

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, September 4, 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, **SEPTEMBER 4, 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. PUBLIC COMMENT

4. PUBLIC HEARING

- A. Public hearing to receive comment on the proposed tax rate of \$0.700635 per \$100 of valuation for the Fiscal Year 2025-2026 (2025 tax year), which is the No-New-Revenue Tax Rate for the City of Alvin.

5. CONSENT AGENDA

- A. Consider approval of the August 21, 2025, City Council meeting minutes.
- B. Consider a final plat of Preservation Creek Phase 2, Section 6, being a planned unit development of 11.19 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 5 and 6 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.
- C. Consider a final plat of Preservation Creek Phase 3, Section 7, being a planned unit development of 23.50 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6, 7, 12, 13 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.
- D. Consider a final plat of Preservation Creek Phase 3, Section 8, being a planned unit development of 19.70 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 12, 13, 24, and 25 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.
- E. Consider a final plat of Preservation Creek Phase 3, Section 9, being a planned unit development of 16.04 acres situated in the W.D.C. Hall Survey, Abstract 69, also being

out of lots 12 and 25 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 3, Section 10, being a planned unit development of 16.53 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 7, 8 and 13 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 final plat of Preservation Creek Phase 3, Pinnacle Parkway Segment 1, being a planned unit development of 3.254 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6, 7 and 12 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.
- H. Consider a master preliminary plat of Fox Meadow Crossing, being a replat of 92.351 acres of land being out of a called 92.388 acre tract as described by deed recorded under B.C.C.F. No. 2023004007 I. & G.N.R.R CO. Survey, Sec. 22, A-693 City of Alvin, Brazoria County, Texas.

6. OTHER BUSINESS

- A. Consider a Professional Services Agreement with AGCM, Inc. to provide Design Management Support Services related to the City Hall Project, and authorize the City Manager to sign the Agreement upon legal review.
- B. Consider a variance request from the homeowner at 600 Old Galveston Road to encroach fourteen feet into the twenty-five-foot street side building setback for the construction of a garage with a carport.
- C. Consider Resolution 25-R-21, expressing support for the Phase II, Lower Clear Creek and Dickinson Bayou Watershed 203 Feasibility Study, to culminate with the creation of a list of projects and funding options to address flooding and its devastating impacts; and setting forth other provisions related thereto.
- D. Consider Ordinance 25-P, 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, Parkland Dedication and Development Fee; and amending Chapter 28, Comprehensive Fee Ordinance, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Section 28-2, In General, Parkland Dedication; providing for severability; providing for an effective date; and setting forth other provisions related thereto.
- E. Consider Ordinance 25-W, adopting the annual budget for the City of Alvin, Texas, for Fiscal Year 2025-26; directing the City Secretary to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto.
- F. Consider Ordinance 25-X, adopting and levying the ad valorem tax rate for Tax Year 2025 (FY26), commencing October 1, 2025, and ending September 30, 2026.
- 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 551.071(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.

10. RECONVENE TO OPEN SESSION

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 **THURSDAY, August 28, 2025, at 3:00 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).**



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Public hearing to receive comment on the proposed tax rate of \$0.700635 per \$100 of valuation for the Fiscal Year 2025-2026 (2025 tax year), which is the No-New-Revenue Tax Rate for the City of Alvin.

Type of Item: Public Hearing

Summary: The City's proposed property tax rate for Fiscal Year 2025–2026 (2025 tax year) is \$0.700635 per \$100 of assessed valuation, which is the No-New-Revenue Tax Rate as calculated by the Brazoria County Tax Assessor in accordance with Chapter 26 of the Texas Tax Code.

This proposed rate is allocated as follows:

- Maintenance & Operations (M&O): \$0.565722 per \$100 valuation
- Interest & Sinking (I&S / Debt Service): \$0.134913 per \$100 valuation

City Council will consider adopting the final tax rate under a separate agenda item scheduled for September 4, 2025.

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: 8/27/2025 SLH

Finance Review Required: N/A ☐ Required ☒

Date Completed: CT 08/27/2025

Supporting documents attached:

None

Recommendation: **Mayor Adame to Announce that** City Council will consider adopting the proposed tax rate beginning with \$0.700635 per \$100 of valuation for the Fiscal Year 2025-2026 (2025 tax year) later during the September 4, 2025, City Council meeting.

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: ☒

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
THURSDAY, AUGUST 21, 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 Session 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: Ashley Davis, Richard Garivey, Keko Moore, Scott Salter, and Chris Vaughn.

Staff members present: Miltresa McMichael, Assistant City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Finance; Dan Kelinske, Parks and Recreation Director; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Lee Peoples with Heights Baptist 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.

PRESENTATION

Police Departmental Update

Robert Lee, Chief of Police, delivered the annual departmental update of the Alvin Police Department.

PUBLIC COMMENT

There were no comments from the public.

PUBLIC HEARING

Public Hearing to receive comments on the proposed Fiscal Year 2025-26 Annual Budget.

Mayor Adame opened the public hearing at 7:19 p.m. There were no comments made. Mayor Adame closed the public hearing at 7:20 p.m.

CONSENT AGENDA

Consider approval of the July 28, 2025, City Council Workshop minutes.

Consider approval of the August 7, 2025, City Council Workshop minutes.

Consider approval of the August 7, 2025, City Council meeting minutes.

Consider approval of the August 12, 2025, City Council Workshop minutes.

Consider approval of the August 12, 2025, Special City Council minutes.

Consider Ordinance 25-T, amending Chapter 15, "Offenses and Miscellaneous Provisions," and Chapter 17½, "Signs," of the Alvin Code of Ordinances, City of Alvin, Texas, to update regulations for Electioneering and Political Signs; providing for severability; providing for a penalty of fine not to exceed the sum of \$500.00; providing for an effective date; providing for publication; and providing for other matters related thereto.

This Ordinance was previously reviewed and discussed by City Council at the August 7, 2025, meeting. During that discussion, City Council suggested one clarification - to specify that any canopy containing printed words, slogans, logos, images, or other markings intended to convey a message would be considered a sign affixed to the canopy. That clarification has been incorporated into the proposed ordinance, which is now being presented for formal consideration. Overall, the proposed revisions 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 proposed changes include:

- *Adding language requiring that all canopies be properly weighted or anchored to prevent tipping or movement due to wind or weather conditions, thereby promoting public safety;*
- *Allowing signage to be affixed to canopies, which shall not count toward the maximum of four ground-placed signs allowed on-site under Section 17½-41; this also includes language specifying that any canopy containing printed words, slogans, logos, images, or other markings intended to convey a message shall be considered a sign affixed to the canopy, and that only signage physically attached to the canopy qualifies for this exemption, with ground-placed or adjacent signs counted separately toward the maximum; and*
- *Removing existing language prohibiting all other structures (e.g., booths, tables), which will now allow for the placement of tables under permitted canopies.*

If approved, these revisions will amend the current ordinance to address concerns raised during recent elections while maintaining clear and enforceable guidelines for electioneering activities on City property.

Consider and take action to set the date for the official adoption of the Fiscal Year 2025–2026 Annual Budget for the City Council meeting on September 4, 2025, at 7:00 p.m. at Alvin City Hall, 216 West Sealy Street, in accordance with Texas Local Government Code §102.007.

Texas Local Government Code section 102.007 states that at the conclusion of a public hearing on the budget, the governing body of the municipality shall take action on the proposed budget. This action could be a vote to adopt the budget or a vote to postpone the adoption to a future meeting. Generally, municipalities will postpone the vote to adopt the budget to have additional time to address citizens' concerns from the hearing, finalize the budget document, or align the budget vote with the vote on the tax rate. Per statute, some action must be taken, and staff recommends postponing a vote to adopt the budget until the September 4, 2025, regular City Council meeting in order to align with the vote on the tax rate as presented on the budget calendar located within the document.

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

OTHER BUSINESS

Discuss and consider entering into a Professional Services Agreement with Randall Scott Architects, Inc. for the design, engineering, and architectural planning of a new City Hall; and authorize the City Manager to execute the agreement upon legal review.

On April 6, 2025, the City issued a Request for Qualifications (RFQ) for architectural services for the design of a new City Hall facility. The RFQ solicitation period closed on April 24, 2025, with a total of nine (9) architectural firms submitting proposals.

A review committee consisting of City staff and a representative from AGCM Inc., the City's construction management consultant, evaluated and scored all nine proposals based on:

- **Qualifications of Firm** -- specifically as it relates to experience on similar projects.
- **Team Members** -- related project experience of the firm and the individuals who would be assigned to this project.
- **Project Approach** -- clear understanding of the project scope and well-structured approach to successful execution.
- **Capacity & Availability** -- capacity to take on the project, with dedicated resources and staff readily available.
- **Professional References** -- proven past performance
- **Quality & Responsiveness of Submittal** -- Complete and highly responsive ability to meet timelines and

Following the initial evaluation, the top four scoring firms were invited for in-person interviews conducted on May 28, 2025. The firms interviewed were:

- *Randall Scott Architects, Inc.*
- *BRW Architects*
- *Ziegler Cooper Architects*
- *Joiner Architects*

Following the interviews, Randall Scott Architects, Inc. received the highest overall score, reflecting both the strength of their proposal and their performance during the interview process. The selection committee recommends engaging Randall Scott

Architects, Inc. to provide architectural services for the new City Hall project. The new multi-story City Hall will be constructed on the existing City Hall site following demolition of the current building.

This project will be delivered using the Construction Manager at Risk (CMAR) method. Under this delivery model, the City will procure a construction manager through a separate, competitive selection process, with assistance from the architecture firm. The selected contractor will be brought on board early in the design phase to collaborate closely with the architect throughout the project. Once the design is sufficiently developed, the CMAR contractor will propose a Guaranteed Maximum Price (GMP) for construction. The contractor will then be responsible for delivering the project within the agreed-upon GMP and will assume the financial risk for any cost overruns beyond that amount. This professional services contract with Randall Scott Architects, Inc. will be funded through proceeds from the Certificates of Obligation issued for this project as authorized on August 4, 2025. Staff recommends approval.

Dixie Roberts, Assistant City Manager/City Secretary, presented this item before City Council with explanation. Council member Moore asked whether the design of the façade had been considered in a way that would complement the surrounding buildings in downtown Alvin. Randall Scott, of Randal Scott Architects, who was present at the meeting, responded that their design philosophy emphasizes incorporating the character and identity of the City into each project, and that this approach would be reflected in the final design. Council member Garivey asked whether the firm had completed any local projects. Mr. Scott responded that they had, citing Huntsville City Hall as well as projects in Center, Texas, and Willis, Texas. Council member Moore then inquired why the geotechnical specifications were not included in the proposal. Mr. Scott explained that most cities prefer to handle this work independently, but noted that it could be added as an optional service if desired.

Council member Garivey moved to approve a Professional Services Agreement with Randall Scott Architects, Inc. for the design, engineering, and architectural planning of a new City Hall; and authorize the City Manager to execute the agreement upon legal review. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider Ordinance 25-U, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, Texas, for the purpose of revising certain water and wastewater fees for residential and commercial customers; providing for a ten percent (10%) penalty for late payment; providing for an effective month of October billing cycles for the Fiscal Year 2025-26; and setting forth other provisions related thereto.

The City Ordinance requires that water and sewer rates be increased, at minimum, based on the annual consumer price index rate for all urban consumers (CPI-U) for the Houston-Galveston-Brazoria, Texas area. The ordinance also allows the consideration of other factors to determine if an additional increase in water and sewer rates is warranted.

In January 2023, the City held a City Council workshop in which the City's consultants presented the results of the Wastewater Master Plan and the Water & Wastewater rate study. The rate study identified the need to increase water and wastewater rates by 8.5% in FY26 to implement the projects identified in the Wastewater Master Plan. However, to mitigate spikes in water and wastewater rates, staff rescheduled some of the utility projects. As a result, for FY26, staff is proposing to increase water and wastewater rates by 6% (2.5% below the planned rate study increase). This calculates to an approximately \$6.26 monthly increase for the average residential customer, using 5,000 gallons per month. The revenue generated from the rate increase will be used to fund the continuation of the Water/Wastewater Master Plan capital improvement program, water and wastewater operations and maintenance needs, as well as the annual principal and interest payments on bonds and other bond covenant requirements. The proposed water and wastewater rate increases for FY26 are as follows:

WATER RATES	Current Rate	6.00% rate Increase	Proposed Rate
Base 2,000 Gallons			
Residential	\$25.61	\$1.54	\$27.15
Commercial	\$26.87	\$1.61	\$28.48
Per each 1,000 (2,001-7,000)	\$ 6.54	\$0.39	\$ 6.93
Per each 1,000 (7,001-above)	\$10.00	\$0.60	\$10.60

WASTEWATER RATES	Current	6.00% rate Increase	Proposed Rate
Base 2,000 Gallons			
Residential	\$39.70	\$2.38	\$42.08
Commercial	\$40.85	\$2.45	\$43.30
Per each 1,000 (2,001-above)	\$ 6.54	\$0.39	\$ 6.93

Staff recommends approval of Ordinance 25-U.

Chris Thomas, Director of Finance, presented this item before City Council with explanation.

Council member DeKeyzer moved to approve Ordinance 25-U, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, for the purpose of revising certain water and wastewater fees for residential and commercial customers; providing for a ten percent (10%) penalty for late payment; providing for an effective date on the October 2025 billing cycles for Fiscal Year 2025-2026; and setting forth other provisions related thereto. Seconded by Council member Moore; motion carried with all members present voting Aye, except Council member Salter, who voted No.

Consider Ordinance 25-V, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, Texas, for the purpose of setting certain solid waste collection and disposal fees for residential, commercial, and roll-off containers; providing for a ten percent (10%) penalty for late payment; providing for an effective date of October 2025 billing cycles; providing for publication; and setting forth other provisions related thereto.

The City's ordinance requires that solid waste rates be increased, at minimum, based on the annual CPI-U index rate for the Houston-Galveston-Brazoria, Texas area. The ordinance also allows the consideration of other factors to determine if an additional increase in solid waste rates is warranted. As a result, staff is recommending increasing the solid waste rates by 2.0% for commercial and residential customers for FY 26 – resulting in an approximate \$0.31 monthly increase to residential solid waste bills.

The City accounts for solid waste revenues and expenses in the Sanitation Fund. Over the past few years, the City has been able to sustain a “healthy” fund balance in the Sanitation fund as a result of the CPI-U provision in the City's ordinance and other factors. In fact, Since FY21, the city has systematically reduced our Sanitation Fund Balance by over \$800,000 in an effort to mitigate the financial impact to our residential and commercial customers. As a result, the 2% proposed rate increase for FY26 is needed to reduce the gap between the cost of providing sanitation services and the charge to the customers who receive the sanitation services. Should the City Council elect to increase the rate by 2.00%, then both residential and commercial rates will reflect an increase that will take effect in the first billing cycles in October 2025. This increase is reflected in the FY26 Proposed Budget and staff recommends approval of Ordinance 25-V using the proposed rates:

Type	FY23	FY24	FY25	Inc	Inc%
Residential (garbage monthly charge)	\$12.40	\$12.80	\$13.06	+\$0.26	
Residential (bulky trash)	\$ 1.58	\$ 1.63	\$ 1.66	+\$0.03	
Residential Total	\$13.98	\$14.43	\$14.72	\$0.29	2.000%

Commercial +2.000%

Chris Thomas, Director of Finance, presented this item before City Council with explanation.

Council member DeKeyzer moved to approve Ordinance 25-V, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, Texas, for the purpose of setting certain solid waste collection and disposal fees for residential, commercial, and roll-off containers; providing for ten percent (10%) penalty for late payment; providing for an effective date of October 2025 billing cycles; providing for publication; and setting forth other provisions related thereto. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider an appointment to fill the unexpired term of Sussie Sutton on the Building Board of Adjustments and Appeals through December 31, 2029.

*On June 19, 2025, Building Board of Adjustments & Appeals member Susie Sutton passed away, creating a vacancy. Ordinance 09-X requires 5 members, so City Council must appoint a replacement to serve the unexpired term through December 31, 2029. The City of Alvin initially advertised for a realtor to fill this vacancy. Historically, this position has been held by a realtor because earlier versions of the International Building Code (IBC)—2018 and prior—outlined more specific qualifications for service. However, with the recent adoption of the 2024 IBC, which includes broader and less-specific requirements, the pool of eligible candidates has expanded. Section [A] 113.3 of the 2024 IBC states: “The Board of Appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and who are not employees of the jurisdiction.” Given this new standard, Council may now consider applicants who are not realtors for appointment while remaining in full compliance with the newly adopted IBC. Additionally, members of this board need not be residents of Alvin, or registered voters. A detailed spreadsheet of applicant information is attached. **Current Applicants** - Adam Arendell, Lizbeth Garcia, Jared Kelly, Julia Nash, and Vicky Smith.*

Dixie Roberts, Assistant City Manager/City Secretary, presented this item before City Council with explanation. Mayor Adame inquired if anyone in the audience was an applicant for the board. Mr. Kelly addressed the City Council, introducing himself and expressing his interest in serving on the board.

Council member Moore moved to appoint Jared Kelly to fill the unexpired term on the Building Board of Adjustments and Appeals through December 31, 2029. Seconded by Council member Vaughn; 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.

Dixie Roberts, Assistant City Manager/City Secretary, announced items of community interest; and she reviewed the preliminary list for the September 4, 2025, City Council Meeting.

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 DeKeyser wished Mayor Adame a Happy Birthday.

Council member Salter extended kudos to Paul Chavez, Director of Economic Development, for his efforts at the recent commercial real estate event at the Nolan Ryan Center. He also expressed thanks to Brandon Moody, Director of Public Works, for handling a residential drainage issue.

Council member Moore echoed the same sentiment regarding Mr. Chavez's efforts at the real estate event.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:41 p.m.

PASSED and APPROVED the 4th of September 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Preservation Creek Phase 2, Section 6, being a planned unit development of 11.19 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 5 and 6 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 July 29, 2025, the Engineering Department received a final plat of Preservation Creek Phase 2, Section 6, 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 11.19 acres containing 122 lots, 4 reserves and 4 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by Council.

According to the PUD Agreement regarding Townhomes:

- Minimum lot width = 18' at the building setback line
- Minimum lot area = 1,250 square feet

The City Planning Commission approved the plat unanimously at their meeting on August 19, 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: 8/26/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. Preservation Creek Sect 6; Final Plat
2. PC PUD Document; Townhomes

Recommendation: Move to approve a final plat of Preservation Creek Phase 2, Section 6, being a planned unit development of 11.19 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 5 and 6 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 Chief Financial Officer, if applicable: ☐

Reviewed by City Attorney, if applicable: X

Reviewed by City Manager, if applicable: X

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 11.19 acre tract described in the above and foregoing map of Preservation Creek Phase 2, Section 6, 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 6, 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, thereunto 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 6", 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

METES AND BOUNDS DESCRIPTION
PRESERVATION CREEK PHASE 2,
SECTION 6
BEING 11.19 ACRES OF LAND SITUATED IN
W.D.C. HALL SURVEY, ABSTRACT 69,
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 11.19 ACRE TRACT OF LAND SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 5 AND 6 OF THE KANAWHA TEXAS COMPANY'S SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID 11.19 ACRE TRACT BEING OUT OF THAT CERTAIN 362.31 ACRE TRACT OF LAND CONVEYED TO WB WEST PC PHASE I LLC UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 20240476907; SAID 11.19 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. 2023047467 marking the northwesterly corner of said 362.31 acre tract;

THENCE, North 87°09'51" East, along the northerly line of said 362.31 acre tract for a distance of 945.64 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;

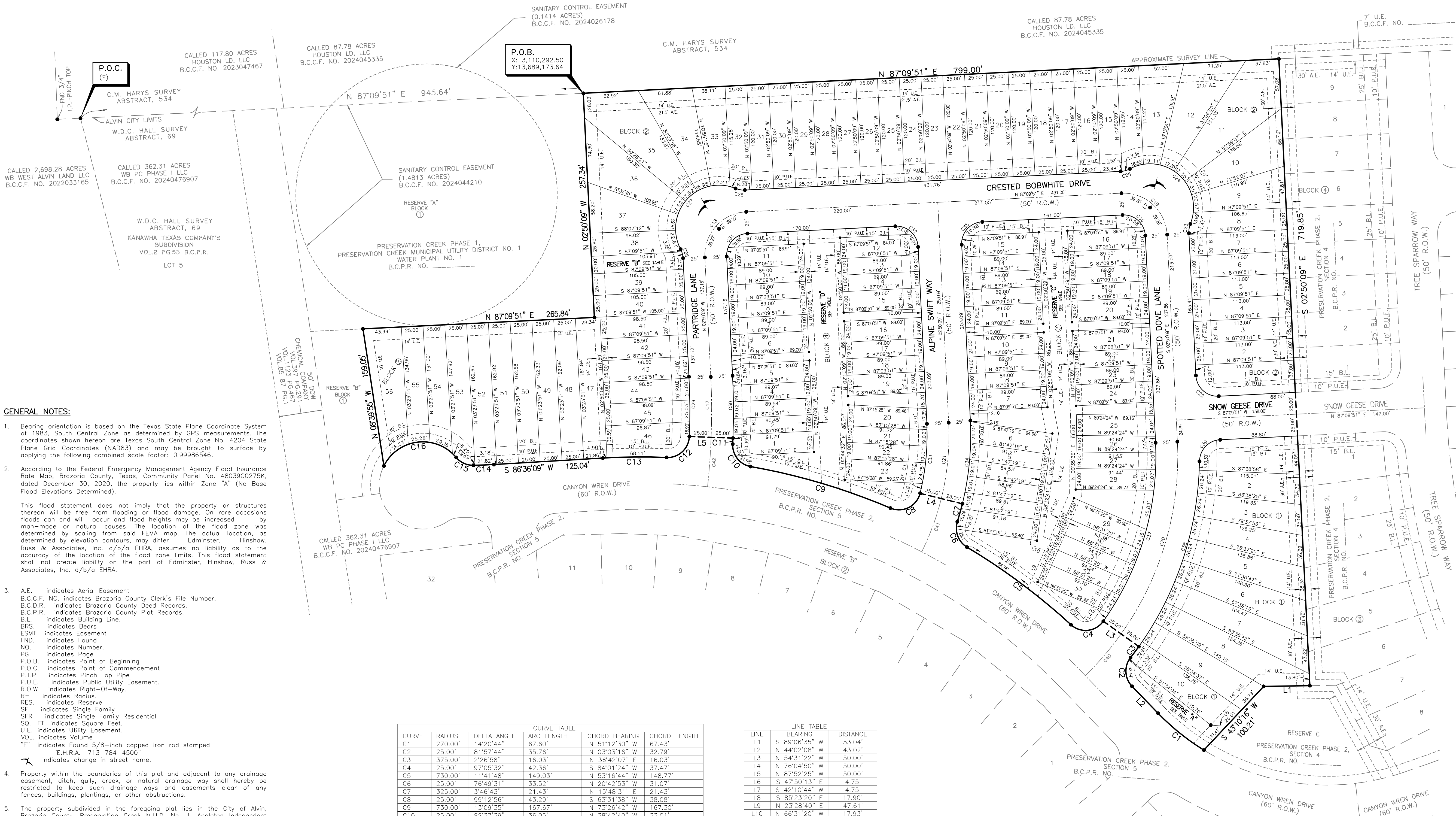
- (1) THENCE, North 87°09'51" East, continuing along the northerly line of said 362.31 acre tract for a distance of 799.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of the herein described tract of land;
- (2) THENCE, South 02°50'09" East, for a distance of 719.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the easterly most southeast corner of the herein described tract of land;
- (3) THENCE, South 89°06'35" West, 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;
- (4) THENCE, South 43°10'16" West, for a distance of 100.21 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;
- (5) 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 14°20'44", an arc length of 67.60 feet, and a chord bearing of North 51°12'30" West, for a distance of 67.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- (6) THENCE, North 44°02'08" West, 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;
- (7) THENCE, in a northerly direction along the arc of said curve to the right 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 North 03°03'16" West, 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 reverse curvature;
- (8) THENCE, in a northeasterly direction along the arc of said reverse curve to the left having a radius of 375.00 feet, a central angle of 02°28'38", an arc length of 16.03 feet, and a chord bearing of North 38°42'07" East, for a distance of 16.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (9) THENCE, North 54°31'22" West, 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;
- (10) THENCE, in a westerly direction along the arc of said curve to the right 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 South 84°01'24" West, for a distance of 37.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- (11) THENCE, in a northwesterly direction along the arc of said reverse curve to the left 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 North 53°16'44" West, 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;
- (12) THENCE, in a northwesterly direction along the arc of said reverse curve to the right 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 North 20°42'53" West, 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;
- (13) THENCE, in a northerly direction along the arc of said reverse curve to the left 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 North 15°48'31" East, for a distance of 21.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (14) THENCE, North 76°04'50" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4-4500" set in the arc of a non-tangent curve;
- (15) THENCE, in a southwesterly direction along the arc of said curve to the right 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 South 83°13'38" West, for a distance of 38.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- (16) THENCE, in a northwesterly direction along the arc of said reverse curve to the left 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 North 73°26'42" West, 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;
- (17) THENCE, in a northwesterly direction along the arc of said reverse curve to the right 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 North 38°42'40" West, 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;
- (18) THENCE, in a northerly direction along the arc of said reverse curve to the left 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 North 02°21'52" East, for a distance of 6.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (19) THENCE, North 87°52'25" West, 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;
- (20) THENCE, in a southwesterly direction along the arc of said curve to the right 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 South 47°14'43" West, for a distance of 35.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- (21) THENCE, in a westerly direction along the arc of said reverse curve to the left 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 South 89°29'00" West, for a distance of 73.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- (22) THENCE, South 86°36'09" West, 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;
- (23) THENCE, in a westerly direction along the arc of said curve to the right 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 South 87°47'41" West, for a distance of 23.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
- (24) THENCE, in a northwesterly direction along the arc of said compound curve to the right 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 North 65°28'49" West, 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 reverse curvature;
- (25) THENCE, in a westerly direction along the arc of said reverse curve to the left having a radius of 50.00 feet, a central angle of 11°32'47", an arc length of 98.94 feet, and a chord bearing of South 83°21'44" West, for a distance of 83.57 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;
- (26) THENCE, North 08°39'55" West, for a distance of 159.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (27) THENCE, North 87°09'51" East, for a distance of 265.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (28) THENCE, North 02°50'09" West, for a distance of 257.34 feet to the POINT OF BEGINNING and containing 11.19 acres of land.

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 plot 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

LOT TABLE					
BLOCK	LOT	SQ. FEET	LOT WIDTH	GP LAND USE	PUD LAND USE
1	1	4,298	35.28'	SPR	TOWNHOME
	2	3,548	27.65'	SPR	TOWNHOME
1	3	3,742	27.65'	SPR	TOWNHOME
	4	4,032	27.65'	SPR	TOWNHOME
1	5	4,429	27.65'	SPR	TOWNHOME
	6	4,353	27.65'	SPR	TOWNHOME
1	7	5,627	27.65'	SPR	TOWNHOME
	8	5,615	27.65'	SPR	TOWNHOME
1	9	4,413	27.65'	SPR	TOWNHOME
	10	4,144	27.65'	SPR	TOWNHOME
2	1	4,047	36.49'	SPR	TOWNHOME
	2	2,825	25.00'	SPR	TOWNHOME
2	3	2,825	25.00'	SPR	TOWNHOME
	4	2,825	25.00'	SPR	TOWNHOME
2	5	2,825	25.00'	SPR	TOWNHOME
	6	2,825	25.00'	SPR	TOWNHOME
2	7	2,825	25.00'	SPR	TOWNHOME
	8	2,756	25.00'	SPR	TOWNHOME
2	9	3,644	25.68'	SPR	TOWNHOME
	10	4,728	24.54'	SPR	TOWNHOME
2	11	7,102	24.54'	SPR	TOWNHOME
	12	5,374	24.54'	SPR	TOWNHOME
2	13	4,249	24.89'	SPR	TOWNHOME
	14	2,912	25.00'	SPR	TOWNHOME
2	15	3,000	25.00'	SPR	TOWNHOME
	16	3,000	25.00'	SPR	TOWNHOME
2	17	3,000	25.00'	SPR	TOWNHOME
	18	3,000	25.00'	SPR	TOWNHOME
2	19	3,000	25.00'	SPR	TOWNHOME
	20	3,000	25.00'	SPR	TOWNHOME
2	21	3,000	25.00'	SPR	TOWNHOME
	22	3,000	25.00'	SPR	TOWNHOME
2	23	3,000	25.00'	SPR	TOWNHOME
	24	3,000	25.00'	SPR	TOWNHOME
2	25	3,000	25.00'	SPR	TOWNHOME
	26	3,000	25.00'	SPR	TOWNHOME
2	27	3,000	25.00'	SPR	TOWNHOME
	28	3,000	25.00'	SPR	TOWNHOME
2	29	3,000	25.00'	SPR	TOWNHOME
	30	3,000	25.00'	SPR	TOWNHOME
2	31	3,000	25.00'	SPR	TOWNHOME
	32	2,970	25.00'	SPR	TOWNHOME
2	33	3,410	24.95'	SPR	TOWNHOME
	34	4,619	24.01'	SPR	TOWNHOME
2	35	6,764	24.78'	SPR	TOWNHOME
	36	5,060	24.78'	SPR	TOWNHOME
2	37	3,841	26.37'	SPR	TOWNHOME
	38	2,596	25.50'	SPR	TOWNHOME
2	39	2,675	25.00'	SPR	TOWNHOME
	40	2,625	25.00'	SPR	TOWNHOME
2	41	2,462	25.00'	SPR	TOWNHOME
	42	2,462	25.00'	SPR	TOWNHOME
2	43	2,462	25.00'	SPR	TOWNHOME
	44	2,459	25.00'	SPR	TOWNHOME
2	45	2,439	25.00'	SPR	TOWNHOME
	46	3,527	39.74'	SPR	TOWNHOME
2	47	4,455	27.00'	SPR	TOWNHOME
	48	4,049	25.00'	SPR	TOWNHOME
2	49	4,055	25.00'	SPR	TOWNHOME
	50	4,061	25.00'	SPR	TOWNHOME
2	51	4,068	25.00'	SPR	TOWNHOME
	52	4,071	25.00'	SPR	TOWNHOME
2	53	3,956	25.00'	SPR	TOWNHOME
	54	3,483	25.00'	SPR	TOWNHOME
2	55	3,335	25.00'	SPR	TOWNHOME
	56	5,372	33.26'	SPR	TOWNHOME
3	1	2,225	24.00'	SPR	TOWNHOME
	2	1,715	19.00'	SPR	TOWNHOME
3	3	1,694	19.00'	SPR	TOWNHOME
	4	1,694	19.00'	SPR	TOWNHOME
3	5	1,715	19.00'	SPR	TOWNHOME
	6	2,230	24.00'	SPR	TOWNHOME
3	7	2,136	24.00'	SPR	TOWNHOME
	8	1,691	19.00'	SPR	TOWNHOME
3	9	1,691	19.00'	SPR	TOWNHOME
	10	2,136	24.00'	SPR	TOWNHOME
3	11	2,136	24.00'	SPR	TOWNHOME
	12	1,691	19.00'	SPR	TOWNHOME
3	13	1,691	19.00'	SPR	TOWNHOME
	14	2,129	24.00'	SPR	TOWNHOME
3	15	2,129	24.00'	SPR	TOWNHOME
	16	2,129	24.00'	SPR	TOWNHOME
3	17	1,691	19.00'	SPR	TOWNHOME
	18	1,691	19.00'	SPR	TOWNHOME
3	19	1,691	19.00'	SPR	TOWNHOME
	20	2,136	24.00'	SPR	TOWNHOME
3	21	2,136	24.00'	SPR	TOWNHOME
	22	1,691	19.00'	SPR	TOWNHOME
3	23	1,691	19.00'	SPR	TOWNHOME
	24	2,136	24.00'	SPR	TOWNHOME
3	25	2,157	24.00'	SPR	TOWNHOME
	26	1,731	19.00'	SPR	TOWNHOME
3	27	1,740	19.00'	SPR	TOWNHOME
	28	2,178	24.00'	SPR	TOWNHOME
3	29	2,212	24.00'	SPR	TOWNHOME
	30	1,784	19.00'	SPR	TOWNHOME
3	31	1,791	19.00'	SPR	TOWNHOME
	32	1,776	19.00'	SPR	TOWNHOME
3	33	2,189	24.00'	SPR	TOWNHOME
	4	2,212	24.00'	SPR	TOWNHOME
4	2	1,731	19.00'	SPR	TOWNHOME
	3	1,709	19.00'	SPR	TOWNHOME
4	4	1,696	19.00'	SPR	TOWNHOME
	5	2,136	24.00'	SPR	TOWNHOME
4	6	2,136	24.00'	SPR	TOWNHOME
	7	1,691	19.00'	SPR	TOWNHOME
4	8	1,691	19.00'	SPR	TOWNHOME
	9	1,691	19.00'	SPR	TOWNHOME
4	10	1,691	19.00'	SPR	TOWNHOME
	11	2,129	24.00'	SPR	TOWNHOME
4	12	2,112	24.00'	SPR	TOWNHOME



- 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.
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 indicates Right-Of-Way.
R.O.W. 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
"T" 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 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 shall revert to and revest in the dedicator, his heirs, assigns, or successors.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	270.00'	14°20'44"	67.60'	N 51°12'30" W 67.43'
C2	25.00'	81°57'44"	35.76'	N 03°03'16" W 32.79'
C3	375.00'	2°26'58"	16.03'	N 36°42'07" E 16.03'
C4	25.00'	27°05'32"	42.36'	S 84°01'24" W 37.47'
C5	730.00'	11°41'48"	149.03'	N 53°16'44" W 148.77'
C6	25.00'	76°49'31"	33.52'	N 20°42'53" W 31.07'
C7	325.00'	3°46'43"	21.43'	N 15°48'31" E 21.43'
C8	25.00'	99°12'56"	43.29'	S 63°31'38" W 38.08'
C9	730.00'	13°09'35"	167.67'	N 73°26'42" W 167.30'
C10	25.00'	82°37'39"	38.05'	N 38°42'40" W 33.01'
C11	825.00'	0°28'55"	6.86'	N 02°21'52" E 6.86'
C12	25.00'	90°14'16"	39.37'	S 47°14'43" W 35.43'
C13	730.00'	5°45'42"	73.41'	S 89°29'00" W 73.38'
C14	570.00'	2°23'05"	23.72'	S 87°47'41" W 23.72'
C15	25.00'	51°03'53"	22.28'	N 65°28'49" W 21.55'
C16	50.00'	113°22'43"	98.94'	S 83°21'44" W 83.57'
C17	800.00'	4°57'44"	69.28'	N 00°21'17" W 69.26'
C18	50.00'	90°00'00"	78.54'	N 42°09'51" E 70.71'
C19	50.00'	90°00'00"	78.54'	S 47°50'09" E 70.71'
C20	350.00'	38°18'47"	234.04'	S 16°19'14" W 229.70'
C21	300.00'	16°45'19"	87.73'	S 05°32'30" W 87.42'
C22	25.00'	90°00'00"	39.27'	N 47°50'09" W 35.36'
C23	25.00'	24°57'35"	10.89'	N 09°38'38" E 10.80'
C24	50.00'	139°53'23"	122.08'	N 47°49'15" W 93.94'
C25	25.00'	24°56'48"	10.88'	S 74°41'57" W 10.79'
C26	25.00'	24°56'47"	10.88'	N 80°21'45" W 10.80'
C27	50.00'	139°53'42"	122.08'	S 42°09'47" W 93.94'
C28	25.00'	24°56'55"	10.89'	S 15°18'37" E 10.80'
C29	775.00'	4°57'44"	67.12'	S 00°21'17" E 67.10'
C30	825.00'	4°57'44"	71.45'	N 00°21'17" W 71.43'
C31	25.00'	90°00'00"	39.27'	N 42°09'51" E 35.36'
C32	25.00'	90°00'00"	39.27'	S 47°50'09" E 35.36'
C33	275.00'	16°45'19"	80.42'	S 05°32'30" W 80.13'
C34	325.00'	16°45'19"	95.04'	N 05°32'30" E 94.70'
C35	25.00'	90°00'00"	39.27'	N 42°09'51" E 35.36'
C36	25.00'	90°00'00"	39.27'	S 47°50'09" E 35.36'
C37	325.00'	38°18'47"	217.32'	S 16°19'14" W 213.30'
C38	375.00'	34°41'59"	227.11'	N 18°07'38" E 223.65'
C39	25.00'	86°23'12"	37.69'	N 43°58'15" E 34.22'
C40	350.00'	10°20'06"	63.13'	S 40°38'41" W 63.05'
C41	300.00'	12°27'18"	65.21'	N 20°08'49" E 65.09'
C42	800.00'	4°04'33"	56.91'	N 04°09'51" E 56.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°06'35" W	53.04'
L2	N 44°02'08" W	43.02'
L3	N 54°31'22" W	50.00'
L4	N 78°04'50" W	50.00'
L5	N 87°52'25" W	50.00'
L6	S 47°50'13" E	4.75'
L7	S 42°10'44" W	4.75'
L8	S 85°23'20" E	17.90'
L9	N 23°28'40" E	47.61'
L10	N 66°31'20" W	17.93'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	3,383 SQ.FT. / 0.0777 ACRES
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	2,097 SQ.FT. / 0.0481 ACRES
C	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	27,488 SQ.FT. / 0.6310 ACRES
D	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	20,831 SQ.FT. / 0.4782 ACRES
TOTAL		53,799 SQ.FT. / 1.2350 ACRES

FINAL PLAT OF: PRESERVATION CREEK PHASE 2, SECTION 6

BEING A PLANNED UNIT DEVELOPMENT OF 11.19 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 5 AND 6 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.

122 LOTS 4 BLOCKS 4 RESERVES

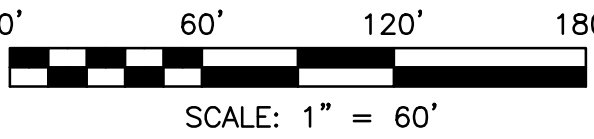
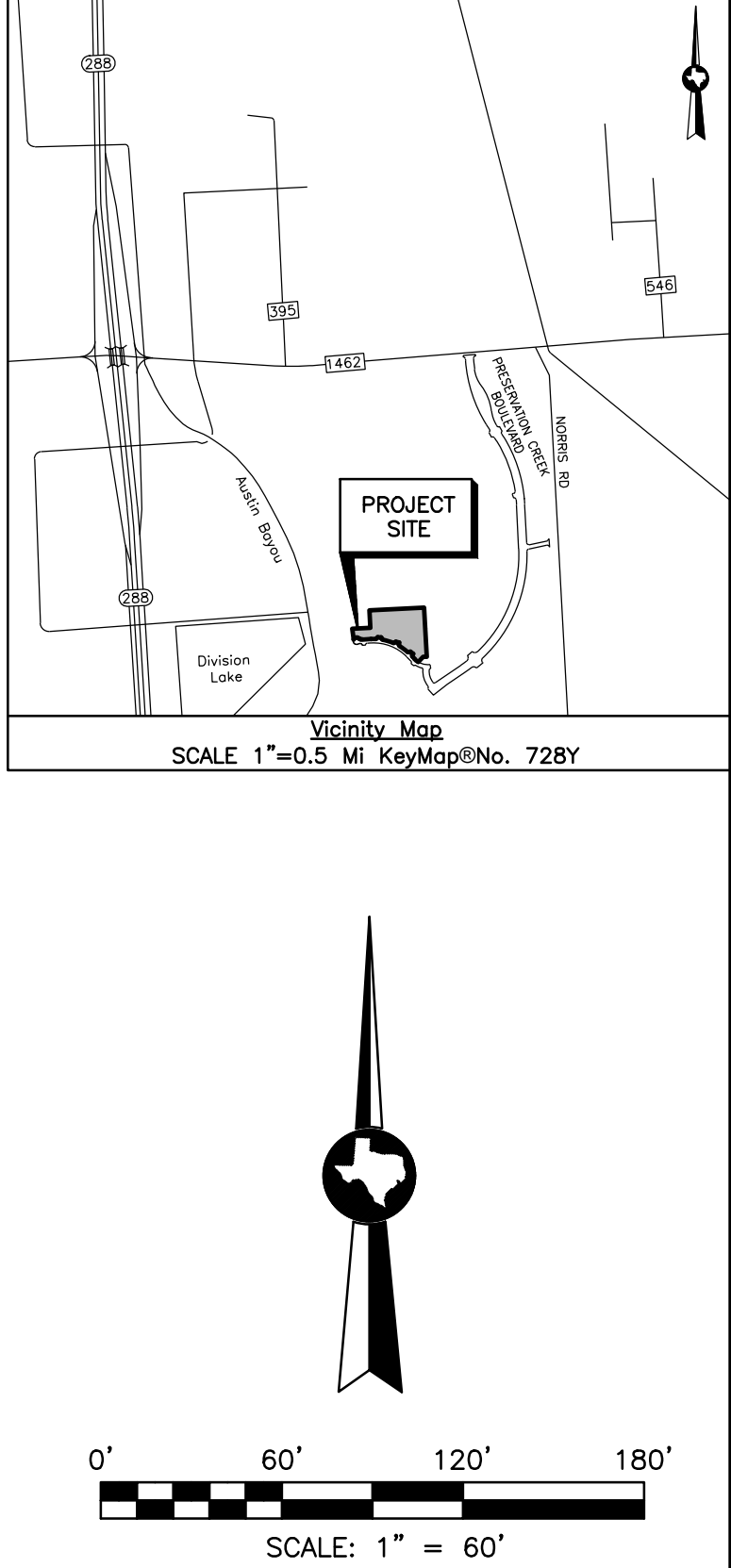
OWNER

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

JULY 29, 2025



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



established in the Single-Family Residential category.

c. Townhome (T)

Purpose: The Townhome category is intended for the development of attached single family dwelling units that are platted on individual lots and are owned fee simple.

Permitted uses: Attached single family dwelling units
Institutional uses

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Preservation Creek
Planned Unit Development District

City of Alvin

Entry features & monuments
Minor utilities
Open space
Parks
Patio homes
Recreational facilities
Religious assembly
Single family homes
Temporary uses
Home occupation

Minimum Lot Area: 1,250 square feet

Minimum Lot Width: 18 feet at the building setback line

Minimum Setbacks:

Front:	20 feet if front loaded 10 feet if rear loaded 5 feet for lots that front on a common area
Rear:	5 feet 20 feet for lots that front on a common area
Side:	Zero (0) foot side setbacks for units that are attached provided that there is a minimum of ten (10) feet between buildings. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures.
Corner:	10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Whichever is greater of three (3) stories or thirty-five (35) feet.

Parking Requirement: Shall comply with the parking standards established in this PUD.

Front loaded townhomes may provide 0.25 off-street guest parking spaces per dwelling unit. Guest spaces may not be on townhome lots or streets and should be located within 300 feet of units.

Additional Requirements: Buildings shall consist of a minimum of two (2) units with a maximum of eight (8) units.



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Preservation Creek Phase 3, Section 7, being a planned unit development of 23.50 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6, 7, 12, 13 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 July 21, 2025, the Engineering Department received a final plat of Preservation Creek Phase 3, Section 7, 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 23.50 acres containing 98 lots, 3 reserves and 5 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by Council.

Per the PUD Agreement regarding Single Family Residential lots:

- Minimum lot width = 50' at the building setback line
- Minimum lot area = 5,000 square feet

The City Planning Commission approved the plat unanimously at their meeting on August 19, 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: 8/26/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. Preservation Creek Sect 7; Final Plat
2. PC PUD; Single Family Residential

Recommendation: Move to approve a final plat of Preservation Creek Phase 3, Section 7, being a planned unit development of 23.50 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6, 7, 12, 13 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 Chief Financial Officer, if applicable: ☐

Reviewed by City Attorney, if applicable: X

Reviewed by City Manager, if applicable: X

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 23.50 acre tract described in the above and foregoing map of Preservation Creek Phase 3, Section 7, 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 3, Section 7, 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, thereunto 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 3, Section 7", 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

METES AND BOUNDS DESCRIPTION
PRESERVATION CREEK PHASE 3,
SECTION 7
BEING 23.50 ACRES OF LAND SITUATED IN
W.D.C. HALL SURVEY, ABSTRACT 69,
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 23.50 ACRE TRACT OF LAND SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 6, 7, 12, 13 AND 14 OF THE KANAWHA TEXAS COMPANY'S SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID 23.50 ACRE TRACT BEING OUT OF THAT CERTAIN 362.31 ACRE TRACT OF LAND CONVEYED TO WB WEST ALVIN LAND LLC UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024047607; SAID 23.50 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" called for and found marking a northwest corner of said 362.31 acre tract of land, lying in the southerly line of a called 117.80 acre tract of land recorded under B.C.C.F. No. 2023047467;

THENCE, South 52°41'43" East, for a distance of 2,188.09 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;

- (1) THENCE, South 51°38'49" East, for a distance of 160.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (2) THENCE, South 07°05'32" West, for a distance of 20.00 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;
- (3) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 50.00 feet, a central angle of 46°18'19", an arc length of 40.41 feet, and a chord bearing of South 59°45'18" East, for a distance of 39.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- (4) THENCE, with said reverse curve in a southeasterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 26°33'05", an arc length of 11.59 feet, and a chord bearing of South 49°52'41" East, for a distance of 11.48 feet to a point of tangency to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
- (5) THENCE, with said compound curve in a easterly direction along the arc of said curve to the left having a radius of 575.00 feet, a central angle of 14°22'36", an arc length of 144.28 feet, and a chord bearing of South 70°20'32" East, for a distance of 143.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (6) THENCE, North 12°28'10" East, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (7) THENCE, North 52°39'28" East, for a distance of 15.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (8) THENCE, South 87°09'13" East, for a distance of 203.93 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;
- (9) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 50.00 feet, a central angle of 107°40'47", an arc length of 93.97 feet, and a chord bearing of North 19°13'36" East, for a distance of 80.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (10) THENCE, North 16°56'01" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (11) THENCE, North 08°43'51" East, for a distance of 102.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (12) THENCE, North 60°17'36" East, for a distance of 22.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (13) THENCE, South 68°08'39" East, for a distance of 126.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (14) THENCE, South 37°56'35" East, for a distance of 130.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (15) THENCE, North 57°18'28" East, for a distance of 137.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (16) THENCE, North 61°48'20" East, for a distance of 92.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (17) THENCE, South 43°03'37" East, for a distance of 75.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (18) THENCE, North 46°56'23" East, for a distance of 114.16 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;
- (19) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 3,060.00 feet, a central angle of 108°35'04", an arc length of 458.47 feet, and a chord bearing of South 50°02'09" East for a distance of 458.04 feet to a point of tangency to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- (20) THENCE, with said reverse curve in a southerly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°37'43", an arc length of 39.11 feet, and a chord bearing of South 09°30'50" East, for a distance of 35.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (21) THENCE, South 56°08'40" East, for a distance of 90.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (22) THENCE, South 35°18'01" West, for a distance of 38.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (23) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 500.00 feet, a central angle of 06°36'33", an arc length of 57.67 feet, and a chord bearing of South 38°36'18" West, for a distance of 57.64 feet to a point of tangency to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (24) THENCE, South 41°54'34" West, for a distance of 72.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- (25) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 06°36'33", an arc length of 57.67 feet, and a chord bearing of South 38°36'18" West, for a distance of 57.64 feet to a point of tangency to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

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

(26) THENCE, with said reverse curve in a southwesterly direction along the arc of said curve to the right having a radius of 1,530.00 feet, a central angle of 04°58'53", an arc length of 133.02 feet, and a chord bearing of South 37°47'28" West, for a distance of 132.98 feet to a point of tangency to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

(27) THENCE, with said reverse curve in a southerly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°08'35", an arc length of 39.33 feet, and a chord bearing of South 04°47'23" East, for a distance of 35.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(28) THENCE, South 40°08'20" West, for a distance of 50.00 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;

(29) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 925.00 feet, a central angle of 00°12'23", an arc length of 3.38 feet, and a chord bearing of North 49°45'24" West, for a distance of 3.38 feet to a point of tangency to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

(30) THENCE, with said reverse curve in a westerly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 86°22'44", an arc length of 37.69 feet, and a chord bearing of South 87°09'31" West, for a distance of 34.22 feet to a point of tangency to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

(31) THENCE, with said reverse curve in a southwesterly direction along the arc of said curve to the right having a radius of 1,530.00 feet, a central angle of 00°09'27", an arc length of 4.21 feet, and a chord bearing of South 44°02'50" West, for a distance of 4.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(32) THENCE, North 45°52'24" West, for a distance of 60.00 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;

(33) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 79°32'06", an arc length of 34.70 feet, and a chord bearing of North 04°21'33" East, for a distance of 31.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(34) THENCE, South 41°54'38" West, for a distance of 88.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(35) THENCE, South 59°38'17" West, for a distance of 182.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(36) THENCE, North 81°54'00" West, for a distance of 220.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(37) THENCE, North 87°23'37" West, for a distance of 47.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(38) THENCE, South 84°23'40" West, for a distance of 47.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(39) THENCE, South 82°56'21" West, for a distance of 124.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(40) THENCE, South 84°47'04" West, for a distance of 44.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(41) THENCE, South 87°11'28" West, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(42) THENCE, South 89°36'41" West, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(43) THENCE, North 87°58'03" West, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(44) THENCE, North 85°32'47" West, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(45) THENCE, North 83°07'31" West, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(46) THENCE, North 79°52'48" West, for a distance of 55.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(47) THENCE, North 78°08'49" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner and marking an angle point in said 362.31 acre tract;

THENCE, with along said 362.31 acre tract the following seven (7) courses and distances:

(48) North 74°49'58" West, for a distance of 50.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(49) North 72°23'27" West, for a distance of 39.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

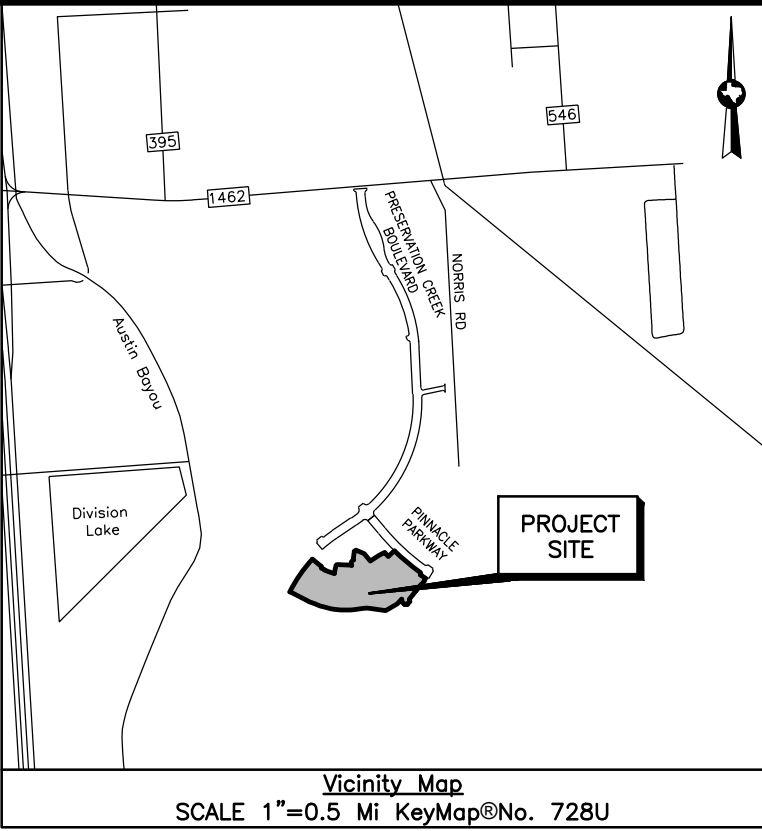
(50) North 70°14'20" West, for a distance of 39.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(51) North 68°42'17" West, for a distance of 40.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(52) North 68°38'35" West, for a distance of 79.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(53) North 63°35'25" West, for a distance of 308.32 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;

(54) In a northeasterly direction along the arc of said curve to the right having a radius of 1,940.00 feet, a central angle of 16°07'33", an arc length of 546.01 feet, and a chord bearing of North 34°30'39" East, for a distance of 544.21 feet to the POINT OF BEGINNING and containing 23.50 acres of land.



BENCHMARK:
1. 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
2. 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 3, SECTION 7

BEING A PLANNED UNIT DEVELOPMENT OF 23.50 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 6, 7, 12, 13 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.

98 LOTS 5 BLOCKS 3 RESERVES

OWNER

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

AUGUST 12, 2025



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

GENERAL NOTES:

1. 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.
2. 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.
3. 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.T.P. indicates Pinch Top Pipe
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
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

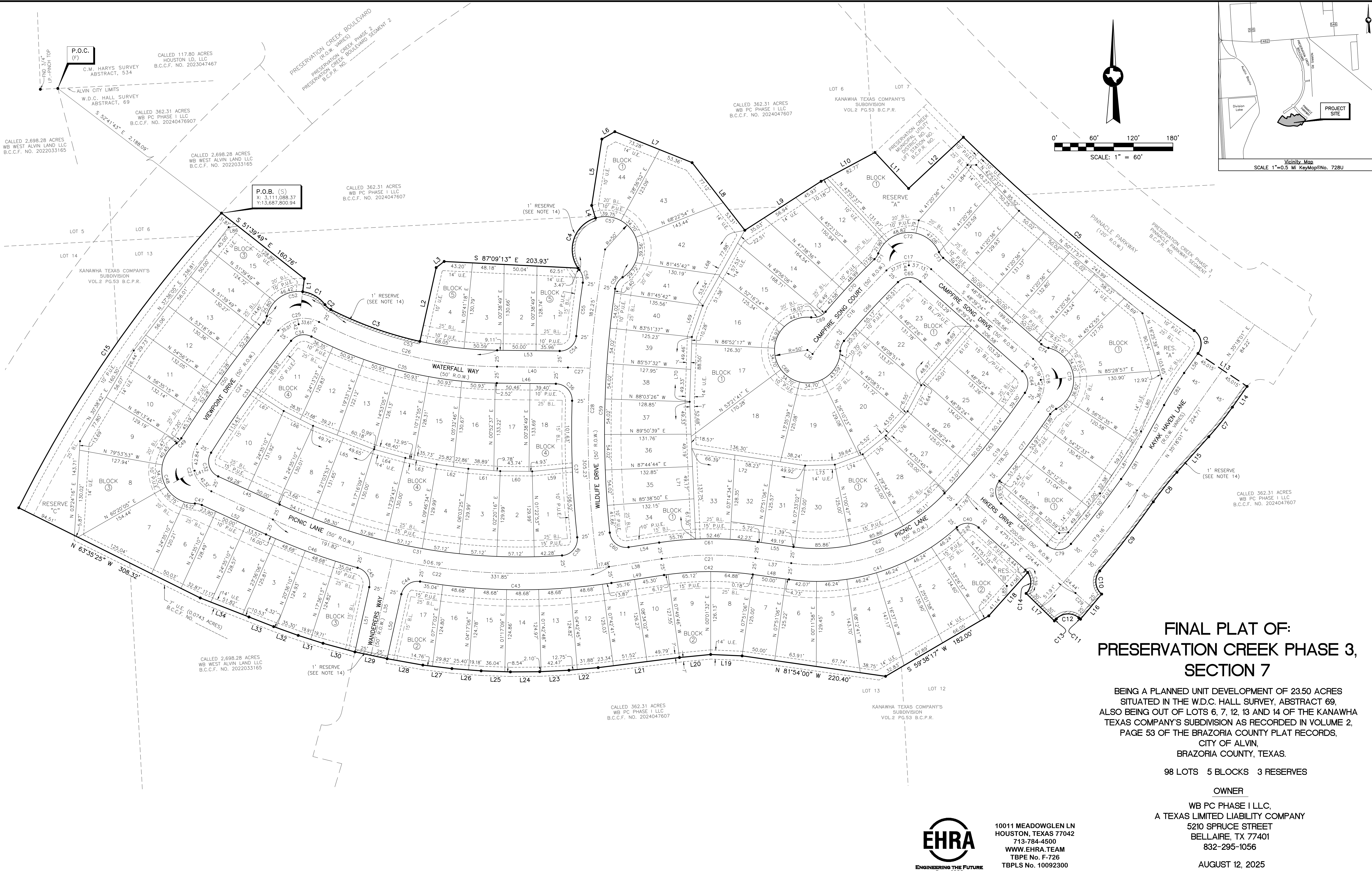
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
┐ indicates change in street name.
4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
5. 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.
6. 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.
7. All sidewalks shall be constructed in accordance with Planned Unit Development Ordinance 23-0
8. All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
9. 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.
10. 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.
11. The boundary for this plat has a closure in excess of 1:15,000.
12. Development regulations and City permits are required on all properties.
13. No building permits will be issued until all the storm drainage improvements, which may include detention, have been constructed.
14. 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.

LOT SIZE TABLE					
BLOCK	LOT	SQ. FT.	LOT WIDTH	GP LAND USE	PUD LAND USE
1	1	7,351	55.00'	SF	SFR
1	2	7,438	55.00'	SF	SFR
1	3	7,199	55.14'	SF	SFR
1	4	9,635	51.70'	SF	SFR
1	5	10,316	50.63'	SF	SFR
1	6	6,955	50.00'	SF	SFR
1	7	6,676	50.00'	SF	SFR
1	8	6,604	50.00'	SF	SFR
1	9	6,533	50.00'	SF	SFR
1	10	6,613	50.00'	SF	SFR
1	11	7,194	55.00'	SF	SFR
1	12	7,407	50.06'	SF	SFR
1	13	8,215	50.00'	SF	SFR
1	14	8,916	50.00'	SF	SFR
1	15	7,744	52.21'	SF	SFR
1	16	9,163	50.64'	SF	SFR
1	17	11,734	50.63'	SF	SFR
1	18	12,710	50.63'	SF	SFR
1	19	9,964	50.63'	SF	SFR
1	20	8,690	51.96'	SF	SFR
1	21	6,840	50.00'	SF	SFR
1	22	6,911	53.99'	SF	SFR
1	23	8,444	64.61'	SF	SFR
1	24	7,738	61.13'	SF	SFR
1	25	6,640	50.00'	SF	SFR
1	26	6,517	50.00'	SF	SFR
1	27	6,425	52.36'	SF	SFR
1	28	8,144	75.84'	SF	SFR
1	29	8,256	77.42'	SF	SFR
1	30	8,256	77.42'	SF	SFR
1	31	6,295	50.45'	SF	SFR
1	32	6,712	50.06'	SF	SFR
1	33	7,827	54.93'	SF	SFR
1	34	8,146	65.91'	SF	SFR
1	35	6,844	53.10'	SF	SFR
1	36	6,834	53.10'	SF	SFR
1	37	6,736	53.10'	SF	SFR
1	38	6,642	53.10'	SF	SFR
1	39	6,553	53.10'	SF	SFR
1	40	6,741	53.10'	SF	SFR
1	41	6,751	50.00'	SF	SFR
1	42	11,500	51.22'	SF	SFR
1	43	10,876	50.63'	SF	SFR
1	44	8,540	55.60'	SF	SFR
2	1	7,327	50.00'	SF	SFR
2	2	7,543	50.00'	SF	SFR
2	3	7,958	50.00'	SF	SFR
2	4	8,617	50.00'	SF	SFR
2	5	7,627	50.00'	SF	SFR
2	6	6,993	50.09'	SF	SFR
2	7	6,255	50.00'	SF	SFR
2	8	7,119	61.60'	SF	SFR
2	9	7,183	61.64'	SF	SFR
2	10	6,422	51.09'	SF	SFR
2	11	6,352	50.00'	SF	SFR
2	12	6,489	50.00'	SF	SFR
2	13	6,486	50.00'	SF	SFR
2	14	6,497	50.00'	SF	SFR
2	15	6,485	50.00'	SF	SFR
2	16	6,485	50.00'	SF	SFR
2	17	7,897	60.94'	SF	SFR
3	1	7,914	60.94'	SF	SFR
3	2	6,487	50.00'	SF	SFR
3	3	6,504	50.00'	SF	SFR
3	4	6,441	50.00'	SF	SFR
3	5	6,452	50.00'	SF	SFR
3	6	6,300	50.00'	SF	SFR
3	7	10,020	50.98'	SF	SFR
3	8	11,119	50.63'	SF	SFR
3	9	8,396	51.86'	SF	SFR
3	10	7,095	53.00'	SF	SFR
3	11	7,196	53.00'	SF	SFR
3	12	7,098	53.00'	SF	SFR
3	13	7,049	53.00'	SF	SFR
3	14	6,391	50.00'	SF	SFR
3	15	7,440	55.00'	SF	SFR
4	1	8,236	51.08'	SF	SFR
4	2	6,890	55.49'	SF	SFR
4	3	6,890	55.49'	SF	SFR
4	4	6,890	55.49'	SF	SFR
4	5	6,890	55.49'	SF	SFR
4	6	6,991	56.30'	SF	SFR
4	7	7,073	56.63'	SF	SFR
4	8	7,045	56.22'	SF	SFR
4	9	6,548	50.00'	SF	SFR
4	10	9,056	74.28'	SF	SFR
4	11	8,360	62.40'	SF	SFR
4	12	6,805	53.00'	SF	SFR
4	13	6,927	53.00'	SF	SFR
4	14	7,134	53.00'	SF	SFR
4	15	7,283	53.00'	SF	SFR
4	16	7,433	53.00'	SF	SFR
4	17	7,119	53.07'	SF	SFR
4	18	8,296	64.40'	SF	SFR
5	1	8,132	61.05'	SF	SFR
5	2	6,485	50.00'	SF	SFR
5	3	7,071	57.48'	SF	SFR
5	4	7,714	65.05'	SF	SFR

- 1) LOT WIDTH MEASURED AT 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.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	46°18'19"	40.41'	S 59°45'18" E	39.32'
C2	25.00'	26°33'05"	11.59'	S 49°52'41" E	11.48'
C3	575.00'	14°22'36"	144.28'	S 70°20'32" E	143.90'
C4	50.00'	10°40'47"	93.93'	N 19°13'56" E	80.74'
C5	3,060.00'	8°35'04"	458.47'	S 50°02'09" E	458.04'
C6	25.00'	89°37'43"	39.11'	S 09°30'50" E	35.24'
C7	500.00'	6°36'33"	57.67'	S 38°36'18" W	57.64'
C8	500.00'	6°36'33"	57.67'	S 38°36'18" W	57.64'
C9	1,330.00'	4°58'53"	133.02'	S 37°47'28" W	132.98'
C10	25.00'	90°08'35"	39.33'	S 04°47'23" E	35.40'
C11	925.00'	0°12'33"	3.38'	N 49°45'24" W	3.38'
C12	25.00'	86°22'44"	37.69'	S 87°09'31" W	34.22'
C13	1,530.00'	0°09'27"	4.21'	S 44°02'52" W	4.21'
C14	25.00'	79°32'06"	34.70'	N 04°21'33" E	31.98'
C15	1,940.00'	16°07'33"	546.01'	N 34°30'39" E	544.21'
C16	1,200.00'	8°06'32"	169.83'	N 41°27'49" E	169.69'
C17	50.00'	85°49'31"	74.90'	N 89°29'51" E	68.09'
C18	50.00'	82°56'31"	72.58'	S 07°11'08" E	66.22'
C19	1,300.00'	8°49'02"	200.06'	S 38°41'38" W	199.86'
C20	290.00'	54°44'57"	277.11'	S 70°28'38" W	266.69'
C21	500.00'	16°25'08"	143.26'	S 89°38'53" W	142.79'
C22	905.00'	33°09'12"	523.66'	N 81°59'26" W	516.39'
C23	50.00'	97°34'58"	85.16'	N 16°37'21" W	75.23'
C24	1,800.00'	6°45'28"	212.30'	N 35°32'52" E	212.18'
C25	50.00'	78°37'41"	68.62'	N 78°14'25" E	63.36'
C26	600.00'	26°54'28"	281.78'	S 75°53'57" E	279.19'
C27	750.00'	2°34'47"	33.77'	S 88°03'47" E	33.77'
C28	1,500.00'	18°37'14"	487.48'	01°20'53" W	485.34'
C29	900.00'	8°00'18"	31.49'	S 48°51'31" E	31.49'
C30	1,500.00'	8°49'35"	231.07'	N 39°42'49" E	230.84'
C31	880.00'	28°43'19"	441.14'	N 79°46'30" W	436.53'
C32	25.00'	97°34'58"	42.58'	N 16°37'21" W	37.62'
C33	1,775.00'	6°45'28"	209.36'	N 35°32'52" E	209.23'
C34	25.00'	78°37'41"	34.31'	N 78°14'27" E	31.68'
C35	625.00'	26°54'28"	293.52'	S 75°53'57" E	290.83'
C36	25.00'	91°07'47"	39.76'	S 43°47'17" E	35.70'
C37	1,525.00'	7°49'14"	208.16'	S 02°08'01" E	208.00'
C38	25.00'	91°54'29"	40.10'	S 39°54'36" W	35.94'
C39	35.00'	91°58'59"	40.14'	S 01°51'53" E	35.96'
C40	25.00'	84°24'49"	36.83'	S 89°56'13" W	33.59'
C41	215.00'	50°07'17"	275.56'	S 72°47'27" W	266.85'
C42	475.00'	16°25'08"	136.12'	S 89°38'52" W	135.65'
C43	930.00'	18°00'30"	292.31'	N 89°33'47" W	291.10'
C44	25.00'	86°59'50"	37.96'	S 55°56'33" W	34.42'
C45	25.00'	87°00'01"	37.96'	N 31°03'23" W	34.42'
C46	930.00'	9°08'33"	148.40'	N 69°59'07" W	148.24'
C47	25.00'	24°57'05"	10.89'	N 77°53'23" W	10.80'
C48	50.00'	146°48'57"	128.12'	N 16°57'27" W	95.84'
C49	25.00'	24°27'24"	10.67'	N 44°13'20" E	10.59'
C50	1,825.00'	6°47'46"	216.47'	N 35°23'31" E	216.35'
C51	25.00'	24°27'24"	10.67'	N 28°33'41" E	10.59'
C52	50.00'	129°03'52"	112.63'	N 78°51'55" E	90.28'
C53	575.00'	26°11'57"	262.92'	S 76°15'12" E	260.64'
C54	25.00'	85°10'05"	37.16'	N 48°03'47" E	33.83'
C55	1,525.00'	3°04'	81.94'	N 07°01'06" E	81.93'
C56	25.00'	47°08'53"	20.57'	N 15°00'59" W	20.00'
C57	50.00'	276°21'42"	241.17'	S 80°24'34" E	66.68'
C58	25.00'	49°17'05"	21.50'	S 33°07'44" W	20.85'
C59	1,475.00'	14°27'26"	372.18'	01°15'28" W	371.19'
C60	25.00'	92°35'48"	40.40'	S 52°16'09" E	36.15'
C61	525.00'	16°25'08"	150.45'	N 89°38'52" E	149.93'
C62	265.00'	54°44'57"	253.22'	N 70°28'38" E	243.70'
C63	1,275.00'	8°49'02"	196.21'	N 36°41'36" E	196.01'
C64	25.00'	82°56'31"	36.19'	N 07°11'08" W	33.11'
C65	25.00'	85°49'31"	37.45'	S 88°25'51" W	34.04'
C66	1,175.00'	5°55'23"	121.47'	S 42°33'23" W	121.41'
C67	25.00'	37°58'16"	16.57'	S 20°36'24" W	16.27'
C68	50.00'	275°03'00"	240.03'	N 40°51'24" W	67.53'
C69	25.00'	56°18'11"	24.57'	N 68°31'00" E	23.59'
C70	1,225.00'	5°06'18"	109.15'	N 42°55'04" E	109.11'
C71	25.00'	24°12'58"	10.57'	N 33°21'44" E	10.49'
C72	50.00'	135°02'26"	117.85'	N 88°46'28" E	92.40'
C73	25.00'	24°57'05"	10.89'	S 36°10'51" E	10.80'
C74	25.00'	27°54'03"	12.17'	S 62°36'25" E	12.05'
C75	50.00'	138°45'39"	121.09'	S 07°10'37" E	93.59'
C76	25.00'	27°41'32"	12.08'	S 48°21'26" W	11.97'
C77	1,325.00'	5°30'37"	127.43'	S 37°15'58" W	127.38'
C78	25.00'	87°52'59"	38.34'	S 03°55'03" E	34.69'
C79	25.00'	91°58'59"	40.14'	N 86°09'08" E	35.96'
C80	1,470.00'	4°51'37"	124.70'	N 37°43'50" E	124.66'
C81	500.00'	6°36'33"	57.67'	N 31°59'45" E	57.64'
C82	500.00'	6°36'33"	57.67'	N 31°59'45" E	57.64'

LINE TABLE			DISTANCE
LINE	BEARING		
L1	S 07°05'32" W		20.00'
L2	N 12°28'10" E		115.00'
L3	S 52°39'28" E		15.28'
L4	S 86°01'51" W		10.00'
L5	N 08°43'51" E		102.17'
L6	N 60°17'36" E		22.75'
L7	S 68°08'39" E		126.64'
L8	S 86°01'51" W		10.00'
L9	S 57°18'28" E		137.93'
L10	N 61°48'20" E		92.95'
L11	S 43°03'33" E		75.00'
L12	S 86°01'51" W		10.00'
L13	S 56°08'40" E		90.03'
L14	S 35°18'01" W		38.65'
L15	S 86°01'51" W		10.00'
L16	S 40°08'20" W		50.00'
L17	N 45°52'24" W		60.00'
L18	N 41°54'38" E		88.70'
L19	S 86°01'51" W		10.00'
L20	S 84°23'40" W		47.71'
L21	S 82°56'21" W		124.65'
L22	S 84°47'06" W		44.63'
L23	S 86°01'51" W		10.00'
L24	S 89°36'41" W		44.58'
L25	S 87°58'03" W		44.58'
L26	S 86°01'51" W		10.00'
L27	S 87°07'31" S		44.58'
L28	N 79°52'48" W		55.22'
L29	N 78°08'49" W		50.00'
L30	S 86°01'51" W		10.00'
L31	N 72°23'22" E		39.62'
L32	N 70°14'20" W		39.62'
L33	N 68°42'17" W		40.39'
L34	N 67°03'25" W		40.39'
L35	N 12°26'38" E		149.45'
L36	S 52°35'27" E		10.00'
L37	S 86°01'51" W		10.00'
L38	S 81°25'58" W		81.06'
L39	N 65°24'50" W		102.94'
L40	S 89°21'11" E		107.93'
L41	S 86°01'51" W		10.00'
L42	N 10°57'01" W		8.41'
L43	S 82°48'52" E		6.55'
L44	N 01°12'22" E		5.00'
L45	S 86°01'51" W		10.00'
L46	S 89°21'11" E		89.86'
L47	N 47°51'23" W		95.89'
L48	S 86°01'51" W		10.00'
L49	S 81°25'58" W		81.06'
L50	S 12°26'38" E		100.50'
L51	S 12°26'38" E		101.02'
L52	N 81°25'58" E		47.14'
L53	S 82°08'54" W		95.06'
L54	S 82°08'54" W		95.06'
L55	N 28°41'29" E		72.59'
L56	S 35°18'01" W		36.38'
L57	S 86°01'51" W		10.00'
L58	N 89°31'19" W		48.68'
L59	N 87°48'09" W		48.68'
L60	N 87°48'09" W		48.68'
L61	N 87°48'09" W		48.68'
L62	N 87°48'09" W		48.68'
L63	N 87°48'09" W		48.68'
L64	N 87°48'09" W		48.68'
L65	N 87°48'09" W		48.68'
L66	N 87°48'09" W		48.68'
L67	N 87°48'09" W		48.68'
L68	N 87°48'09" W		48.68'
L69	N 87°48'09" W		48.68'
L70	N 87°48'09" W		48.68'
L71	N 87°48'09" W		48.68'
L72	N 87°48'09" W		48.68'
L73	N 87°48'09" W		48.68'
L74	N 87°48'09" W		48.68'
L75	N 87°48'09" W		48.68'
L76	N 87°48'09" W		48.68'
L77	N 87°48'09" W		48.68'
L78	N 87°48'09" W		48.68'
L79	N 87°48'09" W		48.68'
L80	N 87°48'09" W		48.68'
L81	N 87°48'09" W		48.68'
L82	N 87°48'09" W		48.68'
L83	N 87°48'09" W		48.68'
L84	N 87°48'09" W		48.68'
L85	N 87°48'09" W		48.68'
L86	N 87°48'09" W		48.68'
L87	N 87°48'09" W		48.68'
L88	N 87°48'09" W		48.68'
L89	N 87°48'09" W		48.68'
L90	N 87°48'09" W		48.68'
L91	N 87°48'09" W		48.68'
L92	N 87°48'09" W		48.68'
L93	N 87°48'09" W		48.68'
L94	N 87°48'09" W		48.68'
L95	N 87°48'09" W		48.68'
L96	N 87°48'09" W		48.68'
L97	N 87°48'09" W		48.68'
L98	N 87°48'09" W		48.68'
L99	N 87°48'09" W		48.68'
L100	N 87°48'09" W		48.68'



FINAL PLAT OF:
PRESERVATION CREEK PHASE 3,
SECTION 7

BEING A PLANNED UNIT DEVELOPMENT OF 23.50 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 6, 7, 12, 13 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.

98 LOTS 5 BLOCKS 3 RESERVES

OWNER

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

AUGUST 12, 2025



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

C. Development Standards

1. Residential (R)

a. Single Family Residential (SFR)

Purpose: The Single-Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses:

- Accessory structures
- Community centers
- Drill sites
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Home Occupations

Minimum Lot Area: 5,000 square feet

Minimum Lot width: 50 feet at the building setback line

Minimum Setbacks:

Front: 20 feet
20 feet on cul-de-sacs and knuckles regardless of lot width
5 feet for lots that front on a common area

Rear: 10 feet**

Side: 5 feet**

Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to ten (10) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the

Page | 35

minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street shall be set back a minimum of ten (10) feet.

**One story accessory structures shall be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Whichever is greater of three (3) stories or thirty-five (35) feet.

Parking Requirement: Shall comply with the parking standards established in this PUD.



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Preservation Creek Phase 3, Section 8, being a planned unit development of 19.70 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 12, 13, 24, and 25 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 July 21, 2025, the Engineering Department received a final plat of Preservation Creek Phase 3, Section 8, 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 19.70 acres containing 95 lots, 6 reserves and 4 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by Council.

Per the PUD Agreement regarding Patio Home Lots:

- Minimum lot width = 35' at the building setback line
- Minimum lot area = 3,500 square feet

The City Planning Commission approved the plat unanimously at their meeting on August 19, 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: 8/26/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. Preservation Creek Sect 8; Final Plat
 2. PC PUD; Patio Homes
-

Recommendation: Move to approve a final plat of Preservation Creek Phase 3, Section 8, being a planned unit development of 19.70 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 12, 13, 24, and 25 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 Chief Financial Officer, if applicable: ☐

Reviewed by City Attorney, if applicable: X

Reviewed by City Manager, if applicable: X

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 19.70 acre tract described in the above and foregoing map of Preservation Creek Phase 3, Section 8, 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 3, Section 8, 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, thereunto 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 3, Section 8", 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

METES AND BOUNDS DESCRIPTION
PRESERVATION CREEK
PHASE 3 SECTION 8
BEING 19.70 ACRES OF LAND SITUATED IN
W.D.C. HALL SURVEY, ABSTRACT 69,
BRAZORIA COUNTY, TEXAS

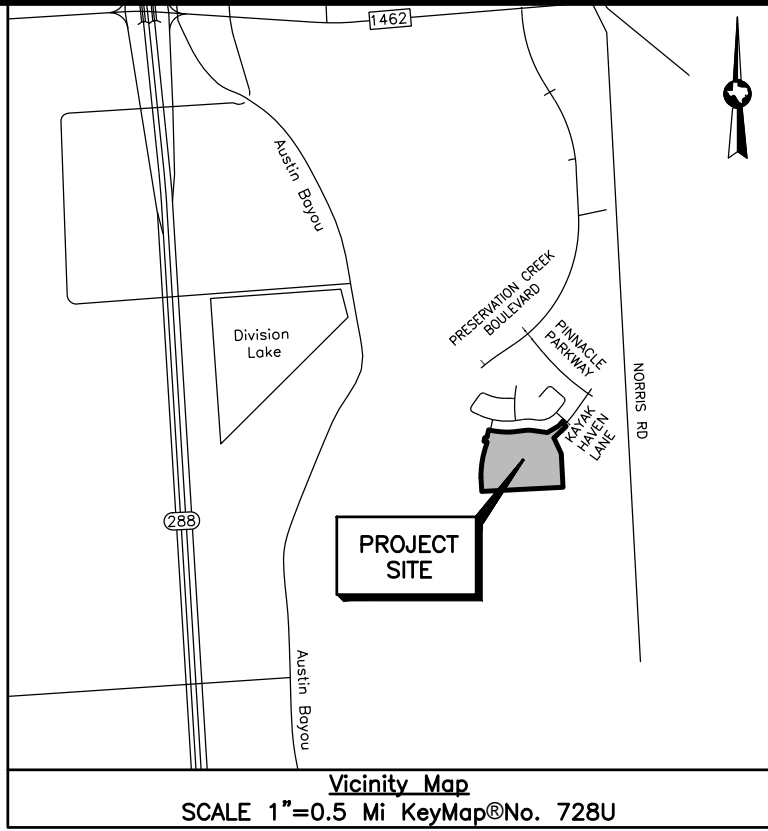
A DESCRIPTION OF A 19.70 ACRE TRACT OF LAND SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 12, 13, 24 AND 25 OF THE KANAWHA TEXAS COMPANY'S SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID 19.70 ACRE TRACT BEING OUT 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 19.70 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):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a southwesterly corner of said 362.31 acre tract and the southwesterly corner of the herein described tract of land;

THENCE, with a westerly line of said 362.31 acre tract the following seventeen (17) courses and distances:

- North 02°54'45" West, for a distance of 190.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 00°13'31" East, for a distance of 39.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 02°05'41" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 03°48'18" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 05°30'55" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 07°13'31" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 08°56'08" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 10°38'45" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 12°21'22" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 14°03'58" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 15°46'35" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 17°29'12" East, for a distance of 39.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 16°46'03" East, for a distance of 58.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- In a northwesterly direction along the arc of a curve to the right having a radius of 1225.00 feet, an arc length of 45.41 feet, an angle of 02°07'27", and a chord bearing North 76°07'35" West, for a distance of 45.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- North 14°56'08" 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 for corner;
- In a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 40.36 feet, an angle of 92°29'31", and a chord bearing North 58°41'23" East, for a distance of 36.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 12°26'38" East, for a distance of 94.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract of land;
- THENCE, South 78°08'49" 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 for corner;
- THENCE, South 79°52'48" East, for a distance of 55.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 83°07'31" East, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 85°32'47" East, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 87°58'03" East, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 89°36'41" East, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 87°11'25" East, for a distance of 44.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 84°47'04" East, for a distance of 44.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 82°56'21" East, for a distance of 124.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 84°23'40" East, for a distance of 47.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 87°23'37" East, for a distance of 47.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 81°54'00" East, for a distance of 220.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 59°38'17" East, for a distance of 182.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 41°54'38" East, for a distance of 88.70 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 25.00 feet, an arc length of 34.70 feet, an angle of 79°32'06", and a chord bearing South 04°21'33" South 04°21'33" West, for a distance of 31.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 45°52'24" East, for a distance of 60.00 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 a non-tangent curve to the right having a radius of 1,530.00 feet, an arc length of 83.96 feet, an angle of 03°08'39", and a chord bearing South 04°21'33" South 49°41'55" West, for a distance of 83.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 47°16'15" West, for a distance of 100.00 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 a non-tangent curve to the left having a radius of 1,470.00 feet, an arc length of 45.34 feet, an angle of 01°46'02", and a chord bearing South 04°21'33" South 49°41'55" West, for a distance of 45.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 25°02'49" East, for a distance of 239.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 02°54'45" East, for a distance of 462.43 feet to 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the southerly line of the aforementioned 362.31 acre tract;
- THENCE, South 87°05'15" West, with the southerly line of said 362.31 acre tract for a distance of 1,118.83 feet to the POINT OF BEGINNING and containing 19.70 acres of land. This description was prepared in conjunction with a Final Plat (Preservation Creek Phase 3, Section 8).

LOT TABLE					
BLOCK	LOT	SQ. FEET	LOT WIDTH	GP LAND USE	PUD LAND USE
1	1	7,059	47.46'	SF	PATIO HOME
1	2	5,661	48.59'	SF	PATIO HOME
1	3	5,661	48.59'	SF	PATIO HOME
1	4	5,661	48.59'	SF	PATIO HOME
1	5	5,661	48.59'	SF	PATIO HOME
1	6	5,661	48.59'	SF	PATIO HOME
1	7	5,631	48.18'	SF	PATIO HOME
1	8	5,416	45.00'	SF	PATIO HOME
1	9	5,448	45.00'	SF	PATIO HOME
1	10	5,767	47.37'	SF	PATIO HOME
1	11	6,366	47.99'	SF	PATIO HOME
1	12	6,343	48.00'	SF	PATIO HOME
1	13	6,403	48.00'	SF	PATIO HOME
1	14	6,967	48.00'	SF	PATIO HOME
1	15	8,378	50.69'	SF	PATIO HOME
2	1	6,943	45.15'	SF	PATIO HOME
2	2	6,368	45.00'	SF	PATIO HOME
2	3	6,267	45.00'	SF	PATIO HOME
2	4	6,439	45.00'	SF	PATIO HOME
2	5	6,065	45.00'	SF	PATIO HOME
2	6	5,530	45.01'	SF	PATIO HOME
2	7	5,400	45.00'	SF	PATIO HOME
2	8	5,400	45.00'	SF	PATIO HOME
2	9	5,984	47.26'	SF	PATIO HOME
2	10	11,680	50.95'	SF	PATIO HOME
2	11	10,733	45.52'	SF	PATIO HOME
2	12	6,670	50.00'	SF	PATIO HOME
2	13	6,250	50.00'	SF	PATIO HOME
2	14	6,250	50.00'	SF	PATIO HOME
2	15	6,250	50.00'	SF	PATIO HOME
2	16	6,250	50.00'	SF	PATIO HOME
2	17	7,366	45.00'	SF	PATIO HOME
3	1	6,866	41.00'	SF	PATIO HOME
3	2	5,625	45.00'	SF	PATIO HOME
3	3	5,625	45.00'	SF	PATIO HOME
3	4	5,625	45.00'	SF	PATIO HOME
3	5	5,625	45.00'	SF	PATIO HOME
3	6	5,625	45.00'	SF	PATIO HOME
3	7	5,625	45.00'	SF	PATIO HOME
3	8	5,625	45.00'	SF	PATIO HOME
3	9	6,703	48.20'	SF	PATIO HOME
3	10	12,187	47.89'	SF	PATIO HOME
3	11	10,144	47.86'	SF	PATIO HOME
3	12	6,147	47.99'	SF	PATIO HOME
3	13	5,917	48.00'	SF	PATIO HOME
3	14	5,918	48.00'	SF	PATIO HOME
3	15	5,917	48.00'	SF	PATIO HOME
3	16	6,917	48.00'	SF	PATIO HOME
3	17	5,918	48.00'	SF	PATIO HOME
3	18	5,917	48.00'	SF	PATIO HOME
3	19	5,915	48.00'	SF	PATIO HOME
3	20	5,735	47.95'	SF	PATIO HOME
3	21	7,398	52.63'	SF	PATIO HOME
4	1	7,048	47.77'	SF	PATIO HOME
4	2	5,665	48.64'	SF	PATIO HOME
4	3	5,665	48.64'	SF	PATIO HOME
4	4	5,665	48.64'	SF	PATIO HOME
4	5	5,665	48.64'	SF	PATIO HOME
4	6	5,665	48.64'	SF	PATIO HOME
4	7	5,851	48.95'	SF	PATIO HOME
4	8	7,395	41.03'	SF	PATIO HOME
4	9	6,148	45.00'	SF	PATIO HOME
4	10	6,128	45.00'	SF	PATIO HOME
4	11	5,750	45.00'	SF	PATIO HOME
4	12	5,593	45.00'	SF	PATIO HOME
4	13	5,527	45.00'	SF	PATIO HOME
4	14	5,527	45.00'	SF	PATIO HOME
4	15	5,446	45.00'	SF	PATIO HOME
4	16	6,179	55.69'	SF	PATIO HOME
4	17	7,099	68.18'	SF	PATIO HOME
4	18	7,099	68.18'	SF	PATIO HOME
4	19	7,099	68.18'	SF	PATIO HOME
4	20	5,940	52.81'	SF	PATIO HOME
4	21	5,524	45.00'	SF	PATIO HOME
4	22	5,877	45.00'	SF	PATIO HOME
4	23	6,230	45.00'	SF	PATIO HOME
4	24	8,186	40.00'	SF	PATIO HOME
4	25	6,237	45.00'	SF	PATIO HOME
4	26	6,281	45.00'	SF	PATIO HOME
4	27	5,464	45.00'	SF	PATIO HOME
4	28	9,210	45.56'	SF	PATIO HOME
4	29	10,278	45.52'	SF	PATIO HOME
4	30	8,050	45.52'	SF	PATIO HOME
4	31	8,217	45.52'	SF	PATIO HOME
4	32	7,958	45.53'	SF	PATIO HOME
4	33	5,468	45.00'	SF	PATIO HOME
4	34	5,888	45.00'	SF	PATIO HOME
4	35	5,779	45.00'	SF	PATIO HOME
4	36	5,558	45.00'	SF	PATIO HOME
4	37	8,179	46.04'	SF	PATIO HOME
4	38	9,191	45.52'	SF	PATIO HOME
4	39	5,894	45.17'	SF	PATIO HOME
4	40	5,591	45.00'	SF	PATIO HOME
4	41	5,591	45.00'	SF	PATIO HOME
4	42	6,988	41.00'	SF	PATIO HOME
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 BUILDING LINE.					



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 3, SECTION 8

BEING A PLANNED UNIT DEVELOPMENT OF 19.70 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 12, 13, 24 AND 25 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.

95 LOTS 4 BLOCKS 6 RESERVES

OWNER

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

AUGUST 12, 2025



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

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

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,225.00'	45.41'	2°07'27"	N 76°07'35" W 45.41'
C2	25.00'	40.38'	92°29'31"	N 58°41'23" E 36.12'
C3	25.00'	34.70'	79°32'06"	S 04°21'53" W 31.98'
C4	1,530.00'	83.96'	3°08'39"	S 45°41'55" W 83.95'
C5	1,470.00'	45.34'	1°46'02"	S 46°23'14" W 45.34'
C6	1,200.00'	441.85'	2°05'49"	S 85°36'46" E 439.36'
C7	300.00'	488.25'	93°14'53"	S 49°32'13" E 436.12'
C8	50.00'	78.54'	90°00'00"	S 42°05'15" W 70.71'
C9	50.00'	81.45'	93°19'57"	N 46°14'46" W 72.74'
C10	1,185.00'	327.40'	15°48'45"	N 08°20'06" E 326.36'
C11	750.00'	98.98'	73°33'42"	N 12°28'10" E 98.91'
C12	1,500.00'	227.37'	8°41'06"	N 42°55'42" E 227.16'
C13	1,500.00'	82.31'	3°08'39"	N 45°41'55" E 82.30'
C14	1,200.00'	165.62'	7°54'28"	S 87°04'43" W 165.49'
C15	50.00'	85.17'	74°37'39"	S 45°48'40" W 60.62'
C16	895.00'	162.25'	10°23'13"	S 03°18'14" W 162.03'
C17	25.00'	39.27'	90°00'00"	N 47°54'45" W 35.36'
C18	25.00'	9.97'	22°50'28"	S 75°40'01" W 9.90'
C19	50.00'	21.32'	139°03'50"	N 46°14'46" W 33.67'
C20	25.00'	10.04'	23°01'08"	N 11°45'43" E 9.98'
C21	1,210.00'	337.84'	15°59'51"	N 08°15'05" E 336.75'
C22	725.00'	42.62'	3°22'07"	N 14°33'57" E 42.62'
C23	25.00'	41.13'	94°14'21"	N 34°14'47" W 36.64'
C24	1,225.00'	134.91'	6°18'35"	N 78°13'09" W 134.84'
C25	1,530.00'	83.96'	3°08'39"	S 45°41'55" W 83.95'
C26	1,470.00'	178.29'	6°56'56"	S 43°47'47" W 178.18'
C27	25.00'	35.23'	84°04'05"	S 00°02'44" E 32.38'
C28	325.00'	212.72'	32°30'02"	S 21°39'46" E 208.94'
C29	25.00'	10.74'	24°37'23"	S 15°13'26" E 10.66'
C30	50.00'	121.51'	139°14'45"	S 42°05'15" W 93.74'
C31	25.00'	10.74'	24°37'23"	N 80°36'03" W 10.66'
C32	25.00'	39.27'	90°00'00"	S 42°05'15" W 35.36'
C33	25.00'	40.36'	92°29'31"	S 85°06'17" E 36.12'
C34	1,175.00'	330.44'	16°06'47"	S 88°06'17" E 329.35'
C35	325.00'	213.65'	37°30'53"	S 77°19'42" E 208.83'
C36	25.00'	35.42'	81°10'01"	N 80°55'16" E 32.53'
C37	1,530.00'	185.14'	6°55'59"	N 43°48'15" E 185.03'
C38	1,470.00'	80.67'	3°08'39"	N 45°41'55" E 80.66'
C39	50.00'	117.40'	134°32'08"	S 47°49'53" W 92.23'
C40	25.00'	10.10'	23°09'08"	S 02°51'37" E 10.03'
C41	920.00'	122.43'	7°37'30"	S 04°54'12" W 122.34'
C42	25.00'	37.52'	89°59'58"	S 44°05'27" W 34.10'
C43	25.00'	40.72'	93°19'57"	N 46°14'46" W 36.37'
C44	1,160.00'	320.49'	15°49'49"	N 08°20'06" E 319.48'
C45	775.00'	56.70'	4°11'30"	N 14°09'15" E 56.69'
C46	25.00'	35.76'	81°57'21"	N 53°02'11" E 32.79'
C47	1,225.00'	217.56'	10°10'53"	N 88°53'36" E 217.27'
C48	275.00'	447.56'	93°14'56"	S 49°32'13" E 399.78'
C49	25.00'	39.27'	90°00'00"	S 42°05'15" W 35.36'
C50	25.00'	35.76'	81°57'21"	N 53°02'11" E 32.79'
C51	870.00'	105.25'	6°55'54"	N 45°40'54" W 105.19'
C52	25.00'	32.56'	74°37'39"	N 45°48'40" E 30.31'
C53	1,175.00'	105.96'	5°10'00"	N 85°42'29" E 105.92'
C54	25.00'	21.77'	49°54'10"	S 68°54'10" W 21.77'
C55	50.00'	241.15'	27°26'10"	N 00°01'35" E 66.69'
C56	25.00'	20.32'	46°34'19"	S 65°08'39" W 19.77'
C57	1,225.00'	89.91'	4°12'20"	S 86°19'39" W 89.89'
C58	25.00'	15.65'	38°53'23"	N 77°50'17" W 15.40'
C59	1,500.00'	51.91'	1°58'59"	N 43°08'07" E 51.91'

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 "X" (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 to or 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.
- 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.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
SES. 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"
~ 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 revest in the dedicator, his heirs, assigns, or successors.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°13'31" E	39.86'
L2	N 02°05'41" E	39.70'
L3	N 03°48'18" E	39.70'
L4	N 05°30'52" E	39.70'
L5	N 07°13'31" E	39.70'
L6	N 08°56'08" E	39.70'
L7	N 10°38'45" E	39.70'
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L49	N 82°28'78" E	39.70'

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L37	N 61°57'14" E	39.70'
L38	N 63°39'51" E	39.70'
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L33	N 55°06'46" E	39.70'
L34	N 56°49'23" E	39.70'
L35	N 58°32'00" E	39.70'
L36	N 60°14'37" E	39.70'
L37	N 61°57'14" E	39.70'
L38	N 63°39'51" E	39.

b. Patio Home (PH)

Purpose: The Patio Home category is intended for the development of detached, single family dwelling units. Patio homes may have a zero (0) foot side setback on one of the interior lot lines or three (3) feet side setbacks on both sides at the discretion of the developer, but all homes may be separated by a minimum of six (6) feet.

Permitted uses:

- Accessory structures
- Community centers
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Patio homes
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Home Occupation

Minimum Lot Area: 3,500 square feet

Minimum Lot width: 35 feet at the building setback line

Minimum Setbacks:

Front: 20 feet*

City of Alvin

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5 feet for lots that front on a common area

Rear: 10 feet**

Side: Zero (0) feet on one side provided that there is a minimum of six (6) feet between structures. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures. Three (3) feet side setbacks are also acceptable provided that there is a minimum of six (6) feet between structures.

Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to ten (10) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street shall be set back a minimum of ten (10) feet. (See lot diagram)

**Accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Whichever is greater of three (3) stories or thirty-five (35) feet.

Parking Requirement: Shall comply with the parking standards established in this PUD.

Additional Requirements: Single family homes, which may be constructed within Patio Home pods, shall comply with the standards established in the Single-Family Residential category.



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Preservation Creek Phase 3, Section 9, being a planned unit development of 16.04 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 12 and 25 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 July 21, 2025, the Engineering Department received a final plat of Preservation Creek Phase 3, Section 9, 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 16.04 acres containing 65 lots, 4 reserves and 4 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by Council.

Per the PUD Agreement regarding Patio Home Lots:

- Minimum lot width = 35' at the building setback line
- Minimum lot area = 3,500 square feet

The City Planning Commission approved the plat unanimously at their meeting on August 19, 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: 8/26/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. Preservation Creek; Section 9; Final Plat
2. PC PUD; Patio Homes

Recommendation: Move to approve a final plat of Preservation Creek Phase 3, Section 9, being a planned unit development of 16.04 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 12 and 25 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 Chief Financial Officer, if applicable: ☐

Reviewed by City Attorney, if applicable: X

Reviewed by City Manager, if applicable: X

E4621

E4621

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 16.04 acre tract described in the above and foregoing map of Preservation Creek Phase 3, Section 9, 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 3, Section 9, 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, thereunto 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 3, Section 9", 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

METES AND BOUNDS DESCRIPTION
PRESERVATION CREEK PHASE 3,
SECTION 9
BEING 16.04 ACRES OF LAND SITUATED IN
W.D.C. HALL SURVEY, ABSTRACT 69,
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 16.04 ACRE TRACT OF LAND SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 12 AND 25 OF THE KANAWHA TEXAS COMPANY'S SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID 16.04 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 16.04 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):

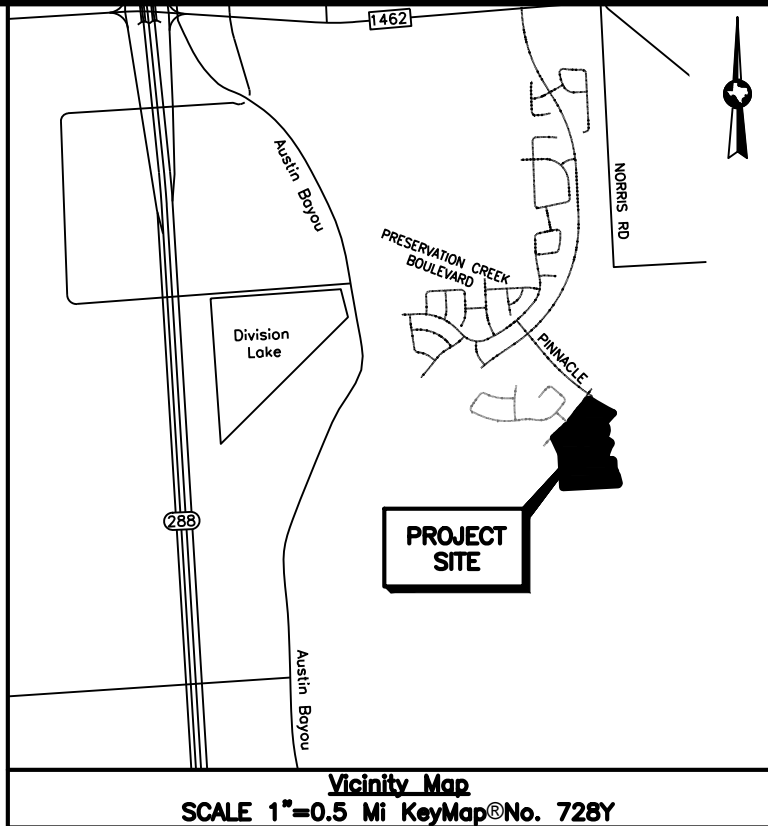
COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found marking the southwesterly corner of said 362.31 acre tract;

THENCE, North 87°05'15" East, along the southerly line of said 362.31 acre tract for a distance of 1,118.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the POINT OF BEGINNING and marking the southwesterly corner of the herein described tract of land;

- THENCE, North 02°54'45" West, for a distance of 462.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 25°02'49" West, for a distance of 239.46 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 northeasterly direction along the arc of a non-tangent curve to the right having a radius of 1,470.00 feet, an arc length of 45.34 feet, an angle of 01°46'02", and a chord bearing North 46°21'14" East, for a distance of 45.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 47°16'15" East, for a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 1,530.00 feet, an arc length of 88.17 feet, an angle of 03°18'06", and a chord bearing North 45°37'12" East, for a distance of 88.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;
- THENCE, in a northeasterly direction along the arc of a reverse curve to the right having a radius of 25.00 feet, an arc length of 37.69 feet, an angle of 86°22'44", and a chord bearing North 87°09'31" East, for a distance of 34.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;
- THENCE, in a southeasterly direction along the arc of a reverse curve to the left having a radius of 925.00 feet, an arc length of 3.38 feet, an angle of 00°12'33", and a chord bearing South 49°45'24" East, for a distance of 3.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 40°08'20" 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 northwesterly direction along the arc of a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 39.33 feet, an angle of 90°08'35", and a chord bearing North 04°47'23" West, for a distance of 35.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;
- THENCE, in a northeasterly direction along the arc of a reverse curve to the left having a radius of 1,530.00 feet, an arc length of 133.02 feet, an angle of 04°58'53", and a chord bearing North 37°47'28" East, for a distance of 132.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;
- THENCE, in a northeasterly direction along the arc of a reverse curve to the right having a radius of 500.00 feet, an arc length of 57.67 feet, an angle of 06°36'33", and a chord bearing North 38°36'18" East, for a distance of 57.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, North 41°54'34" East, for a distance of 72.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 500.00 feet, an arc length of 57.67 feet, an angle of 06°36'33", and a chord bearing North 38°36'18" East, for a distance of 57.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, North 35°18'01" East, for a distance of 38.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.30 feet, an angle of 87°46'15", and a chord bearing North 79°11'09" East, for a distance of 34.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;
- THENCE, in a southeasterly direction along the arc of a reverse curve to the left having a radius of 3,060.00 feet, an arc length of 365.39 feet, an angle of 06°50'30", and a chord bearing South 60°20'59" East, for a distance of 365.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 42°04'27" West, for a distance of 184.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for in the arc of a non-tangent curve;
- THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 125.00 feet, an arc length of 180.15 feet, an angle of 82°34'31", and a chord bearing South 06°38'17" East, for a distance of 164.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, South 34°38'58" West, for a distance of 42.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 55°21'02" East, for a distance of 119.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 10°59'55" East, for a distance of 14.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 33°21'12" West, for a distance of 53.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 20°45'53" West, for a distance of 103.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 00°10'54" East, for a distance of 89.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 87°05'15" East, for a distance of 90.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 47°54'45" East, for a distance of 14.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 02°54'45" East, for a distance of 98.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 24°41'41" West, for a distance of 20.00 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 southeasterly direction along the arc of a non-tangent curve to the right having a radius of 50.00 feet, an arc length of 81.41 feet, an angle of 93°17'11", and a chord bearing South 18°58'43" East, for a distance of 72.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 62°01'08" East, for a distance of 30.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 14°28'54" East, for a distance of 115.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 36°18'10" West, for a distance of 18.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the southerly line of said 362.31 acre tract and marking the southeasterly corner of the herein described tract;
- THENCE, South 87°05'15" West, along the southerly line of said 362.31 acre tract for a distance of 758.46 feet to the POINT OF BEGINNING and containing 16.04 acres of land.

LOT TABLE					
BLOCK	LOT	SQ. FEET	LOT WIDTH	GP LAND USE	PUD LAND USE
1	1	9,428	55.22'	SF	PATIO HOME
1	2	10,380	77.16'	SF	PATIO HOME
1	3	9,070	58.08'	SF	PATIO HOME
1	4	10,415	55.52'	SF	PATIO HOME
1	5	8,585	68.25'	SF	PATIO HOME
1	6	7,984	55.01'	SF	PATIO HOME
1	7	7,052	55.03'	SF	PATIO HOME
1	8	7,134	55.01'	SF	PATIO HOME
1	9	6,875	55.00'	SF	PATIO HOME
1	10	6,875	55.00'	SF	PATIO HOME
1	11	8,196	55.02'	SF	PATIO HOME
1	12	15,381	51.81'	SF	PATIO HOME
1	13	10,163	54.15'	SF	PATIO HOME
1	14	7,139	55.00'	SF	PATIO HOME
1	15	7,150	55.00'	SF	PATIO HOME
1	16	7,150	55.00'	SF	PATIO HOME
1	17	7,150	55.00'	SF	PATIO HOME
1	18	7,150	55.00'	SF	PATIO HOME
1	19	7,150	55.00'	SF	PATIO HOME
1	20	7,150	55.00'	SF	PATIO HOME
2	1	7,150	55.00'	SF	PATIO HOME
2	2	6,868	55.30'	SF	PATIO HOME
2	3	9,978	65.32'	SF	PATIO HOME
2	4	7,285	60.04'	SF	PATIO HOME
2	5	8,209	61.94'	SF	PATIO HOME
2	6	7,733	55.00'	SF	PATIO HOME
2	7	8,734	51.00'	SF	PATIO HOME
2	8	8,891	74.35'	SF	PATIO HOME
2	9	8,305	68.75'	SF	PATIO HOME
2	10	8,249	68.75'	SF	PATIO HOME
2	11	8,249	68.75'	SF	PATIO HOME
2	12	8,884	71.83'	SF	PATIO HOME
2	13	8,116	51.00'	SF	PATIO HOME
2	14	6,875	55.00'	SF	PATIO HOME
2	15	6,929	55.00'	SF	PATIO HOME
2	16	7,374	54.97'	SF	PATIO HOME
2	17	7,431	54.97'	SF	PATIO HOME
2	18	7,472	54.92'	SF	PATIO HOME
2	19	7,495	54.92'	SF	PATIO HOME
2	20	7,498	54.92'	SF	PATIO HOME
2	21	7,474	54.92'	SF	PATIO HOME
2	22	6,991	55.01'	SF	PATIO HOME
2	23	6,683	55.22'	SF	PATIO HOME
2	24	8,646	52.38'	SF	PATIO HOME
2	25	7,422	62.54'	SF	PATIO HOME
2	26	7,422	62.54'	SF	PATIO HOME
2	27	7,422	62.54'	SF	PATIO HOME
2	28	7,422	62.54'	SF	PATIO HOME
2	29	7,422	62.54'	SF	PATIO HOME
2	30	7,422	62.54'	SF	PATIO HOME
2	31	7,377	61.85'	SF	PATIO HOME
2	32	6,875	55.00'	SF	PATIO HOME
2	33	6,875	55.00'	SF	PATIO HOME
2	34	8,116	51.00'	SF	PATIO HOME
2	35	7,126	55.02'	SF	PATIO HOME
2	36	7,405	54.97'	SF	PATIO HOME
2	37	7,567	54.97'	SF	PATIO HOME
2	38	7,628	55.15'	SF	PATIO HOME
2	39	11,407	51.81'	SF	PATIO HOME
2	40	9,974	54.03'	SF	PATIO HOME
2	41	7,609	55.12'	SF	PATIO HOME
2	42	7,429	54.99'	SF	PATIO HOME
2	43	8,187	59.98'	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.



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 3, SECTION 9

BEING A PLANNED UNIT DEVELOPMENT OF 16.04 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 12 AND 25 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.

65 LOTS 4 BLOCKS 4 RESERVES

OWNER

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

AUGUST 12, 2025



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

GENERAL NOTES:

1. 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.
2. 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.

3. 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.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.
T. indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
* indicates change in street name.

4. 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.
5. 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.
6. 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-O.
7. All sidewalks shall be constructed in accordance with Planned Unit Development Ordinance 23-O.
8. All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
9. 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.
10. 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.
11. The boundary for this plat has a closure in excess of 1:15,000.
12. Development regulations and City permits are required on all property.
13. No building permits will be issued until all the storm drainage improvements, which may include detention, have been constructed.
14. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets within such streets about 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 revest in the dedicant, his heirs, assigns, or successors.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,470.00'	45.34'	3°18'06"	N 45°37'12" E	88.15'
C2	1,530.00'	37.69'	86°22'44"	N 87°09'31" E	34.22'
C3	925.00'	3.38'	0°12'33"	S 49°45'24" E	3.38'
C4	25.00'	39.33'	90°08'35"	N 04°47'23" W	35.40'
C5	1,530.00'	133.02'	4°58'53"	N 37°47'28" E	132.98'
C6	500.00'	57.67'	6°36'33"	N 38°36'18" E	57.64'
C7	500.00'	57.67'	6°36'33"	N 38°36'18" E	57.64'
C8	25.00'	39.30'	87°46'15"	N 79°11'09" E	34.66'
C9	3,060.00'	365.39'	6°50'30"	S 60°20'59" E	365.18'
C10	125.00'	180.15'	82°34'31"	S 06°38'17" E	164.96'
C11	50.00'	81.41'	93°17'11"	S 18°39'43" E	72.71'
C12	900.00'	154.98'	9°51'58"	S 54°47'19" E	154.78'
C13	50.00'	78.54'	90°00'00"	N 47°54'45" W	70.71'
C14	750.00'	641.78'	49°01'43"	N 21°36'07" E	622.38'
C15	50.00'	66.61'	76°19'56"	N 84°16'56" E	61.79'
C16	1,200.00'	148.43'	7°05'13"	S 54°00'29" E	148.33'
C17	100.00'	148.55'	85°06'51"	S 07°54'27" E	135.27'
C18	475.00'	311.40'	37°33'43"	S 15°52'07" W	305.85'
C19	875.00'	39.65'	6°13'52"	S 53°07'26" E	99.80'
C20	25.00'	39.65'	90°57'35"	N 78°08'01" E	35.65'
C21	775.00'	172.04'	12°43'09"	N 39°00'48" E	171.69'
C22	25.00'	13.03'	29°51'41"	N 30°26'33" E	12.88'
C23	50.00'	120.00'	33°30'15"	N 84°15'50" E	93.20'
C24	25.00'	13.13'	30°05'38"	S 42°01'51" E	12.98'
C25	1,225.00'	141.39'	6°36'47"	S 53°46'17" E	141.31'
C26	125.00'	185.69'	85°06'51"	S 07°54'27" E	169.08'
C27	450.00'	298.01'	37°33'43"	S 15°52'07" W	289.76'
C28	25.00'	39.27'	90°00'00"	S 47°54'45" E	35.36'
C29	50.00'	26.80'	61°25'48"	N 56°22'21" E	25.54'
C30	25.00'	237.94'	272°39'33"	S 16°00'46" W	69.05'
C31	25.00'	13.63'	37°11'45"	N 77°17'15" W	13.46'
C32	33.00'	10.74'	24°37'23"	S 74°46'34" W	10.66'
C33	50.00'	121.51'	139°14'45"	N 47°54'45" W	93.74'
C34	25.00'	10.74'	24°37'23"	N 09°23'57" E	10.66'
C35	775.00'	116.63'	8°37'21"	N 01°23'56" E	116.52'
C36	100.00'	97.44'	55°49'45"	N 22°12'16" W	93.63'
C37	50.00'	129.50'	129°29'51"	N 14°57'47" E	89.64'
C38	100.00'	37.44'	58°49'45"	N 51°27'50" E	93.63'
C39	775.00'	25.84'	1°55'03"	N 24°30'29" E	25.94'
C40	25.00'	35.92'	82°20'01"	N 15°42'00" W	32.91'
C41	425.00'	113.10'	7°00'20"	N 53°21'50" W	113.03'
C42	500.00'	327.79'	37°33'43"	N 15°52'07" E	321.95'
C43	75.00'	111.41'	85°06'51"	N 07°54'27" W	101.45'
C44	1,175.00'	145.33'	7°05'13"	N 54°00'29" W	145.24'
C45	25.00'	39.27'	90°00'00"	S 47°54'45" E	35.36'
C46	25.00'	39.27'	90°00'00"	N 42°05'15" E	35.36'
C47	25.00'	39.27'	90°00'00"	N 42°05'15" E	35.36'
C48	25.00'	39.27'	90°00'00"	N 42°05'15" E	35.36'
C49	900.00'	31.49'	2°00'18"	N 48°51'31" W	31.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°15'15" E	100.00'
L2	N 40°08'20" E	50.00'
L3	N 41°54'34" E	72.59'
L4	N 35°18'01" E	38.65'
L5	S 34°38'58" W	42.19'
L6	S 10°59'55" E	14.30'
L7	S 32°21'12" W	53.40'
L8	S 20°45'53" W	103.19'
L9	S 00°10'54" E	89.67'
L10	N 87°05'15" E	90.22'
L11	S 47°54'45" E	14.14'
L12	S 02°54'45" E	98.78'
L13	S 24°41'41" W	20.00'
L14	S 62°01'08" E	30.05'
L15	S 36°18'10" W	18.97'
L16	S 02°54'45" E	14.13'
L17	S 34°38'58" W	79.88'
L18	N 75°22'13" W	50.43'
L19	S 05°43'04" E	5.00'
L20	N 42°05'15" E	5.00'
L21	S 34°38'58" W	79.88'
L22	N 34°38'58" E	79.88'
L23	N 00°50'10" W	53.79'
L24	N 04°16'01" E	53.60'
L25	N 02°23'16" E	53.60'
L26	N 14°30'50" E	53.60'
L27	N 19°37'44" E	53.60'
L28	N 24°44'58" E	53.60'
L29	N 29°52'12" E	53.60'
L30	N 34°59'26" E	53.60'
L31	N 40°08'21" E	53.60'
L32	N 37°08'54" E	80.23'
L33	N 07°50'12" W	13.91'
L34	S 04°52'07" E	13.65'
L35	S 80°19'03" W	16.24'
L36	N 38°55'23" E	22.16'
L37	N 47°51'23" W	24.44'

CALLLED 2,698.28 ACRES
WB WEST ALVIN LAND LLC
B.C.C.F. NO. 2022033165

P.O.C. (F)

CALLLED 2,698.28 ACRES
WB WEST ALVIN LAND LLC
B.C.C.F. NO. 2022033165

P.O.B.
X: 3,112,314.05
Y: 13,686,344.13

CALLLED 362.31 ACRES
WB PC PHASE I LLC
B.C.C.F. NO. 20240476907

CALLLED 362.31 ACRES
WB PC PHASE I LLC
B.C.C.F. NO. 20240476907

LOT 12 LOT 11
KANAWHA TEXAS COMPANY'S
SUBDIVISION
VOL.2 PG.53 B.C.P.R.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	3,750 SQ.FT. / 0.0861 ACRES
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	10,232 SQ.FT. / 0.2349 ACRES
C	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	23,528 SQ.FT. / 0.5401 ACRES
D	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	5,217 SQ.FT. / 0.1198 ACRES
TOTAL		42,727 SQ.FT. / 0.9809 ACRES

FINAL PLAT OF: PRESERVATION CREEK PHASE 3, SECTION 9

BEING A PLANNED UNIT DEVELOPMENT OF 16.04 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 12 AND 25 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.

65 LOTS 4 BLOCKS 4 RESERVES

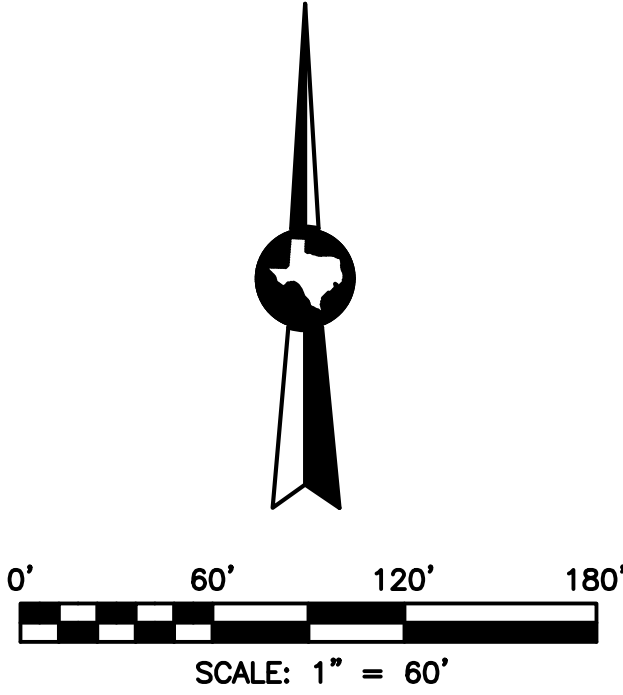
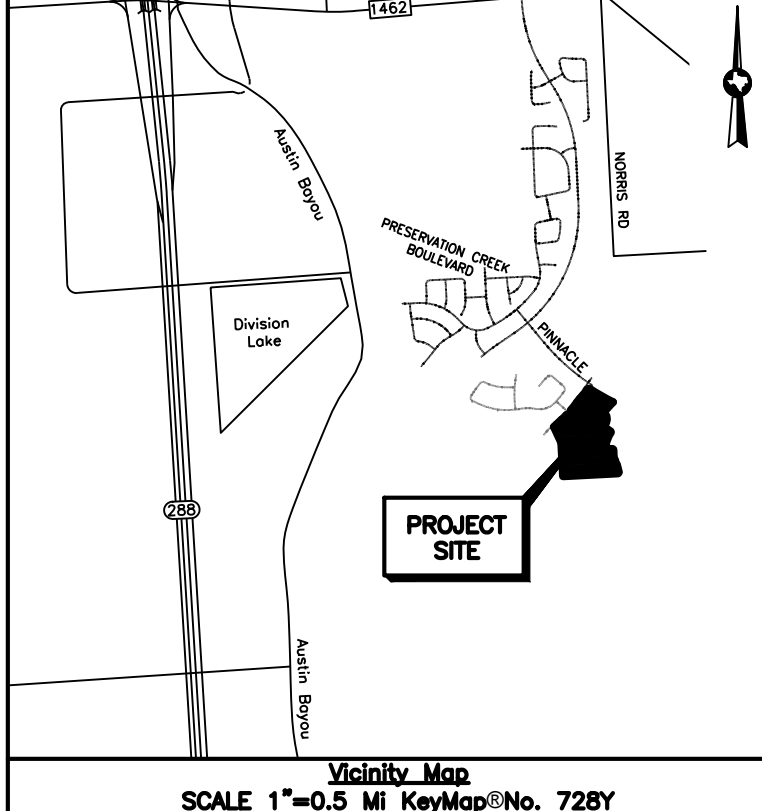
OWNER

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

AUGUST 12, 2025



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



W.D.C. HALL
ABSTRACT 69

CALLLED 362.31 ACRES
WB PC PHASE I LLC
B.C.C.F. NO. 20240476907

1' RESERVE
(SEE NOTE 14)

LOT 12
KANAWHA TEXAS COMPANY'S
SUBDIVISION
VOL.2 PG.53 B.C.P.R.

60' ROW (NOT IN USE)
VOL. 2, PG. 53 B.C.D.R.
(TO BE ABANDONED)

CALLLED 2,698.28 ACRES
WB WEST ALVIN LAND LLC
B.C.C.F. NO. 2022033165

LOT 25
KANAWHA TEXAS COMPANY'S
SUBDIVISION
VOL.2 PG.53 B.C.P.R.

b. Patio Home (PH)

Purpose: The Patio Home category is intended for the development of detached, single family dwelling units. Patio homes may have a zero (0) foot side setback on one of the interior lot lines or three (3) feet side setbacks on both sides at the discretion of the developer, but all homes may be separated by a minimum of six (6) feet.

Permitted uses:

- Accessory structures
- Community centers
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Patio homes
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Home Occupation

Minimum Lot Area: 3,500 square feet

Minimum Lot width: 35 feet at the building setback line

Minimum Setbacks:

Front: 20 feet*

City of Alvin

Page | 36

5 feet for lots that front on a common area

Rear: 10 feet**

Side: Zero (0) feet on one side provided that there is a minimum of six (6) feet between structures. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures. Three (3) feet side setbacks are also acceptable provided that there is a minimum of six (6) feet between structures.

Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to ten (10) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street shall be set back a minimum of ten (10) feet. (See lot diagram)

**Accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Whichever is greater of three (3) stories or thirty-five (35) feet.

Parking Requirement: Shall comply with the parking standards established in this PUD.

Additional Requirements: Single family homes, which may be constructed within Patio Home pods, shall comply with the standards established in the Single-Family Residential category.



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Preservation Creek Phase 3, Section 10, being a planned unit development of 16.53 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 7, 8 and 13 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 July 21, 2025, the Engineering Department received a final plat of Preservation Creek Phase 3, Section 10, 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 16.53 acres containing 59 lots, 2 reserves and 4 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by Council.

Per the PUD Agreement regarding Single Family Residential lots:

- Minimum lot width = 50' at the building setback line
- Minimum lot area = 5,000 square feet

The City Planning Commission approved the plat unanimously at their meeting on August 19, 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: 8/27/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. Preservation Creek Sect 10; Final Plat
 2. PC PUD; Single Family Residential
-

Recommendation: Move to approve a final plat of Preservation Creek Phase 3, Section 10, being a planned unit development of 16.53 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 7, 8 and 13 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 Chief Financial Officer, if applicable: ☐

Reviewed by City Attorney, if applicable: X

Reviewed by City Manager, if applicable: X

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 16.53 acre tract described in the above and foregoing map of Preservation Creek Phase 3, SECTION 10, 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 3, SECTION 10, 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, thereto 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 3, Section 10", 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

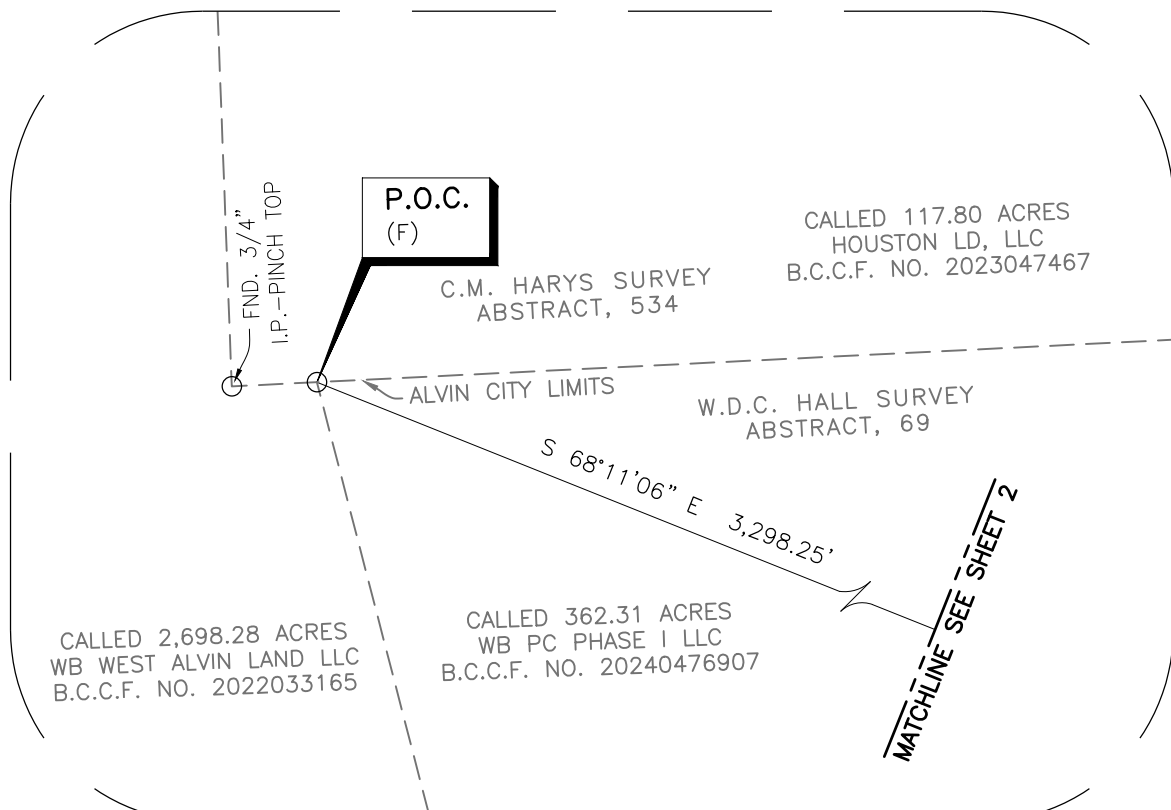
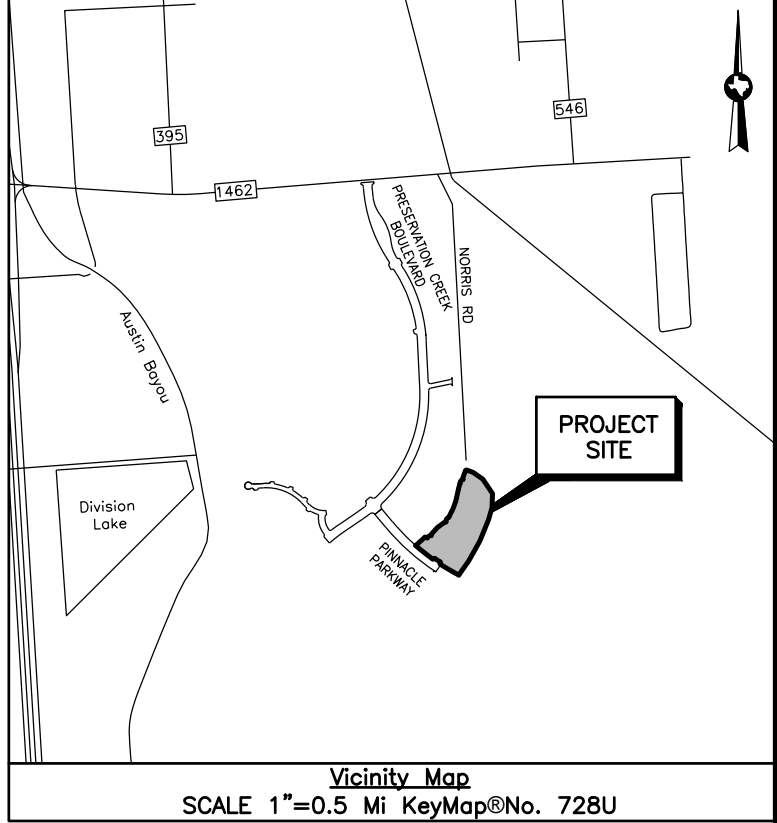
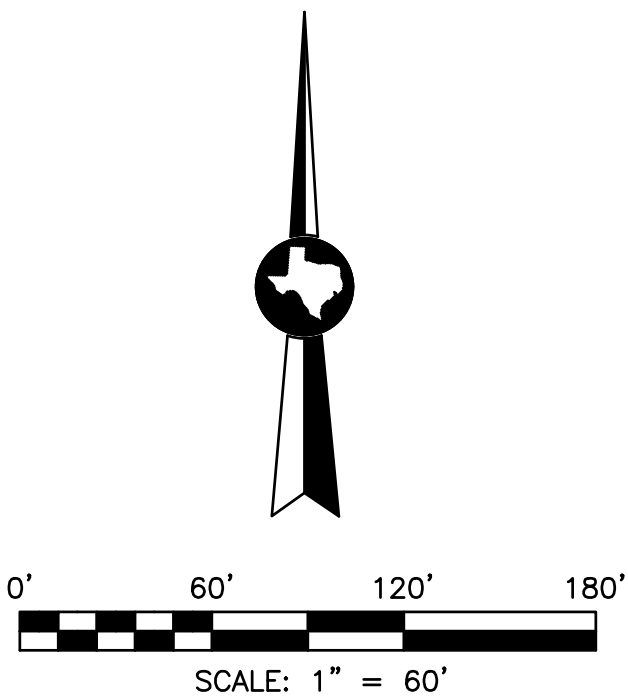
METES AND BOUNDS DESCRIPTION
PRESERVATION CREEK PHASE 3,
SECTION 10
BEING 16.53 ACRES OF LAND SITUATED IN
W.D.C. HALL SURVEY, ABSTRACT 69,
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 16.53 ACRE TRACT OF LAND SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 7, 8 AND 13 OF THE KANAWHA TEXAS COMPANY'S SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID 16.53 ACRE TRACT BEING OUT OF THAT CERTAIN 362.31 ACRE TRACT OF LAND CONVEYED TO WB WEST ALVIN LAND LLC UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024047607; SAID 16.53 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" called for and found marking a northwest corner of said 362.31 acre tract of land, lying in the southerly line of a called 117.80 acre tract of land recorded under B.C.C.F. No. 2023047467;

THENCE, South 68°11'06" East, for a distance of 3,298.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and POINT OF BEGINNING of the herein described tract;

- THENCE, North 47°55'19" East, for a distance of 175.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 69°43'36" East, for a distance of 34.20 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 northeasterly direction along the arc of said curve to the right having a radius of 50.00 feet, a central angle of 75°36'17", an arc length of 65.98 feet, and a chord bearing of North 58°04'33" East, for a distance of 61.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 05°52'42" East, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 42°14'42" East, for a distance of 123.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 54°11'25" East, for a distance of 121.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 75°42'58" East, for a distance of 20.00 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 northeasterly direction along the arc of said curve to the right having a radius of 50.00 feet, a central angle of 81°46'15", an arc length of 71.36 feet, and a chord bearing of North 26°36'06" East, for a distance of 65.45 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, with said reverse curve in a northeasterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 40°53'42", an arc length of 17.84 feet, and a chord bearing of North 47°02'22" East, for a distance of 17.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of tangency;
- THENCE, North 26°35'31" East, for a distance of 86.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for point of a curvature;
- THENCE, in a northerly direction along the arc of said curve to the left having a radius of 775.00 feet, a central angle of 1°34'53", an arc length of 186.20 feet, and a chord bearing of North 19°42'33" East, for a distance of 185.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of tangency;
- THENCE, North 12°49'35" East, for a distance of 132.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;
- THENCE, in a northerly direction along the arc of said curve to the right having a radius of 825.00 feet, a central angle of 0°45'47", an arc length of 68.58 feet, and a chord bearing of North 15°12'28" East, for a distance of 68.56 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, with said reverse curve in a northerly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 23°51'46", an arc length of 10.41 feet, and a chord bearing of North 05°39'28" East, for a distance of 10.34 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, with said reverse curve in a northeasterly direction along the arc of said curve to the right having a radius of 50.00 feet, a central angle of 87°34'29", an arc length of 76.42 feet, and a chord bearing of North 37°30'50" East, for a distance of 69.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 08°41'56" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 20°36'56" East, for a distance of 114.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 66°05'22" East, for a distance of 14.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 68°26'13" East, for a distance of 99.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 54°44'04" East, for a distance of 161.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 33°41'22" East, for a distance of 236.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 01°47'08" West, for a distance of 191.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 16°05'44" West, for a distance of 175.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 22°05'54" West, for a distance of 315.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 29°23'48" West, for a distance of 314.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 34°51'16" West, for a distance of 236.56 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 2,940.00 feet, a central angle of 05°37'17", an arc length of 288.45 feet, and a chord bearing of North 59°52'11" West, for a distance of 288.33 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, with said compound curve in a northerly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 92°21'33", an arc length of 40.30 feet, and a chord bearing of North 10°52'45" West, for a distance of 36.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 56°13'43" West, for a distance of 90.03 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 westerly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°23'35", an arc length of 39.44 feet, and a chord bearing of South 80°29'49" West, for a distance of 35.48 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, with said compound curve in a northwesterly direction along the arc of said curve to the right having a radius of 2,940.00 feet, a central angle of 05°40'04", an arc length of 290.83 feet, and a chord bearing of North 51°28'21" West, for a distance of 290.71 feet to the POINT OF BEGINNING and containing 16.53 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 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.
- 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
E.S.M.I. indicates Easement
F.N.D. indicates Found
I.P. indicates Iron Pipe
N.O. indicates Number.
P.O. 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" 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 2-10.
- 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 revest in the dedicatior, his heirs, assigns, or successors.

FINAL PLAT OF: PRESERVATION CREEK PHASE 3, SECTION 10

BEING A PLANNED UNIT DEVELOPMENT OF 16.53 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 7, 8, AND 13 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.

59 LOTS 4 BLOCKS 2 RESERVES

OWNER

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

AUGUST 12, 2025



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

E4622

LOT SIZE TABLE					
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (FT.)	GP LAND USE	PUD LAND USE
1	1	8,863	65.00'	SF	SFR
	2	9,452	60.00'	SF	SFR
	3	9,149	60.00'	SF	SFR
	4	9,490	60.00'	SF	SFR
	5	9,185	60.00'	SF	SFR
	6	9,574	60.00'	SF	SFR
	7	10,621	60.00'	SF	SFR
	8	9,715	60.00'	SF	SFR
	9	9,410	60.00'	SF	SFR
	10	9,095	60.10'	SF	SFR
	11	8,369	60.00'	SF	SFR
	12	8,466	60.00'	SF	SFR
	13	8,348	60.00'	SF	SFR
	14	8,287	60.00'	SF	SFR
	15	8,315	60.00'	SF	SFR
	16	8,431	60.00'	SF	SFR
2	17	8,557	60.00'	SF	SFR
	18	8,400	60.00'	SF	SFR
	19	8,284	60.00'	SF	SFR
	20	8,256	60.00'	SF	SFR
	21	8,316	60.00'	SF	SFR
	22	8,393	60.00'	SF	SFR
	23	11,973	62.03'	SF	SFR
	24	12,439	60.00'	SF	SFR
	25	8,528	60.10'	SF	SFR
	26	7,984	60.00'	SF	SFR
3	1	9,061	65.00'	SF	SFR
	2	9,465	60.00'	SF	SFR
	3	9,120	65.76'	SF	SFR
	4	9,385	65.00'	SF	SFR
	1	9,809	72.80'	SF	SFR
	2	8,358	61.84'	SF	SFR
	3	8,454	61.84'	SF	SFR
	4	8,806	64.35'	SF	SFR
	5	9,433	66.67'	SF	SFR
	6	9,018	60.00'	SF	SFR
	7	8,811	60.00'	SF	SFR
	8	9,004	65.46'	SF	SFR
	9	8,468	60.00'	SF	SFR
	10	8,949	60.00'	SF	SFR
	11	8,806	60.00'	SF	SFR
	12	8,671	60.00'	SF	SFR
4	13	10,068	71.02'	SF	SFR
	1	11,807	71.33'	SF	SFR
	2	8,335	60.00'	SF	SFR
	3	8,601	60.03'	SF	SFR
	4	8,497	60.00'	SF	SFR
	5	8,489	60.00'	SF	SFR
	6	11,283	97.48'	SF	SFR
	7	13,366	109.10'	SF	SFR
	8	11,105	94.14'	SF	SFR
	9	10,191	92.42'	SF	SFR
	10	10,257	92.42'	SF	SFR
	11	8,334	65.00'	SF	SFR
	12	8,232	62.06'	SF	SFR
	13	8,298	62.06'	SF	SFR
	14	8,512	62.06'	SF	SFR
	15	8,872	62.06'	SF	SFR
	16	11,535	87.14'	SF	SFR

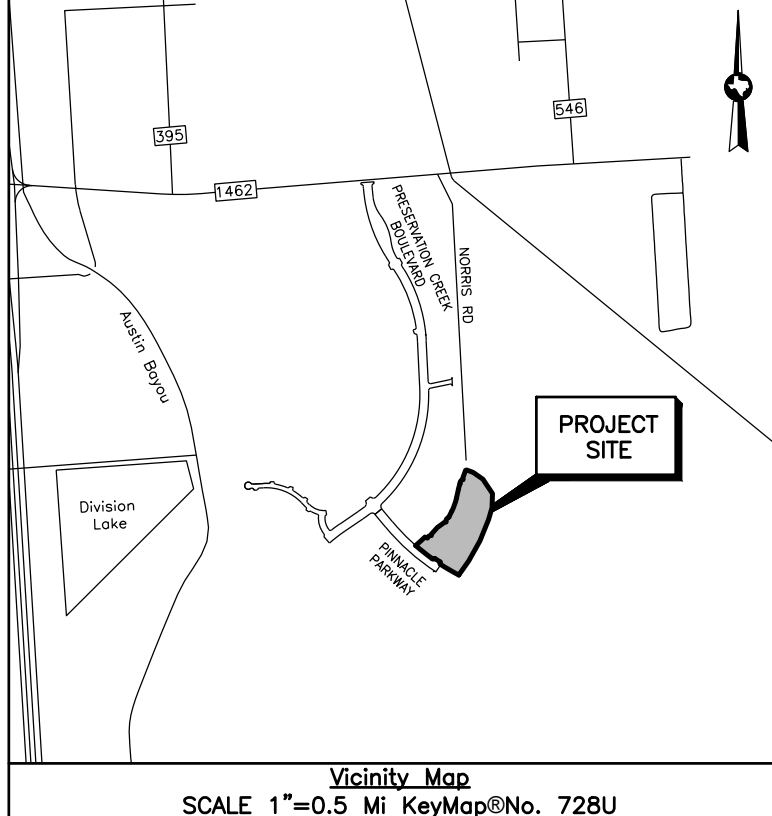
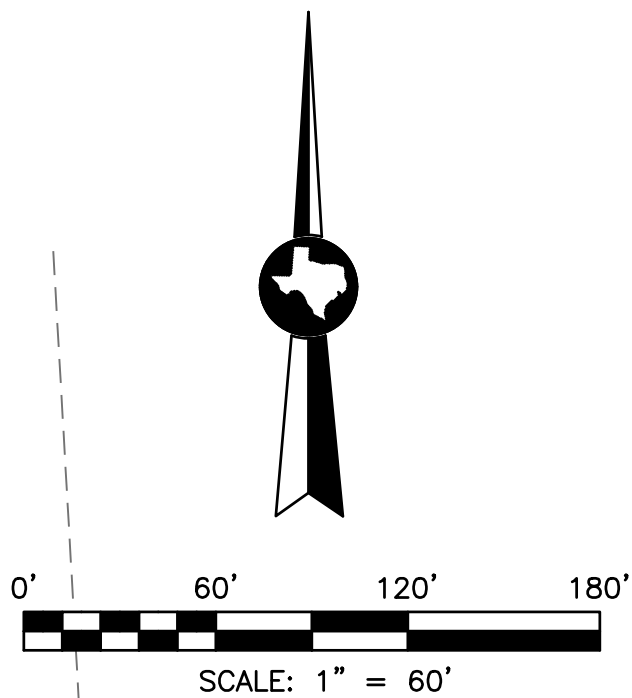
1) LOT WIDTH MEASURED AT FRONT BUILDING LINE.

2) WIDTH OF LOTS ON CONVEX CURVE OF A STREET MEASURED AT INTERSECTION OF TANGENT OF FRONT BUILDING LINE WITH SIDE LOT LINES.

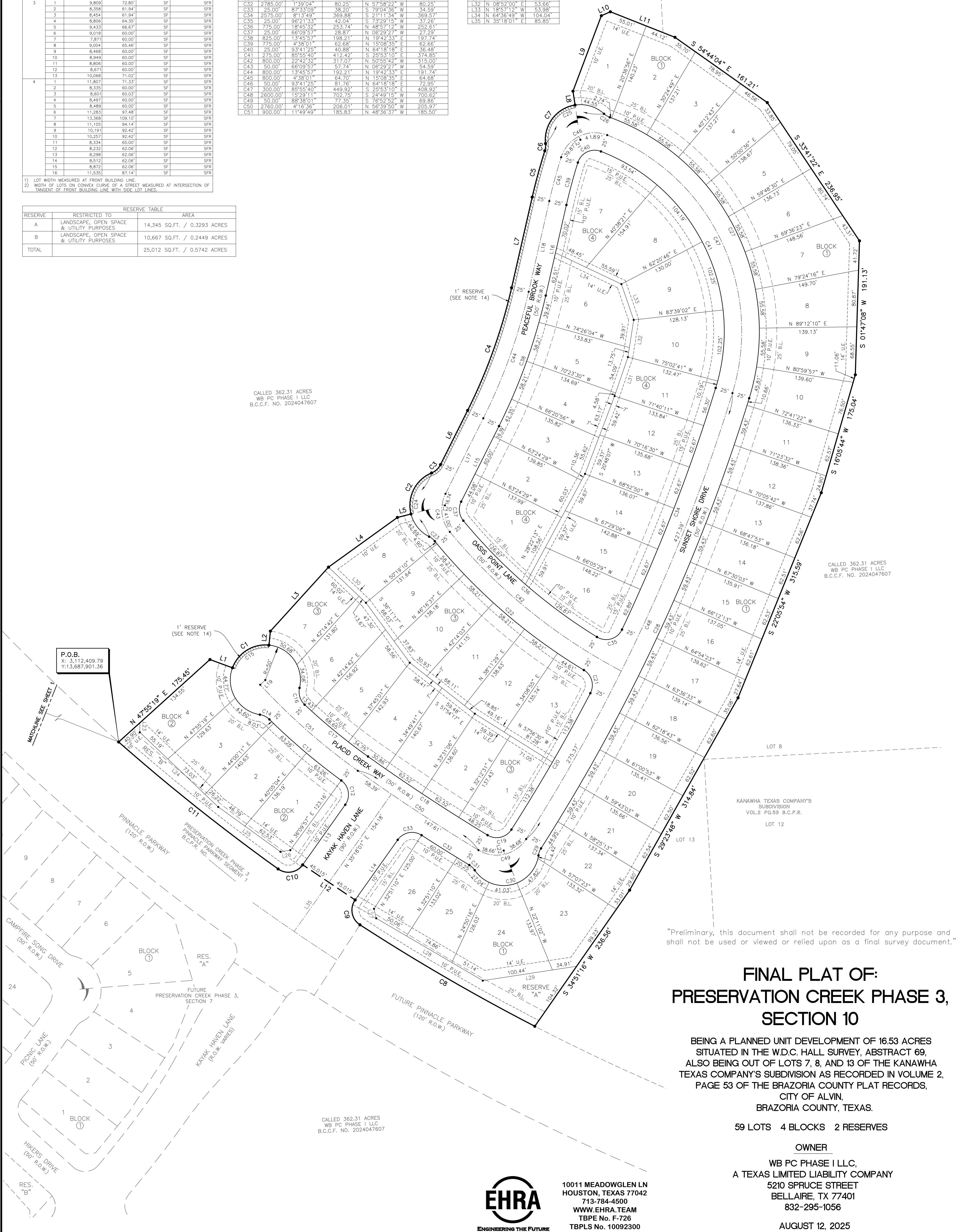
RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	14,345 SQ.FT. / 0.3293 ACRES
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	10,667 SQ.FT. / 0.2449 ACRES
TOTAL		25,012 SQ.FT. / 0.5742 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	75°36'17"	65.98	N 58°04'53" E	61.29'
C2	50.00'	81°46'13"	71.36	N 26°36'06" E	65.45'
C3	25.00'	40°54'42"	17.84	N 47°02'22" E	17.47'
C4	775.00'	1°34'55"	186.20	N 19°42'53" E	185.75'
C5	825.00'	4°45'47"	68.58	N 15°12'28" E	68.56'
C6	25.00'	23°51'46"	10.41	N 09°39'28" E	10.34'
C7	50.00'	87°34'29"	76.42	N 37°30'50" E	69.20'
C8	2940.00'	5°37'17"	288.45	N 59°52'11" W	288.33'
C9	25.00'	92°21'33"	40.30	N 10°52'45" W	36.08'
C10	25.00'	90°23'35"	39.44	S 80°29'49" W	35.48'
C11	2940.00'	5°40'04"	290.83	N 51°28'21" W	290.71'
C12	25.00'	89°08'05"	38.89	N 09°16'01" W	35.09'
C13	925.00'	8°20'05"	134.56	N 49°40'01" W	134.44'
C14	25.00'	35°29'26"	15.49	N 63°14'41" W	15.24'
C15	50.00'	27°35'52"	239.11	N 56°00'32" E	68.20'
C16	25.00'	59°52'59"	26.13	S 16°36'02" E	24.96'
C17	875.00'	7°39'00"	116.83	S 60°42'01" E	116.74'
C18	2735.00'	4°16'36"	204.15	S 56°39'50" E	204.10'
C19	25.00'	88°38'01"	38.67	N 76°52'52" E	34.93'
C20	2575.00'	5°00'03"	224.75	N 30°03'49" E	224.68'
C21	25.00'	86°30'47"	37.75	N 15°41'36" W	34.26'
C22	825.00'	19°36'34"	282.35	N 49°08'42" W	280.98'
C23	25.00'	23°51'46"	10.41	N 51°16'18" W	10.34'
C24	50.00'	130°41'12"	114.05	N 02°08'51" E	90.88'
C25	50.00'	138°37'36"	120.97	N 63°02'23" E	93.55'
C26	25.00'	22°13'15"	9.70	S 58°45'26" E	9.64'
C27	925.00'	86°56'43"	493.18	S 26°23'42" E	447.21'
C28	2625.00'	15°28'59"	709.35	S 24°49'09" W	707.20'
C29	25.00'	24°36'25"	10.74	S 20°15'26" W	10.65'
C30	50.00'	137°52'29"	120.32	S 76°53'28" W	93.32'
C31	25.00'	24°37'36"	10.75	N 48°29'05" W	10.66'
C32	2785.00'	1°39'04"	80.25	N 57°58'22" W	80.25'
C33	25.00'	87°33'09"	38.20	S 79°04'36" W	34.59'
C34	2575.00'	81°33'49"	369.88	S 21°11'54" W	369.57'
C35	25.00'	96°21'33"	42.04	S 73°29'15" W	37.26'
C36	775.00'	18°45'32"	253.74	N 48°57'12" W	252.61'
C37	25.00'	66°09'57"	28.87	N 06°29'27" W	27.29'
C38	825.00'	1°45'52"	198.21	N 19°42'53" E	197.74'
C39	775.00'	4°38'01"	62.68	N 15°08'35" E	62.66'
C40	25.00'	93°41'25"	40.88	N 64°18'18" E	36.48'
C41	275.00'	85°55'40"	412.42	S 25°53'10" E	374.85'
C42	800.00'	22°42'32"	317.07	N 50°55'42" W	315.00'
C43	50.00'	66°09'57"	57.74	N 06°29'27" W	54.59'
C44	800.00'	13°45'57"	192.21	N 19°42'53" E	191.74'
C45	800.00'	4°38'01"	64.70	N 15°08'35" E	64.68'
C46	50.00'	93°41'25"	81.76	N 64°18'18" E	72.95'
C47	300.00'	85°55'40"	449.92	S 25°53'10" E	408.92'
C48	2600.00'	15°29'11"	702.75	S 24°49'15" W	700.82'
C49	50.00'	88°38'01"	77.35	S 76°52'52" W	69.86'
C50	2760.00'	4°16'36"	206.01	N 56°39'50" W	205.97'
C51	900.00'	1°49'49"	185.83	N 48°36'37" W	185.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 69°43'36" E	34.20'
L2	N 05°52'42" E	20.00'
L3	N 42°14'42" E	123.30'
L4	N 54°11'25" E	121.10'
L5	N 75°42'58" E	20.00'
L6	N 26°35'51" E	86.44'
L7	N 12°49'35" E	132.53'
L8	N 08°41'56" W	20.00'
L9	N 20°36'56" E	114.94'
L10	N 66°05'22" E	14.02'
L11	S 68°26'13" E	99.13'
L12	N 56°13'43" W	90.03'
L13	N 35°18'01" E	105.05'
L14	S 35°18'01" W	105.09'
L15	N 26°35'31" E	120.47'
L16	N 12°49'35" E	132.53'
L17	N 26°35'31" E	120.47'
L18	N 12°49'35" E	132.53'
L19	N 47°18'17" E	10.00'
L20	N 82°35'25" W	4.15'
L21	N 26°50'58" W	5.13'
L22	S 13°06'32" E	5.53'
L23	N 00°45'27" E	13.60'
L24	N 46°24'24" W	154.44'
L25	N 54°16'07" W	109.31'
L26	S 80°56'55" W	14.20'
L27	N 13°24'07" W	13.85'
L28	N 59°39'24" W	176.05'
L29	N 81°16'49" E	135.35'
L30	N 46°24'40" W	73.69'
L31	N 18°53'11" E	58.67'
L32	N 08°52'00" E	53.66'
L33	N 18°57'12" E	53.98'
L35	N 35°18'01" E	85.85'



LOT 7 LOT 8
KANAWHA TEXAS COMPANY'S
SUBDIVISION
VOL.2 PG.53 B.C.P.R.



"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."

FINAL PLAT OF: PRESERVATION CREEK PHASE 3, SECTION 10

BEING A PLANNED UNIT DEVELOPMENT OF 16.53 ACRES
SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69,
ALSO BEING OUT OF LOTS 7, 8, AND 13 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.

59 LOTS 4 BLOCKS 2 RESERVES

OWNER

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

AUGUST 12, 2025



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

C. Development Standards

1. Residential (R)

a. Single Family Residential (SFR)

Purpose: The Single-Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses:

- Accessory structures
- Community centers
- Drill sites
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Home Occupations

Minimum Lot Area: 5,000 square feet

Minimum Lot width: 50 feet at the building setback line

Minimum Setbacks:

Front: 20 feet
20 feet on cul-de-sacs and knuckles regardless of lot width
5 feet for lots that front on a common area

Rear: 10 feet**

Side: 5 feet**

Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to ten (10) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the

Page | 35

minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street shall be set back a minimum of ten (10) feet.

**One story accessory structures shall be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Whichever is greater of three (3) stories or thirty-five (35) feet.

Parking Requirement: Shall comply with the parking standards established in this PUD.



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Preservation Creek Phase 3, Pinnacle Parkway Segment 1, being a planned unit development of 3.254 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6, 7 and 12 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 July 21, 2025, the Engineering Department received a final plat of Preservation Creek Phase 3, Pinnacle Parkway Segment 1, 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 10.06 acres containing a public right-of-way dedication for the construction of Pinnacle Parkway, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) approved June 15, 2023, and the General Plan previously approved by Council on December 7, 2023.

The City Planning Commission approved the plat unanimously at their meeting on August 19, 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: 8/27/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed: _____

Supporting documents attached:

1. Preservation Creek Pinnacle Parkway Seg 1; Final Plat
-

Recommendation: Move to approve a final plat of Preservation Creek Phase 3, Pinnacle Parkway Segment 1, being a planned unit development of 3.254 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6, 7 and 12 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 3.254 acre tract described in the above and foregoing map of PRESERVATION CREEK PHASE 3, PINNACLE PARKWAY SEGMENT 1, 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 on 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 on 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.

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 3, PINNACLE PARKWAY SEGMENT 1", 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

METES AND BOUNDS DESCRIPTION
PRESERVATION CREEK PHASE 3,
PINNACLE PARKWAY SEGMENT 1
BEING 3.254 ACRES OF LAND SITUATED IN THE
W.D.C. HALL SURVEY, ABSTRACT 69,
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.254 ACRE TRACT OF LAND SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 6, 7 AND 12 OF THE KANAWHA TEXAS COMPANY'S SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS, BEING OUT OF THAT CERTAIN 362.31 ACRE TRACT OF LAND CONVEYED TO WB PC PHASE I LLC RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024047607; SAID 3.254 ACRE TRACT OF LAND 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 that certain called 117.80 acre tract of land recorded under B.C.C.F. No. 2023047467 marking the westerly northwest corner of said 362.31 acre tract, from which a 3/4-inch pinch tap pipe called for and found marking the southwesterly corner of said 117.80 acre tract bears South 87°09'51" West, 26.61 feet;

THENCE, South 72°21'38" East, for a distance of 2,627.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the POINT OF BEGINNING of the herein described tract;

1) THENCE, North 50°24'05" East, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northerly corner of the herein described tract;

2) THENCE, South 39°35'55" East, for a distance of 225.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

3) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 2,940.00 feet, a central angle of 14°42'28", an arc length of 754.70 feet, and a chord bearing of South 46°57'09" East, for a distance of 752.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

4) THENCE, with said compound curve in a easterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°23'35", an arc length of 39.44 feet, and a chord bearing of North 80°29'49" East, for a distance of 35.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 56°13'43" East, for a distance of 90.03 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;

6) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 92°21'33", an arc length of 40.30 feet, and a chord bearing of South 10°52'45" East, for a distance of 36.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 32°56'28" West, for a distance of 120.00 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;

8) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 3,060.00 feet, a central angle of 00°07'48", an arc length of 6.95 feet, and a chord bearing of North 56°59'38" West, for a distance of 6.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

9) THENCE, with said reverse curve in a westerly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 87°46'15", an arc length of 38.30 feet, and a chord bearing of South 79°11'09" 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 for corner;

10) THENCE, North 56°08'40" West, for a distance of 90.03 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;

11) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 89°37'43", an arc length of 39.11 feet, and a chord bearing of North 09°30'50" West, for a distance of 35.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of tangency;

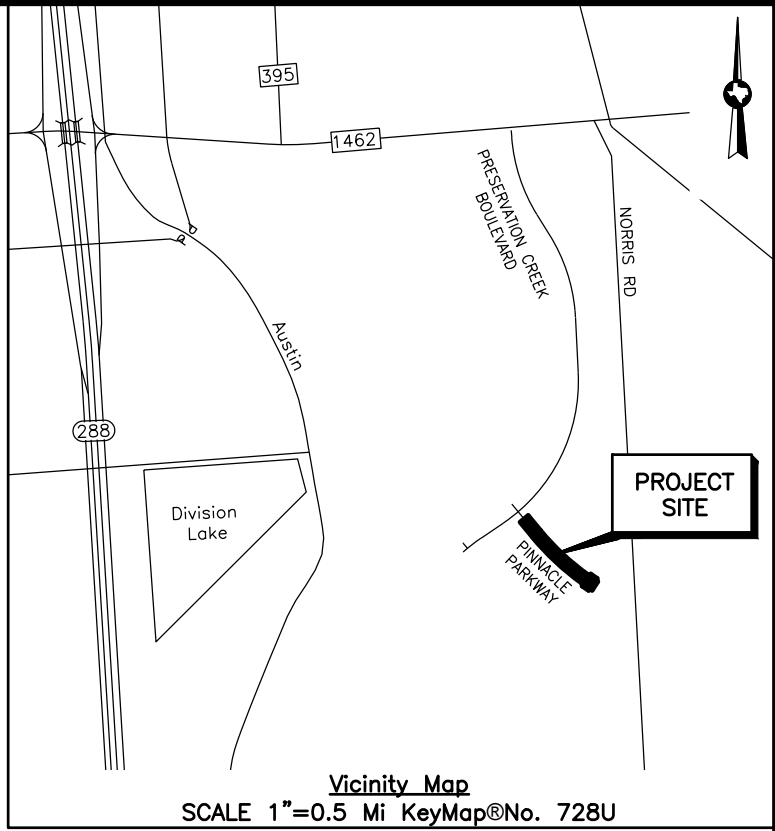
12) THENCE, with said reverse curve in a northwesterly direction along the arc of said curve to the right having a radius of 3,060.00 feet, a central angle of 14°43'46", an arc length of 786.66 feet, and a chord bearing of North 46°57'48" West, for a distance of 784.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

13) THENCE, North 39°35'55" West, for a distance of 225.06 feet to the POINT OF BEGINNING and containing 3.254 Acres of land.

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:
1. 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
2. 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 3, PINNACLE PARKWAY SEGMENT 1

BEING A PLANNED UNIT DEVELOPMENT OF 3.254 ACRES SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT 69, ALSO BEING OUT OF LOTS 6, 7 AND 12 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.

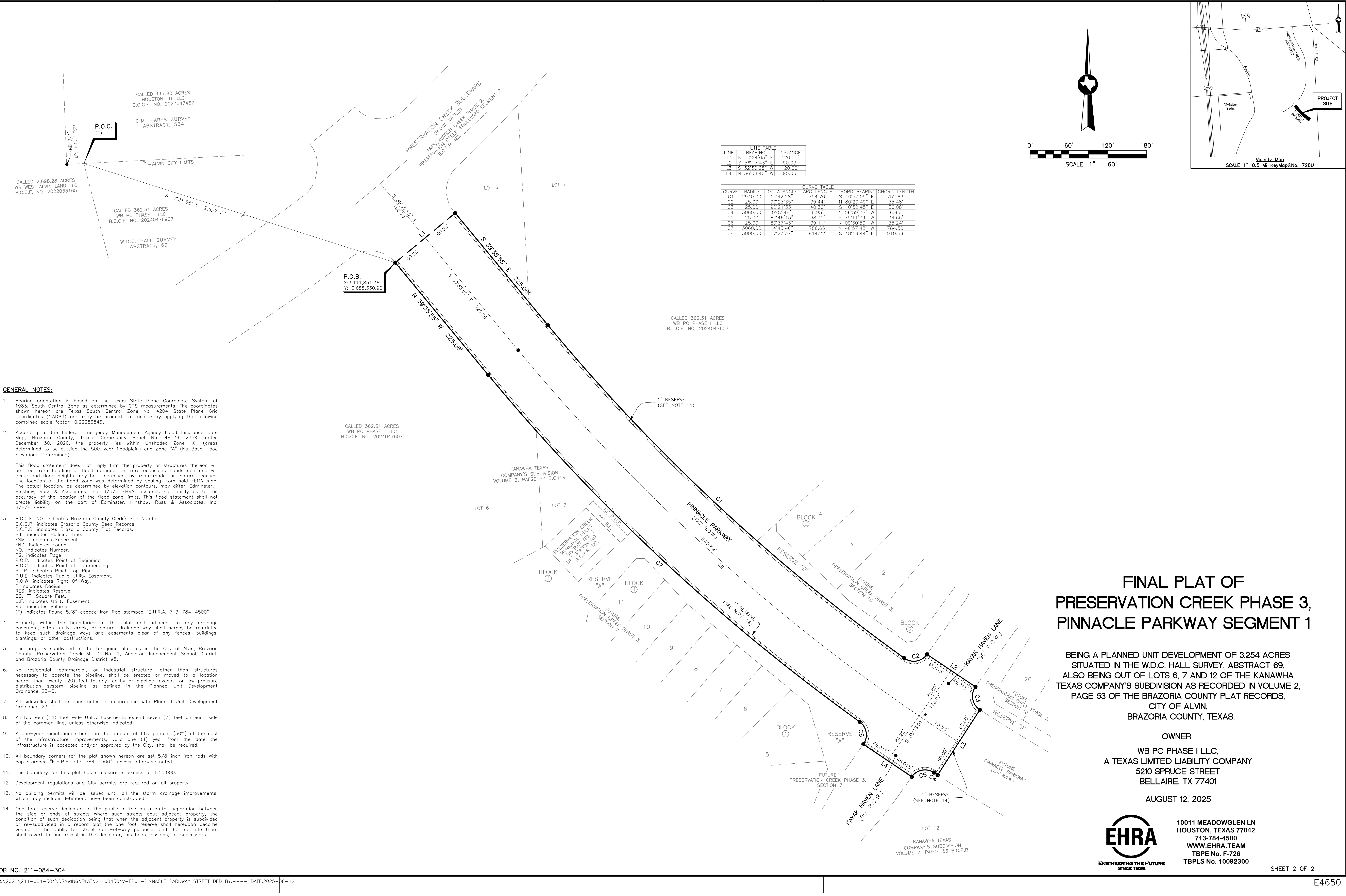
OWNER

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

AUGUST 12, 2025



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





AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a master preliminary plat of Fox Meadow Crossing, being a replat of 92.351 acres of land being out of a called 92.388 acre tract as described by deed recorded under B.C.C.F. No. 2023004007 I. & G.N.R.R CO. Survey, Sec. 22, A-693 City of Alvin, Brazoria County, Texas.

Type of Item: Plat

Summary: On August 13, 2025, the Engineering Department received a master preliminary plat of Fox Meadow Crossing for review. The property is located on North Highway 35 just north of Fox Meadow Drive, in the City of Alvin. This master preliminary plat consists of 85 lots, 17 reserves, and 6 blocks, and complies with the City of Alvin's Subdivision Ordinance. Reserve D has been restricted for City of Alvin Fire Station

The City Planning Commission approved the plat unanimously at their meeting on August 19, 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: 8/27/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed:

Supporting documents attached:

1. Fox Meadow Crossing; Master Prelim Plat
-

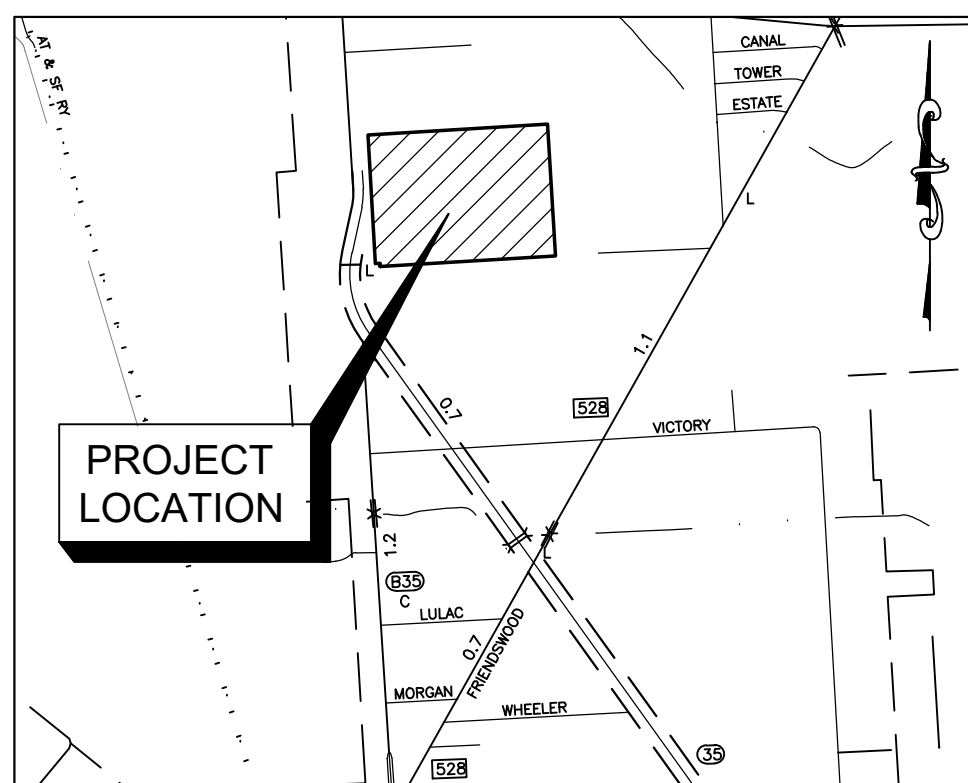
Recommendation: Move to approve a master preliminary plat of Fox Meadow Crossing, being a replat of 92.351 acres of land being out of a called 92.388 acre tract as described by deed recorded under B.C.C.F. No. 2023004007 I. & G.N.R.R CO. Survey, Sec. 22, A-693 City of Alvin, Brazoria County, Texas.

Reviewed by Department Head, if applicable: ☒

Reviewed by City Attorney, if applicable: ☒

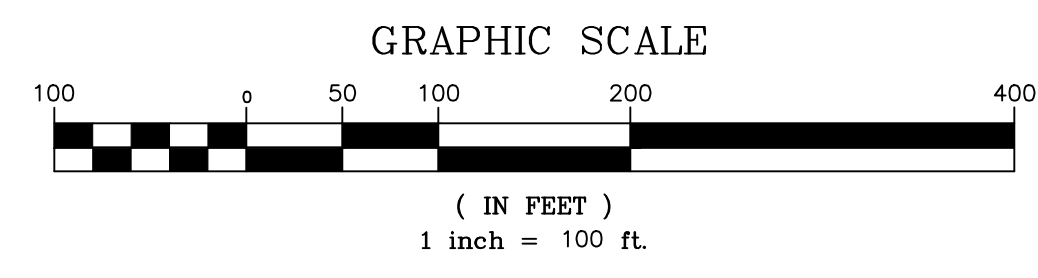
Reviewed by Chief Financial Officer, if applicable: ☐

Reviewed by City Manager, if applicable: ☒



VICINITY MAP
SCALE: 1"=2500'
KEY MAP: 696A

- LEGEND:**
- 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
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - FND FOUND
 - IP IRON PIPE
 - IR IRON ROD
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - # BLOCK NUMBER



ACERAGE TABLE		
DESCRIPTION	SQ. FT.	ACRES
SFR LOTS	870,975	19.995
RESERVES	2,460,423	56.483
ROAD RIGHT-OF-WAY	624,689	14.341
SH35 R.O.W. DEDICATION	66,732	1.532
TOTAL	4,022,809	92.351

- NOTES:**
1. BEARINGS ARE GRID AND ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, US SURVEY FEET, NAD83 (NAD2011).
 2. DISTANCES SHOWN ARE GROUND DISTANCES.
 3. THE ROADWAY IS TO BE MAINTAINED BY THE CITY OF ALVIN.
 4. THE RESPONSIBILITY FOR THE MAINTENANCE OF THE DETENTION POND AND THE STORM SEWER FACILITIES WILL BE THAT OF THE PROPERTY OWNERS ASSOCIATION AND NOT THE CITY OF ALVIN OR BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT #3.
 5. THE PROPOSED DETENTION POND WILL COMPLY WITH CURRENT CITY OF ALVIN DRAINAGE CRITERIA.
 6. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT.

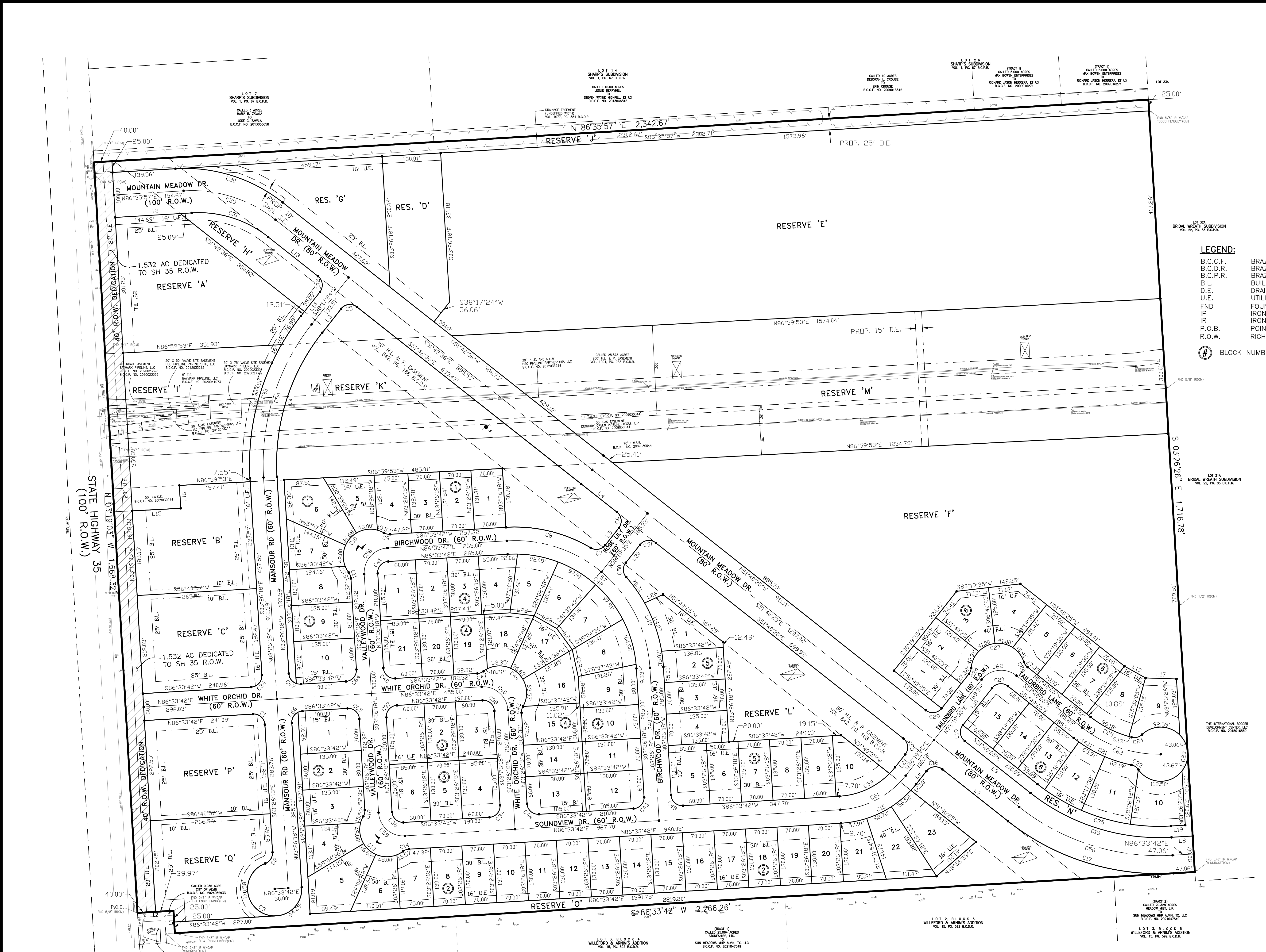
MASTER PRELIMINARY PLAT OF
FOX MEADOW CROSSING
BEING A REPLAT OF 92.351 ACRES OF LAND
BEING OUT OF A CALLED 92.388 ACRE TRACT AS DESCRIBED
BY DEED RECORDED UNDER B.C.C.F. NO. 2023004007
I. & G.N. R.R. CO. SURVEY, SEC. 22, A-693
CITY OF ALVIN, BRAZORIA COUNTY, TEXAS.
85 LOTS 6 BLOCKS 17 RESERVES

DATE SUBMITTED: AUGUST 13, 2025
SHEET 1 OF 2

OWNER:
JMK5 ALVIN, LLC
308 W. PARKWOOD AVE., STE. 104A
FRIENDSWOOD, TX 77546
(832) 282-8451

ENGINEER:
 Everest Design Group, LLC
Planning, Engineering, Construction Management
TBPE FIRM NO. F-9440
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77540
PHONE: 281-993-3770 FAX: 281-648-2294

boundary one
professional surveyors
T.B.P.E.L.S. FIRM NO. 10084800
150 W. Shadowbend Ave. Suite 304, Friendswood, TX 77546
Office (281) 648-3131 / www.boundaryone.com



HOOPER AND WADE SURVEY, A-491

BENCHMARK:
CITY OF ALVIN GPS CONTROL MONUMENT NO. 0106
ELEVATION=38.68

FLOOD ZONE STATEMENT:
THIS PROPERTY IS LIES IN ZONE X (SHADED) AND
ZONE AO (DEPTH 2 FEET) ACCORDING TO FEMA'S
F.I.R.M. 48039C0155K, DATED 12/30/2020.

STATE OF TEXAS

COUNTY OF BRAZORIA

WE, JMK5 ALVIN LLC, A TEXAS LIMITED LIABILITY, ACTING BY AND THROUGH, JEROME KARAM, ITS PRESIDENT, OWNER OF THE LAND SHOWN ON THIS PLAT OF MEDIC LANDING – DUPLEX COMMUNITY AND WHOSE NAME IS DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. THE OWNERS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT AT 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, HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, JMK5 ALVIN LLC, A TEXAS LIMITED LIABILITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEROME KARAM ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2025.

JMK5 ALVIN, LLC, A TEXAS LIMITED LIABILITY

JEROME KARAM, PRESIDENT

STATE OF TEXAS

COUNTY OF BRAZORIA:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEROME KARAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMISSION EXPIRES: _____.

GABE ADAME MAYOR

MICHELLE SEGOVIA, PE, CFM CITY ENGINEER

DIXIE ROBERTS, TRMC CITY SECRETARY

I, CHRISTIAN OFFENBURGER, HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION, THAT THE SURVEY SUBSTANTIALLY COMPLIES WITH THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS FOR A CATEGORY 1B, CONDITION II STANDARD LAND SURVEY WITH AN ERROR OF CLOSURE OF 1/15,000 OR BETTER AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATE: 8–13–2025

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.

CHRISTIAN OFFENBURGER, R.P.L.S.
TEXAS REGISTRATION NO. 5489



METES AND BOUNDS

Being a tract or parcel containing 92.351 acres (4,022,821 square feet) of land situated in the I. & G.N.N. Railroad Company Survey, Section 22, Abstract Number 693, Brazoria County, Texas; being out of and a part of Lots 8, 9, 10, 11, 12, 13, 27, 28 and 29, SHARP'S SUBDIVISION, a subdivision plat of record in Volume 1, Page 67, Brazoria County Plat Records (B.C.P.R.); being out of and a part of a called 92.388 acre tract of land conveyed to JMK5 Alvin, LLC as described by deed recorded under Brazoria County Clerk's File (B.C.C.F.) Number 2006019521; said 92.351 acre tract of land being more particularly described as follows (bearings are oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, US Survey Feet, NAD83(NA2011)):

COMMENCING at a 5/8–inch iron rod found on the easterly right–of–way (R.O.W.) line of State Highway 35 (100 feet wide) and marking the northwest corner of that certain tract of land conveyed to the City of Alvin as described by deed recorded under B.C.C.F. Number 2000013778;

THENCE, North 03°19'03" West, along said easterly R.O.W. line, a distance of 10.00 feet to the most westerly corner of a called 0.036 acre tract of land conveyed to the City of Alvin as described by deed recorded under B.C.C.F. Number 2024052933 and for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 03°19'03" West, continuing along said easterly R.O.W. line, at 1,041.37 feet passing a 5/8–inch iron rod found for reference, continuing in all for a total distance of 1,668.32 feet to the approximate centerline of a drainage ditch and for the northwest corner of said Lot 8, SHARP'S SUBDIVISION and the herein described tract, from which a 1–inch iron pipe found for reference bears North 03 a19'03" West, 23.00 feet;

THENCE, North 86°35'57" East, departing said easterly R.O.W. line, along the approximate centerline of said drainage ditch and along the common lines of Lots 7, 8, 13, 14, 26 and 27, SHARP'S SUBDIVISION, a distance of 2,342.67 feet to the common corner of said Lots 26 and 27, SHARP'S SUBDIVISION and Lots 32A and 33A, BRIDAL WREATH SUBDIVISION, a subdivision plat of record in Volume 22, Page 83, B.C.P.R. and for the northeast corner of the herein described tract;

THENCE, South 03°26'26" East, departing said drainage ditch centerline and along the common line of said Lots 31A and 32A, BRIDAL WREATH SUBDIVISION and Lots 27, 28, 29 and 30, SHARP'S SUBDIVISION, at 643.27 feet passing a 5/8–inch iron rod found for reference, continuing in all for a total distance of 1,716.78 feet to a 5/8–inch iron rod with cap stamped "WINDROSE" found marking a northerly corner of a called 20.328 acre tract of land (Tract 2) conveyed to Sun Meadows MHP Alvin, TX, LLC as described by deed recorded under B.C.C.F. No. 2021047549 and for the southeast corner of the herein described tract;

THENCE, South 86°33'42" West, along the northerly lines of Lots 2 and 3, Block 4 and Lots 2 and 3, Block 5, WILLEFORD & ARNIM'S ADDITION, a subdivision plat of record in Volume 15, Page 592, Brazoria County Deed Records, at 179.84 feet passing the northerly common corner of said 20.328 acre tract (Tract 2) and a called 25.064 acre tract (Tract 1) as described by said deed recorded under B.C.C.F. No. 2021047549, continuing in all for a total distance of 2,266.26 feet to a 5/8–inch iron rod with cap stamped "LJA ENGINEERING" found marking the most easterly corner of said 0.036 acre tract and for the most southerly southwest corner of the herein described tract;

THENCE, North 03°28'08" West, along the easterly line of said 0.036 acre tract, a distance of 50.00 feet to a 5/8–inch iron rod with cap stamped "LJA ENGINEERING" found marking the northeast corner of said 0.036 acre tract and for an interior corner of the herein described tract;

THENCE, South 86°33'42" West, along the northerly line of said 0.036 acre tract, at 77.16 feet passing a 5/8–inch iron rod with cap stamped "LJA ENGINEERING" found for reference, continuing in all for a total distance of 79.97 feet to the POINT OF BEGINNING and containing 92.351 acres (4,022,821 square feet) of land. This description is based upon the Preliminary Plat of Fox Meadows dated May 6, 2025. Project Number 6767–2213–696A.

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 HYDROMULCH SEEDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH STORM SEWER SECTION 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 PLAT OF _____ FOX MEADOW CROSSING _____ AS SHOWN HEREON ON THE _____ DAY OF _____, 2025.

RICK KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

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

CURVE TABLE					
CURVE	RADIUS (FT)	DELTA ANGLE	ARC LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	25.00	90°00'00"	39.27	S48°26'18"E	35.36
C2	25.00	72°53'43"	31.81	S33°00'34"W	29.70
C3	60.00	252°53'43"	264.83	S56°59'26"E	96.53
C4	470.00	41°43'42"	342.30	N17°25'33"E	334.78
C5	25.00	90°00'00"	39.27	N83°17'24"E	35.36
C6	25.00	90°00'00"	39.27	S06°40'25"E	35.36
C7	25.00	82°18'14"	35.91	S79°28'42"W	32.90
C8	330.00	34°04'07"	196.22	N76°24'15"W	193.34
C9	25.00	33°13'10"	14.49	N76°49'43"W	14.29
C10	60.00	156°26'20"	163.82	S41°33'42"W	117.47
C11	25.00	33°13'10"	14.49	S20°02'53"E	14.29
C12	25.00	33°13'10"	14.49	S13°10'17"W	14.29
C13	60.00	156°26'20"	163.82	S48°26'18"E	117.47
C14	25.00	33°13'10"	14.49	N69°57'07"E	14.29
C15	230.00	48°14'07"	193.63	N62°26'38"E	187.96
C16	25.00	90°00'00"	39.27	N83°19'35"E	35.36
C17	540.00	41°45'53"	393.62	S72°33'22"E	384.97
C18	460.00	41°45'53"	335.31	N72°33'22"W	327.93
C19	25.00	90°00'00"	39.27	N06°40'25"W	35.36
C20	25.00	90°00'00"	39.27	N83°19'35"E	35.36
C21	305.00	26°42'55"	142.21	S65°01'53"E	140.93
C22	25.00	43°47'11"	19.11	S56°29'45"E	18.64
C23	60.00	278°40'06"	291.82	N06°03'47"E	78.20
C24	25.00	57°40'21"	25.16	S75°33'54"W	24.12
C25	245.00	23°55'30"	102.30	N63°38'11"W	101.56
C26	25.00	33°13'10"	14.49	N35°03'50"W	14.29
C27	60.00	156°26'20"	163.82	S83°19'35"W	117.47
C28	25.00	33°13'10"	14.49	S21°42'59"W	14.29
C29	25.00	90°00'00"	39.27	S83°19'35"W	35.36
C30	350.00	41°41'26"	254.67	N72°33'19"W	249.09
C31	250.00	41°41'26"	181.91	S72°33'19"E	177.92
C32	25.00	90°00'00"	39.27	S06°42'36"E	35.36
C33	530.00	41°43'42"	386.00	S17°25'33"W	377.52
C34	25.00	90°00'00"	39.27	S41°33'42"W	35.36
C35	435.00	41°45'53"	317.08	S72°33'22"E	310.11
C36	25.00	90°00'00"	39.27	N48°26'18"W	35.36
C37	25.00	90°00'00"	39.27	N41°33'42"E	35.36
C38	25.00	90°00'00"	39.27	S48°26'18"E	35.36
C39	25.00	90°00'00"	39.27	S41°33'42"W	35.36
C40	25.00	90°00'00"	39.27	N48°26'18"W	35.36
C41	25.00	90°00'00"	39.27	N41°33'42"E	35.36
C42	270.00	90°00'00"	424.12	S48°26'18"E	381.84
C43	25.00	90°00'00"	39.27	S41°33'42"W	35.36
C44	25.00	90°00'00"	39.27	N48°26'18"W	35.36
C45	25.00	33°13'10"	14.49	N13°10'17"E	14.29
C46	60.00	156°26'20"	163.82	N48°26'18"W	117.47
C47	25.00	33°13'10"	14.49	S69°57'07"W	14.29
C48	25.00	90°00'00"	39.27	N48°26'18"W	35.36
C49	330.00	38°06'07"	219.45	N22°29'22"W	215.43
C50	25.00	79°52'00"	34.85	N01°36'25"W	32.09
C51	25.00	90°00'00"	39.27	N83°19'35"E	35.36
C52	25.00	90°00'00"	39.27	S06°40'25"E	35.36
C53	170.00	48°14'07"	143.12	S62°26'38"W	138.93
C54	500.00	041°43'42"	364.15	N17°25'33"E	356.15
C55	300.00	041°41'26"	218.29	S72°33'19"E	213.51
C56	500.00	041°45'53"	364.46	S72°33'22"E	356.45
C57	300.00	090°00'00"	471.24	S48°26'18"E	424.26
C58	55.00	090°00'00"	86.39	N41°33'42"E	77.78
C59	55.00	090°00'00"	86.39	S48°26'18"E	77.78
C60	55.00	090°00'00"	86.39	S48°26'18"E	77.78
C61	200.00	048°14'07"	168.37	N62°26'38"E	163.44
C62	55.00	090°00'00"	86.39	N83°19'35"E	77.78
C63	275.00	039°03'55"	187.50	S71°12'23"E	183.89
C64	25.00	90°00'00"	39.27	S41°33'42"W	35.36
C65	25.00	90°00'00"	39.27	S48°26'18"E	35.36
C66	25.00	90°00'00"	39.27	N41°33'42"E	35.36
C67	25.00	90°00'00"	39.27	N48°26'18"W	35.36

LINE TABLE		
LINE	BEARING	LENGTH (FT)
L1	N03°28'08"W	50.00
L2	S86°33'42"W	79.97
L3	N38°17'24"E	67.51
L4	S51°40'25"E	101.18
L5	S38°19'35"W	48.34
L6	N38°19'35"E	36.52
L7	S51°40'25"E	185.89
L8	S86°33'42"W	47.06
L9	N51°40'25"W	185.89
L10	N38°19'35"E	105.00
L11	S38°19'35"W	97.32
L12	N86°35'57"E	169.78
L13	S51°42'36"E	140.81
L14	S38°17'24"W	67.51
L15	N86°59'53"E	107.60
L16	N03°19'03"W	50.88
L17	N88°10'40"W	68.59
L18	N60°48'31"W	53.59
L19	N86°33'42"E	32.05
L20	N38°19'35"E	50.68
L21	S38°19'35"W	36.52
L22	S83°20'47"E	53.98
L23	S60°20'49"E	57.78
L24	S36°31'47"E	57.78
L25	S12°18'43"E	61.32
L26	S65°29'08"W	44.86

RESERVE TABLE			
RESERVE	USE	SQ. FT.	ACRES
A	RESTRICTED TO COMMERCIAL DEVELOPMENT	90,520	2.078
B	RESTRICTED TO COMMERCIAL DEVELOPMENT	57,733	1.325
C	RESTRICTED TO COMMERCIAL DEVELOPMENT	57,733	1.325
D	RESTRICTED TO CITY OF ALVIN(FIRE STATION)	43,891	1.008
E	RESTRICTED TO DETENTION/DRAINAGE/LIFT STATION	649,542	14.911
F	RESTRICTED TO DETENTION/DRAINAGE	428,093	9.828
G	RESTRICTED TO COMMERCIAL DEVELOPMENT	49,403	1.134
H	RESTRICTED TO LANDSCAPE/OPEN SPACE	23,279	0.534
I	RESTRICTED TO LANDSCAPE/OPEN SPACE	93,125	2.138
J	RESTRICTED TO DRAINAGE	57,567	1.322
K	RESTRICTED TO LANDSCAPE/OPEN SPACE	173,538	3.984
L	RESTRICTED TO LANDSCAPE/OPEN SPACE	90,077	2.068
M	RESTRICTED TO LANDSCAPE/OPEN SPACE	421,320	9.672
N	RESTRICTED TO LANDSCAPE/OPEN SPACE	16,466	0.378
O	RESTRICTED TO LANDSCAPE/OPEN SPACE	95,052	2.182
P	RESTRICTED TO COMMERCIAL DEVELOPMENT	56,543	1.298
Q	RESTRICTED TO COMMERCIAL DEVELOPMENT	56,543	1.298

LOT SUMMARY						
LOT SIZE	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6
70' X 130'	5	16	6	21	---	9
70' X 135'	2	4	---	---	10	6
80' X 135'	3	3	---	---	---	---
TOTAL	10	23	6	21	10	15

MASTER PRELIMINARY PLAT OF
FOX MEADOW CROSSING

BEING A REPLAT OF 92.351 ACRES OF LAND
BEING OUT OF A CALLED 92.388 ACRE TRACT AS DESCRIBED
BY DEED RECORDED UNDER B.C.C.F. NO. 2023004007
I. & G.N. R.R. CO. SURVEY, SEC. 22, A-693
CITY OF ALVIN, BRAZORIA COUNTY, TEXAS.

85 LOTS 6 BLOCKS 17 RESERVES

DATE SUBMITTED: AUGUST 13, 2025

SHEET 2 OF 2

OWNER:

JMK5 ALVIN, LLC.
308 W. PARKWOOD AVE., STE. 104A
FRIENDSWOOD, TX 77546
(832) 282–8451

ENGINEER:

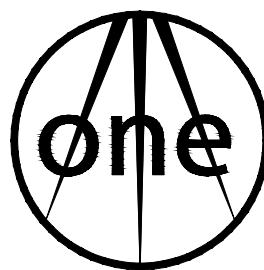


Everest Design Group, LLC
Planning, Engineering, Construction Management
TBPE FIRM NO. F-9440

907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-448-2294

boundary
professional surveyors

T.B.P.E.L.S. FIRM NO. 10084800
150 W. Shadowbend Ave. Suite 304, Friendswood, TX 77546
Office (281) 648-3131 / www.boundaryone.com





AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Consider a Professional Services Agreement with AGCM, Inc. to provide Design Management Support Services related to the City Hall Project, and authorize the City Manager to sign the Agreement upon legal review.

Type of Item: Contract/Agreement

Summary: Large design and construction projects, such as the construction of a new City Hall, benefit from the involvement of a knowledgeable and experienced “overseer” — one who has the time and expertise to help facilitate each aspect of the design process.

Staff requests City Council's consideration to approve a Professional Services Agreement with AG|CM, Inc. for Design Management Support Services related to the new City Hall project. As a professional service, this agreement does not require a competitive procurement process under the Texas Government Code.

AG|CM has a history of working with the City of Alvin. In 2018, City Council approved a contract with AG|CM to provide project management services for the design and construction of the new Fire/EMS station. In addition, AG|CM worked with staff to present programming options for the new City Hall project and provided preliminary design and cost estimation services. Under the proposed Professional Services Agreement, AG|CM will continue to provide expertise and oversight during the design phase to help safeguard the City's interests.

The scope of AG|CM's services includes but is not limited to: supporting design team contract negotiations, establishing a master project schedule and budget baseline, reviewing design documents for constructability and consistency, providing cost estimating and value engineering support, and coordinating communication between the City, architect, and construction manager-at-risk. In addition, AG|CM will assist with the procurement of third-party design services (such as geotechnical and environmental reports), support the selection of the Construction Manager-at-Risk, coordinate stakeholder input during the design review process, assist in reviewing cost estimates and the contractor's Guaranteed Maximum Price (GMP), and coordinate with utility providers and other entities on the City's behalf as needed. A full scope of services is included in the Council packet for detailed review.

The proposed fee for these services is \$153,725 and will be funded through the Certificates of Obligation issued on August 7, 2025. This agreement is limited to the design phase only, with services anticipated from September 2025 through August 2026. Construction phase services are not included in this scope. Should City Council approve this agreement, it will remain in effect through August 2026, and may be extended beyond that date upon mutual agreement of the City and AG|CM.

Staff recommends approval.

Funding Expected: Revenue ☐ Expenditure ☒ N/A ☐

Budgeted Item: Yes ☒ No ☐ N/A ☐

Funding Account: 2025 Cert
Obligation **Amount:** \$153,725

1295 Form Required? Yes ☒ No ☐

Legal Review Required: N/A ☐ Required ☒

Date Completed: 8/27/2025 SLH

Finance Review Required: N/A ☐ Required ☒

Date Completed: CT 08/27/25

Supporting documents attached:

1. AGCM Design Management Proposal - Alvin City Hall
-

Recommendation: Move to approve a Professional Services Agreement with AGCM, Inc. to provide Design Management Support Services related to the City Hall Project, and authorize the City Manager to sign the Agreement upon legal review.

Reviewed by Department Head, if applicable: ☐

Reviewed by Chief Financial Officer, if applicable: ☒

Reviewed by City Attorney, if applicable: ☒

Reviewed by City Manager, if applicable: ☒



HOUSTON
3200 Wilcrest Drive
Suite 100
Houston, TX 77042
Ofc 713/ 316-4506
www.agcm.com

August 15, 2025

Junru Roland, City Manager
City of Alvin
216 W. Sealy St.
Alvin, TX 77511

RE: Design Management Support Services for City Hall Project

AG|CM, Inc. is pleased to propose design management support services to the City of Alvin. Our firm will provide the personnel to perform the scope of services outlined in the following:

A –Project Understanding

The City of Alvin plans to demolish the existing City Hall and build a new facility on same property. Preliminary programming and diagrammatic documents were previously prepared by AG|CM. The new facility will be 2-story and approximately 26,750 SF with Program Budget of \$25,000,000.

The City currently is in the process of contracting with an Architect for Design services and intends on delivering this project via Construction Manager At-Risk.

B – Scope of Services (Attachment “A”)

Per Attachment A

C- Proposed Fee and Assumed Duration

Assumed Duration:

Design - September 2025 to August 2026 (12 months)

Proposed Fee:

Design Management Support per Attachment “B” **\$153,725**

All of our services are scalable based upon the needs of the City. We look forward to the opportunity to sit down with you to further discuss how we can continue to help deliver a successful project.

A handwritten signature in blue ink that reads 'Kenny Eldridge'.

Kenny Eldridge
Director of Operations – East Region

Attachment A

Design Procurement Phase

- Design Procurement:
 - Work with the Owner to facilitate the RFQ Interviews/Selection.
 - Review contract between Owner and Design team and provide recommendations for modification as required.
 - Assist the Owner in design team fee negotiations.
- Third Party Procurement:
 - Assist with scoping and contracting Geotech, environmental reports and other third-party design phase contracts held by the Owner.
- Contractor/CM at Risk Procurement:
 - Review RFP/RFQ documents developed by Owner for procurement of Contractor/CM at Risk. Assist in selection/evaluation of Contractor.
 - Review or make recommendations for contract language for Contractor/CM at Risk.
- Assist Owner and Architect in developing final recommended program of requirements based on preliminary programming and diagrammatic documents.
- Establish a master project schedule that establishes the baseline for the program through Construction Closeout and Occupancy.
- Establish a master project budget that tracks hard and soft costs for the project.
- Review design documents, drawings and specifications for constructability, scheduling, consistency and coordination.
- Establish and maintain communication protocol between the Owner, Architect and Contractor/CM at Risk.
- Work with design team and Owner to ensure the project has an established design review process that includes pertinent project stakeholders.
- Monitor all party's efforts for conformance to the master schedule and budget.
- Notify Owner of design concerns that may impact master budget and schedule.
- Develop detailed cost estimates and review CM At Risk estimates at various phases of design, upon request, as an additional service.
- Assist in the development of value engineering options as requested.
- Assist in review of CM At Risk's guaranteed maximum price.
- Coordinate with local Utilities, Cities, Entities, etc. on Owner's behalf as required.

Construction Phase

- Construction Phase support is not included in this Proposal

Attachment B

Alvin City Hall

				Labor Schedule								2026										
				Schedule				J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
				Preliminary Programming/Concept Development																		
				Design Procurement																		
				AE RFQ Review/Presentations/Selection/Contracting					Complete													
				Design																		
				Programming Validation & Approval						1	2											
				Full Design Implementation								3	4	5	6	7	8	9	10	11	12	
				Approval to move forward with Construction																		
				Construction																		
				Close-out																		
				Move-in																		
2025	2026	2027	Fee	Staff Proposed																		
\$224.00	\$235.20	\$246.96	\$16,666	Project Executive				0	0	8	4	4	8	4	4	4	8	4	8	0		
\$194.00	\$203.70	\$213.89	\$137,059	Senior PM / Architectural Project Manager				0	0	71	43	43	71	43	43	43	71	43	71	0		
			\$153,725					0	0	79	47	47	79	47	47	47	79	47	79	0		
					0	0	15,556	9,238	9,238	15,556	9,700	9,700	9,700	16,334	9,700	16,334	16,334	16,334	0			



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a variance request from the homeowner at 600 Old Galveston Road to encroach fourteen feet into the twenty-five-foot street side building setback for the construction of a garage with a carport.

Type of Item: Action Item

Summary: On August 11, 2025, the Engineering Department received a variance request from the homeowner at 600 Old Galveston Road, to be permitted to encroach 14 feet into the 25-foot street side building setback for the construction of a garage with a carport. The homeowner is proposing to construct a garage with a carport along Grant Lane for reasons outlined in the attached request letter. The carport, as proposed on the attached property survey, will encroach 14 feet into the 25-foot street side building setback; however, it will still be approximately 31 feet 6 inches from the nearest edge of the Grant Lane pavement.

The City Planning Commission approved the variance request unanimously at their meeting on August 19, 2025.

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: 8/27/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed: ☐

Supporting documents attached:

1. Variance Request 600 Old Galveston Rd
-

Recommendation: Move to approve the variance request from the homeowner at 600 Old Galveston Road to encroach fourteen feet into the twenty-five-foot street side building setback for the construction of a garage with a carport.

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: ☒

Shana Church

From: John Mattox
Sent: Monday, August 11, 2025 2:18 PM
To: Shana Church
Subject: 600 old galveston rd
Attachments: 600 old galveston rd..pdf

Caution: External email.

Enclosed, please find a detailed overview of the proposed project.

The unique corner lot configuration of the property requires the garage to be situated on the side street, which deviates from conventional construction methods.

Please be advised of the existing small garage apartment located adjacent to the proposed garage site. This structure was present prior to my acquisition of the property, and the subject property currently lacks a dedicated garage.

The proposal includes the construction of a garage with a 20-foot covered awning for parking. This awning will be situated within the property boundary, but extending beyond the building setback line. The setback line is 25', and the awning will encroach 14' past it (detailed in the site survey).

Note: There will be over 31½' of open space between the end of the awning and the street.

Several other properties on Grant St., Old Galveston Rd., and Coffelt St. have awnings/building additions built past the 25' setback.

Property 1: Located on Old Galveston Rd. with an awning for parking.

Property 2: Located on Grant St. with a covered awning.

Property 3: Grant St. has a room addition.

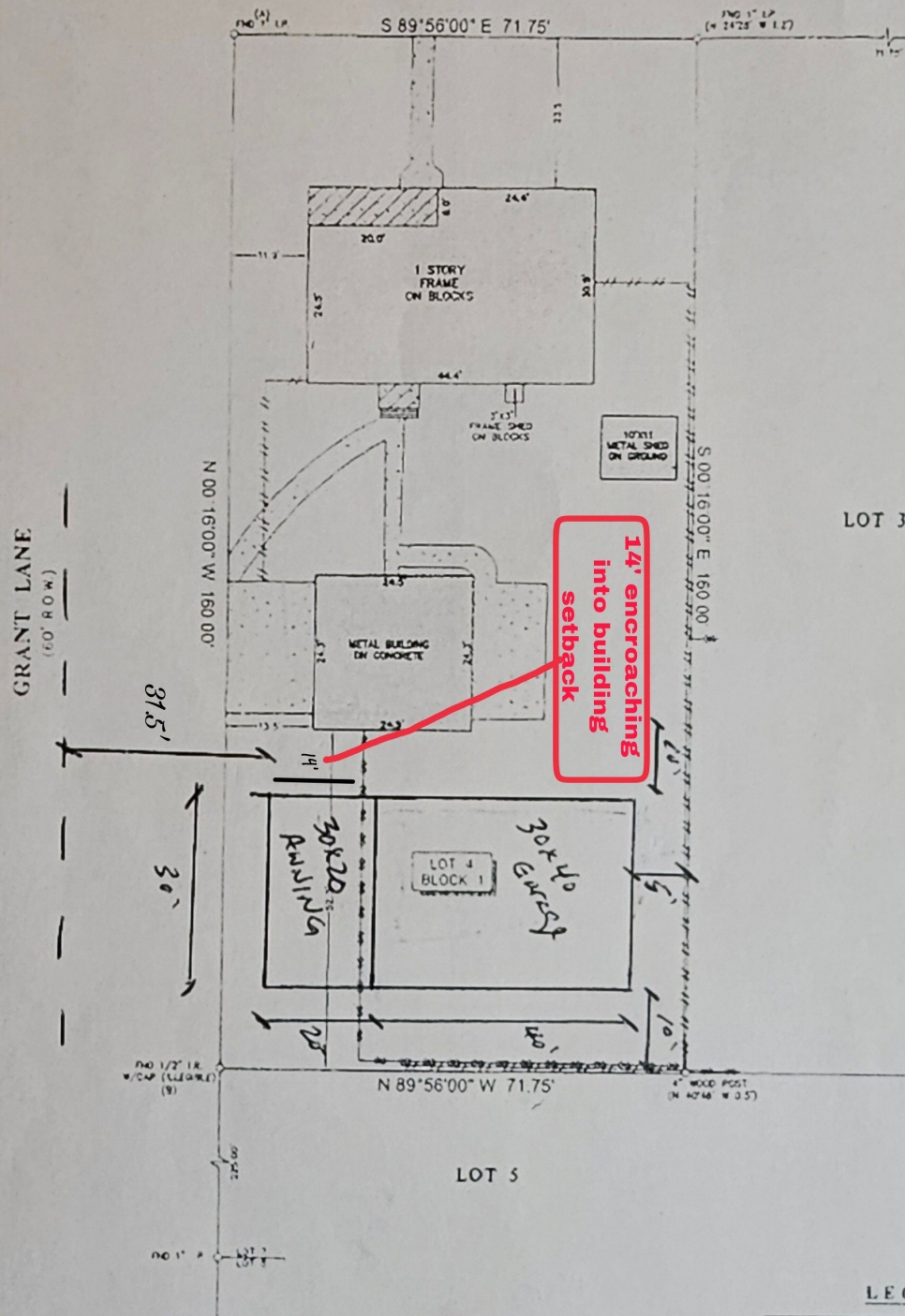
Property 4: Coffelt St. has a covered awning for parking.

Thank you for your time on this matter.

John Mattox

OLD GALVESTON ROAD
(50' R.O.W.) (VOL. 2, PG. 30 M.R.B.C.)

SCALE 1"=20'

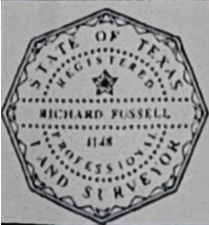


- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO MCKITHAN NO. 2 SUBDIVISION, A SUBDIVISION PLAT RECORDED IN VOL. 12, PG. 29 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 6. UNLOCATED PIPELINE RIGHT OF WAY EASEMENT IN FAVOR OF TEXAS NATURAL GAS UTILITIES AS RECORDED IN VOLUME 273, PAGE 524 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).

LEGAL DESCRIPTION: LOT 4, IN BLOCK 1, OF MCKITHAN-DUKE ADDITION TO THE CITY OF ALVIN, IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 25 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT: DUJ SARANDEVOT

ADDRESS: 600 OLD GALVESTON ROAD



SURVEYORS CERTIFICATE
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JAN. 12, 2023 AND THAT THE PLAT SUBSTANTIALLY COMPLIES WITH THE SURVEYING STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR INTERFERENCE

Survey 1, Inc.
Your Land Survey Company

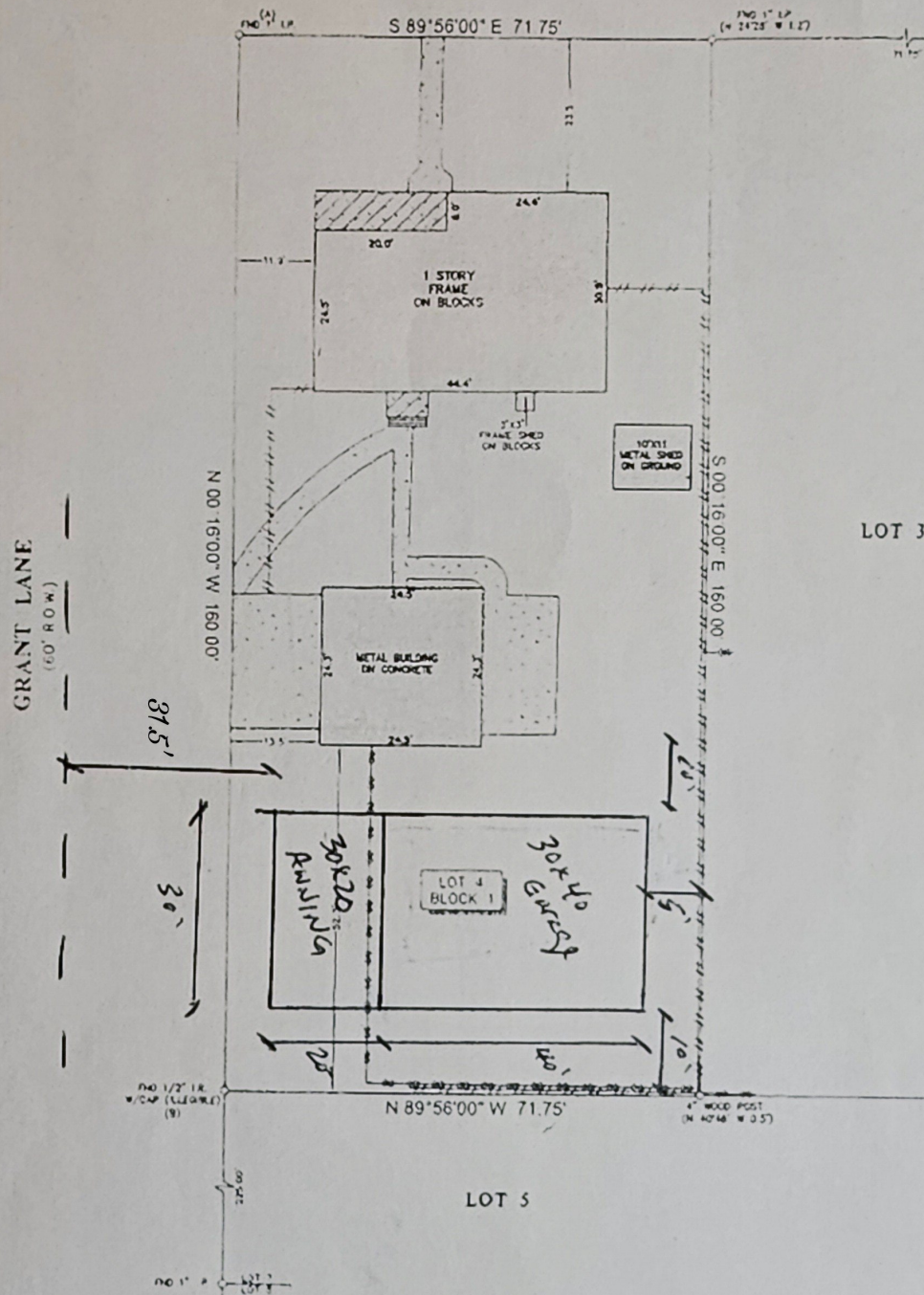
TITLE COMPANY
FIDELITY
NATIONAL TITLE COMPANY

281-871-5040
www.surveyline.com
survey1@surveyline.com
P.O. Box 2543 Alvin, TX 77512
(281) 343-1382 Fax (281) 108-1261

DATE: JAN. 13, 2023
FIELD CREW: JF
TECH: WS/SF
DRAFTER: AR
FINAL CHECK: SF
XREF: 1-120025-23

OLD GALVESTON ROAD
(50' R.O.W.) (VOL. 2, PG. 30 M.R.B.C.)

SCALE 1"=20'



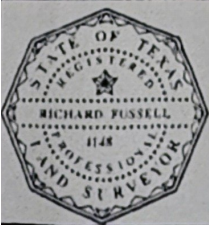
NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO MCKITHAN NO. 2 SUBDIVISION, A SUBDIVISION PLAT RECORDED IN VOL. 12, PG. 29 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. UNLOCATED PIPELINE RIGHT OF WAY EASEMENT IN FAVOR OF TEXAS NATURAL GAS UTILITIES AS RECORDED IN VOLUME 273, PAGE 524 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).

LEGAL DESCRIPTION: LOT 4, IN BLOCK 1, OF MCKITHAN-DUKE ADDITION TO THE CITY OF ALVIN, IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 25 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT
DILIP SARANDEVOT

ADDRESS
600 OLD GALVESTON ROAD



SURVEYORS CERTIFICATE
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JAN. 12, 2023 AND THAT THE PLAT SUBSTANTIALLY COMPLIES WITH THE SURVEYING STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OR INTERFERENCES EXCEPT AS SHOWN.

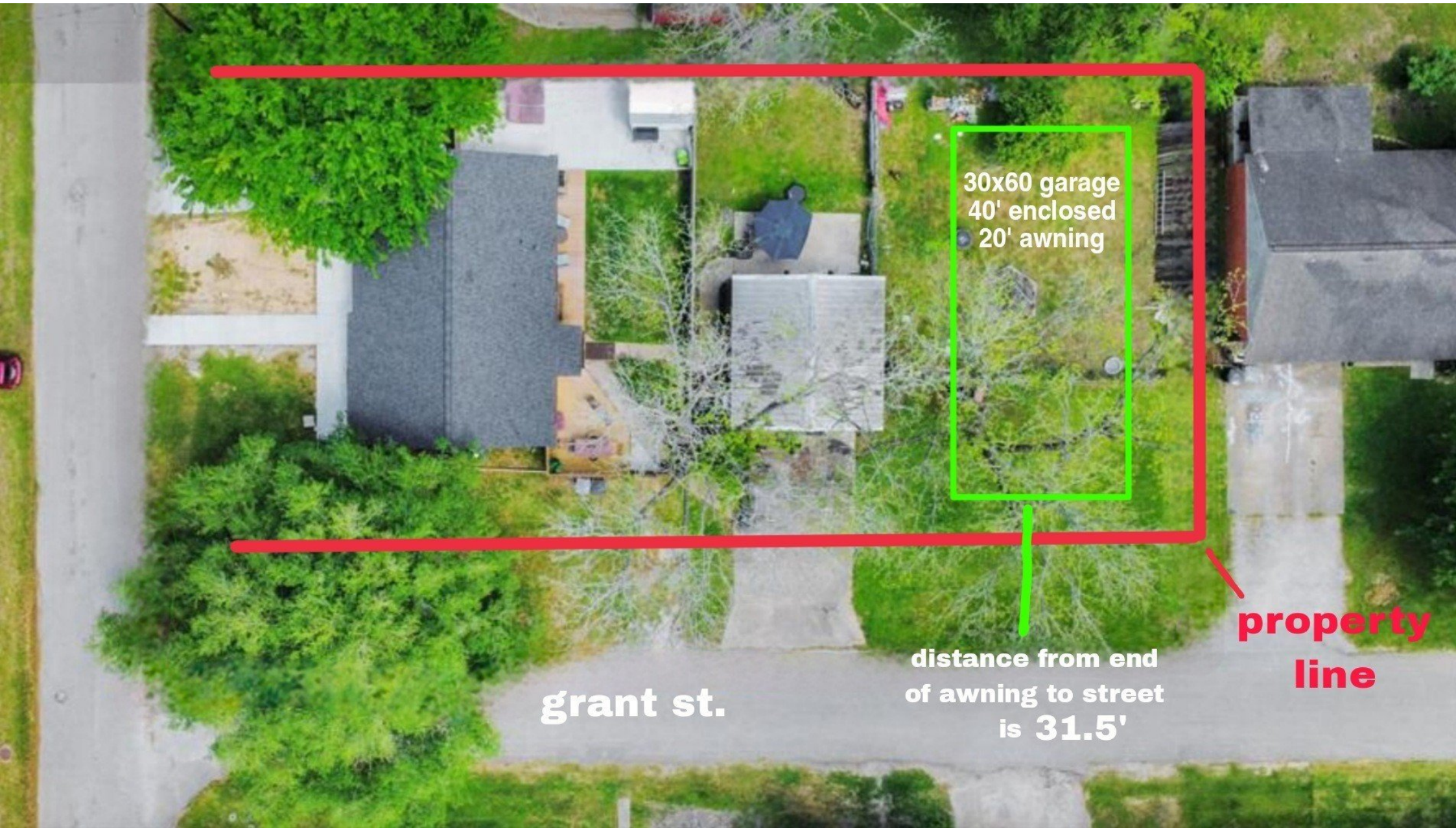
Survey 1, Inc.
Your Land Survey Company

TITLE COMPANY
FIDELITY
NATIONAL TITLE COMPANY

281-871-5040
www.surveyline.com
survey1@surveyline.com
Plat Registration No. 100756-00
P.O. Box 2543 Alvin, TX 77512
(281)343-1362 Fax (281)343-1363

DATE
JAN. 13, 2023

FIELD CREW
JF
TECH
WS/SF
DRAFTER
AR
FINAL CHECK
SF
DATE
JAN. 13, 2023
JOB#
1-120025-23

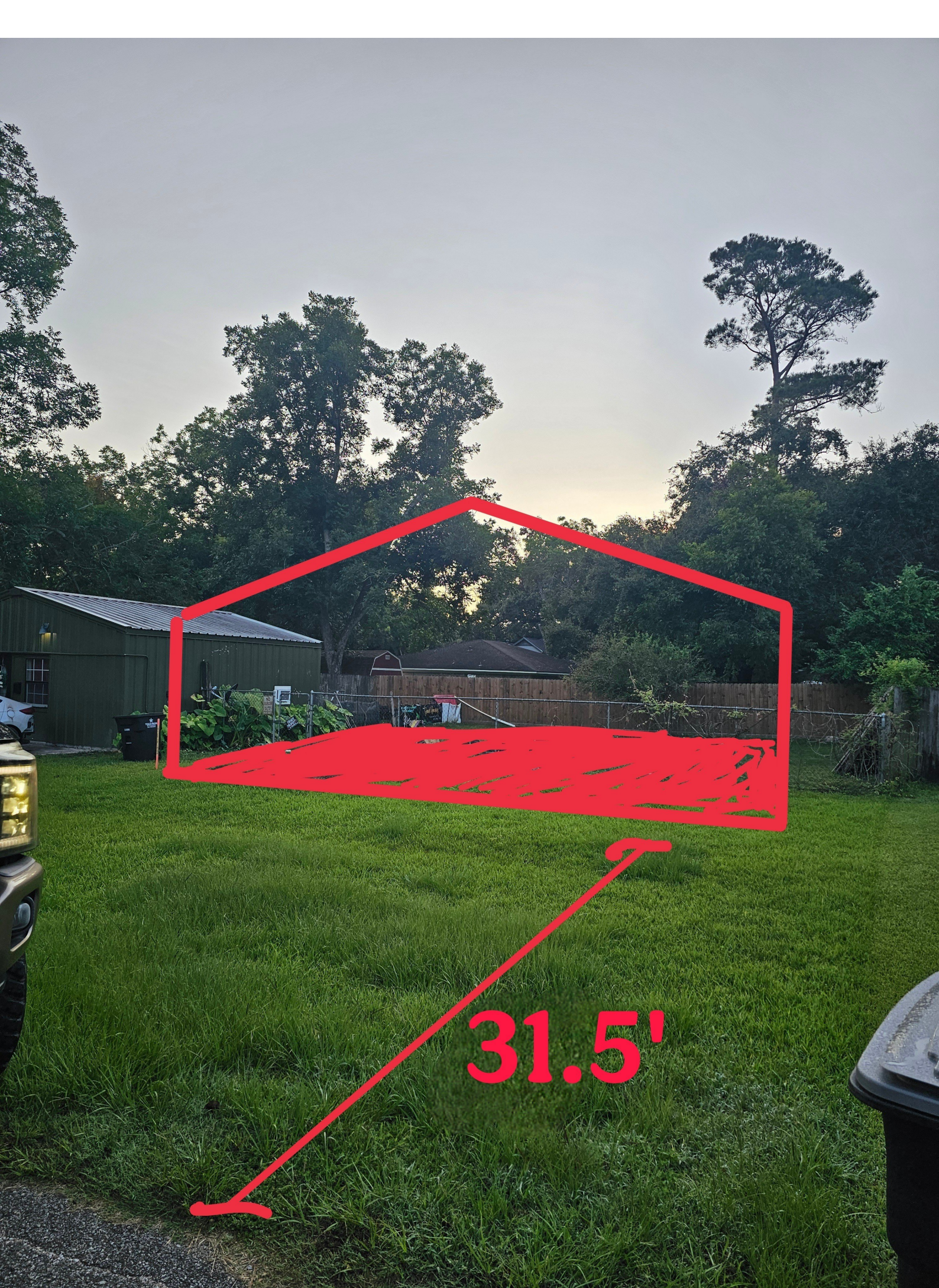


30x60 garage
40' enclosed
20' awning

property
line

grant st.

distance from end
of awning to street
is 31.5'









property 1

**covered
awning**

old galveston rd

property line

325

6

4

S
3
4
7
5
2

property 2

**Covered
awning**

**property
line**

Grant St.

property 3

power pole

Approx
10'

Grant st.

property 4

Coffelt st

property line



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Consider Resolution 25-R-21, expressing support for the Phase II, Lower Clear Creek and Dickinson Bayou Watershed 203 Feasibility Study, to culminate with the creation of a list of projects and funding options to address flooding and its devastating impacts; and setting forth other provisions related thereto.

Type of Item: Resolution

Summary: Galveston County Commissioner Hank Dugie requests City Council's consideration to approve a resolution expressing the City of Alvin's support for the Phase II, Lower Clear Creek and Dickinson Bayou Watershed 203 Feasibility Study.

Phase I of this study was authorized by the United States Congress through the Water Resources Development Act of 2022. That initial phase identified potential strategies to address flooding risks in the Clear Creek and Dickinson Bayou Watersheds. The U.S. Army Corps of Engineers has since approved the initiation of Phase II, which will build on that work by refining the proposed solutions and developing a prioritized list of projects along with funding options for large-scale regional flood mitigation efforts.

This Resolution demonstrates the City of Alvin's support for regional efforts, recognizing that flooding impacts extend beyond individual city boundaries. It encourages broad intergovernmental collaboration and supports advancing flood mitigation projects as funding becomes available.

Per Commissioner Dugie:

"The study is \$3 million and the environmental is \$2 million. League City, Friendswood, Galveston County, and Harris County have preliminary agreements to split the cost four ways if necessary, but most of the cities have indicated they'll contribute some amount if not their total share (based on land in the watershed). Alvin's total share of the \$5 million is \$43,753 based on how much of your city is in the study area. As I mentioned, the money isn't the important part. The support and coordination amongst stakeholders is most important."

Commissioner Dugie will be in attendance at the City Council meeting to answer any questions that city council may have.

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: 8/27/2025 SLH

Finance Review Required: N/A ☒ Required ☐

Date Completed: ☐

Supporting documents attached:

1. Resolution 25-R-21; LCCDB Study Alvin
 2. Watershed Feasibility Study
-

Recommendation: Move to approve Resolution 25-R-21, expressing support for the Phase II, Lower Clear Creek and Dickinson Bayou Watershed 203 Feasibility Study, to culminate with the creation of a list of projects and funding options to address flooding and its devastating impacts; and setting forth other provisions 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

RESOLUTION 25-R-21

A RESOLUTION OF THE CITY OF ALVIN, TEXAS, EXPRESSING SUPPORT FOR THE PHASE II, LOWER CLEAR CREEK AND DICKINSON BAYOU WATERSHED 203 FEASIBILITY STUDY, TO CULMINATE WITH THE CREATION OF A LIST OF PROJECTS AND FUNDING OPTIONS TO ADDRESS FLOODING AND ITS DEVASTATING IMPACTS; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

WHEREAS, lives and properties located in the Clear Creek and Dickinson Bayou Watersheds are threatened by the devastating effects of immense flooding as were felt during Hurricane Carla, Tropical Storm Claudette, Tropical Storm Allison, and more recently, Hurricane Harvey, which damaged hundreds of thousands of homes in the Greater Houston area; and

WHEREAS, communities located within these two watersheds, including Alvin, Brookside Village, Manvel, Pearland, Clear Lake Shores, Friendswood, Kemah, League City, El Lago, Houston, Nassau Bay, Pasadena, Seabrook, Shoreacres, Taylor Lake Village, Webster, Dickinson, Santa Fe, Texas City, Galveston County, Brazoria County, Fort Bend County, and Harris County, among others, have been at the center of some of the nation's deadliest and costliest storms on record; and

WHEREAS, catastrophic flooding remains a significant regional challenge, the amelioration of which requires efforts and contributions by all governmental entities impacted; and

WHEREAS, Phase I of the Lower Clear Creek and Dickinson Bayou Study was completed and adopted by the United States Congress in the Water Resource Development Act of 2022; and

WHEREAS, stakeholders have met with and received approval from the United States Army Corps of Engineers to initiate Phase II, titled the "Lower Clear Creek and Dickinson Bayou Watershed 203 Feasibility Study," and the eventual funding of life- and property-saving regional projects.

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

Section 1. Findings. The City of Alvin hereby expresses its support of the Lower Clear Creek and Dickinson Bayou Watershed 203 Feasibility Study and the eventual recommendations for flood mitigation in the Clear Creek and Dickinson Bayou Watersheds; and

The City of Alvin further recognizes that meaningful flood mitigation requires broad collaboration and sustained investment. To that end, the City hereby encourages stakeholder governmental entities, at the local, state, and national levels, to commit resources toward funding this feasibility assessment and supporting the development of a prioritized list of shovel-ready projects that can be advanced as opportunities and funding become available.

Section 2. Proceedings. The City of Alvin City Council directs that a copy of this Resolution be forwarded upon its passage to the governing bodies as well as the offices of the State Representatives, State Senators, U.S. Representatives, and U.S. Senators with constituents in the Clear Creek and Dickinson Bayou Watersheds.

Section 3. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution 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 this 4th day of September 2025.

THE CITY OF ALVIN, TEXAS

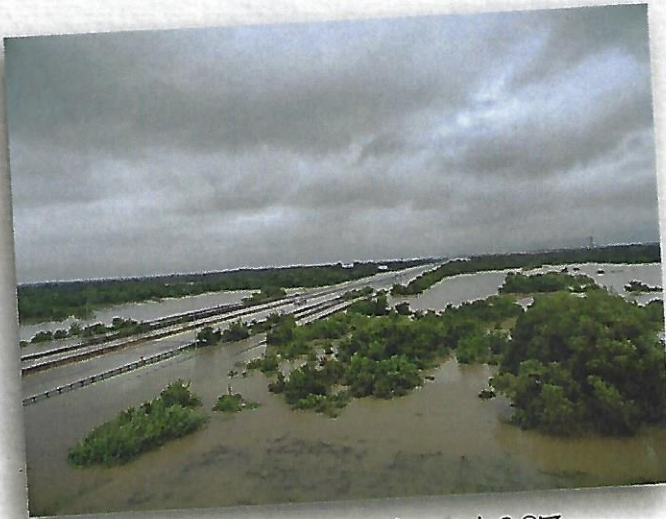
ATTEST

Gabe Adame, Mayor

Dixie Roberts, City Secretary

LOWER CLEAR CREEK AND DICKINSON BAYOU WATERSHEDS

FLOOD RISK MANAGEMENT 203 FEASIBILITY STUDY



Clear Creek in August 2017

BACKGROUND

The catastrophic impact of Hurricane Harvey on southeastern Texas was so profound that its scale could only be fully grasped by witnessing it firsthand, and the effects are still felt to this day. Over 55 inches of rainfall swelled the main channels to record highs and overflowed the banks of Clear Creek and Dickinson Bayou. By the time the clouds cleared, thousands of homes, even those well outside the floodplain, were left under water.

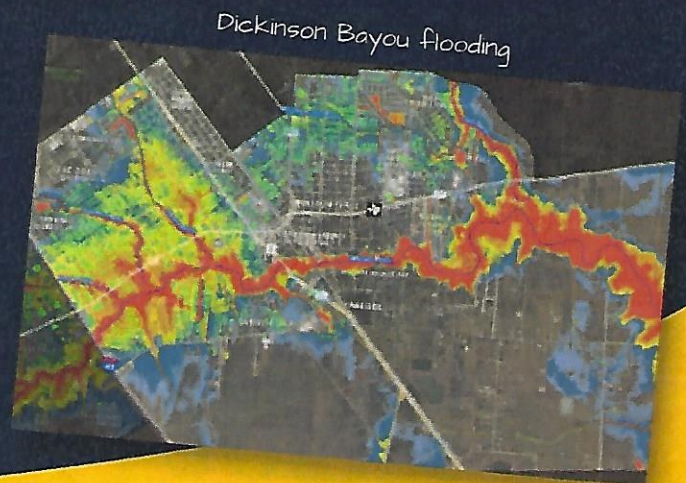
While Hurricane Harvey is the main motivation behind this study, this region has a long history of major storms, including Hurricane Ike in 2008, Tropical Storm Allison in 2001, and Hurricane Claudette in 1979. Each storm—and even lesser rain events—has left a legacy of unbuilt and unfunded regional mitigation projects in its wake. This project seeks to focus downstream of existing projects to bring relief to communities primarily from riverine flooding.

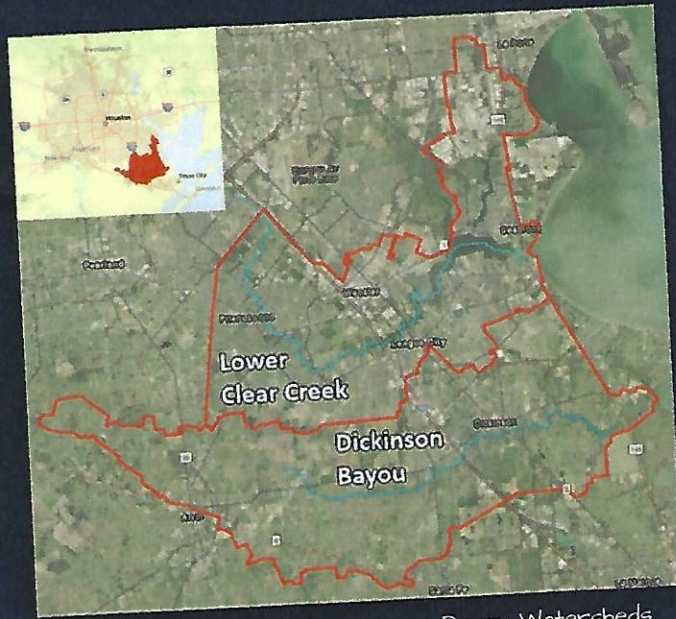
League City and Galveston County (TX), along with **more than 20 other municipal partners**, are seeking to undertake a **self-funded flood risk management project** previously authorized in WRDA 2022.

The idea of waiting for yet another storm is unbearable. With this in mind, regional stakeholders have built a coalition to explore and undertake recovery and flood mitigation projects. Both Clear Creek and Dickinson Bayou are multi-jurisdictional watersheds that are home to major drivers of the nation's economy, security, and energy, including NASA, the Port of Houston, and petrochemical plants.

Phase I of the Lower Clear Creek and Dickinson Bayou Flood Mitigation Plan was completed in 2021 and identified types of projects that would substantially reduce flood risk in the region. Projects identified ranged from the hundreds of millions to upwards of a billion dollars. The results of this study led to the inclusion of a more detailed feasibility study in WRDA 2022. To date, that feasibility study has remained unfunded.

To accelerate the construction of life- and property-saving infrastructure, our coalition of stakeholders is excited to pursue the advancement of the Phase II feasibility study under Section 203 and is willing to bear the cost locally.





Lower Clear Creek & Dickinson Bayou Watersheds

Widespread community support for this effort remains strong as the lasting memories of floods are deeply ingrained in the collective consciousness of residents from the Clear Creek and Dickinson Bayou watersheds.

This study is designed to assess various project alternatives for enhancing large-scale flood risk reduction while serving the public interest. We are requesting authorization to collaborate with both the USACE Galveston District and USACE Headquarters to guarantee alignment with study objectives. Our ultimate aim is to implement projects that will significantly transform flood risk in the region.

STAKEHOLDERS



THIS ISN'T ABOUT LOOKING BACK
IT'S ABOUT PLANNING AHEAD



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Parks and Recreation

Contact: Dan Kelinske, Director of Parks and Recreation

Agenda Item: Consider Ordinance 25-P, 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, Parkland Dedication and Development Fee; and amending Chapter 28, Comprehensive Fee Ordinance, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Section 28-2, In General, Parkland Dedication; providing for severability; providing for an effective date; and setting forth other provisions related thereto.

Type of Item: Ordinance

Summary: At the July 17, 2025, City Council meeting, City Council reviewed the proposed changes to Article VII Parkland Dedication and Development Fee, directing staff to create another option for developers, when it is not feasible to allocate the minimum acreage for park use. This item was taken back to the Parks & Recreation Board.

At the August 5, 2025, regular Park Board meeting, the Board unanimously recommended adding language to enact this ordinance beginning with the eleventh (11th) dwelling unit and for every unit thereafter and raising the fee per dwelling unit from \$700 to \$1,500.

Comparison Cities:

City	Land Dedication Requirement	Fee in Lieu of Parkland	Additional Notes
Angleton	1 acre per 33.7 dwelling units	\$2,239 per dwelling unit (if no land is dedicated)	Based on \$20K/acre land value;
Friendswood	1 acre per 133 dwellings (min. 5 acres per park)	\$600 per dwelling unit (if fewer than 655 dwellings)	Fees must be used within 10 years or owner can request a refunded (pro-rated_ within 1 year of entitlement
Lake Jackson	1/2 acre per 100 residents	Approx. \$295 (Single-Family Unit) Approx. \$252 per (Multi-Family Unit)	Based on Brazoria CAD land values (~\$18K/acre); land must meet strict usability standards

League City	≥750 dwelling units: 1 acre / 75 dwelling units; <750 dwelling units: donate ≥ acres of parkland, or pay fee in lieu	\$3,000 per dwelling unit	Applies to both public and private park dedications
Manvel	1 acre per 100 dwelling units	\$900 per dwelling unit (or higher by council resolution or study)	50% may be met with private parks/trails; trails must meet detailed criteria; pro-rated refund available if not used after 5 yrs, within 1 year of eligibility
Pearland	Single Family: 1 acre/111 dwelling units Multi-Family: 1 acre/151 dwelling units	Single Family: \$1,517 per dwelling unit Multi-Family: \$1,114 per dwelling unit	

Recommended Changes to Article VII Parkland Dedication and Development Fee:

Current	Proposed Change	Result
none	For each proposed dwelling unit beginning with the eleventh (11th) unit and for every unit thereafter	No Parkland Dedication, Donation or Cash in Lieu will be required for any residential development dwelling units until the eleventh (11th) unit
Parkland donation ratio 1/100th of acre per dwelling	Parkland donation 1 acre per 100 dwellings	No change in parkland donation
Less than two acres is inefficient for public park	Less than five acres is inefficient for public park	Increase parkland donation from 2 to 5 acres
Land considered for parkland within floodway, the donation ratio increases to 3 acres per 100 dwellings	Land located within a FEMA-designated floodplain is not eligible for parkland donation	Eliminate land located within FEMA floodplain as eligible for parkland donation
Current fee: \$700 per dwelling unit	Proposed Fee: \$1,500 per dwelling unit	Increase fee by \$800 per dwelling unit beginning with the 11th unit and for every unit thereafter
none	Include Park Board feedback prior to final plat approval	Incorporate Park Board into existing plat review and approval process
none	Review Article VII every 10 years	Establish routine review by Park Board and City Council

none	Review payment in lieu of land bi-annually	Establish routine review by Park Board and City Council
Monies paid into the park dedication fund must be expended within 10 years or right to refund	Delete section *no previous history of any refund requests *Allow accumulation of funds to pay for ambitious parkland procurement/development	No entitlement for refund

Staff recommends that Chapter 28 of the City of Alvin Code of Ordinances PARKLAND DEDICATION - Cash Payment in Lieu of Land Dedication, be amended to reflect a per dwelling unit fee of \$1,500 beginning with the eleventh (11th) unit and for every unit thereafter.

Staff also recommends changing the City of Alvin Code of Ordinances, Chapter 21, Subdivisions and Property Development, of the Code of Ordinances of the City of Alvin, Texas for the purpose of amending Article VII Parkland Dedication and Development Fee.

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:** 8/27/2025 SLH
Finance Review Required: N/A ☒ Required ☐ **Date Completed:** ☐

Supporting documents attached:

1. Ord 25-P; Chapter 21, Article VII Park Land Dedication; Redlined
 2. Ord 25-P; Chapter 21, Article VII Park Land Dedication; Clean Copy
-

Recommendation: Move to approve Ordinance No. 25-P, 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, Parkland Dedication and Development Fee; and amending Chapter 28, Comprehensive Fee Ordinance, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Section 28-2, In General, Parkland Dedication; providing for severability; providing for an effective date; and setting forth other provisions related thereto.

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

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

ORDINANCE NO. 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, PARKLAND DEDICATION AND DEVELOPMENT FEE; AND AMENDING CHAPTER 28, COMPREHENSIVE FEE ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF AMENDING SECTION 28-2, IN GENERAL, PARKLAND DEDICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO

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

Section 1. That the Code of Ordinances, City of Alvin, Texas, Chapter 21, Subdivisions and Property Development, is hereby amended to read as follows:

CHAPTER 21 – SUBDIVISION AND PROPERTY DEVELOPMENT

...

ARTICLE VII. PARK LAND DONATION AND DEDICATION ~~AND DEVELOPMENT~~ ~~FEE~~ REQUIREMENTS

Sec. 21-126. ~~Short title~~Purpose.

~~This article shall be known and cited as the "Park Land Dedication and Development Fee Article."~~

- (a) This article establishes the framework for the strategic planning, acquisition, development, operation, and maintenance of parks and recreational amenities in the City of Alvin to support the increase in demand on the City's current park system when new residential development is introduced.
- (b) The provisions herein are grounded in the principle that the initial costs of expanding park land and recreational facilities to accommodate new residential growth shall be borne by the developers and new residents, who shall be the primary beneficiaries thereof.

Sec. 21-127. ~~Purpose and applicability~~Definitions.

- (a) ~~This article is adopted to provide and ensure adequate recreational areas and amenities in the form of neighborhood parks for subdivision developments subject to this chapter and to make the park land dedication and park development fee requirements an integral part of the review and approval of residential developments, whether the developments consist of new construction on previously vacant land or rebuilding and redeveloping existing residential areas.~~

~~(b) — New developments or redevelopments that involve only the replacement or reconstruction of pre-existing dwelling units shall be exempt from the provisions of this article, provided that the developments do not increase the density of the pre-existing dwelling units or involve a replat of the property.~~

~~(c) — Neighborhood parks are those parks that provide a variety of outdoor recreational facilities and within convenient distances from a majority of the residences to be served by such parks.~~

~~(d) — The city currently has a park system; however, new residential growth adds demands for more public park space and amenities. The cost of the additional demands should be supplemented by the residential property owners who shall be the beneficiaries of such parks.~~

~~(e) — The provisions of this article shall apply to the corporate limits of the city.~~

~~(f) — The provisions of this article shall not apply to properties that are included in a valid preliminary or final plat application that was submitted before the effective date of this article.~~

(a) Dedication refers to the act of a developer designating land within a planned subdivision's plat for the purpose of development and use as a private park in the future.

(b) Donation refers to the act of a developer transferring land to the City for the purpose of development and use as a public park in the future.

(c) Dwelling unit refers to each individual residence or unit designed or intended for habitation by a single family.

(d) Public park has the same meaning in this article as assigned in Section 16½-7.

(e) Private park or neighborhood park refers to a tract of open land within a subdivision, including any buildings or facilities thereon, designated for recreational purposes for the residents therein, and that is maintained and operated by a homeowners' association, management organization, or similar legal entity.

(f) Subdivision has the same meaning in this article as defined in Section 21-2, or as a tract of land divided into two (2) or more lots, parcels, or sites for the purpose of sale, lease, or development, typically including infrastructure such as streets and utilities, as regulated by this ordinance.

Sec. 21-128. ~~Park land dedication~~ Prerequisite park land donation.

~~(a) When developing residential properties, the owner or developer shall be responsible for a fee simple dedication of park land at a ratio of one one hundredth (1/100) of an acre or four hundred thirty-five and six tenths (435.6) square feet of land for each proposed dwelling unit. A "dwelling unit" shall mean each individual residence, including each individual residential unit in a multi-family residential structure or manufactured home park, designed or intended for habitation by a single family. Hereinafter, all references to "the developer" shall mean both the owner and the developer jointly and severally, where the owner and developer are not the same party.~~

~~(b) — Plat submitted to the city for approval shall show the area required to be dedicated under this section.~~

~~(c) — Each corner of the park land dedication shall have an iron rod or pin set, in accordance with other lot corners in the subdivision.~~

~~(d) — The City Council and the city parks and recreation board generally consider that development of neighborhood parks less than two (2) acres may be inefficient for public maintenance. Therefore, if fewer than two (2) acres are proposed as park land dedication, the city shall have the option to require the developer to pay the applicable cash in lieu of land amount as provided in section 21-130.~~

~~(e) — The city, prior to plat submittal, will define the optimum location of the required park land dedication based upon the proposed park being located adjacent to current or future park land. If there is not an opportunity for the proposed park land dedication to be adjacent to current or future park land, then the city and developer will work together to define an optimum location for the park land dedication. If an optimum location cannot be determined, then the city shall accept the cash in lieu of land option as outlined in section 21-130.~~

~~(f) — In the case of a multi-phase development, if the developer dedicates all of the park land required by this article in the first or early phase(s) of the development, no additional park land dedication will be required in later phases unless additional lots that are not shown in the original master preliminary plat are included in the later phases of the development.~~

~~(g) — Unless approved in writing by the city, no construction materials shall be disposed of or deposited within the dedicated park land by the developer or its contractors, subcontractors, employees, or agents, at any time while the subdivision is being built. If materials are deposited or disposed of within the park, the developer shall remove such materials within seventy-two (72) hours of written notice by the city. If the developer fails to remove the materials after notice, the city may do so at the developer's expense. The cost of removal shall be added to the subsequent request for a building permit.~~

(a) No plat that provides for the subdividing or development of land shall be approved unless the owner(s) of the property being platted shall have made a park land donation in an amount equal to one (1) acre for every one hundred (100) proposed dwelling units for each proposed dwelling unit beginning with the eleventh (11th) unit and for every unit thereafter.

(b) The City Council and the Parks and Recreation Board generally agree that the development, maintenance, and operation of public parks less than five (5) acres in size is inefficient; therefore, if a proposed development provides for fewer than five hundred (500) dwelling units, the City may accept one of the following options:

1. A donation of land at least five (5) acres in size;
2. A suitable dedication consistent with Section 21-129; or
3. A payment of cash in lieu of land equal to \$1,500 for each proposed dwelling unit beginning with the eleventh (11th) unit and for every unit thereafter.

(c) The City may accept a land donation that does not satisfy the requirements prescribed in this section, provided the developer:

1. Donates land in excess of five (5) acres in total size; and
2. Makes a payment of cash in lieu of land equal to \$1,500 for each dwelling unit

that is unaccounted for in the donated land, beginning with the eleventh (11th) unit and for every unit thereafter.

Sec. 21-129. ~~Park land dedication acceptance criteria.~~ Prerequisite park land dedication.

~~(a) — Land dedicated for a park or recreational area shall be of such size, dimensions, topography, and general character as is reasonably required by the city for the type of use necessary to meet the demand and need of future residents. Recreational needs for which land is dedicated may include, but not be limited to, multipurpose trails, equestrian trails, open space buffer areas, swimming pools, active recreation for team or individual sports, playground, picnic area, and similar uses.~~

~~(b) — Rare, unique, endangered, historic, or other significant natural areas may be given a high priority for dedication pursuant to this article. Areas that provide an opportunity for linkages between parks or that preserve the natural character of the surrounding environment may be required by the city to be included in the park land dedication.~~

~~(c) — The city shall not accept land dedication pursuant to this article if it is subject to one or more of the following disqualifications, unless individually and expressly approved:~~

~~(1) — Land within floodplain and floodway designated areas, as defined by the FEMA, unless such land dedication contains an open area as part of the total park land dedication property that is topographically suitable for the installation of the park amenities for neighborhood parks. If floodplain and/or floodway areas are proposed by the developer, and if approved by the city, the donation ratio shall be increased to three (3) acres of land per one hundred (100) dwelling units.~~

~~(2) — Park land dedication sites which do not have ready access to public streets.~~

~~(3) — Park land dedication sites abutted by private properties on more than two-thirds (2/3) of the total boundary dimension of such site.~~

~~(4) — Areas encumbered by overhead utility lines or easements of any type which might limit the opportunity for park and recreation development.~~

~~(d) — The city will not accept park land dedication sites encumbered by hazardous and or municipal waste materials or dump sites.~~

~~(e) — If a developer proposes to dedicate land for park development purposes pursuant to the terms, conditions and requirements of this article, he or she shall permit the city to make an onsite inspection of the property for the purposes of determining site suitability and identification of any visual hazards or impediments to park development and use. If the property owner has any form of environmental assessment on the tract, a copy of that assessment shall be provided to the city. The city may initiate and/or require the developer, at developer's expense to initiate specific environmental studies or assessments if the visual inspection of the site gives rise to the belief that an environmental problem may exist on the site. The city may require the employment of those consultants necessary to evaluate any environmental issues relating to the site providing that the city makes such determination in good faith. If an environmental hazard is identified on the site, the developer at their expense must remove the hazard prior to its acceptance into the park and recreation system of the city.~~

~~(f) — The intention of this article is not to discourage the creation of parks and amenities in subdivisions that will be maintained by homeowner's associations.~~

(a) No plat that provides for the subdividing or development of land shall be approved unless the owner(s) of the property being platted shall have dedicated suitable land for

development as private parks or recreational areas in an amount equal to one (1) acre for every one hundred (100) proposed dwelling units, beginning with the eleventh (11th) unit and for every unit thereafter.

(b) The City may accept a private park dedication that does not satisfy the requirements prescribed in this section, provided the developer:

1. Dedicates land in excess of one (1) acre in total size; and

2. Makes a payment of cash in lieu of land equal to \$1,500 for each dwelling unit that is unaccounted for in the dedicated land, beginning with the eleventh (11th) unit and for every unit thereafter.

21-130. ~~Cash in lieu of land~~ Land acceptance criteria – in general.

~~(a) An owner or developer responsible for park land dedication under this article may be required, at the city's option, to meet the dedication requirements in whole or in part by a cash payment in lieu of land in the amount set forth below. Such payment in lieu of land dedication shall be made prior to filing the final plat for record. All funds collected pursuant to this section shall be used solely for the acquisition of park land and/or enhancements to new or existing park land.~~

~~(b) In the event a plat is not required, the park land dedication shall be met prior to the issuance of a building permit.~~

~~(c) In instances where land is required to be dedicated, the city shall have the right to reject the park land dedication and require a cash payment in lieu of land in the amount set forth below, if the city determines that:~~

~~(1) The park land dedication site is such a small area that it is inefficient to maintain.~~

~~(d) The cash payment in lieu of land dedication shall be met by the payment of a fee set forth in chapter 28 of this Code.~~

(a) Land designated for parks or recreational areas shall be of such size, dimensions, topography, and general character as is required by the City for the type of use necessary to meet the demand and need of future residents under the advice of the City's Parks and Recreation Board, and shall:

1. Have frontage on an existing public roadway;

2. Have adequate drainage as determined by the City Engineer and not be located within a FEMA-designated floodplain; and

3. Be unencumbered by existing easements, pipelines, overhead utilities, and other conditions that may inhibit future development and effective use as parks.

(b) Recreational needs and proposed amenities for which land is donated or dedicated shall be consistent with the City's priorities for parks as provided in the city's master plan.

(c) Rare, unique, endangered, historic, or other significant natural areas shall be given a high

priority for donation or dedication pursuant to this article. Areas that provide an opportunity for linkages between existing or future parks or that preserve the natural character of the surrounding environment shall be included to satisfy a park land donation or dedication.

(d) The City shall outline the optimum location for park land donation.

(e) The location of private parks shall be configured in such a way that no dwelling unit is further than one-half mile from a private park within the same development.

Sec. 21-131.— ~~Additional land donation or donations outside of the development~~ Approval process.

~~(a) —A developer of a subdivision who dedicates more than the required park land requirements for that specific subdivision may receive credits for future park land dedication requirements for other subdivision developments that the developer may undertake within ten (10) years from the date of the dedication.~~

~~(b) —A developer of a subdivision may dedicate park land that is not within the boundaries of the development and receive park land dedication credits for that subdivision. The proposed park land dedication must be approved by the city prior to the filing of the final plat. The proposed park land dedication must meet the park land dedication acceptance criteria outlined in section 21-129.~~

(a) A developer shall submit a comprehensive Park Land Donation and/or Dedication Plan to the City of Alvin's Parks and Recreation Board prior to final plat approval.

1. The plan shall detail the provision, location, and design of all proposed park land contributions, including donated public park land and dedicated private park land, and specify amenities and other features such as recreational facilities, landscaping, restrooms, trash receptacles, parking, sidewalks, and accessibility features.

2. The Parks and Recreation Board shall discuss and determine the sufficiency of the plan and report its findings to the Planning Commission and/or City Council prior to final plat approval.

(b) In cases where a cash payment in lieu of park land donation or dedication is required, the Parks and Recreation Board shall review the conditions necessitating the cash payment, including the justification, proposed amount, and compliance with City standards, and submit its findings to the Planning Commission and/or City Council regarding its acceptability prior to final plat approval.

(c) The City reserves the right to reject a full or partial park land donation or dedication and require a cash payment in lieu of land as prescribed in Section 21-128 and Section 21-129.

(d) A developer shall acknowledge in writing that the City will not in any way develop, maintain, or operate spaces dedicated as private parks within their development.

Sec. 21-132. ~~Park development fund and right to refund~~ Credit for additional donation.

- ~~(a) All funds collected pursuant to section 21-130 shall be deposited in the city's park development fund and used solely for the acquisition of park land and the development, improvement, or upgrades of new and existing parks. All expenditures shall be administered in accordance with the current purchasing requirements of the city. Funds shall not be used for the operation and maintenance of parks.~~
- ~~(b) The city shall account for all sums paid into the park development fund. Any monies paid into said fund must be expended by the city within ten (10) years from the date that all the land for a neighborhood park for the subdivision has been acquired and when the subdivision(s) adjacent to that park land has been seventy-five (75) percent built out. If not so expended within the ten-year period, the then-current owners of the property shall, on the last day of such period, be entitled to a pro-rata refund of the remaining fees. Said owners must submit to the city a written request, for the refund within one year of the date of entitlement or the right to receive the refund will be deemed waived and the funds shall remain as property of the city and be used for the general purpose of park land acquisition, design and development as expressed in this article.~~

If a developer donates land in excess of the requirements of this article, whether within or beyond the boundaries of their subdivision, the City may grant credit to the developer, which can be applied to park land donation requirements for future development projects the developer may undertake.

Sec. 21-133. ~~Approval and appeal process~~ Applicability.

~~The city shall be responsible for the review and approval of all park land dedication and park development fees submitted in accordance with the requirements of this article.~~

~~The city may request the comments and approval of park land dedication or park development fees from the city parks and recreation board for any reason prior to accepting a dedication.~~

- (a) This article applies to subdivision developments within the corporate limits of the City and extraterritorial jurisdiction (ETJ).
- (b) Plats submitted prior to the adoption of this article shall not be subject to the provisions herein; plats shall comply with the park land donation and dedication requirements in effect at the time of their submission.

Secs. 21-134—21-144. ~~Reserved.~~ Park development fund.

All payments and fees collected in accordance with this article shall be deposited in the City's park development fund and be used solely for the acquisition and development of new park land or the improvement of existing public parks.

Sec. 21-135. Review required.

- (a) This article shall be reviewed in full every ten years beginning in 2030 to ensure it remains in compliance with current practices, city standards, and applicable state law.
- (b) The cash payment in lieu of land shall be reviewed and set biannually to approximate the

cost of purchasing and developing a comparable park to that required under this article.

Secs. 21-1364—21-144. Reserved.

...

Section 2. That the Code of Ordinances, City of Alvin, Texas, Chapter 28, Comprehensive Fee Ordinance, is hereby amended to read as follows:

CHAPTER 28 – COMPREHENSIVE FEE ORDINANCE

...

Sec. 28-2. In general.

...

PARK LAND DEDICATION—Cash Payment in Lieu of Land Dedication

The cash payment in lieu of land dedication shall be met by the payment of a fee set forth from time to time by city ordinance sufficient to acquire neighborhood park land. Unless and until changed by city ordinance, the cash payment shall be computed on the basis of seven hundred dollars (\$~~700~~1,500.00) per dwelling unit within the proposed subdivision beginning with the eleventh (11th) unit and for every unit thereafter.

...

Section 3. 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 4. Code of Ordinances. It is the intention of the Council that this Ordinance shall become a part of the Code of Ordinances of the City of Alvin, Texas, and may be renumbered and codified therein accordingly.

Section 5. 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 Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

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

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was 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 4th day of September 2025.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary

ORDINANCE NO. 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, PARKLAND DEDICATION AND DEVELOPMENT FEE; AND AMENDING CHAPTER 28, COMPREHENSIVE FEE ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF AMENDING SECTION 28-2, IN GENERAL, PARKLAND DEDICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO

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

Section 1. That the Code of Ordinances, City of Alvin, Texas, Chapter 21, Subdivisions and Property Development, is hereby amended to read as follows:

CHAPTER 21 – SUBDIVISION AND PROPERTY DEVELOPMENT

...

ARTICLE VII. PARK LAND DONATION AND DEDICATION REQUIREMENTS

Sec. 21-126. Purpose.

- (a) This article establishes the framework for the strategic planning, acquisition, development, operation, and maintenance of parks and recreational amenities in the City of Alvin to support the increase in demand on the City's current park system when new residential development is introduced.
- (b) The provisions herein are grounded in the principle that the initial costs of expanding park land and recreational facilities to accommodate new residential growth shall be borne by the developers and new residents, who shall be the primary beneficiaries thereof.

Sec. 21-127. Definitions.

- (a) Dedication refers to the act of a developer designating land within a planned subdivision's plat for the purpose of development and use as a private park in the future.
- (b) Donation refers to the act of a developer transferring land to the City for the purpose of development and use as a public park in the future.

- (c) Dwelling unit refers to each individual residence or unit designed or intended for habitation by a single family.
- (d) Public park has the same meaning in this article as assigned in Section 16½-7.
- (e) Private park or neighborhood park refers to a tract of open land within a subdivision, including any buildings or facilities thereon, designated for recreational purposes for the residents therein, and that is maintained and operated by a homeowners' association, management organization, or similar legal entity.
- (f) Subdivision has the same meaning in this article as defined in Section 21-2, or as a tract of land divided into two (2) or more lots, parcels, or sites for the purpose of sale, lease, or development, typically including infrastructure such as streets and utilities, as regulated by this ordinance.

Sec. 21-128. Prerequisite park land donation.

- (a) No plat that provides for the subdividing or development of land shall be approved unless the owner(s) of the property being platted shall have made a park land donation in an amount equal to one (1) acre for every one hundred (100) proposed dwelling units for each proposed dwelling unit beginning with the eleventh (11th) unit and for every unit thereafter.
- (b) The City Council and the Parks and Recreation Board generally agree that the development, maintenance, and operation of public parks less than five (5) acres in size is inefficient; therefore, if a proposed development provides for fewer than five hundred (500) dwelling units, the City may accept one of the following options:
 - 1. A donation of land at least five (5) acres in size;
 - 2. A suitable dedication consistent with Section 21-129; or
 - 3. A payment of cash in lieu of land equal to \$1,500 for each proposed dwelling unit beginning with the eleventh (11th) unit and for every unit thereafter.
- (c) The City may accept a land donation that does not satisfy the requirements prescribed in this section, provided the developer:
 - 1. Donates land in excess of five (5) acres in total size; and
 - 2. Makes a payment of cash in lieu of land equal to \$1,500 for each dwelling unit that is unaccounted for in the donated land, beginning with the eleventh (11th) unit and for every unit thereafter.

Sec. 21-129. .Prerequisite park land dedication.

- (a) No plat that provides for the subdividing or development of land shall be approved unless the owner(s) of the property being platted shall have dedicated suitable land for development as private parks or recreational areas in an amount equal to one (1) acre for every one hundred (100) proposed dwelling units, beginning with the eleventh (11th) unit and for every unit thereafter.
- (b) The City may accept a private park dedication that does not satisfy the requirements prescribed in this section, provided the developer:
 - 1. Dedicates land in excess of one (1) acre in total size; and
 - 2. Makes a payment of cash in lieu of land equal to \$1,500 for each dwelling unit that is unaccounted for in the dedicated land, beginning with the eleventh (11th) unit and for every unit thereafter.

21-130. Land acceptance criteria – in general.

- (a) Land designated for parks or recreational areas shall be of such size, dimensions, topography, and general character as is required by the City for the type of use necessary to meet the demand and need of future residents under the advice of the City's Parks and Recreation Board, and shall:
 - 1. Have frontage on an existing public roadway;
 - 2. Have adequate drainage as determined by the City Engineer and not be located within a FEMA-designated floodplain; and
 - 3. Be unencumbered by existing easements, pipelines, overhead utilities, and other conditions that may inhibit future development and effective use as parks.
- (b) Recreational needs and proposed amenities for which land is donated or dedicated shall be consistent with the City's priorities for parks as provided in the city's master plan.
- (c) Rare, unique, endangered, historic, or other significant natural areas shall be given a high priority for donation or dedication pursuant to this article. Areas that provide an opportunity for linkages between existing or future parks or that preserve the natural character of the surrounding environment shall be included to satisfy a park land donation or dedication.
- (d) The City shall outline the optimum location for park land donation.
- (e) The location of private parks shall be configured in such a way that no dwelling unit is further than one-half mile from a private park within the same development.

Sec. 21-131. Approval process.

- (a) A developer shall submit a comprehensive Park Land Donation and/or Dedication Plan to the City of Alvin's Parks and Recreation Board prior to final plat approval.
 - 1. The plan shall detail the provision, location, and design of all proposed park land contributions, including donated public park land and dedicated private park land, and specify amenities and other features such as recreational facilities, landscaping, restrooms, trash receptacles, parking, sidewalks, and accessibility features.
 - 2. The Parks and Recreation Board shall discuss and determine the sufficiency of the plan and report its findings to the Planning Commission and/or City Council prior to final plat approval.
- (b) In cases where a cash payment in lieu of park land donation or dedication is required, the Parks and Recreation Board shall review the conditions necessitating the cash payment, including the justification, proposed amount, and compliance with City standards, and submit its findings to the Planning Commission and/or City Council regarding its acceptability prior to final plat approval.
- (c) The City reserves the right to reject a full or partial park land donation or dedication and require a cash payment in lieu of land as prescribed in Section 21-128 and Section 21-129.
- (d) A developer shall acknowledge in writing that the City will not in any way develop, maintain, or operate spaces dedicated as private parks within their development.

Sec. 21-132. Credit for additional donation.

- (a) If a developer donates land in excess of the requirements of this article, whether within or beyond the boundaries of their subdivision, the City may grant credit to the developer, which can be applied to park land donation requirements for future development projects the developer may undertake.

Sec. 21-133. Applicability.

- (a) This article applies to subdivision developments within the corporate limits of the City and extraterritorial jurisdiction (ETJ).
- (b) Plats submitted prior to the adoption of this article shall not be subject to the provisions herein; plats shall comply with the park land donation and dedication requirements in effect at the time of their submission.

Secs. 21-134. Park development fund.

All payments and fees collected in accordance with this article shall be deposited in the City's park development fund and be used solely for the acquisition and development of new park land or the improvement of existing public parks.

Sec. 21-135. Review required.

- (a) This article shall be reviewed in full every ten years beginning in 2030 to ensure it remains in compliance with current practices, city standards, and applicable state law.
- (b) The cash payment in lieu of land shall be reviewed and set biannually to approximate the cost of purchasing and developing a comparable park to that required under this article.

Secs. 21-136—21-144. Reserved.

...

Section 2. That the Code of Ordinances, City of Alvin, Texas, Chapter 28, Comprehensive Fee Ordinance, is hereby amended to read as follows:

CHAPTER 28 – COMPREHENSIVE FEE ORDINANCE

...

Sec. 28-2. In general.

...

PARK LAND DEDICATION—Cash Payment in Lieu of Land Dedication

The cash payment in lieu of land dedication shall be met by the payment of a fee set forth from time to time by city ordinance sufficient to acquire neighborhood park land. Unless and until changed by city ordinance, the cash payment shall be computed on the basis of seven hundred dollars (\$1,500.00) per dwelling unit within the proposed subdivision beginning with the eleventh (11th) unit and for every unit thereafter.

...

Section 3. 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 4. Code of Ordinances. It is the intention of the Council that this Ordinance shall become a part of the Code of Ordinances of the City of Alvin, Texas, and may be renumbered and codified therein accordingly.

Section 5. 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 Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

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

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was 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 4th day of September 2025.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Finance

Contact: Chris Thomas, Director of Finance,
Junru Roland, City Manager

Agenda Item: Consider Ordinance 25-W, adopting the annual budget for the City of Alvin, Texas, for Fiscal Year 2025-26; directing the City Secretary to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto.

Type of Item: Ordinance

Summary: On July 17, 2025, the City Manager presented the FY 2025-26 proposed budget to City Council. Subsequently, three (3) budget workshops were held on July 28, 2025, August 7, 2024, and August 12, 2025, whereby City Council and staff reviewed the proposed budget. A budget hearing was held by City Council at the regularly scheduled meeting on August 4, 2025, where citizens could voice concerns related to the proposed budget..

State law and the City Charter require that the City enact an annual budget. The Charter requires that an ordinance to establish appropriations must be approved by a favorable vote of a majority of the members of the City Council. Local Government Code §102.007 states that a vote to adopt the budget must be a record vote.

As the approved budget must include the vote and ordinance, it will be found on the City's website under Finance <https://www.alvin.gov/206/Finance-Department>.

The most recent proposed budget can also be found on the City's home page <https://www.alvin.gov/DocumentCenter/View/2566/FY-2025-2026-Proposed-Annual-Budget-PDF>

During its most recent legislative session, the Texas Legislature adopted House Bill 1522 (2025). Effective September 1, 2025, this law requires that a taxpayer impact statement be posted alongside any public discussion or consideration of a city's budget.

The City of Alvin has proposed a budget for the City's 2025-2026 fiscal year. The City intends to adopt its budget on September 4, 2025.

Median-valued homestead property for Tax Year 2024 (FY25) and Tax Year 2025 (FY26)	\$260,000
Current City property tax bill	\$1,781
Proposed budget City property tax bill	\$1,822
No-new-revenue City property tax bill	\$1,822

The estimates in this Impact Statement are valid only for the proposed budget and proposed tax rate that the City Council will discuss at its meeting on September 4, 2025.

Staff recommends adoption of Ordinance 25-W.

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: <u>8/27/2025 SLH</u>
	Date Completed: <u>CT 8/27/25</u>

Supporting documents attached:

1. Ord 25-W; FY25-26 Budget Adoption
-

Recommendation: Move to approve Ordinance 25-W, adopting the annual budget for the City of Alvin, Texas, for Fiscal Year 2025-26; directing the City Secretary to post a copy of the budget on the City of Alvin website; 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 25-W

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, ADOPTING THE BUDGET FOR THE CITY OF ALVIN, TEXAS, FOR FISCAL YEAR 2025-2026; DIRECTING THE CITY SECRETARY TO POST A COPY OF THE BUDGET ON THE CITY OF ALVIN WEBSITE; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

WHEREAS, Texas State Law and the City's Home Rule Charter require that the City enact an annual budget; and

WHEREAS, the City desires to comply with sound budgetary principles and protect the citizens of the City by maintaining a fund balance adequate to cover the needs of the City during fiscal year 2025-2026; and

WHEREAS, the budget for fiscal year 2025-2026 reflects City Council's best efforts at providing a balanced budget and maintaining the necessary fund balance to meet the City's needs;

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

Section 1. That the City Council hereby adopts the recitals and findings set forth in the preamble hereof.

Section 2. That the City Council hereby adopts the City of Alvin Annual Budget for fiscal year 2025-2026, a copy of which is attached hereto and incorporated herein by reference. Such budget is adopted by the favorable vote of a majority of the members of the City Council of the City of Alvin in a Council meeting duly assembled in accordance with Article VII of the Home-Rule Charter of the City of Alvin, Texas.

Section 3. That the City Council files the budget with the City Secretary and directs the City Secretary to post a copy of the budget on the City of Alvin website.

Section 4. 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 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.

Section 5. That the recorded vote of the City Council on this Ordinance is:
Council Members voting FOR adoption:

Council Members voting AGAINST adoption:

Council Members absent:

PASSED and APPROVED on the 4th day of September 2025.

CITY OF ALVIN, TEXAS:

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 9/4/2025

Department: Finance

Contact: Chris Thomas, Director of Finance,
Junru Roland, City Manager

Agenda Item: Consider Ordinance 25-X, adopting and levying the ad valorem tax rate for Tax Year 2025 (FY26), commencing October 1, 2025, and ending September 30, 2026.

Type of Item: Ordinance

Summary: A taxing unit may not impose property taxes in any year until the governing body has adopted a tax rate for that year, and the annual tax rate must be set by ordinance, resolution, or order, depending on the method prescribed by law for adoption by the governing body. The vote on the ordinance, resolution, or order setting the tax rate must be separate from the vote adopting the budget.

For a taxing unit, other than a school district, the vote on the ordinance, resolution, or order setting a tax rate that exceeds the no-new-revenue tax rate must be a record vote, and at least 60 percent of the members of the governing body must vote in favor of the ordinance, resolution, or order. As the City will not exceed that rate, a favorable majority is all that is needed and some of the verbiage needed in previous years will not be required.

According to Texas Tax Code 26.05(a), each component of the tax rate (M&O and I&S) must be approved separately. The statute does not state that separate motions are needed, so clarifying verbiage is added to the attached ordinance to separate the two components.

For Tax Year 2025, staff is proposing that City Council adopt a tax rate of \$0.700635 per \$100 of taxable assessed value, which is 0.00% above the Fiscal Year 2026 No-New-Revenue tax rate of \$0.700635.

Tax year	2015	2016	2017	2018	2019	2020
Fiscal Year	2016	2017	2018	2019	2020	2021
Tax Rate	\$0.838600	\$0.798000	\$0.788000	\$0.788000	\$0.778000	\$0.768000

Tax Year	2021	2022	2023	2024	2025
Fiscal Year	2022	2023	2024	2025	2026
Tax Rate	\$0.768000	\$0.710000	\$0.685000	\$0.685000	\$0.700635

Funding Expected: Revenue _ Expenditure _ N/A ☒

Budgeted Item: Yes _ No _ N/A ☒

Funding Account: _____ Amount: _____ 1295 Form Required? Yes ___ No X
Legal Review Required: N/A ___ Required X Date Completed: 8/27/2025 SLH
Finance Review Required: N/A ___ Required X Date Completed: CT 08/27/25

Supporting documents attached:

1. Ord 25-X; Adopting 2025 Tax Rate

Recommendation: Move to adopt and levy the ad valorem tax rate for Tax Year 2025 (FY26), commencing October 1, 2025, and ending September 30, 2026, be adopted at a rate of **\$0.700635** per \$100 of valuation.

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 25-X

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, ADOPTING AND LEVYING THE AD VALOREM TAX RATES FOR THE GENERAL FUND MAINTENANCE AND OPERATIONS AND FOR DEBT SERVICE FOR THE CITY OF ALVIN FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Section 26.05(a) of the Texas Tax Code requires taxing authorities to adopt a property tax rate by September 30 of each year or within sixty (60) days after receipt of the certified appraisal roll; and

WHEREAS, Section 26.05(a) of the Texas Tax Code requires the total property tax rate be approved in two components: (1) Maintenance and Operations; and (2) Debt Service; and

WHEREAS, the City's tax rate consists of the following two components:

1. The rate that, if applied to the total taxable value, will impose the amount of taxes needed to pay debt service (\$0.134913 per \$100 valuation).; and
2. the rate that, if applied to the total taxable value, will impose the amount of taxes needed to fund maintenance and operations expenditures of the City for the next year (\$0.565722 per \$100 valuation); and

WHEREAS, the annual tax rate will not exceed the no-new-revenue tax rate nor will the amount of taxes collected for maintenance and operation expenditures exceed the previous year's total, the ordinance setting this year's tax rate does not require the verbiage or procedures specified in §26.05(b) of Property Tax Code.

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

That there be and is hereby levied for the year 2025 on all real and personal property within the City limits of the City of Alvin, Texas, except so much thereof as may be exempt by the Constitution and laws of the State of Texas and of the United States the following:

Section 1. An ad valorem tax of and at the rate of \$0.565722 on each One Hundred Dollars of valuation for the real and personal property and mineral royalties owned within the City limits of Alvin on the first day of January 2025 to provide for the current expenses of the City of Alvin, Texas (General Fund).

Section 2. An ad valorem tax of and at the rate of \$0.011770 on each One Hundred Dollars of valuation for the real and personal property situated and owned within the City limits of Alvin on the first day of January 2025 to pay current interest and to provide a Sinking Fund on the General Obligation Refunding Bonds, Series 2017.

Section 3. An ad valorem tax rate of and at the rate of \$0.047480 on each One Hundred Dollars of valuation for the real and personal property situated and owned within the City limits of Alvin on the first day of January 2025 to pay current interest and to provide a Sinking Fund on the Certificates of Obligation, Series 2019.

Section 4. An ad valorem tax of and at the rate of \$0.014947 on each One Hundred Dollars of valuation for the real and personal property situated and owned within the City limits of Alvin on the first day of January 2025 to pay current interest and to provide a Sinking Fund on the Certificates of Obligation, Series 2020.

Section 5. An ad valorem tax of and at the rate of \$0.023512 on each One Hundred Dollars of valuation for the real and personal property situated and owned within the City limits of Alvin on the first day of January 2025 to pay current interest and to provide a Sinking Fund on the Certificates of Obligation, Series 2023.

Section 6. An ad valorem tax of and at the rate of \$0.037204 on each One Hundred Dollars of valuation for the real and personal property situated and owned within the City limits of Alvin on the first day of January 2025 to pay current interest and to provide a Sinking Fund on the Certificates of Obligation, Series 2025.

Section 7. A total tax rate of all property was set at \$0.700635 per One Hundred Dollars valuation, and such total tax rate was adopted by favorable majority of the members of the City Council of the City of Alvin, Texas, in a Council meeting duly assembled in accordance with the Home-Rule Charter of the City of Alvin, Texas, and such action is hereby ratified, confirmed and affirmed.

Section 8. Taxes are to be calculated on the basis of one hundred percent (100%) of assessed value for the 2025 tax year.

Section 9. The required public hearing on the proposed ad valorem tax rate (property tax rate for Tax Year 2025 and Fiscal Year 2025-2026) for the City of Alvin was held by the City Council at 7:00 p.m. on Thursday, September 4, 2025, at Alvin City Hall located at 216 West Sealy, Alvin Texas 77511.

Section 10. That the recorded vote of the City Council on this Ordinance is:
Council Members voting FOR adoption:

Council Members voting AGAINST adoption:

Council Members absent:

Section 11. This Ordinance is adopted in compliance with Article VII of the City Charter of the City of Alvin, Texas.

Section 12. 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 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 first and final reading on the 4th day of September 2025.

CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary