
PHASE 1**
A PLANNED UNIT DEVELOPMENT
BEING 214.43 ACRES OF LAND

OUT OF THE
FRANCIS MOORE SURVEY, A-100
BRAZORIA COUNTY, TEXAS
CONTAINING 535 LOTS (40'/50'/60' X 120' TYP.) AND
NINETEEN RESERVES IN ELEVEN BLOCKS.

OWNER:
SCARBOROUGH LANE
DEVELOPMENT

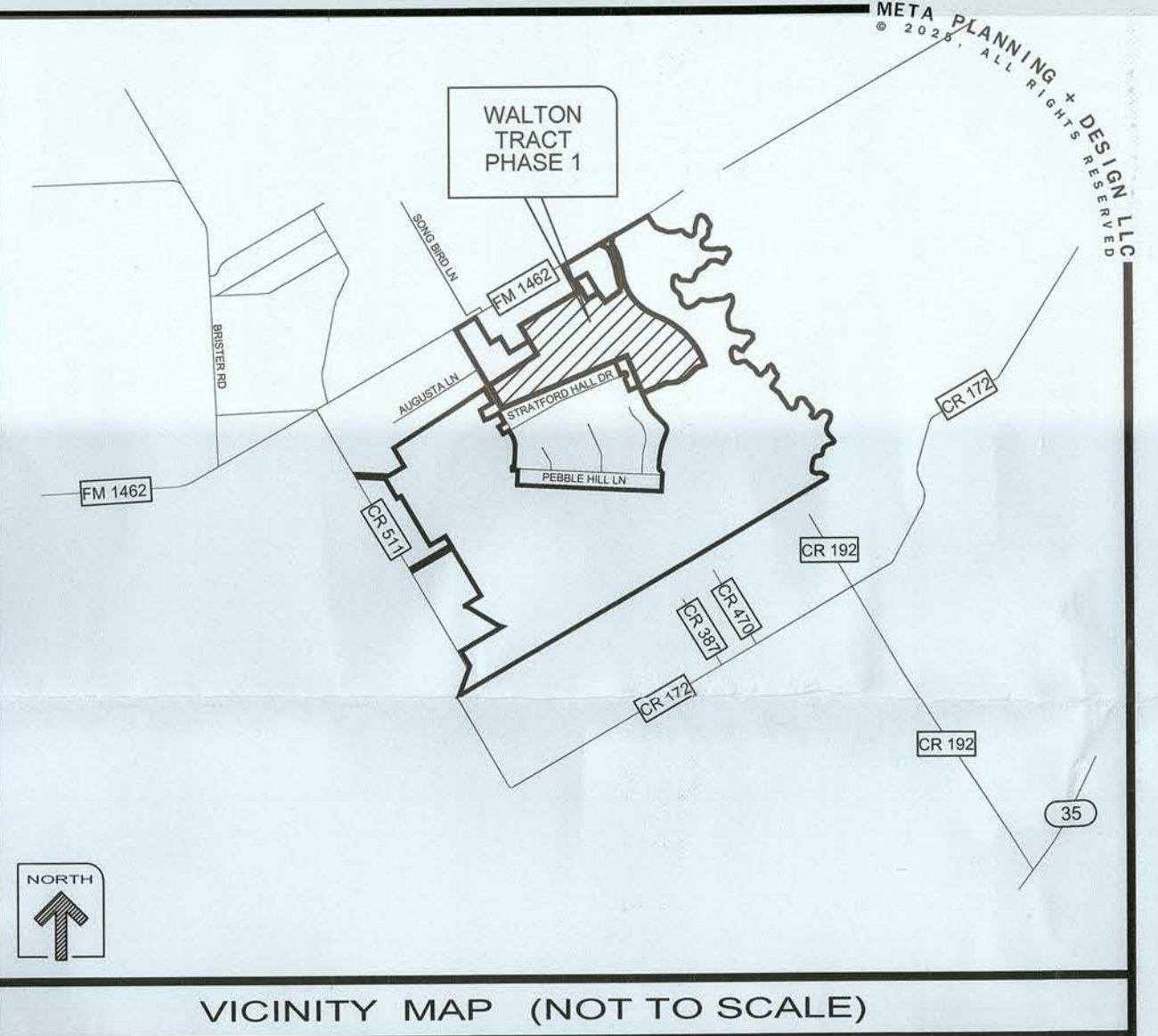
PLANNER:
META
PLANNING + DESIGN

SCALE: 1" = 100'
0 100 200

REV: JULY 3, 2025

PAGE: 2 OF 6

HOU-I-216



VICINITY MAP (NOT TO SCALE)

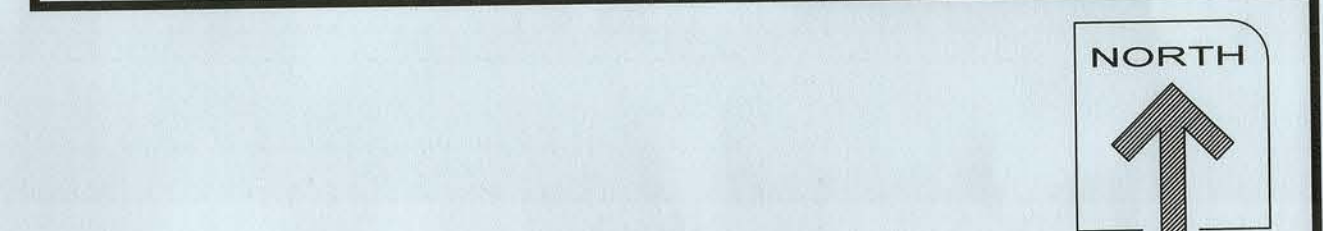


LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1.46	63,602	LANDSCAPE/ OPEN SPACE
B	0.31	13,354	LANDSCAPE/ OPEN SPACE
C	5.16	225,183	WASTE WATER TREATMENT PLANT
D	20.51	893,353	DRAINAGE/ DETENTION
E	0.45	19,900	LANDSCAPE/ OPEN SPACE
F	5.09	221,967	RECREATIONAL CENTER
G	34.25	1,467,593	DRAINAGE/ DETENTION
H	0.10	4,385	LANDSCAPE/ OPEN SPACE
J	2.33	101,474	LANDSCAPE/ OPEN SPACE/PIPELINE
K	2.64	115,024	LANDSCAPE/ OPEN SPACE
L	2.08	90,780	WATER PLANT
M	5.02	196,979	LANDSCAPE/ OPEN SPACE/PIPELINE
N	0.39	16,903	LANDSCAPE/ OPEN SPACE
O	2.65	115,585	LANDSCAPE/ OPEN SPACE/PIPELINE
P	0.45	19,657	LANDSCAPE/ OPEN SPACE
Q	5.08	173,104	LANDSCAPE/ OPEN SPACE/PIPELINE
R	0.11	5,032	LANDSCAPE/ OPEN SPACE
S	1.16	50,567	LANDSCAPE/ OPEN SPACE
T	0.18	7,973	LANDSCAPE/ OPEN SPACE
	89.42	3,802,415	TOTAL

GENERAL NOTE:

- 1) "B.L." INDICATES BUILDING LINE.
2) "U.E." INDICATES UTILITY EASEMENT.

DISCLAIMER AND LIMITED WARRANTY
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WALTON TRACT PHASE 1

**OUT of THE
FRANCIS MOORE SURVEY, A-100
BRAZORIA COUNTY, TEXAS**

**CONTAINING 535 LOTS (40'/50'/60' X 120' TYP.) AND
NINETEEN RESERVES IN ELEVEN BLOCKS.**

PLANNER:
META
PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

HOU-I-216

JEANNIE KAY LABAUVE, ET UX
B.C.C.F. NO. 2016036350

CALLED 5.41 ACRES
 TRAVIS AND
 JIMMIE JEFFERSON
 B.C.C.F. NOS. 2004049749
 & 2004060941

CALLLED 5.41 ACRES
DAVID MICHAEL
THURMAN, JR., ET UX
B.C.C.F. NO. 2014042792

CALLED 5.41 ACRES
 RICHARD GARLAND, ET UX
 B.C.C.F. NO. 2011045197

CALLED 5.41 ACRES
 DAVID MICHAEL
 THURMAN, JR., ET UX
 B.C.C.F. NO. 2011042792

CALLER: RICHARD LEE GARLAND, ET UX
B.C.C.F. NO. 2014013348

MATCHLINE - SEE PAGE 7

MATCHLINE - SEE PAGE 5

ANALYSIS PIPELINE TEST
MATCHLINE - SEE PAGE 4

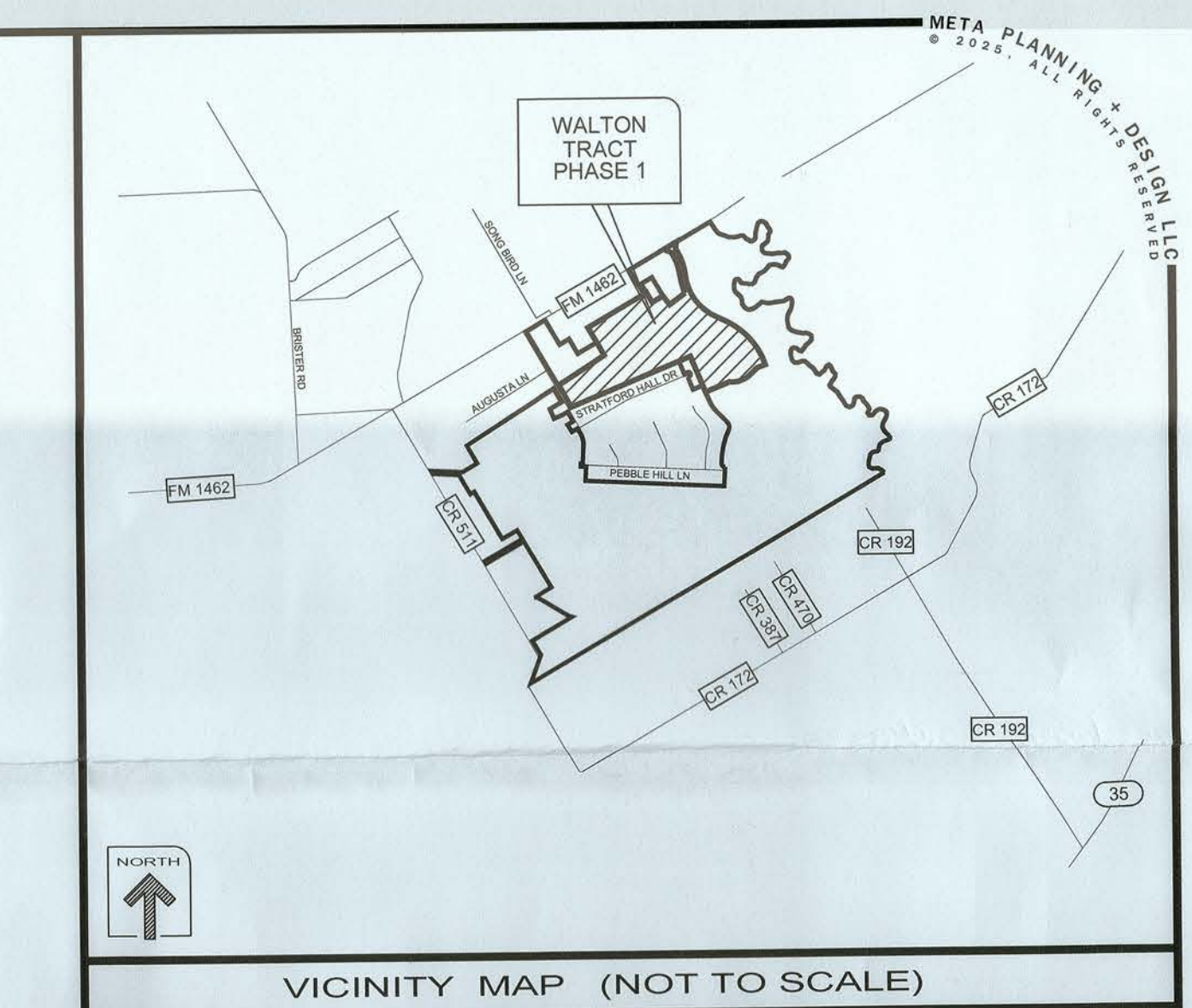
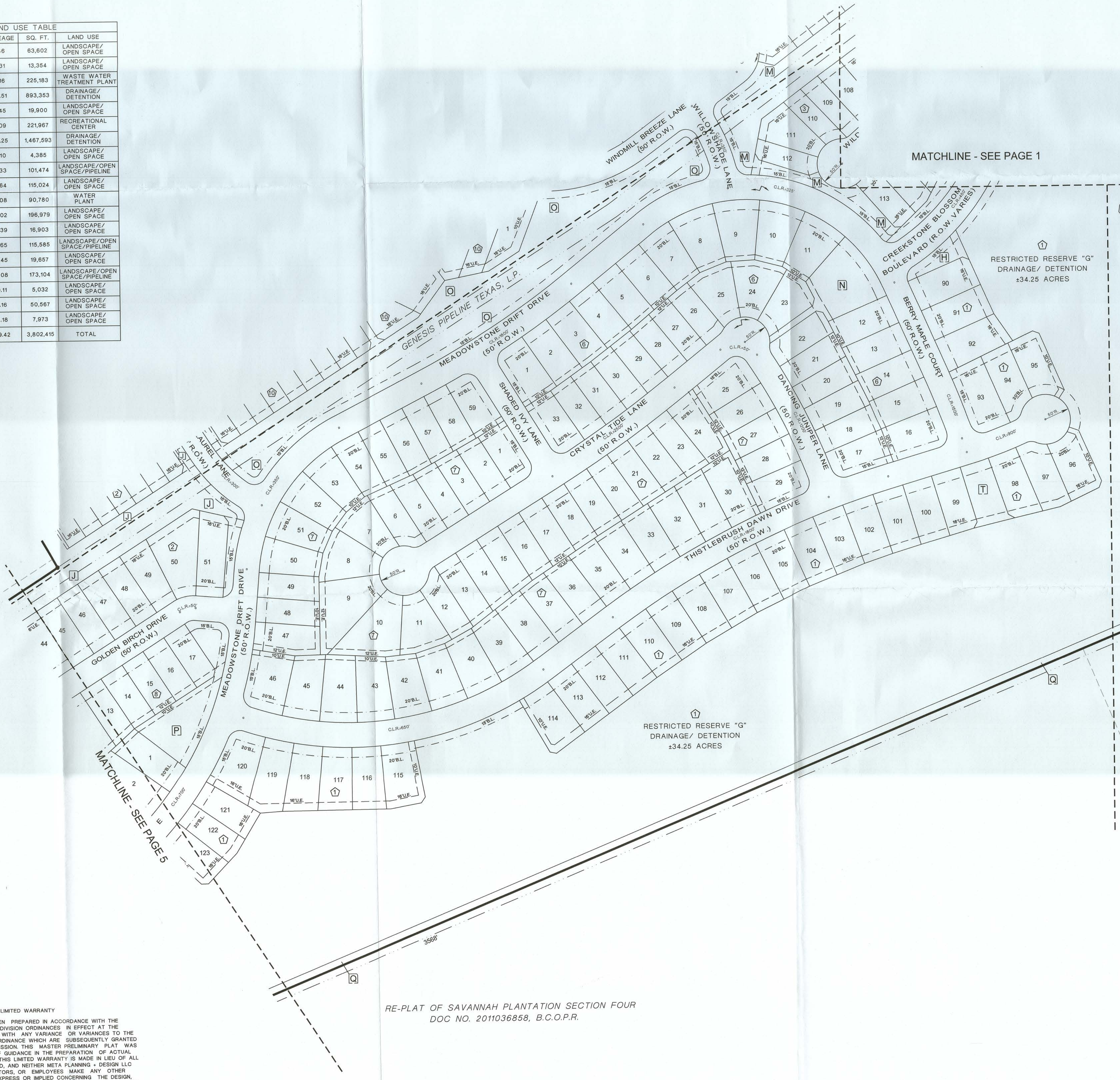
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T	LANDSCAPE/ OPEN SPACE	100%	0.18	0.18
		TOTAL	82.18	54.80

TOTAL PARKLAND REQUIRED = (214.43 AC. x 7%) = 15.01 AC.
TOTAL PARKLAND PROVIDED = 54.80 AC.

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A MASTER PRELIMINARY PLAT OF

WALTON TRACT PHASE 1

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BEING 214.43 ACRES OF LAND

OUT OF THE FRANCIS MOORE SURVEY, A-100
BRAZORIA COUNTY, TEXAS

CONTAINING 535 LOTS (40'/50'/60' X 120' TYP.) AND NINETEEN RESERVES IN ELEVEN BLOCKS.

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SCARBOROUGH LANE DEVELOPMENT

PLANNER:
META
PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

0 100 200

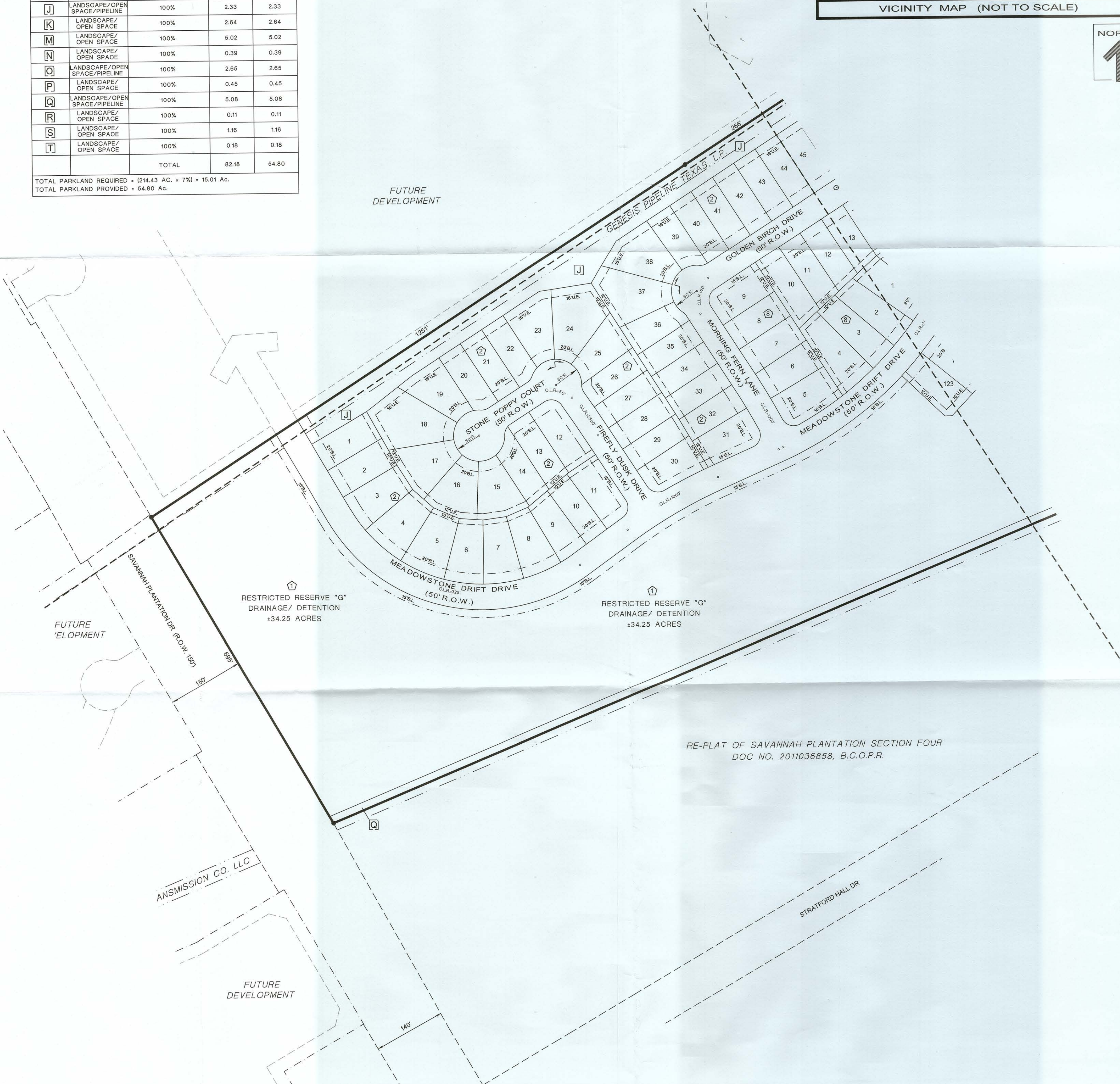
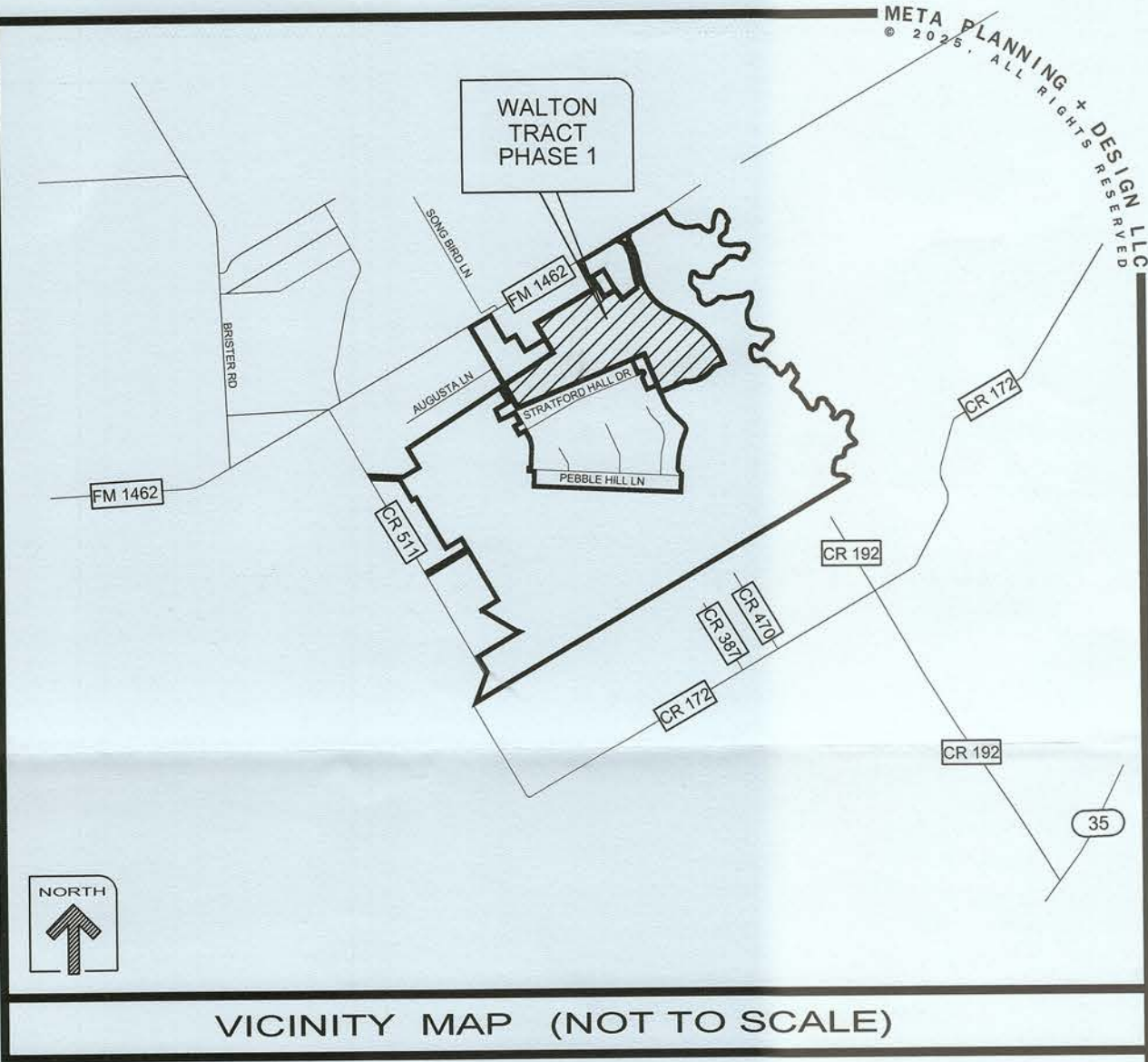
REV: JULY 3, 2025 PAGE: 4 OF 6 HOU-216

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

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A MASTER PRELIMINARY PLAT OF

WALTON TRACT PHASE 1

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24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

REV: JULY 3, 2025 PAGE: 5 OF 6 HOU-I-216

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 1		
LOT 1	55	7,210
LOT 2	50	7,542
LOT 3	50	6,668
LOT 4	50	6,667
LOT 5	50	6,658
LOT 6	51	6,907
LOT 7	51	10,891
LOT 8	50	6,915
LOT 9	50	6,758
LOT 10	50	6,698
LOT 11	50	6,612
LOT 12	50	6,726
LOT 13	50	6,712
LOT 14	50	6,587
LOT 15	50	6,500
LOT 16	50	6,500
LOT 17	50	6,500
LOT 18	50	6,500
LOT 19	50	6,819
LOT 20	50	7,391
LOT 21	50	6,618
LOT 22	65	8,732
LOT 23	58	8,651
LOT 24	55	7,202
LOT 25	55	7,422
LOT 26	55	7,031
LOT 27	50	6,609
LOT 28	50	7,042
LOT 29	50	7,187
LOT 30	50	7,129
LOT 31	52	7,198
LOT 32	53	7,135
LOT 33	53	6,948
LOT 34	53	6,759
LOT 35	53	6,520
LOT 36	50	6,907
LOT 37	50	6,835
LOT 38	50	6,912
LOT 39	50	6,988
LOT 40	51	7,155
LOT 41	53	7,500

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 1		
LOT 42	50	7,779
LOT 43	50	6,863
LOT 44	51	9,794
LOT 45	51	12,728
LOT 46	51	10,279
LOT 47	51	10,991
LOT 48	51	8,450
LOT 49	50	7,118
LOT 50	50	7,046
LOT 51	50	6,849
LOT 52	50	6,796
LOT 53	50	6,750
LOT 54	50	6,750
LOT 55	55	7,375
LOT 56	60	7,938
LOT 57	60	8,539
LOT 58	63	9,789
LOT 59	72	8,584
LOT 60	64	7,765
LOT 61	64	8,179
LOT 62	78	9,776
LOT 63	61	9,711
LOT 64	63	10,147
LOT 65	66	9,221
LOT 66	65	7,500
LOT 67	60	7,634
LOT 68	60	7,500
LOT 69	60	7,500
LOT 70	60	7,500
LOT 71	60	7,500
LOT 72	60	7,500
LOT 73	60	7,500
LOT 74	60	7,500
LOT 75	60	7,500
LOT 76	60	7,500
LOT 77	60	7,500
LOT 78	60	7,426
LOT 79	61	11,505
LOT 80	61	12,020
LOT 81	63	7,707
LOT 82	63	7,757

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 1		
LOT 83	63	7,757
LOT 84	63	7,757
LOT 85	63	7,757
LOT 86	63	7,757
LOT 87	63	7,757
LOT 88	63	7,757
LOT 89	70	8,998
LOT 90	65	8,400
LOT 91	65	8,450
LOT 92	69	9,145
LOT 93	75	10,259
LOT 94	60	8,074
LOT 95	65	8,419
LOT 96	70	8,675
LOT 97	60	8,428
LOT 98	60	8,380
LOT 99	60	7,450
LOT 100	60	7,500
LOT 101	60	7,641
LOT 102	62	7,724
LOT 103	63	7,756
LOT 104	63	7,756
LOT 105	63	7,756
LOT 106	63	7,756
LOT 107	63	7,756
LOT 108	63	7,756
LOT 109	63	7,757
LOT 110	63	7,940
LOT 111	64	7,500
LOT 112	60	7,500
LOT 113	60	7,564
LOT 114	70	9,381
LOT 115	70	9,268
LOT 116	60	7,946
LOT 117	60	8,005
LOT 118	60	8,476
LOT 119	60	9,292
LOT 120	71	10,206
LOT 121	53	7,004
LOT 122	50	6,710
LOT 123	60	7,888

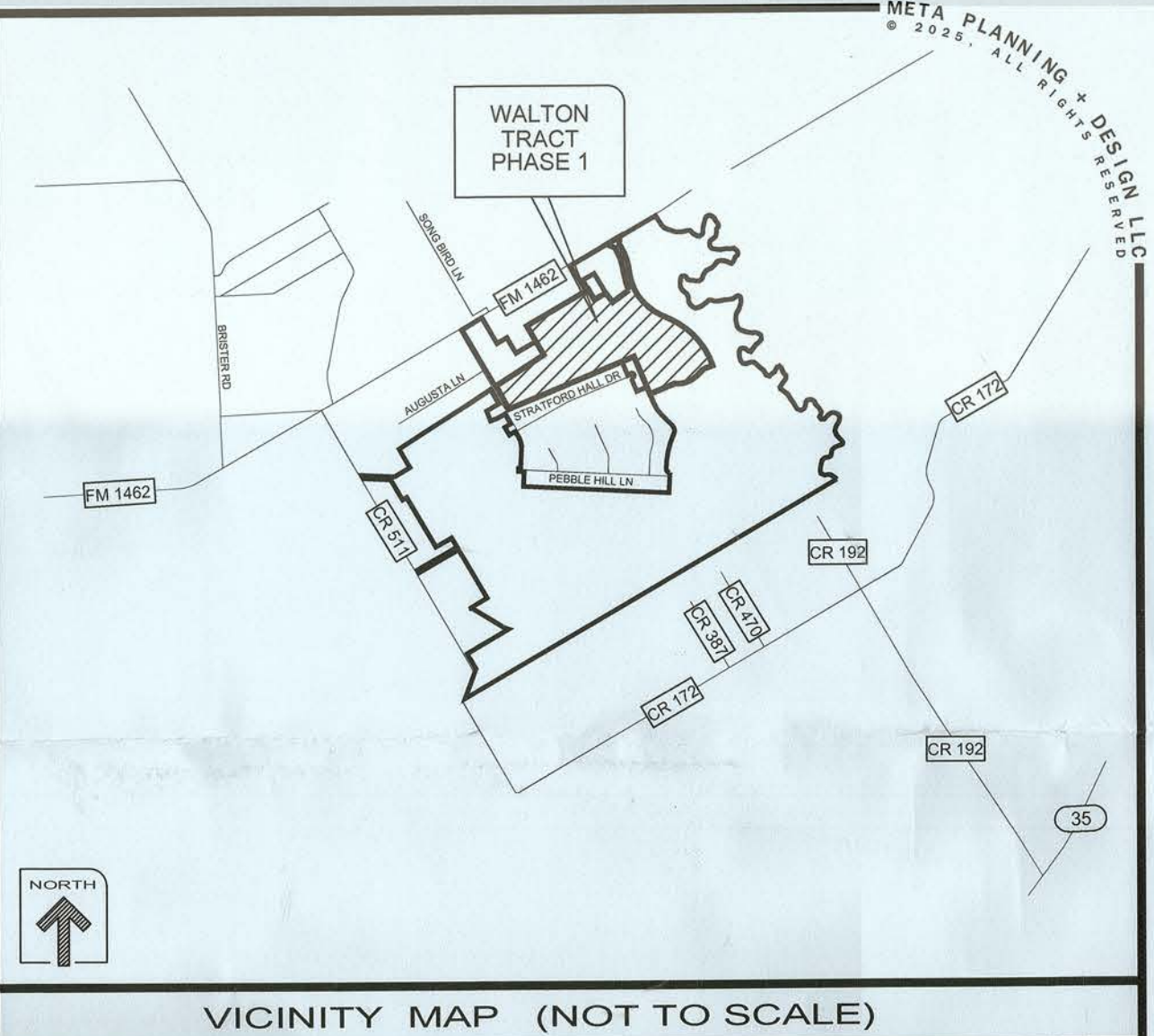
LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 2		
LOT 1	60	7,461
LOT 2	60	7,384
LOT 3	74	8,285
LOT 4	85	8,959
LOT 5	86	9,048
LOT 6	74	7,812
LOT 7	73	7,879
LOT 8	72	7,882
LOT 9	59	7,044
LOT 10	50	6,560
LOT 11	63	8,440
LOT 12	61	8,661
LOT 13	50	7,227
LOT 14	50	6,504
LOT 15	51	8,341
LOT 16	51	8,598
LOT 17	51	9,041
LOT 18	51	13,116
LOT 19	52	8,845
LOT 20	50	6,620
LOT 21	50	6,750
LOT 22	50	6,550
LOT 23	53	9,131
LOT 24	51	7,291
LOT 25	51	7,416
LOT 26	50	6,457
LOT 27	50	6,394
LOT 28	50	6,251
LOT 29	50	6,369
LOT 30	62	7,840
LOT 31	71	8,122
LOT 32	53	6,395
LOT 33	50	6,137
LOT 34	50	6,121
LOT 35	50	6,105
LOT 36	50	6,579
LOT 37	51	11,307
LOT 38	51	10,510
LOT 39	50	6,472
LOT 40	50	6,750
LOT 41	50	6,750

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 2		
LOT 42	50	6,750
LOT 43	50	6,750
LOT 44	50	6,750
LOT 45	50	6,750
LOT 46	50	6,750
LOT 47	50	6,750
LOT 48	50	6,750
LOT 49	50	7,488
LOT 50	50	12,059
LOT 51	55	9,382
LOT 52	40	4,949
LOT 53	40	5,000
LOT 54	40	5,000
LOT 55	40	5,000
LOT 56	40	5,000
LOT 57	40	5,000
LOT 58	40	5,000

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 3		
LOT 1	40	4,800
LOT 2	40	4,800
LOT 3	40	4,800
LOT 4	40	4,800
LOT 5	40	4,800
LOT 6	40	4,800
LOT 7	40	4,800
LOT 8	40	4,800
LOT 9	40	4,800
LOT 10	40	4,800
LOT 11	52	6,180
LOT 12	53	6,099
LOT 13	40	4,800
LOT 14	40	4,800
LOT 15	40	4,800
LOT 16	40	4,800
LOT 17	40	4,800
LOT 18	40	5,001
LOT 19	40	5,203
LOT 20	40	11,433
LOT 21	41	6,719
LOT 22	40	4,842
LOT 23	40	5,000
LOT 24	40	5,000
LOT 25	40	5,000
LOT 26	40	5,226
LOT 27	40	8,351
LOT 28	41	9,500
LOT 29	40	6,627
LOT 30	40	4,967
LOT 31	40	5,000
LOT 32	40	5,000
LOT 33	40	5,000
LOT 34	40	5,000
LOT 35	40	5,000
LOT 36	40	4,831
LOT 37	40	12,086
LOT 38	42	7,860
LOT 39	40	4,915
LOT 40	40	4,909
LOT 41	40	4,836

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 3		
LOT 42	40	4,800
LOT 43	40	4,800
LOT 44	40	4,800
LOT 45	40	4,800
LOT 46	40	4,800
LOT 47	40	4,800
LOT 48	45	5,400
LOT 49	61	7,126
LOT 50	58	6,899
LOT 51	45	5,384
LOT 52	40	4,800
LOT 53	40	4,800
LOT 54	40	4,800
LOT 55	40	4,832
LOT 56	40	4,866
LOT 57	40	4,889
LOT 58	40	4,842
LOT 59	40	4,814
LOT 60	40	4,704
LOT 61	40	7,718
LOT 62	40	11,709
LOT 63	41	7,324
LOT 64	40	4,948
LOT 65	40	5,000
LOT 66	40	5,000
LOT 67	40	5,000
LOT 68	40	5,000
LOT 69	40	5,000
LOT 70	40	4,950
LOT 71	40	4,950
LOT 72	40	5,000
LOT 73	40	5,000
LOT 74	40	5,000
LOT 75	40	5,000
LOT 76	40	5,000
LOT 77	40	5,000
LOT 78	40	5,000
LOT 79	40	5,000
LOT 80	40	5,000
LOT 81	40	5,625
LOT 82	40	5,625

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 3		
LOT 83	40	5,000
LOT 84	40	5,000
LOT 85	40	4,842
LOT 86	50	6,386
LOT 87	40	5,501
LOT 88	40	5,264
LOT 89	53	6,373
LOT 90	54	6,516
LOT 91	40	5,041
LOT 92	40	5,011
LOT 93	40	8,408
LOT 94	40	4,844
LOT 95	40	7,031
LOT 96	50	9,421
LOT 97	53	6,981
LOT 98	40	4,794
LOT 99	40	5,282
LOT 100	40	5,302
LOT 101	40	5,252
LOT 102	40	5,263
LOT 103	50	7,687
LOT 104	51	12,491
LOT 105	60	7,836
LOT 106	50	6,427
LOT 107	50	6,490
LOT 108	50	6,847
LOT 109	40	5,492
LOT 110	40	5,204
LOT 111	41	7,885
LOT 112	40	5,058
LOT 113	50	6,390
LOT 114	50	7,511
LOT 115	53	6,912
LOT 116	53	6,425



LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 4		
LOT 1	71	8,675
LOT 2	60	7,200
LOT 3	60	7,200
LOT 4	61	8,830
LOT 5	91	9,532
LOT 6	91	9,532
LOT 7	91	9,529
LOT 8	66	7,789
LOT 9	66	7,838
LOT 10	66	7,838
LOT 11	66	7,838
LOT 12	66	7,838
LOT 13	66	7,838
LOT 14	66	7,838
LOT 15	71	8,370
LOT 16	70	8,433
LOT 17	60	7,555
LOT 18	60	7,554
LOT 19	60	7,553
LOT 20	60	7,553
LOT 21	60	7,553
LOT 22	60	7,777
LOT 23	61	7,823
LOT 24	62	8,454
LOT 25	60	7,598
LOT 26	60	7,584
LOT 27	74	8,667

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 6		
LOT 1	71	8,653
LOT 2	60	7,486
LOT 3	60	7,483
LOT 4	60	7,389
LOT 5	60	7,309
LOT 6	60	7,236
LOT 7	72	8,030
LOT 8	87	9,219
LOT 9	87	9,219
LOT 10	87	9,219
LOT 11	87	9,219
LOT 12	60	7,597
LOT 13	60	7,438
LOT 14	60	7,279
LOT 15	63	7,459
LOT 16	78	8,909
LOT 17	61	7,607
LOT 18	50	6,289
LOT 19	50	6,333
LOT 20	50	6,385
LOT 21	50	6,554
LOT 22	50	6,703
LOT 23	52	7,850
LOT 24	51	8,647
LOT 25	51	7,881
LOT 26	50	6,087
LOT 27	50	6,079
LOT 28	50	6,026
LOT 29	52	6,138
LOT 30	52	6,144
LOT 31	52	6,144
LOT 32	52	6,144
LOT 33	65	7,518

LOT NO.	LOT WIDTH AT BL.	LOT AREA SQ. FT.
BLOCK 7		
LOT 1	61	7,315
LOT 2	50	6,130
LOT 3	50	6,248
LOT 4	50	6,366
LOT 5	50	6,600
LOT 6	52	6,816
LOT 7	52	7,673
LOT 8	51	8,808
LOT 9	51	12,744
LOT 10	52	1,825
LOT 11	52	1,825
LOT 12	50	6,542
LOT 13	50	7,091
LOT 14	50	6,841
LOT 15	50	6,591
LOT 16	50	6,430
LOT 17	55	6,651
LOT 18	55	6,651
LOT 19	54	6,976
LOT 20	50	6,390
LOT 21	50	6,490
LOT 22	50	6,490
LOT 23	50	6,852
LOT 24	64	8,256
LOT 25	75	8,324
LOT 26	57	6,680
LOT 27	57	6,684
LOT 28	57	6,671
LOT 29	64	5,986
LOT 30	65	9,096
LOT 31	50	8,004
LOT 32	50	7,643
LOT 33	50	7,638
LOT 34	50	7,859
LOT 35	73	8,675
LOT 40	73	3,389
LOT 41	73	8,271



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Acknowledge receipt of the Fiscal Year 2025 Capital Improvement Program Quarterly Report.

Type of Item: Action Item

Summary: Staff continues to carry out actions on budgeted projects as defined in the 2025 Capital Improvement Program (CIP). This report is an update as to the progress of each project year to date.

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: 7/28/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. 08-07-2025 CIP Quarterly Report
-

Recommendation: Move to acknowledge receipt of the Fiscal Year 2025 Capital Improvement Program Quarterly Report.

Reviewed by Department Head, if applicable: ☒

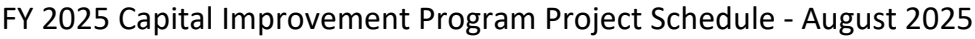
Reviewed by City Attorney, if applicable: ☒

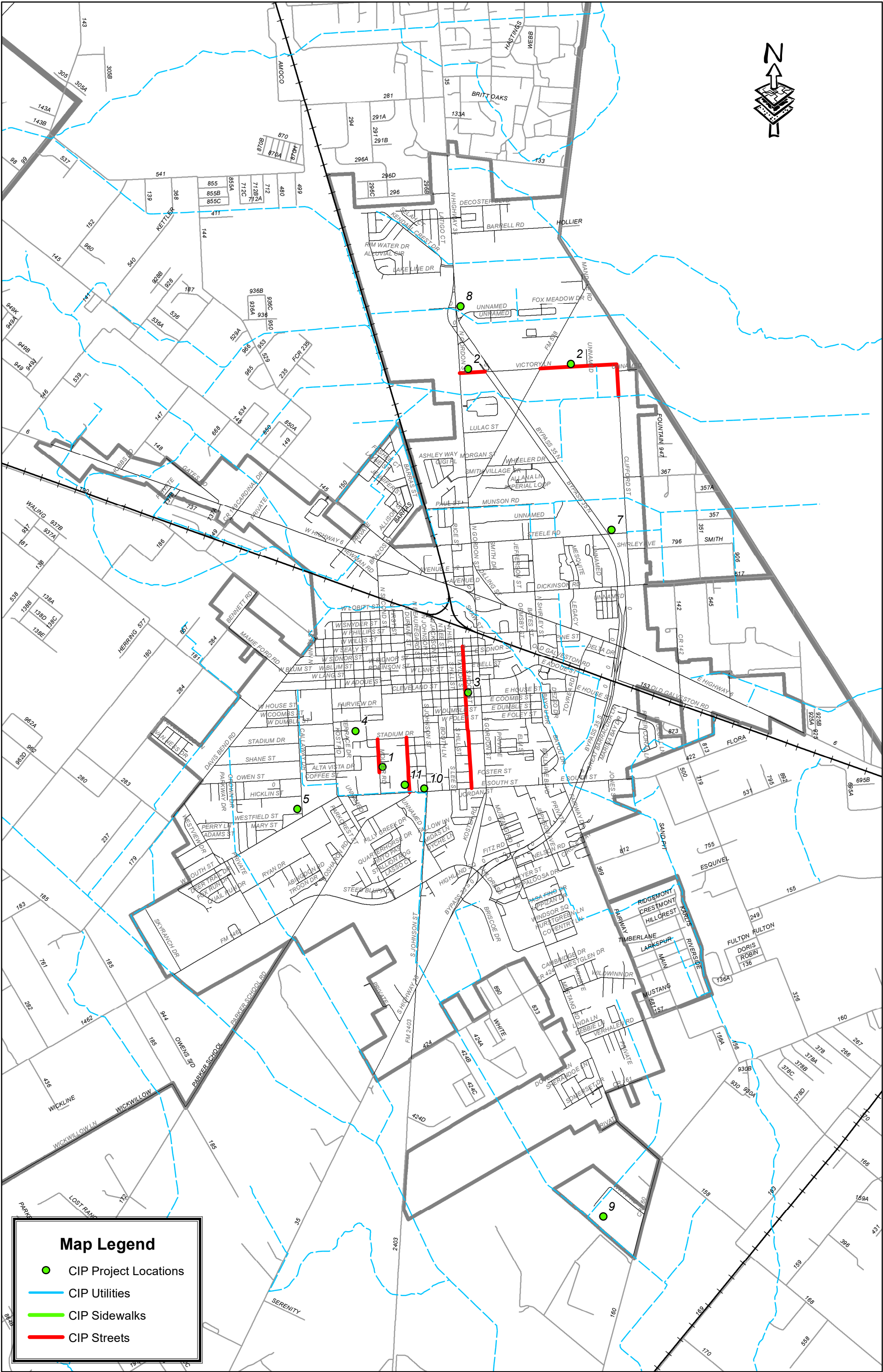
Reviewed by Chief Financial Officer, if applicable: ☐

Reviewed by City Manager, if applicable: ☒

**Capital Improvement Program
Quarterly Report
August 7, 2025**



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FY 2025 CIP Project Location Map

Rev. Date 3/26/2025
Engineering Dept.
X:/Projects/City Engineer/CIP Projects/Maps



Moller Road Storm Sewer and Pavement Improvements Phase 2

Project Number:	1
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	2019 and 2020 Tax and Revenue Certificates of Obligation
Assigned:	City Engineer
Project Location:	Moller Road near South Street. Project location identified as number 1 on the CIP project location map.
Project Description:	This project includes the design of the second of a three phase project to add a storm sewer system, concrete curb and gutter pavement, and sidewalk along Moller Road. This is the fourth of several drainage improvement projects that were recommended in the M-1 Ditch Watershed Study that was completed in January 2011 by Dannenbaum Engineering.
Project Justification:	To improve drainage in the M-1 Ditch Watershed by adding a storm sewer system along Moller Road.
Current Status:	This project was bid in April 2024 and one bid was received that was higher than expected. The Design Engineer is revising the storm system to reduce cost. This project is scheduled to be rebid in October/November 2025.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	30+ years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$250,000	\$381,980	\$381,980	2019	Bond
<u>CONSTRUCTION</u>	\$5,300,674		\$5,300,674	2020	Bond
<u>TOTAL:</u>	\$5,550,674	\$381,980	\$5,682,654		



Victory Lane Pavement and Drainage Project

Project Number:	2
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Victory Lane from Gordon Street to Bypass 35, Victory Lane from FM 528 to Clifford Street and Clifford Street from Victory Lane to the bridge over the D-4 Ditch. Identified as number 2 on the CIP Project Location Map.
Project Description:	This project involves the rehabilitation of various asphalt streets within the City of Alvin. The project includes the reclamation, stabilization, and overlay of asphalt streets. The project locations were determined based on recommendations from the 2020 Asphalt Pavement Assessment by JET Consulting.
Project Justification:	To improve existing infrastructure.
Current Status:	On April 3, 2025 City Council awarded a bid to Ballew Construction, LLC. in an amount of \$1,696,029 for the construction of this project. Construction is scheduled to start on July 28, 2025 and has a construction time of 120 calendar days.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	10-15 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>		\$176,900	\$176,900	2023	
<u>CONSTRUCTION</u>	\$1,500,000	\$1,696,029	\$1,696,029	2023/2024/2025	
<u>OTHER</u>					
<u>TOTAL:</u>	\$1,500,000	\$1,872,929	\$1,872,929		



Hood Street Pavement and Drainage Project

Project Number:	3
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Hood Street from Sealy Street to South Street. Project location identified as a number 3 on the CIP Project Location Map.
Project Description:	This project includes the removal and replacement of concrete pavement / curbs, the installation of storm pipe, manholes, inlets, and sidewalks. This project will also require the relocation of aged water and sanitary sewer mainlines that are currently located under the pavement.
Project Justification:	This project will replace the broken and uneven pavement and upgrade the storm system to allow for proper drainage.
Current Status:	This project is expected to bid in September 2025.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	25-30 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$664,000	\$664,000	\$664,000	2024	
<u>CONSTRUCTION</u>	\$7,336,000		\$7,336,000	2024	
<u>TOTAL:</u>	\$8,000,000	\$664,000	\$8,000,000		



Water Line Improvements Phase 4

Project Number:	4
Project Type:	Water
Strategic Plan:	2015 Utility Master Plan - Water CIP Projects - 2022
Funding:	Water and Sewer Bond Funds
Assigned:	City Engineer
Project Location:	General project location identified as project 4 on the CIP project location map.
Project Description:	New 12-inch, 10-inch, 8-inch, and 6-inch water lines to connect and replace existing small diameter water lines in the area bounded by Blum Street, Johnson Street, South Street, and Callaway Drive.
Project Justification:	Identified in the 2015 Utility Master Plan by Freese and Nichols, Inc. that was approved by the City Council on March 3, 2016.
Current Status:	The final inspection for this project was completed on July 8, 2025.
Impact to Operating Budget:	No
Estimated Useful Life of Capital Investment:	25-30 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$527,500	\$520,500	\$527,500	2018	Bond
<u>CONSTRUCTION</u>	\$2,795,316	\$2,627,801	\$2,788,316	2019/2020/2022/2024	Bond
<u>TOTAL:</u>	\$3,322,816	\$3,148,301	\$3,315,816		



Water Line Improvements Phase 5

Project Number:	5
Project Type:	Water
Strategic Plan:	2015 Utility Master Plan - Water CIP Projects - 2022
Funding:	Water and Sewer Bond Funds
Assigned:	City Engineer
Project Location:	General project location identified as project 5 on the CIP project location map.
Project Description:	New 8-inch, and 6-inch water lines to connect and replace existing small diameter water lines in the area bounded by Stevenwood Lane, Kost Road, Rosharon Road, and the Alvin City Limits.
Project Justification:	Identified in the 2015 Utility Master Plan by Freese and Nichols, Inc. that was approved by the City Council on March 3, 2016.
Current Status:	This project is currently being designed by LJA Engineering, Inc.
Impact to Operating Budget:	No
Estimated Useful Life of Capital Investment:	25-30 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$718,000	\$718,000	\$718,000	2018-2022	Bond
<u>CONSTRUCTION</u>	\$3,858,870		\$3,858,870		Bond
<u>TOTAL:</u>	\$4,576,870	\$718,000	\$4,576,870		



2024 Water Master Plan Update

Project Number:	6
Project Type:	Utility
Strategic Plan:	Maintain Infrastructure / Planning for the Future
Funding:	Utility Project Fund
Assigned:	City Engineer
Project Location:	All areas of the City and ETJ that the Water System serves.
Project Description:	This project will provide an update to the water portion of the City's Utility Master Plan that was done in 2015.
Project Justification:	This project is needed in order to evaluate the City's Water System now that projects that were recommended in the 2015 Utility Master Plan are in process or complete.
Current Status:	Freese and Nichols is addressing Staff's comments and finalizing their report.
Impact to Operating Budget:	No
Estimated Useful Life of Capital Investment:	5-10 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$145,000	\$145,000	\$145,000	2024	
<u>CONSTRUCTION</u>					
<u>TOTAL:</u>	\$145,000	\$145,000	\$145,000		



Lift Station 23 Expansion Project

Project Number:	7
Project Type:	Sewer
Strategic Plan:	2015 Utility Master Plan
Funding:	2015 Certificates of Obligation Bond Funds/ 2022 /2024 Water and Sewer Revenue Bonds
Assigned:	City Engineer
Project Location:	Lift Station 23 Expansion. Project location identified as number 7 on the CIP project location map.
Project Description:	This project includes the expansion of lift station 23 from a firm capacity of 2.02 MGD to a firm pumping capacity of 9.0 MGD and elimination of lift stations 1,15,16, and 43. This project includes 7,000 feet of new 24 inch force main along Bypass 35, and the upsizing 23,000 feet of the gravity mains along Steele Rd., N. Gordon, Rice St., and Ave. E 1/2 ranging in size from 15-inch to 30-inch. Steele Road will also be replaced.
Project Justification:	Identified in the 2015 Utility Master Plan by Freese and Nichols, Inc. that was approved by the City Council on March 3, 2016.
Current Status:	The notice to proceed for this project was issued on June 2, 2025. The Contractor has submitted their plan for bypass pumping and Staff has issued comments regarding the plan.
Impact to Operating Budget:	Yes
Estimated Useful Life of Capital Investment:	30-35 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$1,389,800	\$1,531,700	\$1,531,700	2015	Bond
<u>CONSTRUCTION</u>	\$22,109,000	\$34,907,604	\$34,907,604	2022-2027	Bond
<u>OTHER- Easement Acquisition</u>	\$151,200	\$408,829	\$408,829	2022	Bond
<u>TOTAL:</u>	\$23,650,000	\$36,848,133	\$36,848,133		



Lift Station 33 Expansion Project

Project Number:	8
Project Type:	Sewer
Strategic Plan:	2022 Wastewater Master Plan
Funding:	2020/2022/2024 Water and Sewer Revenue Bonds
Assigned:	City Engineer
Project Location:	Lift Station 33 Expansion. Project location identified as number 8 on the CIP project location map.
Project Description:	This project includes the expansion of Lift Station 33 to a firm pumping capacity of 2.65 Million Gallons per Day (MGD). The project will utilize and rehabilitate the existing wet well, as well as, replace the mechanical equipment, electrical components, and emergency generator.
Project Justification:	Identified in the 2022 Wastewater Master Plan by Freese and Nichols, Inc. that was presented to City Council on January 17, 2023 and March 7, 2023.
Current Status:	Design of this project is complete and will be bid once the final property parcel and temporary construction easement are acquired.
Impact to Operating Budget:	Yes
Estimated Useful Life of Capital Investment:	30-35 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$327,100	\$327,100	\$327,100	2020	Bond
<u>CONSTRUCTION</u>	\$1,787,290		\$1,787,290	2022/2024	Bonds
<u>TOTAL:</u>	\$2,114,390	\$327,100	\$2,114,390		



Wastewater Treatment Plant Expansion

Project Number:	9
Project Type:	Sewer
Strategic Plan:	2022 Wastewater Master Plan
Funding:	Water and Sewer Revenue Bond and Impact Fees
Assigned:	City Engineer
Project Location:	WWTP Expansion. Project location identified as number 9 on the CIP project location map.
Project Description:	This project includes the construction of a 2.5 MGD expansion to the City's WWTP to increase the permitted annual average daily flow from 5.0 MGD to 7.5 MGD.
Project Justification:	Identified in the 2022 Wastewater Master Plan by Freese and Nichols, Inc. that was presented to City Council on January 17, 2023 and March 7, 2023.
Current Status:	On February 6, 2025 City Council approved the amended construction contract with CSA Construction, Inc. in the amount of \$71,464,411. The Notice to Proceed was issued on March 18, 2025 for this 1,095 calendar days project. This project is currently under construction.
Impact to Operating Budget:	Yes
Estimated Useful Life of Capital Investment:	30-35 years

<u>PROJECT COST</u>					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$11,700,000	\$12,244,000	\$7,000,000	2022	Bond
<u>CONSTRUCTION</u>	\$73,853,871	\$73,853,871	\$79,097,871	2024-2028	Bonds/Impact Fees
<u>TOTAL:</u>	\$85,553,871	\$86,097,871	\$86,097,871		



M-1 Crossing Replacement Project

Project Number:	10
Project Type:	Drainage
Strategic Plan:	Maintain Infrastructure
Funding:	GLO CDBG-Mitigation Program Grant
Assigned:	City Engineer
Project Location:	Project location identified as a number 10 on the CIP Project Location Map.
Project Description:	The M-1 Ditch Crossing at West South Street is in need of replacement as the structural integrity is questionable. The existing crossing is more than 40 years old, and the traffic load is directly on top of the crossing's box culverts.
Project Justification:	This project will not only provide a benefit to the community within the Project Benefit Area but will provide a benefit and safety to those from surrounding areas that travel over the crossing frequently. The existing crossing is to be removed and replaced within the existing limits.
Current Status:	The GLO held a kickoff meeting for this project on May 20, 2025 and the environmental study is currently underway.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	35-40 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$200,016		\$200,016	2025	Grant
<u>CONSTRUCTION</u>	\$1,173,937		\$1,173,937	2025	Grant
<u>TOTAL:</u>	\$1,373,953	\$0	\$1,373,953		



Durant Street Storm Sewer and Pavement Improvements

Project Number:	11
Project Type:	Drainage
Strategic Plan:	Maintain Infrastructure
Funding:	GLO CDBG-Mitigation Program Grant
Assigned:	City Engineer
Project Location:	Project location identified as a number 11 on the CIP Project Location Map.
Project Description:	The Durant Street Storm Sewer and Pavement Improvements Project, will lower the water surface elevation and improve localized street and flooding along the M-1 Ditch, greatly reducing the number of homes that suffer repetitive losses from frequent storm events. Durant Street will be replaced as a concrete curb and gutter roadway which will improve traffic and pedestrian conditions.
Project Justification:	In 2011, the M-1 Ditch Watershed Study was completed for the City of Alvin. The study provided a detailed hydrologic and hydraulic (H&H) analysis of the existing M-1 Ditch Watershed that identified areas of problematic flooding. The existing conditions model confirmed some of the problem areas described by the City and residents, in addition to exposing a few other locations.
Current Status:	The GLO held a kickoff meeting for this project on May 20, 2025 and the environmental study is currently underway.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	35-40 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$818,228		\$818,228	2025	Grant
<u>CONSTRUCTION</u>	\$3,808,319		\$3,808,319	2025	Grant
<u>TOTAL:</u>	\$4,626,547	\$0	\$4,626,547		



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Consider Ordinance 25-R, an Ordinance by the City Council of the City of Alvin, Texas, authorizing the issuance and sale of the City of Alvin, Texas, Tax and Revenue Certificates of Obligation, Series 2025; levying a tax and providing for the security and payment thereof; and enacting other provisions relating thereto.

Type of Item: Ordinance

Summary: On June 5, 2025, City Council unanimously adopted Resolution 25-R-18, authorizing the publishing of a notice of the City's intent to issue \$25,000,000 in Certificates of Obligations for the purpose of funding the design, acquisition, construction and equipment of city hall to serve as an administrative office building to house governmental functions of the city, including a municipal court.

City staff participated in a ratings call with Standard & Poor's on July 16, 2025. Standard & Poor's affirmed the City's Revenue Bond rating of AA on the Series 2025 Certificates of Obligations on August 7, 2025. According to S&P Global Ratings, a corporation or entity with an AA-rating is defined as having "very strong capacity to meet its financial commitments."

The Series 2025 Certificate of Obligation Bonds are scheduled to be competitively bid at 10:00 a.m. on August 7, 2025. Thereafter, staff will know the exact dollar amount of bonds (principal and interest) 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 request City Council to approve Ordinance 25-R authorizing the bond sale. Should City Council authorize the issuance of the Series 2025 Certificate of Obligation Bonds, the bonds are expected to close, with funds deposited into the City's accounts on August 28, 2025.18

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: 8/4/2025 SLH

Finance Review Required: N/A ☐ Required ☒

Date Completed: CT 8/4/25

Supporting documents attached:

1. Ord 25-R; Certificate of Obligation; Series 2025
2. Timetable for Certificates 2025
3. Resolution 25-R-18; NOI - CO Bond Approved 6/5/25
4. AGCM Cost Estimates for New City Hall

Recommendation: Move to approve Ordinance 25-R, an Ordinance by the City Council of the City of Alvin, Texas, authorizing the issuance and sale of the City of Alvin, Texas,

Tax and Revenue Certificates of Obligation, Series 2025; levying a tax and providing for the security and payment thereof; and enacting other provisions relating thereto.

Reviewed by Department Head, if applicable: __
Reviewed by City Attorney, if applicable: X

Reviewed by Chief Financial Officer, if applicable: X
Reviewed by City Manager, if applicable: X

ORDINANCE NO. 25-R

AUTHORIZING THE
ISSUANCE OF

CITY OF ALVIN, TEXAS
TAX AND REVENUE CERTIFICATES OF OBLIGATION
SERIES 2025

Adopted: August 7, 2025

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ORDINANCE NO. 25-R

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF ALVIN, TEXAS, TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025; LEVYING A TAX AND PROVIDING FOR THE SECURITY AND PAYMENT THEREOF; AND ENACTING OTHER PROVISIONS RELATING THERETO

THE STATE OF TEXAS	§
COUNTY OF BRAZORIA	§
CITY OF ALVIN	§

WHEREAS, under the provisions of Subchapter C, Chapter 271, Texas Local Government Code, as amended (the “Act”), the City of Alvin, Texas (the “City”), is authorized to issue certificates of obligation for the purposes specified in this Ordinance and for the payment of all or a portion of the contractual obligations for professional services, including that of engineers, attorneys, and financial advisors in connection therewith, and to sell the same for cash as herein provided; and

WHEREAS, the City is authorized to provide that such obligations will be payable from and secured by a direct and continuing annual ad valorem tax levied, within the limits prescribed by law, against all taxable property within the City, in combination with a limited pledge of a subordinate lien on the Surplus Revenues (as defined herein) of the City’s water and sewer system (the “System”) in an amount not to exceed \$1,000 as authorized by the Act and Chapter 1502, Texas Government Code, as amended; and

WHEREAS, the City Council has found and determined that it is necessary and in the best interests of the City and its citizens that it issue such certificates of obligation authorized by this Ordinance; and

WHEREAS, pursuant to a resolution heretofore passed by this governing body, notice of intention to issue certificates of obligation of the City payable as provided in this Ordinance was published in a newspaper of general circulation in the City and posted on the City’s website in accordance with the laws of the State of Texas, which notice provided that the principal amount of such certificates of obligation would not exceed \$25,000,000 and the proceeds would be used for the purpose of paying contractual obligations to be incurred for the purposes set forth in Section 3.1 hereof; and

WHEREAS, such notice provided that the City tentatively planned to consider the passage of an ordinance authorizing the issuance of the Certificates on August 7, 2025; and

WHEREAS, no petition of any kind has been filed with the City Secretary, any member of the City Council or any other official of the City, protesting the issuance of such certificates of obligation; and

WHEREAS, this City Council is now authorized and empowered to proceed with the issuance of said certificates of obligation and to sell the same for cash; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

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

ARTICLE I

DEFINITIONS AND OTHER PRELIMINARY MATTERS

Section 1.1. Definitions.

Unless otherwise expressly provided in this Ordinance or unless the context clearly requires otherwise, the following terms shall have the meanings specified below:

“Bond Counsel” means Bracewell LLP.

“Business Day” means a day that is not a Saturday, Sunday, legal holiday or other day on which banking institutions in the city where the Designated Payment/Transfer Office is located are required or authorized by law or executive order to close.

“Certificate” or “Certificates” means the City’s certificates of obligation entitled, “City of Alvin, Texas, Tax and Revenue Certificates of Obligation, Series 2025” authorized to be issued by Section 3.1 of this Ordinance.

“City” means the City of Alvin, Texas.

“Closing Date” means the date of the initial delivery of and payment for the Certificates.

“Code” means the Internal Revenue Code of 1986, as amended, and with respect to a specific section thereof, such reference shall be deemed to include (a) the Regulation promulgated under such section, (b) any successor provision of similar import hereafter enacted, (c) any corresponding provision of any subsequent Internal Revenue Code and (d) the regulations promulgated under the provisions described in (b) and (c).

“Dated Date” means August 1, 2025.

“Debt Service Fund” means the debt service fund established by Section 2.2 of this Ordinance.

“Designated Payment/Transfer Office” means (i) with respect to the initial Paying Agent/Registrar named in this Ordinance, the Designated Payment/Transfer Office as designated in the Paying Agent/Registrar Agreement, or at such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

“DTC” means The Depository Trust Company of New York, New York, or any successor securities depository.

“DTC Participant” means brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

“Financial Obligation” means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) guarantee of a debt obligation or any such derivative instrument; provided that “financial obligation” shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“Fiscal Year” means such fiscal year as shall from time to time be set by the City Council.

“Initial Certificate” means the initial certificate authorized by Section 3.4 of this Ordinance.

“Initial Purchaser” means the initial purchaser of the Certificates identified in Section 7.1 of this Ordinance.

“Interest Payment Date” means the date or dates upon which interest on the principal of the Certificates is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being May 1 and November 1 of each year, commencing on May 1, 2026.

“Maturity” means the date on which the principal of the Certificates becomes due and payable according to the terms thereof, or by proceedings for prior redemption.

“MSRB” means the Municipal Securities Rulemaking Board.

“Net Revenues” has the meaning ascribed thereto in the City’s Ordinance No. 23-EE, authorizing the issuance of the City’s Water and Sewer System Revenue Bonds, Series 2018, adopted by the City Council on November 16, 2023, as amended, which definition is incorporated herein by reference.

“Ordinance” as used herein and in the Certificates means this ordinance authorizing the Certificates.

“Owner” means the person who is the registered owner of a Certificate or Certificates, as shown in the Register.

“Paying Agent/Registrar” means initially Zions Bancorporation, National Association, Houston, Texas, or any successor thereto as provided in this Ordinance.

“Paying Agent/Registrar Agreement” means the Paying Agent/Registrar Agreement between the Paying Agent/Registrar and the City relating to the Certificates.

“Record Date” means the fifteenth day of the month next preceding an Interest Payment Date.

“Register” means the certificate register specified in Section 3.6(a) of this Ordinance.

“Regulations” means the applicable, proposed, temporary or final Treasury Regulations promulgated under the Code, or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

“Representation Letter” means the Blanket Letter of Representations between the City and DTC.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

“State” means the State of Texas.

“Surplus Revenues” means the revenues available after the payment of operation and maintenance expenses of the System and the debt service payable from gross revenues or Net Revenues of the System, if any, as well as any other payments, costs or expenses designated in an ordinance authorizing the issuance of System revenue obligations.

“System” as used in this Ordinance means all properties, facilities, improvements, equipment, interests, and rights constituting the water and sewer system of the City, including all future extensions, replacements, betterments, additions, and improvements to the System. The System shall not include any Special Project, as such term is defined in City’s Ordinance No. 23-EE, authorizing the issuance of the City’s Water and Sewer System Revenue Bonds, Series 2018, adopted by the City Council on November 16, 2023, as amended, which definition is incorporated herein by reference.

“Unclaimed Payments” means money deposited with the Paying Agent/Registrar for the payment of principal, premium, if any, or interest on the Certificates as the same becomes due and payable or money set aside for the payment of Certificates duly called for redemption prior to maturity and remaining unclaimed by the Owners of such Certificates for 90 days after the applicable payment or redemption date.

Section 1.2. Findings.

The declarations, determinations, and findings declared, made, and found in the preamble to this Ordinance are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles, and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never

be considered or given any effect in construing this Ordinance or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Any action required to be taken on a date which is not a Business Day shall be taken on the next succeeding Business Day and have the same effect as if taken on the date so required.

(c) This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of this Ordinance.

(d) Article and section references shall mean references to articles and sections of this Ordinance unless otherwise designated.

ARTICLE II

TAX LEVY; DEBT SERVICE FUND; PLEDGE OF REVENUES

Section 2.1. Tax Levy.

(a) Pursuant to the authority granted by the Texas Constitution and the laws of the State, there shall be levied and there is hereby levied for the current year and for each succeeding year hereafter while any of the Certificates or any interest thereon is outstanding and unpaid, an ad valorem tax on each one hundred dollars valuation of taxable property within the City, at a rate sufficient, within the limit prescribed by law, to pay the debt service requirements of the Certificates, being (i) the interest on the Certificates, and (ii) a sinking fund for their redemption at maturity or a sinking fund of 2% per annum (whichever amount is greater), when due and payable, full allowance being made for delinquencies and costs of collection.

(b) The ad valorem tax thus levied shall be assessed and collected each year against all property appearing on the tax rolls of the City most recently approved in accordance with law and the money thus collected shall be deposited as collected to the Debt Service Fund.

(c) Said ad valorem tax, the collections therefrom, and all amounts on deposit in or required hereby to be deposited to the Debt Service Fund are hereby pledged and committed irrevocably to the payment of the principal of and interest on the Certificates when and as due and payable in accordance with their terms and this Ordinance and associated expenses.

Section 2.2. Debt Service Fund.

(a) The City hereby establishes a special fund or account to be designated the "City of Alvin, Texas, Tax and Revenue Certificates of Obligation, Series 2025, Debt Service Fund" (the

“Debt Service Fund”) with said fund to be maintained at an official depository bank of the City separate and apart from all other funds and accounts of the City.

(b) Money on deposit in, or required by this Ordinance to be deposited to, the Debt Service Fund shall be used solely for the purpose of paying the interest on and principal of the Certificates when and as due and payable and associated costs in accordance with their terms and this Ordinance.

(c) To pay debt service coming due on the Certificates prior to receipt of the taxes levied to pay such debt service, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 2.3. Pledge of Revenues.

The Surplus Revenues to be derived from the operation of the System in an amount not to exceed \$1,000 are hereby pledged to the payment of the principal of and interest on the Certificates as the same come due; provided, however, that such pledge is and shall be junior and subordinate in all respects to the pledge of the Surplus Revenues to the payment of all outstanding obligations of the City and any obligation of the City, whether authorized heretofore or hereafter, that the City designates as having a pledge senior to the pledge of the Surplus Revenues to the payment of the Certificates. The City also reserves the right to issue, for any lawful purpose at any time, in one or more installments, bonds, certificates of obligation and other obligations of any kind payable in whole or in part from the Surplus Revenues, secured by a pledge of the Surplus Revenues that may be prior and superior in right to, on a parity with, or junior and subordinate to the pledge of Surplus Revenues securing the Certificates.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE CERTIFICATES

Section 3.1. Authorization.

The City’s “City of Alvin, Texas, Tax and Revenue Certificates of Obligation, Series 2025” are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, specifically Subchapter C, Chapter 271, Texas Local Government Code, as amended. The Certificates shall be issued in the aggregate principal amount of \$[] for the costs associated with (i) the design, acquisition, construction and equipment of a city hall to serve as an administrative office building housing the governmental functions of the City and containing municipal court facilities, including the demolition of the current city hall in connection therewith, (ii) the design, acquisition, construction and equipment of streets, sidewalks and parking, and (iii) the costs of professional services related thereto.

Section 3.2. Date, Denomination, Maturities, and Interest.

(a) The Certificates shall be dated the Dated Date. The Certificates shall be in fully registered form, without coupons, in the denomination of \$5,000 or any integral multiple thereof

and shall be numbered separately from R-1 upward, except the Initial Certificate, which shall be numbered I-1.

(b) The Certificates shall mature on November 1 in the years and in the principal amounts set forth in the following schedule:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
20__	\$_____	_____ %	20__	\$_____	_____ %
20__	_____	_____	20__	_____	_____
20__	_____	_____	20__	_____	_____
20__	_____	_____	20__	_____	_____
20__	_____	_____	20__	_____	_____
20__	_____	_____	20__	_____	_____
20__	_____	_____	20__	_____	_____
20__	_____	_____	20__	_____	_____
20__	_____	_____	20__	_____	_____
20__	_____	_____	20__	_____	_____

(c) Interest shall accrue and be paid on each Certificate, respectively, until the principal amount thereof has been paid or provision for such payment has been made, from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for at the rate per annum for each respective maturity specified in the schedule contained in subsection (b) above. Such interest shall be payable semiannually on each Interest Payment Date, and will be calculated on the basis of a 360-day year composed of twelve 30-day months.

Section 3.3. Medium, Method, and Place of Payment.

(a) The principal of and interest on the Certificates shall be paid in lawful money of the United States of America.

(b) Interest on the Certificates shall be paid by check dated as of the Interest Payment Date, and sent by United States mail, first class, postage prepaid, by the Paying Agent/Registrar to each Owner, as shown in the Register at the close of business on the Record Date, at the address of each such Owner as such appears in the Register or by such other customary banking arrangements acceptable to the Paying Agent/Registrar and the person to whom interest is to be paid; provided, however, that such person shall bear all risk and expense of such other customary banking arrangements.

(c) The principal of each Certificate shall be paid to the Owner thereof at Maturity or upon prior redemption upon presentation and surrender of such Certificate at the Designated Payment/Transfer Office of the Paying Agent/Registrar.

(d) If the date for the payment of the principal of or interest on the Certificates is not a Business Day, then the date for such payment shall be the next succeeding Business Day and shall have the same force and effect as if made on the original date payment was due and no additional interest shall be due by reason of nonpayment on the date on which such payment was otherwise stated to be due and payable.

(e) In the event of a nonpayment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the special payment date of the past due interest (the "Special Payment Date"), which shall be 15 days after the Special Record Date, shall be sent at least five Business Days prior to the Special Record Date by United States mail, first class, postage prepaid, to the address of each Owner of a Certificate appearing on the books of the Paying Agent/Registrar at the close of business on the last business day next preceding the date of mailing of such notice.

(f) Unclaimed Payments shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Certificates to which the Unclaimed Payments pertain. Subject to Title 6, Texas Property Code, Unclaimed Payments remaining unclaimed by the Owners entitled thereto for three (3) years after the applicable payment or redemption date shall be applied to the next payment or payments on the Certificates thereafter coming due and, to the extent any such money remains after the retirement of all outstanding Certificates, shall be paid to the City to be used for any lawful purpose. Thereafter, neither the City, the Paying Agent/Registrar nor any other person shall be liable or responsible to any holders of such Certificates for any further payment of such unclaimed moneys or on account of any such Certificates, subject to Title 6, Texas Property Code.

Section 3.4. Execution and Registration of Certificates.

(a) The Certificates shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and the City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Certificates shall have the same effect as if each of the Certificates had been signed manually and in person by each of said officers, and such facsimile seal on the Certificates shall have the same effect as if the official seal of the City had been manually impressed upon each of the Certificates.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Certificates ceases to be such officer before the authentication of such Certificates or before the delivery thereof, such signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided herein, duly authenticated by manual execution by an officer or duly authorized signatory of the Paying Agent/Registrar. It shall not be required that the same officer or authorized signatory of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Certificates. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Certificate delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, manually executed by the Comptroller of Public Accounts of the State, or by his duly authorized agent, which certificate shall be evidence that the Initial Certificate has been duly approved by the Attorney General of the State and that it is a valid

and binding obligation of the City, and that it has been registered by the Comptroller of Public Accounts of the State.

(d) On the Closing Date, one initial Certificate (the “Initial Certificate”), representing the entire principal amount of the Certificates, payable in stated installments to the Initial Purchaser or its designee, executed by manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary of the City, approved by the Attorney General of the State, and registered and manually signed by the Comptroller of Public Accounts of the State, will be delivered to the Initial Purchaser or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver registered definitive Certificates to DTC in accordance with Section 3.9 hereof. To the extent the Paying Agent/Registrar is eligible to participate in DTC’s FAST System, as evidenced by an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Certificates in safekeeping for DTC.

Section 3.5. Ownership.

(a) The City, the Paying Agent/Registrar and any other person may treat the Owner as the absolute owner of such Certificate for the purpose of making and receiving payment of the principal thereof, for the purpose of making and receiving payment of the interest thereon (subject to the provisions herein that the interest is to be paid to the person in whose name the Certificate is registered on the Record Date or Special Record Date, as applicable), and for all other purposes, whether or not such Certificate is overdue, and neither the City nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of a Certificate shall be valid and effectual and shall discharge the liability of the City and the Paying Agent/Registrar upon such Certificate to the extent of the sums paid.

Section 3.6. Registration, Transfer, and Exchange.

(a) So long as any Certificates remain outstanding, the City shall cause the Paying Agent/Registrar to keep at its Designated Payment/Transfer Office a register (the “Register”) in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Certificates in accordance with this Ordinance.

(b) The ownership of a Certificate may be transferred only upon the presentation and surrender of the Certificate to the Paying Agent/Registrar at the Designated Payment/Transfer Office with such endorsement or other instrument of transfer and assignment as is acceptable to the Paying Agent/Registrar. No transfer of any Certificate shall be effective until entered in the Register.

(c) The Certificates shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office for a Certificate or Certificates of the same maturity and interest rate and in any denomination or denominations of any integral multiple of \$5,000, and in an aggregate principal amount equal to the unpaid principal amount of the Certificates presented for exchange.

(d) The Paying Agent/Registrar is hereby authorized to authenticate and deliver Certificates transferred or exchanged in accordance with this Section. A new Certificate or Certificates will be delivered by the Paying Agent/Registrar, in lieu of the Certificate being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first class, postage prepaid, to the Owner or his designee. Each Certificate delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such Certificate is delivered.

(e) No service charge shall be made to the Owner for the initial registration, any subsequent transfer, or exchange for a different denomination of any of the Certificates. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Certificate.

(f) Neither the City nor the Paying Agent/Registrar shall be required to transfer or exchange any Certificate called for redemption, in whole or in part, within 45 days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled balance of a Certificate.

Section 3.7. Cancellation.

All Certificates paid or redeemed before scheduled maturity in accordance with this Ordinance, and all Certificates in lieu of which exchange Certificates or replacement Certificates are authenticated and delivered in accordance with this Ordinance, shall be cancelled upon the making of proper records regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of such cancelled Certificates in the manner required by the Securities Exchange Act of 1934, as amended.

Section 3.8. Replacement Certificates.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Certificate, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Certificate of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Certificate to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Certificate is lost, apparently destroyed or wrongfully taken, the Paying Agent/Registrar, pursuant to the applicable laws of the State and in the absence of notice or knowledge that such Certificate has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Certificate of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction, or theft of such Certificate;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the City to save them harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar, and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Paying Agent/Registrar.

(c) If, after the delivery of such replacement Certificate, a bona fide purchaser of the original Certificate in lieu of which such replacement Certificate was issued presents for payment such original Certificate, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Certificate from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City or the Paying Agent/Registrar in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed, or wrongfully taken Certificate has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Certificate, may pay such Certificate when it becomes due and payable.

(e) Each replacement Certificate delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such replacement Certificate is delivered.

Section 3.9. Book-Entry-Only System.

(a) The definitive Certificates shall be initially issued in the form of a separate single fully registered Certificate for each maturity. Upon initial issuance, the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of DTC, and except as provided in Section 3.10 hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

(b) With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates, except as provided in this Ordinance. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than an Owner, as shown on the Register, of any notice with respect to the Certificates, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and

consider the person in whose name each Certificate is registered in the Register as the absolute Owner of such Certificate for the purpose of payment of principal of, premium, if any, and interest on the Certificates, for the purpose of giving notices of redemption and other matters with respect to such Certificate, for the purpose of registering transfer with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Certificates only to or upon the order of the respective Owners, as shown in the Register as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Certificates to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks or drafts being mailed to the registered Owner at the close of business on the Record Date, the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(c) The Representation Letter previously executed and delivered by the City, and applicable to the City's obligations delivered in book-entry-only form to DTC as securities depository, is hereby ratified and approved for the Certificates.

Section 3.10. Successor Securities Depository; Transfer Outside Book-Entry-Only System.

In the event that the City determines that it is in the best interest of the City and the beneficial owners of the Certificates that they be able to obtain certificated Certificates, or in the event DTC discontinues the services described herein, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Certificates and cause the Paying Agent/Registrar to transfer one or more separate registered Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

Section 3.11. Payments to Cede & Co.

Notwithstanding any other provision of this Ordinance to the contrary, so long as the Certificates are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Certificates, and all notices with respect to such Certificates shall be made and given, respectively, in the manner provided in the Representation Letter of the City to DTC.

ARTICLE IV

REDEMPTION OF CERTIFICATES BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Certificates shall be subject to redemption before scheduled maturity only as provided in this Article IV.

Section 4.2. Optional Redemption.

(a) The City has reserved the right to redeem at its option the Certificates maturing on and after November 1, 2035, in whole or from time to time in part, before their respective scheduled maturity dates, on November 1, 2034, or on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption.

(b) The City, at least 45 days before the redemption date, unless a shorter period shall be satisfactory to the Paying Agent/Registrar, shall notify the Paying Agent/Registrar of such redemption and of the principal amount of Certificates to be redeemed.

Section 4.3. Mandatory Sinking Fund Redemption.

(a) The Certificates designated as "Term Certificates" in the form of Certificate contained in Section 6.2(a) ("Term Certificates"), are subject to scheduled mandatory redemption and will be redeemed by the City, in part at a price equal to the principal amount thereof, without premium, plus accrued interest to the redemption date, out of moneys available for such purpose in the Debt Service Fund, on the dates and in the respective principal amounts as set forth in the form of Certificate contained in Section 6.2(a).

(b) Prior to each scheduled mandatory redemption date, the Paying Agent/Registrar shall select for redemption by lot, or by any other customary method that results in a random selection, a principal amount of Term Certificates equal to the aggregate principal amount of such Term Certificates to be redeemed, shall call such Term Certificates for redemption on such scheduled mandatory redemption date, and shall give notice of such redemption, as provided in Section 4.5.

(c) The principal amount of the Term Certificates required to be redeemed on any redemption date pursuant to the foregoing mandatory sinking fund redemption provisions hereof shall be reduced, at the option of the City, by the principal amount of any Term Certificates which, at least forty-five (45) days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the City and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.]

Section 4.4. Partial Redemption.

(a) If less than all of the Certificates are to be redeemed pursuant to Section 4.2 hereof, the City shall determine the maturity or maturities and the amounts thereof] to be / (or mandatory

sinking fund redemption amount within a maturity with respect to any Term Certificates) to be redeemed and shall direct the Paying Agent/Registrar to call by lot, or other customary method that results in random selection, the Certificates, or portions thereof, within such maturity or maturities and in such principal amounts for redemption.

(b) A portion of a single Certificate of a denomination greater than \$5,000 may be redeemed, but only in a principal amount equal to \$5,000 or any integral multiple thereof. If such a Certificate is to be partially redeemed, the Paying Agent/Registrar shall treat each \$5,000 portion of the Certificate as though it were a single Certificate for purposes of selection for redemption.

(c) Upon surrender of any Certificate for redemption in part, the Paying Agent/Registrar, in accordance with Section 3.6 of this Ordinance, shall authenticate and deliver an exchange Certificate or Certificates in an aggregate principal amount equal to the unredeemed portion of the Certificate so surrendered, such exchange being without charge.

(d) The Paying Agent/Registrar shall promptly notify the City in writing of the principal amount to be redeemed of any Certificate as to which only a portion thereof is to be redeemed.

Section 4.5. Notice of Redemption to Owners.

(a) The Paying Agent/Registrar shall give notice of any redemption of Certificates by sending notice by United States mail, first class postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Certificate (or part thereof) to be redeemed, at the address shown on the Register at the close of business on the Business Day next preceding the date of mailing such notice.

(b) The notice shall state the redemption date, the redemption price, the place at which the Certificates are to be surrendered for payment, and if less than all Certificates outstanding are to be redeemed, and subject to Section 4.4 hereof, an identification of the Certificates or portions thereof to be redeemed.

(c) The City reserves the right to give notice of its election or direction to redeem Certificates under Section 4.2 conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date or (ii) that the City retains the right to rescind such notice at any time prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice, and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Certificates subject to conditional redemption where redemption has been rescinded shall remain outstanding and the rescission of such redemption shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the City to make moneys and/or authorized securities

available in whole or in part on or before the redemption date shall not constitute an event of default.

(d) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice. Notice having been so given and due provision for the payment of the same having been made, the Certificate called for redemption shall become due and payable on the specified date, and notwithstanding that any Certificate or portion thereof has not been surrendered for payment, interest on such Certificate or portion thereof shall cease to accrue.

Section 4.6. Payment Upon Redemption.

(a) Before or on each redemption date, the City shall deposit with the Paying Agent/Registrar money sufficient to pay all amounts due on the redemption date and the Paying Agent/Registrar shall make provision for the payment of the Certificates to be redeemed on such date by setting aside and holding in trust such amounts as are received by the Paying Agent/Registrar from the City and shall use such funds solely for the purpose of paying the principal of, redemption premium, if any, and accrued interest on the Certificates being redeemed.

(b) Upon presentation and surrender of any Certificate called for redemption at the Designated Payment/Transfer Office of the Paying Agent/Registrar on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the principal of, redemption premium, if any, and accrued interest on such Certificate to the date of redemption from the money set aside for such purpose.

Section 4.7. Effect of Redemption.

(a) When Certificates have been called for redemption in whole or in part and due provision has been made to redeem same as herein provided, the Certificates or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Owners to collect interest which would otherwise accrue after the redemption date on any Certificate or portion thereof called for redemption shall terminate on the date fixed for redemption. If the City shall fail to make provision for payment of all sums due on a redemption date, then any Certificate or portion thereof called for redemption shall continue to bear interest at the rate stated on the Certificate until due provision is made for the payment of same.

(b) If the City shall fail to make provision for payment of all sums due on a redemption date, then any Certificate or portion thereof called for redemption shall continue to bear interest at the rate stated on the Certificate until due provision is made for the payment of same by the City.

Section 4.8. Lapse of Payment. Money set aside for the redemption of the Certificates and remaining unclaimed by the Owners thereof shall be subject to the provisions of Section 3.3(f) hereof.

ARTICLE V

PAYING AGENT/REGISTRAR

Section 5.1. Appointment of Initial Paying Agent/Registrar.

(a) The City hereby appoints Zions Bancorporation, National Association, Houston, Texas, as its initial registrar and transfer agent (the “Paying Agent/Registrar”) to keep such books or records and make such transfers and registrations under such reasonable regulations as the City and the Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such transfer and registrations as herein provided. It shall be the duty of the Paying Agent/Registrar to obtain from the Owners and record in the Register the address of such Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as provided herein. The City or its designee shall have the right to inspect the Register during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Register confidential and, unless otherwise required by law, shall not permit its inspection by any other entity.

(b) The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect to the Certificates, and of all conversions, exchanges and replacements of such Certificates, as provided in this Ordinance.

(c) The form of Paying Agent/Registrar Agreement is hereby approved. The City hereby approves and the Mayor or Mayor Pro Tem and the City Secretary are hereby authorized to execute and deliver a Paying Agent/Registrar Agreement, specifying the duties and responsibilities of the City and the Paying Agent/Registrar.

Section 5.2. Qualifications.

Each Paying Agent/Registrar shall be a commercial bank or trust company organized under the laws of the State, or any other entity duly qualified and legally authorized to serve as and perform the duties and services of paying agent and registrar for the Certificates.

Section 5.3. Maintaining Paying Agent/Registrar.

(a) At all times while any Certificates are outstanding, the City will maintain a Paying Agent/Registrar that is qualified under Section 5.2 of this Ordinance.

(b) If the Paying Agent/Registrar resigns or otherwise ceases to serve as such, the City will promptly appoint a replacement, provided no such resignation shall be effective until a successor Paying Agent/Registrar has accepted the duties of Paying Agent/Registrar for the Certificates.

Section 5.4. Termination.

The City reserves the right to terminate the appointment of any Paying Agent/Registrar by delivering to the entity whose appointment is to be terminated (i) 45 days written notice of the termination of the appointment and of the Paying Agent/Registrar Agreement, stating the effective date of such termination, and (ii) appointing a successor Paying Agent/Registrar; provided, that, no such termination shall be effective until a successor Paying Agent/Registrar has assumed the duties of Paying Agent/Registrar for the Certificates.

Section 5.5. Notice of Change to Owners.

Promptly upon each change in the entity serving as Paying Agent/Registrar, the City will cause notice of the change to be sent to each Owner by United States mail, first class, postage prepaid, at the address in the Register, stating the effective date of the change and the name and mailing address of the replacement Paying Agent/Registrar.

Section 5.6. Agreement to Perform Duties and Functions.

By accepting the appointment as Paying Agent/Registrar and executing the Paying/Agent Registrar Agreement, the Paying Agent/Registrar is deemed to have agreed to the provisions of this Ordinance and that it will perform the duties and functions of Paying Agent/Registrar prescribed hereby and under the Paying Agent/Registrar Agreement.

Section 5.7. Delivery of Records to Successor.

If a Paying Agent/Registrar is replaced, such Paying Agent/Registrar, promptly upon the appointment of the successor, will deliver the Register (or a copy thereof) and all other pertinent books and records relating to the Certificates to the successor Paying Agent/Registrar.

ARTICLE VI

FORM OF THE CERTIFICATES

Section 6.1. Form Generally.

(a) The Certificates, including the Registration Certificate of the Comptroller of Public Accounts of the State, the Certificate of the Paying Agent/Registrar, the Assignment form and the Statement of Insurance, if any, to appear on each of the Certificates, (i) shall be substantially in the form set forth in this Article, with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Certificates, as evidenced by their execution thereof.

(b) Any portion of the text of any Certificates may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Certificates.

(c) The definitive Certificates, if any, shall be typed, photocopied, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Certificates, as evidenced by their execution thereof.

(d) The Initial Certificate submitted to the Attorney General of the State may be typed and photocopied or otherwise reproduced.

Section 6.2. Form of the Certificates.

The form of the Certificates, including the form of the Registration Certificate of the Comptroller of Public Accounts of the State, the form of Certificate of the Paying Agent/Registrar and the form of Assignment appearing on the Certificates, shall be substantially as follows:

(a) Form of Certificate.

REGISTERED
NO. _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF TEXAS
COUNTY OF BRAZORIA

CITY OF ALVIN, TEXAS
TAX AND REVENUE CERTIFICATE OF OBLIGATION
SERIES 2025

<u>INTEREST RATE:</u>	<u>MATURITY DATE:</u>	<u>CLOSING DATE:</u>	<u>CUSIP NUMBER:</u>
_____ %	November 1, 20__	August 26, 2025	_____

The City of Alvin (the "City"), in the County of Brazoria, State of Texas, for value received, hereby promises to pay to

or registered assigns, on the Maturity Date specified above, the sum of

_____ DOLLARS

and to pay interest on such principal amount from the later of the Closing Date specified above or the most recent interest payment date to which interest has been paid or provided for until payment of such principal amount has been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on May 1 and November 1 of each year, commencing on May 1, 2026.

The principal of this Certificate shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Certificate at the corporate trust office of Zions Bancorporation, National Association, Houston, Texas (the "Paying Agent/Registrar"), or such other location designated by the Paying Agent/Registrar (the "Designated Payment/Transfer Office"), or, with respect to a successor Paying Agent/Registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Certificate is payable by check dated as of the interest payment date, and will be mailed by the Paying Agent/Registrar to the registered owner at the address shown on the registration books kept by the Paying Agent/Registrar or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the registered owner; provided, however, such registered owner shall bear all risk and expenses of such customary banking arrangement. For the purpose of the payment of interest on this Certificate, the registered owner shall be the person in whose name this Certificate is registered at the close of business on the "Record Date," which shall be the fifteenth day of the month next preceding such interest payment date. In the event of a nonpayment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the special payment date of the past due interest (the "Special Payment Date," which date shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first class, postage prepaid, to the address of each owner of a Certificate appearing on the books of the Paying Agent/Registrar at the close of business on the last day next preceding the date of mailing of such notice.

If the date for the payment of the principal of or interest on this Certificate is not a Business Day, the date for such payment shall be the next succeeding day which is not a Saturday, Sunday or legal holiday, or day on which banking institutions in the State of Texas or the city in which the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are generally authorized or obligated by law or executive order to close (a "Business Day"), and payment on such date shall for all purposes be deemed to have been made on the original date payment was due.

This Certificate is dated August 1, 2025 and is one of a series of fully registered certificates specified in the title hereof issued in the aggregate principal amount of \$_____ (herein referred to as the "Certificates"), issued pursuant to a certain ordinance of the City (the "Ordinance") for the costs associated with (i) the design, acquisition, construction and equipment of a city hall to serve as an administrative office building housing the governmental functions of the City and containing municipal court facilities, including the demolition of the current city hall in connection therewith, (ii) the design, acquisition, construction and equipment of streets, sidewalks and parking, and (iii) the costs of professional services related thereto.

The City has reserved the right to redeem the Certificates maturing on and after November 1, 2035, in whole or from time to time in part, before their respective scheduled maturity dates, on November 1, 2034, or on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption. If less than all of the Certificates are to be redeemed, the City shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot the Certificates, or portions thereof, within such maturity and in such principal amounts, for redemption.

Certificates maturing on November 1 in the years 20__ and 20__ (the “Term Certificates”) are subject to mandatory sinking fund redemption prior to their scheduled maturity, and will be redeemed by the City, in part at a redemption price equal to the principal amount thereof, without premium, plus interest accrued to the redemption date, on the dates and in the principal amounts shown in the following schedule:

\$ Term Certificates Maturing November 1, 20

<u>Mandatory Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$ _____
November 1, 20__	_____
November 1, 20__ (maturity)	_____

\$ Term Certificates Maturing November 1, 20

<u>Mandatory Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$ _____
November 1, 20__	_____
November 1, 20__ (maturity)	_____

The Paying Agent/Registrar will select by lot or by any other customary method that results in a random selection the specific Term Certificates (or with respect to Term Certificates having a denomination in excess of \$5,000, each \$5,000 portion thereof) to be redeemed by mandatory redemption. The principal amount of Term Certificates required to be redeemed on any redemption date pursuant to the foregoing mandatory sinking fund redemption provisions hereof shall be reduced, at the option of the City, by the principal amount of any Term Certificates which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the City and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Not less than 30 days prior to a redemption date for the Certificates, the City shall cause a notice of redemption to be sent by United States mail, first class, postage prepaid, to the Owners of the Certificates to be redeemed at the address of the Owner appearing on the registration books of the Paying Agent/Registrar at the close of business on the business day next preceding the date of mailing such notice.

The City reserves the right to give notice of its election or direction to redeem Certificates pursuant to an optional redemption conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the City retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so

deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Certificates subject to conditional redemption and such redemption has been rescinded shall remain outstanding and the rescission of such redemption shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the City to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

Any notice so mailed shall be conclusively presumed to have been duly given, whether or not the registered owner receives such notice. Notice having been so given and subject, in the case of an optional redemption, to any rights or conditions reserved by the City in the notice, the Certificates called for redemption shall become due and payable on the specified redemption date, and notwithstanding that any Certificate or portion thereof has not been surrendered for payment, interest on such Certificates or portions thereof shall cease to accrue.

As provided in the Ordinance, and subject to certain limitations therein set forth, this Certificate is transferable upon surrender of this Certificate for transfer at the designated office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar; thereupon, one or more new fully registered Certificates of the same stated maturity, of authorized denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

The City, the Paying Agent/Registrar, and any other person may treat the person in whose name this Certificate is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the person in whose name this Certificate is registered on the Record Date) and for all other purposes, whether or not this Certificate be overdue, and neither the City nor the Paying Agent/Registrar shall be affected by notice to the contrary.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly issued and delivered; that all acts, conditions and things required or proper to be performed, to exist and to be done precedent to or in the issuance and delivery of this Certificate have been performed, exist and have been done in accordance with law; and that annual ad valorem taxes, within the limits prescribed by law, sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in the City.

IT IS FURTHER certified, recited and represented that the Surplus Revenues (as defined in the Ordinance) of the City's water and sewer system are pledged to the payment of the principal of and interest on the Certificates in an amount not to exceed \$1,000; provided, however, that such pledge is junior and subordinate in all respects to the pledge of the Surplus Revenues to the payment of all outstanding obligations of the City and any obligation of the City, whether authorized heretofore or hereafter, which the City designates as having a pledge senior to the pledge of the Surplus Revenues to the payment of the Certificates. The City also reserves the right to issue, for any lawful purpose at any time, in one or more installments, bonds, certificates of obligation and other obligations of any kind payable in whole or in part from the Surplus Revenues,

secured by a pledge of the Surplus Revenues that may be prior and superior in right to, on a parity with, or junior and subordinate to the pledge of the Surplus Revenues securing the Certificates.

IN WITNESS WHEREOF, the City has caused this Certificate to be executed by the manual or facsimile signature of the Mayor or Mayor Pro Tem of the City and countersigned by the manual or facsimile signature of the City Secretary, and the official seal of the City has been duly impressed or placed in facsimile on this Certificate.

City Secretary
City of Alvin, Texas

Mayor [Pro Tem] ¹
City of Alvin, Texas

[SEAL]

(b) Form of Comptroller's Registration Certificate.

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER
OF PUBLIC ACCOUNTS
THE STATE OF TEXAS

§
§
§

REGISTER NO. _____

I HEREBY CERTIFY THAT this Certificate has been examined, certified as to validity, and approved by the Attorney General of the State of Texas and that this Certificate has been registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____.

[SEAL]

[Acting] Comptroller of Public Accounts
of the State of Texas

(c) Form of Certificate of Paying Agent/Registrar.

The following Certificate of Paying Agent/Registrar may be deleted from the Initial Certificate if the Comptroller's Registration Certificate appears thereon.

CERTIFICATE OF PAYING AGENT/REGISTRAR

The records of the Paying Agent/Registrar show that the Initial Certificate of this series of certificates of obligation was approved by the Attorney General of the State of Texas and registered

¹ Delete if the Mayor executes the Initial Certificate

by the Comptroller of Public Accounts of the State of Texas, and that this is one of the Certificates referred to in the within-mentioned Ordinance.

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION,
as Paying Agent/Registrar

Dated: _____

By: _____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee): _____

(Social Security or other identifying number: _____) the within Certificate and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Certificate on the books kept for registration hereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed By:

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Certificate in every particular and must be guaranteed in a manner acceptable to the Paying Agent/Registrar.

(e) The Initial Certificate shall be in the form set forth in paragraphs (a), (b) and (d) of this Section, except for the following alterations:

(i) immediately under the name of the Certificate the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below" and "CUSIP NUMBER _____" deleted; and

(ii) in the first paragraph of the Certificate, the words "on the Maturity Date specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on November 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:"

(Information to be inserted from schedule in Section 3.2 of the Ordinance)

(iii) the Initial Certificate shall be numbered I-1.

Section 6.3. CUSIP Registration.

The City may secure identification numbers through CUSIP Global Services, or another entity that provides securities identification numbers for municipal securities, and may print such

numbers on the face of the Certificates. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Certificates or any errors or omissions in the printing of such number shall be of no significance or effect in regard to the legality thereof and neither the City nor Bond Counsel to the City are to be held responsible for CUSIP numbers incorrectly printed on the Certificates.

Section 6.4. Legal Opinion.

The approving legal opinion of Bond Counsel may be attached to or printed on the reverse side of each Certificate over the certification of the City Secretary of the City, which may be executed in facsimile.

ARTICLE VII

SALE AND DELIVERY OF CERTIFICATES; DEPOSIT OF PROCEEDS; OFFICIAL STATEMENT

Section 7.1. Sale of Certificates.

(a) The sale and delivery of the Certificates, having been duly advertised and offered for sale at competitive bid, are hereby sold and awarded to [] (the "Initial Purchaser") for a purchase price equal to the principal amount thereof plus a cash premium of \$[], being the bid which produced the lowest true interest cost, subject to the approving opinion as to the legality of the Certificates of the Attorney General of the Texas and the opinion of Bond Counsel. The Initial Certificate shall be registered in the name of the Initial Purchaser or its designee. The Mayor or Mayor Pro Tem and all other officers, agents and representatives of the City are hereby authorized to do any and all things necessary or desirable to satisfy the conditions to and to provide for the issuance and delivery of the Certificates.

Section 7.2. Deposit of Proceeds.

Proceeds from the sale of the Certificates shall, promptly upon receipt by the City, be applied as follows:

(a) The amount of \$_____, consisting of \$_____ principal amount of Certificate proceeds plus premium received from the sale of the Certificates in the amount of \$_____, shall be used for the purposes set forth in Section 3.1.

(b) Premium received from the sale of the Certificates in the amount of \$_____ shall be used to pay the costs of issuance.

(c) Any amounts remaining after accomplishing such purposes and paying costs of issuance in subsection (b) shall be [used for the purposes described in subsection (a) or deposited to the Debt Service Fund].

Section 7.3. Control and Delivery of Certificates.

(a) The Mayor or Mayor Pro Tem of the City is hereby authorized to have control of the Initial Certificate and all necessary records and proceedings pertaining thereto pending investigation, examination, and approval of the Attorney General of the State, registration by the Comptroller of Public Accounts of the State and registration with, and initial exchange or transfer by, the Paying Agent/Registrar.

(b) After registration by the Comptroller of Public Accounts, delivery of the Certificates shall be made to the Initial Purchaser under and subject to the general supervision and direction of the Mayor or Mayor Pro Tem, against receipt by the City of all amounts due to the City under the terms of sale.

(c) All officers of the City are authorized to execute such documents, certificates and receipts and to make such elections with respect to the tax-exempt status of the Certificates, as they may deem necessary to consummate the delivery of the Certificates.

Section 7.4. Official Statement.

The form and substance of the Preliminary Official Statement and any addenda, supplement or amendment thereto, is hereby ratified and approved, and has been deemed final as of its date within the meaning and for the purposes of paragraph (b)(1) of the Rule. The City hereby authorizes and approves the preparation of a final Official Statement to add the terms of the Initial Purchaser's bid and other relevant information. The use of such final Official Statement in the reoffering of the Certificates by the Initial Purchaser is hereby approved and authorized. The proper officials of the City are hereby authorized to execute and deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the date of payment for and delivery of the Certificates.

ARTICLE VIII

PARTICULAR REPRESENTATIONS AND COVENANTS

Section 8.1. Payment of the Certificates.

On or before each Interest Payment Date while any of the Certificates are outstanding and unpaid, there shall be made available to the Paying Agent/Registrar, out of the Debt Service Fund, money sufficient to pay such interest on and principal of, redemption premium, if any, and interest on the Certificates as will accrue or mature on the applicable Interest Payment Date or date of prior redemption.

Section 8.2. Other Representations and Covenants.

(a) The City will faithfully perform, at all times, any and all covenants, undertakings, stipulations, and provisions contained in this Ordinance and in each Certificate; the City will promptly pay or cause to be paid the principal of, redemption premium, if any, and interest on each Certificate on the dates and at the places and manner prescribed in such Certificate; and the City

will, at the times and in the manner prescribed by this Ordinance, deposit or cause to be deposited the amounts of money specified by this Ordinance.

(b) The City is duly authorized under the laws of the State to issue the Certificates; all action on its part for the creation and issuance of the Certificates has been duly and effectively taken; and the Certificates in the hands of the Owners thereof are and will be valid and enforceable obligations of the City in accordance with their terms.

Section 8.3. Provisions Concerning Federal Income Tax Matters.

(a) General. The City covenants not to take any action or omit to take any action that, if taken or omitted, would cause the interest on the Certificates to be includable in gross income for federal income tax purposes. In furtherance thereof, the City covenants to comply with sections 103 and 141 through 150 of the Code and the provisions set forth in the Federal Tax Certificate executed by the City in connection with the Certificates.

(b) No Private Activity Bonds. The City covenants that it will use the proceeds of the Certificates (including investment income) and the property financed, directly or indirectly, with such proceeds so that the Certificates will not be “private activity bonds” within the meaning of section 141 of the Code. Furthermore, the City will not take a deliberate action (as defined in section 1.141-2(d)(3) of the Regulations) that causes the Certificates to be a “private activity bond” unless it takes a remedial action permitted by section 1.141-12 of the Regulations.

(c) No Federal Guarantee. The City covenants not to take any action or omit to take any action that, if taken or omitted, would cause the Certificates to be “federally guaranteed” within the meaning of section 149(b) of the Code, except as permitted by section 149(b)(3) of the Code.

(d) No Hedge Bonds. The City covenants not to take any action or omit to take action that, if taken or omitted, would cause the Certificates to be “hedge bonds” within the meaning of section 149(g) of the Code.

(e) No Arbitrage Bonds. The City covenants that it will make such use of the proceeds of the Certificates (including investment income) and regulate the investment of such proceeds of the Certificates so that the Certificates will not be “arbitrage bonds” within the meaning of section 148(a) of the Code.

(f) Required Rebate. The City covenants that, if the City does not qualify for an exception to the requirements of section 148(f) of the Code, the City will comply with the requirement that certain amounts earned by the City on the investment of the gross proceeds of the Certificates, be rebated to the United States.

(g) Information Reporting. The City covenants to file or cause to be filed with the Secretary of the Treasury an information statement concerning the Certificates in accordance with section 149(e) of the Code.

(h) Record Retention. The City covenants to retain all material records relating to the expenditure of the proceeds (including investment income) of the Certificates and the use of the

property financed, directly or indirectly, thereby until three years after the last Certificate is redeemed or paid at maturity (or such other period as provided by subsequent guidance issued by the Department of the Treasury) in a manner that ensures their complete access throughout such retention period.

(i) Registration. If the Certificates are “registration-required bonds” under section 149(a)(2) of the Code, the Certificates will be issued in registered form.

(j) Favorable Opinion of Bond Counsel. Notwithstanding the foregoing, the City will not be required to comply with any of the federal tax covenants set forth above if the City has received an opinion of nationally recognized bond counsel that such noncompliance will not adversely affect the excludability of interest on the Certificates from gross income for federal income tax purposes.

(k) Continuing Compliance. Notwithstanding any other provision of this Ordinance, the City’s obligations under the federal tax covenants set forth above will survive the defeasance and discharge of the Certificates for as long as such matters are relevant to the excludability of interest on the Certificates from gross income for federal income tax purposes.

(l) Official Intent. For purposes of section 1.150-2(d) of the Regulations, to the extent that an official intent to reimburse by the City has not been adopted for a particular project, this Ordinance serves as the City’s official declaration of intent to use proceeds of the Certificates to reimburse itself from proceeds of the Certificates issued in the maximum amount authorized by this Ordinance for certain expenditures paid in connection with the projects set forth herein. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date of which the project to which such expenditure relates is placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

ARTICLE IX

DISCHARGE

Section 9.1. Discharge.

The Certificates may be defeased, discharged or refunded in any manner now or hereafter permitted by applicable law.

ARTICLE X

CONTINUING DISCLOSURE UNDERTAKING

Section 10.1. Annual Reports.

(a) The City shall provide annually to the MSRB, (i) within six (6) months after the end of each Fiscal Year of the City ending in or after 2025, financial information and operating data with respect to the City of the general type included in the Official Statement in the Schedules

in Appendix A numbered 1-4, 6-9, and 11-14, and including financial statements of the City if audited financial statements of the City are then available, and (ii) if not provided as part of such financial information and operating data, audited financial statements when, and if, they become available. Any financial statements so to be provided shall be (i) prepared in accordance with the accounting principles described in the notes to the financial statements for the most recently concluded Fiscal Year, or such other accounting principles as the City may be required to employ, from time to time, by State law or regulation, and (ii) audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the City shall file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such financial statements becomes available. The financial information or operating data shall be provided in an electronic format as prescribed by the MSRB.

(b) If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

(c) The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

Section 10.2. Event Notices.

(a) The City shall provide the following to the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten (10) business days after the occurrence of the event, notice of any of the following events with respect to the Certificates:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of Certificates, or other material events affecting the tax status of the Certificates;
- (7) Modifications to rights of the holders of the Certificates, if material;
- (8) Certificate calls, if material, and tender offers;

- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Certificates, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership or similar event of the City;

Note to paragraph 12: For the purposes of the event identified in paragraph 12 of this section, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

- (13) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of successor or additional paying agent/registrar or the change of name of a paying agent/registrar, if material;
- (15) Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

Note to paragraphs (15) and (16): For purposes of the events identified in paragraphs (15) and (16) of this section and in the definition of Financial Obligation in Section 1.1, the City intends the words used in such paragraphs to have the meanings ascribed to them in SEC Release No. 34-83885 dated August 20, 2018 (the “2018 Release”) and any further written guidance provided by the SEC or its staff with respect to the amendments to the Rule effected by the 2018 Release.

(b) The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with Section 10.1 of this Ordinance by the time required by such Section.

Section 10.3. Limitations, Disclaimers and Amendments.

(a) The City shall be obligated to observe and perform the covenants specified in this Article for so long as, but only for so long as, the City remains an “obligated person” with respect to the Certificates within the meaning of the Rule, except that the City in any event will give notice of any redemption calls and any defeasances that cause the City to be no longer an “obligated person.”

(b) The provisions of this Article are for the sole benefit of the Owners and beneficial owners of the Certificates, and nothing in this Article, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Article and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Article or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITH OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS ARTICLE, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(c) No default by the City in observing or performing its obligations under this Article shall constitute a breach of or default under the Ordinance for purposes of any other provisions of this Ordinance.

(d) Nothing in this Article is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

(e) The provisions of this Article may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (i) the provisions of this Article, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (ii) either (A) the Owners of a majority in aggregate principal amount (or any greater amount required by any other provisions of this Ordinance that authorizes such an amendment) of the outstanding Certificates consent to such amendment or (B) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Owners and beneficial owners of the Certificates. The provisions of this Article may also be amended from time to time or repealed by

the City if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, but only if and to the extent that reservation of the City's right to do so would not prevent the underwriter of the initial public offering of the Certificates from lawfully purchasing or selling Certificates in such offering. If the City so amends the provisions of this Article, it shall include with any amended financial information or operating data next provided in accordance with Section 10.1 an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

ARTICLE XI

MISCELLANEOUS

Section 11.1. Changes to Ordinance.

Bond Counsel is hereby authorized to make any changes to the terms of this Ordinance if necessary or desirable to carry out the purposes hereof or in connection with the approval of the issuance of the Certificates by the Attorney General of the State.

Section 11.2. Partial Invalidity.

If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 11.3. Repealer.

All ordinances or resolutions, or parts thereof, heretofore adopted by the City and inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 11.4. Individuals Not Liable.

No covenant, stipulation, obligation or agreement herein contained shall be deemed to be a covenant, stipulation, obligation or agreement of any member of City Council or agent or employee of City Council or of the City in his or her individual capacity and neither the members of City Council nor any officer thereof, nor any agent or employee of City Council or of the City, shall be liable personally on the Certificates, or be subject to any personal liability or accountability by reason of the issuance thereof.

Section 11.5. Related Matters.

To satisfy in a timely manner all of the City's obligations under this Ordinance, the Mayor or Mayor Pro Tem, the City Secretary and all other appropriate officers and agents of the City are hereby authorized and directed to do any and all things necessary and/or convenient in order to consummate the delivery of the Certificates, pay the costs of issuance on the Certificates, and effectuate the terms and purposes of this Ordinance.

Section 11.6. Force and Effect.

This Ordinance shall be in full force and effect from and after its final passage, and it is so ordained.

[Signature Page Follows]

PASSED, APPROVED AND EFFECTIVE this 7th day of August, 2025.

City Secretary
City of Alvin, Texas

Mayor
City of Alvin, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

I, the undersigned officer of the City Council of the City of Alvin, Texas, hereby certify as follows:

1. The City Council of the City of Alvin, Texas, convened in a regular meeting on the 7th day of August, 2025, at the regular meeting place thereof, within said City, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Gabe Adame	Mayor
Martin Vela	Council Member, District A
Chris Vaughn	Council Member, District B
Richard Garivey	Council Member, District C
Ashley Davis	Council Member, District D
Meagan DeKeyzer	Mayor Pro-tem, Council Member, District E
Keko Moore	Council Member At Large 1
Scott Salter	Council Member At Large 2

and all of said persons were present, except the following absentee(s): _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

ORDINANCE NO. 25-__

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF ALVIN, TEXAS, TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025; LEVYING A TAX AND PROVIDING FOR THE SECURITY AND PAYMENT THEREOF; AND ENACTING OTHER PROVISIONS RELATING THERETO

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said ordinance be adopted; and, after due discussion, said motion, carrying with it the adoption of said ordinance, prevailed and carried by the following vote:

_____ Member(s) shown present voted "Aye."

_____ Member(s) shown present voted "No."

_____ Member(s) shown present abstained from voting.

2. A true, full and correct copy of the aforesaid ordinance adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said ordinance has been duly recorded in the City Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of said meeting pertaining to the adoption of said ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said ordinance would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED this 7th day of August, 2025.

[SEAL]

City Secretary
City of Alvin, Texas

CITY OF ALVIN, TEXAS
TAX & REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025
S&P “AA”
COUNCIL MEETS 1ST & 3RD THURSDAY OF THE MONTH (7:00PM)

Draft 6
5/1/2025

Tentative Timetable of Events

JUNE						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

SEPTEMBER						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Complete By	Day	Event	Parties
June 5	Thursday	City Council of the City of Alvin (the “Council”) approves the Notice of Intent (“NOI”) to issue Tax & Revenue Certificates of Obligation, Series 2025 (the “Certificates”).	All
June 6	Friday	City posts the NOI on the City’s website. (Posting must remain until after the Certificate sale date.)	C
June 6	Friday	Send draft Certificate documents to S&P Global Rating for review. Request rating call.	FA
June 6	Friday	Send first draft of Certificate documents to working group for comments.	FA
June 11	Wednesday	City provides the NOI to the Alvin Sun for publication.	C
June 15	Sunday	City publishes the first NOI in the local paper.	C
June 22	Sunday	City publishes the final NOI in the local paper.	C
June 23	Monday	Comments due on the first draft of the Certificate documents.	All
July		Rating call with City Officials, Financial Advisor and S&P Analysts_____.	C, FA
July 8	Tuesday	Send final draft of the Certificate documents for final comments.	FA
July 24	Thursday	Comments due on second draft of Certificate documents.	All
July 24	Thursday	Receive S&P verbal rating.	FA

July 29	Tuesday	Print and mail POS – IPREO, Bloomberg, MAC.	FA
July 29	Tuesday	Request CUSIPs.	FA
August 7	Thursday	Competitive sale (Bids received until 10:00 a.m.).	All
August 7	Thursday	City Council adopts Ordinance authorizing the Certificates (or rejects all bids).	All
August 7	Thursday	Distribute draft of Final Official Statement (“OS”).	FA
August 13	Wednesday	Comments due on draft OS.	ALL
August 14	Thursday	Print and mail Final OS.	FA
August 28	Thursday	Deliver Certificates.	C, BC

Legend

City of Alvin
Bracewell
USCA Municipal Advisors

Issuer (C)
Bond Counsel (BC)
Financial Advisor (FA)

RESOLUTION NO. 25-R-18

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALVIN,
TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION
TO ISSUE CERTIFICATES OF OBLIGATION; AUTHORIZING THE
PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND
NOTICE OF SALE; AND APPROVING OTHER MATTERS INCIDENTAL
THERE TO**

THE STATE OF TEXAS	§
COUNTY OF BRAZORIA	§
CITY OF ALVIN	§

WHEREAS, the City Council of the City of Alvin, Texas (the “City”) deems it advisable to issue certificates of obligation (the “Certificates”) of the City in accordance with the notice hereinafter set forth;

WHEREAS, the City desires to authorize the preparation of a preliminary official statement (the “Preliminary Official Statement”) and notice of sale (the “Notice of Sale”) in anticipation of its issuance of the Certificates; and

WHEREAS, it is hereby found and determined that the meeting at which this Resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code, as amended;

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

Section 1. The findings, definitions and recitations set out in the preamble to this Resolution are found to be true and correct and are hereby adopted by City Council of the City (the “City Council”) and made a part hereof for all purposes.

Section 2. The City Secretary is hereby authorized and directed to cause to be published and posted in the manner required by law and in substantially the form attached hereto as Exhibit A, notice of the City’s intention to issue the Certificates (the “Notice”).

Section 3. The Notice shall be published once a week for two (2) consecutive weeks in a newspaper that is of general circulation in the City, the date of the first publication to be before the 45th day before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City’s website for at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 4. For the purposes of the Notice, the City hereby designates as self-supporting those public securities listed in the attached Exhibit B, the debt service on which the City currently pays from sources other than ad valorem tax collections. The City plans to continue to pay these

public securities based on this practice; however, there is no guarantee this practice will continue in future years.

Section 5. For purposes of section 1.150-2(d) of the Treasury Regulations, this Resolution and the Notice serve as the City's official declaration of intent to reimburse itself from proceeds of the Certificates in the maximum principal amount and for expenditures paid in connection with the projects, each as set forth in Exhibit A hereof. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof, and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date on which the project to which such expenditure relates is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid.

Section 6. The Mayor, City Manager, Chief Financial Officer, City Secretary, and other appropriate officials of the City; the City's financial advisor, US Capital Advisors LLC; and the City's bond counsel, Bracewell LLP, are authorized and directed to proceed with the preparation of a Notice of Sale and Preliminary Official Statement and to make other necessary arrangements for the sale of the Certificates at a future meeting of the City Council.

Section 7. The City hereby authorizes the preparation and distribution of a Notice of Sale and Preliminary Official Statement relating to the Certificates and authorizes the Chief Financial Officer or City Manager to approve the final form of and deem final the Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Section 8. The Mayor, City Manager, Chief Financial Officer, City Secretary and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 9. This Resolution shall take effect immediately from and after its passage by the City Council.

(Signature page follows)

PASSED AND APPROVED on this the 5th day of June 2025 by the affirmative vote of the City Council of the City of Alvin, Texas.

City Secretary
City of Alvin, Texas

Mayor
City of Alvin, Texas

[SEAL]

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Alvin, Texas (the “City”), will meet at the City Council Chambers, 216 West Sealy Street, Alvin, Texas, 77511, at 7:00 p.m. on August 7, 2025, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City’s certificates of obligation (the “Certificates”), in the maximum aggregate principal amount not to exceed \$25,000,000, payable from ad valorem taxes and from a limited pledge of a subordinate lien on the surplus revenues of the City’s water and sewer system, bearing interest at any rate or rates not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council of the City at the time of issuance of the Certificates, and maturing over a period not to exceed forty (40) years from the date of issuance, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with (i) the design, acquisition, construction and equipment of a city hall to serve as an administrative office building housing the governmental functions of the City and containing municipal court facilities, including the demolition of the current city hall in connection therewith, (ii) the design, acquisition, construction and equipment of streets, sidewalks and parking, and (iii) the costs of professional services related thereto. The estimated combined principal and interest required to pay the Certificates on time and in full is \$50,968,463. Such estimate is provided for illustrative purposes only and is based on an assumed interest rate of 5.21028%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting in Resolution No. 25-R-18, dated June 5, 2025, which resolution is available from the City upon request) is \$22,636,600, and based on the City’s expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting) on time and in full is \$28,465,440.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 5th day of June 2025.

Dixie Roberts
City Secretary
City of Alvin, Texas

EXHIBIT B
SELF-SUPPORTING DEBT

\$8,113,400 **Total Principal Amount Designated as Self-Supporting**

The total principal amount of self-supporting debt is comprised of some or all of the debt from the following series of obligations:

Series Designation

General Obligation Refunding Bonds, Series 2013

Tax & Revenue Certificates of Obligation, Series 2015

Tax & Revenue Certificates of Obligation, Series 2017

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF ALVIN §

I, the undersigned officer of the City Council of the City of Alvin, Texas, hereby certify as follows:

1. The City Council of the City of Alvin, Texas, convened in a regular meeting on the 5th day of June 2025, at the regular meeting place thereof, within said City, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Gabe Adame	Mayor
Martin Vela	Council Member, District A
Chris Vaughn	Council Member, District B
Richard Garivey	Council Member, District C
Ashley Davis	Council Member, District D
Meagan DeKeyzer	Mayor Pro-tem, Council Member, District E
Keko Moore	Council Member At Large 1
Scott Salter	Council Member At Large 2

and all of said persons were present, except the following absentee(s): _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION NO. 25-R-18

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AUTHORIZING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND NOTICE OF SALE; AND APPROVING OTHER MATTERS INCIDENTAL THERETO.

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said resolution, prevailed and carried by the following vote:

_____ Member(s) of City Council shown present voted "Aye."

_____ Member(s) of City Council shown present voted "No."

_____ Member(s) of City Council abstained from voting.

2. A true, full and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said

resolution has been duly recorded in said City Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said resolution would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of said meeting was given as required by Chapter 551 of the Texas Government Code.

SIGNED AND SEALED this 5th day of June 2025.

City Secretary
City of Alvin, Texas

[SEAL]



PROJECT NAME:

City of Alvin - New City Hall

PROJECT BUDGET:
\$ 25,000,000.00

REVISION:(rev 8.20.204)
revised (original SF)

CURRENT BUDGET:
\$ 24,820,050.81

Line Item	Description	A				(a1 x b1) Total Cost
		a1 Quantity	Unit	b1 Cost	Unit	
	Soft Costs					\$ 3,253,156.78
1	Consultants Services					
2	CM/DB Basic Services					\$ -
3	Fire Flow Testing	1	u	\$ 2,500.00		\$ 2,500.00
4	Arborist	1	u	\$ -		\$ -
5	Traffic Engineer	1	u	\$ -		\$ -
6	CM/DB Reimbursable Services					\$ -
7	A/E Basic Services					\$ -
8	Architectural & Engineering Design (10% of direct cost)	0.10	%	\$ 15,346,095.00		\$ 1,534,609.50
9	A/E Reimbursable Services					\$ -
10	A/E Additional Services					\$ -
11	ADA Final Inspection	1	u	\$ 2,500.00		\$ 2,500.00
12	Geotech (Design, Field analysis)	1	u	\$ 25,000.00		\$ 25,000.00
13	Survey	1	u	\$ 10,000.00		\$ 10,000.00
14	Platting	1	u	\$ 5,000.00		\$ 5,000.00
15	Feasibility Study		u			\$ -
16	Program Management Fee (3% total program cost)	0.03	%	\$ 23,220,000.00		\$ 696,600.00
17	Legal Fees (Procurement Attorney, Real Estate Attorney, Contract Review Attorney, Claims/Litigation, etc.,)	1	u	\$ 25,000.00		\$ 25,000.00
18	Commissioning (Cx)	1		\$ 50,000.00		\$ 50,000.00
19	County, City and Agency Fees					
20	Miscellaneous Fees (Permit) In plan check and permit	1	u	\$ -		\$ -
21	Water Impact Fee	1	u	\$ 13,371.78		\$ 13,371.78
22	Wastewater Impact Fee	1	u	\$ 14,463.00		\$ 14,463.00
23	Environmental Impact Fee					\$ -
24	Building/Fire Department Plan Check and Permit	26750	gsf	\$ 1.00		\$ 26,750.00
25	Public Works Fee	1	u	\$ 2,000.00		\$ 2,000.00
26	Advertising	1	u	\$ 500.00		\$ 500.00
27	Prompt Pay Interest					\$ -
28	Capital Impact Fees					\$ -
29	Owner Supplied Insurance		%			\$ -
30	Utility Company Connection Services and Fees					
31	Data Service	1	u	\$ -		\$ -
32	Gas Service	1	u	\$ 15,000.00		\$ 15,000.00
33	Electrical Service	1	u	\$ 25,000.00		\$ 25,000.00
34	Water Service	1	u	\$ 900.00		\$ 900.00
35	Temp. Utilities Consumption fees during Construction	1	gsf	\$ 45,000.00		\$ 45,000.00
36	Telecommunications/Network (dry utility)	1	u	\$ 25,000.00		\$ 25,000.00
37	Management Software/Licensing Fees	1	u	\$ 6,600.00		\$ 6,600.00
38	Security System	1	u	\$ 75,000.00		\$ 75,000.00
39	A/V Equipment	1	u	\$ 75,000.00		\$ 75,000.00

40	Equipment				\$	-
41	Furniture (25% existing - 75% new)	26750	gsf	\$	18.75	\$ 501,562.50
42	Moving Expenses	1	u	\$	15,000.00	\$ 15,000.00
43	Storage Fees (16 months)	16	mo	\$	800.00	\$ 12,800.00
44	Building Rental (temporary facilities during construction)	16	mo	\$	3,000.00	\$ 48,000.00
45	Construction Phase	26750.00			799	\$ 21,377,464.03
46	Permits	26750	gsf	\$	0.15	\$ 4,012.50
47	General Requirements	26750	gsf	\$	15.00	\$ 401,250.00
48	Demolition / Existing Conditions	26750	gsf	\$	10.00	\$ 267,500.00
49	Concrete	26750	gsf	\$	48.40	\$ 1,294,700.00
50	Masonry	26750	gsf	\$	6.10	\$ 163,175.00
51	Metals	26750	gsf	\$	74.04	\$ 1,980,570.00
52	Woods & Plastics	26750	gsf	\$	23.36	\$ 624,880.00
53	Thermal & Moisture	26750	gsf	\$	30.59	\$ 818,282.50
54	Openings	26750	gsf	\$	58.40	\$ 1,562,200.00
55	Finishes	26750	gsf	\$	75.91	\$ 2,030,592.50
56	Specialties	26750	gsf	\$	32.01	\$ 856,267.50
57	Equipment	26750	gsf	\$	2.15	\$ 57,512.50
58	Furnishings	26750	gsf	\$	4.71	\$ 125,992.50
59	Special Construction	26750	gsf	\$	0.27	\$ 7,222.50
60	Conveying Equipment	26750	gsf	\$	5.74	\$ 153,545.00
61	Fire Suppression	26750	gsf	\$	5.19	\$ 138,832.50
62	Plumbing	26750	gsf	\$	15.82	\$ 423,185.00
63	HVAC	26750	gsf	\$	48.00	\$ 1,284,000.00
64	Electrical	26750	gsf	\$	42.47	\$ 1,136,072.50
65	Communications	26750	gsf	\$	20.50	\$ 548,375.00
66	Electronic Safety & Security	26750	gsf	\$	19.50	\$ 521,625.00
67	Earthwork	26750	gsf	\$	3.67	\$ 98,172.50
68	Pedestrian Plaza and additional surface parking	1	u	\$	250,000.00	\$ 250,000.00
69	Exterior Improvements	26750	gsf	\$	10.00	\$ 267,500.00
70	Utilities	26750	gsf	\$	12.36	\$ 330,630.00
71	General Conditions (6% of the Direct Cost)	0.06	%	\$	15,346,095.00	\$ 920,765.70
72	Overhead (2% of the direct cost)	0.02	%	\$	15,346,095.00	\$ 306,921.90
73	General Contractors Fee / Profit (6% of the Direct Cost)	0.06	%	\$	15,346,095.00	\$ 920,765.70
74	Owner's Contingency (6% of the Direct Cost)	0.06	%	\$	17,494,548.30	\$ 1,049,672.90
75	Site Utilities Contingency	1	u	\$	100,000.00	\$ 100,000.00
76	Estimating Contingency (5% of total)	0.05	%	\$	18,644,221.20	\$ 932,211.06
77	Bonds & Insurance	0.05	%	\$	19,576,432.26	\$ 978,821.61
78	Escalation (4% annual rate)	0.040	%	\$	20,555,253.87	\$ 822,210.15
79	Testing and Air Balancing					\$ 189,430.00
80	Construction Testing					
81	Soils Testing	26750	gsf	\$	0.66	\$ 17,655.00
82	Materials Testing	26750	gsf	\$	1.64	\$ 43,870.00
83	Lead & Asbestos Abatement Observation, Testing, Clearance report	26750	gsf	\$	1.00	\$ 26,750.00
84	Asbestos Abatement Contractor/work	26750	gsf	\$	2.00	\$ 53,500.00
85	Archeo/Paleo Site Observations	1	u	\$	-	\$ -
86	Water Intrusion Testing and Inspections	1	u	\$	30,000.00	\$ 30,000.00
87	Envelope Testing					
88	Roofing and Waterproofing Inspections	26750	gsf	\$	0.66	\$ 17,655.00
89	Electrical Testing	1	u	\$	-	\$ -
	Totals					24,820,050.81



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Presentation by Dr. Sambidi (Assistant Director of Data Analytics and Research of H-GAC) on population data, research and projections for the region, Brazoria County, and/or the City of Alvin extraterritorial jurisdiction.

Type of Item: Presentation

Summary: Dr. Sambidi is the assistant director of data analytics and research of H-GAC. Council member Vela recommended and invited Dr. Sambidi to present population data and research projections for the region, Brazoria County, and the City of Alvin ETJ.

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: 8/4/2025 SLH

Finance Review Required: N/A ☒ Required _

Date Completed: _____

Supporting documents attached:

1. Regional Growth Forecast for Alvin
-

Recommendation:

Reviewed by Department Head, if applicable: __

Reviewed by City Attorney, if applicable: ☒

Reviewed by Chief Financial Officer, if applicable: __

Reviewed by City Manager, if applicable: ☒



2024 Regional Growth Forecast (2020-2050) and Web Mapping Tools Houston-Galveston Area Council



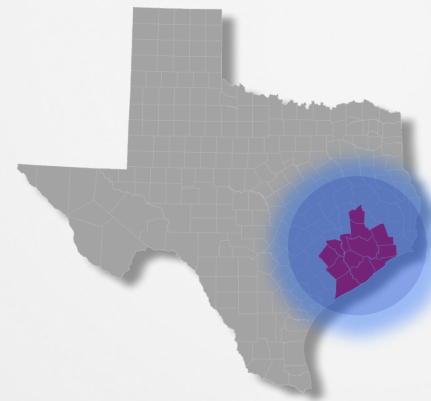
Pramod Sambidi, PhD PMP
Assistant Director Data Analytics and Research
Houston-Galveston Area Council



Houston-Galveston
Area Council

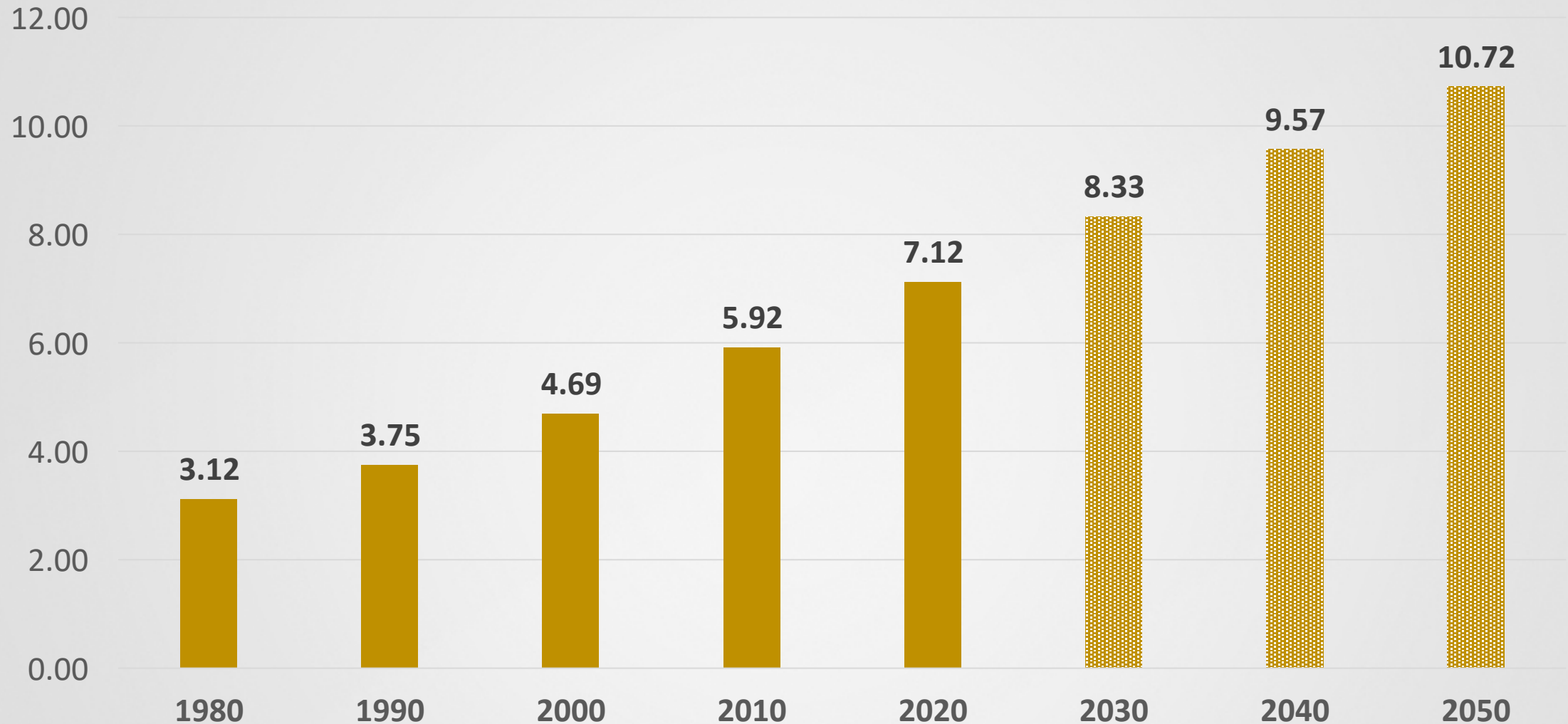
H-GAC serves:

- 13 counties
- 134 cities
- 7.9 million people
- 3.7 million jobs
- MPO for **8-county metro area**
- Current Forecast Release Year- **2024**

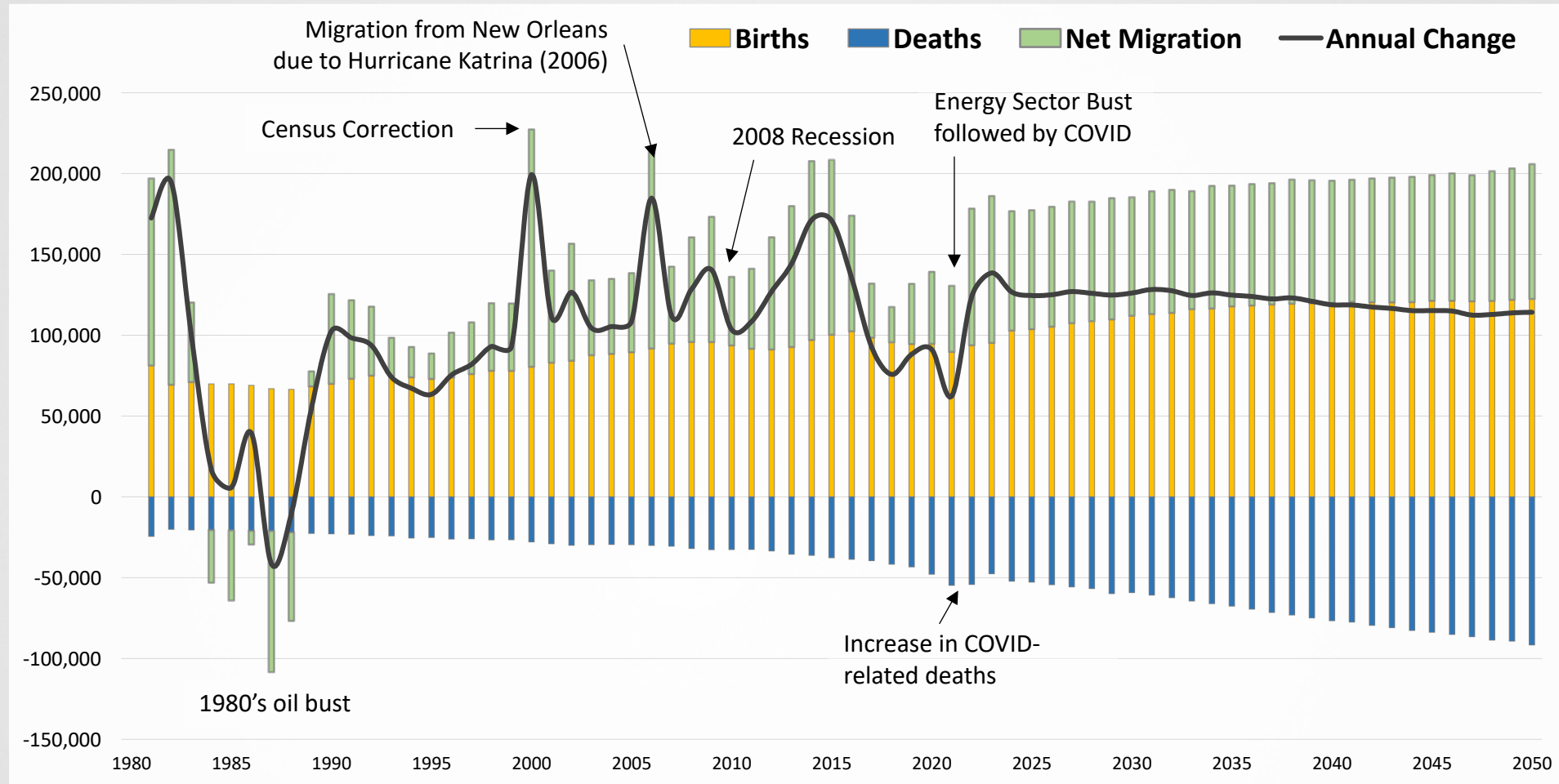


H-GAC 8 County Population Forecast

(in Millions)

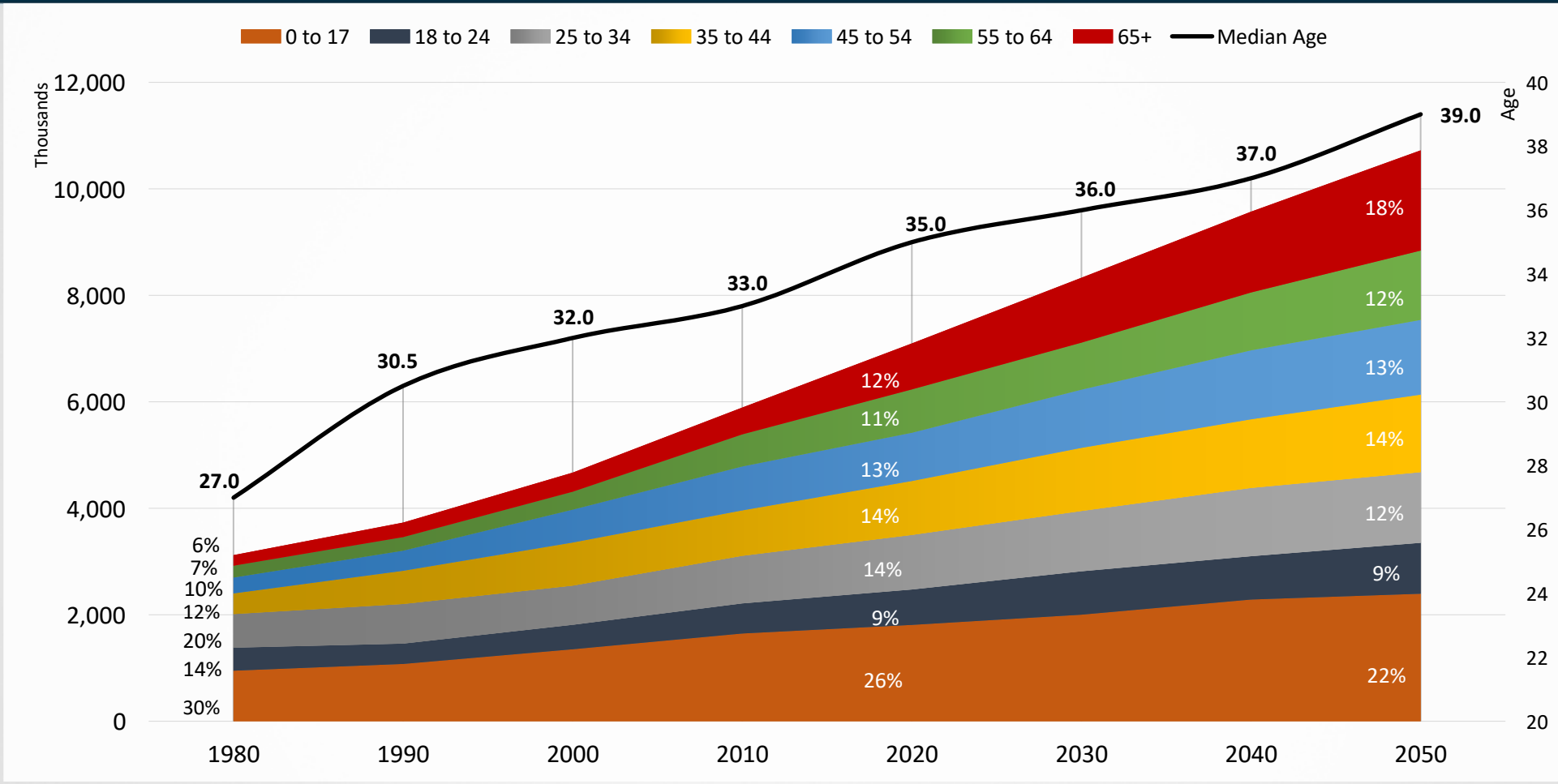


H-GAC Region Population Change Components (1980-2050)



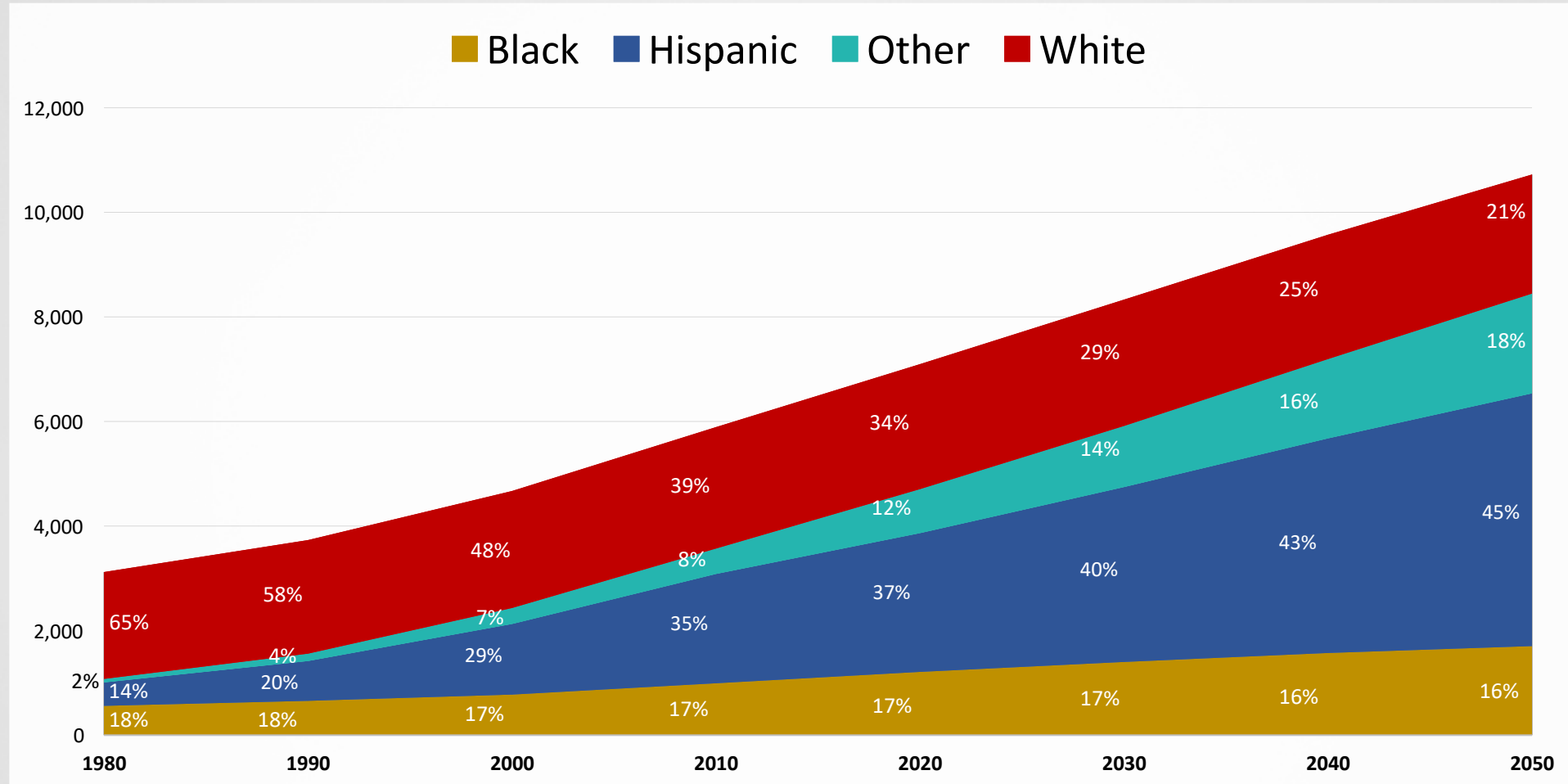
Age Composition (1980 – 2050)

In thousands



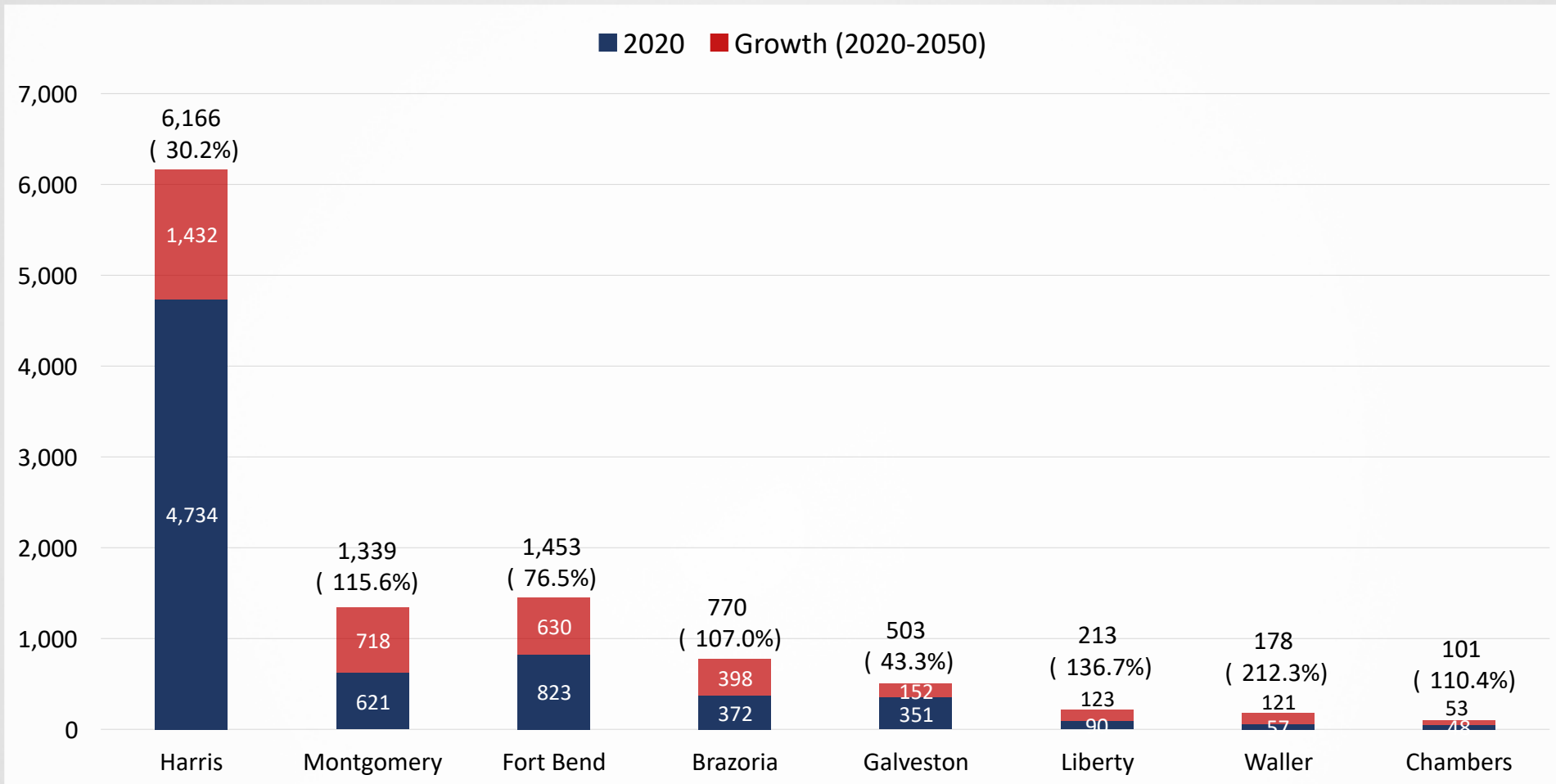
Race / Ethnicity Composition (1980-2050)

In thousands

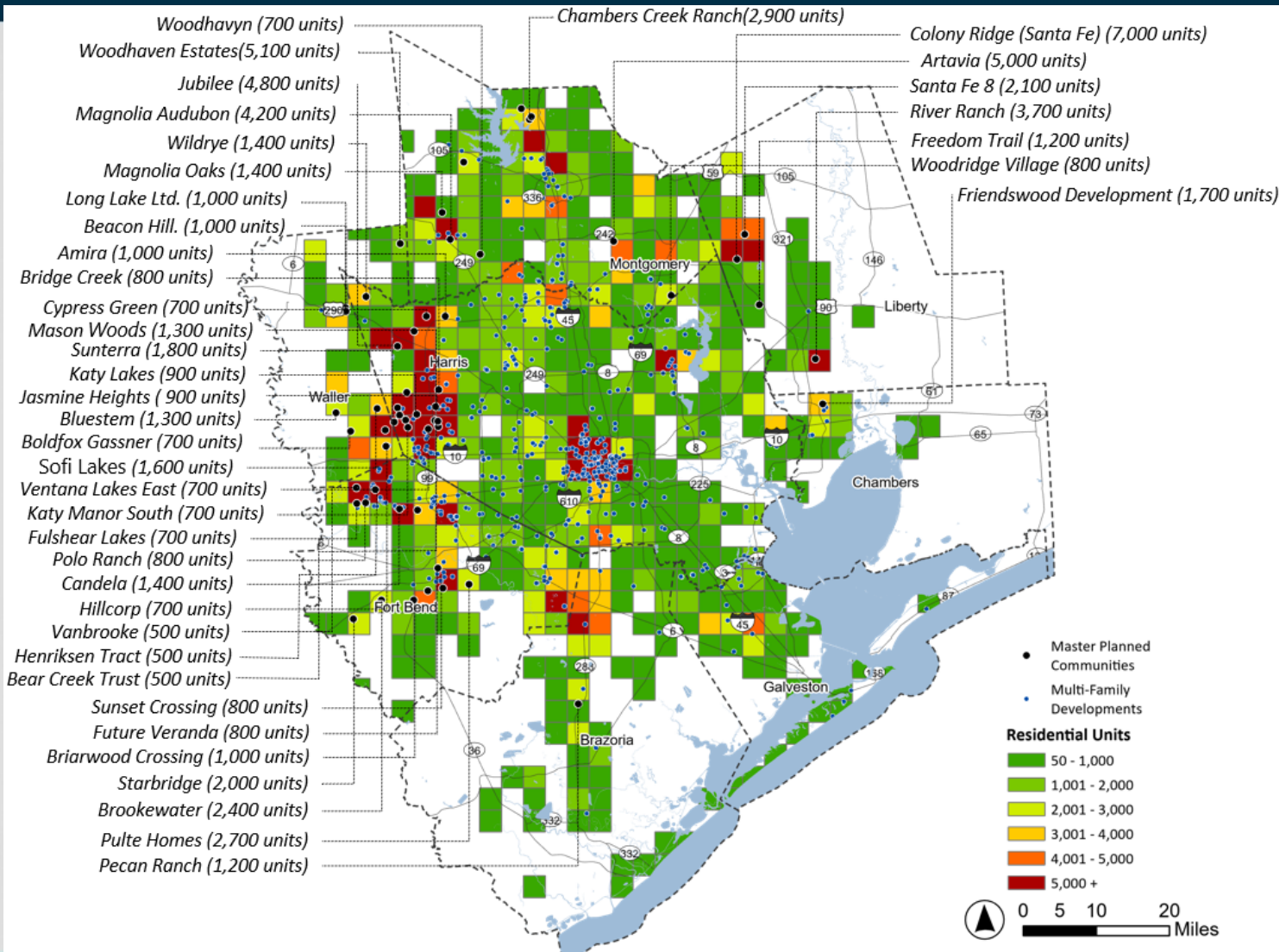


County Household Population Growth (2020-2050)

In thousands

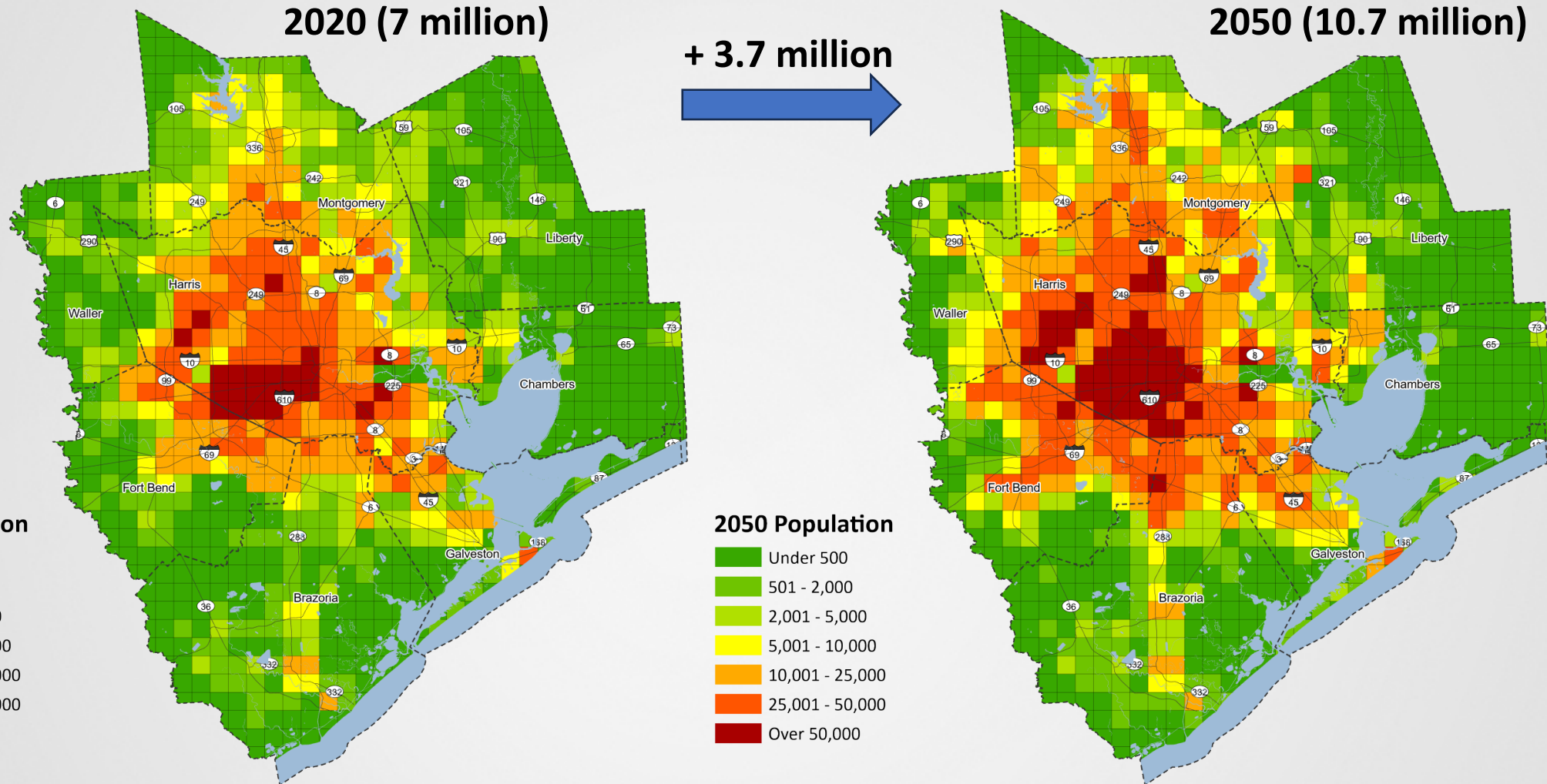


Announced Residential Developments (2020-2050)



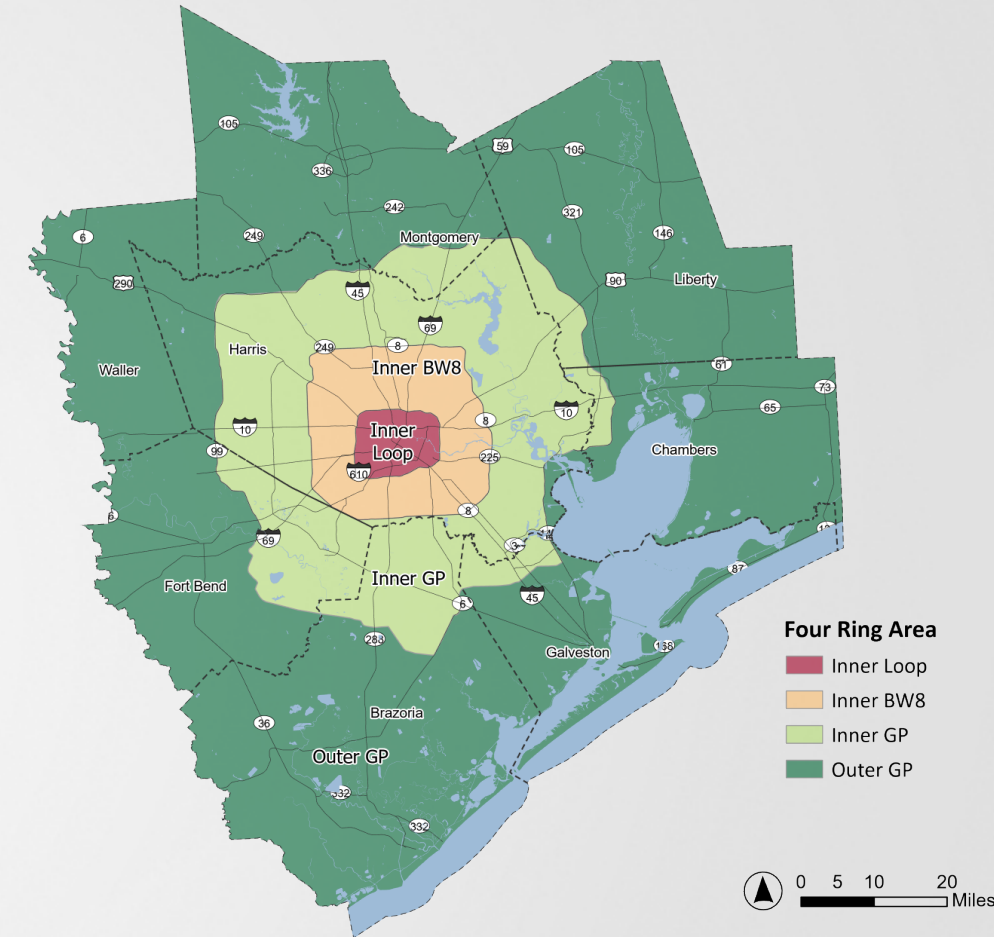
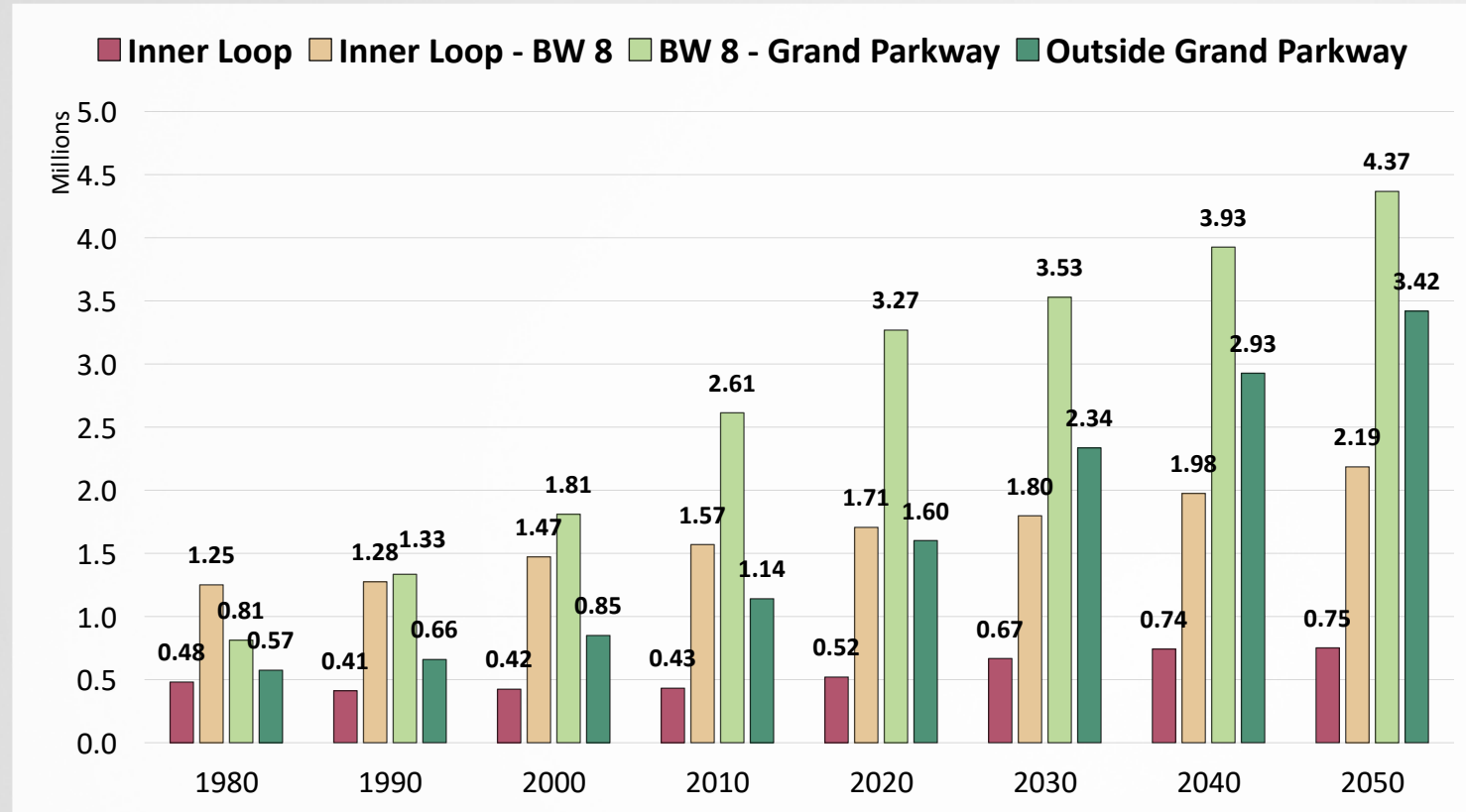
County	Total No. of Residential Units	%	Multi-Family Units	%
Total	809,039	100.0%	161,643	20.0%
Brazoria	47,437	5.9%	1,839	3.9%
Chambers	12,093	1.5%	1,654	13.7%
Fort Bend	139,437	17.2%	28,087	20.1%
Galveston	30,746	3.8%	4,909	16.0%
Harris	331,784	41.0%	109,403	33.0%
Liberty	49,686	6.1%	24	0.0%
Montgomery	153,122	18.9%	14,487	9.5%
Waller	44,734	5.5%	1,240	2.8%

Population

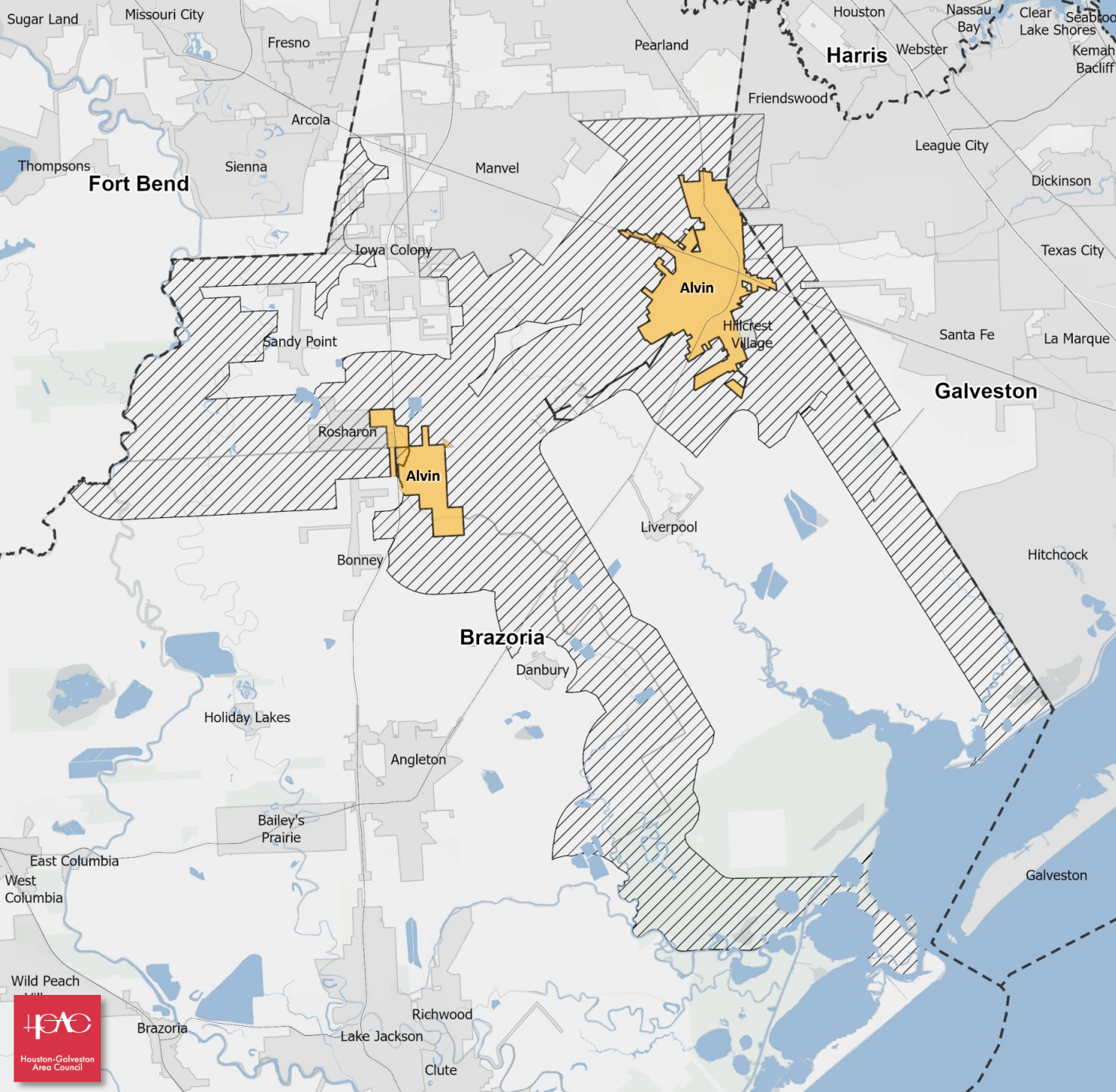


Population Change in Four Ring Area (1980 – 2050)

In millions



Alvin, Texas



City of Alvin

Administrative Boundaries (2025)

	Acre
Total	203,042
City Limit	15,335
ETJ	187,707

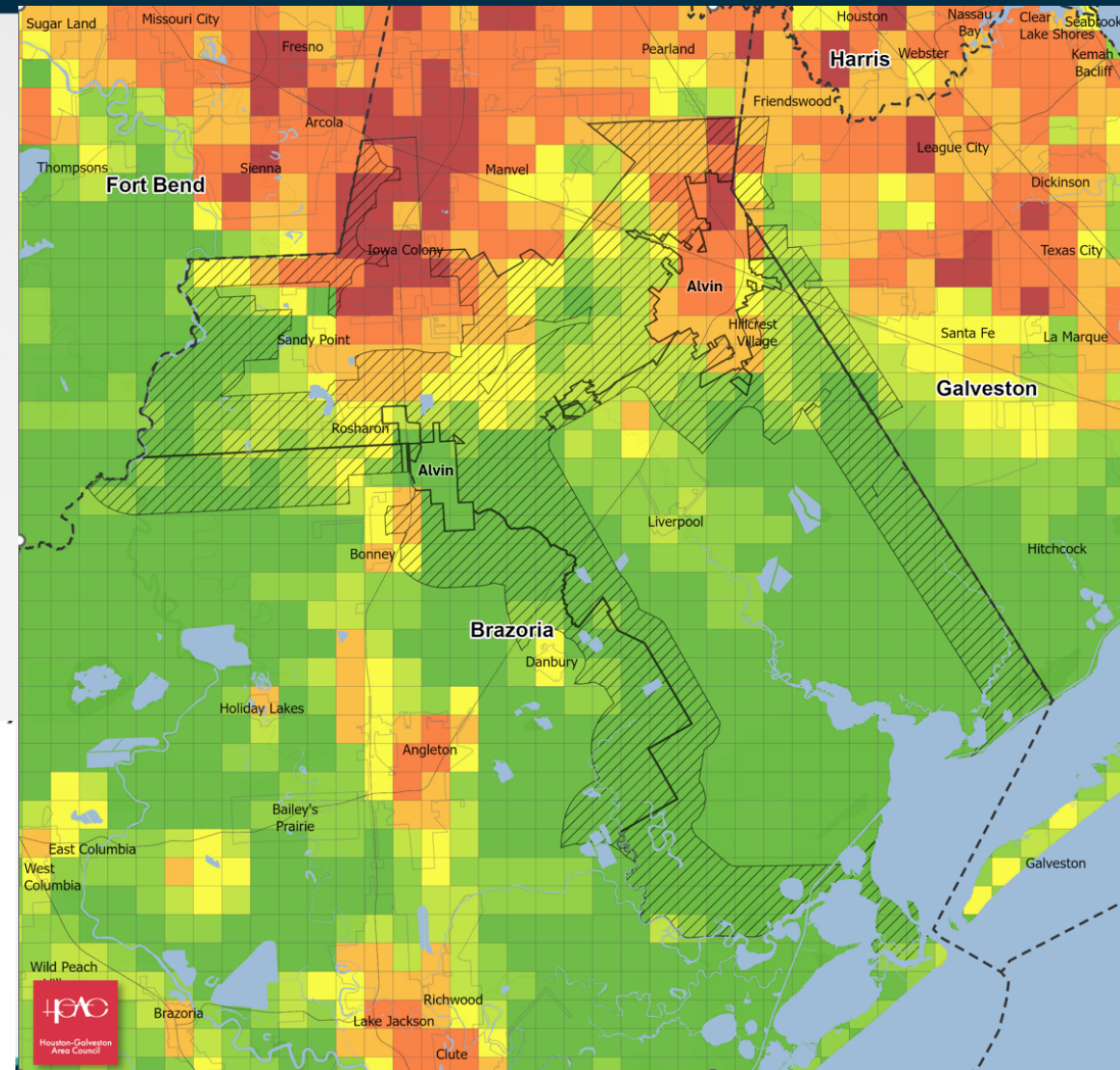
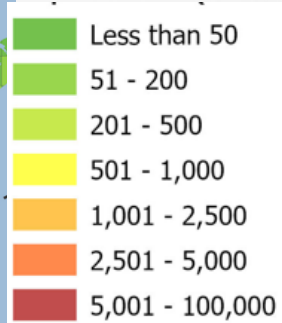
- City of Alvin City Limit
- City of Alvin ETJ
- Other Cities

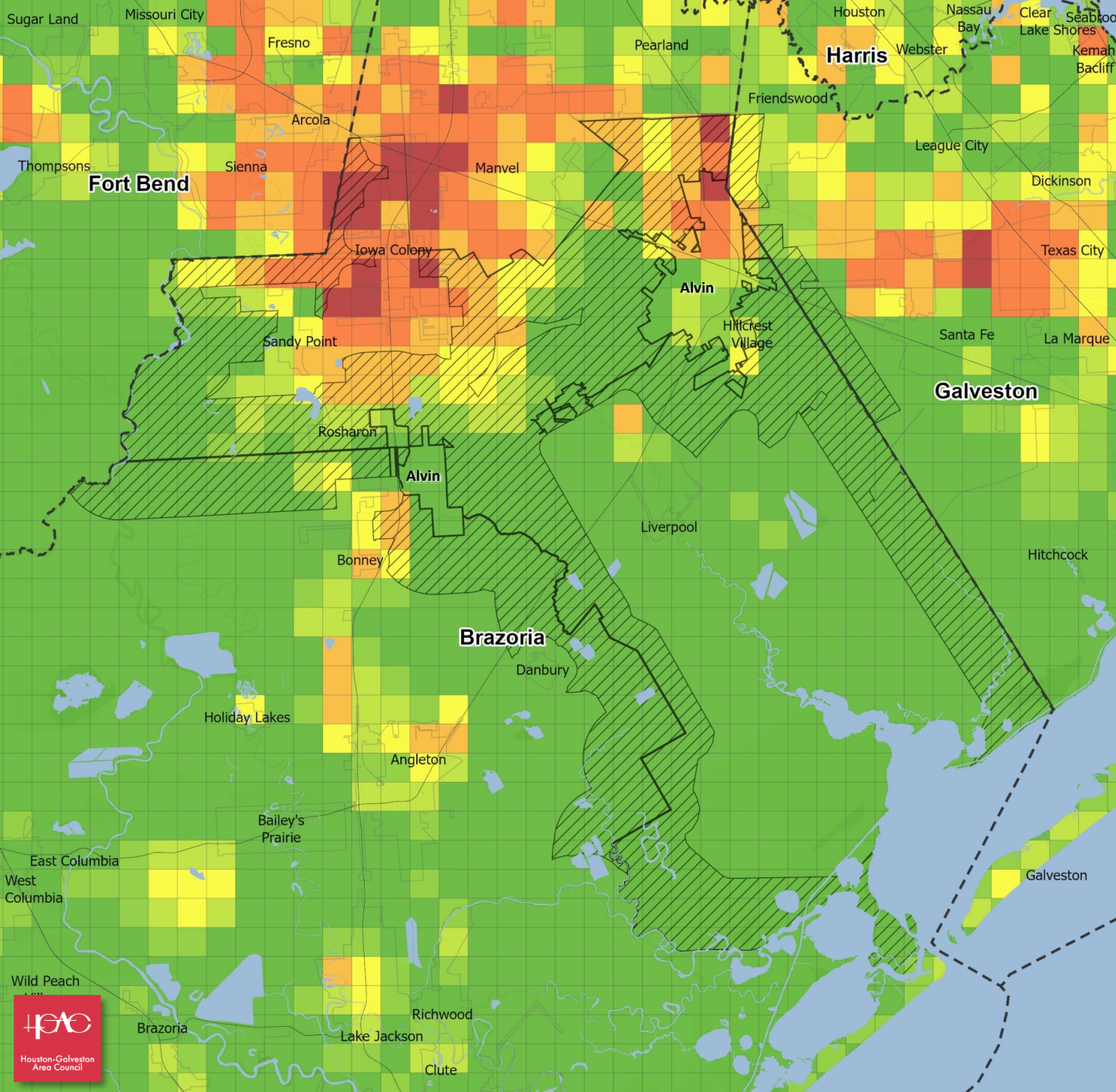
0 2 4
Miles



Houston-Galveston
Area Council

2050





City of Alvin

Population Change (2020- 2050)

Household Population

	Year	2020	2050	Growth	Growth %
Total		63,047	181,779	118,732	188.3%
City Limit		27,736	48,815	21,079	76.0%
ETJ		35,311	132,964	97,653	276.6%

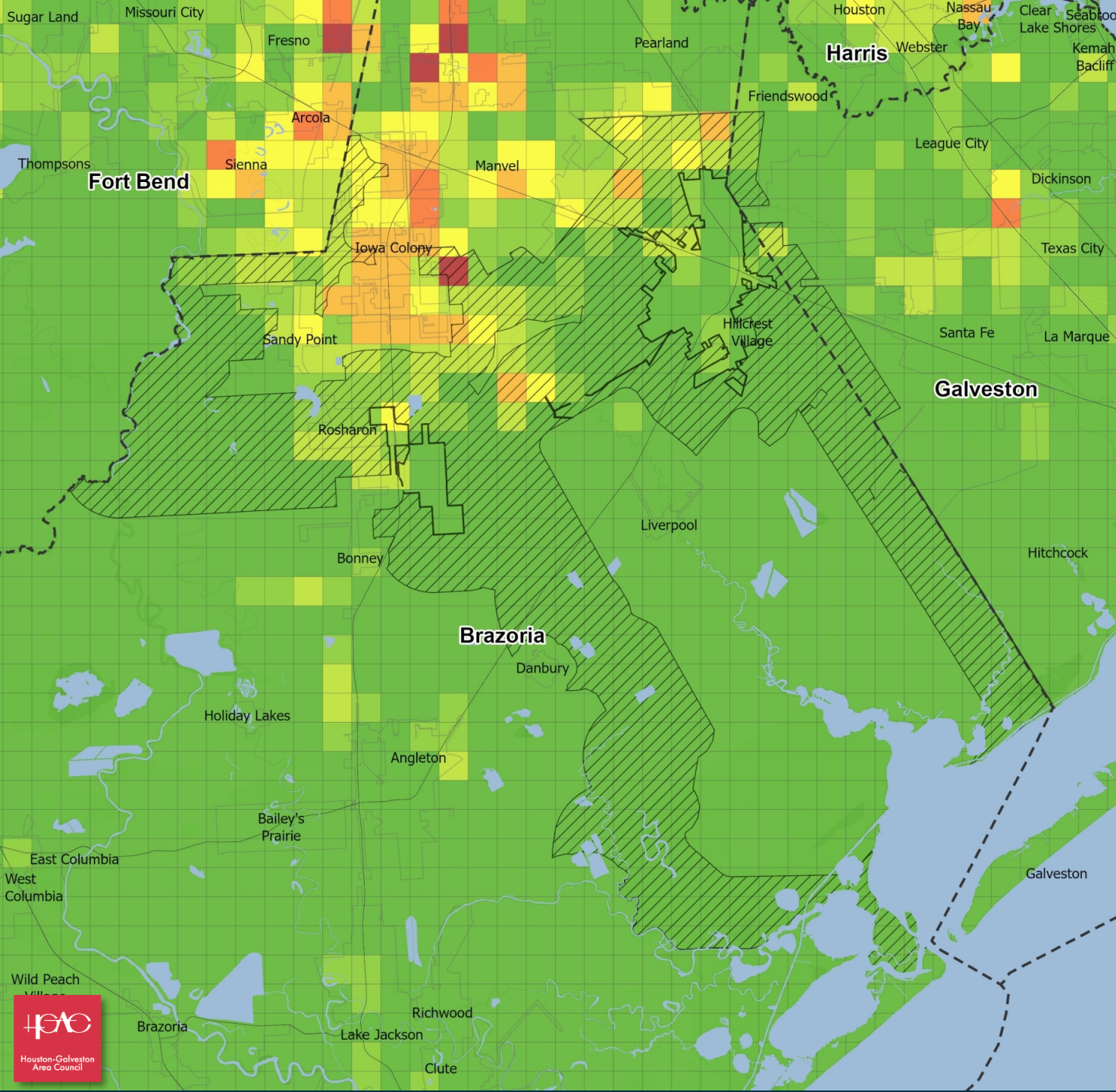
Population Change (2020-2050)

- Less than 50
- 51 - 200
- 201 - 500
- 501 - 1,000
- 1,001 - 2,500
- 2,501 - 5,000
- 5,001 - 100,000

0 2 4
Miles



Houston-Galveston
Area Council



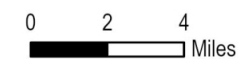
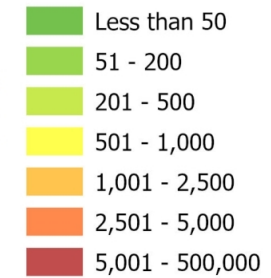
City of Alvin

Job Change (2020-2050)

Jobs

	Year	2020	2050	Growth	Growth %
Total		16,260	46,891	30,631	188.4%
City Limit		12,319	15,239	2,920	23.7%
ETJ		3,941	31,652	27,711	703.2%

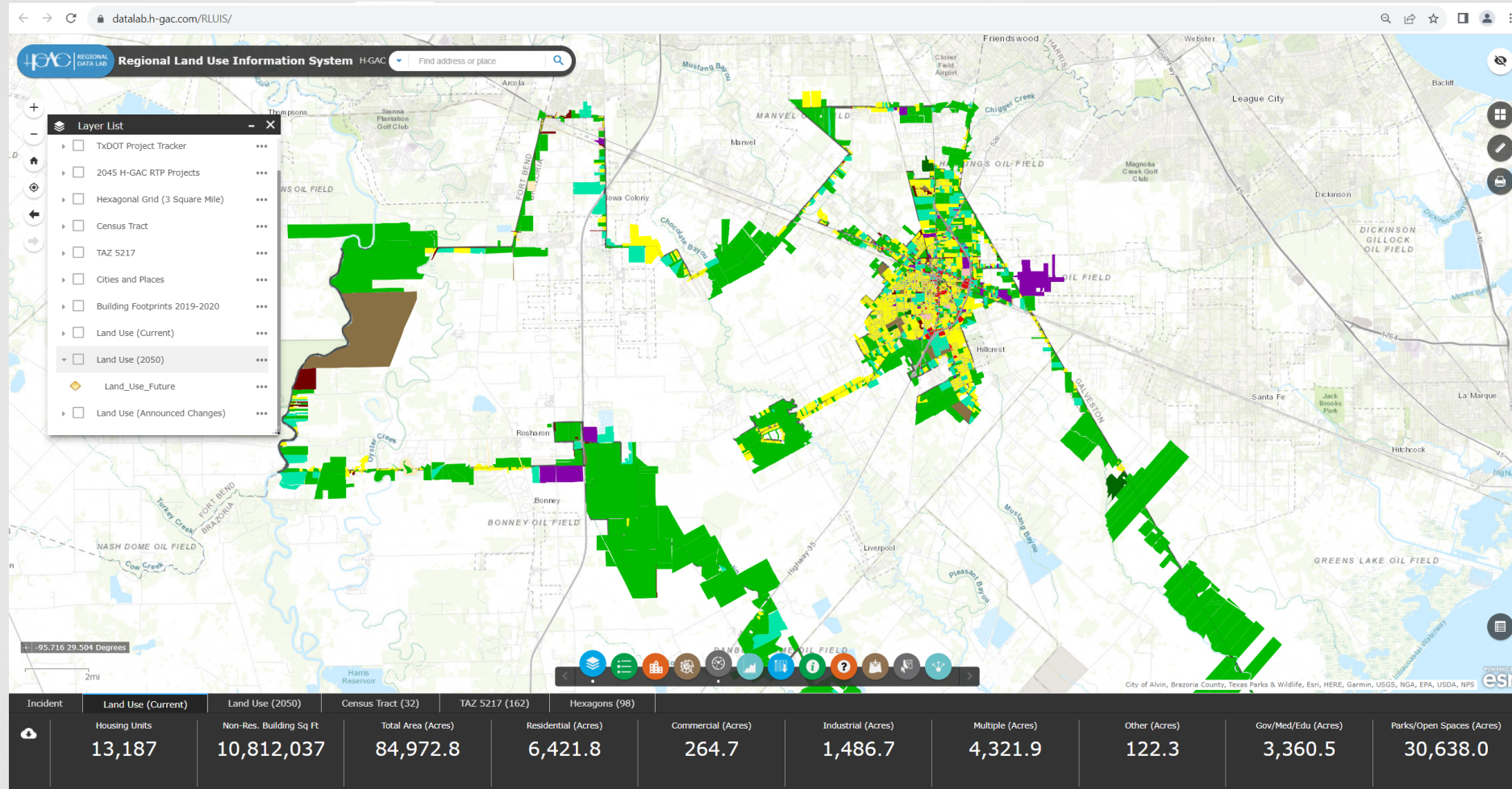
Job Change (2020-2050)



Houston-Galveston
Area Council

Regional Land Use Information System

<https://datalab.h-gac.com/RLUIS/>



Regional Demographic Snapshot

Regional Demographic Snapshot

f t p REGIONAL DATA LAB

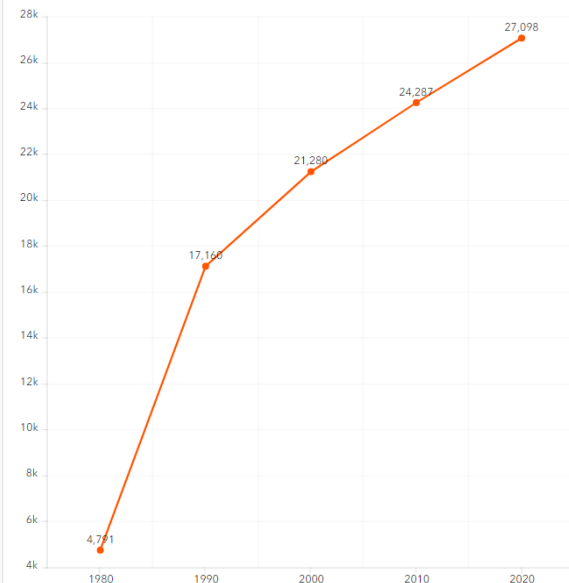
13-Counties 8-Counties (MPO) Cities/Places ISDs Congressional Districts (118th) Texas State Senate Districts Texas State House Districts Zip Codes Tracts Block Groups COH Super Neighborhoods Summary Map Demographic Data Explorer More Info.

Select a city/place
Alvin

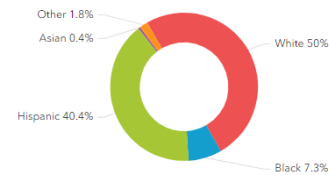
Total Population (2023):
27,700

Population Housing Units Households

Historical Population Change (1980-2020)



Race (2023)



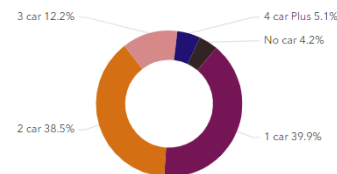
Race Age Language Education

Incomes (2023)



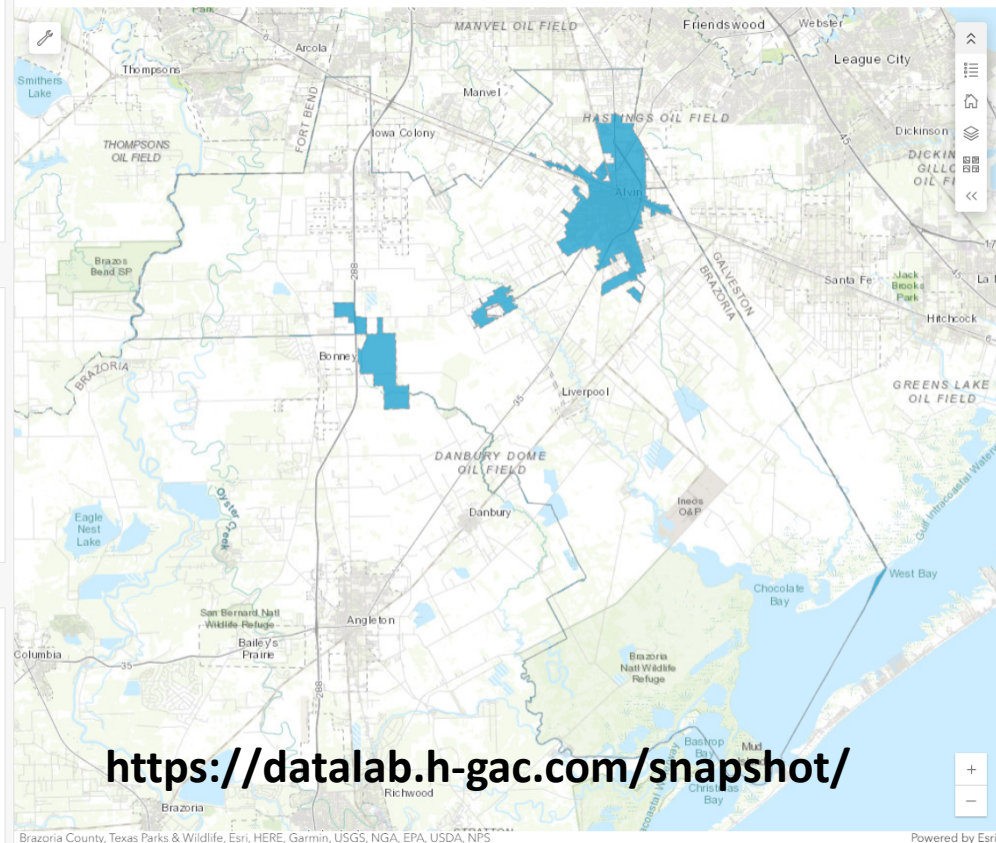
Incomes Home Ownership Poverty

Vehicle Ownership (2023)



Vehicle Ownership Travel Mode Travel Time

Census Places (select a place/places using select tool below)



Please, select a city/place on the map and [Click for More Information](#) to find more detailed information.

Powered by Esri

Regional Commute Patterns

Commuting Patterns by Hexagonal Grids (3 square-mile) in H-GAC Region

Year

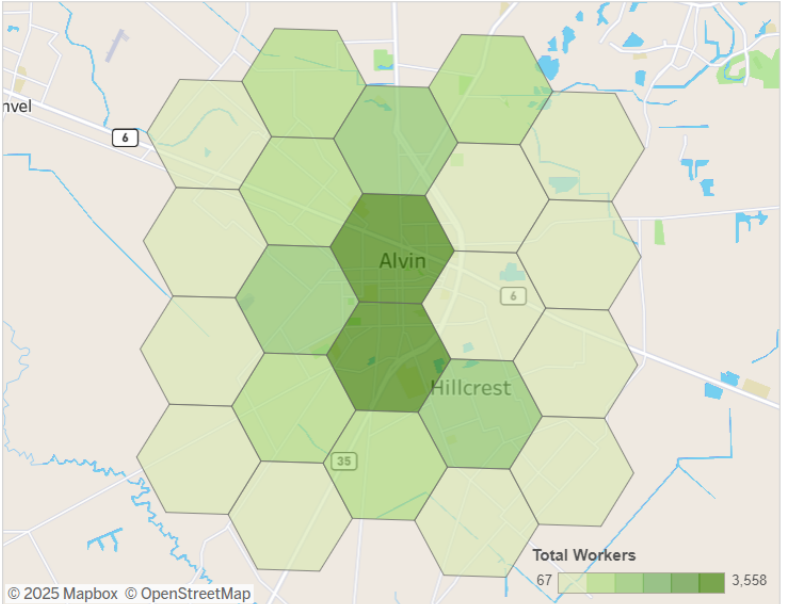
workers in workplace 97,434

workers in Homeplace 3,558

Workplace (2022)



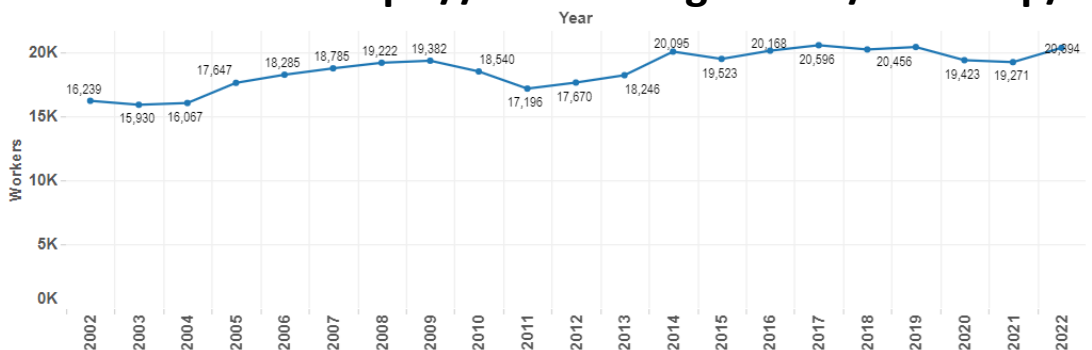
Home (2022)



Summary (2022)

Total Workers	20,394
Age 29 or younger	4,481
Age 30 to 54	11,098
Age 55 or older	4,815
\$1,250 or less	3,166
\$1,251 to \$3,333	5,663
More than \$3,333	11,565
Goods Producing	4,150
Trade, Transportation, & Utilities	3,968
Other Services	12,276

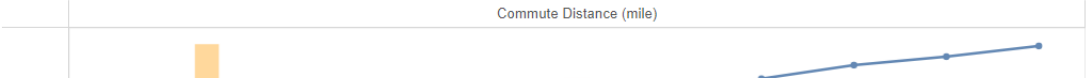
Worker Change (2002-2022)



Avg. Commute Distance (2022)

Total Workers	20,394
Total Commute Distance (mile)	342,492
Avg. Commute Distance (mile)	16.8

Commute Distance (2022) *Excluded out-of-region commute workers



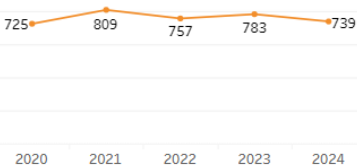
<https://datalab.h-gac.com/flowmap/>

Regional Crash Data

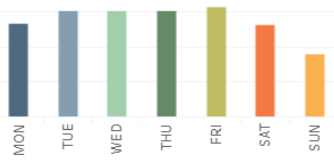
Regional Crash Data (2020-2024)

[Introduction](#)[Crash Data Dashboard](#)[Crash Hotspot Map](#)[Crash Data Viewer](#)[More Info.](#)

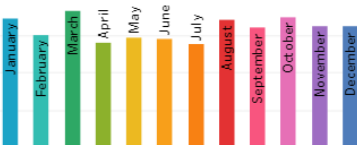
Year



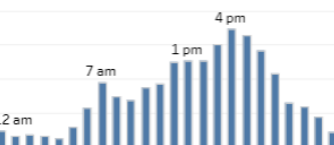
Day of Week



Month



Hour



First Harmful Event *

TOTAL CRASHES	3,813
MOVING VEHICLE	3,131
FIXED OBJECT	376
PARKED CAR	168
OVERTURNED	50
PEDESTRIAN	28
ANIMAL	21
CYCLIST	17
OTHER OBJECT	14
OTHER NON COLLISION	7
TRAIN	1

Crash Severity *

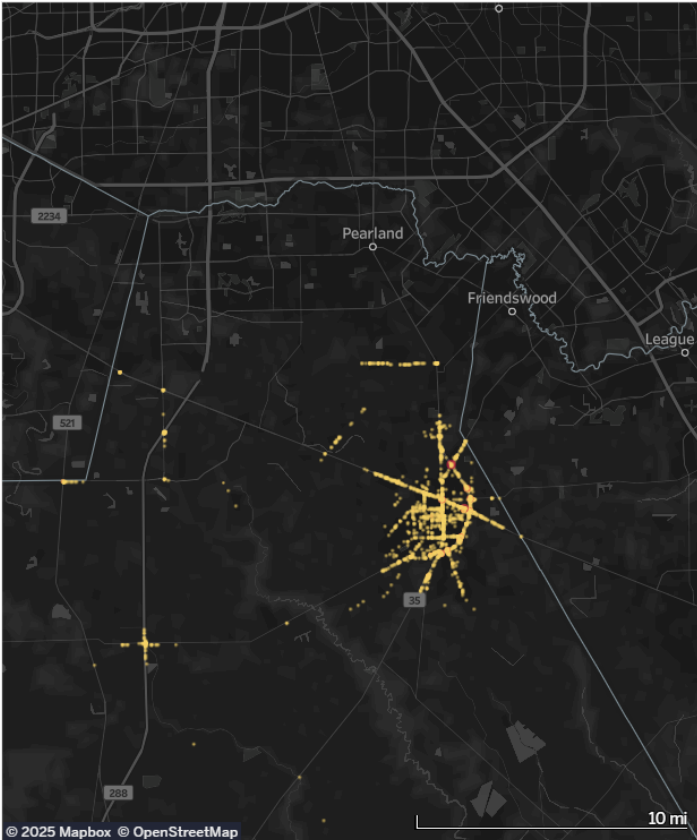
TOTAL CRASHES	3,813
FATALITY	20
SERIOUS INJURY	127
NON-SERIOUS INJURY	393
POSSIBLE INJURY	523
NOT INJURED	2,629
UNKNOWN	121

Injury Summary

	Total	2020	2021	2022	2023	2024
FATALITY	22	3	8	9	1	1
SERIOUS INJURY	152	17	36	36	35	28
NON-SERIOUS INJURY	565	85	116	105	120	139
POSSIBLE INJURY	829	208	163	179	170	109
NOT INJURED	8,321	1,561	1,756	1,667	1,731	1,606
UNKNOWN	371	75	89	92	64	51

Injury Details (scroll down to see more)

	Total	2020	2021	2022	2023	2024
FATALITY: MOTORIST	20	2	7	9	1	1
FATALITY: PEDESTRIAN	1	1	0	0	0	0
FATALITY: CYCLIST	1	0	1	0	0	0
SERIOUS INJURY: MOTORIST	140	14	32	36	31	27
SERIOUS INJURY: PEDESTRIAN	10	3	4	0	2	1
SERIOUS INJURY: CYCLIST	2	0	0	0	2	0
NON-SERIOUS INJURY: MOT.	542	81	112	100	114	135
NON-SERIOUS INJURY: PED.	15	3	2	3	3	4
NON-SERIOUS INJURY: CYCL.	8	1	2	2	3	0
POSSIBLE INJURY: MOTORIST	616	205	160	176	170	105
POSSIBLE INJURY: PEDESTRIAN	113	28	32	32	33	20
POSSIBLE INJURY: CYCLIST	11	3	4	0	4	0
NOT INJURED: MOTORIST	7,511	1,425	1,605	1,525	1,595	1,460
NOT INJURED: PEDESTRIAN	110	22	24	24	24	16
NOT INJURED: CYCLIST	10	3	3	3	4	0
UNKNOWN	121	25	32	33	25	16



No. of Crashes



Primary Crash Contributing Factor (scroll down to see more)

TOTAL CRASHES	3,813
FAILED TO CONTROL SPEED	996
DRIVER INATTENTION	332
FAILED TO YIELD RIGHT OF WAY - STOP SIGN	267
DISREGARD STOP AND GO SIGNAL	222
FAILED TO YIELD RIGHT OF WAY - TURNING LEFT	199
FAILED TO YIELD RIGHT OF WAY - PRIVATE DRIVE	186
FAILED TO DRIVE IN SINGLE LANE	177
CHANGED LANE WHEN UNSAFE	170
UNKNOWN	167
DISREGARD STOP SIGN OR LIGHT	111
OTHER (EXPLAIN IN NARRATIVE)	102
FOLLOWED TOO CLOSELY	85

YEAR/MONTH/DAY OF WEEK

Year

Month

Day of Week

GEOGRAPHY

Region

County

In/Unincorporated Area

Co. Commi...

City

City Council...

Zip Code

Intersection Related

Commerical Truck Related

Transit Bus Related

School Bus Related

Primary Contributing Factors

Grouped Contributing Factors

No. of Crashes

Contact and Links

H-GAC Regional Growth Forecast- <https://www.h-gac.com/regional-growth-forecast>

H-GAC Web Mapping Applications- <https://www.h-gac.com/interactive-web-applications>

E-mail - Forecast@h-gac.com

Pramod Sambidi, PhD, PMP

Assistant Director

Data Analytics & Research

Houston-Galveston Area Council

Pramod.Sambidi@h-gac.com





AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider the declaration of a 0.0651 acre City utility easement across the Briscoe Park property for the construction of a sanitary sewer mainline to serve the Franklin's Reserve Subdivision; and authorize the City Manager to sign the easement document upon legal review.

Type of Item: Action Item

Summary: On July 7, 2025 the Engineering Department received a request from the Developers of Franklin's Reserve (28-acre subdivision adjacent to the Briscoe Disc Golf Park) to be allowed to install the required sanitary sewer mainline to serve the development. The proposed 10-foot-wide easement is across the southwest corner of the Briscoe Park property. This request was made to allow for a more feasible perpendicular crossing of the Florida Gas Pipeline that runs along the north side of the Franklin's Reserve property. The Engineering Department consulted with the Parks Director regarding the need for the easement and he had no objections to the easement.

Staff recommends approval of the easement.

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: 7/28/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. Easement Declaration
 2. Aerial - Easement Declaration
-

Recommendation: Move to approve the declaration of a 0.0651 acre City utility easement across the Briscoe Park property for the construction of a sanitary sewer mainline to serve the Franklin's Reserve Subdivision; and authorize the City Manager to sign the easement document upon legal review.

Reviewed by Department Head, if applicable: ☒
Reviewed by City Attorney, if applicable: ☒

Reviewed by Chief Financial Officer, if applicable: ☐
Reviewed by City Manager, if applicable: ☒

EASEMENT DECLARATION

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZORIA	§	

The **CITY OF ALVIN** located in the County of Brazoria, State of Texas, record owner of the property described as Bob Briscoe Park ("Declarant"), does hereby establish and create a perpetual non-exclusive right of access and easement for ingress and egress and utility easement purposes (herein called the "Easement") over and across all that certain lot, tract or parcel of land lying and being situated in Brazoria County, Texas, for use of the general public forever, for the purpose of constructing, reconstructing, altering, laying, maintaining, using and operating city utility line(s) underground and all necessary appurtenances and laterals thereto across the property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Easement") to wit:

A 10 foot wide city utility easement containing 0.0651 acres (2,386 square feet) situated in the Hooper and Wade Survey, Section 17, Abstract 423, Brazoria County, Texas; and said 10 foot wide city utility easement being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes (herein called the "Easement Property"),

together with the right of ingress and egress to and across the Easement and the right to remove from the Easement any obstructions interfering with the operation, alteration, use and maintenance of the easement and right-of-way for the public purposes stated herein.

Declarant covenants and agrees that no permanent building will be placed, built or constructed over, under or upon the herein described Easement, but Declarant specifically reserves and retains itself, its legal representatives, successors and assigns the right to cross the herein described Easement with roads, and/or paving.

Upon the completion of such construction, and installation by any party, such party shall restore the surface of the Easement area to, as reasonably practicable, the condition in which the same was found before any such work was undertaken. Any party that did such construction and installation shall reimburse Declarant for any direct damage incurred by Declarant as a result of such party's exercise of this right that Declarant may be legally entitled to.

The Easement herein created is a non-exclusive easement which shall be utilized by the Declarant herein, its successors and assigns, in common with all future owners or owners of the Easement Property.

Nothing contained herein shall prevent or preclude Declarant from granting other or additional easements over and across the Easement Property herein described to additional parties. No use by any current or future owner or owners of the Easement Property, their successors or assigns shall be made so as to interfere with the use by Declarant, their successors or assigns or future owners of the Bob Briscoe Park for the easement purposes as herein set forth.

The Easement herein created, and all rights of Declarant therein, shall be and are hereby made perpetual covenants running with the land; and the same shall be binding upon all owners of the Bob Briscoe Park, their successors and assigns and all successor owners of the above-referenced Easement Property or any part thereof for the time periods and under the conditions hereinafter set forth, and shall be enforceable by Declarant, their successors and assigns, and all future owners of the Bob Briscoe Park.

EXECUTED this the ____ day of August, 2025.

DECLARANT:
CITY OF ALVIN

By: _____

Printed Name: _____

Title: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me, on this the ____ day of August, 2025, by _____, as the _____, of the City of Alvin, on behalf of said City.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

EXHIBIT "A"- EASEMENT AREA

**10' SANITARY SEWER EASEMENT
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.0651 ACRES (2,836 SQUARE FEET) SITUATED
IN THE HOOPER AND WADE SURVEY, SECTION 17, ABSTRACT 423
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.0651 acres (2,836 square feet), situated in the Hooper and Wade Survey, Section 17, Abstract 423, Brazoria County, being out of a tract of land conveyed unto the City of Alvin by deed as recorded under County Clerk's File No. 2011024666 of the Official Records of Brazoria County, Texas. Said 0.0651-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod with cap marked "GORMLY" for the northwest corner of a tract of land conveyed unto River Bend Holdings LLC by deed as recorded under County Clerk's File No. 2024050547 of the Official Records of Brazoria County, Texas;

THENCE South 66°55'11" West, a distance of 74.29 feet to the POINT OF BEGINNING and the southeast corner of the said tract herein described;

THENCE South 66°55'11" West, a distance of 10.00 feet to the southwest corner of the said tract herein described;

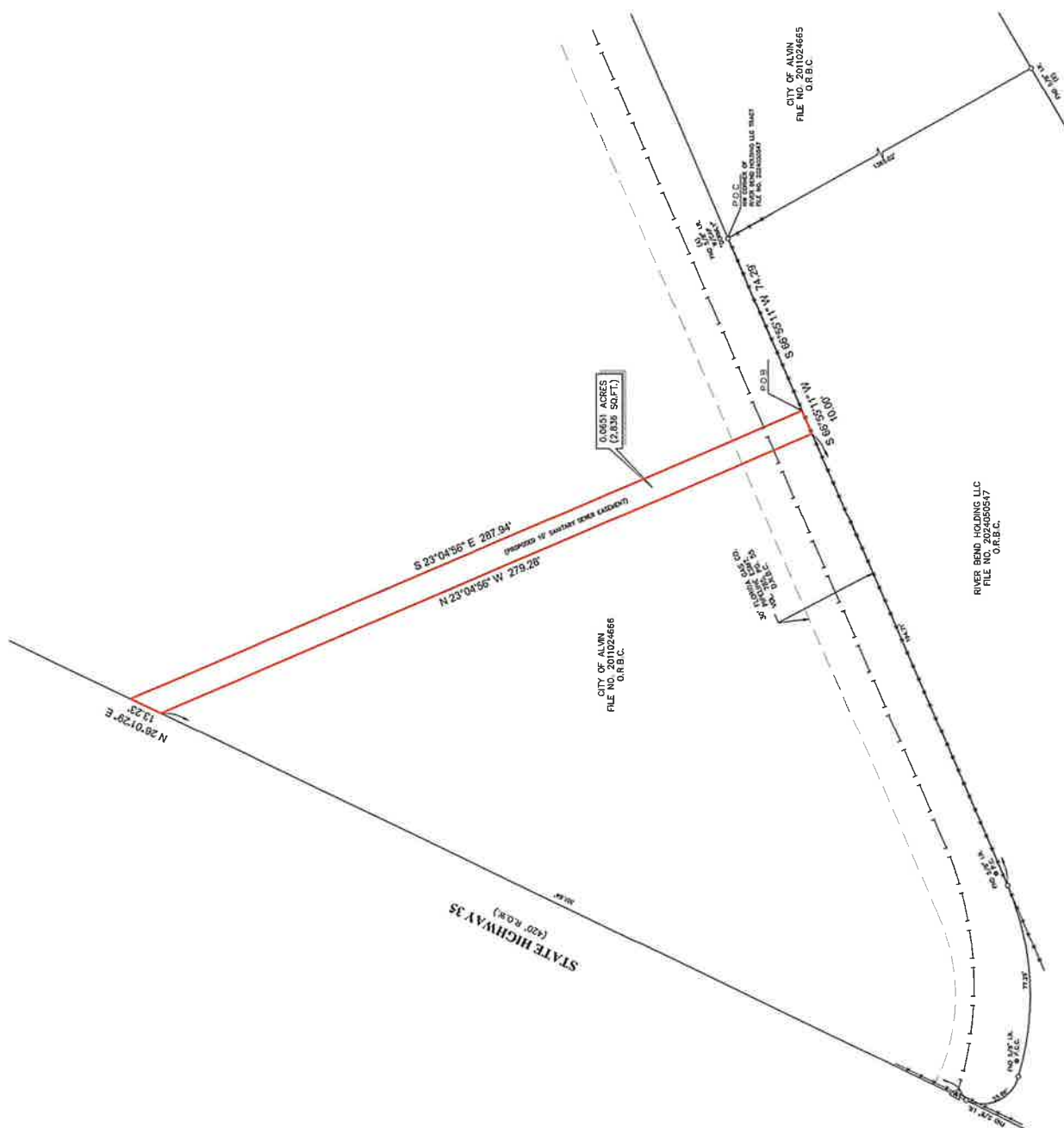
THENCE North 23°04'56" West, a distance of 279.28 feet to a point in the southeast right-of-way line of State Highway 35 (420.00 feet wide) for the northwest corner of the said tract herein described;

THENCE North 26°01'29" East, along the southeast right-of-way line of said State Highway 35 a distance of 13.23 feet to the northeast corner of the said tract herein described;

THENCE South 23°04'56" East, a distance of 287.94 feet to the POINT OF BEGINNING and containing 0.0651 acres (2,836 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated May 9, 2025 job number 3-121540-23.





LEGEND

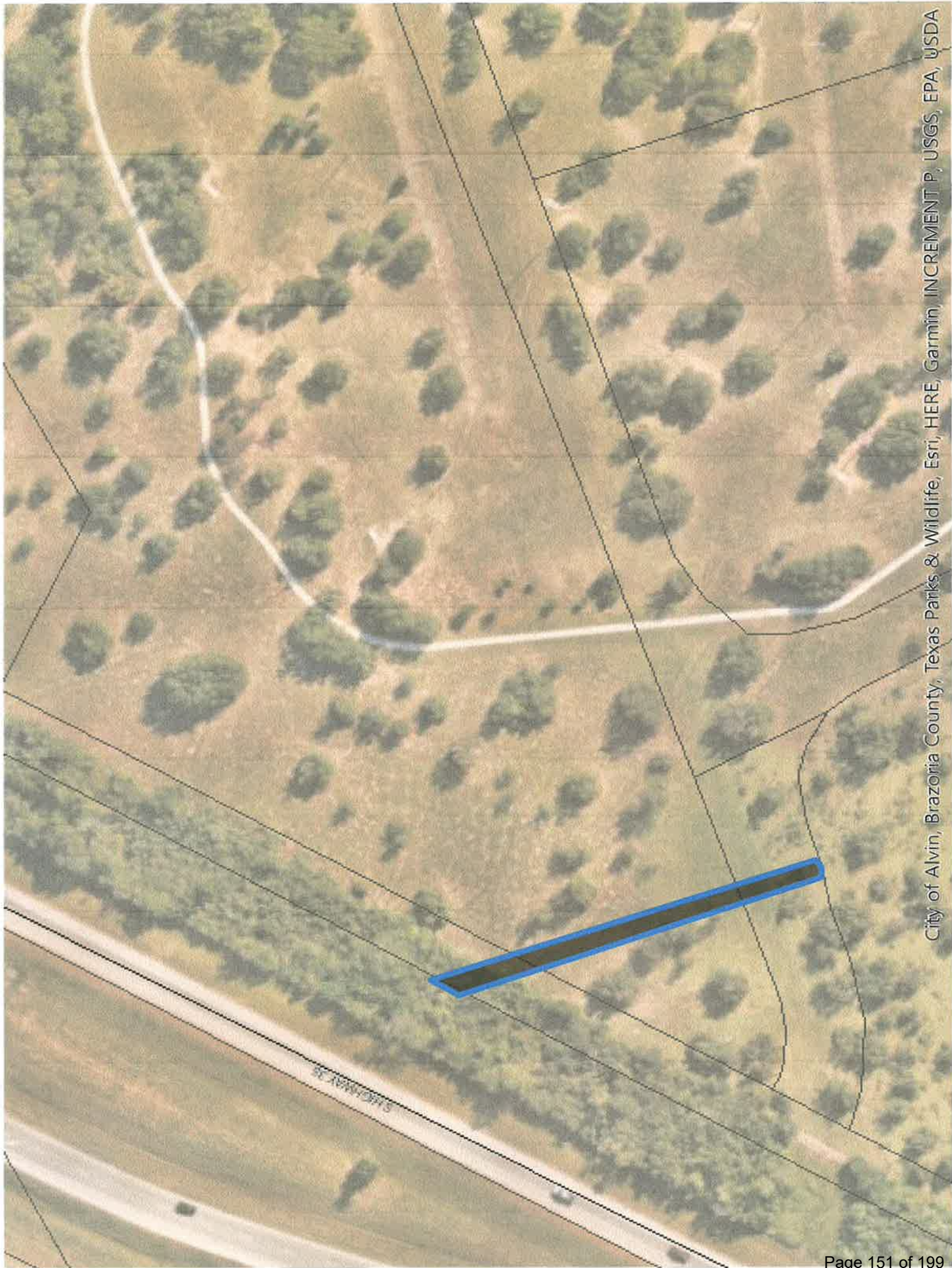
PIPELINE MARKER

APPROXIMATE PIPELINE LOCATION

NOTES

MAY 0 1988
DATE:

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
P.O. Box 10000, Houston, TX 77255-0000
Phone: 281.465.1100





AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: Legal Department

Contact: Suzanne Hanneman, City Attorney

Agenda Item: Consider Ordinance 25-S, an ordinance releasing approximately 22.5 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

Type of Item: Ordinance

Summary: On or about July 20, 2025, the City received a Petition for Release from the Extraterritorial Jurisdiction (ETJ) of the City from NewEdge Renewable Power, on behalf of Trey A. Sposse, the owner of approximately 16 acres of land, and Paul S. Kamas, Jr., the owner of approximately 6.5 acres of land, both tracts located entirely within the City of Alvin's ETJ, in Brazoria County, Texas.

Section 42.105(d) of the Texas Local Government Code provides that a City shall take action on a Petition for Release before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day from the City's receipt of the petition, whichever is later. This Ordinance is being presented within 45 days of receiving the Petition.

Rachel Walker and Steve Barna, both with NewEdge Renewal Power, indicated they will be doing a large-scale renewable energy battery storage on the tracts, which will require subdividing and platting the lots. Additionally, they stated that given the complexity of the site, and that they will be required to work with Brazoria County, they would rather simplify the process by dealing with just one entity, the County.

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: 7/31/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. Ord. 25-S; Releasing Land from ETJ - CR 281
2. Exhibit 1 - Map
3. Exhibit 2 - approx 16 acres description
4. Exhibit 3 - approx 6.5 acres description
5. ETJ Release Petition

Recommendation: Move to approve Ordinance 25-S, an ordinance releasing approximately 22.5 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

Reviewed by Department Head, if applicable: __
Reviewed by City Attorney, if applicable: X

Reviewed by Chief Financial Officer, if applicable: __
Reviewed by City Manager, if applicable: X

ORDINANCE NO. 25-S

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, RELEASING APPROXIMATELY 22.5 ACRES OF LAND FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY; PROVIDING FINDINGS OF FACT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, Section 42.102 of the Texas Local Government Code authorizes a resident or landowner of an area in the extraterritorial jurisdiction ("ETJ") of a municipality to file petition with the municipality to be released from the ETJ of the municipality; and

WHEREAS, on or about July 20, 2025, the City received a Petition for Release from the Extraterritorial Jurisdiction of the City from Trey A. Spossey, the owner of approximately 16 acres of land, and from Paul S. Kamas, Jr. the owner of approximately 6.5 acres of land, both tracts located in unincorporated Brazoria County, located entirely within the City of Alvin's ETJ, in Brazoria County, Texas; and

WHEREAS, said Petition, which complies with the requirements of Section 42.104 of the Texas Local Government Code, seeks the release of approximately 22.5 acres of land in the City's ETJ, as reflected in Exhibit 1 and more particularly described in Exhibits 2 and 3, attached hereto and incorporated herein for all purposes; and

WHEREAS, Section 42.105 provides upon a proper petition, the City shall immediately release the area from its ETJ and shall take action before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day after receiving the petition, whichever is later.

NOW, THEREFORE, BE IT ORDAINED 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. The City further finds that the meeting at which this Ordinance is being considered is within 45 days after receiving the Petition, in accordance with Section 42.105 of the Texas Local Government Code.

Section 2. Release. The City, in accordance with Section 42.105 of the Texas Local Government Code, hereby releases for all purposes the approximately 22.5 acres of land as reflected in Exhibit 1 and more particularly described in Exhibits 2 and 3 from its extraterritorial jurisdiction, as follows:

A tract of land containing 15.958 acres, more or less, out of 45, 46 and 49 of South Texas Development Co. Subdivision, according to the map or plat thereof recorded in Volume 74, Page 46, Deed Records, Brazoria County, Texas, and being out of

Section 37, H.T. & B.R.R. Co. Survey, Abstract 295, Brazoria County, Texas, as reflected in Exhibit 1 and more particularly described in Exhibit 2.

6.50 acres of land, being a part of a 7.00 acre tract of land, as recorded in Document Number 2014005462, Official Records of Real Property, Brazoria County, Texas, being a part of lot forty-five (45) of the South Texas Development Company Subdivision, a subdivision in Brazoria County, Texas, according to the plat as recorded in Volume 74, Page 46 and page 47, Deed Records, Brazoria County, Texas, situated in the H. T. & B. R. R. Company Survey 37, Abstract 295, Brazoria County, Texas, as reflected in Exhibit 1 and more particularly described in Exhibit 3.

Section 3. This Ordinance shall not be construed to in any way alter, modify, or revise the ETJ of any municipality other than the City of Alvin. Any portion of Alvin's ETJ that becomes non-contiguous to the corporate boundaries or ETJ of the City of Alvin as a result of the release of ETJ pursuant to this Ordinance shall be deemed to have been hereby released by the City of Alvin.

Section 4. The official map and boundaries of the City of Alvin are hereby amended and revised so as to release solely the portion of its ETJ that is reflected in Exhibit 1 and more particularly described in Exhibits 2 and 3.

Section 5. **Severability.** Should any section or part of this Ordinance 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 Ordinance are declared to be severable.

Section 6. **Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance 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 on this 7th day of August 2025.

CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary

EXHIBIT 1

Site Boundary (in red outline): 1155 County Road 281 (Parcel 231359) and 975 County Road 281 (654872), Alvin, TX 77511-1740 (addresses underlined in blue)

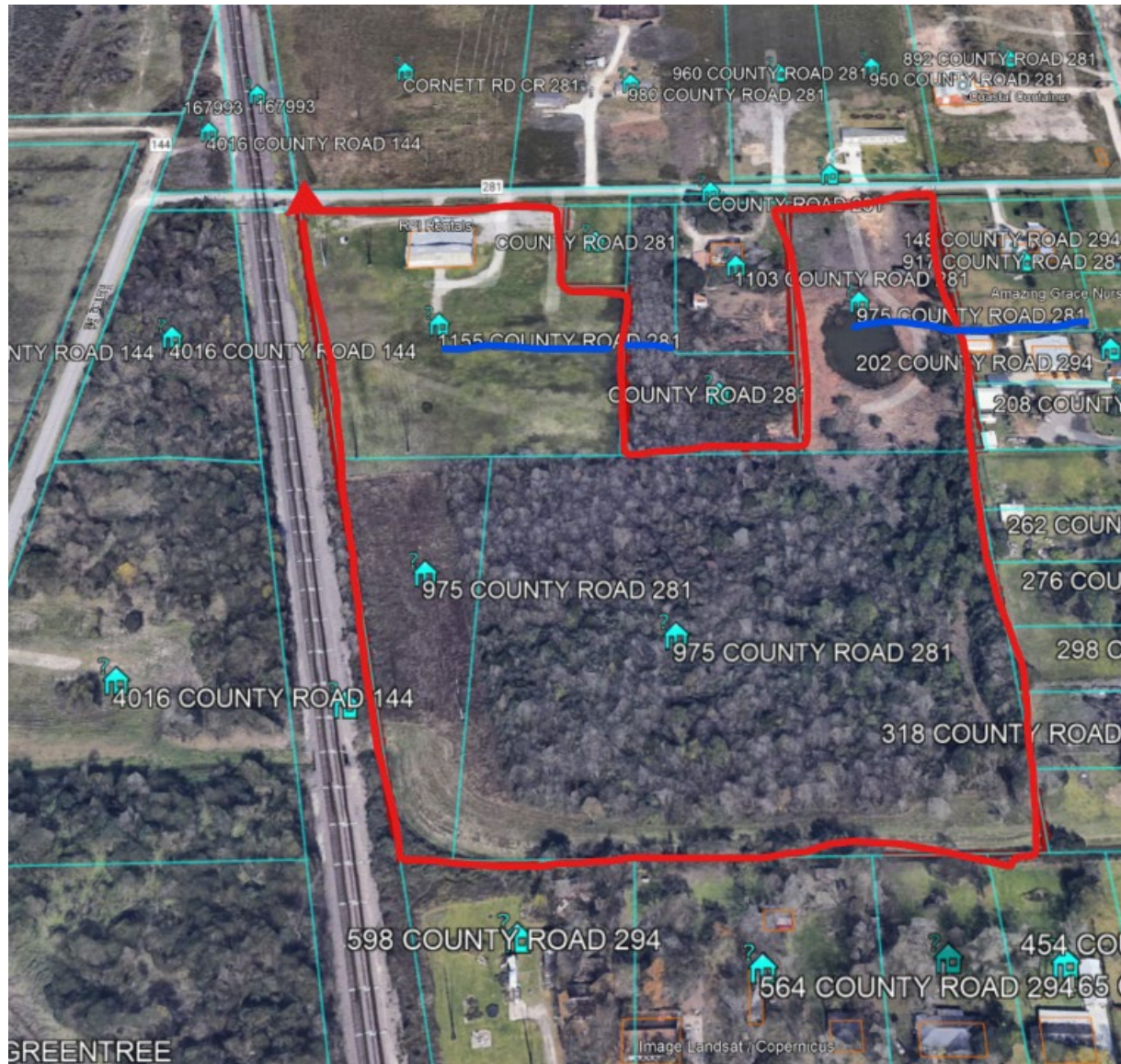


EXHIBIT 2

Warranty Deed

Date: July 24, 2015

Grantor: JOHN ANTHONY KLEIN a/k/a JOHN KLEIN

Grantor's Mailing Address: P.O. Box 5309
Alvin, Tx 77512

Grantee: TREY A. SPOSSEY

Grantee's Mailing Address: 610 Heather Lane
Friendswood, TX 77546

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

A tract of land containing 15.958 acres, more or less, out of 45, 46 and 49 of South Texas Development Co. Subdivision, according to the map or plat thereof recorded in Volume 74, Page 46, Deed Records, Brazoria County, Texas, and being out of Section 37, H.T. & B.R.R. Co. Survey, Abstract 295, Brazoria County, Texas, and being more particularly described by metes and bounds as follows on attached Exhibit "A".

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, royalty interests, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and exiting by reason of the creation, establishment, maintenance, and operation of any governmental district, agency or authority; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators,

atch 15/13 39
FILED BY
ALAMO TITLE COMPANY

successors, and assigns against every person whomsoever lawfully claiming or to claim the same of any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

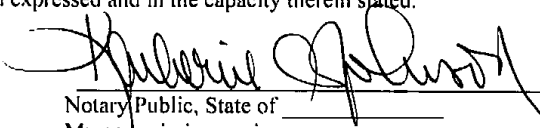
When the context requires, singular nouns and pronouns include the plural.


 JOHN ANTHONY KLEIN a/k/a JOHN KLEIN

STATE OF Tx §

COUNTY OF Brazos §

This instrument was acknowledged before me on July 24, 2015, by **JOHN ANTHONY KLEIN a/k/a JOHN KLEIN** and known to me to be the person(s) whose name(s) is/are subscribed for the foregoing instrument and acknowledged to me that he/she/ they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.


 Notary Public, State of _____

My commission expires: _____



Exhibit "A"

A tract of land containing 15.958 acres, more or less, out of Lots 45, 46 and 49 of South Texas Development Co. Subdivision, according the map or plat thereat recorded in Volume 74, Page 46, Deed Records, Brazoria County, Texas, and being out of Section 37, H.T. & B. R.R. Co. Survey, Abstract 295, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of the called 7.00 acre tract recorded under B.C.C.F. # 2014005462, being located in the centerline of County Road 281;

THENCE North 88°33'00" East, along the centerline of said County Road 281, a distance of 247.40 feet to the upper northwest corner and POINT OF BEGINNING of the herein described tract, same being the northeast corner of the tract recorded under C.F.# 2014045461;

THENCE continue North 88°33'00" East, along said centerline, a distance of 247.40 feet to the northeast corner of the herein described tract;

THENCE South 01° 20' 00" East, at a distance of 30.00 feet pass a 1/2 inch Iron rod found for reference, at a distance of 660.00 feet pass a 1/2 inch iron rod found for reference, at a distance of 1295.78 feet pass a 1/2 inch Iron rod found for reference and continue for a total distance of 1320.00 feet to a 1/2 inch Iron rod set for the southeast corner of the herein described tract, on the North line of the tract recorded under B.C.C.F. # 2013059396;

THENCE South 88° 33' 00" West, a distance of 728.27 feet to a 1/2 inch Iron rod set marking the southwest corner of the herein described tract, on the easterly right-of-way line of the G.C. & S.F. R.R.;

THENCE North 14° 34' 00" West, along said easterly right-of-way line, a distance of 677.68 feet to a 1/2 inch Iron rod set marking the lower northwest corner of the herein described tract, same being the southwest corner of said tract recorded under C.F.# 2014005462;

THENCE North 88° 33' 00" East, along the South line of said tract recorded under C.F.# 2014005462, a distance of 636.00 feet to a 1/2 inch Iron rod set marking the ell corner of the herein described tract;

THENCE North 01° 20' 00" West, along the East line of said tract recorded under C.F.# 2014045461, at a distance of 630.00 feet pass a 1/2 inch Iron rod set for reference on the South line of County Road 281 and continue for a total distance of 660.00 feet to the POINT OF BEGINNING and containing 15.958 acres of land, more or less.

FILED and RECORDED

Instrument Number: 2015033984

Filing and Recording Date: 07/27/2015 09:09:18 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-megan

EXHIBIT 3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: May 22, 2024

Grantor: Paul S. Kamas, Jr., a married person, dealing with his sole and separate property

Grantor's Mailing Address:

Paul S. Kamas, Jr.
4411 Young
Pasadena, TX 77504

Grantee: 1155 County Road, a Texas limited liability company

Grantee's Mailing Address:

1155 County Road, LLC
4411 Young
Pasadena, TX 77504

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): 1155 County Road, Alvin, TX 77511

6.50 ACRES OF LAND, BEING A PART OF A 7.00 ACRE TRACT OF LAND, AS RECORDED IN DOCUMENT NUMBER 2014005462, OFFICIAL RECORDS OF REAL PROPERTY, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOT FORTY-FIVE (45) OF THE SOUTH TEXAS DEVELOPMENT COMPANY SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 74, PAGE 46 AND PAGE 47, DEED RECORDS, BRAZORIA COUNTY, TEXAS, SITUATED IN THE H. T. & B. R. R. COMPANY SURVEY 37, ABSTRACT 295, BRAZORIA COUNTY, TEXAS. Last deeded under document number 2016057806 of Brazoria County, Texas.

Reservations from Conveyance: None

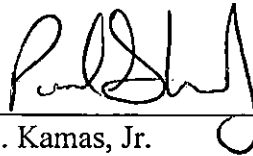
Exceptions to Conveyance and Warranty: None

Grantor warrants that Grantor is lawfully seized of good and indefeasible title to the Property and has the right to convey title to the Property subject to any Reservations or Exceptions from Conveyance contained herein.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

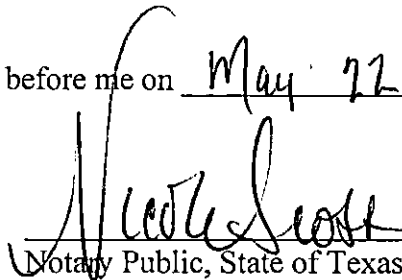


Paul S. Kamas, Jr.

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on May 22, 2024, by Paul S. Kamas, Jr.



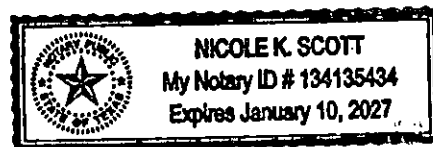
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Giddens & Burns
3009 Strawberry Rd.
Pasadena, TX 77502

AFTER RECORDING RETURN TO:

1155 County Road, LLC
4411 Young
Pasadena, TX 77504



FILED and RECORDED

Instrument Number: 2024022595

Filing and Recording Date: 05/28/2024 01:46:02 PM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-kali

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



Filed in the Office of the
Secretary of State of Texas
Filing #: 805369697 01/09/2024
Document #: 1320882200002
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Certificate of Formation Limited Liability Company

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

1155 County Road 281 LLC

Article 2 - Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Paul Kamas Jr

C. The business address of the registered agent and the registered office address is:

Street Address:

3012 Randolph Road Pasadena TX 77503

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☐ A. The limited liability company is to be managed by managers.

OR

☒ B. The limited liability company will not have managers. Management of the company is reserved to the member.

The names and addresses of the governing persons are set forth below:

Managing Member 1: (Business Name) **The Brothers' Revocable Living Trust**

Address: **3012 Randolph Road Pasadena TX, USA 77503**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information



July 20, 2025

City of Alvin, Texas
Attn: Dixie Roberts, City Secretary
216 West Sealy Street
Alvin, TX 77511
Email: citysecretary@cityofalvin.com

Re: Petition for Release from City of Alvin Extra-Territorial Jurisdiction (ETJ) (Petition)

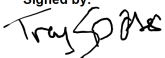
Dear Secretary Roberts,

In accordance with Section 42.102 of the Texas Local Government Code, this Petition is submitted by Trey A. Spossey, the owner of approximately 16 acres, and Paul S. Kamas Jr., the owner of approximately 6.5 acres in City of Alvin, Brazoria County, Texas, entirely within the City's ETJ.

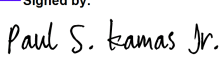
The following information is submitted as part of the Petition:

1. Property Owners' Printed Names and Signatures with the Dates of Signing

Trey A. Spossey

Signed by:  Date 7/7/2025
DF7BE490BF1247B...

Paul S. Kamas Jr.

Signed by:  Date 7/2/2025
45D5B5D3CB5B4AA...

2. Property Owners' Dates of Birth

Trey A. Spossey: 05/10/1991

Paul S. Kamas Jr.: Paul S Kamas Jr - 12/3/1968

3. Property Owners' Residences' Addresses

Trey A. Spossey
975 CR 281
Alvin, TX 77511

Paul S. Kamas Jr.
4411 Young
Pasadena, Texas 77504

4. Property Addresses

Trey A. Spossey: 975 County Road 281, Alvin, TX, 77511-1740

Paul S. Kamas Jr.: 1155 COUNTY ROAD 281 Alvin, TX, 77511-1740

5. Metes and Bounds or Lot and Block Numbers of Land to Be Released

Site Map of Parcel Boundaries to be Released: Attached as Exhibit 1

Trey A. Spossey: Attached as Exhibit 2, Warranty Deed

Paul S. Kamas Jr.: Attached as Exhibit 3, Warranty Deed

6. Map of Land to be Released: Attached to email as KMZ file

Kind Regards,

Rachel Walker
Director of Permitting
NewEdge Power
612-991-9108
rachel@newedgepower.com

EXHIBIT 1

Site Boundary (in red outline): 1155 County Road 281 (Parcel 231359) and 975 County Road 281 (654872), Alvin, TX 77511-1740 (addresses underlined in blue)

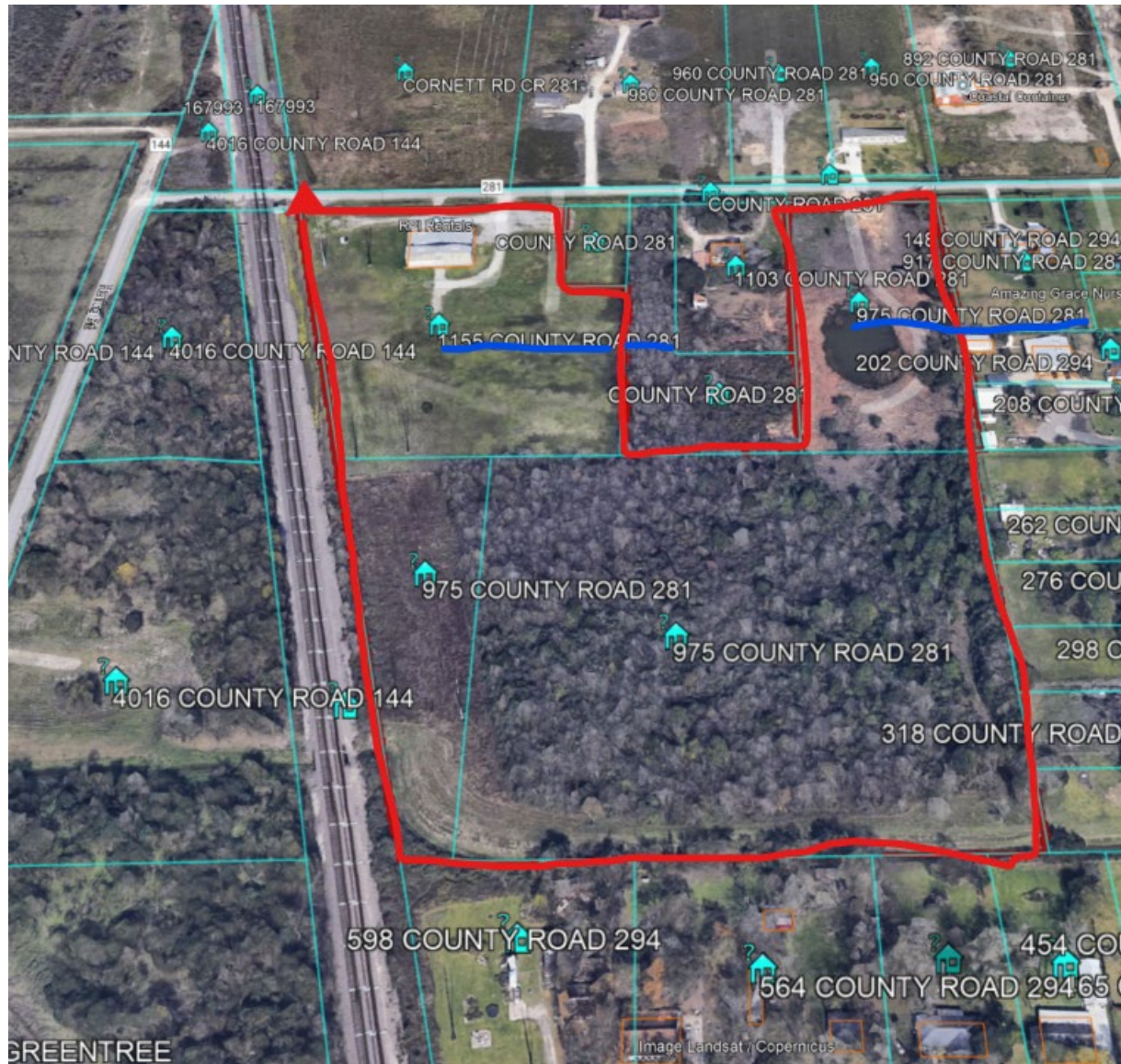


EXHIBIT 2

Warranty Deed

Date: July 24, 2015

Grantor: JOHN ANTHONY KLEIN a/k/a JOHN KLEIN

Grantor's Mailing Address: PB Box 5309
Alvin, Tx 77512

Grantee: TREY A. SPOSSEY

Grantee's Mailing Address: 610 Heather Lane
Friendswood, TX 77546

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

A tract of land containing 15.958 acres, more or less, out of 45, 46 and 49 of South Texas Development Co. Subdivision, according to the map or plat thereof recorded in Volume 74, Page 46, Deed Records, Brazoria County, Texas, and being out of Section 37, H.T. & B.R.R. Co. Survey, Abstract 295, Brazoria County, Texas, and being more particularly described by metes and bounds as follows on attached Exhibit "A".

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, royalty interests, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and exiting by reason of the creation, establishment, maintenance, and operation of any governmental district, agency or authority; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators,

atch 15/13 39
FILED BY
ALAMO TITLE COMPANY

successors, and assigns against every person whomsoever lawfully claiming or to claim the same of any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

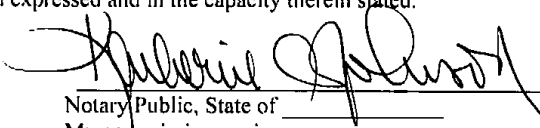
When the context requires, singular nouns and pronouns include the plural.


 JOHN ANTHONY KLEIN a/k/a JOHN KLEIN

STATE OF Tx §

COUNTY OF Brazos §

This instrument was acknowledged before me on July 24, 2015, by **JOHN ANTHONY KLEIN a/k/a JOHN KLEIN** and known to me to be the person(s) whose name(s) is/are subscribed for the foregoing instrument and acknowledged to me that he/she/ they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.


 Notary Public, State of _____

My commission expires: _____



Exhibit "A"

A tract of land containing 15.958 acres, more or less, out of Lots 45, 46 and 49 of South Texas Development Co. Subdivision, according the map or plat thereat recorded in Volume 74, Page 46, Deed Records, Brazoria County, Texas, and being out of Section 37, H.T. & B. R.R. Co. Survey, Abstract 295, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of the called 7.00 acre tract recorded under B.C.C.F. # 2014005462, being located in the centerline of County Road 281;

THENCE North 88°33'00" East, along the centerline of said County Road 281, a distance of 247.40 feet to the upper northwest corner and POINT OF BEGINNING of the herein described tract, same being the northeast corner of the tract recorded under C.F.# 2014045461;

THENCE continue North 88°33'00" East, along said centerline, a distance of 247.40 feet to the northeast corner of the herein described tract;

THENCE South 01° 20' 00" East, at a distance of 30.00 feet pass a 1/2 inch Iron rod found for reference, at a distance of 660.00 feet pass a 1/2 inch iron rod found for reference, at a distance of 1295.78 feet pass a 1/2 inch Iron rod found for reference and continue for a total distance of 1320.00 feet to a 1/2 inch Iron rod set for the southeast corner of the herein described tract, on the North line of the tract recorded under B.C.C.F. # 2013059396;

THENCE South 88° 33' 00" West, a distance of 728.27 feet to a 1/2 inch Iron rod set marking the southwest corner of the herein described tract, on the easterly right-of-way line of the G.C. & S.F. R.R.;

THENCE North 14° 34' 00" West, along said easterly right-of-way line, a distance of 677.68 feet to a 1/2 inch Iron rod set marking the lower northwest corner of the herein described tract, same being the southwest corner of said tract recorded under C.F.# 2014005462;

THENCE North 88° 33' 00" East, along the South line of said tract recorded under C.F.# 2014005462, a distance of 636.00 feet to a 1/2 inch Iron rod set marking the ell corner of the herein described tract;

THENCE North 01° 20' 00" West, along the East line of said tract recorded under C.F.# 2014045461, at a distance of 630.00 feet pass a 1/2 inch Iron rod set for reference on the South line of County Road 281 and continue for a total distance of 660.00 feet to the POINT OF BEGINNING and containing 15.958 acres of land, more or less.

FILED and RECORDED

Instrument Number: 2015033984

Filing and Recording Date: 07/27/2015 09:09:18 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-megan

EXHIBIT 3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: May 22, 2024

Grantor: Paul S. Kamas, Jr., a married person, dealing with his sole and separate property

Grantor's Mailing Address:

Paul S. Kamas, Jr.
4411 Young
Pasadena, TX 77504

Grantee: 1155 County Road, a Texas limited liability company

Grantee's Mailing Address:

1155 County Road, LLC
4411 Young
Pasadena, TX 77504

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): 1155 County Road, Alvin, TX 77511

6.50 ACRES OF LAND, BEING A PART OF A 7.00 ACRE TRACT OF LAND, AS RECORDED IN DOCUMENT NUMBER 2014005462, OFFICIAL RECORDS OF REAL PROPERTY, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOT FORTY-FIVE (45) OF THE SOUTH TEXAS DEVELOPMENT COMPANY SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 74, PAGE 46 AND PAGE 47, DEED RECORDS, BRAZORIA COUNTY, TEXAS, SITUATED IN THE H. T. & B. R. R. COMPANY SURVEY 37, ABSTRACT 295, BRAZORIA COUNTY, TEXAS. Last deeded under document number 2016057806 of Brazoria County, Texas.

Reservations from Conveyance: None

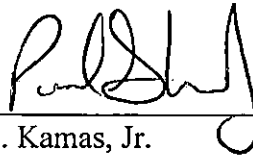
Exceptions to Conveyance and Warranty: None

Grantor warrants that Grantor is lawfully seized of good and indefeasible title to the Property and has the right to convey title to the Property subject to any Reservations or Exceptions from Conveyance contained herein.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

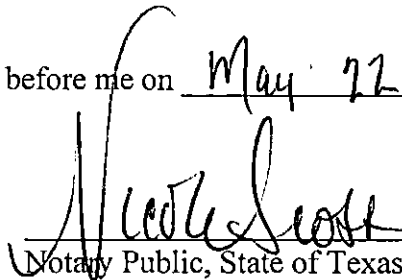


Paul S. Kamas, Jr.

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on May 22, 2024, by Paul S. Kamas, Jr.



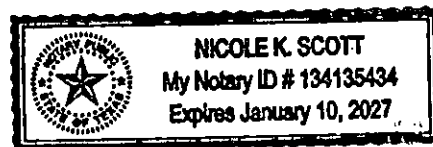
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Giddens & Burns
3009 Strawberry Rd.
Pasadena, TX 77502

AFTER RECORDING RETURN TO:

1155 County Road, LLC
4411 Young
Pasadena, TX 77504



FILED and RECORDED

Instrument Number: 2024022595

Filing and Recording Date: 05/28/2024 01:46:02 PM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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cclerk-kali

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



Filed in the Office of the
Secretary of State of Texas
Filing #: 805369697 01/09/2024
Document #: 1320882200002
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Certificate of Formation Limited Liability Company

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

1155 County Road 281 LLC

Article 2 - Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Paul Kamas Jr

C. The business address of the registered agent and the registered office address is:

Street Address:

3012 Randolph Road Pasadena TX 77503

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☐ A. The limited liability company is to be managed by managers.

OR

☒ B. The limited liability company will not have managers. Management of the company is reserved to the member.

The names and addresses of the governing persons are set forth below:

Managing Member 1: (Business Name) **The Brothers' Revocable Living Trust**

Address: **3012 Randolph Road Pasadena TX, USA 77503**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Discuss and take a record vote to propose an ad valorem tax rate of \$0.700635 per \$100 of assessed valuation for Tax Year 2025 (Fiscal Year October 1, 2025 – September 30, 2026), which equals the *No New Revenue Rate*, and call for a public hearing to receive comments on said rate on Thursday, September 4, 2025, at 7:00 p.m., in the City Council Chambers, City Hall, 216 West Sealy, Alvin.

Type of Item: Action Item

Summary: The tax rate adoption process consists of the comparison of four (4) rates: the No New Revenue Rate, the Voter Approval Rate, the De Minimis Rate and the City's Proposed Tax Rate.

The No New Revenue Rate (\$0.700635 per \$100 of assessed valuation) is a hypothetical benchmark tax rate. It is used to calculate 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 2024 tax year (FY25) and the 2025 tax year (FY26).

The Voter Approval Rate (\$0.775307 per \$100 of assessed valuation) is the highest tax rate that the City may adopt without voter approval and requires an election (petition or mandatory) to go above the rate.

The De Minimis Rate (\$0.759468 per \$100 of assessed valuation) is a hypothetical benchmark tax rate that will generate \$500,000 more in property tax revenues on properties on the tax roll from the 2024 tax year to the 2025 tax year, as well as pay the annual principal and interest on bonds and other debt secured by property tax revenues.

The Proposed Tax Rate (\$0.700635 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 and paying the annual principal and interest on bonds and other debt secured by property tax revenues.

For Fiscal Year 2026 (tax year 2025), staff is proposing to adopt the No New Revenue Tax Rate of \$0.700635 per \$100 of taxable assessed valuation. Per Texas Tax Code Chapter 26, the City is not obligated to hold a public hearing on this proposed tax rate. However, the City may still hold the hearing as a matter of transparency and to hear public concerns. This public hearing will be scheduled for September 4, 2025, at 7:00 p.m. pending Council approval of this item.

The City Council will consider adopting the City's "final" tax rate after the public hearing at the regular meeting of the City Council on September 4, 2025, 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: 8/4/2025 SLH

Finance Review Required: N/A ☐ Required ☒

Date Completed: CT 8/4/25

Supporting documents attached:

1. 2025 Tax Rate Worksheet; Alvin
 2. Notice About Tax Rates; Alvin
-

Recommendation: Move to propose an ad valorem tax rate of \$0.700635 per \$100 of assessed valuation for Tax Year 2025 (Fiscal Year October 1, 2025 – September 30, 2026), which equals the *No New Revenue Rate* and call for a public hearing to receive comments on said rate on Thursday, September 4, 2025, at 7:00 p.m., in the City Council Chambers, City Hall, 216 West Sealy, Alvin.

Reviewed by Department Head, if applicable: ☐

Reviewed by City Attorney, if applicable: ☒

Reviewed by Chief Financial Officer, if applicable: ☒

Reviewed by City Manager, if applicable: ☒

2025 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF ALVIN

Taxing Unit Name

216 W. Sealy Street, Alvin, TX 77511

Taxing Unit's Address, City, State, ZIP Code

281-388-4216

Phone (area code and number)

www.alvin-tx.gov

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 2,469,589,894
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 2,469,589,894
4.	Prior year total adopted tax rate.	\$ 0.685000 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 273,730,203 B. Prior year values resulting from final court decisions: - \$ 193,701,364 C. Prior year value loss. Subtract B from A.³	\$ 80,028,839
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 0 B. Prior year disputed value: - \$ 0 C. Prior year undisputed value. Subtract B from A.⁴	\$ 0
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 80,028,839

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 2,549,618,733
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 30,208 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 14,318,615 C. Value loss. Add A and B.⁶	\$ 14,348,823
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A.⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 14,348,823
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 155,603,170
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 2,379,666,740
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 16,300,717
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 305,961
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 16,606,678
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 2,498,919,572 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 154,671,662 E. Total current year value. Add A and B, then subtract C and D.	\$ 2,344,247,910

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ 90,878,756 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ 0 C. Total value under protest or not certified. Add A and B.	\$ 90,878,756
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 0
21.	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 2,435,126,666
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ¹⁸	\$ 5,599
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ¹⁹	\$ 64,891,532
24.	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$ 64,897,131
25.	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$ 2,370,229,535
26.	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.700635 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.586670 /\$100
29.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,549,618,733

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total prior year M&O levy. Multiply Line 28 by Line 29 and divide by \$100.	\$ 14,957,848
31.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + \$ 263,948 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. - \$ 905,055 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ -641,107 E. Add Line 30 to 31D.	\$ 14,316,741
32.	Adjusted current year taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,370,229,535
33.	Current year NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.604023 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100

²² [Reserved for expansion]²³ Tex. Tax Code §26.044²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 /\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
39.	Adjusted current year NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.604023 /\$100
40.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. \$ 3,645,193 B. Divide Line 40A by Line 32 and multiply by \$100. \$ 0.153790 /\$100 C. Add Line 40B to Line 39.	\$ 0.757813 /\$100
41.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.784336 /\$100

²⁵ Tex. Tax Code §26.0442²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0.000000 /\$100
42.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 3,227,482 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A.	\$ 3,227,482
43.	Certified prior year excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted current year debt. Subtract Line 43 from Line 42E.	\$ 3,227,482
45.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁰ 98.24 % B. Enter the prior year actual collection rate..... 98.24 % C. Enter the 2023 actual collection rate. 102.28 % D. Enter the 2022 actual collection rate. 100.71 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	98.24 %
46.	Current year debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 3,285,303
47.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,435,126,666
48.	Current year debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.134913 /\$100
49.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 41 and 48.	\$ 0.919249 /\$100
D49.	Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ 0.000000 /\$100

²⁷ Tex. Tax Code §26.042(a)²⁸ Tex. Tax Code §26.012(7)²⁹ Tex. Tax Code §26.012(10) and 26.04(b)³⁰ Tex. Tax Code §26.04(b)³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000 /\$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 3,505,184
53.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,435,126,666
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.143942 /\$100
55.	Current year NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.700635 /\$100
56.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.700635 /\$100
57.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.919249 /\$100
58.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.775307 /\$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,435,126,666
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0.000000 /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.775307 /\$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. ³⁹ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. ⁴⁰

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; ⁴¹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); ⁴² or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. ⁴³

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. ⁴⁴

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value A. Voter-approval tax rate (Line 68) B. Unused increment rate (Line 67) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2024 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	 \$ 0.699794 /\$100 \$ 0.016983 /\$100 \$ 0.682811 /\$100 \$ 0.685000 /\$100 \$ -0.002189 /\$100 \$ 2,435,456,683 \$ 0
64.	Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	 \$ 0.704687 /\$100 \$ 0.072911 /\$100 \$ 0.631776 /\$100 \$ 0.685000 /\$100 \$ -0.053224 /\$100 \$ 2,303,176,783 \$ 0
65.	Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	 \$ 0.746586 /\$100 \$ 0.061900 /\$100 \$ 0.684686 /\$100 \$ 0.710000 /\$100 \$ -0.025314 /\$100 \$ 1,936,303,970 \$ 0
66.	Total Foregone Revenue Amount. Add Lines 63G, 64G and 65G	\$ 0 /\$100
67.	2025 Unused Increment Rate. Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.000000 /\$100
68.	Total 2025 voter-approval tax rate, including the unused increment rate. Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ 0.775307 /\$100

³⁹ Tex. Tax Code §26.013(b)

⁴⁰ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴¹ Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

⁴² Tex. Tax Code §§26.0501(a) and (c)

⁴³ Tex. Local Gov't Code §120.007(d)

⁴⁴ Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁵ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁶

Line	De Minimis Rate Worksheet	Amount/Rate
69.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.604023 /\$100
70.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,435,126,666
71.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.020532 /\$100
72.	Current year debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.134913 /\$100
73.	De minimis rate. Add Lines 69, 71 and 72.	\$ 0.759468 /\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁷

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁸

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	2024 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.685000 /\$100
75.	Adjusted 2024 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁴⁹ If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁰ Enter the final adjusted 2024 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
76.	Increase in 2024 tax rate due to disaster. Subtract Line 75 from Line 74.	\$ 0.000000 /\$100
77.	Adjusted 2024 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,379,666,740
78.	Emergency revenue. Multiply Line 76 by Line 77 and divide by \$100.	\$ 0
79.	Adjusted 2024 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,370,229,535
80.	Emergency revenue rate. Divide Line 78 by Line 79 and multiply by \$100. ⁵⁰	\$ 0.000000 /\$100

⁴⁵ Tex. Tax Code §26.012(8-a)⁴⁶ Tex. Tax Code §26.063(a)(1)⁴⁷ Tex. Tax Code §26.042(b)⁴⁸ Tex. Tax Code §26.042(f)⁴⁹ Tex. Tax Code §26.042(c)⁵⁰ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ 0.775307 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.700635 /\$100

As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: 26

Voter-approval tax rate. \$ 0.775307 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).

Indicate the line number used: 58

De minimis rate. \$ 0.759468 /\$100

If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵¹

**print
here** ➡

KRISTIN BULANEK

Printed Name of Taxing Unit Representative

**sign
here** ➡

Kristin Bulanek

Taxing Unit Representative



Digitally signed by Kristin Bulanek

Date: 2025.07.27 15:57:05 -05'00'

Date

⁵¹ Tex. Tax Code §§26.04(c-2) and (d-2)

Notice About 2025 Tax Rates

Property tax rates in CITY OF ALVIN.

This notice concerns the 2025 property tax rates for CITY OF ALVIN. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate	\$0.700635/\$100
This year's voter-approval tax rate	\$0.775307/\$100

To see the full calculations, please visit <https://www.brazoriacountytx.gov/departments/tax-office/property-taxes/truth-in-taxation-worksheets> for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
Maintenance & Operations	11,500,000
Interest & Sinking	69,500

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (*or additional sales tax revenues, if applicable*).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
Series 2017	235,348	45,927	300	281,575
Series 2019	745,000	390,525	325	1,135,850
Series 2020	265,000	92,175	400	357,575
Series 2023	310,000	251,975	500	562,475
Series 2025	0	889,507	500	890,007

Total required for 2025 debt service	\$3,227,482
- Amount (if any) paid from funds listed in unencumbered funds	\$0
- Amount (if any) paid from other resources	\$0
- Excess collections last year	\$0
= Total to be paid from taxes in 2025	\$3,227,482
+ Amount added in anticipation that the unit will collect only 98.24% of its taxes in 2025	\$57,821
= Total debt levy	\$3,285,303

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Kristin R. Bulanek, Brazoria County Tax Assessor-Collector on 07/27/2025 .

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.



AGENDA COMMENTARY

Meeting Date: 8/7/2025

Department: City Secretary

Contact: Dixie Roberts, Asst. City Manager/City Secretary

Agenda Item: Discuss proposed amendments to Chapter 15, "Offenses and Miscellaneous Provisions," and Chapter 17½, "Signs," of the Code of Ordinances, City of Alvin, Texas, related to electioneering at polling locations.

Type of Item: Discussion & Direction

Summary: Staff is presenting proposed revisions to the City's electioneering ordinance—originally adopted in 2024—for City Council discussion and feedback prior to formal consideration. These proposed changes stem from observations and complaints received during the May 2025 election cycle and are intended to improve the usability and safety of designated electioneering areas on City-owned property used as polling places. The suggested updates include:

- Adding language to require that all canopies be properly weighted or anchored to prevent tipping or movement due to wind or weather conditions, thereby promoting public safety; and
- Allow signage to be affixed to the canopies, which shall not count toward the maximum of four ground-placed signs allowed on-site.
- Removing existing language that prohibited all other structures (e.g., booths, tables), which would now allow for the placement of tables under permitted canopies.

Staff seeks input from Council on the proposed changes and welcomes any additional revisions or clarifications Council may wish to include before bringing the ordinance back for formal adoption at a future meeting.

Funding Expected:	Revenue ☐ Expenditure ☐ N/A ☒	Budgeted Item:	Yes ☐ No ☐ N/A ☒
Funding Account:	☐	Amount:	☐
Legal Review Required:	N/A ☐ Required ☒	1295 Form Required?	Yes ☐ No ☒
Finance Review Required:	N/A ☒ Required ☐	Date Completed:	8/4/2025 SLH
		Date Completed:	☐

Supporting documents attached:

1. Ord 25-___; Electioneering and Political Signs DRAFT

Recommendation: Discussion only. No action required at this time.

Reviewed by Department Head, if applicable: ☐
Reviewed by City Attorney, if applicable: ☒

Reviewed by Chief Financial Officer, if applicable: ☐
Reviewed by City Manager, if applicable: ☒

ORDINANCE 25-__

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, AMENDING CHAPTER 15 – “OFFENSES AND MISCELLANEOUS PROVISIONS” AND CHAPTER 17 ½ “SIGNS” OF THE CITY OF ALVIN CODE OF ORDINANCES, TO UPDATE REGULATIONS FOR ELECTIONEERING AND POLITICAL SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$500.00 FOR EACH OFFENSE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City Council has reviewed the practices and experiences related to electioneering activities on City-owned properties used as polling places, and finds that updates to regulations are necessary to protect public health, safety, and welfare;

WHEREAS, the City Council determines that these amendments establish reasonable time, place, and manner restrictions in the best interest of the community;

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

Section 1. The Code of Ordinances of the City of Alvin, Texas, is hereby amended by revising Chapter 15 “Offenses and Miscellaneous Provisions,” Article XI, “Electioneering at Polling Locations,” in part as follows:

ARTICLE XI. ELECTIONEERING AT POLLING LOCATIONS

...

15-125. - Electioneering on City owned facilities/grounds.

- a) Pursuant to Section 61.003 of the Texas Election Code, electioneering is prohibited within one hundred (100) feet of an outside door through which a voter may enter the building in which the polling place is located.
- b) Candidates shall be required to remove all discarded electioneering literature that litter the grounds.
- c) Electioneering shall not interfere with disability access or emergency response to the property.
- d) Canopies shall not exceed 10x10 in size per candidate and must be removed daily within one (1) hour after the polls close. All canopies shall be properly weighted or anchored to prevent tipping or movement due to wind or weather conditions, ensuring public safety.

- e) Canopies shall only be allowed in the numbered spaces as marked in the “yellow” zone identified in Exhibit A. All other parking spaces in the Alvin Library parking lot shall be made available to voters who are on the premises to cast their ballot, patrons of the library, and library staff.
- f) Canopy spaces are available for selection one hour before the daily opening of the polls and are on a first come, first served basis.
- g) Vehicles of any type are prohibited from being parked in the parking lot for use to display electioneering items.

h) Canopies and chairs shall not impede the flow of vehicular or foot traffic.

h)i) Signs affixed to canopies shall be allowed and shall not count toward the maximum number of political signs permitted on site, provided they are securely affixed to the canopy structure in a manner that does not create safety hazards or obstruct visibility for vehicular or pedestrian traffic.

~~i) All other structures, including but not limited to booths, tables are prohibited.~~

Section 2. The Code of Ordinances of the City of Alvin, Texas, is hereby amended by revising Chapter 17½, “Signs,” Article IV, “Construction, Placement, and Maintenance,” Section 17½-41, “Temporary Political Signs on City-Owned Public Property,” to be amended in part as follows:

ARTICLE IV “CONSTRUCTION, PLACEMENT AND MAINTENANCE

...

17½-41. - Temporary political signs on City owned public property.

...

- c) A temporary political sign may be placed on public property that serves as an early voting polling location or an election day polling location. Only signs that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location.

A maximum of four (4) signs per candidate or issue may be placed at each polling location and must be self-supporting and stand alone in nature, not being attached to any other. Each temporary political sign may not:

- 1) Exceed six (6) square feet per sign face.
- 2) Exceed four (4) feet in height including any supporting instruments used for staking.
- 3) Be illuminated or have any moving elements.
- 4) Be within one hundred (100) feet of an outside door which a voter may enter the public building.

- 5) Be placed in a location that creates a traffic hazard or obstructs traffic visibility.
- 6) Be placed on the premises earlier than twenty-four (24) hours before the commencement of the voting period.
- 7) Remain on the premises more than twenty-four (24) hours after the voting period has ended.

⇨ d) All political signs posted on public property in violation of this section are hereby declared to be public nuisances and may be abated as such by the city. All political campaign signs posted on public property shall be deemed to be abandoned and shall become the property of the city and may be disposed of at the discretion of the city.

Section 3. That except as amended herein all other provisions of Chapter 15 and Chapter 17½ 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 4. Penalties. Any person, firm, entity or corporation violating any provision of this Ordinance, as it exists or may be amended, shall be guilty of a misdemeanor, and on conviction, shall be fined in an amount not to exceed \$500. Each continuing day's violation shall constitute a separate offence. The City of Alvin retains all legal rights and remedies available to it pursuant to local, state and federal law.

Section 5. Incorporation into Code of Ordinances. The provisions of this Ordinance shall be included and incorporated in the Code of Ordinances, City of Alvin, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

Section 6. Publication and Effective Date. The City Secretary is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper. This Ordinance shall take effect ten (10) days after such publication, in accordance with the provisions of Chapter 52 of the Texas Local Government Code and the City of Alvin Charter.

Section 7. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, 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 8. Open Meetings Act. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and the 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*. Notice was also provided as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

PASSED and APPROVED on the ___th day of _____ 2025.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary

DRAFT