



**CITY OF ANGLETON, TEXAS
PUBLIC NOTICE OF AN ANGLETON BETTER LIVING CORPORATION MEETING
MONDAY, APRIL 13, 2020, 11:00 A.M.
120 S. CHENANGO STREET ANGLETON, TEXAS 77515**

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE ANGLETON BETTER LIVING CORPORATION FOR CITY OF ANGLETON WILL CONDUCT A MEETING ON MONDAY, APRIL 13, 2020, AT 11:00 A.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS, LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

SUPPLEMENTAL NOTICE OF MEETING BY WEBINAR:

In accordance with order of the Office of the Governor issued March 16, 2020, the Angleton Better Living Corporation of the City of Angleton, Texas will conduct the meeting scheduled at Monday, April 13, 2020, at 11:00 A.M, at The City of Angleton Council Chambers located at 120 S. Chenango Street Angleton, Texas 77515 by Zoom meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting agenda and agenda packet are posted online at www.angleton.tx.us.

Register in advance for this meeting:

<https://zoom.us/meeting/register/tJlrd-qhgTkpyRfd0SDXS7K0n7gZ7pCXMQ>

After registering, you will receive a confirmation email containing information about joining the webinar.

Members of the public will not be permitted to attend the meeting in person. However, members of the public may submit comments to the Angleton Better Living Corporation by emailing the City Secretary at citysecretary@angleton.tx.us or delivering written comments to City Hall prior to the meeting. The request must include the speaker’s name and address and the agenda item number.

A recording of the meeting will be made and will be available to the public upon written request.

AGENDA

DECLARATION OF A QUORUM AND CALL TO ORDER

APPROVAL OF THE MINUTES

1. Discussion and possible action to approve the minutes of the Angleton Better Living Corporation regular called meeting of November 19, 2019.

CITIZENS WISHING TO ADDRESS ABLC

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken During Public Comments.

REGULAR AGENDA

2. Discussion and possible action regarding Program & Event Cost Recovery Model.
3. Discussion and possible action regarding Cancer Survivors Monumentation in Lakeside Park.
4. Discussion and possible action regarding a full-time Assistant Aquatic Coordinator.
5. Discussion and possible regarding Lakeside Park funding and debt structures.
6. Discussion regarding Freedom Park Master Plan and Rancho Isabella MUD.
7. Discussion regarding short-term strategic plan items as they relate to the Parks & Recreation Comprehensive Master and Strategic Plan.
8. Discussion regarding preliminary FY 20-21 Parks, ROW and Recreation budget requests and Capital Improvement Projects.
9. Discussion regarding Parkland Dedication ordinance.
10. Items for next meeting
11. Adjournment

CERTIFICATION

I, Megan Mainer, Parks & Recreation Director, do hereby certify that this Notice of an Angleton Better Living Corporation meeting 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.cityofangleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, April 10, 2020, by 11:00 a.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/s/ Megan Mainer

Megan Mainer
Parks & Recreation Director

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. The facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary at 979-849-4364, extension 2115 or email faquilar@angleton.tx.us.



**CITY OF ANGLETON, TEXAS
ABLC AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 4/13/2020

ITEM # 1

PREPARED BY: Megan Mainer

AGENDA ITEM: Discussion and possible action to approve the minutes of the Angleton Better Living Corporation regular called meeting of November 19, 2019.

AGENDA ITEM DESCRIPTION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Presentation | <input checked="" type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: Regular called meeting of November 19, 2020.

ATTACHMENTS (Attachment description):

RECOMMENDATION: Staff recommends Angleton Better Living Corporation approve the minutes.



**CITY OF ANGLETON, TEXAS
ANGLETON BETTER LIVING CORPORATION MEETING MINUTES
TUESDAY, NOVEMBER 19, 2019, 5:30 P.M.
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE ANGLETON BETTER LIVING CORPORATION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, NOVEMBER 19, 2019, AT 5:30 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS, LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

AGENDA

- I. **DECLARATION OF A QUORUM AND CALL TO ORDER**
With a quorum present, Chairman Peltier called the ABLC Meeting to order at 5:33 P.M. Mayor Perez and Cody Vasut were absent.

- II. **CITIZENS WISHING TO ADDRESS PARKS BOARD**
There were no speakers.

- III. **APPROVAL OF THE MINTUES**
Approval of August 19th ABLC meeting minutes
Upon motion by ABLC Member Rogers and seconded by ABLC Member Peltier, ABLC approved the August 19th ABLC meeting minutes. The motion passed on a 4-0 vote. Mayor Perez and Cody Vasut were absent.

REGULAR AGENDA

- IV. Discussion and possible action regarding Angleton Recreation Center RTU #1, #2 & #6 repairs and Lightning Rod quotes
Upon motion by ABLC Member Rogers and seconded by ABLC Member Rau, ABLC approved the lightning protection quote provided by Instrumentation Inc. The motion passed 4-0 vote. Mayor Perez and Cody Vasut were absent.

- V. Discussion and possible action regarding proposed short-term strategic plan items as they relate to the Parks & Recreation Comprehensive Master and Strategic Plan
Upon motion by ABLC Member Rau and seconded by ABLC Member Jackson, ABLC approved the proposed short-term strategic plan items as they related to the Parks & Recreation Comprehensive Master and Strategic Plan. Mayor Perez and Cody Vasut were absent.

- VI. Discussion regarding Freedom Park Trail and Bridge
No action was taken.

- VII. Discussion regarding Lakeside Design Development
No action was taken.

- VIII. Items for next meeting
No action was taken.

- IX. Adjournment
ABLC Member Peltier adjourned the meeting at 6:45 P.M.

These minutes were approved by Angleton Better Living Corporation on this the 19nd day of November, 2019 upon a motion by ABLC Member, seconded by ABLC Member. The motion passed on a 4-0 vote. Mayor Perez and Cody Vasut were absent.

CITY OF ANGLETON, TEXAS

Chris Peltier
ABLC Chairman

ATTEST:

Megan Mainer
Parks & Recreation Director



**CITY OF ANGLETON, TEXAS
ABLC AGENDA ITEM
SUMMARY FORM**

MEETING DATE: 04/13/2020

ITEM #2

PREPARED BY: Megan Mainer

AGENDA ITEM: [Click here to enter text.](#)

AGENDA ITEM DESCRIPTION: Discussion and possible action regarding Program & Event Cost Recovery Model.

- | | | |
|--|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:
NA

FUNDS REQUESTED:
N/A

FUND:
N/A

EXECUTIVE SUMMARY:

One of the goals outlined in the Parks & Recreation Strategic Plan FY 19-20 Project Tracker is to develop a policy that consistently guides pricing for program, special events, rentals and public/private partnerships. With the guidance of GreenPlay's Cost Recovery Methodology and FY 18-19 performance measures and cost recovery analysis, staff assessed where programs, events and rentals should fall in GreenPlay's Cost Recovery Model Pyramid.

Staff held two town hall meetings on February 6 from 6pm – 7:30pm and February 10 from 1pm – 2:30pm to engage the community regarding where programs, events and rentals should fall on the cost recovery pyramid.

Attached is GreenPlay's Cost Recovery Methodology, the presentation used during public meetings, and data compiled from the meeting. Before proceeding with a cost recovery policy, staff would like Parks Board input on the recommended cost recovery model.

ATTACHMENTS (Attachment description):

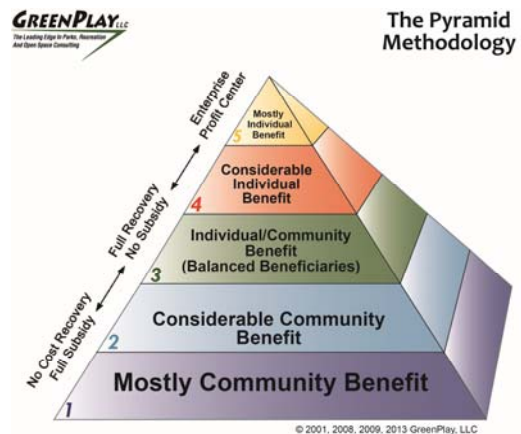
Cost Recovery Supporting Documentation and Angleton Parks & Recreation Cost Recovery Pyramid.

RECOMMENDATION: Staff recommends Angleton Better Living Corporation approve the Cost Recovery Model Pyramid and resident/non-resident differential proposed so we can proceed with policy development.

THE PYRAMID METHODOLOGY: COST RECOVERY AND SUBSIDY ALLOCATION PHILOSOPHY

The creation of a cost recovery and subsidy allocation philosophy and policy is a key component to maintaining an agency’s financial control, equitably pricing offerings, and helping to identify core services including programs and facilities.

Critical to this philosophical undertaking is the support and buy-in of elected officials and advisory boards, staff, and ultimately, citizens. Whether or not significant changes are called for, the organization should be certain that it philosophically aligns with its constituents. The development of a financial resource allocation philosophy and policy is built upon a very logical foundation, based upon the theory that those who benefit from parks and recreation services ultimately pay for services.



The development of a financial resource allocation philosophy can be separated into the following steps:

Step 1 – Building on Your Organization’s Values, Vision, and Mission

The premise of this process is to align agency services with organizational values, vision, and mission. It is important that organizational values are reflected in the vision and mission. Oftentimes, mission statements are a starting point and further work needs to occur to create a more detailed common understanding of the interpretation of the mission and a vision for the future. This is accomplished by engaging staff and community members in a discussion about a variety of Filters.

Step 2 – Understanding the Pyramid Methodology, the Benefits Filter, and Secondary Filters

Filters are a series of continuums covering different ways of viewing service provision. **Filters** influence the final positioning of services as they relate to each other and are summarized below. The **Benefits Filter**, however; forms the **foundation** of the **Pyramid Model** and is used in this discussion to illustrate a cost recovery philosophy and policies for parks and recreation organizations.

Filter	Definition
Benefit	Who receives the benefit of the service? (Skill development, education, physical health, mental health, safety)
Access/Type of Service	Is the service available to everyone equally? Is participation or eligibility restricted by diversity factors (i.e., age, ability, skill, financial)?
Organizational Responsibility	Is it the organization’s responsibility or obligation to provide the service based upon mission, legal mandate, or other obligation or requirement?
Historical Expectations	What have we always done that we cannot change?
Anticipated Impacts	What is the anticipated impact of the service on existing resources? On other users? On the environment? What is the anticipated impact of not providing the service?
Social Value	What is the perceived social value of the service by constituents, city staff and leadership, and policy makers? Is it a community builder?

THE BENEFITS FILTER

The principal foundation of the Pyramid is the **Benefits Filter**. Conceptually, the base level of the pyramid represents the mainstay of a public parks and recreation system. Services appropriate to higher levels of the pyramid should only be offered when the preceding levels below are comprehensive enough to provide a foundation for the next level. This foundation and upward progression is intended to represent public parks and recreation's core mission, while also reflecting the growth and maturity of an organization as it enhances its service offerings.

It is often easier to integrate the values of the organization with its mission if they can be visualized. An ideal philosophical model for this purpose is the pyramid. In addition to a physical structure, *pyramid* is defined by Webster's Dictionary as "an immaterial structure built on a broad supporting base and narrowing gradually to an apex." Parks and recreation programs are built with a broad supporting base of core services, enhanced with more specialized services as resources allow. Envision a pyramid sectioned horizontally into five levels.

MOSTLY COMMUNITY Benefit

The foundational level of the Pyramid is the largest, and includes those services including programs and facilities which **MOSTLY** benefit the **COMMUNITY** as a whole. These services may increase property values, provide safety, address social needs, and enhance quality of life for residents. The community generally pays for these basic services via tax support. These services are generally offered to residents at a minimal charge or with no fee. A large percentage of the agency's tax support would fund this level of the Pyramid.

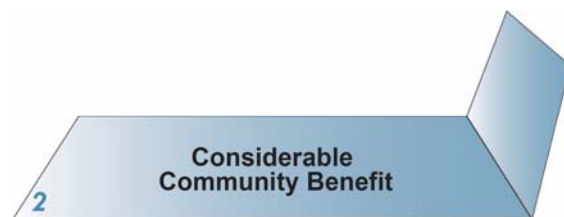


Examples of these services could include: the existence of the community parks and recreation system, the ability for youngsters to visit facilities on an informal basis, low-income or scholarship programs, park and facility planning and design, park maintenance, or others.

NOTE: All examples above are generic – individual agencies vary in their determination of which services belong in the foundation level of the Pyramid based upon agency values, vision, mission, demographics, goals, etc.

CONSIDERABLE COMMUNITY Benefit

The second and smaller level of the Pyramid represents services which promote individual physical and mental well-being, and may begin to provide skill development. They are generally traditionally expected services and/or beginner instructional levels. These services are typically assigned fees based upon a specified percentage of direct (and may also include indirect) costs. These costs are partially offset by both a tax subsidy to account for **CONSIDERABLE COMMUNITY** benefit and participant fees to account for the **Individual** benefit received from the service.



Examples of these services could include: the capacity for teens and adults to visit facilities on an informal basis, ranger led interpretive programs, beginning level instructional programs and classes, etc.

BALANCED INDIVIDUAL/COMMUNITY Benefit

The third and even smaller level of the Pyramid represents services that promote individual physical and mental well-being, and provide an intermediate level of skill development. This level provides balanced **INDIVIDUAL** and **COMMUNITY** benefit and should be priced accordingly. The individual fee is set to recover a higher percentage of cost than those services that fall within lower Pyramid levels.



Examples of these services could include: summer recreational day camp, summer sports leagues, year-round swim team, etc.

CONSIDERABLE INDIVIDUAL Benefit

The fourth and still smaller Pyramid level represents specialized services generally for specific groups, and those which may have a competitive focus. Services in this level may be priced to recover full cost, including all direct and indirect expenses.



Examples of these services could include: specialty classes, golf, and outdoor adventure programs.

MOSTLY INDIVIDUAL Benefit

At the top of the Pyramid, the fifth and smallest level represents services which have profit center potential, may be in an enterprise fund, may be in the same market space as the private sector, or may fall outside the core mission of the agency. In this level, services should be priced to recover full cost in addition to a designated profit percentage.



Examples of these activities could include: elite diving teams, golf lessons, food concessions, company picnic rentals, and other facility rentals such as for weddings or other services.

Step 3 – Developing the Organization’s Categories of Service

In order to avoid trying to determine cost recovery or subsidy allocation levels for each individual agency service including every program, facility, or property, it is advantageous to categorize agency services into like categories. This step also includes the development of category definitions that detail and define each category and service inventory “checks and balances” to ensure that all agency services belong within a developed category. *Examples of Categories of Service could include: Beginner Instructional Classes, Special Events, and Concessions/Vending.*

Step 4 – Sorting the Categories of Service onto the Pyramid

It is critical that this sorting step be done with staff, governing body, and citizen representatives involved. This is where ownership is created for the philosophy, while participants discover the current and possibly varied operating histories, cultures, and organizational values, vision, and mission. It is the time to develop consensus and get everyone on the same page – the page that is written together. Remember, this effort must reflect the community and must align with the thinking of policy makers.

Sample Policy Development Language:

XXX community brought together staff from across the department, agency leadership, and citizens to sort existing programs into each level of the Pyramid. The process was facilitated by an objective and impartial facilitator in order to hear all viewpoints. It generated discussion and debate as participants discovered what different people had to say about serving culturally and economically varied segments of the community, about historic versus active-use parks, about the importance of adult versus youth versus senior activities, and other philosophical and values-based discussions. This process gets at both the “what” and “why” with the intention of identifying common ground and consensus.

Step 5 – Defining Direct and Indirect Costs

The definition of direct and indirect costs can vary from agency to agency. What is important is that all costs associated with directly running a program or providing a service are identified and consistently applied across the system. Direct costs typically include all the specific, identifiable expenses (fixed and variable) associated with providing a service. These expenses would not exist without the service and may be variable costs. Defining direct costs, along with examples and relative formulas is necessary during this step.

Indirect costs typically encompass overhead (fixed and variable) including the administrative costs of the agency. These costs would exist without any specific service but may also be attributed to a specific agency operation (in which case they are direct expenses of that operation). If desired, all or a portion of indirect costs can be allocated, in which case they become a direct cost allocation.

Step 6 – Determining (or Confirming) Current Subsidy/Cost Recovery Levels

This step establishes the expectation that the agency will confirm or determine current cost recovery and subsidy allocation levels by service area based on the new or revised definition of direct and in-direct costs. This will include consideration of revenues sources and services costs or expenses. Typically, staff may not be cost accounting consistently, and these inconsistencies will become apparent. Results of this step will identify whether staff members know what it costs to provide services to the community, whether staff have the capacity or resources necessary to account for and track costs, whether accurate cost recovery levels can be identified, and whether cost centers or general ledger line items align with how the agency may want to track these costs in the future.

Step 7 – Establishing Cost Recovery/Subsidy Goals

Subsidy and cost recovery are complementary. If a program is subsidized at 75%, it has a 25% cost recovery, and vice-versa. It is more powerful to work through this exercise thinking about where the tax subsidy is used rather than what is the cost recovery. When it is complete, you can reverse thinking to articulate the cost recovery philosophy, as necessary.

The overall subsidy/cost recovery level is comprised of the average of everything in all of the levels together as a whole. This step identifies what the current subsidy level is for the programs sorted into each level. There may be quite a range within each level, and some programs could overlap with other levels of the pyramid. This will be rectified in the final steps.

This step must reflect your community and must align with the thinking of policy makers regarding the broad picture financial goals and objectives.

Examples

Categories in the bottom level of the Pyramid may be completely or mostly subsidized, with the agency having established limited cost recovery to convey the value of the experience to the user. An established 90-100% subsidy articulates the significant community benefit resulting from these categories.

The top level of the Pyramid may range from 0% subsidy to 50% excess revenues above all costs, or more. Or, the agency may not have any Categories of Service in the top level.

Step 8 – Understanding and Preparing for Influential Factors and Considerations

Inherent to sorting programs onto the Pyramid model using the Benefits and other filters is the realization that other factors come into play. This can result in decisions to place services in other levels than might first be thought. These factors also follow a continuum; however, do not necessarily follow the five levels like the Benefits Filter. In other words, a specific continuum may fall completely within the first two levels of the Pyramid. These factors can aid in determining core versus ancillary services. These factors represent a layering effect and should be used to make adjustments to an initial placement on the Pyramid.

THE COMMITMENT FACTOR: What is the intensity of the program; what is the commitment of the participant?



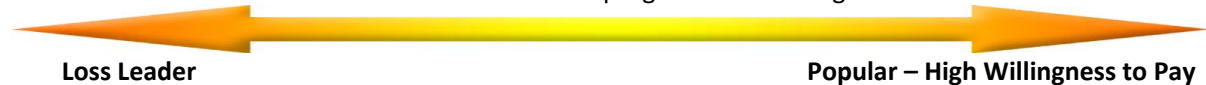
THE TRENDS FACTOR: Is the program or service tried and true, or is it a fad?



THE POLITICAL FILTER: What is out of our control?

This filter does not operate on a continuum, but is a reality, and will dictate from time to time where certain programs fit in the pyramid

THE MARKETING FACTOR: What is the effect of the program in attracting customers?



THE RELATIVE COST TO PROVIDE FACTOR: What is the cost per participant?



THE ECONOMIC CONDITIONS FACTOR: What are the financial realities of the community?



FINANCIAL GOALS FACTOR: Are we targeting a financial goal such as increasing sustainability, decreasing subsidy reliance?



Step 9 – Implementation

Across the country, ranges in overall cost recovery levels can vary from less than 10% to over 100%. The agency sets their goals based upon values, vision, mission, stakeholder input, funding, and/or other criteria. This process may have been completed to determine present cost recovery levels, or the agency may have needed to increase cost recovery levels in order to meet budget targets. Sometimes, simply implementing a policy to develop equity is enough without a concerted effort to increase revenues. Upon completion of steps 1-8, the agency is positioned to illustrate and articulate where it has been and where it is heading from a financial perspective.

Step 10 – Evaluation

The results of this process may be used to:

- articulate and illustrate a comprehensive cost recovery and subsidy allocation philosophy
- train staff at all levels as to why and how things are priced the way they are
- shift subsidy to where it is most appropriately needed
- benchmark future financial performance
- enhance financial sustainability
- recommend service reductions to meet budget subsidy targets, or show how revenues can be increased as an alternative
- justifiably price new services

This Cost Recovery/Subsidy Allocation Philosophy: The Pyramid Methodology Outline is provided by:



GreenPlay, LLC

(303) 439-8369; Fax: 303-664-5313; Info@GreenPlayLLC.com; www.GreenPlayLLC.com

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ANGLETON PARKS & RECREATION

COST RECOVERY PUBLIC MEETING

Presented by Angleton Parks & Recreation Staff

PRESENTATION OUTLINE

- About Angleton Parks & Recreation
- Parks & Recreation Master Plan Study
- Why We Do Cost Recovery
- Cost Recovery Pyramid Methodology
- Cost Recovery Pyramid Methodology Example
- Cost Recovery Pyramid Exercise
- Next Steps
- Q&A

ABOUT ANGLETON PARKS & RECREATION

Angleton Parks and Recreation consists of 8 community parks, 3 athletic field complexes and 1 recreational facility equipped with a full weight room, multipurpose rooms, gymnasium and indoor pool and spa. The Angleton Parks & Recreation department is staffed with 23 full-time employees and about 25 part-time employees who all work together to maintain parks, facilities and implement youth and adult programs as well as community events.



PARKS & RECREATION MASTER PLAN STUDY



In February 2019, The City of Angleton retained the services of GreenPlay LLC, a national parks, recreation, and open space consulting firm, to assist with a Comprehensive Parks and Recreation Master and Strategic Plan Study. The Comprehensive Plan looked at existing parks and open space recreational facilities and amenities to determine current and future level of services for the community based on public input. The plan prioritized needs and desires for upgrading and improving parks and open space recreational facilities and amenities.

Upon receiving results in November 2019, staff is currently focusing in on the 1 to 3 year short term goals presented in the plan. These goals in the recreation division range from strengthening partnerships, to increasing programming for adults and youth, to developing a policy that consistently guides pricing for program, special events, rentals and public/private partnerships. This last goal is what we are working on today in receiving public input to developing a cost recovery model.

WHY WE DO COST RECOVERY

One of the core values of the City of Angleton is stewardship. This is the responsible management of something entrusted to one's care. In regards to tax payer and city funds, it is Parks & Recreation staff's responsibility to make sure we are utilizing such funds strategically.

In this process of creation of a cost recovery model, public input is important because it the public will learn that that fee adjustments are not random, what it will receive in the process and also understand who is benefiting from a particular program or event. This process will also help staff see how many people are using certain services and facilities.



COST RECOVERY PYRAMID

METHODOLOGY

TIER 1: MOSTLY COMMUNITY BENEFIT

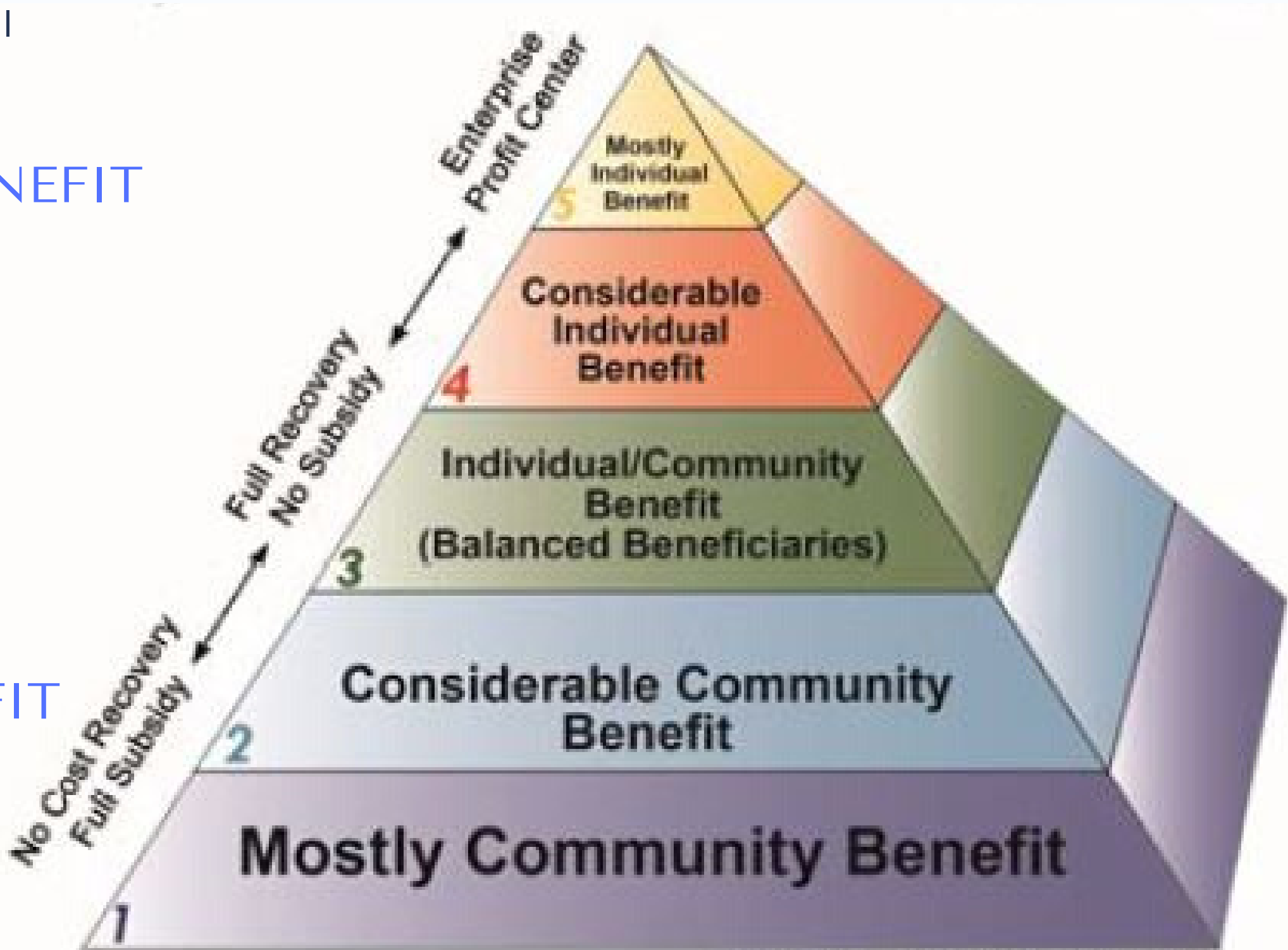
Programs, facilities and services that benefit the community as a whole. They increase property value, provide safety and enhance quality of life for residents. Generally paid for through taxes and are offered to agency residents at minimal to no fee.

TIER 2: CONSIDERABLE COMMUNITY BENEFIT

Programs, facilities and services that promote individual physical and mental well-being and provide recreational skill development. Traditionally expected services and beginner instructional levels. Assigned fees based on a specified percentage of direct costs to represent a tax subsidy for the community benefit and a participant fee based on individual benefit.

TIER 3: INDIVIDUAL/COMMUNITY BENEFIT

Services that promote individual physical and mental well-being and provide intermediate level of recreation skill development. Fees reflect how the level provides more individual benefit and less community benefit.



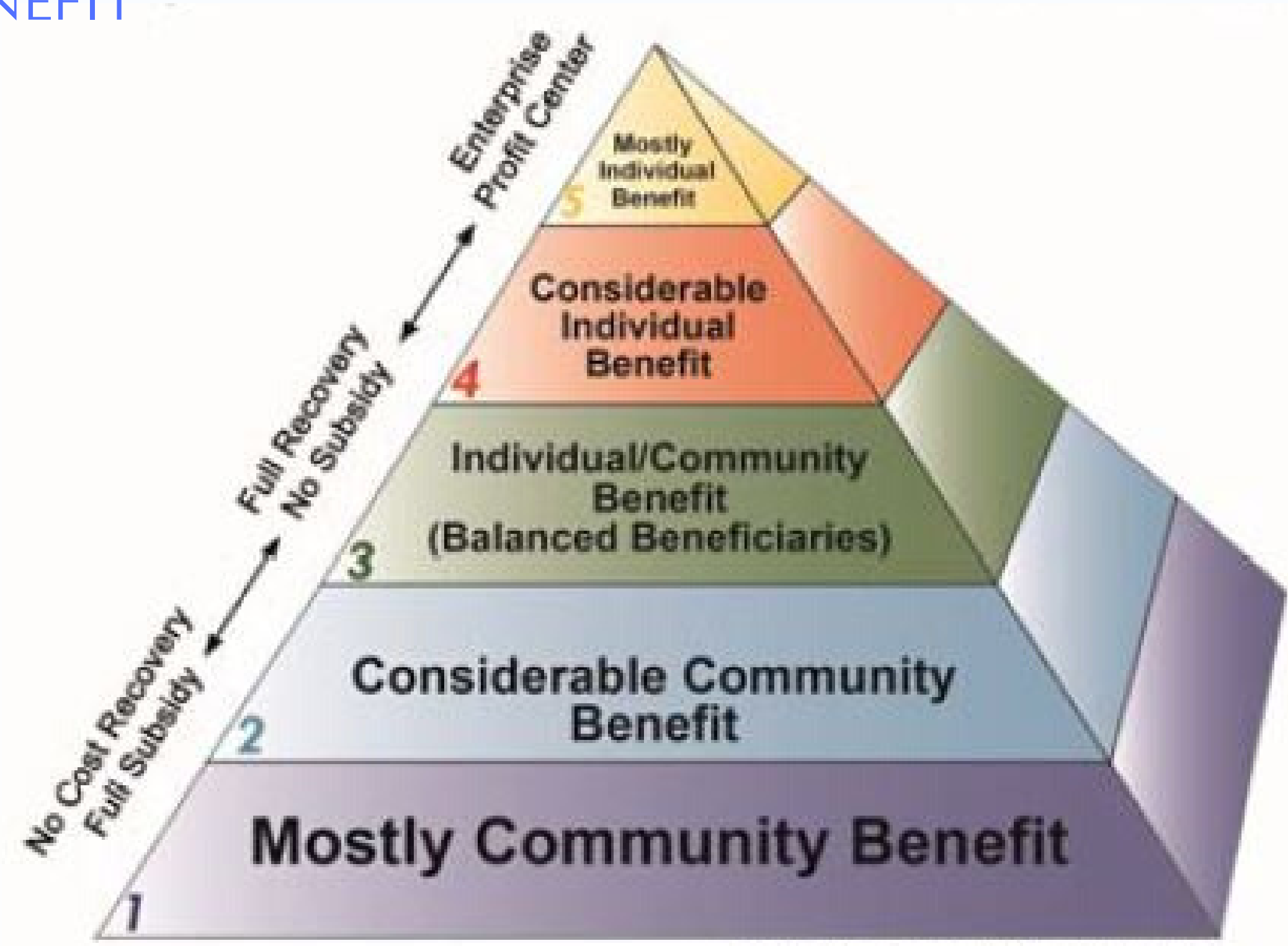
COST RECOVERY PYRAMID METHODOLOGY (CONT.)

TIER 4: CONSIDERABLE INDIVIDUAL BENEFIT

Represents specialized services generally for specific groups. Groups tend to have a competitive focus. Programs and services at this level should be priced to recover full costs.

TIER 5: MOSTLY INDIVIDUAL BENEFIT

Represents specialized services generally for specific groups. Groups tend to have a competitive focus. Programs and services at this level should be priced to recover full costs.



The Benefits Filter of the Pyramid - Example

MOSTLY COMMUNITY

Park Lake

- Open to all for no fee



INDIVIDUAL / COMMUNITY

Swim Lessons

- Open to all for a minimal fee
- Beginner skills
- Safety skills



MOSTLY INDIVIDUAL

Elite Swim Team

- Advanced skills
- Tryout based



CONSIDERABLE COMMUNITY

Community Pool

- Open to all for use with minimal fee



CONSIDERABLE INDIVIDUAL

Recreation Swim Team

- Open to all with prerequisite skills
- Intermediate skills



COST RECOVERY PYRAMID EXERCISE

NEXT STEPS

Staff will evaluate performance measures of all of last year's events and programs. This will include looking over attendance, revenues and budget records. Staff determine a percentage of what should be recovered based on these measures in regards to the pyramid.

Today's public input, in addition of staff's input, from the exercise will help determine what tier Angleton Parks & Recreation event and programs will be placed.

Thank you for taking an interest in Angleton Parks & Recreation! Your continued support aids in the growth of our facilities and services.



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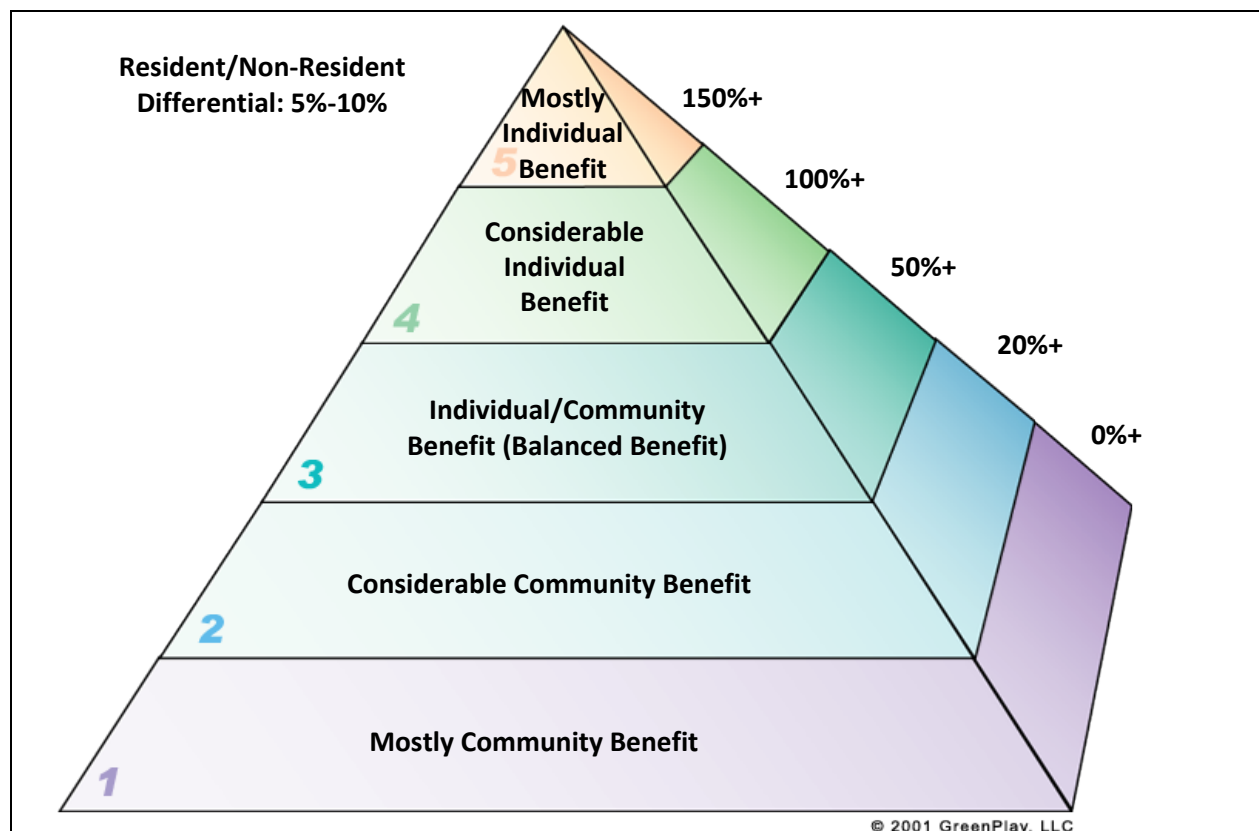
INSTAGRAM

@angletonparksrec

Cost Recovery

	1- Community	2- Community/ Individual	3- Individua/ Community	4- Mostly Individual	5- Highly Individual	Pyramid level result	Staff Recommendation
1. Senior Movie & Popcorn Day	9	5	11	3	2	3	2
2. Angleton Parks & Recreation 5K Run	7	5	8	5	4	3	4
3. Group Fitness Classes	4	5	8	7	3	3	2
4. Father Daughter Dance	5	5	4	11	4	4	5
5. Senior Trip	5	3	13	4	4	3	5
6. Start Smart Sport	5	3	6	6	10	5	3
7. Cardboard Boat Regatta	5	5	9	7	7	3	5
8. City of Angleton Parks	25		1		5	1	1
9. Daddy Daughter Hair Workshop	3	5	5	8	4	4	4
10. Senior Wednesday Program	9	7	10	2	2	3	2
11. Heart of Christmas	25	1	3	1	1	1	2
12. Road warriors Youth Track Program	2	8	6	10	3	4	3
13. Summer Jamboree	4	7	4	6	7	5	3
14. Adult Leagues	4	4	4	10	6	4	4
15. Fall Family Festival	14	4	6	2		1	2
16. Flick & float indoor Movie series	11	6	3	6	1	1	1
17. Home Run derby	9		3	10	6	4	2
18. Senior Tea & Talk	8	5	7	5	2	1	2
19. Youth Leagues	5	4	4	10	4	4	3
20. Senior Birthday & Christmas Parties	10	11	6	2	3	2	2
21. Freedom Fireworks	26	3	4			1	2
22. Peach Streets Farmers Market Fitness Saturdays	21	2	6	1	1	1	1
23. Red Cross certification Course	3	4	5	7	8	5	4
24. Market Days	18	3	8	2	2	1	2
25. Swimming Lessons	4	6	4	8	7	5	3
26. Silver Hearts Striders	10	3	9	5	3	1	2
27. Drop-in Volleyball Night	8	2	5	10	2	4	2
28. Concert Series	22	4	1	2	1	1	2
29. Facility Rentals	6	6	3	6	9	5	5
30. Rec Center Memberships	10	6	3	6	3	1	2

Categorizing Services



Level

5 – HIGHLY INDIVIDUAL /Mostly Individual Benefit:

Examples: Senior trips, father daughter dance and private rentals within park and rec facilities.

4 – MOSTLY INDIVIDUAL/Considerable Individual Benefit

Examples: Adult leagues, 5k runs and certification courses.

3 – INDIVIDUAL / Community Benefit (Balanced Benefit

Examples: Youth camps, programs and leagues, start smart sports and swimming lessons.

2 – COMMUNITY / Individual / Considerable Community Benefit

Examples: Senior Movie Day, Tea & Talk, Senior Christmas and Birthday Party.

1 – COMMUNITY / Mostly Community Benefit

Examples: Local Parks, Fall Family Festival and Heart of Christmas.



**CITY OF ANGLETON, TEXAS
ABLC AGENDA ITEM
SUMMARY FORM**

MEETING DATE: 04/13/2020

ITEM #3

PREPARED BY: Megan Mainer

AGENDA ITEM: [Click here to enter text.](#)

AGENDA ITEM DESCRIPTION: Discussion and possible action regarding Cancer Survivors Monumentation in Lakeside Park.

- | | | |
|--|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

NA

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

With the passing of Abigail Arias, 7-year-old resident of Angleton, many residents and elected officials have wanted to pay tribute in some way. It was recommended to staff that a cancer survivor's monument be included in the design development of Lakeside Park.

ATTACHMENTS (Attachment description): NA

RECOMMENDATION: Staff recommends Angleton Better Living Corporation approve a Cancer Survivor Monument be included in design development of Lakeside Park.



**CITY OF ANGLETON, TEXAS
ABL C AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 4/13/2020

ITEM # 4

PREPARED BY: Megan Mainer

AGENDA ITEM: [Click here to enter text.](#)

AGENDA ITEM DESCRIPTION: Discussion and possible action regarding a full-time Assistant Aquatic Coordinator.

- | | | |
|--|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:
N/A

FUNDS REQUESTED:
N/A

FUND:
N/A

EXECUTIVE SUMMARY: Last year, staff made changes to part-time schedules to allow for three part-time Assistant Aquatic Coordinators to assist in duties like scheduling, recruiting, training and in-service, supervising lifeguard staff, program and even development and pool maintenance. However, these positions have proven to be hard to retain. We hired three part-time employees in January 2019. In August 2019, one employee turned in their resignation and we subsequently advertised the vacancy. In November of 2019, we on boarded a new part-time employee who did not successfully complete her probationary period. As a result, we had a vacancy in early February 2020. We currently have two vacancies that have not been filled to date.

The following is a proposal to fund a full-time aquatics coordinator with benefits through this fiscal year.

In part-time salaries year to date, we have a remaining balance of \$244,294. Year-end projections place us around \$280,000 in expenditures. This leaves a remainder of \$42,874. Costs associated with a full-time employee, including benefits, at \$12 per hour is about \$42,468.61. In turn, funding is available for a full-time position with remaining part-time salaries.

ATTACHMENTS (Attachment description): NA

RECOMMENDATION: Staff recommends ABLC approve a full-time Assistant Aquatic Coordinator position with funds from part-time salaries.



**CITY OF ANGLETON, TEXAS
ABLC AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 4/13/2020

ITEM # 5

PREPARED BY: Megan Mainer

AGENDA ITEM: [Click here to enter text.](#)

AGENDA ITEM DESCRIPTION: Discussion and possible action regarding Lakeside Park funding and debt structures.

- | | | |
|--|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:
N/A

FUNDS REQUESTED:
N/A

FUND:
N/A

EXECUTIVE SUMMARY: The City Administrator in collaboration with Hilltop Securities developed a \$3M and \$5M debt schedules. The attachment enclosed shows existing ABLC debt including an added \$250,000 to get a not to exceed debt amount for ABLC. Debt schedules for \$3M and \$5M are for a 20-year term using two debt structure. Debt Structure1 is a level debt service structure with approximately equal payments each year. Debt Structure 2 is an equal principal structure which produces higher payments upfront declining over time. This structure results in lower interest payments over the term of the debt and a faster pay down of principal.

Hilltop Securities applied the debt service produced in each scenario against the not to exceed ABLC debt amount. If the amount was less, ABLC paid all the debt. If the amount was greater, then a tax was levied to cover the shortfall.

Also, due to site constraints, Clark Condon determined site improvements to Lakeside Park were necessary for park development. Clark Condon provided three site improvement options to maintain proper drainage which ranged from \$433,000.00 to \$883,000.00, not including park construction costs. Council proposed a fourth option, purchasing land off Enchanted Oaks Drive. After land appraisals were collected, Council agreed to purchase land off Enchanted Oaks Drive for appraised amount of

\$291,277.00 less \$14,000.00 to abandon the right of way adjacent to Lakeside Park, for a total purchase price of \$277,277.00. The purchase was approved at the January 14, 2020 City Council meeting and the agenda item and supporting documents are attached. The City has two options for payment of the land purchase including rolling the cost into the new bond or splitting payment from ABLC Fund Balance and General Fund Balance for a total \$138,638.50 each.

Furthermore, staff has asked TPW for an extension on the grant. We're waiting to hear back from the State if deadlines will be pushed back due to COVID 19.

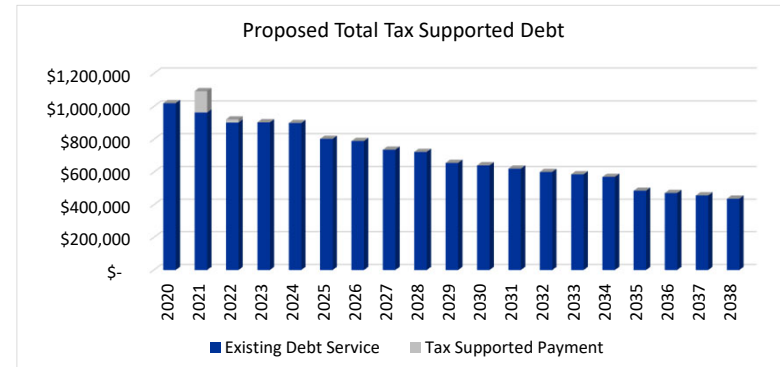
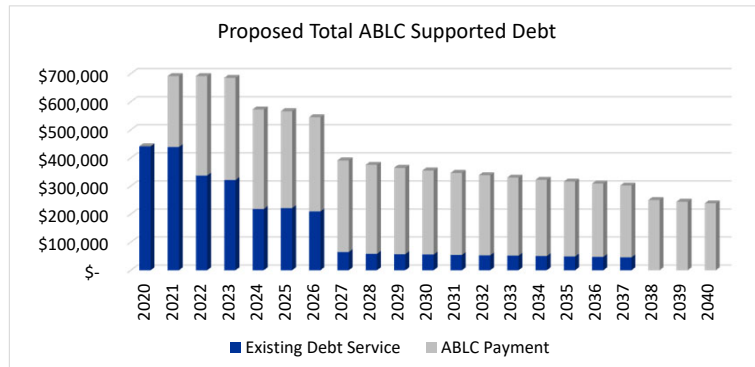
ATTACHMENTS (Attachment description): City of Angleton – CO2020 – DS Breakdown and 0.2020114 Agenda Packet_ Enchanted Oaks Drive Purchase

RECOMMENDATION: Staff recommends Angleton Better Living Corporation approve either the \$3 million level debt service or \$3 million equal principal structure and split funding payment of the land purchase from ABLC and General Fund Balances.

Combination Tax and Revenue Certificates of Obligation, Series 2020

Year	A		B		C		D		E		F		G		
	Existing Debt Service		Proposed Equal Principal DS Breakdown		Proposed Total Debt Service		(C-D)		(A+D)		(B+E)				
	ABLC Debt Service	Tax Supported Debt Service	New \$5M Debt Service ⁽¹⁾	ABLC Payment	Tax Supported Payment	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service
2020	\$ 441,352	\$ 1,019,997	\$ -	\$ -	\$ -	\$ 441,352	\$ 1,019,997	\$ 441,352	\$ -	\$ 441,352	\$ -	\$ 441,352	\$ 1,019,997	\$ 441,352	\$ 1,019,997
2021	438,848	963,225	382,698	252,504	-	691,352	1,093,419	691,352	130,194	691,352	-	691,352	1,093,419	691,352	1,093,419
2022	337,344	902,075	373,298	354,008	19,289	691,352	921,364	691,352	-	691,352	-	691,352	921,364	691,352	921,364
2023	321,359	903,400	363,898	363,898	-	685,256	903,400	685,256	-	685,256	-	685,256	903,400	685,256	903,400
2024	218,123	898,900	354,498	354,498	-	572,620	898,900	572,620	-	572,620	-	572,620	898,900	572,620	898,900
2025	221,448	802,750	345,098	345,098	-	566,545	802,750	566,545	-	566,545	-	566,545	802,750	566,545	802,750
2026	209,248	789,700	335,698	335,698	-	544,945	789,700	544,945	-	544,945	-	544,945	789,700	544,945	789,700
2027	64,948	736,600	326,298	326,298	-	391,245	736,600	391,245	-	391,245	-	391,245	736,600	391,245	736,600
2028	58,523	723,450	316,898	316,898	-	375,420	723,450	375,420	-	375,420	-	375,420	723,450	375,420	723,450
2029	57,173	656,600	307,498	307,498	-	364,670	656,600	364,670	-	364,670	-	364,670	656,600	364,670	656,600
2030	55,823	641,150	299,273	299,273	-	355,095	641,150	355,095	-	355,095	-	355,095	641,150	355,095	641,150
2031	54,473	621,150	292,223	292,223	-	346,695	621,150	346,695	-	346,695	-	346,695	621,150	346,695	621,150
2032	53,123	601,675	285,173	285,173	-	338,295	601,675	338,295	-	338,295	-	338,295	601,675	338,295	601,675
2033	51,716	586,738	278,123	278,123	-	329,839	586,738	329,839	-	329,839	-	329,839	586,738	329,839	586,738
2034	50,254	571,169	271,954	271,954	-	322,208	571,169	322,208	-	322,208	-	322,208	571,169	322,208	571,169
2035	48,791	486,269	266,666	266,666	-	315,458	486,269	315,458	-	315,458	-	315,458	486,269	315,458	486,269
2036	47,295	471,805	261,261	261,261	-	308,556	471,805	308,556	-	308,556	-	308,556	471,805	308,556	471,805
2037	45,765	457,015	255,739	255,739	-	301,504	457,015	301,504	-	301,504	-	301,504	457,015	301,504	457,015
2038	-	437,310	249,981	249,981	-	249,981	437,310	249,981	-	249,981	-	249,981	437,310	249,981	437,310
2039	-	-	243,989	243,989	-	243,989	-	243,989	-	243,989	-	243,989	-	243,989	-
2040	-	-	237,996	237,996	-	237,996	-	237,996	-	237,996	-	237,996	-	237,996	-
Total	\$ 2,334,249	\$ 12,250,980	\$ 6,048,254	\$ 5,898,770	\$ 149,483	\$ 8,233,020	\$ 12,400,463	\$ 8,233,020	\$ 149,483	\$ 8,233,020	\$ 149,483	\$ 8,233,020	\$ 12,400,463	\$ 8,233,020	\$ 12,400,463

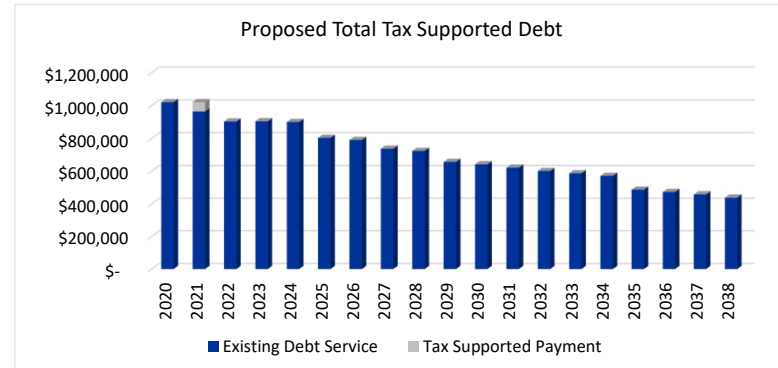
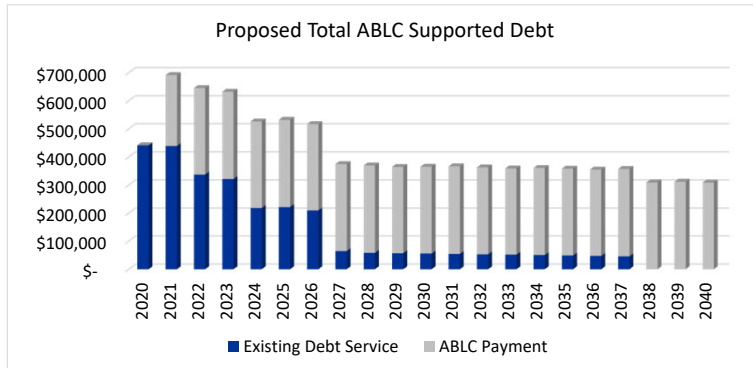
(1). Debt Service will be paid by the ABLC up to an annual capacity of \$691,352. Annual capacity was calculated by adding 250k to the existing ABLC Fiscal Year 2020 debt service.



Combination Tax and Revenue Certificates of Obligation, Series 2020

Year	A		B		C		D		E		F		G	
	Existing Debt Service		Proposed Level Debt Service Breakdown		Proposed Total Debt Service		(C-D)		(A+D)		(B+E)			
	ABLC Debt Service	Tax Supported Debt Service	New \$5M Debt Service ⁽¹⁾	ABLC Payment	Tax Supported Payment	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service
2020	\$ 441,352	\$ 1,019,997	\$ -	\$ -	\$ -	\$ -	\$ 441,352	\$ 1,019,997			\$ 441,352	\$ 1,019,997		
2021	438,848	963,225	309,270	252,504	-	56,766	691,352	1,019,991			691,352	1,019,991		
2022	337,344	902,075	307,570	307,570	-	-	644,914	902,075			644,914	902,075		
2023	321,359	903,400	310,570	310,570	-	-	631,929	903,400			631,929	903,400		
2024	218,123	898,900	308,270	308,270	-	-	526,393	898,900			526,393	898,900		
2025	221,448	802,750	310,670	310,670	-	-	532,118	802,750			532,118	802,750		
2026	209,248	789,700	307,770	307,770	-	-	517,018	789,700			517,018	789,700		
2027	64,948	736,600	309,570	309,570	-	-	374,518	736,600			374,518	736,600		
2028	58,523	723,450	310,970	310,970	-	-	369,493	723,450			369,493	723,450		
2029	57,173	656,600	307,070	307,070	-	-	364,243	656,600			364,243	656,600		
2030	55,823	641,150	309,045	309,045	-	-	364,868	641,150			364,868	641,150		
2031	54,473	621,150	311,845	311,845	-	-	366,318	621,150			366,318	621,150		
2032	53,123	601,675	309,420	309,420	-	-	362,543	601,675			362,543	601,675		
2033	51,716	586,738	306,845	306,845	-	-	358,561	586,738			358,561	586,738		
2034	50,254	571,169	310,039	310,039	-	-	360,293	571,169			360,293	571,169		
2035	48,791	486,269	309,020	309,020	-	-	357,811	486,269			357,811	486,269		
2036	47,295	471,805	307,751	307,751	-	-	355,046	471,805			355,046	471,805		
2037	45,765	457,015	311,171	311,171	-	-	356,936	457,015			356,936	457,015		
2038	-	437,310	309,125	309,125	-	-	309,125	437,310			309,125	437,310		
2039	-	-	311,603	311,603	-	-	311,603	-			311,603	-		
2040	-	-	308,889	308,889	-	-	308,889	-			308,889	-		
Total	\$ 2,334,249	\$ 12,250,980	\$ 6,186,483	\$ 6,129,716	\$ 56,766	\$ -	\$ 8,463,965	\$ 12,307,746			\$ 8,463,965	\$ 12,307,746		

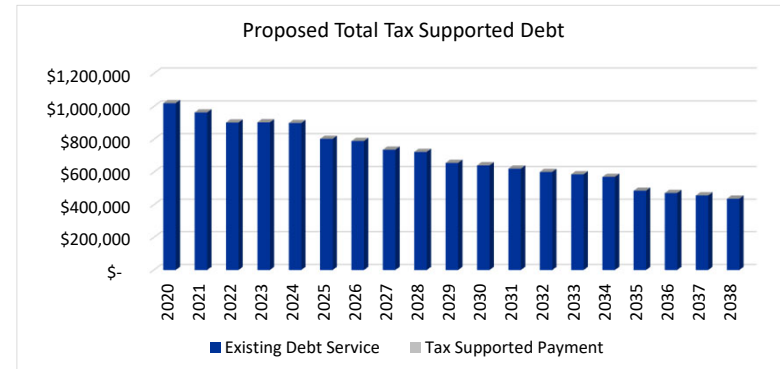
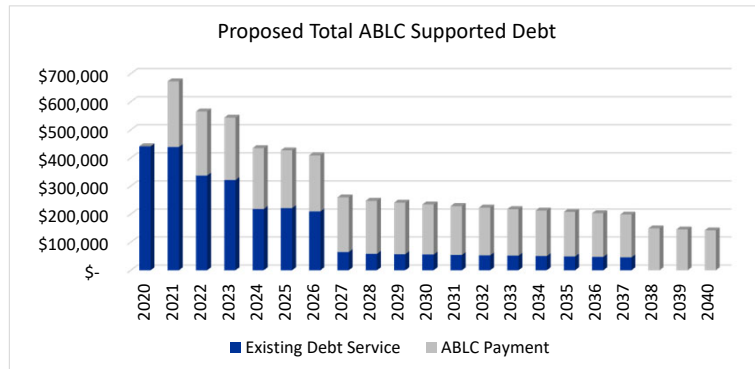
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Combination Tax and Revenue Certificates of Obligation, Series 2020

Year	A		B		C		D		E		F		G		
	Existing Debt Service		Proposed Equal Principal DS Breakdown		Proposed Total Debt Service		(C-D)		(A+D)		(B+E)				
	ABLC Debt Service	Tax Supported Debt Service	New \$3M Debt Service ⁽¹⁾	ABLC Payment	Tax Supported Payment	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service
2020	\$ 441,352	\$ 1,019,997	\$ -	\$ -	\$ -	\$ 441,352	\$ 1,019,997	\$ -	\$ -	\$ 441,352	\$ 1,019,997	\$ -	\$ -	\$ 441,352	\$ 1,019,997
2021	438,848	963,225	233,690	233,690	-	672,538	963,225	-	-	672,538	963,225	-	-	672,538	963,225
2022	337,344	902,075	227,890	227,890	-	565,234	902,075	-	-	565,234	902,075	-	-	565,234	902,075
2023	321,359	903,400	222,090	222,090	-	543,449	903,400	-	-	543,449	903,400	-	-	543,449	903,400
2024	218,123	898,900	216,290	216,290	-	434,413	898,900	-	-	434,413	898,900	-	-	434,413	898,900
2025	221,448	802,750	205,590	205,590	-	427,038	802,750	-	-	427,038	802,750	-	-	427,038	802,750
2026	209,248	789,700	199,990	199,990	-	409,238	789,700	-	-	409,238	789,700	-	-	409,238	789,700
2027	64,948	736,600	194,390	194,390	-	259,338	736,600	-	-	259,338	736,600	-	-	259,338	736,600
2028	58,523	723,450	188,790	188,790	-	247,313	723,450	-	-	247,313	723,450	-	-	247,313	723,450
2029	57,173	656,600	183,190	183,190	-	240,363	656,600	-	-	240,363	656,600	-	-	240,363	656,600
2030	55,823	641,150	178,290	178,290	-	234,113	641,150	-	-	234,113	641,150	-	-	234,113	641,150
2031	54,473	621,150	174,090	174,090	-	228,563	621,150	-	-	228,563	621,150	-	-	228,563	621,150
2032	53,123	601,675	169,890	169,890	-	223,013	601,675	-	-	223,013	601,675	-	-	223,013	601,675
2033	51,716	586,738	165,690	165,690	-	217,406	586,738	-	-	217,406	586,738	-	-	217,406	586,738
2034	50,254	571,169	162,015	162,015	-	212,269	571,169	-	-	212,269	571,169	-	-	212,269	571,169
2035	48,791	486,269	158,865	158,865	-	207,656	486,269	-	-	207,656	486,269	-	-	207,656	486,269
2036	47,295	471,805	155,645	155,645	-	202,940	471,805	-	-	202,940	471,805	-	-	202,940	471,805
2037	45,765	457,015	152,355	152,355	-	198,120	457,015	-	-	198,120	457,015	-	-	198,120	457,015
2038	-	437,310	148,925	148,925	-	148,925	437,310	-	-	148,925	437,310	-	-	148,925	437,310
2039	-	-	145,355	145,355	-	145,355	-	-	-	145,355	-	-	-	145,355	-
2040	-	-	141,785	141,785	-	141,785	-	-	-	141,785	-	-	-	141,785	-
Total	\$ 2,334,249	\$ 12,250,980	\$ 3,624,815	\$ 3,624,815	\$ -	\$ 5,959,064	\$ 12,250,980	\$ -	\$ -	\$ 5,959,064	\$ 12,250,980	\$ -	\$ -	\$ 5,959,064	\$ 12,250,980

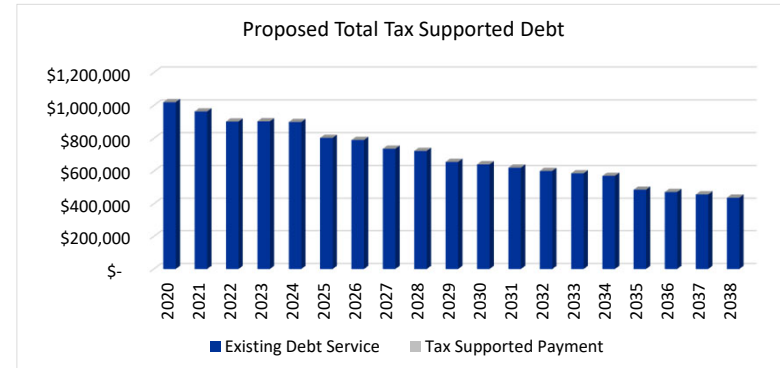
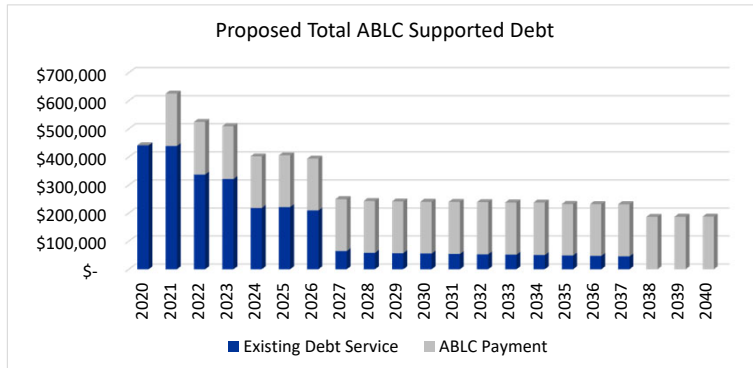
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Combination Tax and Revenue Certificates of Obligation, Series 2020

Year	A		B		C		D		E		F		G		
	Existing Debt Service		Proposed Level Debt Service Breakdown		Proposed Total Debt Service		(C-D)		(A+D)		(B+E)				
	ABLC Debt Service	Tax Supported Debt Service	New \$3M Debt Service ⁽¹⁾	ABLC Payment	Tax Supported Payment	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service	ABLC Debt Service	Tax Supported Debt Service
2020	\$ 441,352	\$ 1,019,997	\$ -	\$ -	\$ -	\$ 441,352	\$ 1,019,997	\$ 441,352	\$ 1,019,997	\$ 441,352	\$ 1,019,997	\$ 441,352	\$ 1,019,997	\$ 441,352	\$ 1,019,997
2021	438,848	963,225	186,543	186,543	-	625,391	963,225	438,848	963,225	438,848	963,225	438,848	963,225	438,848	963,225
2022	337,344	902,075	187,443	187,443	-	524,786	902,075	337,344	902,075	337,344	902,075	337,344	902,075	337,344	902,075
2023	321,359	903,400	188,143	188,143	-	509,501	903,400	321,359	903,400	321,359	903,400	321,359	903,400	321,359	903,400
2024	218,123	898,900	183,743	183,743	-	401,865	898,900	218,123	898,900	218,123	898,900	218,123	898,900	218,123	898,900
2025	221,448	802,750	184,243	184,243	-	405,690	802,750	221,448	802,750	221,448	802,750	221,448	802,750	221,448	802,750
2026	209,248	789,700	184,543	184,543	-	393,790	789,700	209,248	789,700	209,248	789,700	209,248	789,700	209,248	789,700
2027	64,948	736,600	184,643	184,643	-	249,590	736,600	64,948	736,600	64,948	736,600	64,948	736,600	64,948	736,600
2028	58,523	723,450	184,543	184,543	-	243,065	723,450	58,523	723,450	58,523	723,450	58,523	723,450	58,523	723,450
2029	57,173	656,600	184,243	184,243	-	241,415	656,600	57,173	656,600	57,173	656,600	57,173	656,600	57,173	656,600
2030	55,823	641,150	184,443	184,443	-	240,265	641,150	55,823	641,150	55,823	641,150	55,823	641,150	55,823	641,150
2031	54,473	621,150	185,168	185,168	-	239,640	621,150	54,473	621,150	54,473	621,150	54,473	621,150	54,473	621,150
2032	53,123	601,675	185,743	185,743	-	238,865	601,675	53,123	601,675	53,123	601,675	53,123	601,675	53,123	601,675
2033	51,716	586,738	186,168	186,168	-	237,884	586,738	51,716	586,738	51,716	586,738	51,716	586,738	51,716	586,738
2034	50,254	571,169	187,043	187,043	-	237,296	571,169	50,254	571,169	50,254	571,169	50,254	571,169	50,254	571,169
2035	48,791	486,269	183,443	183,443	-	232,234	486,269	48,791	486,269	48,791	486,269	48,791	486,269	48,791	486,269
2036	47,295	471,805	184,704	184,704	-	231,999	471,805	47,295	471,805	47,295	471,805	47,295	471,805	47,295	471,805
2037	45,765	457,015	185,768	185,768	-	231,533	457,015	45,765	457,015	45,765	457,015	45,765	457,015	45,765	457,015
2038	-	437,310	186,539	186,539	-	186,539	437,310	-	437,310	-	437,310	-	437,310	-	437,310
2039	-	-	187,013	187,013	-	187,013	-	-	-	-	-	-	-	-	-
2040	-	-	187,359	187,359	-	187,359	-	-	-	-	-	-	-	-	-
Total	\$ 2,334,249	\$ 12,250,980	\$ 3,711,469	\$ 3,711,469	\$ -	\$ 6,045,718	\$ 12,250,980	\$ 2,334,249	\$ 12,250,980	\$ -	\$ 6,045,718	\$ 2,334,249	\$ 12,250,980	\$ -	\$ 6,045,718

(1). Debt Service will be paid by the ABLC up to an annual capacity of \$691,352. Annual capacity was calculated by adding 250k to the existing ABLC Fiscal Year 2020 debt service.





**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 1/14/2020

PREPARED BY: Megan Mainer

ITEM #11

AGENDA ITEM: Discussion and possible action to approve the purchase of two tracts of land on Enchanted Oaks Drive in the amount of \$277,277.00 for the purpose of public parkland, abandon the right-of-way south of Lakeside Park; and authorize the City Manager to administer the agreement.

AGENDA ITEM DESCRIPTION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: A recap of the chain of events leading up to the purchase of real property on Enchanted Oaks Drive for the purpose of public parkland and develop is as follows:

The design development agreement with Clark Condon was approved by City Council on June 25, 2019. Subsequently, staff held a kickoff meeting with staff to discuss park amenities and concept plan. Based on site amenities, including parking, Clark Condon determined site improvements were necessary. Clark Condon provided three site improvement options to maintain proper drainage and associated costs. The three options ranged from \$433,000.00 to \$883,000.00, not including park construction costs. Council proposed a fourth option, purchasing land off Enchanted Oaks Drive.

Staff contacted landowner, Chris Peltier, regarding land acquisition off Enchanted Oaks Drive. Chris Peltier responded with the following offer: \$345,000.00 for tracks on Enchanted Oaks and abandonment of City right-of-way south of Lakeside Park and adjacent to a different property owned by Chris Peltier. Staff presented Chris Peltier's offer in executive session August 27, 2019. As a result, staff was directed to hire a land appraiser to determine value per square foot for the property off Enchanted Oaks Drive as well as the right-of-way south of Lakeside Park.

On August 29, 2019, staff engaged the services of Scott Stephen and Associates to complete both land appraisals. Land appraisals were received for both properties on September 12, 2019.

On October 22, City Council discussed two separate land appraisals received from Scott Stephen and Associates. One report written to take two land tracts for future park development; and the second report written for potential abandonment and sale of right-of-way easement. Council gave staff direction to provide Mr. Peltier with a counteroffer. Two counteroffers were sent to Mr. Peltier. The first offer was purchase price of the land per square foot for tract 1 pictured in the 12705 report plus any additional expenses invested in the property that could be supported with documentation. The second offer was purchase price of the land per square foot for tract 1 pictured in the 12705 report, any additional expenses invested in the property that could be supported with documentation and abandonment of the right of way. Right-of-way costs would be subtracted from the amount the City owed to Chris Peltier for the purchase of tract 1 off Enchanted Oaks Drive.

On October 30, Chris Peltier rejected both offers and sent a counteroffer: tract 1 and 2 at the appraised value listed in report 12705, \$291,277.00, less half of the appraised right of way value based on a new appraisal. Chris specified the offer was strictly for both tract 1 and 2; he was not interested in subdividing the land. Staff met with City Council in Executive Session on November 12, 2019. City Council directed staff to pursue a new appraisal of the right-of-way.

The City engaged National Land Appraisers to perform a second appraisal of the right-of-way on November 14, 2019. The appraisal report from National Land Appraisers was received on December 6, 2019 and included in the December 10, 2019 council agenda for Executive Session for discussion.

Meanwhile, staff contacted Randle Law Office LTD, LLP on November 26, 2019 to confirm the City had authority to convey the right-of-way before negotiations continued. Randle Law Office LTD, LLP advised the City to contact Brazoria County Attorney's office for right-of-way ownership records. Files from Brazoria County Attorney's office were received on December 3, 2019 confirming the right-of-way was within the City's jurisdiction to handle how it chooses. Brazoria County Attorney's office records were shared with Randle Law Office LTD, LLP who recommended staff consult with a Title Attorney for a title report and title opinion before conveying the property to Chris Peltier. Staff engaged Banahan & Martinez, PLLC to complete a title report and title opinion on December 11, 2019. The title report and title opinion was received on January 3, 2020 confirming the City had authority to convey the property.

On December 10, 2019 reviewed National land Appraisers appraisal of the right-of-way. Council agreed purchasing land off Enchanted Oaks Drive for appraised amount \$291,277.00 less the new appraised value of the entire right-of-way, \$14,000.00, for a total purchase price of \$277,277.00 and directed staff to include said purchase on a council agenda for discussion and possible action during a public meeting.

ATTACHMENTS (Attachment description): 190731_Pond OptionsSM_Pricing, RE_Lakeside Park_Initial Offer, 12705 Report, 12706 Report, 20191030_Chris Peltier Counteroffer, Brazoria County Record_1, Brazoria County Record_2, Property Purchase Descriptions, Ownership & Liens, Opinion Letter, BM Law Firm Profile and NAP ROW Appraisal Report.

RECOMMENDATION: Approve the purchase of two tracts of land on Enchanted Oaks Drive, owned by Chris Peltier, for the purpose of public parkland in the amount of \$277,277.00 and abandon the right-of-way south of Lakeside Park; also, authorize the City Manager, or designee, to sign and administer an agreement for land purchase with Chris Peltier.

Scott Stephen S & Associates, Inc. S

An Appraisal Report of

Part Taking of Two Land Tracts for Future Park –
City of Angleton – Lakeside Park - Tract 1 & Tract 2
Tracts located along the
East Line of Enchanted Oaks Drive,
Angleton, Brazoria County, Texas 77515



FOR

City of Angleton
121 S. Velasco Street,
Angleton, Texas 77515

Attn: Ms. Megan Mainer,
Parks & Recreation Director
City of Angleton

As Is:
September 9, 2019

Scott Stephens & Associates, Inc.

15021 Bohemian Hall Rd.
Crosby, Texas 77532
713-451-3600
713-451-3300 Fax

www.scottstephensandassociates.com

SSA Job No.:
(1909-12705)

SCOTT STEPHENS & ASSOCIATES, INC.

*Real Estate Appraisers – Consultants
15021 Bohemian Hall Road
Crosby, Texas 77532
Phone: (713) 451-3600
Fax: (713) 451-3300
www.scottstephensandassociates.com*



Scott P. Stephens, MAI, AI-GRS, President

Bob Powell, Vice President

*Terence J. O'Rourke, MAI, Vice President
Ryan Dagley, MAI, Vice President*

September 12, 2019

City of Angleton
121 South Velasco Street
Angleton, Texas 77515

Attn: Ms. Megan Mainer, Parks & Recreation Director – City of Angleton

Re: An Appraisal Report of two vacant land tracts for future park, Lakeside Park. Taking Tract 1 (2.142 acres or 93,306 square foot tract) located along the east line of Enchanted Oaks Drive, Angleton, Brazoria County, Texas 77515. Tract 2 (0.8299 acre or 36,150 square foot tract) being located just east of Enchanted Oaks Drive and south of Tract 1 noted above, Angleton, Brazoria County, Texas 77515.

Dear Ms. Mainer:

This is an appraisal report of the aforementioned property. The market value estimate of the whole properties, part taking, remainder before taking, remainder after taking, damages, and just compensation as of September 9, 2019 follows:

Tract 1 and 2

Whole Property Value	\$386,944	
Less: Partial Taking: Tract 1		\$209,939
Less: Partial Taking: Tract 2		\$81,338
Less: Value of the Improvements in Taking		\$0
Equals: Remainder Before Taking	\$95,667	
Less: Remainder After Taking	\$95,667	
Equals: Damages		\$0
Cost to Cure		\$0
Total Just Compensation		\$291,277

September 12, 2019

THE OPINION OF VALUE STATED ABOVE, AS WELL AS EVERY OTHER ELEMENT OF THIS APPRAISAL REPORT, IS QUALIFIED IN ITS ENTIRETY BY THE GENERAL ASSUMPTIONS AND LIMITING CONDITIONS SET FORTH IN ANOTHER PART OF THIS REPORT AND WHICH ARE AN INTEGRAL PART OF THE REPORT.

I certify that, to the best of my knowledge and belief, ...

- (1) The statements of fact contained in this report are true and correct.
- (2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- (3) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- (4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (6) My compensation for completing this assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- (8) I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice, the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, and the specific reporting requirements of the client.
- (9) Ryan Dagley, MAI and Clayton Stephens have made a personal visit to the property that is the subject of this report. Scott P. Stephens, MAI, AI-GRS has reviewed the report and concurs with the analysis and conclusions.
- (10) No one has provided significant professional assistance to the persons signing this report.
- (11) I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

September 12, 2019

- (12) As of the date of this report, Scott P. Stephens, MAI, AI-GRS and Ryan J. Dagley, MAI have completed the requirements of the continuing education program of the Appraisal Institute and the State of Texas. Clayton S. Stephens has completed the requirements of the continuing education program of the State of Texas.
- (13) The appraiser(s) have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the previous three years immediately preceding acceptance of this assignment.

The attached report is an explanation of the analysis and reasoning used to derive a market value estimate for the subject. The above values are based on a reasonable exposure period of 12 months.

The appraisal was conducted solely for the named client and is for the internal use of the client only. If you have any questions, please feel free to call.

Sincerely,
Scott Stephens & Associates, Inc.



by Scott P. Stephens, MAI, AI-GRS, President
State Certified General RE Appraiser
Certificate No. TX-1320269-G



by Ryan J. Dagley, MAI, Vice President
State Certified General RE Appraiser
Certificate No. TX-1335208-G



by Clayton Stephens, Associate
State Licensed RE Appraiser
Certificate No. TX-1350171-L

SPS/RJD/CSS/rg

EXECUTIVE SUMMARY

Project: **Part Taking of Land - Tract 1 & Tract 2
City of Angleton - Lakeside Park**

Location: East Line Enchanted Oaks Drive
Angleton, Texas 77515

Part Taking - Tract 1: 2.142 acres or 93,306 square feet

Part Taking - Tract 2: 0.8299 acre or 36,150 square feet

Highest & Best Use: Residential

Whole Property Value	\$386,944	
Less: Partial Taking: Tract 1		\$209,939
Less: Partial Taking: Tract 2		\$81,338
Less: Value of the Improvements in Taking		\$0
Equals: Remainder Before Taking	\$95,667	
Less: Remainder After Taking	\$95,667	
Equals: Damages		\$0
Cost to Cure		\$0
Total Just Compensation		\$291,277

Valuation Date: Sep/9/19

Date of Report: Sep/12/19

Appraisers: Scott P. Stephens, MAI, AI-GRS, President
Ryan J. Dagley, MAI, Vice President
Clayton S. Stephens, Associate
Scott Stephens and Associates, Inc.

All values stated above are subject to the assumptions & limiting conditions set forth in this report.

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GENERAL ASSUMPTIONS

No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. Responsible ownership and competent management are assumed.

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy. The appraisal will interpret the FEMA map in the report. However, the reader is directed to the Caution Statement at the bottom of such map regarding the need to have the property evaluated by a qualified civil engineer or specialist to determine the floodplain status of the property. We are not experts in floodplain evaluation, nor is our interpretation warranted. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the appraisal. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and improvements is confined within the boundaries or property lines of the described property and that there is no encroachment or trespass unless noted within the report.

Unless otherwise stated in this report, the existence of hazardous materials or wetlands, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials or condition on or in the property. The appraiser, however, is not qualified to detect such substances or areas. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumptions that there is no such materials on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

LIMITING CONDITIONS

The opinion of value and every other element of this appraisal report are qualified and limited by all of the following conditions:

1. THIS REPORT WAS PREPARED FOR THE INTERNAL USE OF THE CLIENT AND INTENDED USER(S) NAMED WITHIN THIS REPORT. NO PERSON OR ENTITY OTHER THAN THE CLIENT AND INTENDED USER(S) HAS ANY RIGHT OR AUTHORITY TO RELY ON THIS REPORT OR ANYTHING CONTAINED IN IT OR IMPLIED FROM IT, UNLESS OTHERWISE STATED IN THE BODY OF THE REPORT.

2. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made.

3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

4. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

5. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without written consent of the appraiser.

6. By acceptance of this report, the client acknowledges that the value opinion is the product of a professionally trained mind, but nevertheless is an opinion only, and not a provable fact. As a personal opinion, a valuation may vary between appraisers based on the same facts.

QUALIFICATIONS OF SCOTT P. STEPHENS, MAI, AI-GRS

President of Scott Stephens and Associates, Inc.

15021 Bohemian Hall Road

Crosby, TX, Texas 77532

(713) 451-3600 Fax 713-451-3300

www.scottstephensandassociates.com

email: sstephens@stephensappraisals.com

Mission Statement: *Scott Stephens and Associates, Inc. is committed to honesty, excellence, and professionalism. As we build lasting relationships with our clients, our constant goal is to provide a trustworthy "value-added" service that is indispensable in real estate lending and investment decisions.*

Professional Affiliation:

MAI - Designated Member of Appraisal Institute #7758 on March 3, 1988

AI-GRS - Designated Member of Appraisal Institute # 81916 on November 17, 2015

State Certified General Real Estate Appraiser (Certificate # TX-1320269-G), since 1991

Real Estate Broker: Texas License #328907, since 1986

Certification:

Currently certified by the Appraisal Institute (12/21) and the State of Texas (3/21).

Educational Background:

Gatesville High School, Gatesville, Texas - May, 1979

Bachelor of Science Degree - Texas A&M University; Agricultural Economics – 1982

Recent Continuing Education Completed:

Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets (3/12), The Dirty Dozen (12/12), USPAP Update (12/12), Risky Business: Ways to Minimize Your Liability (1/13), USPAP Update (1/14), Attacking and Defending an Appraisal in Litigation (10/14), Review Theory 10/15, Right of Way Acquisition Process Training (4/16), Business Practices and Ethics (11/16), 2016-2017 7-hour National USPAP Update (1/17)

Property Types Appraised:

Appraisal Reviews	Day Care Facilities	Mini Warehouse	Restaurants
Automotive Repair	Eminent Domain	Mobile Home Parks	RV Parks
Boat Storage	Fire Stations	Multifamily	Single Family
Box Retail	Hotel/Motels	Office Buildings	Shopping Centers
Car Dealerships	Industrial	Office Service	Subdivisions
Churches	Market Rent Studies	Office Warehouses	Vacant Land
Convenience Stores	Medical Office	Ranches	Various Other

Expert Witness: Harris, Bexar, Fort Bend and Montgomery Counties

Partial List of Clients:

Banks: Allegiance, Amegy, Bank of America, Barbers Hill, BB&T, Cadence, Capital, Central, Citizens, Comerica, Commercial State, Community Bank of Texas, BBVA Compass, East Chambers, Eppraisal, Falcon, 1st Financial, 1st Liberty, 1st National, 1st State, Golden, Heritage, JP Morgan Chase, Independent, Integrity, Mainland, National Central Texas, Post Oak, Plains Capital, Prosperity, Regions, River Oaks, Spirit of Texas, South Trust, T Bank, Texas Citizens, Third Coast, Trustmark, Wallis St, Wells Fargo, Woodforest, Zions 1st National and many others.
Additional Clients: Community Resource CU, Quest Diagnostics, Shell FCU, Smart Federal CU, Harris County, State of Texas, Cities of Dayton, Houston, Beaumont, Mt Belvieu and Pasadena, as well various attorneys, corporations, credit unions, individuals, insurance companies, colleges, school districts, and appraisal management companies.

Qualifications of Scott P. Stephens, MAI, AI-GRS continued:

Memberships, Boards, Service:

Houston Chapter of the Appraisal Institute Board of Directors 1994-6; Past Chair of Education
Chairman of the Board - North Channel Area Chamber of Commerce - 2005
Board of Directors - North Channel Area Chamber of Commerce 2001-2006
Member of North Channel Area Chamber of Commerce 1990-present
Member of San Jacinto College Foundation Board 2006- 2007
Member of the Rotary Club of North Shore - President 1998-1999 also served as President-Elect,
Secretary, Treasurer and Sergeant at Arms in prior years
Rotary District 5890 Assistant District Governor 1999-2000, 2009-2010; Chairman of Rotary
District 5890 Polio Worldwide Eradication Committee (2001-2, 2004-6)
Chairman of Live Auction for Northshore Rotary Catfish Fry & Crawfish Boil 2008-15
Have served as a special commissioner for Harris County Court at Law #3 & #4
Vice President of Harris County MUD #8, Former VP of Woodforest Professional Plaza
President of Crosby Sports Association 2002-2004, Youth Baseball Coach 1995-2004
Past Member of Board of Directors of the former Brazos Valley Bank in College Station, Texas
Member of First Baptist Church in Crosby, the National Association of Realtors and the Houston
Board of REALTORS®, National Rifle Association, Partner of BBCS Homes, LLC
Board of directors – Parent Heart Watch, Chairman of the Board
Crosby Fair & Rodeo, Channelview FFA Fair, Sheldon FFA Fair – Auction Buyer
Chaired and served on numerous other committees for Chamber of Commerce, Crosby Sports
Association, Houston Chapter of Appraisal Institute, Church and other civic associations
President of the Cody Stephens Go Big or Go Home Memorial Foundation which was awarded
“Foundation of the Year” by the Crosby Huffman Chamber of Commerce – 2014.

Awards, Interests, Background

Selected by the Houston Chronicle as a Houston Hero for 2015
Crosby Huffman Chamber of Commerce “Citizen of Year – 2012”
Rotary International: North Shore Rotary Club Rotarian of the Year 2010, Rotary International’s
“Four Avenues of Service Citation for Individual Rotarians” 2003-2004, Rotary International
District 5890’s “Rotary Foundation Supporter of Year” 2003-2004, Rotary International’s
Presidential Citation 1998-1999, “Co-President of the Year” for the Rotary International District
5890, 1998-1999, Rotary Foundation Multiple Paul Harris Fellowship
Houston Chapter of the Appraisal Institute 1992 and 1993 - Key Man Award
Patriotic Employer – Office of the Secretary of Defense 2003 & 2012
North Channel Chamber of Commerce - Dedicated Service Award, 2007
Employers include Dominy, Ford McPherson & Teel 1983-7, Ted Whitmer & Associates 1987,
Whitmer & Stephens, Inc. 1988. Scott Stephens & Associates, Inc since January 1989.
While at Texas A&M University was a member of the Alpha Zeta Honor Society, Baptist Student
Union, Baptist Home Mission Board Summer Missionary 1981, Dean’s List, Student Housing
Dorm Head Resident and graduated in 3.5 years.
Have served as host family for exchange students and young professionals from Australia, Chile,
Germany, Italy and Serbia.
Born in Big Spring, Texas, 12/60. Married to Melody, 6/83, 3 children. Hobbies include reading,
outdoor activities, assisting students with 4H and FFA livestock show projects and raising cattle.
Personal Note: My youngest son, Cody, died on May 6, 2012 at the age of 18. He was an athlete
preparing for college football. I am now actively involved promoting heart screening in our young
athletes throughout the state of Texas. I work with Texas school districts promoting the inclusion
of heart screenings (ECG’s) with their athletic physicals. In 2013, 2015 and again in 2017, bills
were introduced in the Texas Legislature to make this a part of the sports physicals at my request.
For more information or go to www.codystephensfoundation.org or follow us on Facebook.

You may wish to laminate the pocket identification card to preserve it.

SCOTT PAUL STEPHENS
15021 BOHEMIAN HALL RD
CROSBY, TX 77532

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number#: **TX 1320269 G**

Issued: **03/27/2019** Expires: **03/31/2021**

Appraiser: **SCOTT PAUL STEPHENS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1320269 G**

Issued: **03/27/2019** Expires: **03/31/2021**

Appraiser: **SCOTT PAUL STEPHENS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF RYAN JOSEPH DAGLEY, MAI

Vice President of

Scott Stephens and Associates, Inc. located at 15021 Bohemian Hall Road

Crosby, Texas 77532

(713) 451-3600 Fax 713-451-3300

www.scottstephensandassociates.com

rdagley@stephensappraisals.com

Professional Affiliations:

MAI - Designated Member of the Appraisal Institute #442002

State Certified General Real Estate Appraiser License #TX-1335208-G

Educational Background:

North Shore High School- Houston, Texas May-1997

University of Houston- Houston, Texas - Graduate with Bachelor of Business Administration - Degree, May, 2002

Recent Continuing Education Completed:

Basic Hotel Appraising Limited Service Hotels (4/3/2019), Appraisal of Land subject to Ground Leases (4/8/2019), Appraisal of Fast food Facilities (4/1/2019), USPAP Update (4/24/2019), Residential Property Inspection for Appraisers (5/2017), Appraisal of Owner Occupied Properties (5/2017), Appraisal of REO Properties (5/2017),

Current Employment:

Scott Stephens & Associates, Inc., Houston, Texas- Since 2002, Vice President
Since January 2011

Property Types Appraised:

Apartments	Farm and Ranch	Mobile Home Parks	Retail Centers
Banks	Hotels/Motels	Office Buildings	Single Family
Boat/RV Storage	Industrial Plants	Office Service	Single Tenant Retail
Churches	Light Industrial	Office Warehouse	Special Purpose
Commercial Developments	Medical Office	Raw Land	Subdivisions
Condemnation	Mini-warehouses	Restaurants	Various Other

Expert Witness: Harris, Jefferson, and Galveston Counties

Biographical Background:

Born in Baytown, Texas, May 1979. Completed primary and secondary education in Houston, Texas, May 1997. Attended Texas A&M University from 1997-1998, San Jacinto Junior College from 1998-1999, and the University of Houston from 1999-2002. May of 2002, earned bachelors degree in Business Administration. Have worked in the field of real estate appraisal since 2002, and now a Vice President with Scott Stephens & Associates, Inc. Became a Member of the Appraisal Institute in June 2015.

Memberships, Boards, Service: Member of the Rotary Club of North Shore - Sergeant at Arms in 2008, Community Service Chairman 2009, 2013, 2014, 2015, 2016, Chairman of VIP Committee for Northshore Rotary Catfish Fry & Crawfish Boil 2007 til present, Multiple Paul Harris Fellow, North Shore Rotary Club Rotarian of the Year 2015, Board of Director for North Shore Rotary 2015-2018, Treasurer of the North Shore Rotary 2016-2017, Secretary of the North Shore Rotary Club 2017-2018, President-Elect of the North Shore Rotary Club 2018-2019, President of the North Shore Rotary Club 2019-2020, President of Greenbriar Estates HOA from 2008-2015, North Channel Area Chamber of Commerce member 2004-2012, West Chambers County Chamber of Commerce Member-2017-Present, North Channel Area Chamber of Commerce - 2011-2012, Board of Directors, Youth Baseball Coach 2010-2019, Board of Director for the Cody Stephens Go Big or Go Home Foundation, Alderman for Beach City 2019

RYAN JOSEPH DAGLEY
15021 BOHEMIAN HALL ROAD
CROSBY, TX 77532



Certified General Real Estate Appraiser

Appraiser: **RYAN JOSEPH DAGLEY**

License #: **TX 1335208 G**

License Expires: **08/31/2021**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF CLAYTON SCOTT STEPHENS

*A State of Texas Licensed Real Estate Appraiser at
Scott Stephens and Associates, Inc. located at 15021 Bohemian Hall Road
Crosby, Texas 77532
(713)-451-3600 Fax 713-451-3300
www.scottstephensandassociates.com
cstephens@stephensappraisals.com*

Professional Affiliations:

Licensed: State Licensed Real Estate Appraiser – License #TX-1350171-L

Educational Background:

Crosby High School – Crosby, Texas May 2006
University of Houston- Houston, Texas – Graduate with Bachelor of Science– Degree,
May, 2012

Recent Continuing Education Completed:

Residential Market Analysis and Highest and Best Use (2/17/2014)
7-Hour National USPAP Update Course 2014-2015(1/29/2014)
Residential Appraiser Site Valuation and Cost Approach (3/28/2013)
Residential Report Writing and Case Studies (3/28/2013)

Current Employment:

Scott Stephens and Associates, Inc., Houston, Texas – Since 2010, Licensed Real Estate Appraiser

Property Types:

Apartments	Farm and Ranch	Mobile Home Parks	Retail Centers
Banks	Hotels/Motels	Office Buildings	Single Family
Boat/RV Storage	Industrial Plants	Office Service	Single Tenant Retail
Churches	Light Industrial	Office Warehouse	Special Purpose
Medical Office	Raw Land	Subdivisions	Condemnation
Mini Warehouse	Restaurants	Various Other	

Biographical Background:

Born in Houston, Texas, October of 1987. Complete primary and secondary education in Crosby Independent School District. Upon graduation from Crosby High School, I attended Texas A&M University from the fall of 2006 through May of 2010 and then the University of Houston from the fall of 2010 to May of 2012. In May of 2012, I was awarded a bachelors degree in Interdisciplinary Studies. I began working at Scott Stephens and Associates, Inc as a real estate appraiser trainee in May of 2010. Became a State of Texas Licensed Appraiser on December 10, 2015.

You may wish to laminate the pocket identification card to preserve it.

CLAYTON SCOTT STEPHENS
15021 BOHEMIAN HALL RD
CROSBY, TX 77532

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Licensed Residential Real Estate Appraiser

Number#: **TX 1350171 L**
Issued: **03/15/2018** Expires: **12/31/2019**
Appraiser: **CLAYTON SCOTT STEPHENS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Licensed Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Licensed Residential Real Estate Appraiser

Number: **TX 1350171 L**
Issued: **03/15/2018** Expires: **12/31/2019**
Appraiser: **CLAYTON SCOTT STEPHENS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Licensed Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

LOCATION MAP

Borrower or Owner:

Subject Address: Tract 1 & Tract 2

Census Tract: 6621.00

City: Angleton

County: Brazoria

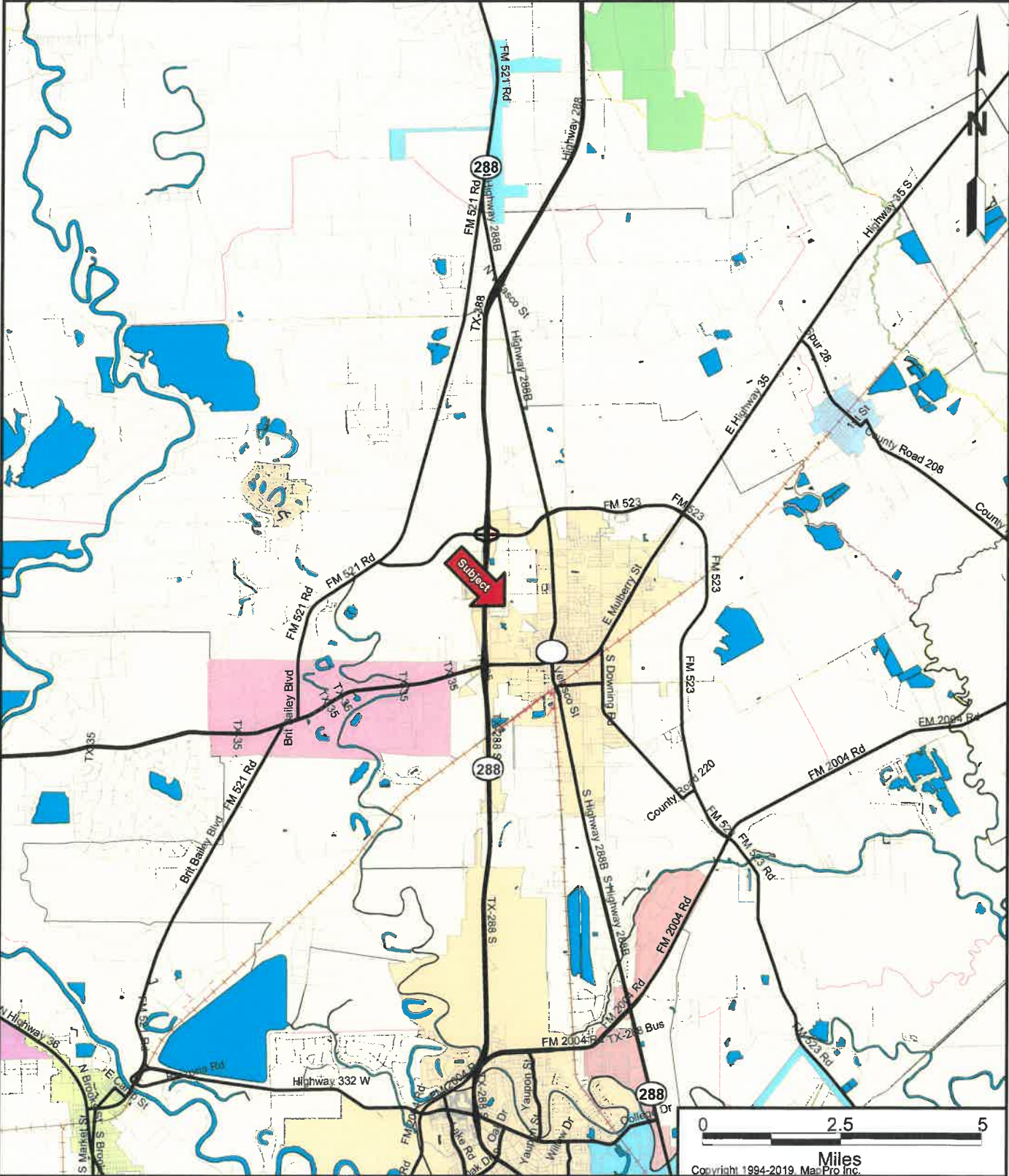
State: TX

Zip Code: 77515

Lender or Client:

Lat: 29.179056

Long: -95.447264



CAUTION:

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.

Part Taking - Tract 1



Part Taking - Tract 1



Part Taking - Tract 1



Part Taking - Tract 2



Part Taking - Tract 2



Part Taking - Tract 2



DESCRIPTIONS, ANALYSES AND CONCLUSIONS

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property described as follows:

Whole Property – Parent: 3.9480 acres or 171,975 square feet of land being Lot 1, Block 12, Heritage Oaks Subdivision, Section 3, situated in the J.D.J. Valderas Survey, Abstract Number 380, Brazoria County, Texas

Part Taking - Tract 1: 2.142 acres or 93,306 square feet of land being out of and a portion of Lot 1, Block 12, Heritage Oaks Subdivision, Section 3, situated in the J.D.J. Valderas Survey, Abstract Number 380, Brazoria County, Texas*

Part Taking - Tract 2: 0.8299 acre or 36,150 square feet of land being out of and a portion of Lot 2, Lakeside Park Subdivision, situated in the J.D.J. Valderas Survey, Abstract Number 380, Brazoria County, Texas*

*Metes and bounds legal descriptions are located in the addenda of the report.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest for the tracts, subject to existing easements, restrictions, and prior encumbrances. The property rights appraised for the two part takings are the fee simple interest for the future City of Angleton public park. Note: The just compensation is paid based on 100% of the fee simple value.

DEFINITION OF MARKET VALUE

Market value¹ is defined as follows:

“the price which the property would bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adapted and for which it either is or in all reasonable probability will become available within the reasonable future.”

¹ Defined City of Austin vs. Cannizzo, 267 S.W. 2d 808, 815 (Tex. 1954).

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

MARKETING TIME AND EXPOSURE TIME

The exposure time is the estimated length of time the property interest being appraised would have been offered on the market to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The marketing time is an opinion of the amount of time it might take to sell the property interest being appraised at the concluded market value level during the period immediately after the effective date of an appraisal. In this case, the exposure time is estimated to be approximately 12 months, which is based on interviews with market participants, analysis of the sales comparison approach and investor surveys.

EFFECTIVE DATE OF APPRAISAL DATE OF THE REPORT

The effective date of the appraisal is September 9, 2019, the date of the field viewing of the subject. The date of the report is September 12, 2019.

INSTRUCTIONS TO THE APPRAISER AND DATA PROVIDED

The appraisers were instructed by the client to conduct an “as is” market value appraisal of the fee simple estimate of the subject properties. Data provided by the client includes a legal description of the subject properties, surveys of the two part takings, and specific appraisal guidelines.

SCOPE OF THE APPRAISAL

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Practice. It presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's files. The depth of discussion and analyses contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

The term "extent of the research" relates to the extent of the process of collecting, confirming, and recording data. All sources of information have been documented throughout the report and the appraisers relied on the accuracy of these sources. However, it is suggested by the appraiser that the client reads and fully understands the assumptions and limiting conditions set forth within as to the extent of responsibility of the appraiser.

The research included the subject neighborhood for land sales comparables. All of the comparables included in this analysis were confirmed by Scott Stephens and Associates, Inc or by reliable sources. Some of the items which were verified in the confirmation process include the sale prices, recording data, physical characteristics, and other vital information available from the grantor or grantee, and from actual deed records as reported by various reporting services or county agencies.

A visit to the subject property was conducted on September 9, 2019. As the property consists a vacant land tract, being an approximately 2.142 acres or 93,306 square foot tract (Part Taking - Tract 1) and an approximately 0.8299 acre or 36,150 square foot tract (Part Taking - Tract 2). The two part taking land tract are each a portion of a larger 3.9480 acre parent. The appraiser visited the site and viewed the surrounding environment.

Economic Unit vs. Non-economic Unit: *Economic Unit* is defined by The Dictionary of Real Estate Appraisal, 6th Edition, Copyright 2010, Page Number 64, by the Appraisal Institute as:

"A portion of a larger (parent) parcel, vacant or improved, that can be described and valued as a separate and independent parcel. Physical characteristics such as location, access, size, shape, existing improvements, and current use are considered when identifying an economic unit. The economic unit should reflect marketability characteristics similar to other properties in the market area. In appraisal, the identification of economic units is essential in highest and best use analysis of a property."

When a parcel is determined to be a non-economic unit (i.e., incapable of being self-sufficient), a common process of estimating its value is by utilizing the *Across the Fence Method* (hereinafter referred to as the ATF Method).

Across the Fence Method is defined by The Dictionary of Real Estate Appraisal, 6th Edition, Copyright 2010, Page Number 3, by the Appraisal Institute as:

“A land valuation method often used in the appraisal of corridors. The ATF Method is used to develop a value opinion based on comparison to abutting land.”

The ATF Method is effectively based upon the premise that the corridor land (e.g., street right-of-way, alley, utility easement) should be worth at least as much as the land through which it passes or is contiguous to (i.e., the parent tract). When applying this method, the comparable sales confirmed by the appraiser are compared to the parent tract, all of the measurable differences are considered with adjustments applied, and a fee simple unit value for the parent tract is determined. The unit value of the parent tract is then ascribed to the subject parcel's (non-economic unit) land area to arrive at an indication of market value for said parcel.

The appraisal was conducted in conformity with the Ethics and Standards of The Appraisal Institute, the State of Texas, the Uniform Standards of Professional Appraisal Practice (USPAP), and guidelines requested by the client. This appraisal considers the sales comparison approach for the land in the part takings and the value of the land for the whole property. The subject property has two takings out of one parent for the fee simple interest of a future City of Angleton public park. The subject properties are visually represented in the photograph section of this report. The research included the immediate subject market area for the land sales comparables. We viewed the site and the surrounding environment at the field visit to the property.

COMPETENCY PROVISION

It is presented that this report was completed by Scott P. Stephens, MAI, AI-GRS, Ryan Joseph Dagley, MAI, and Clayton Stephens. Scott Stephens and Ryan Dagley hold the MAI designation awarded by the Appraisal Institute, and are currently certified under the continuing educational programs. Further, this designation is held by appraisers experienced in the valuation and evaluation of commercial, industrial, residential, and other types of properties; and who advise clients on real estate investment decisions. Ryan Dagley and Scott Stephens are State Certified General Real Estate Appraisers, and are currently certified under the continuing educational programs. Clayton Stephens is a State Licensed Real Estate Appraiser and is currently under the continuing education programs of the State of Texas. The appraisers have completed numerous appraisal assignments on properties such as the subject and have the experience and

Scott Stephens & Associates, Inc.

ability to complete the appraisal in a competent manner. For a more detailed description of the appraiser's qualifications, refer to the introduction section of this appraisal.

INTENDED USE & USERS OF THE APPRAISAL, IDENTIFICATION OF THE CLIENT

The appraisal is for the internal use of the client (City of Angleton) for use in determining just compensation for the underlying fee simple estate of the areas to be acquired. The intended user of the report is the City of Angleton.

HISTORY OF THE SUBJECT

According to the Brazoria County Appraisal District (BCAD), the current owner of record for the subject tracts is noted as Chris Peltier, who has owned the subject's parent for less than three years (since December of 2018 per BCAD). The current ownership purchased the subject tracts from Angleton Drainage District on December 6, 2018 for an undisclosed purchase price. The subject property is a taking of two parcels out of one larger parent for the future development of a City of Angleton public park. The subject Part Taking Tract 1 represents one parcel containing approximately 2.142 acres or 93,306 square feet of land being out of and a portion of an approximately 3.9480 acre parent. The subject Tract 2 taking represents one parcel containing approximately 0.8299 acre or 36,150 square feet of land being out of and a portion of an approximately 3.9480 acre parent. The subject is not actively being marketed for sale. We are aware of no sales of the subject within the last three years.

PROPERTY TAX INFORMATION

The Brazoria County Appraisal District tax information is located in the addenda of this report. The subject's tracts are each out of and a portion of a larger parent. The subject's parent is currently listed under the tax account number of 0380-0058-002, the property identification number of 683264, and ownership name of Chris Peltier. The 2019 total assessed value for the subject's parent tract is \$78,960, being 100% land value (land is assessed at \$0.46 per square foot – parent size is 171,975 square feet per BCAD). The subject is within the taxing jurisdictions of the City of Angleton, Angleton Drainage District, Brazoria County, Angleton-Danbury Hospital District, Port Freeport, Road and Bridge Fund, and the Angleton Independent School District. The

current total tax rate per \$100 in evaluation of \$3.010304. It should be noted that the value conclusion stated in this report assumes all taxes are paid current.

HOUSTON METROPOLITAN AREA ANALYSIS

The Houston-Sugar Land-Baytown Metropolitan Statistical Area has 6.2 million inhabitants and is the fifth most populous metro area. Houston has 2.1 million inhabitants and is the fourth largest US city. Houston is home to 40 of the 145 publicly traded oil and gas companies. At this time, the majority of the vacant space is absorbed, rental rates are increasing, and new construction is seen in most areas and sectors of the real estate market.

As a result of the petroleum industry crisis, the Houston economy has diversified, considerably diminishing reliance on petroleum and petrochemical exploration and production. Thus, while Houston will probably always be thought of as the "Oil Capital of the Nation", its success as a city is no longer as directly dependent upon the petroleum industry. Short of a major national economic crisis and with few geographical, cultural, or economic boundaries, the city is expected to continue to grow and expand. If the reader desires more detailed statistical and background information for the City of Houston it is available for the reader at the following web site address: www.houstontx.gov. This web site contains information on the history of the city, the form of government, economy and trade, and area attractions.

Houston's long term prospects for growth are strong. From 2011 to 2040 the Perryman Group predicts Houston averaging annual MSA growth of 1.6% for employment, 1.8% for population and 3.3% in real Gross Area Product (net of inflation). www.houston.org.

NEIGHBORHOOD DATA

A neighborhood is defined as "A group of complimentary land uses; a congruous grouping of inhabitants, buildings, or business enterprises." *The Dictionary of Real Estate Appraisal, 6th Edition.*

The purpose of the neighborhood analysis section of this report is to provide a background for the subject property in terms of its most immediate influences. This section delineates factual data according to the social, economic, governmental, and environmental forces that affect the inhabitants, and thus the value of the property in the general and immediate neighborhoods.

Regional Data: The subject property is situated in the City of Angleton, Texas which is about 45 miles south of Houston. However, because of the size and importance of the Houston Metropolitan Area, Angleton is considered to represent the fringes of the Houston SMSA, and to a

great extent, however as goes the Houston economy, so goes the Angleton economy. The entire Texas Gulf Coast was severely affected by the economic downturn following the petroleum industry crisis of 1983. This downturn finally bottomed out for most of the Houston SMSA in about mid-1987. More outlying areas were later to recover, but generally by 1990 or 1991, recovery was well underway for virtually of the Gulf Coast. As a result of this experience, Houston has considerably diversified in terms of economic base, and is now not so directly tied to the petroleum/petro chemical industry. Although it will most likely never lose its title of "Petroleum Capital of the World", it now represents a well-rounded business and industrial base, the third largest port in the nation, and the sixth largest city.

There is heavy residential activity to the north and northwest in the area of the SH 288/SH 6 intersection, approximately 20.00 miles to the north.

The subject properties themselves are each located within the City of Angleton, being approximately 0.50 a mile southeast of the intersection of State Highway 288 (SH 288) and County Road 44 (Anchor Road). Specifically, Part Taking Tract 1 of the subject property is located along the east line of Enchanted Oaks Drive, being approximately 0.10 of a mile south of County Road 44 (Anchor Road). Part Taking Tract 2 of the subject property is located approximately 125 linear feet south of Tract 1 noted above and approximately 125 linear feet east of Enchanted Oaks Drive.

Angleton represents a peaceful "mid-America" town of about 18,000, revolving around the intersection of US 288 and SH 35, as well as the Union Pacific Railroad main line which courses through the city from northeast to southwest. There is nothing particularly remarkable about this "small town USA", other than the fact that it is the county seat for Brazoria County and is situated in the geographic middle of that county. It is not particularly old as Texas towns go, having been established in the 1890's, nor does it have a single industry which stands out from other such communities. It has a well rated school district, and the typical industries and businesses of towns of its size all over America. There is a small airport situated at the intersection of the south Angleton city limit and the north Lake Jackson city limit, and there is a Texas A&M University Agricultural Research Station of some size to the east of town. It is situated about 18 miles inland from the Gulf of Mexico.

Traffic Arteries: By far the most important artery is US 288, which begins in Houston at the South Loop 610, and courses due south through Angleton, Lake Jackson, and Clute, to end at Freeport on the Gulf Coast. For most of its length, it represents a controlled access freeway configuration. US 288 Business represents the right of way for the old highway, which to the north is called Almeda Road or FM 521. This artery crosses new US 288 and goes through the center of the towns of Angleton, Lake Jackson, and Clute, also ending in Freeport. Locally, it is

called Valesco Road. Loop 558 which is also known as FM 523 and the SH 35 Bypass, more or less loops around the city beginning at SH 288 on the north side, continuing east, then south, then west, end again at SH 288. SH 35 begins in Houston near Hobby Airport, runs south through Alvin, then south-southwest through Angleton, then meanders southwest through several counties.

Other surface arteries of some note are Henderson Road, Valderas/Airport Road, Mulberry (Business 35), and Downing Road, all of which also have country road designations.

Stage of Development: Angleton is like many smaller towns which tend to grow in fits and spurts. There was considerable activity prior to the downturn of the mid 1980's, then a substantial lull, then a resurgence of activity in the mid to late 1990's, and with the exception of some new residential development, a relatively flat growth pattern in the early 2000's. The exception has been retail development along SH 288, and like many small towns, and revitalization of older downtown buildings with the antique and collectables market.

Political Jurisdictions: Angleton has the typical mayor/city council form of government. Taxing entities include the city, the county, the ISD, and several specifically located support districts. The town does employ municipal zoning, but most zoning categories reflect the surrounding development, and variance hearings are typically well received. The city provides water and sanitary sewer service within the city limits, and to certain adjoining areas.

Immediate Neighborhood: The immediate subject neighborhood is represented by the single family residential subdivision within the Heritage Oaks Subdivision.

Conclusion: Angleton is a location central to many other industrially oriented towns and areas. Both Freeport and Clute have heavy industrial development and Freeport has a major salt water port facility and navigable Brazos River frontage. Lake Jackson was virtually built by Dow Chemical, and there are similar industries all along the coast from Freeport to Galveston. It is also only a 45-minute drive from downtown Houston, and it is in the logical path of new development.

Current Market Trends: The subject area has experienced moderate amounts of overall growth in the past 3 to 5 years in the commercial market. Considering the neighborhood's location, and its accessibility from major thoroughfares, the medium to long-term prospects for the neighborhood are considered stable.

Development in the neighborhood includes retail, commercial, light industrial, multifamily, as well as numerous single-family residential subdivisions. Overall, this area represents a well-rounded community from all standpoints.

As Houston continues to diversify from its previously heavily dependent petroleum economy, the overall business basis continues to strengthen. Considering the neighborhood's location, and its accessibility from major thoroughfares, the medium to long-term prospects for the neighborhood are considered stable.

Overall, this neighborhood is considered to have good potential for continued development. For more detailed Market Overview for the Greater Houston CMSA area please visit the website: [https://www.recenter.tamu.edu/research/market-research/#!/Houston-The Woodlands-Sugar Land/Economy](https://www.recenter.tamu.edu/research/market-research/#!/Houston-The%20Woodlands-Sugar%20Land/Economy)

SITE DATA AND ANALYSIS

An analysis of the subject parcel is particularly important in determining the highest and best use, and thus the potential value of the site. A survey of the subject parcels were provided and are included immediately following this section of the report.

Legal Description: Whole Property – Parent: 3.9480 acres or 171,975 square feet of land being Lot 1, Block 12, Heritage Oaks Subdivision, Section 3, situated in the J.D.J. Valderas Survey, Abstract Number 380, Brazoria County, Texas

Part Taking - Tract 1: 2.142 acres or 93,306 square feet of land being out of and a portion of Lot 1, Block 12, Heritage Oaks Subdivision, Section 3, situated in the J.D.J. Valderas Survey, Abstract Numbers 380 and 699, Brazoria County, Texas*

Part Taking - Tract 2: 0.8299 acre or 36,150 square feet of land being out of and a portion of Lot 2, Lakeside Park Subdivision, situated in the J.D.J. Valderas Survey, Abstract Number 380, Brazoria County, Texas*

*Metes and bounds legal descriptions are located in the addenda of the report.

Location/Access: The subject properties are each located within the City of Angleton, being approximately 0.50 a mile southeast of the intersection of State Highway 288 (SH 288) and County Road 44 (Anchor Road). Specifically, Part Taking Tract 1 of the subject property is located along the east line of Enchanted Oaks Drive, being approximately 0.10 of a mile south of County Road 44 (Anchor Road). Part Taking Tract 2 of the subject property is located approximately 125 linear feet south of Tract 1 noted above and approximately 125 linear feet east of Enchanted Oaks Drive. Each tract is vacant land and have not been assigned physical addresses (0 Anchor Road Off, Angleton, Texas 77515 per BCAD). The takings are for the future development of Public Park for the City of Angleton.

Key Map: 827H– Brazoria County

Physical Characteristics – Part Taking Tract 1: The subject Tract 1, being approximately 2.142 acres or 93,306 square feet (size of parent per Survey/Unrecorded Plat), represents a rectangular shaped tract of land located along the east line of Enchanted Oaks Drive. Enchanted Oaks Drive is a 2 lane concrete paved residential roadway with drainage along the

roadway rights of way. See the below aerial photos and survey for the layout of the subject Part Taking Tract 1.

Physical Characteristics - Part Taking Tract 2: The subject Tract 2, being approximately 0.8299 acre or 36,150 square feet (size of parent per Survey), represents an irregular shaped tract of land located approximately 125 linear feet south of Tract 1 described above and approximately 125 linear feet east of Enchanted Oaks Drive. See the below aerial photos and survey for the layout of the subject Part Taking Tract 2.

Legal Restrictions/Zoning: The subject tracts (Tract 1 and Tract 2) are each located within the City of Angleton, as a part of Brazoria County, Texas. Brazoria County does not subscribe to zoning ordinances, however the City of Angleton does. The subject tracts are each zoned SF-7.2 (Single Family Residential – minimum 7,200 square foot lots) by the City of Angleton.

Adjacent Land Use: The subject tracts are surrounded by residential uses. The larger general area is well versed in property uses being general commercial and retail use properties with strong single family support.

Floodplain (Subject - Whole Property): According to the flood insurance rate map of the Federal Emergency Management Agency, revised June 5, 1989, FEMA Map No. 48039C0440H, the subject's parcels appears to be situated within FEMA Zone X, which is an area located outside the 100 year and 500 year floodplains. A floodplain map marked with the subject's location is included following this section of the report. Please refer to the caution statement at the bottom of the floodplain map.

Topography/Drainage: Upon inspection, the subject tracts appears to be level. Drainage is via surface drainage to curb and gutter drainage along the bordering roadways right of ways.

Easements and Covenants: There are utility easements common to most properties in the area.

Utilities: The subject tracts each have access to public water and sewer service via the City of Angleton. Electricity and natural gas are distributed by Centerpoint Energy, and telephone service is also available through Verizon and others.

Part Taking - Tract 1: A survey of the subject parcel follows. The subject Tract 1 contains approximately 2.142 acres or 93,306 square feet, is the northern portion of the parent, and is located along the east line of the existing Enchanted Oaks Drive right of way. See the below unrecorded plat/survey and aerial photo for the layout of the subject Part Taking Tract 1.

Part Taking - Tract 2: A survey of the subject parcel follows. The subject Tract 2 contains approximately 0.8299 acre or 36,150 square feet, is the central portion of the parent, and is located approximately 125 linear feet south of Tract 1 described above and approximately 125

linear feet east of Enchanted Oaks Drive. See the below unrecorded plat/survey and aerial photo for the layout of the subject Part Taking Tract 2.

Conclusion: The subject tracts are accessible with their Enchanted Oaks Drive location and they are each suited for residential use. The remainder of the subject parent after the two part takings will be approximately 0.9761 acre or 42,519 square feet.

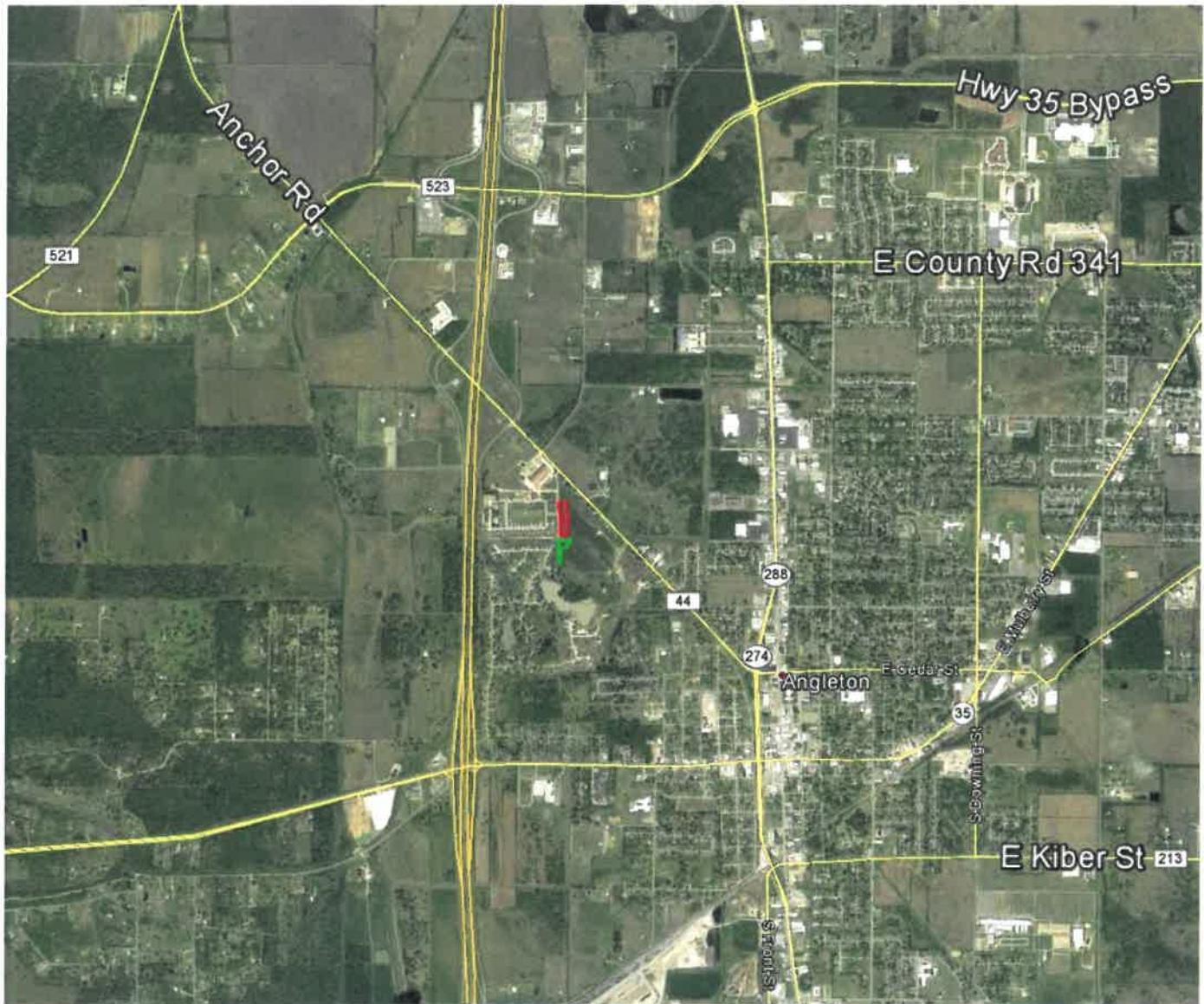
Improvements: The subject properties (Tracts 1 & 2) are each unimproved vacant land. The subject properties are visually represented in the photograph section of this report.



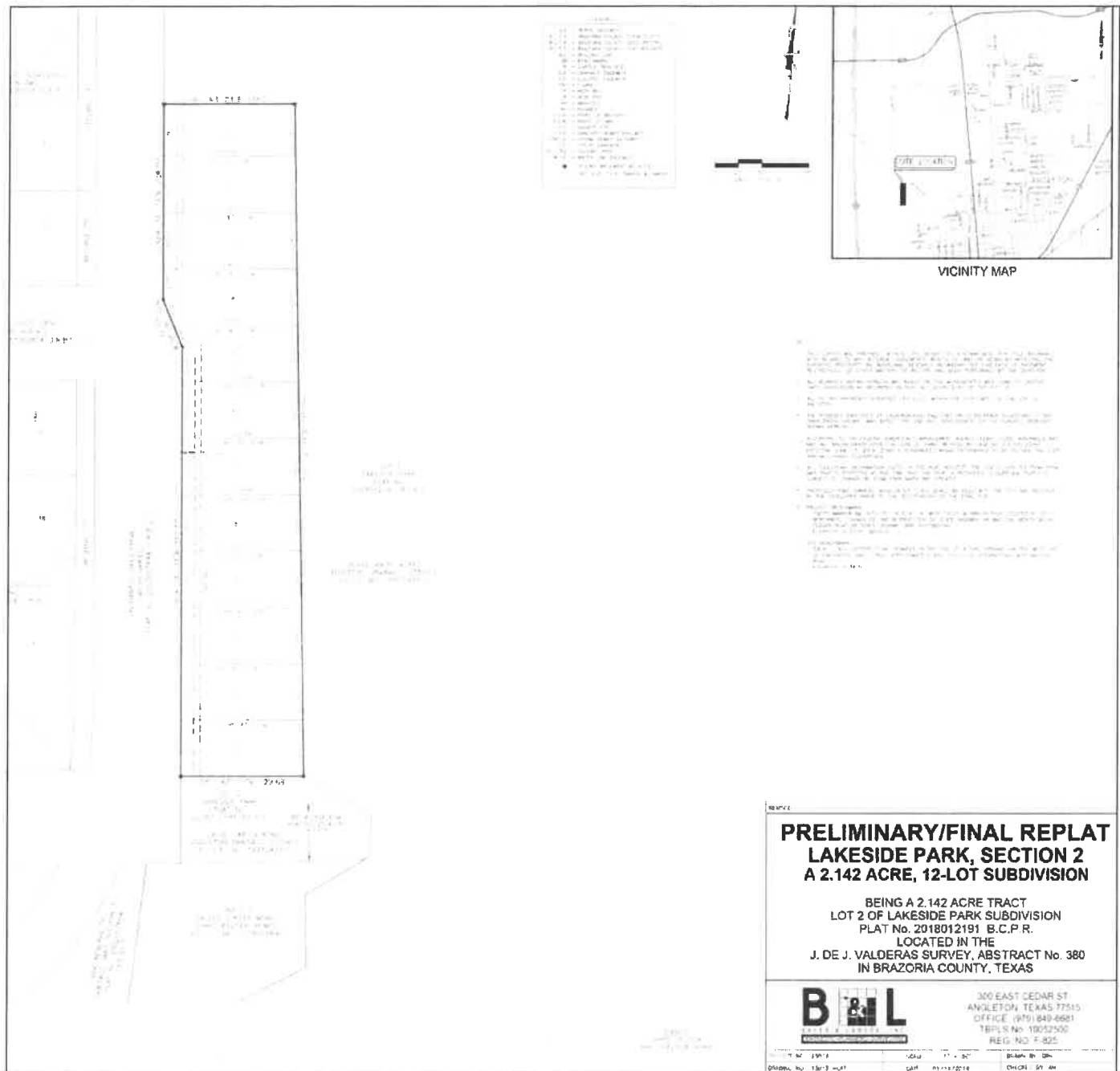
**Aerial Photo of Subject Parent – 3.9480 Acres or 171,975 Square Feet (Size per JCAD)
Boundaries are estimated by appraiser (Photo Dated 3/21/2018)**



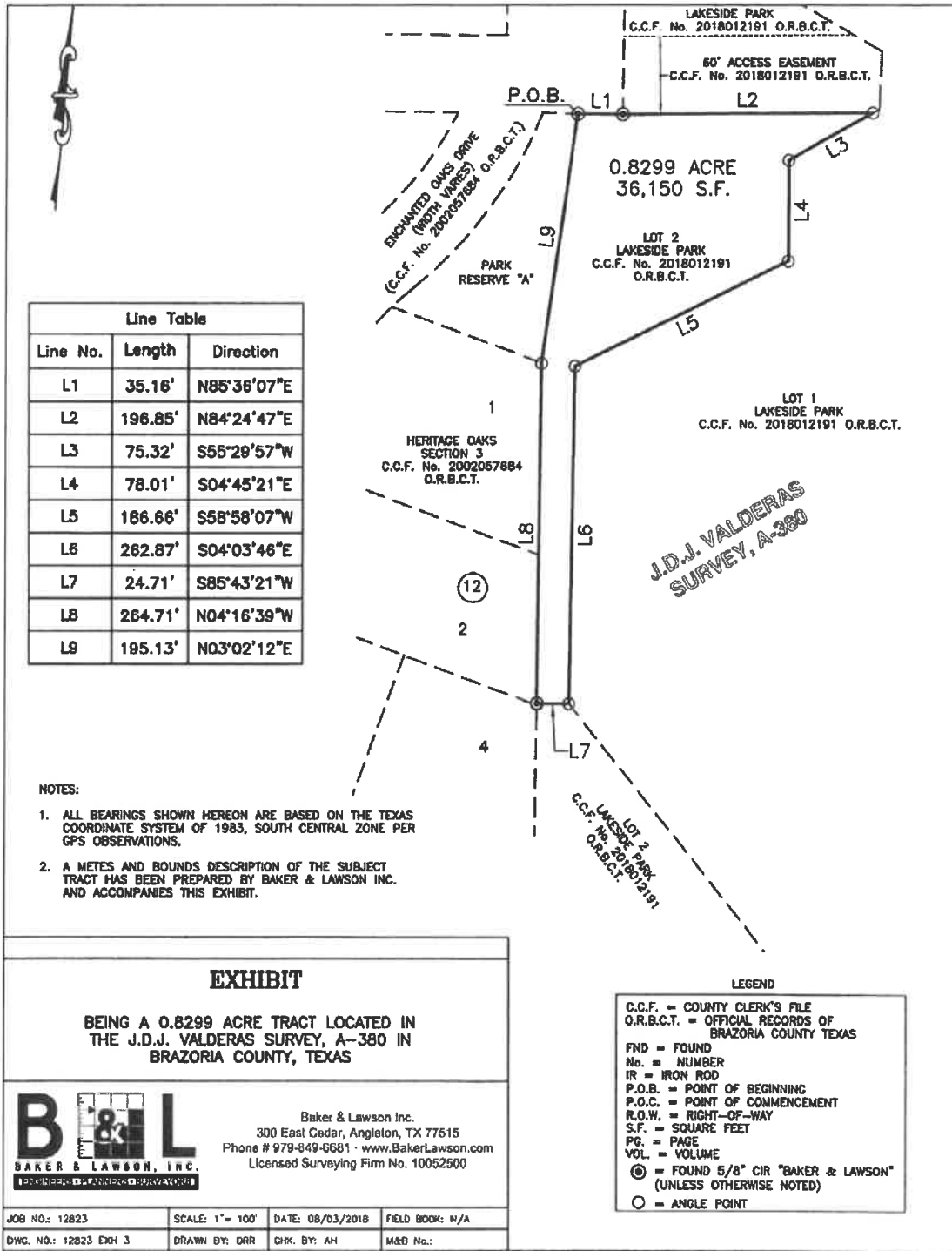
**Aerial Photo of Subject Part Taking Tract 1 (Red), Part Taking Tract 2 (Green), & Parent (Blue)
Boundaries are estimated by appraiser (Photo Dated 3/21/2018)**



**Broad Aerial Photo of Subject Part Taking Tract 1 (Red) & Subject Part Taking Tract 2 (Green)
Boundaries are estimated by appraiser (Photo Dated 3/21/2018)**



Part Taking Tract 1 – Survey/Unrecorded Plat



Part Taking Tract 2 – Survey

County: Brazoria
Project: Lakeside Park
Job No.: 12823

FIELD NOTES FOR 0.8299 ACRE

Being a tract of land containing 0.8299 acre (36,150 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 0.8299 acre being out of Lot 2, of Lakeside Park, a subdivision of record under County Clerk's File (C.C.F.) No. 2018012191 of the Official Records of Brazoria County Texas (O.R.B.C.T.); Said 0.8299 acres being more particularly described by metes and bounds as follows (bearings are based on the monumented west line of Lakeside Park subdivision as recorded in C.C.F. No. 2018012191 of the O.R.B.C.T.):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the south right-of-way (R.O.W.) line of Enchanted Oaks Drive (width varies per C.C.F. No. 2002057684 of the O.R.B.C.T.), at the northeast corner of Park Reserve "A" of Heritage Oaks, Section 3, a subdivision of record under C.C.F. No. 2002057684 of the O.R.B.C.T., at an angle point of said Lot 2;

THENCE, with the south R.O.W. line of said Enchanted Oaks Drive and a northerly line of said Lot 2, North 85 degrees 36 minutes 07 seconds East, a distance of 35.16 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found at the intersection of the south and east R.O.W. lines of said Enchanted Oaks Drive, at an interior corner of said Lot 2, at the southwest corner of a sixty-foot wide access easement recorded in C.C.F. No. 2018012191 of the O.R.B.C.T.;

THENCE, through and across said Lot 2, with the south line of said sixty-foot easement, North 84 degrees 24 minutes 47 seconds East, a distance of 196.85 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set on the east line of said Lot 2, being the west line of Lot 1 of said Lakeside Park, for the northeast corner of the herein described tract;

THENCE, with the west line of said Lot 1 and the east line of said Lot 2, the following four (4) courses:

1. South 55 degrees 29 minutes 57 seconds West, a distance of 75.32 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an interior corner of the herein described tract;
2. South 04 degrees 45 minutes 21 seconds East, a distance of 78.01 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an angle point;
3. South 58 degrees 58 minutes 07 seconds West, a distance of 186.66 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an interior corner of the herein described tract;

Metes & Bounds – Part Taking Tract 2 – Page 1 of 2

Exhibit ____ Page 2 of 3 Pages

4. South 04 degrees 03 minutes 46 seconds East, a distance of 262.87 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the southeast corner of the herein described tract;

THENCE, through and across said Lot 2, South 85 degrees 43 minutes 21 seconds West, a distance of 24.71 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set on the west line of said Lot 2, on the east line of Lot 2, Block 12 of said Heritage Oaks Section 3, for the southwest corner of the herein described tract;

THENCE, with the east line of said Block 12, and the west line of said Lot 2, the following two (2) courses:

1. North 04 degrees 16 minutes 39 seconds West, a distance of 264.71 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an angle point;
2. North 03 degrees 02 minutes 12 seconds East, a distance of 195.13 feet to the **POINT OF BEGINNING** and containing 0.8299 acres of land.

An exhibit of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.


Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667



Baker & Lawson Inc.
Texas Firm Registration No. 10052500
PH: (979) 849-6681
August 3, 2018

Metes & Bounds – Part Taking Tract 2 – Page 2 of 2

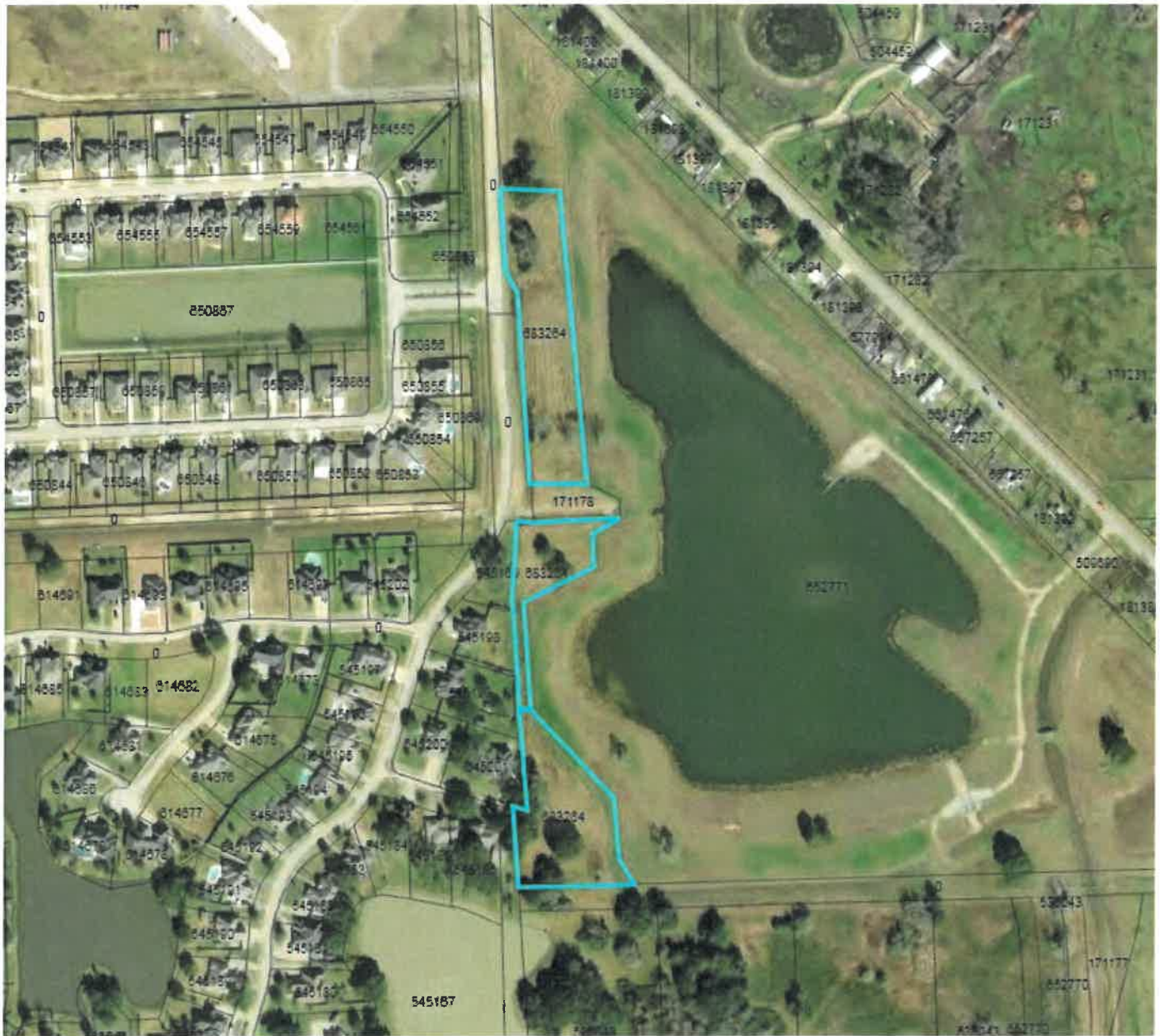
Scott Stephens & Associates, Inc.



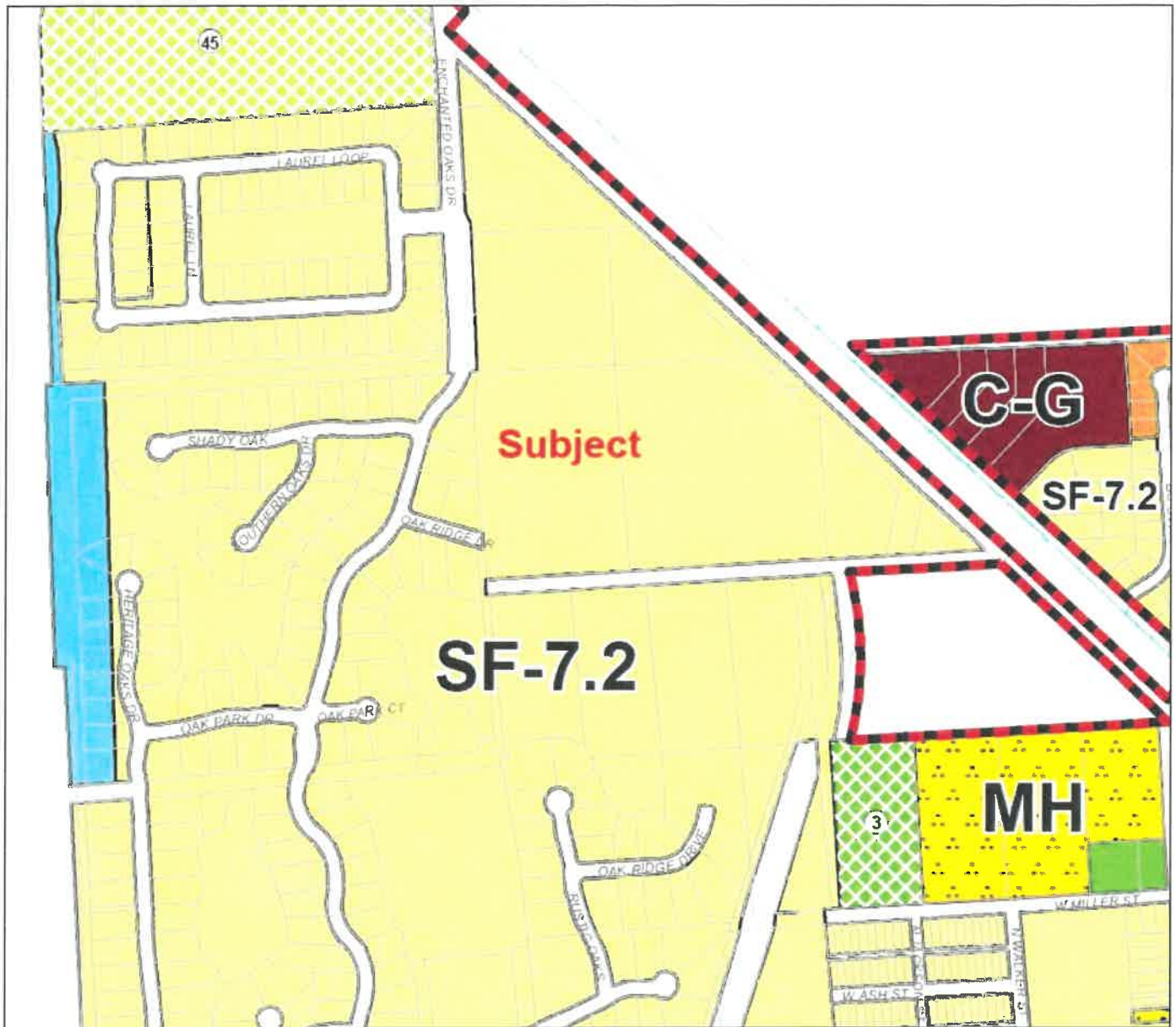
Subject Part Taking Tract 1 as of September 9, 2019



Subject Part Taking Tract 2 as of September 9, 2019



BCAD Tax Map – Subject Parent - Tract 1 & 2 (Property Id No. 683264)



City of Angleton Zoning Map

FLOOD MAP

Borrower or Owner:

Subject Address: Tract 1 & Tract 2

Census Tract: 6621.00

City: Angleton

County: Brazoria

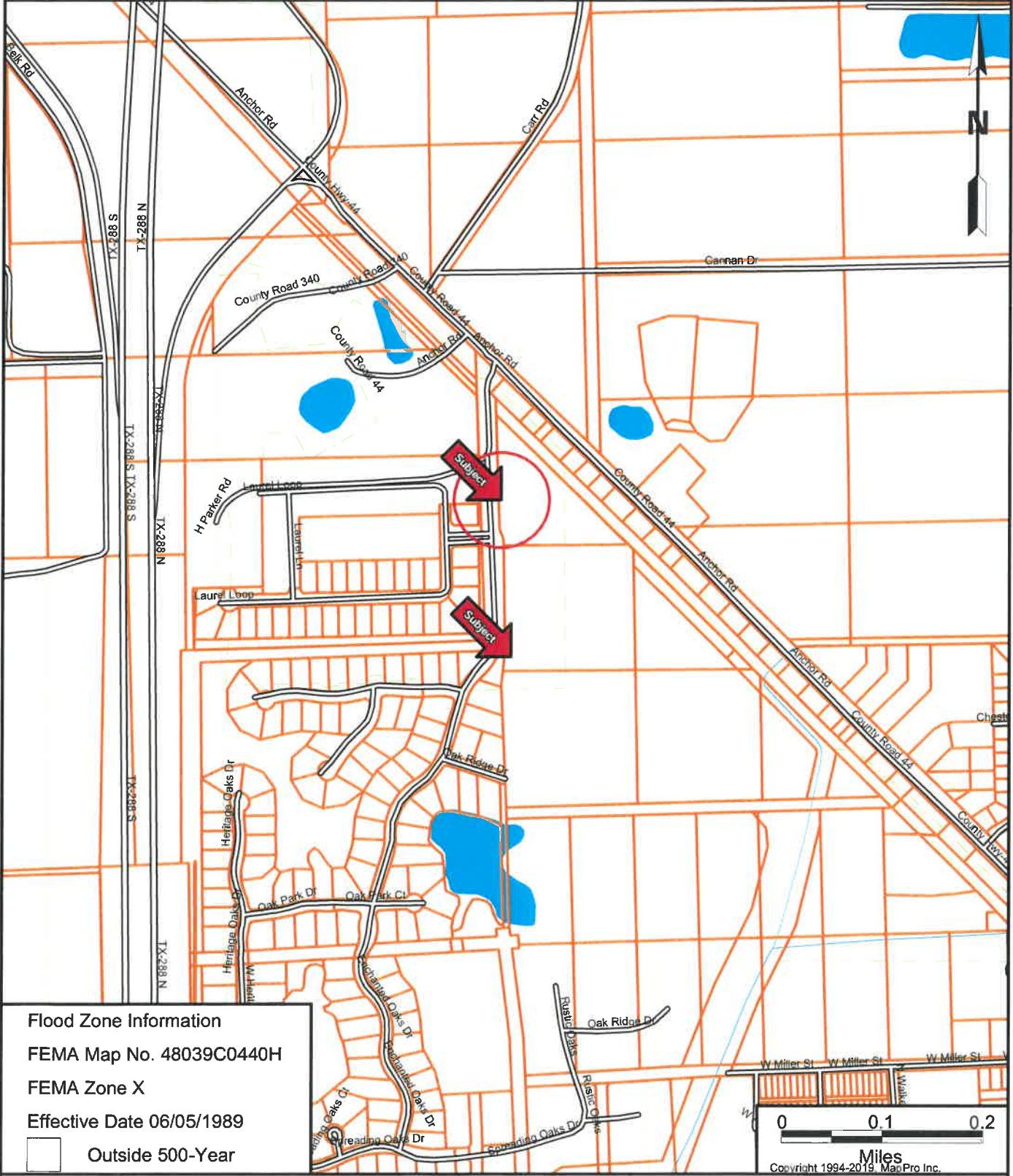
State: TX

Zip Code: 77515

Lender or Client:

Lat: 29.179056

Long: -95.447264



Flood Zone Information
 FEMA Map No. 48039C0440H
 FEMA Zone X
 Effective Date 06/05/1989
 Outside 500-Year

CAUTION: The location of flood hazard areas shown on this map are approximate only. Flood hazard boundaries may change from time to time. A property in the general vicinity of a flood hazard area should be evaluated by a civil engineer or other appropriate specialist prior to purchase or investment.

HIGHEST AND BEST USE

Highest and best use is defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value" (*The Dictionary of Real Estate Appraisal*, 6th Edition). The definitions of highest and best use indicate that there are two types of highest and best use. The first type is highest and best use of land or a site as though vacant. The second is highest and best use of a property as improved. Each type requires a separate analysis. Moreover, in each case, the existing use may or may not be different from the site's highest and best use.

Highest and Best Use of Land as Though Vacant: The value of the land is estimated as vacant. The land value is determined by its potential rather than its actual use. Any building can be demolished; the fact that most buildings are not does not negate the possibility. The possibility of removing existing improvements is the premise for the concept of highest and best use as though vacant. Land values are not penalized so long as the existing buildings have economic value. If the buildings no longer have value then demolition is appropriate. Buildings can be changed, but the basic physical characteristics of the site cannot. With these factors in mind, the following tests were conducted for the site as vacant.

Legally Permissible: In all cases of highest and best use, the appraiser must determine the uses of the site which are legally permissible. The subject tracts (Tract 1 and Tract 2) and its parent are each located within the City of Angleton, as a part of Brazoria County, Texas. Brazoria County does not subscribe to zoning ordinances, however the City of Angleton does. The subject tracts are each zoned SF-7.2 (Single Family Residential – minimum 7,200 square foot lots) by the City of Angleton. There are no other known deed restrictions, or other known restrictions as to use or value. Beyond building code requirements, there appear to be no legal impediments to the subject use or value.

In review of a plat map and from a physical inspection, there does not appear to be any adverse easements or encroachments, which affect the overall development of the site. The property does have standard utility easements and building set-back requirements. Based on the information available, there are no legal restrictions which would adversely affect the highest and best use of the subject site.

Physically Possible: Size, shape, frontage, access, visibility, utility availability, drainage, etc. all represent physical limitations to development. Here, the subject size leaves a good range of potential uses. The subject tracts each have access to public water and sewer via the City of Angleton.

Financially Feasible: From a financial perspective, any property use which is expected to produce a positive rate of return is regarded as being feasible. Factors that influence which property uses are feasible include those considered under the legally permissible and physically possible uses, as well as other factors such as location, access, adjacent property uses, and general neighborhood characteristics. These factors along with other market information help determine what returns could be expected from various property uses.

Maximally Productive: In considering the maximally productive uses, the comparison of all uses determined to be physically possible, legally permissible, and financially feasible are evaluated. The maximally productive use produces the highest rate of return or the highest value to the property. Generally, it is viewed as the ideal improvement. Residential development is a maximally productive use of the subject tracts.

As Vacant: The subject immediate neighborhood has a wide range of uses being industrial, retail or office developments along primary roadway, and strong single family backup support uses. Single family residential development is a maximally productive use of the subject parent, to which appears to be the most logical use of the sites in the future as demand warrants.

Conclusion: The highest and best use of the subject parent tract as vacant is considered residential development as demand warrants.

SALES COMPARISON APPROACH

The sales comparison approach is a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sales prices of the comparables based on the element of comparison. The sales comparison approach may be used to value improved properties, vacant land or land being considered as though vacant.

The sales comparison approach is applicable when sufficient data on recent market transactions is available. Essential information on income-producing properties derived through sales comparison is used in the income capitalization and cost approaches.

The procedure for applying the sales comparison approach includes the following:

1. Research the competitive market for information on properties that are similar to the subject property and that have recently sold, are listed for sale, or are under contract. Information on agreements of sale, options, listings, and bona fide offers may also be collected. The characteristics of the properties such as property type, date of sale, size, physical condition, location, and land use constraints should be considered. The goal is to find a set of comparable sales or other evidence such as property listings or contracts as similar as possible to the subject property to ensure they reflect the actions of similar buyers. Market analysis and highest and best use analysis set the stage for the selection of appropriate comparable sales.

2. Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification should elicit additional information about the property such as buyer motivation, economic characteristics (if the property is income-producing), value component allocations, and other significant factors as well as information about the market to ensure that comparisons are credible.

3. Select the most relevant units of comparison used by participants in the market (e.g., price per acre, price per square foot, price per front foot, price per dwelling unit) and develop a comparative analysis for each unit. The appraiser's goal is to define and identify a unit of comparison that explains market behavior.

4. Look for differences between the comparable sale properties and the subject property using all appropriate elements of comparison. Then adjust the price of each sale property, reflecting how it differs, to equate it to the subject property or eliminate that property as a comparable. This step typically involves using the most similar sale properties and then adjusting for any remaining differences. If a transaction does not reflect the actions of a buyer who would also be attracted to the subject property, the appraiser should be concerned about comparability.

5. Reconcile the various value indications produced from the analysis of comparables into a value conclusion. A value opinion can be expressed as a single point estimate, as a range of values, or in terms of relationship (e.g., more or less than a given amount).

There are 10 basic elements of comparison that should be considered in sales comparison analysis:

- 1) Real Property rights conveyed
- 2) Financing terms
- 3) Conditions of sale
- 4) Expenditures made immediately after the purchase
- 5) Market conditions (time)
- 6) Location
- 7) Physical characteristics – e.g., size, construction, quality, condition
- 8) Economic characteristics – e.g., expense ratios, lease provisions, management, tenant mix
- 9) Legal characteristics
- 10) Non-realty components of value

(*The Appraisal of Real Estate*, 14th Edition).

PROPERTY IDENTIFICATION

Property Type: Commercial Vacant Land
Property Name: Vacant Land
Property Address: Spreading Oaks
City, County, State: Angleton Brazoria County, TX



SALE DATA

Grantor: Robert and Rhonda Rice
Grantee: Bryan Guttermuth and Julie Pugh
Sale Date: May 3, 2019
Financing: Cash to seller
Property Rights: Fee Simple
Recording Data: MLS# 18656324
Legal Description: Lot 1 and 2 Block 1, Heritage Oaks Subd Section 6, Brazoria County, Texas

SALE ANALYSIS

Sales Price: \$230,000	Adjusted Sales Price: \$230,000
Land \$2.09 PSF	\$91,154 Per Acre

LAND INFORMATION

Land Size: 2.523 Ac.	109,911 SF		
Frontage: Spreading Oaks			
Floodplain: No	Zoning: Res		
Panel No.:	Encumbrances: None		
Panel Date:	Environmental Issues: None		

UTILITIES

Electricity: Yes	Sewer: Public
Gas: Yes	Telephone: Yes
Water: Public	Road: 2 ln

COMMENTS

Residential Vacant Land.

PROPERTY IDENTIFICATION

Property Type: Commercial Vacant Land
Property Name: Vacant Land
Property Address: NEC of Business 288 and E Phillips Rd
City, County, State: Angleton Brazoria County, TX



SALE DATA

Grantor: Kelly Angus
Grantee: Tim Erickson and Associates
Sale Date: September 24, 2018
Financing: Cash to seller
Property Rights: Fee Simple
Recording Data: 51386
Legal Description: Lot 1 -3 Block 1, Evans, Brazoria County, Texas

SALE ANALYSIS

Sales Price: \$140,000	Adjusted Sales Price: \$140,000
Land \$1.86 PSF	\$80,925 Per Acre

LAND INFORMATION

Land Size: 1.730 Ac. 75,359 SF	
Frontage: Business 288 and E Phillips Rd	
Floodplain: No	Zoning: Res
Panel No.:	Encumbrances: None
Panel Date:	Environmental Issues: None

UTILITIES

Electricity: Yes	Sewer: Public
Gas: Yes	Telephone: Yes
Water: Public	Road: 2 ln

COMMENTS

Vacant Land.

PROPERTY IDENTIFICATION

Property Type: Commercial Vacant Land
Property Name: Vacant Land
Property Address: 1 Harvest Glen
City, County, State: Angleton Brazoria County, TX



SALE DATA

Grantor: Scott and Kathy Brown
Grantee: Michael and Megan Mainer
Sale Date: September 17, 2018
Financing: Cash to seller
Property Rights: Fee Simple
Recording Data: MLS# 85148352
Legal Description: Lot 17, Harvest Glen, Brazoria County, Texas

SALE ANALYSIS

Sales Price: \$55,000	Adjusted Sales Price: \$55,000
Land \$1.73 PSF	\$75,446 Per Acre

LAND INFORMATION

Land Size: 0.729 Ac.	31,755 SF		
Frontage: Harvest Glen			
Floodplain: No	Zoning: Res		
Panel No.:	Encumbrances: None		
Panel Date:	Environmental Issues: None		

UTILITIES

Electricity: Yes	Sewer: Public
Gas: Yes	Telephone: Yes
Water: Public	Road: 2 ln

COMMENTS

Residential Vacant Land.

PROPERTY IDENTIFICATION

Property Type: Commercial Vacant Land
Property Name: Commercial Vacant Land
Property Address: SWC East Ash Street at Chenango Street
City, County, State: Angleton Brazoria County, TX



SALE DATA

Grantor: William & Lenette Terry
Grantee: CRL Ventures Inc.
Sale Date: June 14, 2017
Financing: Cash to seller
Property Rights: Fee Simple
Recording Data: Vol 17 Pg 030397
Legal Description: Lots , Block 12, Angleton Townsite, Brazoria County, Texas

SALE ANALYSIS

Sales Price: \$100,000	Adjusted Sales Price: \$100,000
Land \$2.92 PSF	\$126,997 Per Acre

LAND INFORMATION

Land Size: 0.787 Ac. 34,300 SF	
Frontage: 245' East Ash Street, 140' Chenango Street	
Floodplain: No	Zoning: Commercial
Panel No.:	Encumbrances: None
Panel Date:	Environmental Issues: None

UTILITIES

Electricity: Yes	Sewer: Public
Gas: Yes	Telephone: Yes
Water: Public	Road: 2 ln

COMMENTS

Commercial Vacant Land. Located at the southwest corner of East Ash Street and North Chenango Street.

LOCATION MAP

Borrower or Owner:

Subject Address: Tract 1 & Tract 2

Census Tract: 6621.00

City: Angleton

County: Brazoria

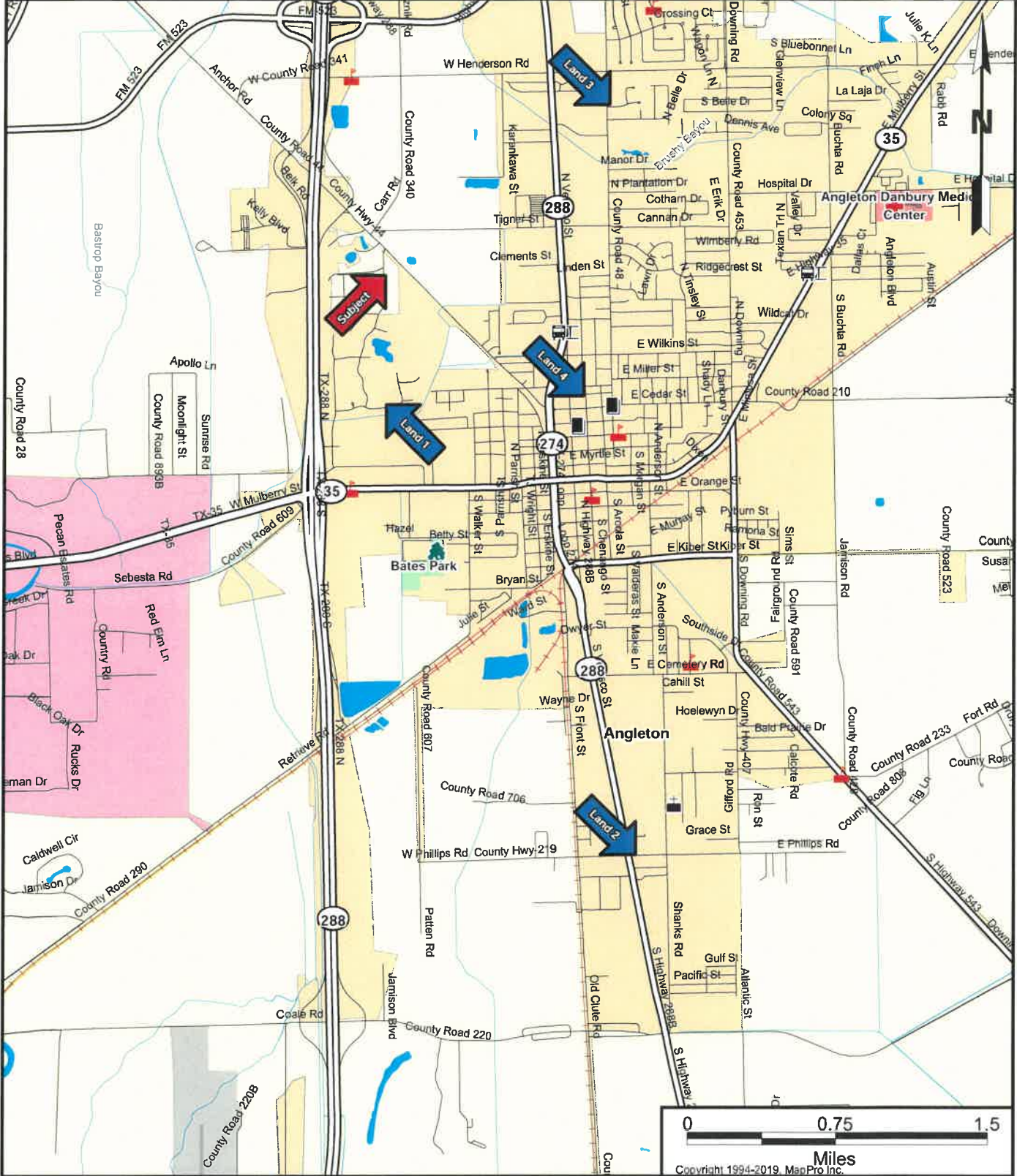
State: TX

Zip Code: 77515

Lender or Client:

Lat: 29.1791

Long: -95.4473



CAUTION:

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.

SITE VALUATION

The sales comparison approach utilizes sales transactions of area properties considered comparable to at least some characteristics of the subject site. The most basic requirement is that the comparable sales are located within proximity to the subject neighborhood and have sold in the open market in the recent past. This analysis was conducted within the framework of the definition of market value, as described within the report. It requires a valuation of the site, "as vacant", as in its highest and best use. As stated in the neighborhood and highest and best use analyses, economic conditions in the Greater Houston and surrounding areas are stable in most areas.

In order to develop a value estimate for the subject tract, the sales records of Brazoria County were searched through MLS as well as other data services. When comparing the available sales to the subject, the factors considered to be the most critical were time, location, size, and physical characteristics. Each sale was compared to the subject on that basis. The following is a discussion of the comparisons used in our analysis.

Conditions of Sale: This takes into consideration unusual features of the transaction, such as unusual influences among the sale parties, existing improvements on the sales at the date of the transaction, or whether or not the sale took place under open market conditions. It appears that the sales were unaffected by conditions of sale.

Market Conditions (Time): The market condition (time) adjustment is considered and the lack of sales activity in some real estate sectors may point to the need for this adjustment. A review of the market (including the broader Greater Houston Market) indicates that the real estate market has remained steady the past 2 years with lower oil prices. The sales occurred during the last 2 years. Changes in market conditions during that period are considered and the sales are adjusted as seen on the adjustment grid. Sales 2, 3, and 4 are inferior to the subject.

Size: The size adjustments are derived based on the principle that a smaller parcel will typically sell for more on a per acre basis than a larger parcel, all other factors being equal. This is particularly important in this reconciliation of land sales because the sales varied from the subject site in size. In this instance, all four sales are considered superior to the subject with respect to size.

Location: Location is a very important factor affecting property values in the subject area. Those properties having frontage along major or primary roadways are superior for commercial uses to those properties located on secondary roadways. This is primarily because of the greater visibility and accessibility from passing traffic. The opposite is often true for residential uses. Location is a subjective factor and often difficult to quantify.

All of the sales were taken from the immediate subject neighborhood, all with good frontage. The sales are generally similar in location. We applied our best judgment estimate to

arrive at the differences for location after viewing the subject property and all of the land sales. Sale 2 and 3 are inferior as compared to the subject and are considered inferior in location. Sale 4 is located in a superior location as compared to the subject.

Floodplain: While not completely prohibitive to development floodplain influence is considered for those sales that are affected. All of the sales are comparable to the subject.

Utilities: The subject does have public water and sewer. The sales are all similar to the subject.

Physical Characteristics: The physical characteristics of the sales are considered in comparison to the subject property. This includes such factors as corner location, street frontage, and shape. Sales 1, 2, 3, and 4 are all inferior due their inferior water view as compared to the subject over the park lake. Sale 2 and 4 are superior in corner location.

Conclusion: The land sales grid for the comparable sales is presented immediately following this section. We were able to confirm sales in the subject neighborhood that are comparable to the subject. The sales used to derive a final value opinion for the subject site were considered to be sufficient and reasonable in quality. As seen on the land sales adjustment grid the sales range in unadjusted prices from \$1.73 per square foot to \$2.92 per square foot. After comparing the sales to the subject in the above mentioned categories, Sales 4 is overall superior to the subject, Sales 1, 2 and 3 are overall inferior to the subject. It is my opinion that the subject property should have a value at approximately \$2.25 per square foot. The value of the subject whole property and part takings are calculated below.

Value of the Subject Whole Tract and Part Taking					
Whole Property-					
Land	171,975 SF	@	\$2.25 psf	=	\$386,944
Value of the Improvements in the taking					\$0
Total:					\$386,944
<u>Partial Taking: Tract 1</u>					
Tract 1	93,306 SF	@	\$2.25 psf	=	\$209,939
Value of the Improvements in the taking					\$0
			Total		\$209,939
<u>Partial Taking: Tract 2</u>					
Tract 2	36,150 SF	@	\$2.25 psf	=	\$81,338
Value of the Improvements in the taking					\$0
			Total		\$81,338
Total: Tract 1 and 2					\$291,277

LAND SALES ADJUSTMENT GRID

Sale #	1	2	3	4	Parent Tract
Location	Spreading Oaks	NEC of Bus 288 and E Phillips Rd	1 Harvest Glen	SWC of E Ash and Chetango St	EL of Enchanted Oaks Dr
Date of Sale	May-19	Sep-18	Sep-18	Jun-17	Sep-19
Size (SF)	109,911	75,359	31,755	34,300	171,975
Size (Acres)	2.52	1.73	0.73	0.79	3.9480
Sale Price \$PSF	\$2.09	\$1.86	\$1.73	\$2.92	??
Financing	Comparable	Comparable	Comparable	Comparable	Comparable
Condition of Sale	Comparable	Comparable	Comparable	Comparable	Comparable
Cash Adj. Sale Price	\$2.09	\$1.86	\$1.73	\$2.92	
Time	Comparable	Inferior	Inferior	Inferior	
Time Adj. Sale Price	\$2.09	\$1.86	\$1.73	\$2.92	
Size	Superior	Superior	Superior	Superior	
Location	Comparable	Inferior	Inferior	Superior	
Flood	Comparable	Comparable	Comparable	Comparable	
Utilities	Comparable	Comparable	Comparable	Comparable	
Phys. Char.	Inferior	Comparable	Inferior	Comparable	
Overall Comparability	Inferior	Inferior	Inferior	Superior	

A d j u s t m e n t s

**TRACT 1 AND 2
VALUE OF PARTIAL TAKING**

Due to the size and shape of the partial taking, which is a small tract of land that cannot stand alone for development purposes. Therefore, the highest and best use of the partial taking is in conjunction with the whole property and is estimated to have the same per unit value as the whole property. The partial taking does not adversely affect the use of the whole after the taking. It is my opinion that the value of the partial taking follows:

Value of the Subject Whole Tract and Part Taking					
Whole Property-					
Land	171,975 SF	@	\$2.25 psf	=	\$386,944
Value of the Improvements in the taking					\$0
Total:					\$386,944
<u>Partial Taking: Tract 1</u>					
Tract 1	93,306 SF	@	\$2.25 psf	=	\$209,939
Value of the Improvements in the taking					\$0
Total					\$209,939
<u>Partial Taking: Tract 2</u>					
Tract 2	36,150 SF	@	\$2.25 psf	=	\$81,338
Value of the Improvements in the taking					\$0
Total					\$81,338
Total: Tract 1 and 2					\$291,277

VALUATION OF REMAINDER BEFORE TAKING

The next step is to estimate the value of the remainder before the taking. This is simply a mathematical process whereby the value of the partial taking is subtracted from the value of the whole property as seen below.

Whole Property	\$386,944
Value of Partial Taking (Tract 1)	(\$209,939) ®
Value of Partial Taking (Tract 2)	(\$81,338) ®
Value of Improvements in Taking	<u>(\$0)</u>
Value of Remainder Before Taking	\$95,667 ®

VALUE OF REMAINDER AFTER TAKING

The next step in the appraisal process is to determine the value of the remainder after the taking. The remainder parcel will have essentially the same location and physical characteristics before and after the acquisition. The taking does not change the highest and best use of the subject property, nor does it materially change the property. Therefore, it is the appraiser's opinion there is no diminution in the value of the remainder resulting from the partial acquisitions. The price per unit is considered to be the same as the whole property. The estimated remainder after value follows:

Remainder After the Taking

\$95,667

DAMAGES

The damages to the property are calculated as the difference between the remainder before the taking and the remainder after the taking as follows:

Remainder Before Taking	\$95,667
Less: Remainder After Taking	<u>(\$95,667)</u>
Damages	\$0

COST TO CURE

There is no cost to cure.

TOTAL COMPENSATION

The total compensation is estimated by the value of the part taken, plus damages, plus the cost-to-cure as follows:

Total Value of Part Taken Tract 1.....	\$209,939 [®]
Total Value of Part Taken Tract 2.....	\$81,338 [®]
Value of the Improvements in the Taking	\$0
Damages.....	\$0
Cost-to-Cure.....	<u>\$0</u>
Total Compensation	\$291,277

ADDENDA



August 29, 2019

Scott Stephens & Associates, Inc
15021 Bohemian Hall Road
Crosby, Texas 77532

Re: City of Angleton Land Appraisal – Lakeside Park

Dear Mr. Dagley, MAI:

We are engaging Scott Stephens & Associates Inc. to complete Appraisal Reports of the properties referenced on the Land Appraisal Map enclosed. We are requesting an appraisal for potential condemnation of area one and two and a separate appraisal of the current right-of-way for potential abandonment for a total fee of . We request the report be complete in two and a half weeks.

The appraisal assignment will be completed according to the ethics and standards set forth by the Appraisal Institute, the State of Texas, and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. It is mutually agreed that this assignment will not be contingent upon any predetermined conclusion as to the value, marketability or feasibility.

If any additionally information is required please let me know.

Sincerely,

Megan Mainer
Parks & Recreation Director
City of Angleton
(979) 849-4364 ext. 4101
mmainer@angleton.tx.us

Enclosure [1]

Brazoria CAD **Subject-Tracts 1 + 2 - Parent**

Property Search Results > 683264 PELTIER CHRIS for Year 2019 Tax Year: 2019

Property

Account

Property ID: 683264 Legal Description: A0380 J DE J VALDERAS TRACT 2A-2B-2C (LAKESIDE PARK) ACRES 3.948
 Geographic ID: 0380-0058-002 Zoning: 2/28/2019 MR
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: ANCHOR RD OFF ANGLETON, TX Mapsco: SAN61
 Neighborhood: ABST 318,380,169 Map ID:
 Neighborhood CD: A0318.380

Owner

Name: PELTIER CHRIS Owner ID: 1106566
 Mailing Address: DBA CHRIS PELTIER HOMES % Ownership: 100.0000000000%
 P O BOX 288
 ANGLETON, TX 77515

Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$78,960 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$78,960
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$78,960
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$78,960

Taxing Jurisdiction

Owner: PELTIER CHRIS
 % Ownership: 100.0000000000%
 Total Value: \$78,960

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$78,960	\$78,960	\$0.00
CAN	CITY OF ANGLETON	0.697580	\$78,960	\$78,960	\$550.81
DR1	ANGLETON DRAINAGE DISTRICT	0.131182	\$78,960	\$78,960	\$103.58
GBC	BRAZORIA COUNTY	0.367914	\$78,960	\$78,960	\$290.51

HAD	ANGLETON-DANBURY HOSPITAL DISTRICT	0.258328	\$78,960	\$78,960	\$203.98
NAV	PORT FREEPORT	0.040100	\$78,960	\$78,960	\$31.66
RDB	ROAD & BRIDGE FUND	0.060000	\$78,960	\$78,960	\$47.38
SAN	ANGLETON INDEPENDENT SCHOOL DISTRICT	1.455200	\$78,960	\$78,960	\$1,149.02
Total Tax Rate:		3.010304			
				Taxes w/Current Exemptions:	\$2,376.94
				Taxes w/o Exemptions:	\$2,376.94

Improvement / Building

No Improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	FRONT ACREAGE	3.9480	171974.88	0.00	0.00	\$78,960	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$78,960	0	78,960	\$0	\$78,960

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/6/2018	WD	WARRANTY DEED	ANGLETON DRAINAGE DIST	PELTIER CHRIS	18	061649	

Tax Due

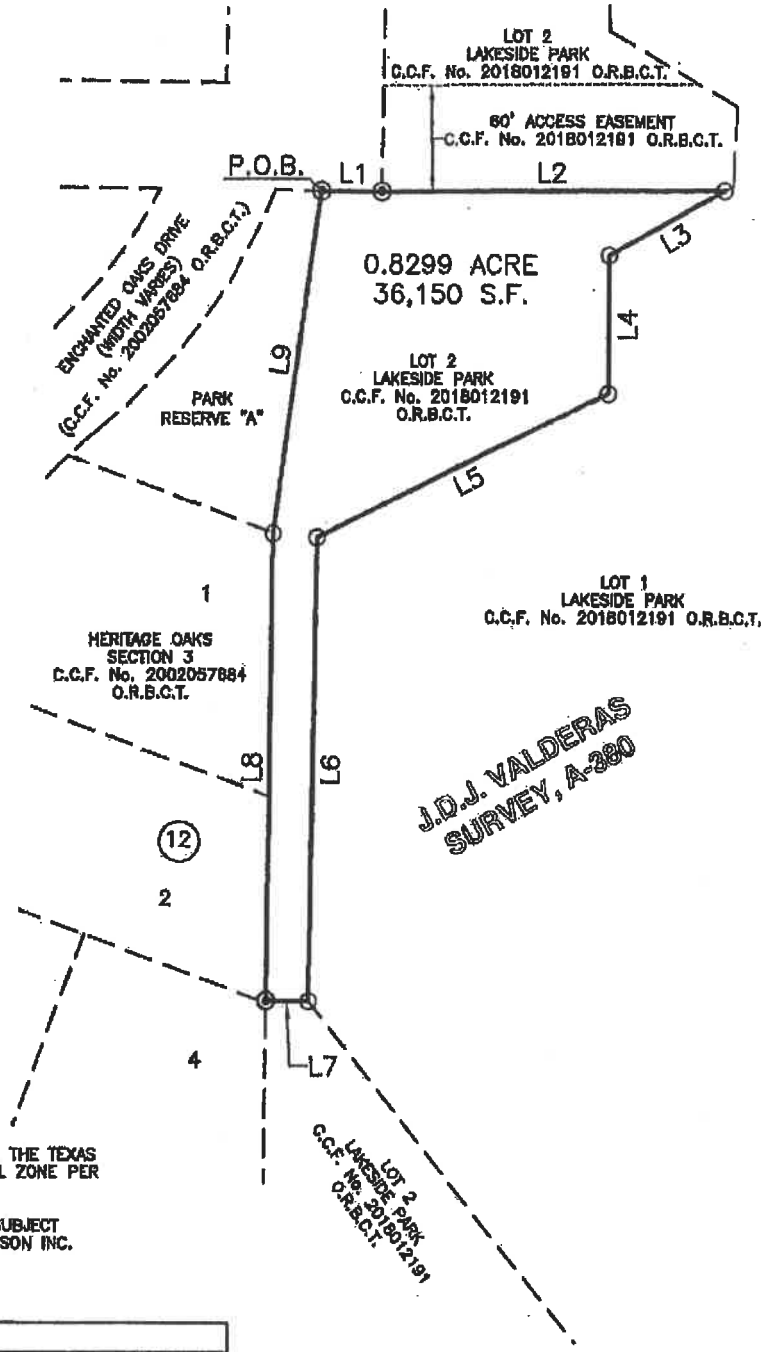
Property Tax Information as of 09/10/2019

Amount Due If Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792



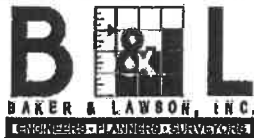
Line Table		
Line No.	Length	Direction
L1	35.16'	N85°36'07"E
L2	198.85'	N84°24'47"E
L3	76.32'	S56°29'57"W
L4	78.01'	S04°45'21"E
L5	186.86'	S58°58'07"W
L6	262.87'	S04°03'48"E
L7	24.71'	S85°43'21"W
L8	264.71'	N04°16'39"W
L9	195.13'	N03°02'12"E

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE PER GPS OBSERVATIONS.
2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY BAKER & LAWSON INC. AND ACCOMPANIES THIS EXHIBIT.

EXHIBIT

BEING A 0.8299 ACRE TRACT LOCATED IN THE J.D.J. VALDERAS SURVEY, A-380 IN BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
300 East Cedar, Angleton, TX 77515
Phone # 979-849-6681 • www.BakerLawson.com
Licensed Surveying Firm No. 10052600

LEGEND

- C.C.F. = COUNTY CLERK'S FILE
- O.R.B.C.T. = OFFICIAL RECORDS OF BRAZORIA COUNTY TEXAS
- FND = FOUND
- No. = NUMBER
- IR = IRON ROO
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- PG. = PAGE
- VOL. = VOLUME
- ⊙ = FOUND 5/8" CIR "BAKER & LAWSON" (UNLESS OTHERWISE NOTED)
- = ANGLE POINT

JOB NO.: 12823	SCALE: 1" = 100'	DATE: 08/03/2018	FIELD BOOK: N/A
DWG. NO.: 12823 EXH 3	DRAWN BY: DRR	CHK. BY: AH	M&S No.:

County: Brazoria
Project: Lakeside Park
Job No.: 12823

FIELD NOTES FOR 0.8299 ACRE

Being a tract of land containing 0.8299 acre (36,150 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 0.8299 acre being out of Lot 2, of Lakeside Park, a subdivision of record under County Clerk's File (C.C.F.) No. 2018012191 of the Official Records of Brazoria County Texas (O.R.B.C.T.); Said 0.8299 acres being more particularly described by metes and bounds as follows (bearings are based on the monumented west line of Lakeside Park subdivision as recorded in C.C.F. No. 2018012191 of the O.R.B.C.T.):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the south right-of-way (R.O.W.) line of Enchanted Oaks Drive (width varies per C.C.F. No. 2002057684 of the O.R.B.C.T.), at the northeast corner of Park Reserve "A" of Heritage Oaks, Section 3, a subdivision of record under C.C.F. No. 2002057684 of the O.R.B.C.T., at an angle point of said Lot 2;

THENCE, with the south R.O.W. line of said Enchanted Oaks Drive and a northerly line of said Lot 2, North 85 degrees 36 minutes 07 seconds East, a distance of 35.16 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found at the intersection of the south and east R.O.W. lines of said Enchanted Oaks Drive, at an interior corner of said Lot 2, at the southwest corner of a sixty-foot wide access easement recorded in C.C.F. No. 2018012191 of the O.R.B.C.T.;

THENCE, through and across said Lot 2, with the south line of said sixty-foot easement, North 84 degrees 24 minutes 47 seconds East, a distance of 196.85 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set on the east line of said Lot 2, being the west line of Lot 1 of said Lakeside Park, for the northeast corner of the herein described tract;

THENCE, with the west line of said Lot 1 and the east line of said Lot 2, the following four (4) courses:

1. South 55 degrees 29 minutes 57 seconds West, a distance of 75.32 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an interior corner of the herein described tract;
2. South 04 degrees 45 minutes 21 seconds East, a distance of 78.01 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an angle point;
3. South 58 degrees 58 minutes 07 seconds West, a distance of 186.66 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an interior corner of the herein described tract;

4. South 04 degrees 03 minutes 46 seconds East, a distance of 262.87 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the southeast corner of the herein described tract;

THENCE, through and across said Lot 2, South 85 degrees 43 minutes 21 seconds West, a distance of 24.71 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set on the west line of said Lot 2, on the east line of Lot 2, Block 12 of said Heritage Oaks Section 3, for the southwest corner of the herein described tract;

THENCE, with the east line of said Block 12, and the west line of said Lot 2, the following two (2) courses:

1. North 04 degrees 16 minutes 39 seconds West, a distance of 264.71 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an angle point;
2. North 03 degrees 02 minutes 12 seconds East, a distance of 195.13 feet to the **POINT OF BEGINNING** and containing 0.8299 acres of land.

An exhibit of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.


Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667



Baker & Lawson Inc.
Texas Firm Registration No. 10052500
PH: (979) 849-6681
August 3, 2018



SF-7.2

Subject

45

MH

C-G

SF-7.2

2F

MFR.

67

SF

S

16



Scott Stephens & Associates, Inc.

An Appraisal Report of

Brazoria County ROW Easement – Potential Abandonment & Sale
City of Angleton – Lakeside Park
Tract located
East of East of Enchanted Oaks Drive &
West of County Road 44 (Anchor Road),
Angleton, Brazoria County, Texas 77515



FOR

City of Angleton

121 S. Velasco Street,
Angleton, Texas 77515

Attn: Ms. Megan Mainer,
Parks & Recreation Director
City of Angleton

As Is:

September 9, 2019

**Scott Stephens
& Associates, Inc.**

15021 Bohemian Hall Rd.
Crosby, Texas 77532
713-451-3600
713-451-3300 Fax

www.scottstephensandassociates.com

SSA Job No.:
(1909-12706)

SCOTT STEPHENS & ASSOCIATES, INC.

Real Estate Appraisers – Consultants
15021 Bohemian Hall Road
Crosby, Texas 77532
Phone: (713) 451-3600
Fax: (713) 451-3300
www.scottstephensandassociates.com



Scott P. Stephens, MAI, AI-GRS, President

Bob Powell, Vice President



Terence J. O'Rourke, MAI, Vice President
Ryan Dagley, MAI, Vice President

September 12, 2019

City of Angleton
121 South Velasco Street
Angleton, Texas 77515

Attn: Ms. Megan Mainer, Parks & Recreation Director – City of Angleton

Re: A potential abandonment and sale of a Brazoria County ROW Easement, being an approximately 1.86 acres or 81,022 square foot tract located along just east of Enchanted Oaks Drive and west of County Road 44 (Anchor Road), Angleton, Brazoria County, Texas 77515.

Dear Ms. Mainer:

This is an appraisal report of the aforementioned property. The market value estimate of the whole properties, part taking, remainder before taking, remainder after taking, damages, and just compensation as of September 9, 2019 follows:

Brazoria County ROW – Potential Abandonment & Sale

ROW Property Value	\$101,278	
Less: Partial Taking:		\$0
Less: Value of the Improvements in Taking		\$0
Equals: Remainder Before Taking	\$0	
Less: Remainder After Taking	\$0	
Equals: Damages		\$0
Cost to Cure		\$0
Total Value of Potential Sale Tract		\$101,278

September 12, 2019

THE OPINION OF VALUE STATED ABOVE, AS WELL AS EVERY OTHER ELEMENT OF THIS APPRAISAL REPORT, IS QUALIFIED IN ITS ENTIRETY BY THE GENERAL ASSUMPTIONS AND LIMITING CONDITIONS SET FORTH IN ANOTHER PART OF THIS REPORT AND WHICH ARE AN INTEGRAL PART OF THE REPORT.

I certify that, to the best of my knowledge and belief, ...

- (1) The statements of fact contained in this report are true and correct.
- (2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- (3) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- (4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (6) My compensation for completing this assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- (8) I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice, the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, and the specific reporting requirements of the client.
- (9) Ryan Dagley, MAI and Clayton Stephens have made a personal visit to the property that is the subject of this report. Scott P. Stephens, MAI, AI-GRS has reviewed the report and concurs with the analysis and conclusions.
- (10) No one has provided significant professional assistance to the persons signing this report.
- (11) I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

September 12, 2019

- (12) As of the date of this report, Scott P. Stephens, MAI, AI-GRS and Ryan J. Dagley, MAI have completed the requirements of the continuing education program of the Appraisal Institute and the State of Texas. Clayton S. Stephens has completed the requirements of the continuing education program of the State of Texas.
- (13) The appraiser(s) have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the previous three years immediately preceding acceptance of this assignment.

The attached report is an explanation of the analysis and reasoning used to derive a market value estimate for the subject. The above values are based on a reasonable exposure period of 12 months.

The appraisal was conducted solely for the named client and is for the internal use of the client only. If you have any questions, please feel free to call.

Sincerely,
Scott Stephens & Associates, Inc.



by Scott P. Stephens, MAI, AI-GRS, President
State Certified General RE Appraiser
Certificate No. TX-1320269-G



by Ryan J. Dagley, MAI, Vice President
State Certified General RE Appraiser
Certificate No. TX-1335208-G



by Clayton Stephens, Associate
State Licensed RE Appraiser
Certificate No. TX-1350171-L

SPS/RJD/CSS/rg

EXECUTIVE SUMMARY

Project: **Potential Abandonment & Sale of Brazoria County ROW
City of Angleton - Lakeside Park - ROW**

Location: East Enchanted Oaks Drive
Angleton, Texas 77515

Taking - Tract 1: 1.86 acres or 81,022 square feet

Highest & Best Use: Residential

ROW Property Value	\$101,278	
Less: Partial Taking:		\$0
Less: Value of the Improvements in Taking		\$0
Equals: Remainder Before Taking	\$0	
Less: Remainder After Taking	\$0	
Equals: Damages		\$0
Cost to Cure		\$0
Total Value of Potential Sale Tract		\$101,278

Valuation Date: Sep/9/19

Date of Report: Sep/12/19

Appraisers: Scott P. Stephens, MAI, AI-GRS, President
Ryan J. Dagley, MAI, Vice President
Clayton S. Stephens, Associate
Scott Stephens and Associates, Inc.

All values stated above are subject to the assumptions & limiting conditions set forth in this report.

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GENERAL ASSUMPTIONS

No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. Responsible ownership and competent management are assumed.

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy. The appraisal will interpret the FEMA map in the report. However, the reader is directed to the Caution Statement at the bottom of such map regarding the need to have the property evaluated by a qualified civil engineer or specialist to determine the floodplain status of the property. We are not experts in floodplain evaluation, nor is our interpretation warranted. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the appraisal. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and improvements is confined within the boundaries or property lines of the described property and that there is no encroachment or trespass unless noted within the report.

Unless otherwise stated in this report, the existence of hazardous materials or wetlands, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials or condition on or in the property. The appraiser, however, is not qualified to detect such substances or areas. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumptions that there is no such materials on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

LIMITING CONDITIONS

The opinion of value and every other element of this appraisal report are qualified and limited by all of the following conditions:

1. THIS REPORT WAS PREPARED FOR THE INTERNAL USE OF THE CLIENT AND INTENDED USER(S) NAMED WITHIN THIS REPORT. NO PERSON OR ENTITY OTHER THAN THE CLIENT AND INTENDED USER(S) HAS ANY RIGHT OR AUTHORITY TO RELY ON THIS REPORT OR ANYTHING CONTAINED IN IT OR IMPLIED FROM IT, UNLESS OTHERWISE STATED IN THE BODY OF THE REPORT.

2. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made.

3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

4. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

5. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without written consent of the appraiser.

6. By acceptance of this report, the client acknowledges that the value opinion is the product of a professionally trained mind, but nevertheless is an opinion only, and not a provable fact. As a personal opinion, a valuation may vary between appraisers based on the same facts.

QUALIFICATIONS OF SCOTT P. STEPHENS, MAI, AI-GRS

President of Scott Stephens and Associates, Inc.

15021 Bohemian Hall Road

Crosby, TX, Texas 77532

(713) 451-3600 Fax 713-451-3300

www.scottstephensandassociates.com

email: sstephens@stephensappraisals.com

Mission Statement: *Scott Stephens and Associates, Inc. is committed to honesty, excellence, and professionalism. As we build lasting relationships with our clients, our constant goal is to provide a trustworthy "value-added" service that is indispensable in real estate lending and investment decisions.*

Professional Affiliation:

MAI - Designated Member of Appraisal Institute #7758 on March 3, 1988

AI-GRS - Designated Member of Appraisal Institute # 81916 on November 17, 2015

State Certified General Real Estate Appraiser (Certificate # TX-1320269-G), since 1991

Real Estate Broker: Texas License #328907, since 1986

Certification:

Currently certified by the Appraisal Institute (12/21) and the State of Texas (3/21).

Educational Background:

Gatesville High School, Gatesville, Texas - May, 1979

Bachelor of Science Degree - Texas A&M University; Agricultural Economics – 1982

Recent Continuing Education Completed:

Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets (3/12), The Dirty Dozen (12/12), USPAP Update (12/12), Risky Business: Ways to Minimize Your Liability (1/13), USPAP Update (1/14), Attacking and Defending an Appraisal in Litigation (10/14), Review Theory 10/15, Right of Way Acquisition Process Training (4/16), Business Practices and Ethics (11/16), 2016-2017 7-hour National USPAP Update (1/17)

Property Types Appraised:

Appraisal Reviews	Day Care Facilities	Mini Warehouse	Restaurants
Automotive Repair	Eminent Domain	Mobile Home Parks	RV Parks
Boat Storage	Fire Stations	Multifamily	Single Family
Box Retail	Hotel/Motels	Office Buildings	Shopping Centers
Car Dealerships	Industrial	Office Service	Subdivisions
Churches	Market Rent Studies	Office Warehouses	Vacant Land
Convenience Stores	Medical Office	Ranches	Various Other

Expert Witness: Harris, Bexar, Fort Bend and Montgomery Counties

Partial List of Clients:

Banks: Allegiance, Amegy, Bank of America, Barbers Hill, BB&T, Cadence, Capital, Central, Citizens, Comerica, Commercial State, Community Bank of Texas, BBVA Compass, East Chambers, Eppraisal, Falcon, 1st Financial, 1st Liberty, 1st National, 1st State, Golden, Heritage, JP Morgan Chase, Independent, Integrity, Mainland, National Central Texas, Post Oak, Plains Capital, Prosperity, Regions, River Oaks, Spirit of Texas, South Trust, T Bank, Texas Citizens, Third Coast, Trustmark, Wallis St, Wells Fargo, Woodforest, Zions 1st National and many others.
Additional Clients: Community Resource CU, Quest Diagnostics, Shell FCU, Smart Federal CU, Harris County, State of Texas, Cities of Dayton, Houston, Beaumont, Mt Belvieu and Pasadena, as well various attorneys, corporations, credit unions, individuals, insurance companies, colleges, school districts, and appraisal management companies.

Qualifications of Scott P. Stephens, MAI, AI-GRS continued:

Memberships, Boards, Service:

Houston Chapter of the Appraisal Institute Board of Directors 1994-6; Past Chair of Education
Chairman of the Board - North Channel Area Chamber of Commerce - 2005
Board of Directors - North Channel Area Chamber of Commerce 2001-2006
Member of North Channel Area Chamber of Commerce 1990-present
Member of San Jacinto College Foundation Board 2006- 2007
Member of the Rotary Club of North Shore - President 1998-1999 also served as President-Elect,
Secretary, Treasurer and Sergeant at Arms in prior years
Rotary District 5890 Assistant District Governor 1999-2000, 2009-2010; Chairman of Rotary
District 5890 Polio Worldwide Eradication Committee (2001-2, 2004-6)
Chairman of Live Auction for Northshore Rotary Catfish Fry & Crawfish Boil 2008-15
Have served as a special commissioner for Harris County Court at Law #3 & #4
Vice President of Harris County MUD #8, Former VP of Woodforest Professional Plaza
President of Crosby Sports Association 2002-2004, Youth Baseball Coach 1995-2004
Past Member of Board of Directors of the former Brazos Valley Bank in College Station, Texas
Member of First Baptist Church in Crosby, the National Association of Realtors and the Houston
Board of REALTORS®, National Rifle Association, Partner of BBCS Homes, LLC
Board of directors – Parent Heart Watch, Chairman of the Board
Crosby Fair & Rodeo, Channelview FFA Fair, Sheldon FFA Fair – Auction Buyer
Chaired and served on numerous other committees for Chamber of Commerce, Crosby Sports
Association, Houston Chapter of Appraisal Institute, Church and other civic associations
President of the Cody Stephens Go Big or Go Home Memorial Foundation which was awarded
“Foundation of the Year” by the Crosby Huffman Chamber of Commerce – 2014.

Awards, Interests, Background

Selected by the Houston Chronicle as a Houston Hero for 2015
Crosby Huffman Chamber of Commerce “Citizen of Year – 2012”
Rotary International: North Shore Rotary Club Rotarian of the Year 2010, Rotary International’s
“Four Avenues of Service Citation for Individual Rotarians” 2003-2004, Rotary International
District 5890’s “Rotary Foundation Supporter of Year” 2003-2004, Rotary International’s
Presidential Citation 1998-1999, “Co-President of the Year” for the Rotary International District
5890, 1998-1999, Rotary Foundation Multiple Paul Harris Fellowship
Houston Chapter of the Appraisal Institute 1992 and 1993 - Key Man Award
Patriotic Employer – Office of the Secretary of Defense 2003 & 2012
North Channel Chamber of Commerce - Dedicated Service Award, 2007
Employers include Dominy, Ford McPherson & Teel 1983-7, Ted Whitmer & Associates 1987,
Whitmer & Stephens, Inc. 1988. Scott Stephens & Associates, Inc since January 1989.
While at Texas A&M University was a member of the Alpha Zeta Honor Society, Baptist Student
Union, Baptist Home Mission Board Summer Missionary 1981, Dean’s List, Student Housing
Dorm Head Resident and graduated in 3.5 years.
Have served as host family for exchange students and young professionals from Australia, Chile,
Germany, Italy and Serbia.
Born in Big Spring, Texas, 12/60. Married to Melody, 6/83, 3 children. Hobbies include reading,
outdoor activities, assisting students with 4H and FFA livestock show projects and raising cattle.
Personal Note: My youngest son, Cody, died on May 6, 2012 at the age of 18. He was an athlete
preparing for college football. I am now actively involved promoting heart screening in our young
athletes throughout the state of Texas. I work with Texas school districts promoting the inclusion
of heart screenings (ECG’s) with their athletic physicals. In 2013, 2015 and again in 2017, bills
were introduced in the Texas Legislature to make this a part of the sports physicals at my request.
For more information or go to www.codystephensfoundation.org or follow us on Facebook.

You may wish to laminate the pocket identification card to preserve it.

SCOTT PAUL STEPHENS
15021 BOHEMIAN HALL RD
CROSBY, TX 77532

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number#: **TX 1320269 G**

Issued: **03/27/2019**

Expires: **03/31/2021**

Appraiser: **SCOTT PAUL STEPHENS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1320269 G**

Issued: **03/27/2019**

Expires: **03/31/2021**

Appraiser: **SCOTT PAUL STEPHENS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF RYAN JOSEPH DAGLEY, MAI

Vice President of

Scott Stephens and Associates, Inc. located at 15021 Bohemian Hall Road

Crosby, Texas 77532

(713) 451-3600 Fax 713-451-3300

www.scottstephensandassociates.com

rdagley@stephensappraisals.com

Professional Affiliations:

MAI - Designated Member of the Appraisal Institute #442002

State Certified General Real Estate Appraiser License #TX-1335208-G

Educational Background:

North Shore High School- Houston, Texas May-1997

University of Houston- Houston, Texas - Graduate with Bachelor of Business Administration - Degree, May, 2002

Recent Continuing Education Completed:

Basic Hotel Appraising Limited Service Hotels (4/3/2019), Appraisal of Land subject to Ground Leases (4/8/2019), Appraisal of Fast food Facilities (4/1/2019), USPAP Update (4/24/2019), Residential Property Inspection for Appraisers (5/2017), Appraisal of Owner Occupied Properties (5/2017), Appraisal of REO Properties (5/2017),

Current Employment:

Scott Stephens & Associates, Inc., Houston, Texas- Since 2002, Vice President

Since January 2011

Property Types Appraised:

Apartments	Farm and Ranch	Mobile Home Parks	Retail Centers
Banks	Hotels/Motels	Office Buildings	Single Family
Boat/RV Storage	Industrial Plants	Office Service	Single Tenant Retail
Churches	Light Industrial	Office Warehouse	Special Purpose
Commercial Developments	Medical Office	Raw Land	Subdivisions
Condemnation	Mini-warehouses	Restaurants	Various Other

Expert Witness: Harris, Jefferson, and Galveston Counties

Biographical Background:

Born in Baytown, Texas, May 1979. Completed primary and secondary education in Houston, Texas, May 1997. Attended Texas A&M University from 1997-1998, San Jacinto Junior College from 1998-1999, and the University of Houston from 1999-2002. May of 2002, earned bachelors degree in Business Administration. Have worked in the field of real estate appraisal since 2002, and now a Vice President with Scott Stephens & Associates, Inc. Became a Member of the Appraisal Institute in June 2015.

Memberships, Boards, Service: Member of the Rotary Club of North Shore - Sergeant at Arms in 2008, Community Service Chairman 2009, 2013, 2014, 2015, 2016, Chairman of VIP Committee for Northshore Rotary Catfish Fry & Crawfish Boil 2007 til present, Multiple Paul Harris Fellow, North Shore Rotary Club Rotarian of the Year 2015, Board of Director for North Shore Rotary 2015-2018, Treasurer of the North Shore Rotary 2016-2017, Secretary of the North Shore Rotary Club 2017-2018, President-Elect of the North Shore Rotary Club 2018-2019, President of the North Shore Rotary Club 2019-2020, President of Greenbriar Estates HOA from 2008-2015, North Channel Area Chamber of Commerce member 2004-2012, West Chambers County Chamber of Commerce Member-2017-Present, North Channel Area Chamber of Commerce – 2011-2012, Board of Directors, Youth Baseball Coach 2010-2019, Board of Director for the Cody Stephens Go Big or Go Home Foundation, Alderman for Beach City 2019

RYAN JOSEPH DAGLEY
15021 BOHEMIAN HALL ROAD
CROSBY, TX 77532



Certified General Real Estate Appraiser

Appraiser: **RYAN JOSEPH DAGLEY**

License #: **TX 1335208 G**

License Expires: **08/31/2021**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF CLAYTON SCOTT STEPHENS

*A State of Texas Licensed Real Estate Appraiser at
Scott Stephens and Associates, Inc. located at 15021 Bohemian Hall Road
Crosby, Texas 77532
(713)-451-3600 Fax 713-451-3300
www.scottstephensandassociates.com
cstephens@stephensappraisals.com*

Professional Affiliations:

Licensed: State Licensed Real Estate Appraiser – License #TX-1350171-L

Educational Background:

Crosby High School – Crosby, Texas May 2006
University of Houston- Houston, Texas – Graduate with Bachelor of Science– Degree,
May, 2012

Recent Continuing Education Completed:

Residential Market Analysis and Highest and Best Use (2/17/2014)
7-Hour National USPAP Update Course 2014-2015(1/29/2014)
Residential Appraiser Site Valuation and Cost Approach (3/28/2013)
Residential Report Writing and Case Studies (3/28/2013)

Current Employment:

Scott Stephens and Associates, Inc., Houston, Texas – Since 2010, Licensed Real Estate Appraiser

Property Types:

Apartments	Farm and Ranch	Mobile Home Parks	Retail Centers
Banks	Hotels/Motels	Office Buildings	Single Family
Boat/RV Storage	Industrial Plants	Office Service	Single Tenant Retail
Churches	Light Industrial	Office Warehouse	Special Purpose
Medical Office	Raw Land	Subdivisions	Condemnation
Mini Warehouse	Restaurants	Various Other	

Biographical Background:

Born in Houston, Texas, October of 1987. Complete primary and secondary education in Crosby Independent School District. Upon graduation from Crosby High School, I attended Texas A&M University from the fall of 2006 through May of 2010 and then the University of Houston from the fall of 2010 to May of 2012. In May of 2012, I was awarded a bachelors degree in Interdisciplinary Studies. I began working at Scott Stephens and Associates, Inc as a real estate appraiser trainee in May of 2010. Became a State of Texas Licensed Appraiser on December 10, 2015.

You may wish to laminate the pocket identification card to preserve it.

CLAYTON SCOTT STEPHENS
15021 BOHEMIAN HALL RD
CROSBY, TX 77532

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

Licensed Residential Real Estate Appraiser

Number#: **TX 1350171 L**

Issued: **03/15/2018**

Expires: **12/31/2019**

Appraiser: **CLAYTON SCOTT STEPHENS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Licensed Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Licensed Residential Real Estate Appraiser

Number: **TX 1350171 L**

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Appraiser: **CLAYTON SCOTT STEPHENS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Licensed Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

LOCATION MAP

Borrower or Owner:

Subject Address: Brazoria County ROW

Census Tract: 6621.00

City: Angleton

County: Brazoria

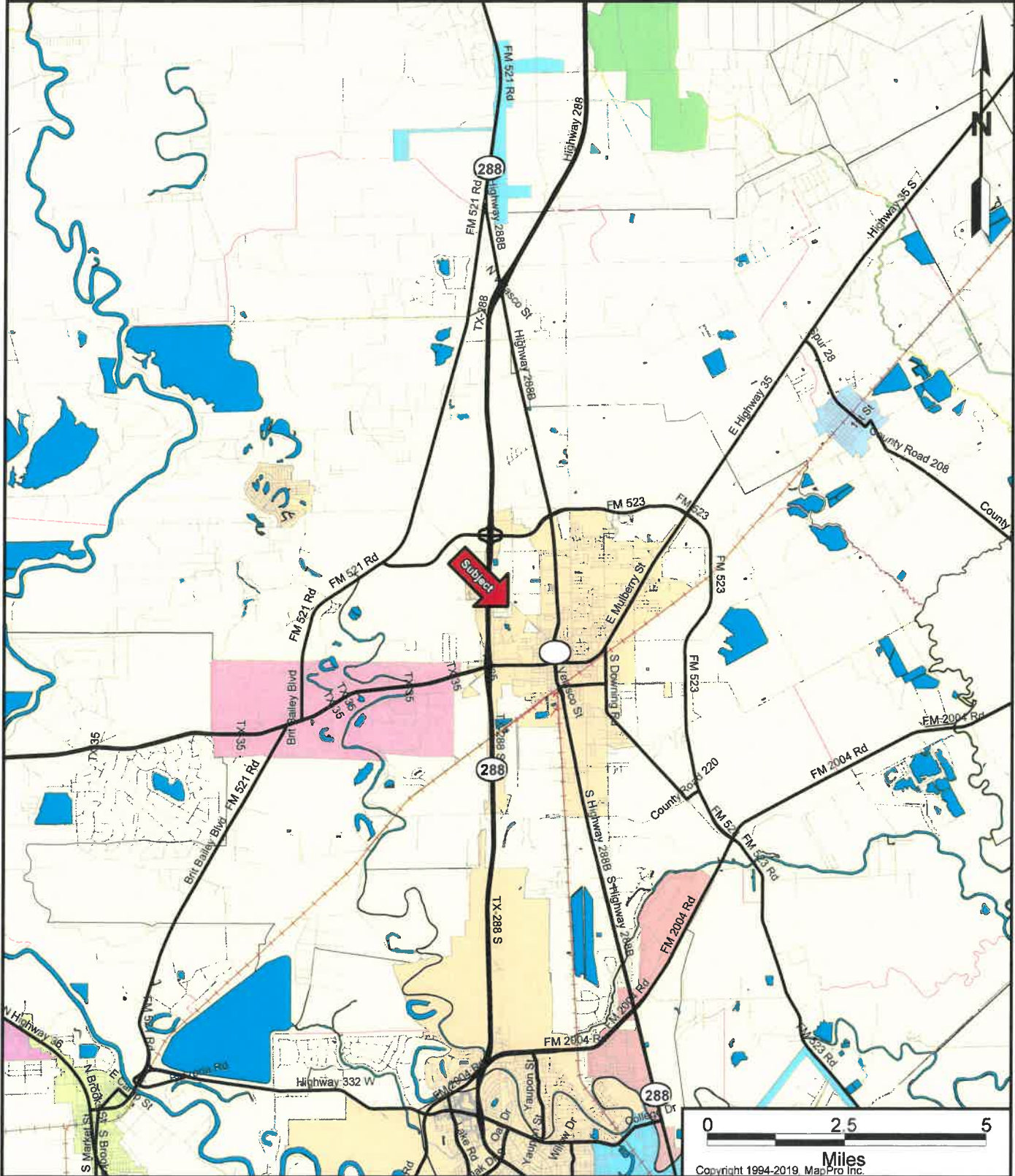
State: TX

Zip Code: 77515

Lender or Client:

Lat: 29.1791

Long: -95.4473



CAUTION:

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.





DESCRIPTIONS, ANALYSES AND CONCLUSIONS

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property described as follows:

Subject – Brazoria County ROW: 1.86 acres or 81,022 square feet of land being Brazoria County Right of Way Easement, situated in the J.D.J. Valderas Survey, Abstract Numbers 380, Brazoria County, Texas

Across The Fence Tract: ATF Tract – 0.5482 acre or 23,878 square feet of land being out of and a portion of Lot 1, Block 12, Heritage Oaks Subdivision, Section 3, situated in the J.D.J. Valderas Survey, Abstract Numbers 380 and 699, Brazoria County, Texas*

*The subject's tract is right of way easement under the ownership of Brazoria County. The adjacent property owner has approached the county for a potential abandonment and purchase of the subject. The subject's is not a standalone tract, being a right of way easement for the purposes of drainage. For the purpose of this appraisal, the appraiser will appraise the "Across The Fence Tract" noted above in order to appraise the subject. The estimated size of the subject was provided by the client.

PROPERTY RIGHTS APPRAISED

The property rights appraised is the easement interest for the subject tract, subject to existing easements, restrictions, and prior encumbrances. Please note, Brazoria County currently owns the subject in fee however the subject has a drainage ditch on the tract. The appraiser will value the subject based on 100% of the fee simple value and then apply a 50% discount to the ditch encumbrance.

DEFINITION OF MARKET VALUE

Market value¹ is defined as follows:

“the price which the property would bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity

¹ Defined City of Austin vs. Cannizzo, 267 S.W. 2d 808, 815 (Tex. 1954).

of buying it, taking into consideration all of the uses to which it is reasonably adapted and for which it either is or in all reasonable probability will become available within the reasonable future.”

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

MARKETING TIME AND EXPOSURE TIME

The exposure time is the estimated length of time the property interest being appraised would have been offered on the market to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The marketing time is an opinion of the amount of time it might take to sell the property interest being appraised at the concluded market value level during the period immediately after the effective date of an appraisal. In this case, the exposure time is estimated to be approximately 12 months, which is based on interviews with market participants, analysis of the sales comparison approach and investor surveys.

EFFECTIVE DATE OF APPRAISAL DATE OF THE REPORT

The effective date of the appraisal is September 9, 2019, the date of the field viewing of the subject. The date of the report is September 12, 2019.

INSTRUCTIONS TO THE APPRAISER AND DATA PROVIDED

The appraisers were instructed by the client to conduct an “as is” market value appraisal of the fee simple interest of the subject property. Data provided by the client includes a legal description of the subject property and specific appraisal guidelines.

SCOPE OF THE APPRAISAL

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Practice. It presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's files. The depth of discussion and analyses contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

The term "extent of the research" relates to the extent of the process of collecting, confirming, and recording data. All sources of information have been documented throughout the report and the appraisers relied on the accuracy of these sources. However, it is suggested by the appraiser that the client reads and fully understands the assumptions and limiting conditions set forth within as to the extent of responsibility of the appraiser.

The research included the subject neighborhood for land sales comparables. All of the comparables included in this analysis were confirmed by Scott Stephens and Associates, Inc or by reliable sources. Some of the items which were verified in the confirmation process include the sale prices, recording data, physical characteristics, and other vital information available from the grantor or grantee, and from actual deed records as reported by various reporting services or county agencies.

A visit to the subject property was conducted on September 9, 2019. As the property consists a vacant land tract, being an approximately 1.86 acres or 81,022 square foot tract, the appraiser visited the site and viewed the surrounding environment.

Methodology: The subject represents Brazoria County owned right of way containing approximately 1.86 acres or 81,022 square feet of land. It is encompassed by a drainage ditch and is land locked. As such, it is not a standalone tract and the appraiser will utilize the "Across The Fence" method with the ATF tract being located just north of the subject; at 1200 Enchanted Oaks Drive, (Lot 1, Block 12, Heritage Oaks Subdivision, Section 3 - 23,878 square feet), and then assigned the derived per square foot value of the ATF tract to the subject property.

Economic Unit vs. Non-economic Unit: *Economic Unit* is defined by The Dictionary of Real Estate Appraisal, 6th Edition, Copyright 2010, Page Number 64, by the Appraisal Institute as:

"A portion of a larger (parent) parcel, vacant or improved, that can be described and valued as a separate and independent parcel. Physical characteristics such as location, access, size, shape, existing improvements, and current use are considered when identifying an economic

unit. The economic unit should reflect marketability characteristics similar to other properties in the market area. In appraisal, the identification of economic units is essential in highest and best use analysis of a property.”

When a parcel is determined to be a non-economic unit (i.e., incapable of being self-sufficient), a common process of estimating its value is by utilizing the *Across the Fence Method* (hereinafter referred to as the ATF Method).

Across the Fence Method is defined by The Dictionary of Real Estate Appraisal, 6th Edition, Copyright 2010, Page Number 3, by the Appraisal Institute as:

“A land valuation method often used in the appraisal of corridors. The ATF Method is used to develop a value opinion based on comparison to abutting land.”

The ATF Method is effectively based upon the premise that the corridor land (e.g., street right-of-way, alley, utility easement) should be worth at least as much as the land through which it passes or is contiguous to (i.e., the parent tract). When applying this method, the comparable sales confirmed by the appraiser are compared to the parent tract, all of the measurable differences are considered with adjustments applied, and a fee simple unit value for the parent tract is determined. The unit value of the parent tract is then ascribed to the subject parcel’s (non-economic unit) land area to arrive at an indication of market value for said parcel. In the subject case, the subject (Tract 2) will be valued using the ATF method using the “Across The Fence Tract” and the subject (Tract 2).

The appraisal was conducted in conformity with the Ethics and Standards of The Appraisal Institute, the State of Texas, the Uniform Standards of Professional Appraisal Practice (USPAP), and guidelines requested by the client. This appraisal considers the sales comparison approach for the land in the subject ROW and the value of the land for the whole property. The subject property is a Brazoria County owned right of way. The subject property is visually represented in the photograph section of this report. The research included the immediate subject market area for the land sales comparables. We viewed the site and the surrounding environment at the field visit to the property.

COMPETENCY PROVISION

It is presented that this report was completed by Scott P. Stephens, MAI, AI-GRS, Ryan Joseph Dagley, MAI, and Clayton Stephens. Scott Stephens and Ryan Dagley hold the MAI designation awarded by the Appraisal Institute, and are currently certified under the continuing educational programs. Further, this designation is held by appraisers experienced in the valuation and evaluation of commercial, industrial, residential, and other types of properties; and who

Scott Stephens & Associates, Inc.

advise clients on real estate investment decisions. Ryan Dagley and Scott Stephens are State Certified General Real Estate Appraisers, and are currently certified under the continuing educational programs. Clayton Stephens is a State Licensed Real Estate Appraiser and is currently under the continuing education programs of the State of Texas. The appraisers have completed numerous appraisal assignments on properties such as the subject and have the experience and ability to complete the appraisal in a competent manner. For a more detailed description of the appraiser's qualifications, refer to the introduction section of this appraisal.

INTENDED USE & USERS OF THE APPRAISAL, IDENTIFICATION OF THE CLIENT

The appraisal is for the internal use of the client (City of Angleton) for use in determining just compensation for the underlying fee simple estate of the areas to be acquired. The intended user of the report is the City of Angleton.

HISTORY OF THE SUBJECT

The subject property is Brazoria County owned right of way containing approximately 1.86 acres or 81,022 square feet of land. It is encompassed by a drainage ditch and is land locked. Brazoria County was approached by the adjacent property owner for the potential abandonment and purchase of the subject. The subject is not actively being marketed for sale. We are aware of no sales of the subject within the last three years.

PROPERTY TAX INFORMATION

The subject property is the Brazoria County ROW easement within the Heritage Oaks subdivision with the City of Angleton. As such, the subject is not assessed, taxed, or been assigned a Brazoria County Appraisal District tax account.

The Brazoria County Appraisal District (BCAD) tax information pages for the ATF tract are located in the addenda of this report. The subject ATF tract is currently listed under the tax account number of 4823-3012-001, the property identification number of 545198, and ownership name of Tom and Vinita Nolan. The 2019 total assessed value for the subject's parent tract is \$275,410, of which \$61,990 is attributed to the land (ATF land is assessed at \$2.60 per square foot – ATF size is 23,878 square feet per BCAD). The subject is within the taxing jurisdictions of the City of Angleton, Angleton Drainage District, Brazoria County, Angleton-Danbury Hospital

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District, Port Freeport, Road and Bridge Fund, and the Angleton Independent School District. The current total tax rate per \$100 in evaluation of \$3.010304. It should be noted that the value conclusion stated in this report assumes all taxes are paid current.

HOUSTON METROPOLITAN AREA ANALYSIS

The Houston-Sugar Land-Baytown Metropolitan Statistical Area has 6.2 million inhabitants and is the fifth most populous metro area. Houston has 2.1 million inhabitants and is the fourth largest US city. Houston is home to 40 of the 145 publicly traded oil and gas companies. At this time, the majority of the vacant space is absorbed, rental rates are increasing, and new construction is seen in most areas and sectors of the real estate market.

As a result of the petroleum industry crisis, the Houston economy has diversified, considerably diminishing reliance on petroleum and petrochemical exploration and production. Thus, while Houston will probably always be thought of as the "Oil Capital of the Nation", its success as a city is no longer as directly dependent upon the petroleum industry. Short of a major national economic crisis and with few geographical, cultural, or economic boundaries, the city is expected to continue to grow and expand. If the reader desires more detailed statistical and background information for the City of Houston it is available for the reader at the following web site address: www.houstontx.gov. This web site contains information on the history of the city, the form of government, economy and trade, and area attractions.

Houston's long term prospects for growth are strong. From 2011 to 2040 the Perryman Group predicts Houston averaging annual MSA growth of 1.6% for employment, 1.8% for population and 3.3% in real Gross Area Product (net of inflation). www.houston.org.

NEIGHBORHOOD DATA

A neighborhood is defined as "A group of complimentary land uses; a congruous grouping of inhabitants, buildings, or business enterprises." *The Dictionary of Real Estate Appraisal, 6th Edition.*

The purpose of the neighborhood analysis section of this report is to provide a background for the subject property in terms of its most immediate influences. This section delineates factual data according to the social, economic, governmental, and environmental forces that affect the inhabitants, and thus the value of the property in the general and immediate neighborhoods.

Regional Data: The subject property is situated in the City of Angleton, Texas which is about 45 miles south of Houston. However, because of the size and importance of the Houston

Metropolitan Area, Angleton is considered to represent the fringes of the Houston SMSA, and to a great extent, however as goes the Houston economy, so goes the Angleton economy. The entire Texas Gulf Coast was severely affected by the economic downturn following the petroleum industry crisis of 1983. This downturn finally bottomed out for most of the Houston SMSA in about mid-1987. More outlying areas were later to recover, but generally by 1990 or 1991, recovery was well underway for virtually of the Gulf Coast. As a result of this experience, Houston has considerably diversified in terms of economic base, and is now not so directly tied to the petroleum/petro chemical industry. Although it will most likely never lose its title of "Petroleum Capital of the World", it now represents a well-rounded business and industrial base, the third largest port in the nation, and the sixth largest city.

There is heavy residential activity to the north and northwest in the area of the SH 288/SH 6 intersection, approximately 20.00 miles to the north.

The subject property is a Brazoria County right of way tract located within the City of Angleton, being approximately 0.50 a mile southeast of the intersection of State Highway 288 (SH 288) and County Road 44 (Anchor Road). Specifically, the subject property is located approximately 0.10 of a mile east of Enchanted Oaks Drive and approximately 0.15 of a mile west of County Road 44 (Anchor Road).

Angleton represents a peaceful "mid-America" town of about 18,000, revolving around the intersection of US 288 and SH 35, as well as the Union Pacific Railroad main line which courses through the city from northeast to southwest. There is nothing particularly remarkable about this "small town USA", other than the fact that it is the county seat for Brazoria County and is situated in the geographic middle of that county. It is not particularly old as Texas towns go, having been established in the 1890's, nor does it have a single industry which stands out from other such communities. It has a well rated school district, and the typical industries and businesses of towns of its size all over America. There is a small airport situated at the intersection of the south Angleton city limit and the north Lake Jackson city limit, and there is a Texas A&M University Agricultural Research Station of some size to the east of town. It is situated about 18 miles inland from the Gulf of Mexico.

Traffic Arteries: By far the most important artery is US 288, which begins in Houston at the South Loop 610, and courses due south through Angleton, Lake Jackson, and Clute, to end at Freeport on the Gulf Coast. For most of its length, it represents a controlled access freeway configuration. US 288 Business represents the right of way for the old highway, which to the north is called Almeda Road or FM 521. This artery crosses new US 288 and goes through the center of the towns of Angleton, Lake Jackson, and Clute, also ending in Freeport. Locally, it is called Valesco Road. Loop 558 which is also known as FM 523 and the SH 35 Bypass, more or

less loops around the city beginning at SH 288 on the north side, continuing east, then south, then west, end again at SH 288. SH 35 begins in Houston near Hobby Airport, runs south through Alvin, then south-southwest through Angleton, then meanders southwest through several counties.

Other surface arteries of some note are Henderson Road, Valderas/Airport Road, Mulberry (Business 35), and Downing Road, all of which also have country road designations.

Stage of Development: Angleton is like many smaller towns which tend to grow in fits and spurts. There was considerable activity prior to the downturn of the mid 1980's, then a substantial lull, then a resurgence of activity in the mid to late 1990's, and with the exception of some new residential development, a relatively flat growth pattern in the early 2000's. The exception has been retail development along SH 288, and like many small towns, and revitalization of older downtown buildings with the antique and collectables market.

Political Jurisdictions: Angleton has the typical mayor/city council form of government. Taxing entities include the city, the county, the ISD, and several specifically located support districts. The town does employ municipal zoning, but most zoning categories reflect the surrounding development, and variance hearings are typically well received. The city provides water and sanitary sewer service within the city limits, and to certain adjoining areas.

Immediate Neighborhood: The immediate subject neighborhood is represented by the single family residential subdivision within the Heritage Oaks Subdivision.

Conclusion: Angleton is a location central to many other industrially oriented towns and areas. Both Freeport and Clute have heavy industrial development and Freeport has a major salt water port facility and navigable Brazos River frontage. Lake Jackson was virtually built by Dow Chemical, and there are similar industries all along the coast from Freeport to Galveston. It is also only a 45-minute drive from downtown Houston, and it is in the logical path of new development.

Current Market Trends: The subject area has experienced moderate amounts of overall growth in the past 3 to 5 years in the commercial market. Considering the neighborhood's location, and its accessibility from major thoroughfares, the medium to long-term prospects for the neighborhood are considered stable.

Development in the neighborhood includes retail, commercial, light industrial, multifamily, as well as numerous single-family residential subdivisions. Overall, this area represents a well-rounded community from all standpoints.

As Houston continues to diversify from its previously heavily dependent petroleum economy, the overall business basis continues to strengthen. Considering the neighborhood's location, and its accessibility from major thoroughfares, the medium to long-term prospects for the neighborhood are considered stable.

Overall, this neighborhood is considered to have good potential for continued development. For more detailed Market Overview for the Greater Houston CMSA area please visit the website: https://www.recenter.tamu.edu/research/market-research/#!/Houston-The_Woodlands-Sugar_Land/Economy

SITE DATA AND ANALYSIS

An analysis of the subject parcel is particularly important in determining the highest and best use, and thus the potential value of the site. A survey of the subject parcels were provided and are included immediately following this section of the report.

Legal Description: Subject – Brazoria County ROW: 1.86 acres or 81,022 square feet of land being Brazoria County Right of Way Easement, situated in the J.D.J. Valderas Survey, Abstract Numbers 380, Brazoria County, Texas

Across The Fence Tract: ATF Tract – 0.5482 acre or 23,878 square feet of land being out of and a portion of Lot 1, Block 12, Heritage Oaks Subdivision, Section 3, situated in the J.D.J. Valderas Survey, Abstract Numbers 380 and 699, Brazoria County, Texas*

*The subject's tract is right of way easement under the ownership of Brazoria County. The adjacent property owner has approached the county for a potential abandonment and purchase of the subject. The subject's is not a standalone tract, being a right of way easement for the purposes of drainage. For the purpose of this appraisal, the appraiser will appraise the "Across The Fence Tract" noted above in order to appraise the subject. The estimated size of the subject was provided by the client

Location/Access: The subject property is a Brazoria County right of way tract located within the City of Angleton, being approximately 0.50 a mile southeast of the intersection of State Highway 288 (SH 288) and County Road 44 (Anchor Road). Specifically, the subject property is located approximately 0.10 of a mile east of Enchanted Oaks Drive and approximately 0.15 of a mile west of County Road 44 (Anchor Road). The subject is vacant land and has not been assigned a physical address (Angleton, Texas 77515). The ATF tract, which is situated just north of the subject, has a physical address of 1200 Enchanted Oaks Drive, Angleton, Texas 77515.

Key Map: 827H– Brazoria County

Physical Characteristics: The subject is right of way easement containing approximately 1.86 acres or 81,022 square feet (size of per Client), represents a rectangular shaped tract. It is located approximately 600 linear feet east of Enchanted Oaks Drive and approximately 950 linear feet west of County Road 44 (Anchor Road). The subject is land locked tract with no physical

road frontage, as such it is not a standalone tract and will be valued via the ATF tract, which is described below. See the below aerial photos and survey for the layout of the subject Tract 2.

Physical Characteristics - ATF Tract: The subject ATF tract, being 0.5482 acre or 23,878 square feet, represents generally rectangular shaped tract of land located along the east line of Enchanted Oaks Drive. Enchanted Oaks Drive is a 2 lane concrete paved residential roadway with drainage along the roadway rights of way. The ATF tract has adequate residential frontage along the east line of Enchanted Oaks Drive. The ATF tract adjacent to the subject Tract 2, being along its western boundary. See the below aerial photos and tax map for the layout of the subject tracts and ATF tract.

Legal Restrictions/Zoning: The subject tract is a Brazoria County right of way. As such, it is not subject to zoning due to it not being a standalone tract. The ATF tract is located within the City of Angleton, as a part of Brazoria County, Texas. Brazoria County does not subscribe to zoning ordinances, however the City of Angleton does. The ATF tract is zoned SF-7.2 (Single Family Residential – minimum 7,200 square foot lots) by the City of Angleton.

Adjacent Land Use: The subject tract and the ATF tract are surrounded by residential uses. The larger general area is well versed in property uses being general commercial and retail use properties with strong single family support.

Floodplain (Subject & ATF Tract): According to the flood insurance rate map of the Federal Emergency Management Agency, revised June 5, 1989, FEMA Map No. 48039C0440H, the subject and ATF appears to be situated within FEMA Zone X, which is an area located outside the 100 year and 500 year floodplains. A floodplain map marked with the subject's location is included following this section of the report. Please refer to the caution statement at the bottom of the floodplain map.

Topography/Drainage: Upon inspection, the subject tract appears to be level. Drainage is via surface drainage row drainage. The ATF tract has curb and gutter drainage along the Enchanted Oaks Drive rights of way.

Easements and Covenants: There are utility easements common to most properties in the area.

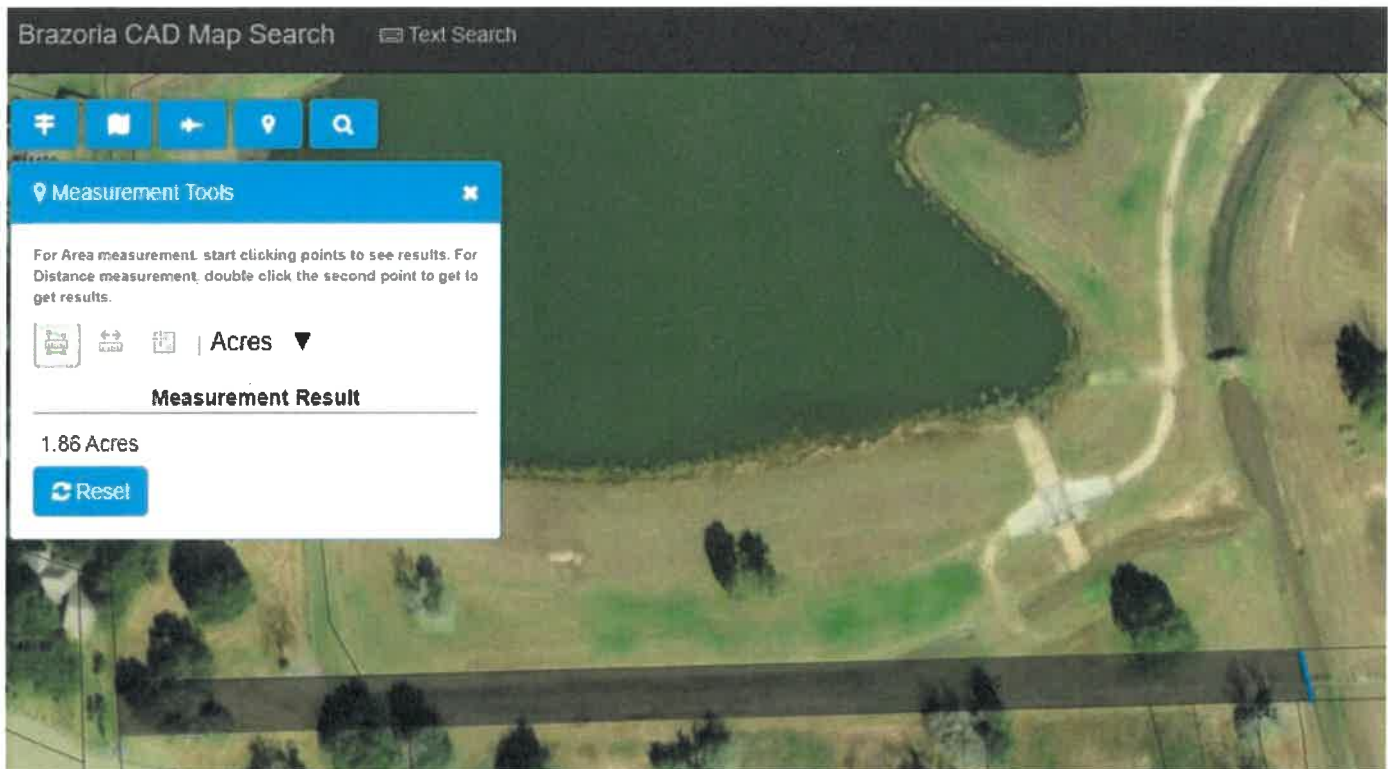
Utilities: The subject tract and ATF tract each have access to public water and sewer service via the City of Angleton. Electricity and natural gas are distributed by Centerpoint Energy, and telephone service is also available through Verizon and others.

Subject – ROW: An aerial image of the subject parcel follows. This aerial image was provided by the client and estimates the size of the subject ROW. The subject ROW contains approximately 1.86 acres or 81,022 square feet and is located approximately 600 linear feet east of Enchanted Oaks Drive and approximately 950 linear feet west of County Road 44 (Anchor Road).

The subject is land locked tract with no physical road frontage, as such it is not a standalone tract and will be valued via the ATF tract. See the below aerial photo for the layout of the subject ROW and ATF Tract.

Conclusion: The subject Tract 1 and the ATF tract are easily accessible with their Enchanted Oaks Drive location and they are each suited for residential use.

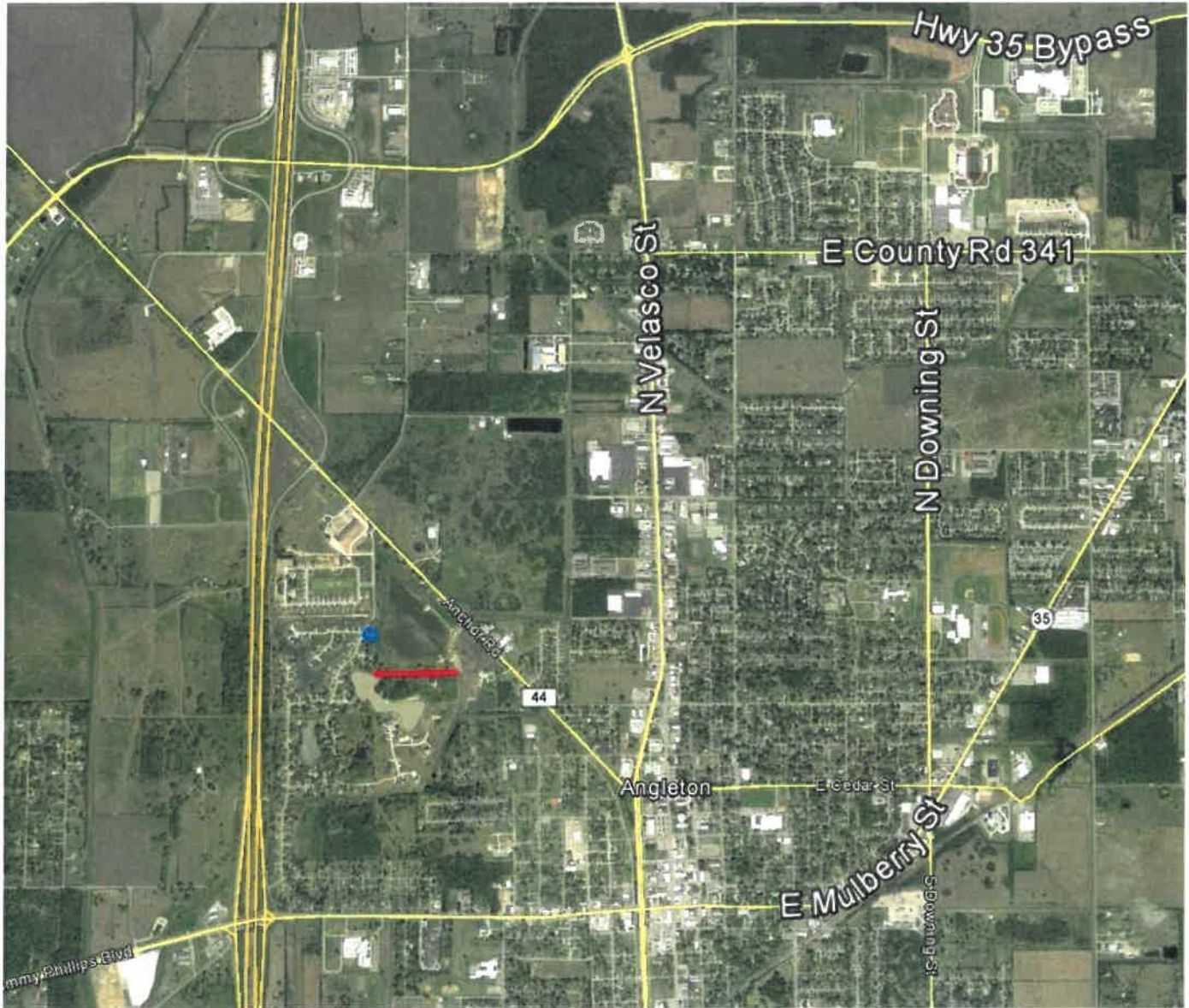
Improvements: The subject Tract 1 and Tract 2 property are each unimproved vacant land. The subject properties are visually represented in the photograph section of this report.



Aerial Photo provided by Client – 1.86 Acres (Subject is Shaded)



**Aerial Photo of Subject (Red) & ATF Tract (Blue)
Boundaries are estimated by appraiser (Photo Dated 3/21/2018)**



**Broad Aerial Photo of Subject Tract 1 (Red) & ATF Tract (Blue)
Boundaries are estimated by appraiser (Photo Dated 3/21/2018)**



Subject of September 9, 2019

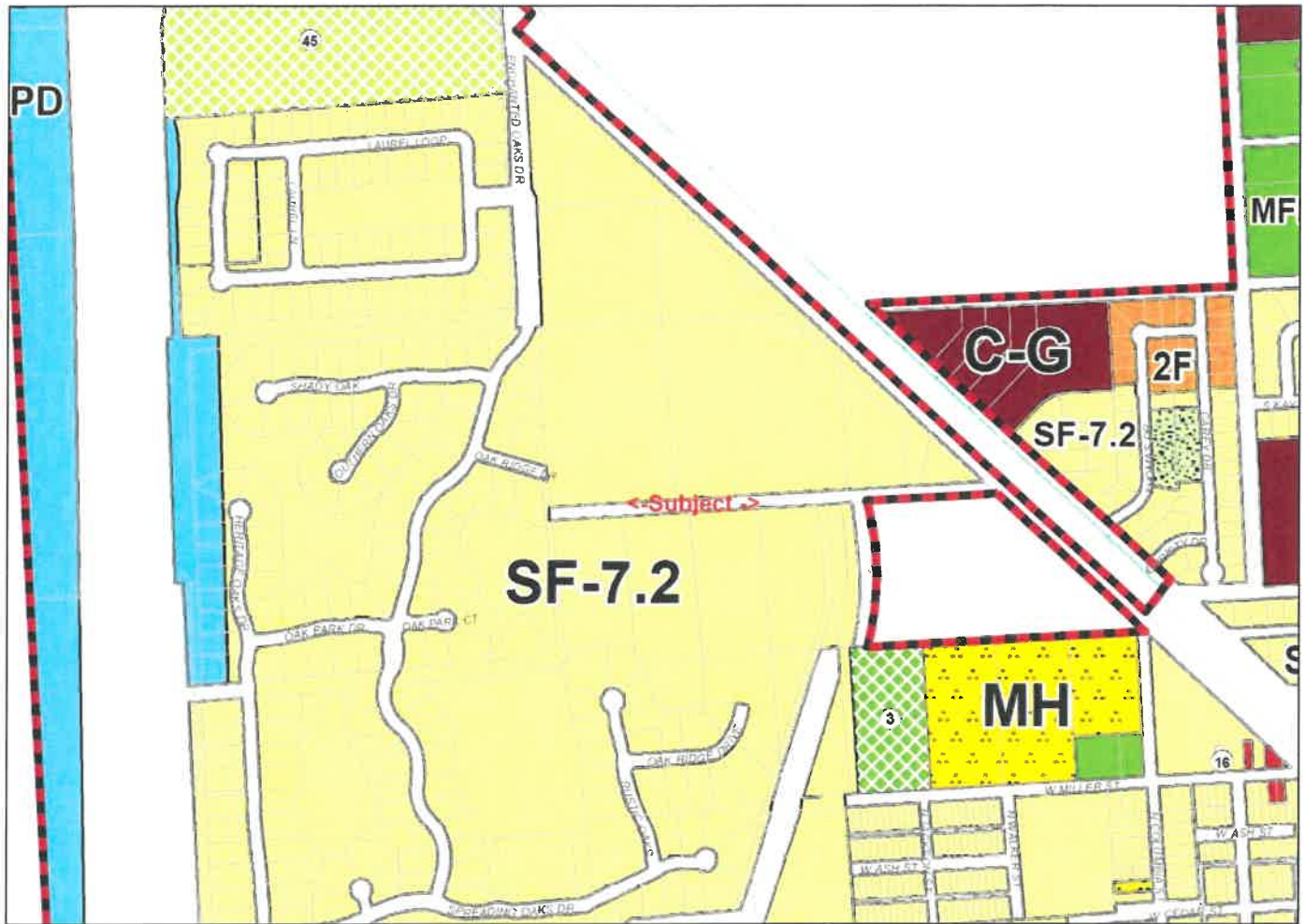




BCAD Tax Map – Subject ROW



BCAD Tax Map of ATF Tract (Property Id No. 545198)



City of Angleton Zoning Map

FLOOD MAP

Borrower or Owner:

Subject Address: Brazoria County ROW

Census Tract: 6621.00

City: Angleton

County: Brazoria

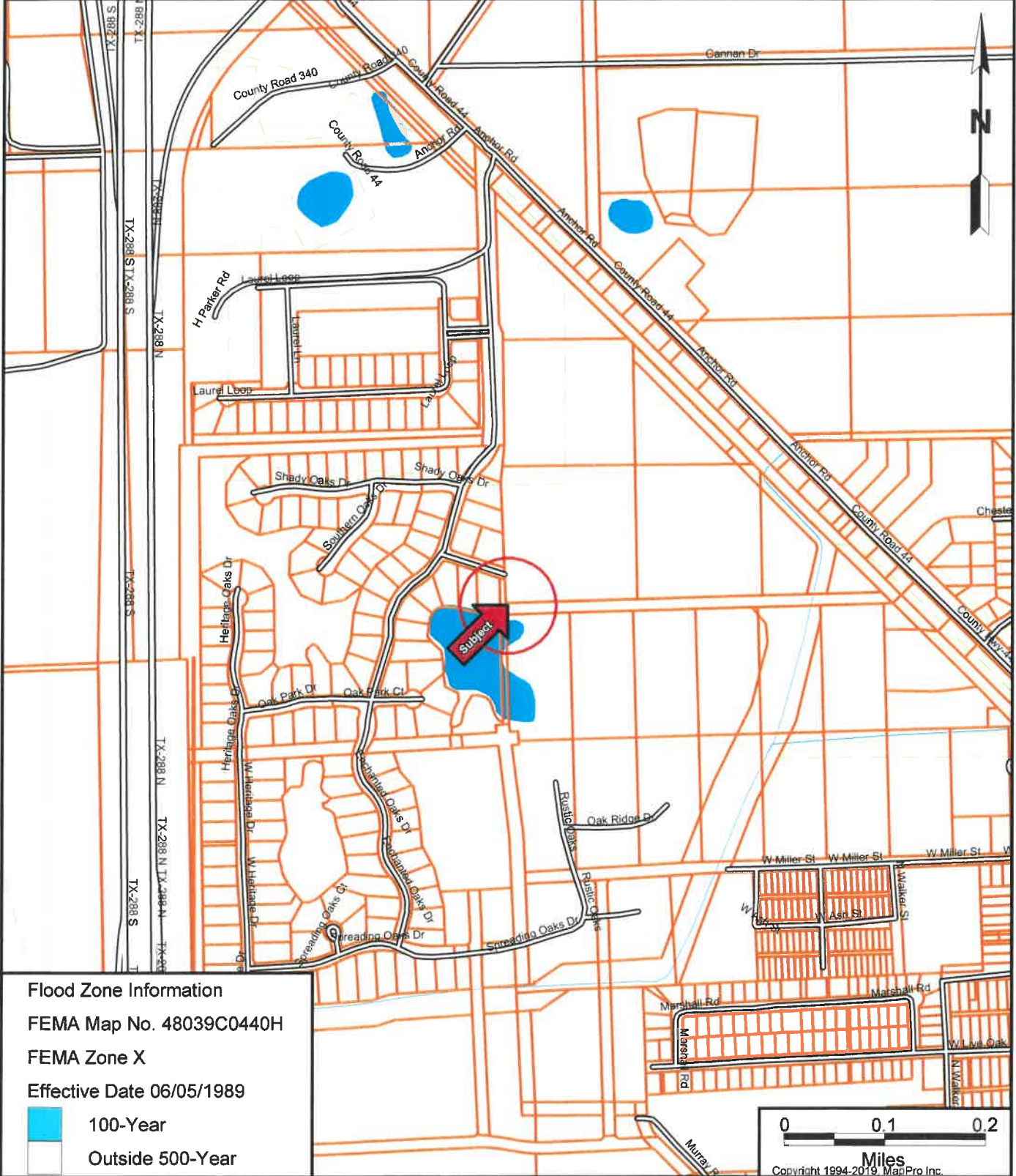
State: TX

Zip Code: 77515

Lender or Client:

Lat: 29.174599

Long: -95.447135



Flood Zone Information

FEMA Map No. 48039C0440H

FEMA Zone X

Effective Date 06/05/1989

 100-Year

 Outside 500-Year

CAUTION:

The location of flood hazard areas shown on this map are approximate only. Flood hazard boundaries may change from time to time. A property in the general vicinity of a flood hazard area should be evaluated by a civil engineer or other appropriate specialist prior to purchase or investment.

HIGHEST AND BEST USE

Highest and best use is defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value" (*The Dictionary of Real Estate Appraisal*, 6th Edition). The definitions of highest and best use indicate that there are two types of highest and best use. The first type is highest and best use of land or a site as though vacant. The second is highest and best use of a property as improved. Each type requires a separate analysis. Moreover, in each case, the existing use may or may not be different from the site's highest and best use.

Highest and Best Use of Land as Though Vacant: The value of the land is estimated as vacant. The land value is determined by its potential rather than its actual use. Any building can be demolished; the fact that most buildings are not does not negate the possibility. The possibility of removing existing improvements is the premise for the concept of highest and best use as though vacant. Land values are not penalized so long as the existing buildings have economic value. If the buildings no longer have value then demolition is appropriate. Buildings can be changed, but the basic physical characteristics of the site cannot. With these factors in mind, the following tests were conducted for the site as vacant.

Legally Permissible: In all cases of highest and best use, the appraiser must determine the uses of the site which are legally permissible. The subject tract is a Brazoria County right of way. As such, it is not subject to zoning due to it not being a standalone tract. The ATF tract is located within the City of Angleton, as a part of Brazoria County, Texas. Brazoria County does not subscribe to zoning ordinances, however the City of Angleton does. The ATF tract is zoned SF-7.2 (Single Family Residential – minimum 7,200 square foot lots) by the City of Angleton. There are no other known deed restrictions, or other known restrictions as to use or value. Beyond building code requirements, there appear to be no legal impediments to the subject use or value.

In review of a plat map and from a physical inspection, there does not appear to be any adverse easements or encroachments, which affect the overall development of the site. The property does have standard utility easements and building set-back requirements. Based on the information available, there are no legal restrictions which would adversely affect the highest and best use of the subject site.

Physically Possible: Size, shape, frontage, access, visibility, utility availability, drainage, etc. all represent physical limitations to development. Here, the subject size leaves a good range of potential uses. The ATF tract has access to public water and sewer via the City of Angleton.

Financially Feasible: From a financial perspective, any property use which is expected to produce a positive rate of return is regarded as being feasible. Factors that influence which property uses are feasible include those considered under the legally permissible and physically possible uses, as well as other factors such as location, access, adjacent property uses, and general neighborhood characteristics. These factors along with other market information help determine what returns could be expected from various property uses.

Maximally Productive: In considering the maximally productive uses, the comparison of all uses determined to be physically possible, legally permissible, and financially feasible are evaluated. The maximally productive use produces the highest rate of return or the highest value to the property. Generally, it is viewed as the ideal improvement. Residential development is a maximally productive use of the subject ATF tract.

As Vacant: The subject immediate neighborhood has a wide range of uses being industrial, retail or office developments along primary roadway, and strong single family backup support uses. Single family residential development is a maximally productive use of the ATF tract, to which appears to be the most logical use of the sites in the future as demand warrants.

Conclusion: The highest and best use of the ATF tract as vacant is considered residential development as demand warrants.

SALES COMPARISON APPROACH

The sales comparison approach is a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sales prices of the comparables based on the element of comparison. The sales comparison approach may be used to value improved properties, vacant land or land being considered as though vacant.

The sales comparison approach is applicable when sufficient data on recent market transactions is available. Essential information on income-producing properties derived through sales comparison is used in the income capitalization and cost approaches.

The procedure for applying the sales comparison approach includes the following:

1. Research the competitive market for information on properties that are similar to the subject property and that have recently sold, are listed for sale, or are under contract. Information on agreements of sale, options, listings, and bona fide offers may also be collected. The characteristics of the properties such as property type, date of sale, size, physical condition, location, and land use constraints should be considered. The goal is to find a set of comparable sales or other evidence such as property listings or contracts as similar as possible to the subject property to ensure they reflect the actions of similar buyers. Market analysis and highest and best use analysis set the stage for the selection of appropriate comparable sales.

2. Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification should elicit additional information about the property such as buyer motivation, economic characteristics (if the property is income-producing), value component allocations, and other significant factors as well as information about the market to ensure that comparisons are credible.

3. Select the most relevant units of comparison used by participants in the market (e.g., price per acre, price per square foot, price per front foot, price per dwelling unit) and develop a comparative analysis for each unit. The appraiser's goal is to define and identify a unit of comparison that explains market behavior.

4. Look for differences between the comparable sale properties and the subject property using all appropriate elements of comparison. Then adjust the price of each sale property, reflecting how it differs, to equate it to the subject property or eliminate that property as a comparable. This step typically involves using the most similar sale properties and then adjusting for any remaining differences. If a transaction does not reflect the actions of a buyer who would also be attracted to the subject property, the appraiser should be concerned about comparability.

5. Reconcile the various value indications produced from the analysis of comparables into a value conclusion. A value opinion can be expressed as a single point estimate, as a range of values, or in terms of relationship (e.g., more or less than a given amount).

There are 10 basic elements of comparison that should be considered in sales comparison analysis:

- 1) Real Property rights conveyed
- 2) Financing terms
- 3) Conditions of sale
- 4) Expenditures made immediately after the purchase
- 5) Market conditions (time)
- 6) Location
- 7) Physical characteristics – e.g., size, construction, quality, condition
- 8) Economic characteristics – e.g., expense ratios, lease provisions, management, tenant mix
- 9) Legal characteristics
- 10) Non-realty components of value

(*The Appraisal of Real Estate*, 14th Edition).

PROPERTY IDENTIFICATION

Property Type: Commercial Vacant Land
Property Name: Vacant Land
Property Address: Spreading Oaks
City, County, State: Angleton Brazoria County, TX



SALE DATA

Grantor: Robert and Rhonda Rice
Grantee: Bryan Guttermuth and Julie Pugh
Sale Date: May 3, 2019
Financing: Cash to seller
Property Rights: Fee Simple
Recording Data: MLS# 18656324
Legal Description: Lot 1 and 2 Block 1, Heritage Oaks Subd Section 6, Brazoria County, Texas

SALE ANALYSIS

Sales Price: \$230,000	Adjusted Sales Price: \$230,000
Land \$2.09 PSF	\$91,154 Per Acre

LAND INFORMATION

Land Size: 2.523 Ac.	109,911 SF
Frontage: Spreading Oaks	
Floodplain: No	Zoning: Res
Panel No.:	Encumbrances: None
Panel Date:	Environmental Issues: None

UTILITIES

Electricity: Yes	Sewer: Public
Gas: Yes	Telephone: Yes
Water: Public	Road: 2 ln

COMMENTS

Residential Vacant Land.

PROPERTY IDENTIFICATION

Property Type: Commercial Vacant Land
 Property Name: Vacant Land
 Property Address: NEC of Business 288 and E Phillips Rd
 City, County, State: Angleton Brazoria County, TX



SALE DATA

Grantor: Kelly Angus
 Grantee: Tim Erickson and Associates
 Sale Date: September 24, 2018
 Financing: Cash to seller
 Property Rights: Fee Simple
 Recording Data: 51386
 Legal Description: Lot 1 -3 Block 1, Evans, Brazoria County, Texas

SALE ANALYSIS

Sales Price: \$140,000	Adjusted Sales Price: \$140,000
Land \$1.86 PSF	\$80,925 Per Acre

LAND INFORMATION

Land Size: 1.730 Ac. 75,359 SF	
Frontage: Business 288 and E Phillips Rd	
Floodplain: No	Zoning: Res
Panel No.:	Encumbrances: None
Panel Date:	Environmental Issues: None

UTILITIES

Electricity: Yes	Sewer: Public
Gas: Yes	Telephone: Yes
Water: Public	Road: 2 ln

COMMENTS

Vacant Land.

PROPERTY IDENTIFICATION

Property Type: Commercial Vacant Land
 Property Name: Vacant Land
 Property Address: 1 Harvest Glen
 City, County, State: Angleton Brazoria County, TX



SALE DATA

Grantor: Scott and Kathy Brown
 Grantee: Michael and Megan Mainer
 Sale Date: September 17, 2018
 Financing: Cash to seller
 Property Rights: Fee Simple
 Recording Data: MLS# 85148352
 Legal Description: Lot 17, Harvest Glen, Brazoria County, Texas

SALE ANALYSIS

Sales Price: \$55,000	Adjusted Sales Price: \$55,000
Land \$1.73 PSF	\$75,446 Per Acre

LAND INFORMATION

Land Size: 0.729 Ac.	31,755 SF		
Frontage: Harvest Glen			
Floodplain: No		Zoning: Res	
Panel No.:		Encumbrances: None	
Panel Date:		Environmental Issues: None	

UTILITIES

Electricity: Yes		Sewer: Public	
Gas: Yes		Telephone: Yes	
Water: Public		Road: 2 In	

COMMENTS

Residential Vacant Land.

PROPERTY IDENTIFICATION

Property Type: Commercial Vacant Land
 Property Name: Commercial Vacant Land
 Property Address: SWC East Ash Street at Chenango Street
 City, County, State: Angleton Brazoria County, TX



SALE DATA

Grantor: William & Lenette Terry
 Grantee: CRL Ventures Inc.
 Sale Date: June 14, 2017
 Financing: Cash to seller
 Property Rights: Fee Simple
 Recording Data: Vol 17 Pg 030397
 Legal Description: Lots , Block 12, Angleton Townsite, Brazoria County, Texas

SALE ANALYSIS

Sales Price: \$100,000	Adjusted Sales Price: \$100,000
Land \$2.92 PSF	\$126,997 Per Acre

LAND INFORMATION

Land Size: 0.787 Ac. 34,300 SF	
Frontage: 245' East Ash Street, 140' Chenango Street	
Floodplain: No	Zoning: Commercial
Panel No.:	Encumbrances: None
Panel Date:	Environmental Issues: None

UTILITIES

Electricity: Yes	Sewer: Public
Gas: Yes	Telephone: Yes
Water: Public	Road: 2 In

COMMENTS

Commercial Vacant Land. Located at the southwest corner of East Ash Street and North Chenango Street.

LOCATION MAP

Borrower or Owner:

Subject Address: ROW - Tract 3

Census Tract: 6621.00

City: Angleton

County: Brazoria

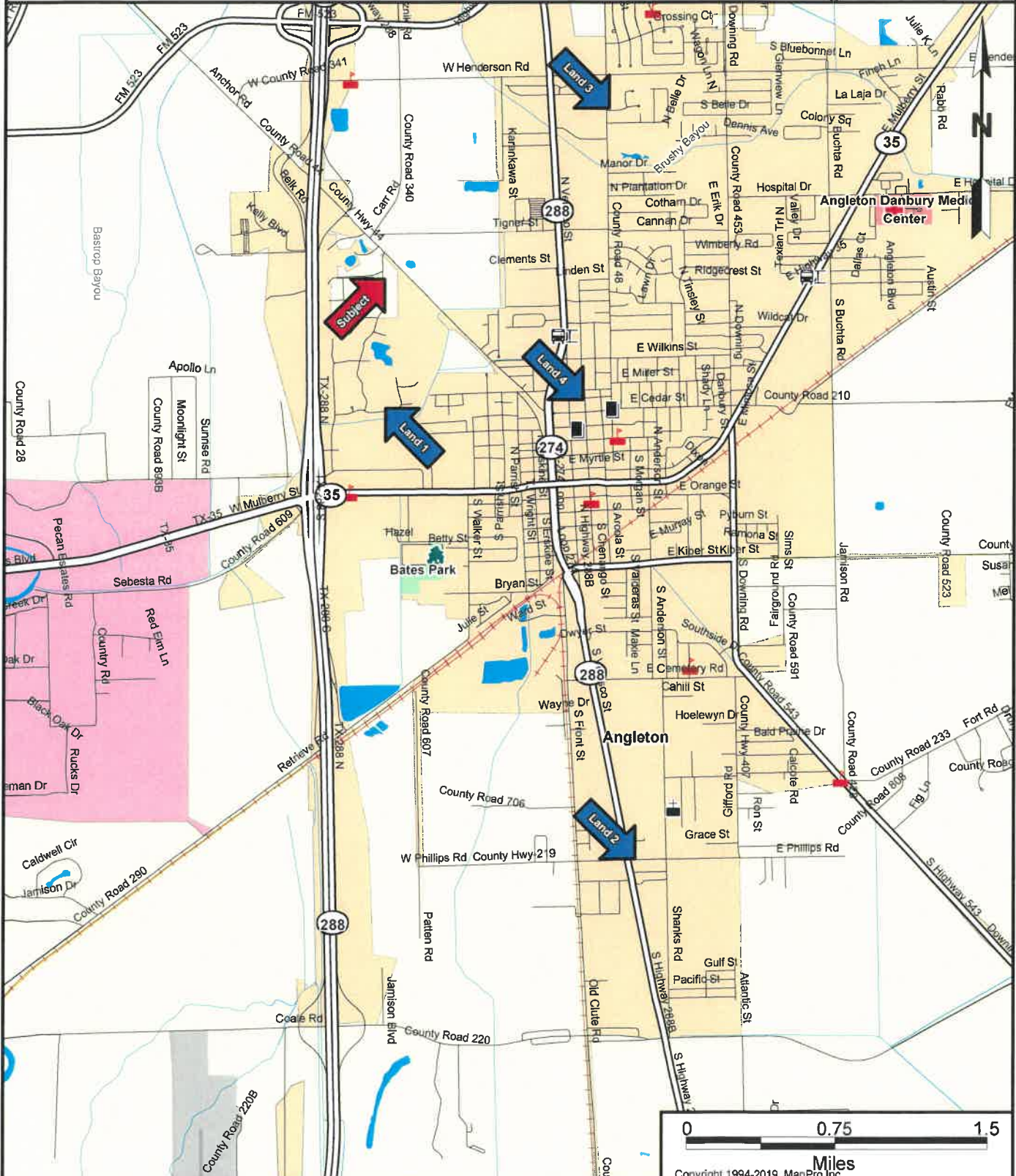
State: TX

Zip Code: 77515

Lender or Client:

Lat: 29.1791

Long: -95.4473



CAUTION:

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.

SITE VALUATION

The sales comparison approach utilizes sales transactions of area properties considered comparable to at least some characteristics of the subject site. The most basic requirement is that the comparable sales are located within proximity to the subject neighborhood and have sold in the open market in the recent past. This analysis was conducted within the framework of the definition of market value, as described within the report. It requires a valuation of the site, "as vacant", as in its highest and best use. As stated in the neighborhood and highest and best use analyses, economic conditions in the Greater Houston and surrounding areas are stable in most areas.

In order to develop a value estimate for the subject tract, the sales records of Brazoria County were searched through MLS as well as other data services. When comparing the available sales to the subject, the factors considered to be the most critical were time, location, size, and physical characteristics. Each sale was compared to the subject on that basis. The following is a discussion of the comparisons used in our analysis.

Conditions of Sale: This takes into consideration unusual features of the transaction, such as unusual influences among the sale parties, existing improvements on the sales at the date of the transaction, or whether or not the sale took place under open market conditions. It appears that the sales were unaffected by conditions of sale.

Market Conditions (Time): The market condition (time) adjustment is considered and the lack of sales activity in some real estate sectors may point to the need for this adjustment. A review of the market (including the broader Greater Houston Market) indicates that the real estate market has remained steady the past 2 years with lower oil prices. The sales occurred during the last 2 years. Changes in market conditions during that period are considered and the sales are adjusted as seen on the adjustment grid. Sales 2, 3, and 4 are inferior to the subject.

Size: The size adjustments are derived based on the principle that a smaller parcel will typically sell for more on a per acre basis than a larger parcel, all other factors being equal. This is particularly important in this reconciliation of land sales because the sales varied from the subject site in size. In this instance, all four sales are considered inferior to the subject with respect to size.

Location: Location is a very important factor affecting property values in the subject area. Those properties having frontage along major or primary roadways are superior for commercial uses to those properties located on secondary roadways. This is primarily because of the greater visibility and accessibility from passing traffic. The opposite is often true for residential uses. Location is a subjective factor and often difficult to quantify.

All of the sales were taken from the immediate subject neighborhood, all with good frontage. The sales are generally similar in location. We applied our best judgment estimate to

arrive at the differences for location after viewing the subject property and all of the land sales. Sale 2 and 3 are inferior as compared to the subject and are considered inferior in location. Sale 4 is located in a superior location as compared to the subject.

Floodplain: While not completely prohibitive to development floodplain influence is considered for those sales that are affected. All of the sales are comparable to the subject.

Utilities: The subject does have public water and sewer. The sales are all similar to the subject.

Physical Characteristics: The physical characteristics of the sales are considered in comparison to the subject property. This includes such factors as corner location, street frontage, and shape. Sales 2, 3, and 4 are all inferior due their inferior water view as compared to the subject over the park lake. Sale 2 and 4 are superior in corner location.

Conclusion: The land sales grid for the comparable sales is presented immediately following this section. We were able to confirm sales in the subject neighborhood that are comparable to the subject. The sales used to derive a final value opinion for the subject site were considered to be sufficient and reasonable in quality. As seen on the land sales adjustment grid the sales range in unadjusted prices from \$1.73 per square foot to \$2.92 per square foot. After comparing the sales to the subject in the above mentioned categories, Sale 4 is overall superior to the subject, Sales 1, 2 and 3 are overall inferior to the subject. It is my opinion that the subject property should have a value at approximately \$2.50 per square foot. The appraiser will value the subject based on 100% of the fee simple value and then apply a 50% discount to the ditch encumbrance (\$1.25 psf). The appraiser will now use the same per unit value of the ATF tract to value the subject ROW tract. The value of the subject potential ROW tract is calculated below.

Value of the Subject ROW TRACT					
ROW TRACT			50% of Fee		
Land	81,022 SF	@	\$1.25 psf	=	\$101,278
Value of the Improvements in the taking					\$0
Total:					\$101,278

LAND SALES ADJUSTMENT GRID

Sale #	1	2	3	4	ATF Tract
Location	Spreading Oaks	NEC of Bus 288 and E Phillips Rd	1 Harvest Glen	SWC of E Ash and Chetango St	1200 Enchanted Oaks
Date of Sale	May-19	Sep-18	Sep-18	Jun-17	Sep-19
Size (SF)	109,911	75,359	31,755	34,300	23,878
Size (Acres)	2.52	1.73	0.73	0.79	0.5482
Sale Price \$PSF	\$2.09	\$1.86	\$1.73	\$2.92	??
Financing	Comparable	Comparable	Comparable	Comparable	Comparable
Condition of Sale	Comparable	Comparable	Comparable	Comparable	Comparable
Cash Adj. Sale Price	\$2.09	\$1.86	\$1.73	\$2.92	\$2.92
Time	Comparable	Inferior	Inferior	Inferior	Inferior
Time Adj. Sale Price	\$2.09	\$1.86	\$1.73	\$2.92	\$2.92
Size	Inferior	Inferior	Inferior	Inferior	Inferior
Location	Comparable	Inferior	Inferior	Superior	Superior
Flood	Comparable	Comparable	Comparable	Comparable	Comparable
Utilities	Comparable	Comparable	Comparable	Comparable	Comparable
Phys. Char.	Comparable	Comparable	Inferior	Comparable	Comparable
Overall Comparability	Inferior	Inferior	Inferior	Superior	Superior

A d j u s t m e n t s

ADDENDA



August 29, 2019

Scott Stephens & Associates, Inc
15021 Bohemian Hall Road
Crosby, Texas 77532

Re: City of Angleton Land Appraisal – Lakeside Park

Dear Mr. Dagley, MAI:

We are engaging Scott Stephens & Associates Inc. to complete Appraisal Reports of the properties referenced on the Land Appraisal Map enclosed. We are requesting an appraisal for potential condemnation of area one and two and a separate appraisal of the current right-of-way for potential abandonment for a total fee of . We request the report be complete in two and a half weeks.

The appraisal assignment will be completed according to the ethics and standards set forth by the Appraisal Institute, the State of Texas, and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. It is mutually agreed that this assignment will not be contingent upon any predetermined conclusion as to the value, marketability or feasibility.

If any additionally information is required please let me know.

Sincerely,

Megan Mainer
Parks & Recreation Director
City of Angleton
(979) 849-4364 ext. 4101
mmainer@angleton.tx.us

Enclosure [1]

Property Search Results > 545198 NOLAN TOM & VINITA for Year to Year: 2019
2019

Property

Account

Property ID: 545198 Legal Description: HERITAGE OAKS SEC 3 (A0380 & A0699) (ANGLETON) BLK 12 LOT 1
 Geographic ID: 4823-3012-001 Zoning: 1/8/15 CJC
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 1200 ENCHANTED OAKS DR Mapsco: SAN61
 ANGLETON,
 Neighborhood: HERITAGE OAKS Map ID:
 Neighborhood CD: S4823

Owner

Name: NOLAN TOM & VINITA Owner ID: 360956
 Mailing Address: 1200 ENCHANTED OAKS DR % Ownership: 100.0000000000%
 ANGLETON, TX 77515-7042
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$275,410	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$61,990	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$337,400	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$337,400	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$337,400	

Taxing Jurisdiction

Owner: NOLAN TOM & VINITA
 % Ownership: 100.0000000000%
 Total Value: \$337,400

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$337,400	\$337,400	\$0.00
CAN	CITY OF ANGLETON	0.697580	\$337,400	\$337,400	\$2,353.64
DR1	ANGLETON DRAINAGE DISTRICT	0.131182	\$337,400	\$269,920	\$354.09

GBC	BRAZORIA COUNTY	0.367914	\$337,400	\$269,920	\$993.08
HAD	ANGLETON-DANBURY HOSPITAL DISTRICT	0.258328	\$337,400	\$269,920	\$697.28
NAV	PORT FREEPORT	0.040100	\$337,400	\$269,920	\$108.24
RDB	ROAD & BRIDGE FUND	0.060000	\$337,400	\$266,920	\$160.15
SAN	ANGLETON INDEPENDENT SCHOOL DISTRICT	1.455200	\$337,400	\$312,400	\$4,546.04
Total Tax Rate:		3.010304			

Taxes w/Current Exemptions: \$9,212.52
Taxes w/o Exemptions: \$10,156.77

Improvement / Building

Improvement #1:	Residential	State Code:	A1 Living Area:	2616.0 sqft	Value: \$275,410
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	5+	R1	2008	1745.0
MA2.0	MAIN AREA 2 STORY	5+		2008	871.0
BG	BRICK GARAGE	5+		2008	552.0
BG	BRICK GARAGE	5+		2008	287.0
OMP	OPEN MASONARY PORCH	5+		2008	208.0
OFP	OPEN PORCH	5+		2008	100.5
OMP	OPEN MASONARY PORCH	5+		2008	36.0
OFP	OPEN PORCH	5+		2008	256.5
OFPU	OPEN PORCH UPPER	5+		2008	239.5

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.5482	23878.00	0.00	0.00	\$61,990	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$275,410	\$61,990	0	337,400	\$0	\$337,400
2018	\$262,890	\$61,990	0	324,880	\$0	\$324,880
2017	\$278,310	\$56,350	0	334,660	\$0	\$334,660
2016	\$268,190	\$56,350	0	324,540	\$0	\$324,540
2015	\$242,850	\$56,350	0	299,200	\$0	\$299,200
2014	\$249,210	\$40,590	0	289,800	\$0	\$289,800
2013	\$241,720	\$40,590	0	282,310	\$0	\$282,310
2012	\$239,700	\$40,590	0	280,290	\$0	\$280,290
2011	\$235,130	\$40,590	0	275,720	\$0	\$275,720
2010	\$234,010	\$40,590	0	274,600	\$0	\$274,600
2009	\$242,530	\$40,590	0	283,120	\$0	\$283,120
2008	\$0	\$30,450	0	30,450	\$0	\$30,450
2007	\$0	\$26,390	0	26,390	\$0	\$26,390
2006	\$0	\$26,390	0	26,390	\$0	\$26,390

Deed History (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/25/2008	WD	WARRANTY DEED	LANDON ENTERPRISES	NOLAN TOM & VINITA	08	010023	

2	6/24/2003	DV	DEED RETAINING VENDORS LIEN	LTD O'FARRELL PAUL TRUSTEE - RANCHO ISABELLA INVESTMENTS	LONDON ENTERPRISES LTD	03	039121	0
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Tax Due

Property Tax Information as of 09/10/2019

Amount Due if Paid on: -

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792



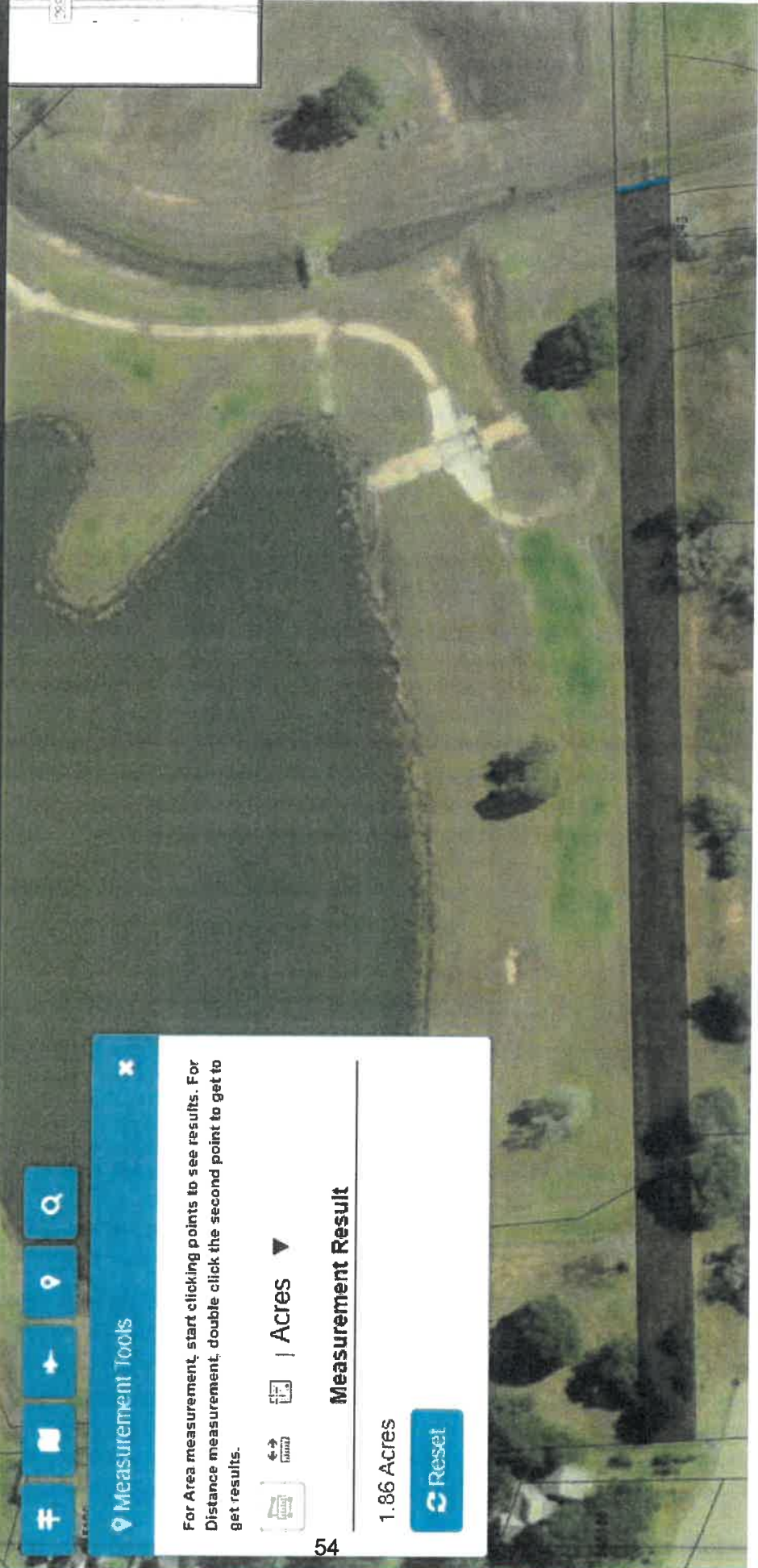
 Measurement Tools 

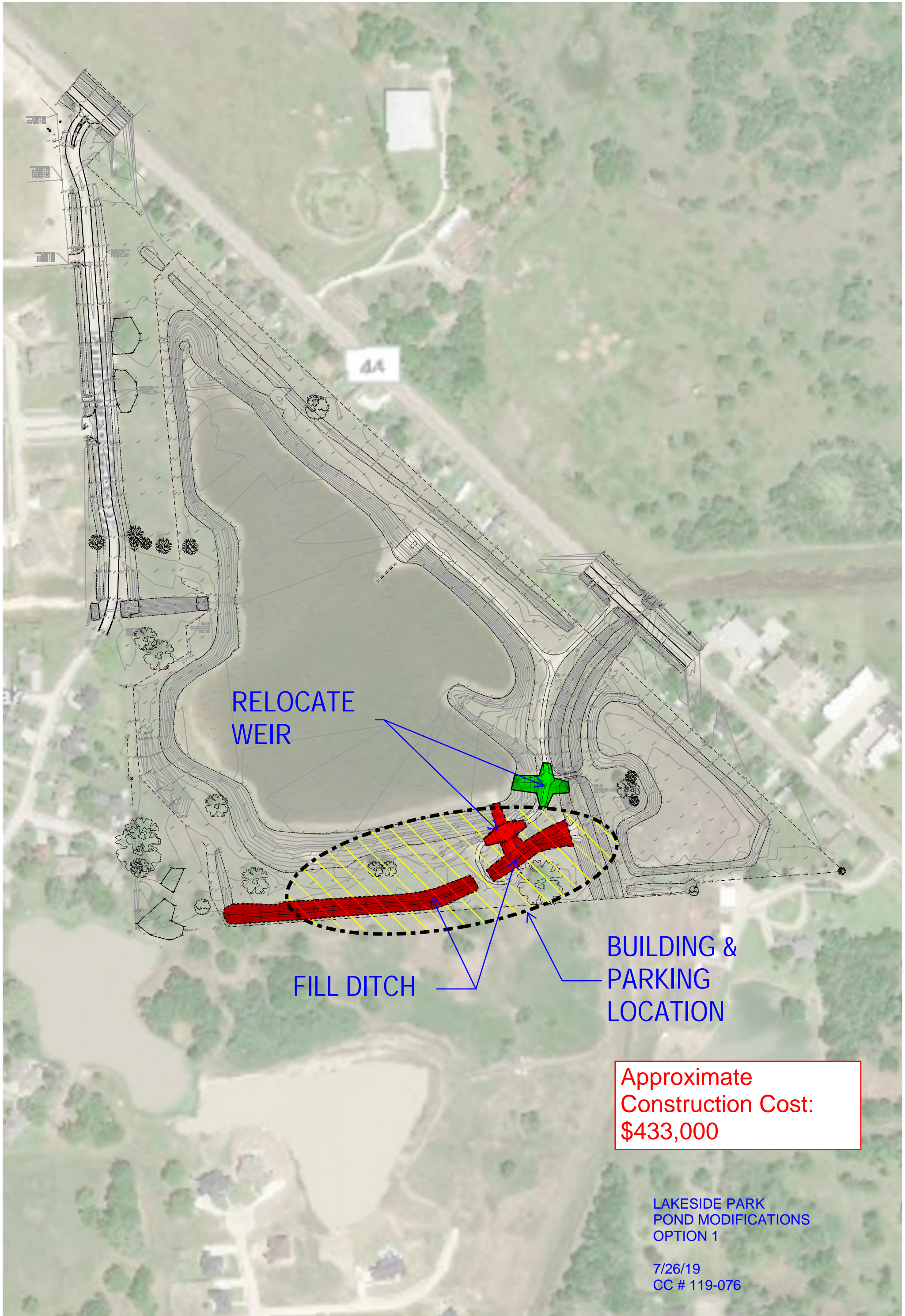
For Area measurement, start clicking points to see results. For Distance measurement, double click the second point to get to get results.



Measurement Result

1.86 Acres





RELOCATE WEIR

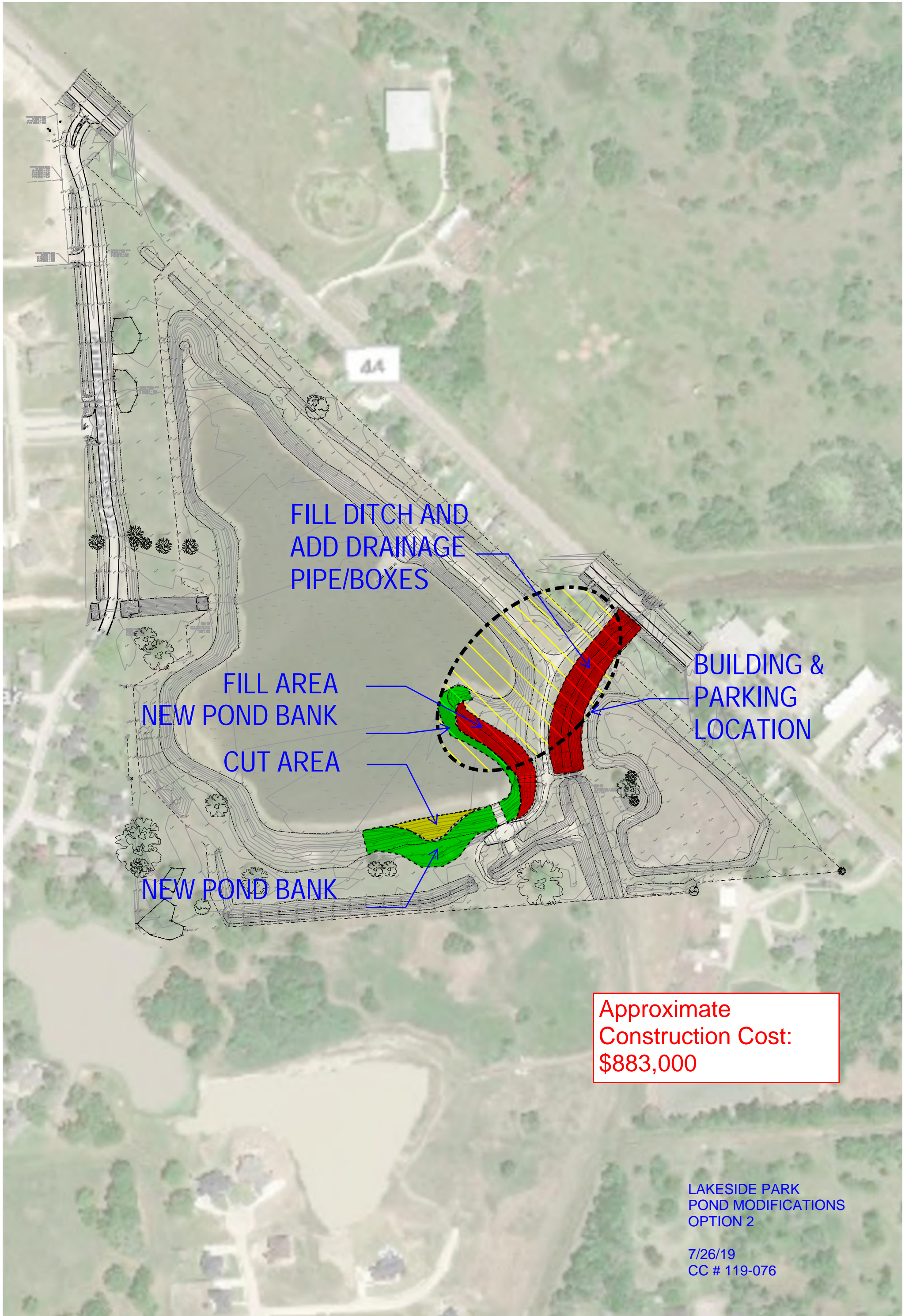
FILL DITCH

BUILDING & PARKING LOCATION

Approximate Construction Cost: \$433,000

LAKESIDE PARK POND MODIFICATIONS OPTION 1

7/26/19
CC # 119-076



FILL DITCH AND
ADD DRAINAGE
PIPE/BOXES

FILL AREA
NEW POND BANK

CUT AREA

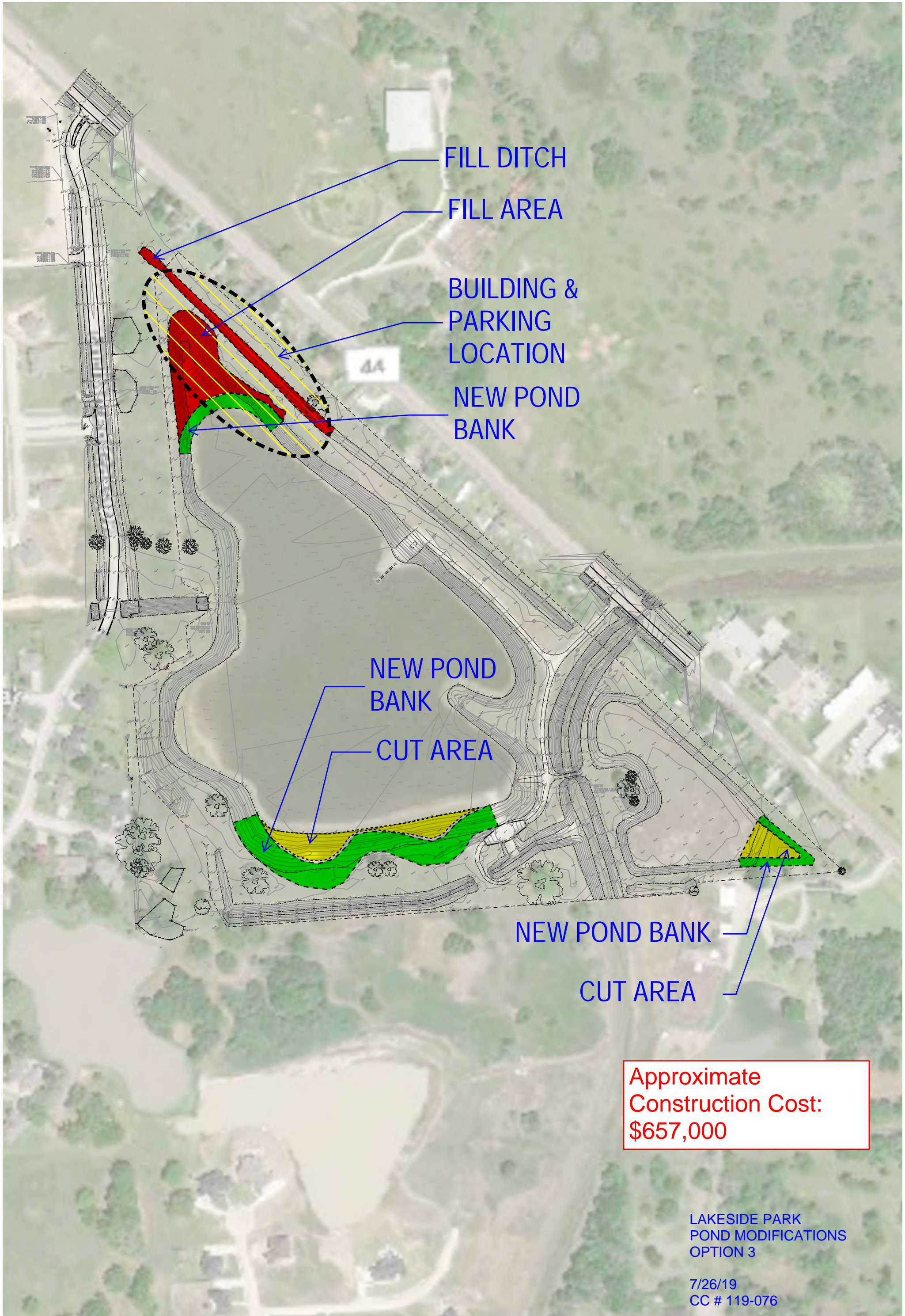
NEW POND BANK

BUILDING &
PARKING
LOCATION

Approximate
Construction Cost:
\$883,000

LAKESIDE PARK
POND MODIFICATIONS
OPTION 2

7/26/19
CC # 119-076



FILL DITCH

FILL AREA

BUILDING & PARKING LOCATION

NEW POND BANK

NEW POND BANK

CUT AREA

NEW POND BANK

CUT AREA

Approximate Construction Cost: \$657,000

LAKESIDE PARK POND MODIFICATIONS OPTION 3

7/26/19
CC # 119-076

From: [Chris Peltier](#)
To: [Megan Mainer](#)
Subject: Land purchase
Date: Wednesday, October 30, 2019 12:14:52 PM

Megan,

My position on 2 of the boards involved in the Lakeside Park project requires this transaction to be as transparent as possible, for my protection as well as councils. I can't just produce expenditures incurred and an estimated price per square foot for the particular tract desired. The only way the sales price can't be questioned is by using a licensed appraiser.

I am willing to sell Tract 1 and Tract 2 at the appraised value. Deduct the corrected appraisal of the right of way abandonment from that total to determine the final sales price.

The current appraisal of the right of way is inaccurate. The appraiser used the entire 60' ROW in his valuation rather than the 30' portion on the Heritage Oaks side. The appraiser also needs to revisit the square foot valuation of that property. The 30' ROW is landlocked and not marketable to anyone other than the adjoining property owner and has no access to utilities. Yet, it was appraised for more per square foot than the land on enchanted oaks drive with all utilities that is easily marketed. His value of that strip of raw land at \$108,900 per acre is grossly inaccurate.

I don't think council is aware of the need for Tract 2 as you and I are. If they were to look at how the lake slope in that area leaves little space for a trail they would understand the need for additional land there.

I believe this proposal is the only way forward that meets the transparency required. Let me know what you think.

Chris Peltier

Sent from my iPhone

Banahan & Martinez, PLLC, established in March 2018, is primarily a real estate focused firm situated in the Houston energy corridor and having a client base across Houston and its surrounding areas. The founding partners have in-depth knowledge and experience in title review, document preparation, and title dispute resolution. The Firm takes pride in ensuring that each client's interest is protected in every aspect of the transaction and that the most favorable results are achieved in each situation.

LEGAL SERVICES

Commercial and Residential Real Estate

- Investor Services
- Title Review
- Title Curative Work
- Document Preparation
- Landlord-Tenant
- Eviction
- Foreclosure

Business

- Entity Formation
- Contracts
- Small Business Advisor
- Buy-Sell Agreements
- Commercial Collections
- Construction Law

Estate Planning & Probate

- Wills
- Durable Power of Attorney
- Medical Power of Attorney
- Directive to Physicians
- Estate Administration
- Probate

CLOSING SERVICES



Banahan & Martinez is an investor focused title company that offers closing services for Texas residential and commercial real estate transactions on behalf of American Title Company of Houston. The presence of attorneys with vast experience allows us to quickly determine and solve title issues that arise in any real estate transaction and our dedication to maintaining high standards allow us to guide clients to a successful closing.

Our Customers

- Real Estate Professionals
- Lenders
- Investors
- Buyers & Sellers
- Builders
- Attorneys

OUR TEAM

Meg Banahan



Meg is a founding partner of Banahan & Martinez, PLLC and concentrates her practice in advising and representing clients in real estate and business transactions, as well as guiding individuals through the estate planning and probate process. Prior to forming Banahan & Martinez, Meg was an associate attorney at a small firm in the Katy area where she represented real estate investors, individuals, and small business owners in a wide variety of transactions. Meg has also represented oil and gas service companies in the review and negotiation of Master Service Agreements and collection of unpaid accounts.

Education

South Texas College of Law, JD, 2011
Texas A&M University, MS, 2005
Texas A&M University, BS, 2003

Bar Admission

Texas, 2011

Veronica Martinez



Veronica is a founding partner of Banahan & Martinez, PLLC where she concentrates her practice in real estate and business transactions. Prior to forming Banahan & Martinez, Veronica was an associate attorney at a small firm in the Katy area where she represented real estate investors, individuals, and small business owners in a wide variety of transactions. Before obtaining her license to practice law in Texas, Veronica worked as a paralegal and escrow officer where she gained valuable experience supporting attorneys for over 10 years in title and contract review.

Education

University of Houston Law Center,
LLM, 2014
Autonomous University of San Luis
Potosi, Lawyer, 1996

Bar Admission

Texas, 2016
Mexico, 1996

Foreign Languages

Spanish

The State of Texas }

County of Travis } I know All Men by these Presents.

That the New York and Texas Land Company Limited, has this day filed a Map of a Subdivision of a portion of the Southern part of the Jose de Jesus Valderas Survey (Abstract No. 350), situated in the County of Brazoria, State of Texas, to be recorded in the records of deeds of Brazoria County, for reference. The said Subdivision contains one hundred and twenty four (124) lots as is shown by the map thereof which accom-

S. J. Jamis

panies this deed, which is to be recorded as part hereof), and is situated immediately upon the line of the Delasco Terminal Railway,

S. & S. Jamis

at the town of Angleton, and, as aforesaid, is part of the Survey standing in the name of Jose de Jesus Valderas upon the official map of the said County of Brazoria, as published by the General Land Office of the State of Texas.

S. J.

And the said New York and Texas Land Company Limited, hereby gives, grants and dedicates to the public, as highways, such portions of each and all of the streets and alleys designated on the map accompanying this deed as may be contiguous to or adjoining any lot or lots of land so laid off on said map which have been or may hereafter be conveyed by said New York and Texas Land Company Limited, to any other person; all other streets designated on said map, or portions of them not contiguous to lots conveyed, are to be and remain the private property of said Company, and may be re-plotted or closed up as occupied by said Company at its option.

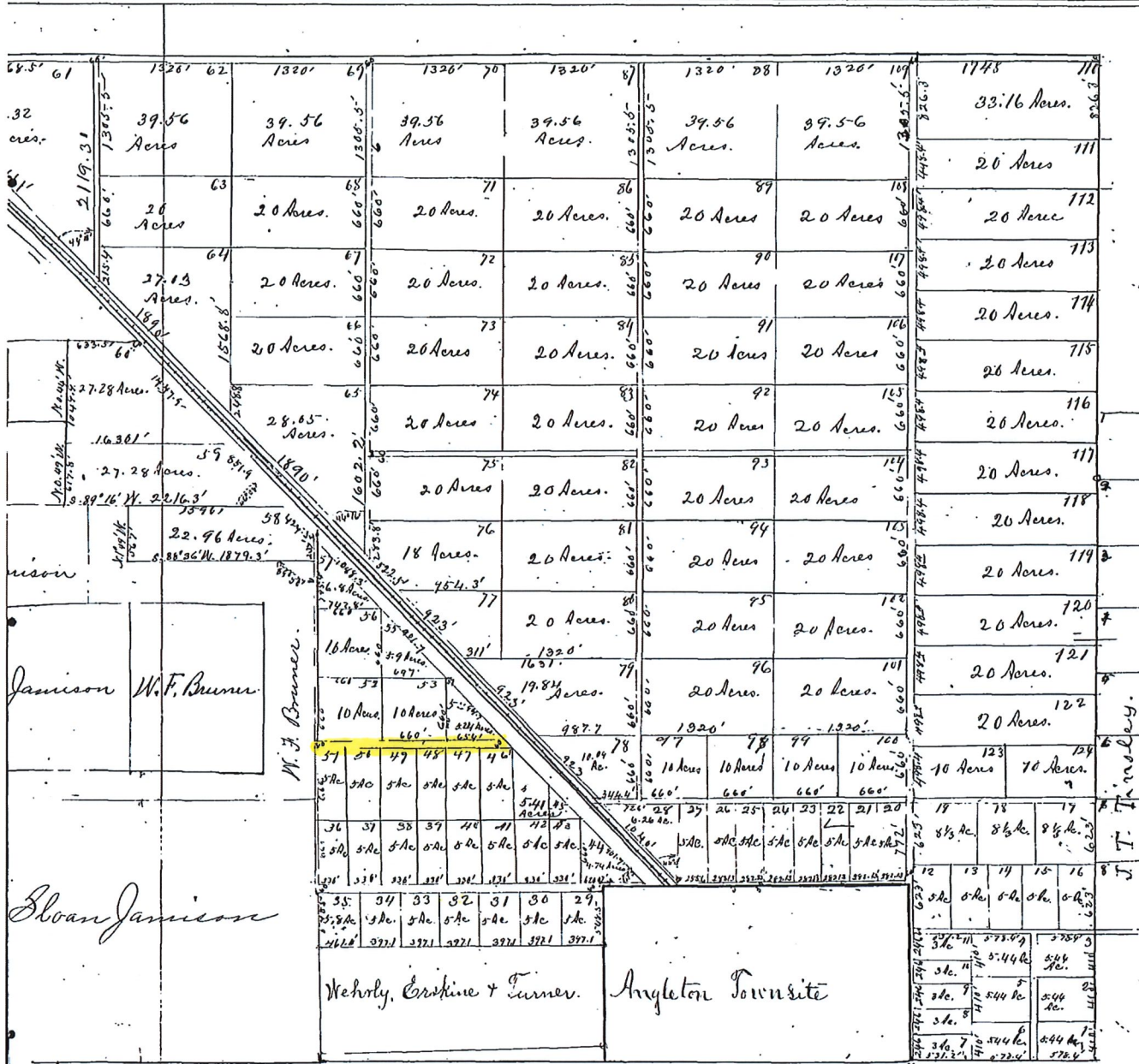
Witness, the New York and Texas Land Company Limited, by the hand of its President, attested by the Seal of said Company, this twentieth day of February A. D. 1894.

The New York and Texas Land Company, Limited
By Ira H. Evans, President.

Seal

The State of Texas }

County of Travis } Before me, A. B. Langermann, a Notary Public in and for the County of Travis, in the State of Texas, on this day personally appeared Ira H. Evans, known to me to be the person whose name is subscribed to the foregoing instru-



ment, and acknowledged to me that he executed the same for, and as the act of, the New York and Texas Land Company, Limited, as the President of said Company, for the purposes and consideration therein expressed.

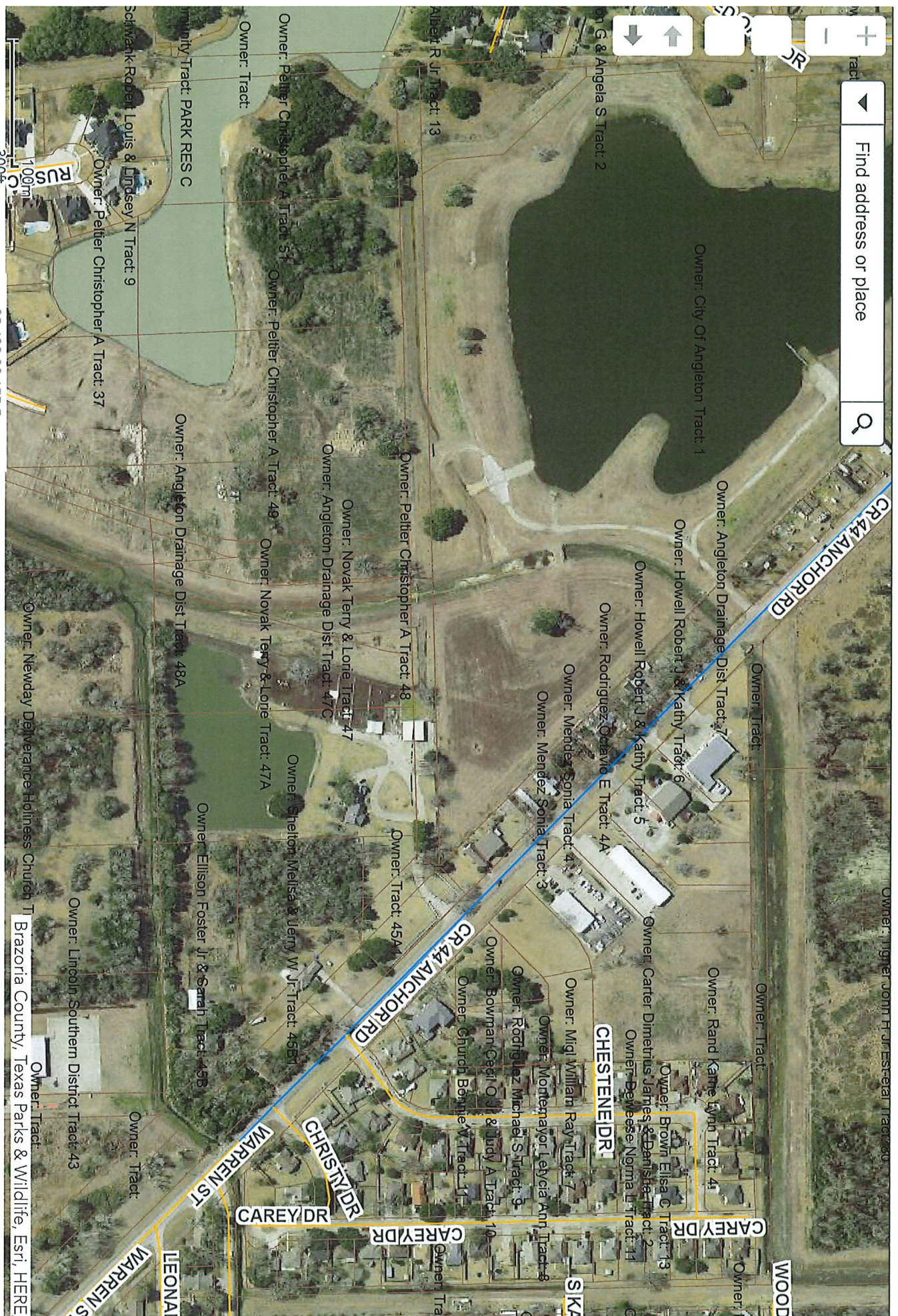
Given under my hand and Seal of office, this twentieth day of February A. D. 1894.

 Seal

A. B. Langermann,
Notary Public, Travis Co., Texas.

Filed for Record this the 24th day of Feb. A. D. 1894
at 9 o'clock A. M.

G. W. Gayle, County Clerk. By K. Mitchell, Deputy.



Find address or place

-95.439 29.177 Degrees

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: THAT the CITY OF ANGLETON, TEXAS, a political subdivision of the State of Texas (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the ANGLETON DRAINAGE DISTRICT, a political subdivision of the State of Texas, of the County of Brazoria and the State of Texas (hereinafter called "Grantee"), has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto GRANTEE the following described property situated in Brazoria County, Texas, to-wit:

DESCRIPTION OF 8.1774 ACRES (STASNY-PART 1) [DITCH 10]

BEING A 8.1774 ACRE (356,208 SQUARE FEET) TRACT OF LAND OUT OF 115 ACRES OF LAND IN THE J. DE. J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; SAID 115 ACRE TRACT BEING CONVEYED TO J. L. MURRAY AND WIFE, LULA F. MURRAY, BY DEED EXECUTED ON SEPTEMBER 23, 1930, AND RECORDED IN VOLUME 226, PAGE 258 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 8.1774 ACRE TRACT ALSO BEING A PORTION OF TRACTS 34 AND 35 OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 141, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID TRACTS 34 AND 35 BEING CONVEYED TO J. LEE MURRAY AND WIFE, LULA P. MURRAY FROM MARION I. MELLON BY DEED DATED JULY 20, 1955, AND RECORDED IN VOLUME 628, PAGE 50, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 115 ACRES AND SAID TRACTS 34 AND 35 BEING A PORTION OF THAT LAND CONVEYED TO MARY STASNY INVESTMENT PARTNERSHIP, LTD. FROM MARY STASNY BY DEED DATED DECEMBER 23, 1993, AND RECORDED UNDER COUNTY CLERK'S FILE NO. 94-015645 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 8.1774 ACRE TRACT INCLUDES ALL OF AN EXISTING (CALLED 6.146 ACRE) DRAINAGE EASEMENT CONVEYED TO THE ANGLETON DRAINAGE DISTRICT BY INSTRUMENT DATED JUNE 14, 1989, AND RECORDED IN VOLUME (89)685, PAGE 134, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 8.1774 ACRE TRACT BEING A STRIP OF LAND 135.00 FEET WIDE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a one-half inch iron rod (a broken concrete monument was found) set at the Southwesterly corner of said 115 acres on the Easterly right-of-way line of State Highway 288 Freeway; said iron rod also being the Northwesterly corner of Lot 32, Block 2, of Shady Acres Addition according to the plat thereof recorded in Volume 7, Page 95-96, of the Plat Records of Brazoria County, Texas; thence North $02^{\circ}34'54''$ West, along the Westerly line of said 115 acres and along the Easterly right-of-way line of said State Highway 288 Freeway, a distance of 842.34 feet, to a one-half inch iron rod set at the POINT OF BEGINNING of the herein described 8.1774 acre tract;

1. THENCE North $02^{\circ}34'54''$ West, a distance of 135.15 feet, to a one-half inch iron rod set on the Southerly line of a 20.00 feet wide Permanent Sewer and Water Utility Easement conveyed to the City of Angleton from Lula P. Murray, Lavina Murray, Victor Murray Stasny, and Mary Murray Stasny and husband, Victor Stasny, by instrument dated May 8, 1967, and recorded in Volume 969, Page 317, of the Deed Records of Brazoria County, Texas; from said rod a one-half inch iron rod was found which bears South $84^{\circ}40'36''$ West, a distance of 7.66 feet, and a concrete right-of-way monument was found which bears North $02^{\circ}34'54''$ West, a distance of 1799.27 feet;
2. THENCE North $84^{\circ}40'36''$ East, along the Southerly line of said easement, a distance of 937.84 feet, to a one-half inch iron rod found at an angle point;
3. THENCE North $71^{\circ}11'47''$ East, a distance of 94.58 feet passing a one-half inch iron rod found on line, and continuing a total distance of 101.51 feet to a one-half inch iron rod set at an angle point;
4. THENCE North $84^{\circ}35'46''$ East, along the Southerly line of said 20.00 feet wide easement, a distance of 760.78 feet, to a one-half inch iron rod set at a corner in said 20.00 feet wide easement;
5. THENCE North $04^{\circ}07'54''$ West, along an Easterly line of said 20.00 feet wide easement, a distance of 15.00 feet, to a one-half inch iron rod set for corner;
6. THENCE North $84^{\circ}35'46''$ East, a distance of 10.00 feet, to a one-half inch iron rod set at an angle point;
7. THENCE North $54^{\circ}35'46''$ East, a distance of 160.16 feet, to a one-half inch iron rod set at an angle point;
8. THENCE North $85^{\circ}01'04''$ East, a distance of 523.83 feet to a one-half inch iron rod set at an angle point;
9. THENCE North $19^{\circ}02'04''$ East, a distance of 187.63 feet, to a one-half inch iron rod set on the Easterly line of said Tract 34 and the Westerly line of Tract 33 of said New York and

Texas Land Company Subdivision, as now fenced; a one-half inch iron rod was found which bears North 07°05'25" West, a distance of 308.61 feet;

10. THENCE South 07°05'25" East, a distance of 306.59 feet, to a one-half inch iron rod set at the Southeasterly corner of said Tract 34 and the Southwesterly corner of said Tract 33; said rod also being on the Northerly line of Washington Terrace, Section 2, according to the plat thereof recorded in Volume 15, Page 277, of the Plat Records of Brazoria County, Texas; a one-half inch iron rod was found which bears S 07°05'25" E, a distance of 0.28 feet;
11. THENCE South 85°01'04" West, along the Southerly line of said Tract 34 and along the Northerly line of said Washington Terrace, Section 2, at a distance of 194.53 feet passing a one-half inch iron rod found at the Northwesterly corner of said Washington Terrace, Section 2, and continuing along the Southerly line of said Tracts 34 and 35, for a total distance of 574.76 feet to a one-half inch iron rod set at an angle point;
12. THENCE South 54°35'46" West a distance of 189.62 feet, to a one-half inch iron rod set at an angle point;
13. THENCE South 84°35'46" West, a distance of 765.45 feet, to a one-half inch iron rod set at an angle point;
14. THENCE South 71°11'47" West, a distance of 101.60 feet, to a one-half inch iron rod set at an angle point;
15. THENCE South 84°40'36" West, a distance of 960.26 feet, to a one-half inch iron rod set at the POINT OF BEGINNING and containing 8.1774 acres (356,208 square feet) of land. Bearings are based on the Texas State Plane Coordinate System, South Central Zone. Distances are horizontal ground level lengths. This description is based on a survey performed on the ground on April 15, 1997, and is prepared along with a survey plat reflecting said survey. [Norman G. McCord, Registered Professional Land Surveyor]

DESCRIPTION OF 4.2441 ACRES (STASNY-PART 2)

BEING A 4.2441 ACRE (184,873 SQUARE FEET) TRACT OF LAND IN THE J. DE. J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; SAID 4.2441 ACRE TRACT BEING A PORTION OF TRACTS 38, 39, 47, AND 48, OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 141, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID TRACTS 38, 39, 47, AND 48 BEING A PORTION OF THAT LAND CONVEYED TO MARY STASNY INVESTMENT PARTNERSHIP, LTD. FROM MARY STASNY BY DEED DATED DECEMBER 23, 1993, AND RECORDED UNDER COUNTY CLERK'S FILE NO. 94-015645 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 4.2441 ACRE TRACT INCLUDES ALL OF AN EXISTING (CALLED 1.807

ACRE) DRAINAGE EASEMENT CONVEYED TO THE ANGLETON DRAINAGE DISTRICT BY INSTRUMENT DATED JUNE 14, 1989, AND RECORDED IN VOLUME (89)685, PAGE 134, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 4.2441 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a one-half inch iron rod set on the Northerly line of said Tract 47; said rod bears South 85°33'22" West, a distance of 165.79 feet from a one-half inch iron rod found at the Northwesterly corner of 2.25 acre tract of land conveyed to Auther A. Morrow and James R. Morrow from Mary Emma Stasny, individually and as Independent Administratrix of the Estate of Lavina Murray, Deceased, by deed dated March 22, 1994, and recorded under County Clerk's File No. 94-010890, of the Official Records of Brazoria County, Texas;

- 1. THENCE Southerly along a curve to the right, having a radius length of 1265.89 feet, an arc length of 646.89 feet, and a central angle of 29°16'44", to a one-half inch iron rod found on the Northwesterly line of said 2.25 acre tract; the chord bearing and chord length of said curve are South 00°59'29" East, and 639.87 feet respectively;**
- 2. THENCE South 14°02'06" West (called North 18°04'24" East), along the Northwesterly line of said 2.25 acre tract, a distance of 22.78 feet (called 22.79 feet) to a one-half inch iron rod found at the Southwesterly corner of said 2.25 acre tract;**
- 3. THENCE South 85°51'08" West, along the Southerly line of said Tract 47 and the Northerly line of Tract 40 of said New York and Texas Land Company Subdivision, a distance of 73.88 feet to a one-half inch iron rod set at the Southwesterly corner of said Tract 47, the Southeasterly corner of said Tract 48, the Northeasterly corner of said Tract 39, and the Northwesterly corner of said Tract 40;**
- 4. THENCE South 04°36'11" East, along the Easterly line of said Tract 39, and along the Westerly line of said Tract 40, a distance of 103.80 feet to a one-half inch iron rod set for corner;**
- 5. THENCE South 21°15'51" West (called 25°43' East), along the Northwesterly line of a 1.61 acre tract of land conveyed to Charlotte Tanner, Rosie L. Baylor, Mary Matthew, Mable Wilson, and Levi Wilson, Jr. from J. Lee Murray and wife, Lula P. Murray by deed dated April 23, 1955, and recorded in Volume 631, page 392, of the Deed Records of Brazoria County, Texas, a distance of 599.98 feet (called 599.27 feet), to a one-half inch iron rod found on the Northerly line of an unimproved 60.00 feet wide platted road right-of-way (Westerly extension of existing Miller Street);**
- 6. THENCE South 85°57'52" West, along said platted road right-of-way and along the Southerly line of said Tracts 39 and 38, a distance of 149.32 feet, to a one-half inch iron rod set for corner; a one-half inch iron rod was found which bears South 85°57'52" West, a distance of 122.28 feet;**

7. THENCE North 21°15'51" East a distance of 922.53 feet, to a one-half inch iron rod set at the beginning of a non-tangent curve to the left having a radius length of 1135.89 feet;
8. THENCE Northerly along the arc of said curve to the left, a distance of 475.59 feet and through a central angle of 23°59'22" to a one-half inch iron rod set on the Northerly line of said Tract 48; the chord bearing and chord length of said curve are North 04°56'18" West and 472.13 feet respectively;
9. North 85°35'12" East, along the Northerly line of said Tracts 48 and 47, and along the Southerly line of 60.00 feet wide platted road right-of-way (unimproved), a distance of 132.83 feet to the POINT OF BEGINNING and containing 4.2441 acres (184,873 square feet) of land. Bearings are based on the Texas State Plane Coordinate System, South Central Zone. Distances are horizontal ground level lengths. This description is based on a survey performed on the ground on April 15, 1997, and is prepared along with a survey plat reflecting said survey. [Norman G. McCord, Registered Professional Land Surveyor]

THIS CONVEYANCE is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, easements, and oil, gas and other mineral reservations affecting the above-described property, that are of record in the Office of the County Clerk of Brazoria County, Texas.

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE, its heirs and assigns forever; and GRANTOR does hereby bind itself, its heirs and assigns to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said GRANTEE, its heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, and under Grantor, but not otherwise.

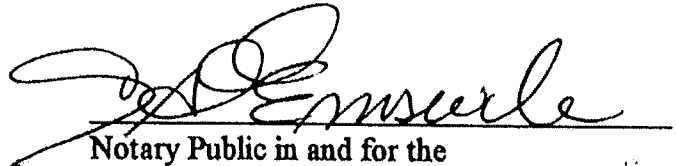
EXECUTED THIS the 7 day of JANUARY A.D., 1998

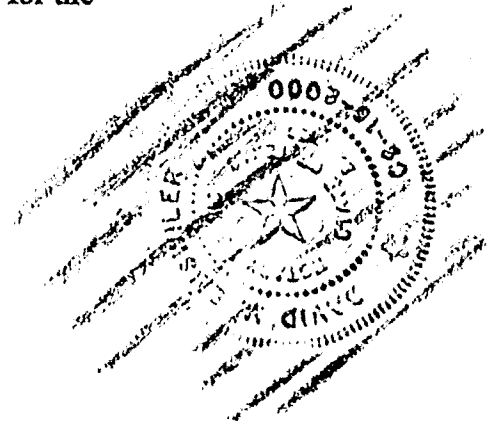
THE CITY OF ANGLETON, TEXAS

By: Gerald Roberts
GERALD ROBERTS, MAYOR

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

8 This instrument was acknowledged before me on this the 7 day of JANUARY,
1997, by GERALD ROBERTS, Mayor of the CITY OF ANGLETON, TEXAS, GRANTOR.


Notary Public in and for the
State of TEXAS



After Recording Return To:

~~RICE, VAUGHAN & DUNCAN
KEITH VAUGHAN
100 North Velasco
P.O. Box 1326
Angleton, Texas 77516-1326~~

DESCRIPTION OF 8.1774 ACRES (STASNY-PART 1):

BEING A 8.1774 ACRE (356,208 SQUARE FEET) TRACT OF LAND OUT OF 115 ACRES OF LAND IN THE J. DE. J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; SAID 115 ACRE TRACT BEING CONVEYED TO J.L. MURRAY AND WIFE, LULA F. MURRAY, BY DEED EXECUTED ON SEPTEMBER 23, 1930, AND RECORDED IN VOLUME 226, PAGE 258, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 8.1774 ACRE TRACT ALSO BEING A PORTION OF TRACTS 34 AND 35 OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 141, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID TRACTS 34 AND 35 BEING CONVEYED TO J. LEE MURRAY AND WIFE, LULA P. MURRAY FROM MARION I. MELLON BY DEED DATED JULY 20, 1955, AND RECORDED IN VOLUME 628, PAGE 50, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 115 ACRES AND SAID TRACTS 34 AND 35 BEING A PORTION OF THAT LAND CONVEYED TO MARY STASNY INVESTMENT PARTNERSHIP, LTD. FROM MARY STASNY BY DEED DATED DECEMBER 23, 1993, AND RECORDED UNDER COUNTY CLERK'S FILE NO. 94-015645 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 8.1774 ACRE TRACT INCLUDES ALL OF AN EXISTING (CALLED 6.146 ACRE) DRAINAGE EASEMENT CONVEYED TO THE ANGLETON DRAINAGE DISTRICT BY INSTRUMENT DATED JUNE 14, 1989, AND RECORDED IN VOLUME (89)685, PAGE 134, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 8.1774 ACRE TRACT BEING A STRIP OF LAND 135.00 FEET WIDE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a one-half inch iron rod (a broken concrete monument was found) set at the Southwesterly corner of said 115 acres on the Easterly right-of-way line of State Highway 288 Freeway; said iron rod also being the Northwesterly corner of Lot 32, Block 2, of Shady Acres Addition according to the plat thereof recorded in Volume 7, Page 95-96, of the Plat Records of Brazoria County, Texas; thence North 02° 34' 54" West, along the Westerly line of said 115 acres and along the Easterly right-of-way line of said State Highway 288 Freeway, a distance of 842.34 feet, to a one-half inch iron rod set at the POINT OF BEGINNING of the herein described 8.1774 acre tract;

1. THENCE North 02° 34' 54" West, a distance of 135.15 feet, to a one-half inch iron rod set on the Southerly line of a 20.00 feet wide Permanent Sewer and Water Utility Easement conveyed to the City of Angleton from Lula P. Murray, Lavina Murray, Victor Murray Stasny, and Mary Murray Stasny and husband, Victor Stasny, by instrument dated May 8, 1967, and recorded in Volume 969, Page 317, of the Deed Records of Brazoria County, Texas; from said rod a one-half inch iron rod was found which bears South 84° 40' 36" West, a distance of 7.66 feet, and a concrete right-of-way monument was found which bears North 02° 34' 54" West, a distance of 1799.27 feet;

DESCRIPTION OF 8.1774 ACRES (STASNY-PART 1):

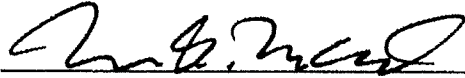
Page 2 of 3 pages.

2. **THENCE North 84° 40' 36" East, along the Southerly line of said easement, a distance of 937.84 feet, to a one-half inch iron rod found at an angle point;**
3. **THENCE North 71° 11' 47" East, at a distance of 94.58 feet passing a one-half inch iron rod found on line, and continuing a total distance of 101.51 feet to a one-half inch iron rod set at an angle point;**
4. **THENCE North 84° 35' 46" East, along the Southerly line of said 20.00 feet wide easement, a distance of 760.78 feet, to a one-half inch iron rod set at a corner in said 20.00 feet wide easement;**
5. **THENCE North 04° 07' 54" West, along an Easterly line of said 20.00 feet wide easement, a distance of 15.00 feet, to a one-half inch iron rod set for corner;**
6. **THENCE North 84° 35' 46" East, a distance of 10.00 feet, to a one-half inch iron rod set an angle point;**
7. **THENCE North 54° 35' 46" East, a distance of 160.16 feet, to a one-half inch iron rod set at an angle point;**
8. **THENCE North 85° 01' 04" East, a distance of 523.83 feet to a one-half inch iron rod set at an angle point;**
9. **THENCE North 19° 02' 04" East, a distance of 187.63 feet, to a one-half inch iron rod set on the Easterly line of said Tract 34 and the Westerly line of Tract 33 of said New York and Texas Land Company Subdivision, as now fenced; a one-half inch iron rod was found which bears North 07° 05' 25" West, a distance of 308.61 feet;**
10. **THENCE South 07° 05' 25" East, a distance of 306.59 feet, to a one-half inch iron rod set at the Southeasterly corner of said Tract 34 and the Southwesterly corner of said Tract 33; said rod also being on the Northerly line of Washington Terrace, Section 2, according to the plat thereof recorded in Volume 15, Page 277, of the Plat Records of Brazoria County, Texas; a one-half inch iron rod was found which bears S 07° 05' 25" E, a distance of 0.28 feet;**
11. **THENCE South 85° 01' 04" West, along the Southerly line of said Tract 34 and along the Northerly line of said Washington Terrace, Section 2, at a distance of 194.53 feet passing a one-half inch iron rod found at the Northwesterly corner of said Washington Terrace, Section 2, and continuing along the Southerly line of said Tracts 34 and 35, for a total distance of 574.76 feet to a one-half inch iron rod set at an angle point;**

DESCRIPTION OF 8.1774 ACRES (STASNY-PART 1):

Page 3 of 3 pages.

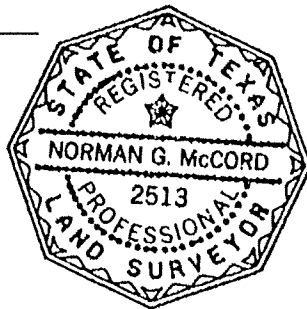
12. THENCE South 54° 35' 46" West, a distance of 189.62 feet, to a one-half inch iron rod set at an angle point;
13. THENCE South 84° 35' 46" West, a distance of 765.45 feet, to a one-half inch iron rod set at an angle point;
14. THENCE South 71° 11' 47" West, a distance of 101.60 feet, to a one-half inch iron rod set at an angle point;
15. THENCE South 84° 40' 36" West, a distance of 960.26 feet, to a one-half inch iron rod set at the POINT OF BEGINNING and containing 8.1774 acres (356,208 square feet) of land. Bearings are based on the Texas State Plane Coordinate System, South Central Zone. Distances are horizontal ground level lengths. This description is based on a survey performed on the ground on April 15, 1997, and is prepared along with a survey plat reflecting said survey.



Norman G. McCord
Registered Professional Land Surveyor
Texas Reg. No. 2513

Date: 1-12, 1998.

Job No. 5997
5997sta1



DESCRIPTION OF 4.2441 ACRES (STASNY-PART 2):

BEING A 4.2441 ACRE (184,873 SQUARE FEET) TRACT OF LAND IN THE J. DE. J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; SAID 4.2441 ACRE TRACT BEING A PORTION OF TRACTS 38, 39, 47, AND 48, OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 141, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID TRACTS 38, 39, 47, AND 48 BEING A PORTION OF THAT LAND CONVEYED TO MARY STASNY INVESTMENT PARTNERSHIP, LTD. FROM MARY STASNY BY DEED DATED DECEMBER 23, 1993, AND RECORDED UNDER COUNTY CLERK'S FILE NO. 94-015645 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 4.2441 ACRE TRACT INCLUDES ALL OF AN EXISTING (CALLED 1.807 ACRE) DRAINAGE EASEMENT CONVEYED TO THE ANGLETON DRAINAGE DISTRICT BY INSTRUMENT DATED JUNE 14, 1989, AND RECORDED IN VOLUME (89)685, PAGE 134, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 4.2441 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a one-half inch iron rod set on the Northerly line of said Tract 47; said rod bears South $85^{\circ} 33' 22''$ West, a distance of 165.79 feet from a one-half inch iron rod found at the Northwesterly corner of 2.25 acre tract of land conveyed to Auther A. Morrow and James R. Morrow from Mary Emma Stasny, individually and as Independent Administratrix of the Estate of Lavinia Murray, Deceased, by deed dated March 22, 1994, and recorded under County Clerk's File No. 94-010890, of the Official Records of Brazoria County, Texas;

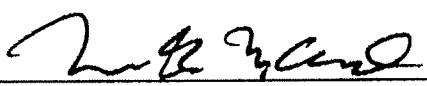
1. THENCE Southerly along a curve to the right, having a radius length of 1265.89 feet, an arc length of 646.89 feet, and a central angle of $29^{\circ} 16' 44''$, to a one-half inch iron rod found on the Northwesterly line of said 2.25 acre tract; the chord bearing and chord length of said curve are South $00^{\circ} 59' 24''$ East, and 639.87 feet respectively;
2. THENCE South $14^{\circ} 02' 06''$ West (called North $18^{\circ} 04' 24''$ East) , along the Northwesterly line of said 2.25 acre tract, a distance of 22.78 feet (called 22.79 feet) to a one-half inch iron rod found at the Southwesterly corner of said 2.25 acre tract;
3. THENCE South $85^{\circ} 51' 08''$ West, along the Southerly line of said Tract 47 and the Northerly line of Tract 40 of said New York and Texas Land Company Subdivision, a distance of 73.88 feet to a one-half inch iron rod set at the Southwesterly corner of said Tract 47, the Southeasterly corner of said Tract 48, the Northeasterly corner of said Tract 39, and the Northwesterly corner of said Tract 40;
4. THENCE South $04^{\circ} 36' 11''$ East, along the Easterly line of said Tract 39 and along the Westerly line of said Tract 40, a distance of 103.80 feet to a one-half inch iron rod set for corner;

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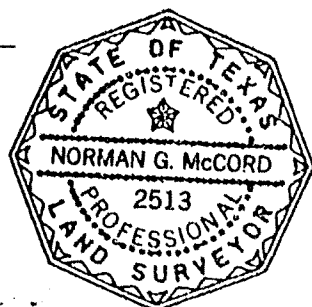
DESCRIPTION OF 4.2441 ACRE (STASNY-PART 2):

Page 2 of 2 pages.

5. THENCE South 21° 15' 51" West (called North 25° 43' East), along the Northwesterly line of a 1.61 acre tract of land conveyed to Charlotte Tanner, Rosie L. Baylor, Mary Matthew, Mable Wilson, and Levi Wilson, Jr. from J. Lee Murray and wife, Lula P. Murray by deed dated April 23, 1955, and recorded in Volume 631, Page 392, of the Deed Records of Brazoria County, Texas, a distance of 599.98 feet (called 599.27 feet), to a one-half inch iron rod found on the Northerly line of an unimproved 60.00 feet wide platted road right-of-way (Westerly extension of existing Miller Street);
6. THENCE South 85° 57' 52" West, along said platted road right-of-way and along the Southerly line of said Tracts 39 and 38, a distance of 149.32 feet, to a one-half inch iron rod set for corner; a one-half inch iron rod was found which bears South 85° 57' 52" West, a distance of 122.28 feet;
7. THENCE North 21° 15' 51" East, a distance of 922.53 feet, to a one-half inch iron rod set at the beginning of a non-tangent curve to the left having a radius length of 1135.89 feet;
8. THENCE Northerly along the arc of said curve to the left, a distance of 475.59 feet and through a central angle of 23° 59' 22" to a one-half inch iron rod set on the Northerly line of said Tract 48; the chord bearing and chord length of said curve are North 04° 56' 18" West and 472.13 feet respectively;
9. North 85° 35' 12" East, along the Northerly line of said Tracts 48 and 47, and along the Southerly line of a 60.00 feet wide platted road right-of-way (unimproved), a distance of 132.83 feet to the POINT OF BEGINNING and containing 4.2441 acres (184,873 square feet) of land. Bearings are based on the Texas State Plane Coordinate System, South Central Zone. Distances are horizontal ground level lengths. This description is based on a survey performed on the ground on April 15, 1997, and is prepared along with a survey plat reflecting said survey.



 Norman G. McCord
 Registered Professional Land Surveyor
 Texas Reg. No. 2513




Date: 1-12-1998

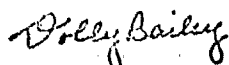
Job No. 5997
5997sta2

THE STATE OF TEXAS
 COUNTY OF BRAZORIA
 I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County,
 Texas do hereby certify that this instrument was FILED FOR RECORD
 and RECORDED in the OFFICIAL RECORD at the time and date as
 stamped hereon by me.




 County Clerk of Brazoria Co., TX

FILED FOR RECORD
 98 JAN 26 PM 1:17


 COUNTY CLERK
 BRAZORIA COUNTY TEXAS

98 002784

Book

✓ Angleton Drainage Dist
PO Box 2469
Angleton, Tx 77516

1.00
5.00 m
23.
11.00 Copy
<hr/> 40.00 Cash

SECURITY FEE 1.0
 INKGT-PRES 5.0
 RECORDING 23.0
 CERT COPIES 11.0
 TOTAL 40.00
 FILE # 2784
 DRAWER-A 1
 CASH 40.0
 0001 2127-0800 0243 1/26/98 1:20PM MON

97 043117

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

SPECIAL WARRANTY DEED

Date: December 8, 1997

Grantor: Christian Tabernacle of Angleton, Texas by Rev. J.H. Green, President and Bruce D. Colbert, Secretary, under authority of a Resolution of the Board of Directors of Christian Tabernacle of Angleton, Texas, a copy of which is attached hereto as Exhibit A.

Grantor's Mailing Address:

P.O. Box 457
Angleton, Texas 77516-0457

Grantee: Angleton Drainage District

Grantee's Mailing Address:

P.O. Box 2469
Angleton, Texas 77516-2469

Consideration:

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned, paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All interest in the 48.15 acre tract conveyed by deed dated August 8, 1994, and recorded at file number 94-031673 of the Official Records of Brazoria County, Texas, said property being more fully described by the description attached hereto as Exhibit B.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Grantor excepts from this conveyance all the oil, gas, and other minerals in, on, or under the Property. Grantor excepts from this conveyance for the period of time noted below, the right to receive lease payments under that one certain lease agreement dated July 20, 1988 between Grantor as subsequent Lessor and Allen Morrow and James Morrow as Lessees until July 21, 1998, on which date this exception regarding said lease or any extensions thereof shall expire and any and all rights remaining therein shall be conveyed to Grantee by operation of this conveyance. Furthermore, this conveyance is made and accepted subject to any and all restrictions, mineral reservations, covenants, conditions

and easements, if any, relating to the above described property, but only to the extent that they are still in effect and shown of record in Brazoria County, Texas, and to all zoning laws, regulations and ordinances of municipal and/ or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the above described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above, by, through, or under Grantor, but not otherwise.

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

EXECUTED this 8 day of December, 1997.

The Christian Tabernacle of Angleton, Texas

By: Rev. J. H. Green
Rev. J.H. Green, President

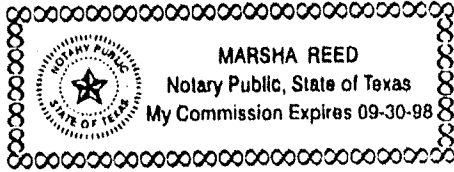
The Christian Tabernacle of Angleton, Texas

By: Bruce D. Colbert
Bruce D. Colbert, Secretary

THE STATE OF TEXAS
COUNTY OF BRAZORIA

§
§

This instrument was acknowledged before me on the 8 day of December, 1997, by
Rev. J.H. Green, the President of The Christian Tabernacle of Angleton, Texas.

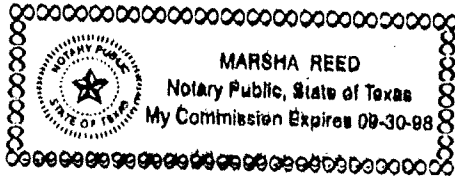


Marsha Reed
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF BRAZORIA

§
§

This instrument was acknowledged before me on the 8 day of December, 1997, by
Bruce D. Colbert, the Secretary of The Christian Tabernacle of Angleton, Texas.



ADD.111

Marsha Reed
Notary Public, State of Texas

CERTIFICATE OF CORPORATE RESOLUTION

We, Rev. J.H. GREEN President and BRUCE D. COLBERT Secretary of Christian Tabernacle, Inc. corporation, do hereby certify that said corporation is duly organized and existing under the laws of the State of Texas; that all franchise and other taxes required to maintain its corporate existence have been paid when due and that no such taxes are delinquent; that no proceedings are pending for the forfeiture of its Certificate of Incorporation or for its dissolution, voluntarily or involuntarily; that it is duly qualified to do business in the State of Texas and is in good standing in such State; that there is no provision of the Articles of Incorporation or by-laws of said corporation limiting the power of the Board of Directors to pass the resolution set out below and that the same is in conformity with the provisions of said Articles of Incorporation and by-laws; that the Secretary is the keeper of the records and minutes of the proceedings of the Board of Directors of said corporation and that on the 3rd day of September, 1997, there was held a meeting of the Board of Directors of said corporation, which was duly called and held in accordance with the law and the by-laws of the corporation, at which meeting all of the Directors were present; and that at said meeting the following resolution was duly and legally passed and adopted and that the same has not been altered, amended, rescinded or repealed and is in full force and effect:

BE IT RESOLVED that

We the membership of Christian Tabernacle Inc. of Angleton, TX agree to sell the plot of land known as: 48.15 acres in the A0380 J DE J Valderas, Tract 52T057, to the Angleton Drainage District for the sum of \$63,000.00 (sixty-three thousand dollars and no cents) with the District paying all closing costs associated with sale.

We further certify that the following persons are the officers of Christian Tabernacle, Inc. and are the persons authorized to act and sign the foregoing resolution:

Rev. J.H. Green

President

Bruce D. Colbert

Secretary

IN WITNESS WHEREOF, we have hereunto set our hands as President and Secretary, respectively, of said corporation and have attached hereto the official seal of said corporation, this 22nd day of Oct, 1997.

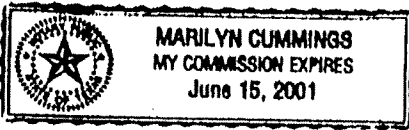
(Corporate Seal)

Rev. J. H. Green
President

Bruce D. Colbert
Secretary

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on Oct 22, 1997, by Rev. J. H. Green, President of Christia Tabernacle, on behalf of said corporation.

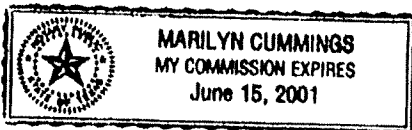


Marilyn Cummings
Notary Public, State of Texas

Printed name of notary:
Marilyn Cummings
My commission expires: 6-15-2001

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on Oct 22, 1997, by Bruce D. Colbert, Secretary of Christia Tabernacle, on behalf of said corporation.



Marilyn Cummings
Notary Public, State of Texas

Printed name of notary:
Marilyn Cummings
My commission expires: 6-15-2001

A 48.15 ACRE TRACT BEING TRACTS 52 THROUGH 57 OF THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found marking the Northeast corner of Tract 47 of the J. de J. Valderas Survey, being recorded in Volume 26, page 141, Brazoria County Deed Records, Brazoria County, Texas, said point lies in the South right-of-way of a 60 foot platted road;

THENCE East 382.30 feet to a 1/2" iron rod found at the intersection of the North line of Tract 45 of the J. de J. Valderas Survey, Abstract 380, with Southwest right-of-way line of a 60 foot platted road which lies Southwest of the H. & B. V. Railroad right-of-way;

THENCE North 42 degrees 44 minutes 40 seconds West 81.70 feet, along the Southwest right-of-way of said 60 foot road to a 1/2" iron rod set for the Place of Beginning;

THENCE North 42 degrees 44 minutes 40 seconds West continuing along the Southwest right-of-way of said 60 foot platted road 2894.07 feet to a 1/2" iron rod set for a corner at the intersection of Southwesterly right-of-way of said 60 foot road and East right-of-way of a 30 foot platted road to the South;

THENCE South 0 degrees 15 minutes 50 seconds West 2125.39 feet, along the East right-of-way of said 30 foot platted road to a 1/2" iron rod set for corner marking the Southwest corner of Tract 52 and the North right-of-way of the aforementioned 60 foot platted road;

THENCE East 1974.08 feet, along the North right-of-way of said 60 foot platted road to the Place of Beginning.

Said tract therein containing 48.15 acres of land.

Exhibit B.

FILED FOR RECORD
97 DEC -8 PM 2:52

Dolly Bailey
COUNTY CLERK
BRAZORIA COUNTY TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



Dolly Bailey

97 043117

Deed

BCAC

*5 MC
130/10/87
BCAC*

SECURITY FEE
 MONTH-PRES
 RECORDING
 TOTAL
 19.00
 FILE # 43117
 CASH 19.00
 DRAWER-A 1
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SPECIAL ASSUMPTION WARRANTY DEED

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

Date: February 19, 2008

Grantor: NICHOLAS KEITH and wife, TORIE KEITH

5

Grantor's Mailing Address:

Nicholas Keith
Torie Keith
1150 County Road 44
Angleton, Texas 77515
Brazoria County

Grantee: TERRY NOVAK and wife, LORIE NOVAK

Grantee's Mailing Address:

Terry Novak and Lorie Novak
1150 County Road 44
Angleton, Texas 77515
Brazoria County



Consideration:

Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of TWO HUNDRED FIFTEEN THOUSAND AND NO/100 (\$215,000.00) DOLLARS dated August 9, 2007, executed by TERRY NOVAK and wife, LORIE NOVAK; and NICHOLAS KEITH and wife, TORIE KEITH; payable to the order of UNIVERSAL LENDING CORPORATION, d/b/a RELIANCE HOME MORTGAGE. The note is secured by a Vendor's Lien retained in deed dated August 9, 2007, from CHARLES O. WARNER, IV, and RITA J. WARNER, to TERRY NOVAK and wife, LORIE NOVAK; and NICHOLAS KEITH and wife, TORIE KEITH, recorded under Document No. 2007045693, in the Official Records of Brazoria County, Texas; and additionally secured by a Deed of Trust dated August 9, 2007 from TERRY NOVAK and wife, LORIE NOVAK; and NICHOLAS KEITH and wife, TORIE KEITH to CALVIN C. MANN, JR., Trustee, which Deed of Trust is recorded under Document No. 2007045694, of the Official Records of Brazoria County, Texas. Said note and liens were thereafter assigned to TAYLOR, BEAN & WHITAKER. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

All Grantors' undivided one-half (1/2) interest in and to three tracts of land described as follows:

TRACT 1

FIELD NOTES OF A 5.42 ACRE TRACT OF LAND, BEING LOT 46 AND THE NORTH 0.41 ACRES OF LOT 45, OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION IN THE J. de J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the South right-of-way line of a 60 foot platted road, said rod being the Northwest corner of said Lot 46;

THENCE; South 0° 01' 35" West, along the West line of said Lot 46, at 640.55 feet (called 640.27 feet) pass a ½" iron rod found on line, and continue to a total distance of 660.46 feet (called 660.25 feet) to a point for corner in the South line of said Lot 46;

THENCE; North 89° 58' 58" East 330.13 feet, along the South line of said Lot 46, to a point for corner marking the Southeast corner of said Lot 46 and the Southwest corner of said Lot 45;

THENCE; North (Reference Bearing), along the West line of said Lot 45 and the East line of said Lot 46, at 10.60 feet pass a 1-1/2" iron pipe found on line, and continue to a total distance of 509.80 feet to a 1-1/2" iron pipe found for corner;

THENCE; South 89° 57' 20" East 190.72 feet (called 190.94 feet) to a ½" iron rod found for corner in the Southwest right-of-way line of a 60 foot platted road;

THENCE; North 42° 34' 34" West 204.43 feet (called 204.59 feet), along the Southwest right-of-way line of said 60 foot platted road, to a ½" iron rod found for corner at the right-of-way intersection of two 60 foot platted roads;

THENCE; North 89° 58' 28" West 382.25 feet, along the North line of Tracts 45 and 46, and the South right-of-way line of a 60 foot platted road, to the Place of Beginning;

Said tract therein containing 5.42 Acres of Land.

TRACT II

FIELD NOTES OF A 0.62 ACRE TRACT OF LAND OUT OF THE BREWER 35.68 ACRE TRACT, BEING A PORTION OF THE H. & B. V. R. R. COMPANY RIGHT-OF-WAY OUT OF THE J. de J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Southwest line of the Brewer 35.68 acre tract, said rod being the most Southerly corner of the K. S. Wilcox tract and the most Westerly corner of the John T. Williams tract;

THENCE; North 47° 36' 26" East, along the Southeasterly line of said Wilcox tract, at 89.74 feet (called 90.00 feet) pass a ½" iron rod found on line, and continue to a total distance of 100.00 feet to a point in the Southwest right-of-way line of County Road 44 (Anchor Road);

THENCE; North 42° 46' 23" West 270.41 feet (called 270.00 feet), along the Southwest right-of-way line of County Road 44 (Anchor Road), to a point for corner;

THENCE; South 47° 20' 09" West, at 10.00 feet pass a concrete monument found on line, and continue to a total distance of 100.00 feet to a concrete monument found for corner in the Northeast right-of-way line of a 60 foot platted road;

THENCE; South 42° 46' 25" East 269.94 feet, along the Northeast right-of-way line of said 60 foot platted road, to the Place of Beginning;

Said tract therein containing 0.62 Acres of Land.

TRACT III

FIELD NOTES OF A 2.25 ACRE TRACT OUT OF LOT 47 OF THE J. de J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set at the Northeast corner of said Lot 47, said rod being in the South right-of-way line of a 60 foot platted road and bears North 89° 58' 28" West 382.25 feet, along the said right-of-way line from a ½" iron rod found at the intersection of the North line of Lot 45 of the J. de J. Valderas Survey with the Southwest right-of-way line of a 60 foot platted road which lies Southwest of the old H. & B. V. Railroad right-of-way;

THENCE; South 0° 01' 35" West, along the East line of said Lot 47, at 640.55 feet (called 640.27 feet) pass a ½" iron rod found on line, and continue to a total distance of 660.46 feet (called 660.25 feet) to a point for corner at the Southeast corner of said Lot 47;

THENCE; South 89° 58' 58" West 256.04 feet (called 256.20 feet), along the South line of said Lot 47, to a point for corner;

THENCE; North 18° 03' 01" East, at 22.64 feet (called 22.79 feet) pass a ½" iron rod found on line, and continue to a total distance of 642.23 feet to a ½" iron rod found for corner;

Doc# 2008009178
Pages 5
02/19/2008 4:46PM
Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$32.00

Joyce Hudman



WARRANTY DEED

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your social security number or your driver's license number.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZORIA

§

§

That CHRIS PELTIER, (hereafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid to the undersigned by the Grantees herein named, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto, TERRY NOVAK AND LORIE NOVAK, whose present mailing address is, 1150 County Road 44, Angleton, Texas 77515, (herein called "Grantees") subject to the reservations hereinafter made, all of the following described real estate, together with all improvements situated thereon (the "Property") lying and being situated in Brazoria County, Texas, more particularly described as follows:

A 0.81 acre tract out of Tract 47 of the New York and Texas Land Company Subdivision in the J. De J. Valderas Survey, Abstract 380, Brazoria County, Texas and said 0.81 acre tract being more particularly described by metes and bounds in Exhibit A attached hereto.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging and any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, unto the said TERRY NOVAK AND LORIE NOVAK, their heirs and assigns forever, and Grantor does hereby bind himself, his heirs and assigns, to warrant and forever defend all and singular the Property unto Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject however, as aforesaid.

Current ad valorem taxes, standby fees and/or assessments by any taxing authority on said Property, having been prorated as applicable, the payment thereof is assumed by Grantees.

EXECUTED this 25 day of July, 2017.

Chris Peltier
CHRIS PELTIER

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, *Gwen Fief*, a Notary Public, on this day personally appeared CHRIS PELTIER, known to me [or proved to me on the oath of *Primary Krown* or through _____ (description of identity card or other document)], to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed.

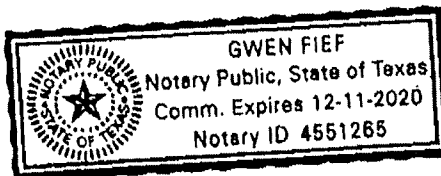
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25 day of July, 2017.

(SEAL)

Gwen Fief
Notary Public, for the State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Terry and Lorie Novak
1150 County Road 44
Angleton, Texas 77515



Randy L. Stroud, P.E.
Civil Engineer and Land Surveyor
201 South Velasco
Angleton, Texas 77515

(979) 849-3141 Fax # (979) 849-9444
Firm No. 10020500

Randy L. Stroud, PE
RPLS #2112

Brian G. Fambrough
RPLS # 6017

FIELD NOTES OF A 0.81 ACRE TRACT OUT OF TRACT 47 OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND SAID 0.81 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the North line of Tract 47 of the New York and Texas Land Company Subdivision of the J. de J. Valderas Survey, Abstract 380, Brazoria County, Texas; said rod marking the Northwest corner of 2.25 acre tract, known as Tract 47A and described in a deed recorded in File 1994-0108890 of the Official Records of Brazoria County, Texas;

THENCE; South 13° 19' 43" West 670.97 feet, along the Northwest line of said Tract 47A, to a 1/2" iron rod found for corner in the East line of an Angleton Drainage District right-of-way as described in a deed recorded in File 1998-002784 of the Official Records of Brazoria County, Texas;

THENCE; In a northerly direction, along the East line of said Angleton Drainage District right-of-way, along a curve to the left having a radius of 1265.89 feet, through a chord which bears North 0° 57' West 640.18 feet to a 1/2" iron rod set for corner in the North line of said Tract 47;

THENCE; North 85° 34' 17" East 165.79 feet, along the North line of said Tract 47, to the place of beginning.

Said tract therein containing 0.81 acres of land.

CERTIFIED:

Randy L. Stroud
Randy L. Stroud, P. E.

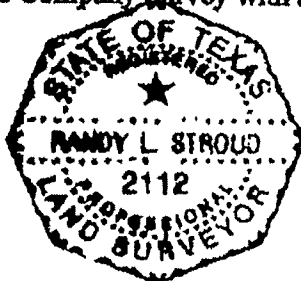
Registered Professional Land Surveyor #2112

*See attached plat.

**All iron rods set for this survey have a plastic cap stamped "RPLS 2112 - RPLS 6017"

***The Reference Bearing for this survey is the North line of Tract 48, 49, 50, and 51 of the New York and Texas Land Company Survey with a bearing of North 85° 36' 07" East.

4T26552
February 6, 2015



FILED and RECORDED

Instrument Number: 2017037903

Filing and Recording Date: 07/31/2017 02:53:31 PM Pages: 4 Recording Fee: \$34.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-samantha

QUITCLAIM DEED WITH RETENTION OF UTILITY AND DRAINAGE EASEMENT

Date: May 15, 2008

Grantor: CITY OF ANGLETON, TEXAS, A HOME RULE MUNICIPALITY

Grantor's Mailing Address (including county):

City of Angleton
121 South Velasco
Angleton, Texas 77515
Brazoria County

Grantees: Terry G. Novak and Lorie A. Novak, husband and wife

Grantees' Mailing Address (including county):

1150 CR 44
Angleton, TX 77515
Brazoria County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

See Attached "Exhibit A" incorporated herein by reference for all purposes.

For the consideration Grantor quitclaims to Grantees all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever, less and except a drainage and utility easement retained by Grantor across said tract of land. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim or demand any right or title to the property or any part of it, less and except a drainage and utility easement retained by Grantor across said tract of land, along with said drainage and utility easement, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the subject property, in Brazoria County, Texas, described herein. The purposes of the easement are to construct, maintain, rebuild, replace, inspect, operate, and repair fixtures and improvements to provide utility service and proper drainage as the Grantor deems necessary.

GRANTOR further reserves the right to go upon the surface and subsurface of each tract that said easement crosses, as necessary for the purposes of this easement, but GRANTOR hereby agrees to restore the surface of said tracts as nearly as practicable to the condition they were in immediately before GRANTOR went upon said tracts. GRANTOR is hereby granted the right to trim any brush or trees that intrude into said easement and interfere with Grantor's use of the easement.

EXHIBIT A

Randy L. Stroud, P.E.

Civil Engineer and Land Surveyor

201 South Velasco

Angleton, Texas 77515

(979) 849-3141 Fax # (979) 849-9444

FIELD NOTES OF A 0.33 ACRE TRACT BEING A PORTION OF A 60 FOOT PLATTED ROAD IN THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Northeast right-of-way line of said 60 foot platted road; said rod marking the Westerly corner of the John T. Williams tract as described in Volume (89) 648, Page 876 of the Official Records of Brazoria County, Texas, and the South corner of a 0.62 acre tract out of the Brewer 35.68 acre tract, being a portion of the H. B. & V. Railroad Company right-of-way out of the J. de J. Valderas Survey, Abstract 380, Brazoria County, Texas;

THENCE; North 42° 46' 25" West 269.94 feet, along the Northeast right-of-way line of said 60 foot road, to a concrete monument found for corner;

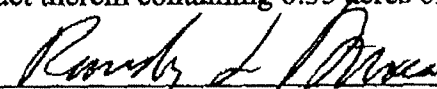
THENCE; South 38° 44' 07" West 60.44 feet to a ½" iron rod found marking the Northeast corner of a 0.42 acre tract out of Lot 45 of the New York and Texas Land Company Subdivision;

THENCE; South 42° 34' 34" East 204.43 feet, along the Northeast line of said 0.42 acre tract and the Southwest right-of-way line of said 60 foot platted road, to a ½" iron rod found for corner at the Southeast corner of said 0.42 acre tract;

THENCE; South 89° 38' 12" East 82.33 feet to the place of beginning.

Said tract therein containing 0.33 acres of land.

Certified Correct:



Randy L. Stroud, P. E. Registered Professional Land Surveyor #2112

* See attached plat.

** All ½" iron rods set for this survey have a plastic cap stamped "R STROUD RPLS 2112"

*** The reference bearing for this survey is the West line of Lot 45 of the New York and Texas Land Company Subdivision with a bearing of North.

4T 14897A

November 9, 2007

fn82.8



Doc# 2008029267
Pages 3
06/09/2008 4:50PM
Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$24.00

Joyce Hudman



SPECIAL WARRANTY DEED

Date: May 6, 2014

Grantor: The Angleton Drainage District

Grantor's Mailing Address: P.O. Box 2469
Angleton, Brazoria County, Texas 77516-2469

Grantee: Christopher A. Peltier

Grantee's Mailing Address: P.O. Box 288
Angleton, Brazoria County, Texas. 77516-0288

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

Property (including any improvements):

TRACT A: This tract consists of 0.2309 Acres of property in Brazoria County, Texas as described in Exhibit 1 attached to and made a part of this instrument.

TRACT B: This tract consists of 0.5087 Acres of property in Brazoria County, Texas as described in Exhibit 2 attached to and made a part of this instrument.

Reservations from Conveyance: No Reservations

Exceptions to Conveyance and Warranty: No Exceptions

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

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

Grantor: The Angleton Drainage District

By: David Spoor
David Spoor, President of the Board of Supervisors

Grantee: Christopher A. Peltier
Christopher A. Peltier

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF BRAZORIA §

On this the 28th day of April, 2014, before me, the undersigned Notary Public in and for the State of Texas, personally appeared **CHRISTOPHER A. PELTIER**, known to me to be the person named in and who executed the above instrument, and acknowledged that he executed it in the capacities set forth above.

EXECUTED on the date above written.



Karen Faye Gibson
Notary Public in and for the State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF BRAZORIA §

On this the 6th day of May, 2014, before me, the undersigned Notary Public in and for the State of Texas, personally appeared **DAVID SPOOR**, known to me to be the person named in and who executed the above instrument, and acknowledged that he executed it in the capacities set forth above.

EXECUTED on the date above written.



Karen Faye Gibson
Notary Public in and for the State of Texas



BEING A 0.2309 ACRE (10,056 SQUARE FEET) TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS; SAID 0.2309 ACRE TRACT BEING PART OF A 0.3443 ACRE TRACT IN TRACT 33 OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 26, PAGE 141 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 0.3443 ACRE TRACT BEING CONVEYED TO ANGLETON DRAINAGE DISTRICT FROM OSCAR B. JOHNSON BY DEED DATED APRIL 9, 1998 AND RECORDED UNDER COUNTY CLERK'S FILE (C.C.F.) NO. 98-013472 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.); SAID 0.2309 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set at the south corner of said 0.3443 acre tract and at the most easterly north corner of an 8.1774 acre tract conveyed to the Angleton Drainage District from the City of Angleton, Texas by deed dated January 7, 1998 and recorded under C.C.F. No. 98-002784 of the O.R.B.C.T.; same being the most northerly southeast corner of a 3.159 acre tract conveyed to Christopher A. Peltier from North Star Builders, Inc. by deed dated July 15, 2011 and recorded under C.C.F. No. 2011029156 of the O.R.B.C.T.; from which a found one-half inch iron rod with a plastic cap bears North 74° 23' West, 1.02 feet; thence as follows:

North 07° 05' 25" West, along a common line of said 0.3443 acre tract and said 3.159 acre tract, a distance of 45.42 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for the POINT OF BEGINNING of the herein described tract;

THENCE North 07° 05' 25" West, continuing along said common line, at 203.11 feet pass a one-half inch iron rod with cap found on the apparent south right-of-way line of Miller Street, and continuing for a total distance of 205.32 feet to a bent one-half inch iron rod found at the northwest corner of said 0.3443 acre tract;

THENCE North 86° 10' 00" East, along the north line of said 0.3443 acre tract, a distance of 98.12 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner;

THENCE South 19° 02' 04" West, a distance of 222.47 feet to the POINT OF BEGINNING and containing 0.2309 acre of land. The description herein is based on a survey made on September 26, 2013 by Baker & Lawson, Inc.

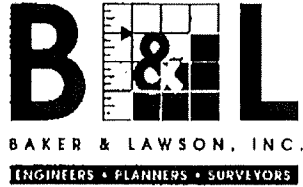
CERTIFIED CORRECT:

Cecil J. Booth
Registered Professional Land Surveyor
Registration No. 2061

Date: 4 Dec 13

Job No. 11189





BEING A 0.5087 ACRE (22,161 SQUARE FEET) TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS; SAID 0.5087 ACRE TRACT BEING PART OF A 48.15 ACRE TRACT CONVEYED TO ANGLETON DRAINAGE DISTRICT FROM CHRISTIAN TABERNACLE OF ANGLETON, TEXAS BY DEED DATED DECEMBER 8, 1997 AND RECORDED UNDER COUNTY CLERK'S FILE (C.C.F.) NO. 97-043117 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.); SAID 0.5087 ACRE TRACT ALSO BEING PART OF AN ABANDONED 60 FEET WIDE ROAD RIGHT-OF-WAY SITUATED NORTHEAST OF AND ADJACENT TO SAID 48.15 ACRE TRACT; SAID 0.5087 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" found at the intersection of the east right-of-way line of Enchanted Oaks Drive with the northeast line of said abandoned 60 feet wide road right-of-way; same being on the southwest line of a 0.49 acre tract (called Lot 19, Block 2 of the unrecorded Anchor Road Subdivision) conveyed to Ron King and Don King from G. B. Sutton, Jr. by deed dated September 9, 2008 and recorded under C.C.F. No. 2008045582 of the O.R.B.C.T.; Enchanted Oaks Drive being established by the plat of Heritage Oaks Subdivision, Section No. 3 as recorded under C.C.F. No. 02-057684 of the O.R.B.C.T.;

THENCE South 47° 09' 31" East, along the northeast line of said abandoned 60 feet wide road right-of-way and the southwest line of said Anchor Road Subdivision, a distance of 298.11 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner on the southeast line of a 0.344 acre tract conveyed to HSBC Bank USA, Trustee and recorded under C.C.F. No. 2013045116 of the O.R.B.C.T.;

THENCE South 85° 48' 27" West, a distance of 203.18 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner on the west line of the remainder of said 48.15 acre tract and the east right-of-way line of Enchanted Oaks Drive;

THENCE North 04° 11' 33" West, along the west line of the remainder of said 48.15 acre tract and the east right-of-way line of Enchanted Oaks Drive, a distance of 218.14 feet to the POINT OF BEGINNING and containing 0.5087 acre of land. The description herein is based on a survey made on September 26, 2013 by Baker & Lawson, Inc.

CERTIFIED CORRECT:

Cecil J. Booth

Cecil J. Booth
Registered Professional Land Surveyor
Registration No. 2061



Date: 4 Dec 13
Job No. 11189

FILED and RECORDED

Instrument Number: 2014018721

Filing and Recording Date: 05/13/2014 02:51:49 PM Pages: 5 Recording Fee: \$38.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-carla



General Warranty Deed

Date: May 9, 2017

Grantor: Christopher A. Peltier

Grantor's Mailing Address: Mr. Christopher A. Peltier
P. O. Box 288
Angleton, Brazoria County, Texas 77516-0288

Grantee: City of Angleton, a Texas Municipal Corporation

Grantee's Mailing Address: City of Angleton
121 S. Velasco
Angleton, Texas 77515

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration which are hereby acknowledged.

Property (including any improvements):

A 0.5087 ACRE (22,161 SQUARE FEET) TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AS BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES,

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Christopher A. Peltier
Christopher A. Peltier

STATE OF TEXAS)

COUNTY OF BRAZORIA)

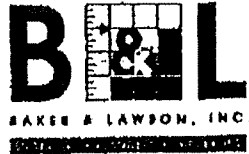
This instrument was acknowledged before me on May 9th 2017, by Christopher A. Peltier.



Alyssa Deaton
Notary Public, State of Texas
My commission expires: 8-5-19

AFTER RECORDING RETURN TO:

City Manager
City of Angleton
121 S. Velasco
Angleton, Texas 77515



BEING A 0.5087 ACRE (22,161 SQUARE FEET) TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS; SAID 0.5087 ACRE TRACT BEING PART OF A 48.15 ACRE TRACT CONVEYED TO ANGLETON DRAINAGE DISTRICT FROM CHRISTIAN TABERNACLE OF ANGLETON, TEXAS BY DEED DATED DECEMBER 8, 1997 AND RECORDED UNDER COUNTY CLERK'S FILE (C.C.F.) NO. 97-043117 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.); SAID 0.5087 ACRE TRACT ALSO BEING PART OF AN ABANDONED 60 FEET WIDE ROAD RIGHT-OF-WAY SITUATED NORTHEAST OF AND ADJACENT TO SAID 48.15 ACRE TRACT; SAID 0.5087 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" found at the intersection of the east right-of-way line of Enchanted Oaks Drive with the northeast line of said abandoned 60 feet wide road right-of-way; same being on the southwest line of a 0.49 acre tract (called Lot 19, Block 2 of the unrecorded Anchor Road Subdivision) conveyed to Ron King and Don King from G. B. Sutton, Jr. by deed dated September 9, 2008 and recorded under C.C.F. No. 2008045582 of the O.R.B.C.T.; Enchanted Oaks Drive being established by the plat of Heritage Oaks Subdivision, Section No. 3 as recorded under C.C.F. No. 02-057684 of the O.R.B.C.T.;

THENCE South 47° 09' 31" East, along the northeast line of said abandoned 60 feet wide road right-of-way and the southwest line of said Anchor Road Subdivision, a distance of 298.11 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner on the southeast line of a 0.344 acre tract conveyed to HSBC Bank USA, Trustee and recorded under C.C.F. No. 2013045116 of the O.R.B.C.T.;

THENCE South 85° 48' 27" West, a distance of 203.18 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner on the west line of the remainder of said 48.15 acre tract and the east right-of-way line of Enchanted Oaks Drive;

THENCE North 04° 11' 33" West, along the west line of the remainder of said 48.15 acre tract and the east right-of-way line of Enchanted Oaks Drive, a distance of 218.14 feet to the POINT OF BEGINNING and containing 0.5087 acre of land. The description herein is based on a survey made on September 26, 2013 by Baker & Lawson, Inc.

CERTIFIED CORRECT: _____

Cecil J. Booth
 Cecil J. Booth
 Registered Professional Land Surveyor
 Registration No. 2061



Date: 4 Dec 13
 Job No. 11189

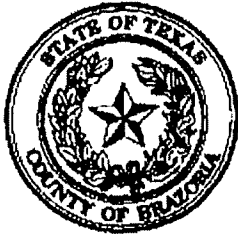
Exhibit "A"

FILED and RECORDED

Instrument Number: 2017022763

Filing and Recording Date: 05/10/2017 03:16:33 PM Pages: 4 Recording Fee: \$34.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-nygtra



NATIONAL APPRAISAL PARTNERS, LLP

COMMERCIAL REAL ESTATE APPRAISAL
AND CONSULTING SERVICES

HOUSTON

3203 Edloe Street
Houston, Texas 77027
713.463.8761

DALLAS/FORT WORTH

1910 Pacific Avenue, Suite 13750
Dallas, Texas 75201
214.205.3622

SAN ANTONIO

7272 Wurzbach Road, Suite 1001
San Antonio, Texas 78240
210.488.1735

AUSTIN

204 Sumac Lane
Cedar Park, Texas 78613
512.650.6598

WWW.NAPLLP.COM

APPRAISAL OF
A 1.86 ACRE TRACT OF LAND
LOCATED IN THE
1000 BLOCK OF ANCHOR ROAD
ANGLETON, BRAZORIA COUNTY, TEXAS 77515

DATE OF VALUE
NOVEMBER 25, 2019

DATE OF REPORT
DECEMBER 6, 2019

DATE OF INSPECTION
NOVEMBER 25, 2019

PREPARED FOR

CITY OF ANGLETON
1601 NORTH VALDERAS STREET
ANGLETON, TEXAS 77515

PREPARED BY

NATIONAL APPRAISAL PARTNERS LLP

NAP LLP FILE #: 19-1605



NATIONAL APPRAISAL PARTNERS, LLP

December 6, 2019

Ms. Megan Mainer
City of Angleton
1601 North Valderas Street
Angleton, Texas 77515

Re: Appraisal of a 1.86 acre tract of land located in the 1000 Block of Anchor Road in Angleton, Brazoria County, Texas 77515

Dear Ms. Mainer,

At your request we have appraised the above referenced property. The purpose of this appraisal is to provide an estimate of the market value of the fee simple interest of the above referenced property as of the date of inspection, or November 25, 2019.

The subject property consists of 1.860 acres or 81,022 square feet of vacant land located 1,664 feet south of Anchor Road, 1,240 feet east of Enchanted Oaks Drive in Angleton, Brazoria County, Texas. The subject property address is the 1000 Block of Anchor Road, Angleton, Brazoria County, Texas 77515.

The intended use of this appraisal is for disposition purposes by the City of Angleton. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Our valuation was prepared in conformance with the Uniform Standards of Professional Appraisal Practice ("USPAP") of The Appraisal Foundation, and with regulations adopted by the Department of the Treasury, Office of the Comptroller of the Currency, required under Title XI of the Financial Institution Reform, Recovery, and Enforcement Act of 1989. This Appraisal Report is the written result of our findings and analysis. These opinions are to be used solely for the purposes stated above and are subject to the accompanying definition of market value and Statement of General Assumptions and Limiting Conditions.

Extraordinary Assumptions (the use of which might have affected the assignment results herein):

1. The client provided an aerial measurement of the subject site that totals 1.86 acres. We have relied on this measurement for the site size herein.

Hypothetical Conditions (the use of which might have affected the assignment results herein):

1. There are no Hypothetical Conditions for this appraisal.

Based on the investigation described in this report, the market value of the fee simple interest of the subject property as of the date of inspection, or November 25, 2019, is as follows:

FOURTEEN THOUSAND DOLLARS
\$14,000

We appreciate the opportunity to perform this service for City of Angleton.

Sincerely,

NATIONAL APPRAISAL PARTNERS, LLP



Thomas A. Stark, MAI, Partner
State Certified General Real Estate Appraiser
TX-1325319-G



Bryan S. Miller, MAI, CCIM, Partner
State Certified General Real Estate Appraiser
TX-1328184-G

Attachments

EXECUTIVE SUMMARY

Property Identification

Property Appraised:	1.86 acre tract of land
Address:	1000 Block of Anchor Road Angleton, Brazoria County, Texas 77515
Location:	1,664 feet south of Anchor Road, 1,240 feet east of Enchanted Oaks Drive
Date of Inspection:	November 25, 2019
Date of Value:	November 25, 2019
Interest Appraised:	Fee Simple

Property Data

Land Area:	81,022 Square Feet 1.860 Acres
Highest and Best Use	
Site As Vacant:	Sell to adjacent property owner for single family development or park use
Property As Improved:	N/A
Marketing/Exposure Time:	12 months or less

Value Indications

	<u>Aggregate</u>	<u>Per Square Foot</u>
Cost Approach:	N/A	N/A
Sales Comparison Approach:	\$14,000	\$0.17
Income Capitalization Approach:	N/A	N/A
Final Value Estimate:	\$14,000	\$0.17



Aerial view of the subject property



View of access to the subject property via parent tract



View of the subject property looking south



View of the subject site looking west



View of subject site looking west



View of subject site looking east

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SECTION VII - ADDENDA

Land Sale Write-ups

Qualifications

State Certifications

SCOPE OF THE APPRAISAL

Scope of Work

The scope of this appraisal involved the systematic research and analysis necessary to reach a value conclusion for the subject. The initial step was to inspect the subject property and the surrounding area. The extent of our inspection of the subject property included an inspection of the subject site and the surrounding neighborhood. After analyzing the macro environment, research was conducted relevant to the valuation process, including gathering comparable land sales and listings, real estate tax data and other pertinent information. We have completed the Sales Comparison Approach to value only for this appraisal. This is the only appropriate approach to value a property similar to the subject, and the scope of work defined herein is adequate to derive a credible value opinion of the subject property. The Cost and Income Capitalization Approaches are not appropriate approaches to value similar tracts of vacant land. Therefore, we have not completed the Cost or Income Capitalization Approaches for this appraisal. This Appraisal Report is the written result of our findings and analysis.

Date of the Appraisal

The date of the market value of the fee simple interest of the subject property is the date of inspection, or November 25, 2019. The date of this report is December 6, 2019.

Purpose and Intended Use of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject property. The intended use of this appraisal is for disposition purposes by the City of Angleton. This report is for the exclusive use of the City of Angleton, its affiliates, designates and assignees and no other party shall have any right to rely on any service provided by National Appraisal Partners, LLP without prior written consent. The client for this appraisal is the City of Angleton.

Property Rights Appraised

Fee simple interest, as used herein, is defined by *The Dictionary of Real Estate Appraisal*, Sixth Edition, as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Definition of Market Value

The current definition of market value, as defined by the Financial Institution Reform, Recovery and Enforcement Act (FIRREA), effective August 24, 1990, is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

GENERAL DATA

Property Identification

A brief legal description of the subject property is as follows:

1.860 acres, being a portion of Tract 1 (Lakeside Park), A0380 J De J Valderas, Brazoria County, Texas.

The subject property consists of 1.860 acres or 81,022 square feet of land which is located 1,664 feet south of Anchor Road, 1,240 feet east of Enchanted Oaks Drive in Angleton, Brazoria County, Texas. The subject property address is the 1000 Block of Anchor Road, Angleton, Brazoria County, Texas 77515.

Ownership History of the Property

According to the Brazoria County Appraisal District (BCAD), the current owner of record for the subject property is the City of Angleton. The City of Angleton acquired the subject property in 2017 via a donation. The subject property is not currently being offered for sale nor are any sales currently pending. Based on our research, there have been no other transactions involving the subject property over the past three years.

Exposure/Marketing Period

The comparable sales used in this appraisal and our interviews with local market participants indicate that the exposure/marketing period for properties similar to the subject is typically less than one year. Therefore, we estimate an exposure/marketing period of 12 months or less for the subject property.

Area Analysis

The subject property is located within the Houston Metropolitan Statistical Area (MSA), which includes Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto and Waller Counties. The subject property is heavily influenced by factors affecting the City of Houston and the immediate outlying areas.

The City of Houston covers approximately 600 square miles of land. The Texas Medical Center, NASA and the energy industry are significant influences on the area. Houston is the fourth largest city in the United States and is the most populous city in the State of Texas. Houston is the county seat of Harris County.

Population

Houston MSA, State of Texas and United States population trends are presented on the table below.

Population Growth and Forecasts					
	2010	2019	Annual % Change	2024 Projection	Annual % Change
Houston MSA	5,920,416	7,154,526	2.32%	7,854,337	1.96%
Texas	25,145,561	29,443,411	1.90%	31,853,753	1.64%
United States	308,745,538	332,417,793	0.85%	345,487,602	0.79%

Source: STDB Online

The Houston MSA experienced strong population growth from 2010 to 2019. The Houston MSA population growth rate exceeded the state and nation during the period. Population growth for the Houston MSA is projected to exceed the state and national growth rates between 2019 and 2024.

Income

The following table summarizes median household income for the Houston MSA, the State of Texas and the United States.

Median Household Income			
	2019	2024 Projection	Annual % Change
Houston MSA	\$65,606	\$75,430	2.99%
Texas	\$59,676	\$67,509	2.63%
United States	\$60,548	\$69,180	2.85%

Source: STDB Online

The median household income for the Houston MSA is greater than the State of Texas and the United States. Median household income growth for the Houston MSA is projected to exceed the State of Texas and the United States through 2024.

Employment

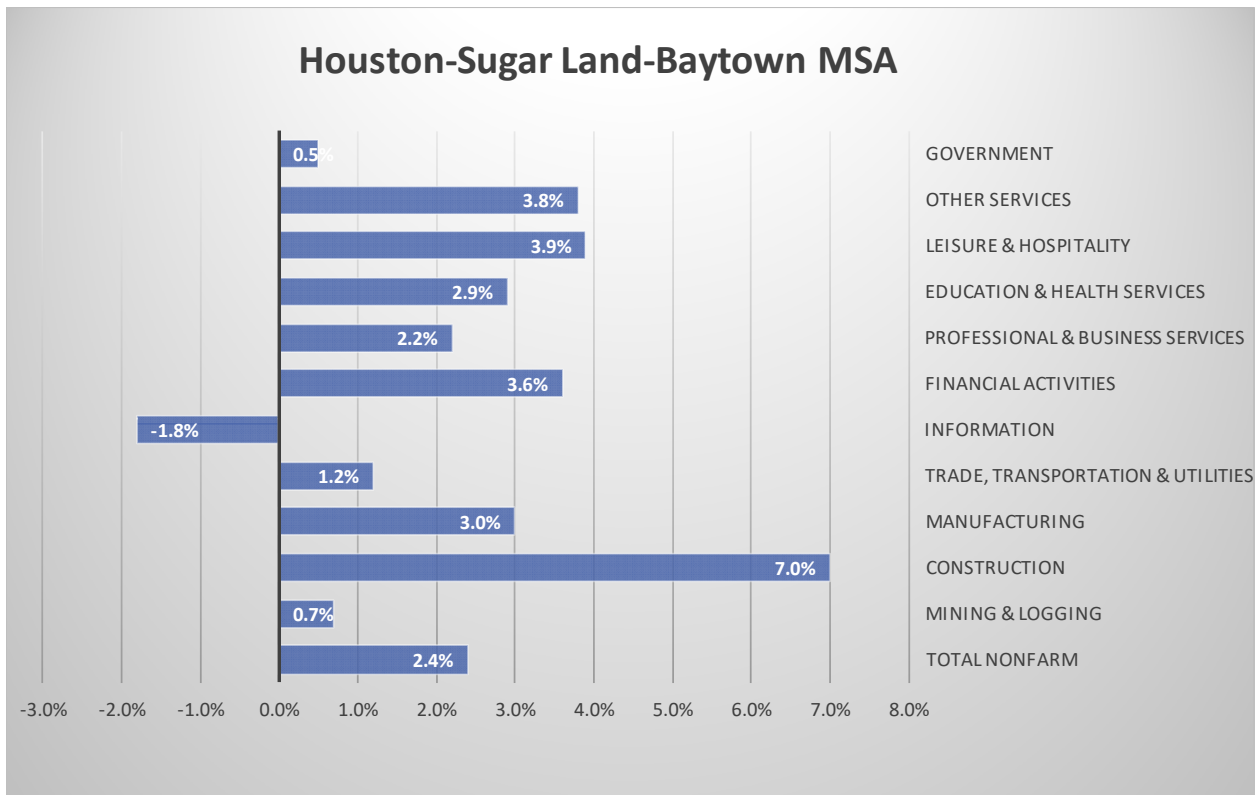
The following table summarizes historic employment levels for the Houston MSA and the State of Texas.

Employment				
Year	Houston MSA		Texas	
	Total	% Change	Total	% Change
2014	3,082,955	--	12,374,172	--
2015	3,110,515	0.9%	12,513,692	1.1%
2016	3,126,547	0.5%	12,731,137	1.7%
2017	3,170,189	1.4%	13,002,828	2.1%
2018	3,244,696	2.4%	13,314,203	2.4%
2019 (August)	3,295,167	1.6%	13,641,101	2.5%

Source: Texas A&M Real Estate Center

Over the past four full years, employment growth in the Houston MSA has averaged 1.3% per year. The average employment growth for the State of Texas was 1.8% over the same period.

The following chart outlines Houston MSA employment growth rates by industry sector over the past twelve months.



Source: U.S. Bureau of Labor Statistics September 2019

The largest employment growth in the Houston MSA occurred in the construction sector (7.0%), followed by the leisure and hospitality sector (3.9%). The only decline was in the information sector with a decrease of 1.8% over the past 12 months.

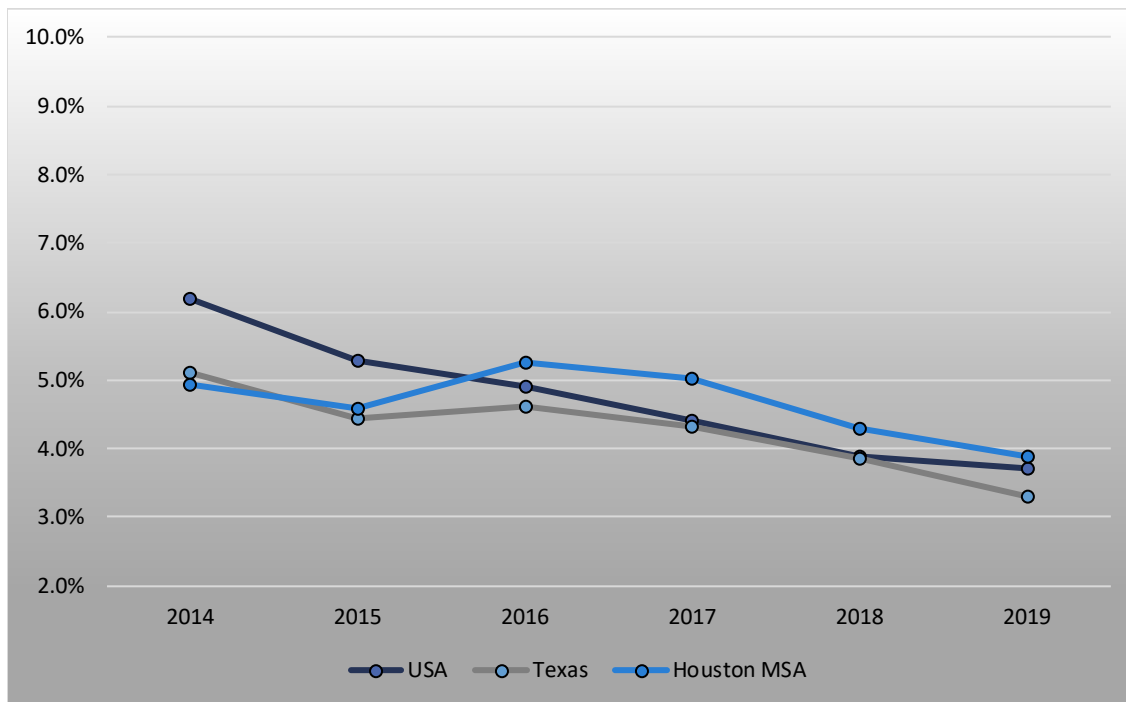
The following table lists the top five employers in the Houston MSA.

Top Five Employers	
Employer	# Local Employees
Walmart	34,000
HEB	26,956
Memorial Hermann Health System	26,011
Houston Methodist	22,247
University of Texas MD Anderson Cancer Center	20,189

Source: *Houston Comprehensive Financial Report 2018*

Unemployment

The following chart tracks unemployment rates for the Houston MSA, the State of Texas and the United States over the past six years.



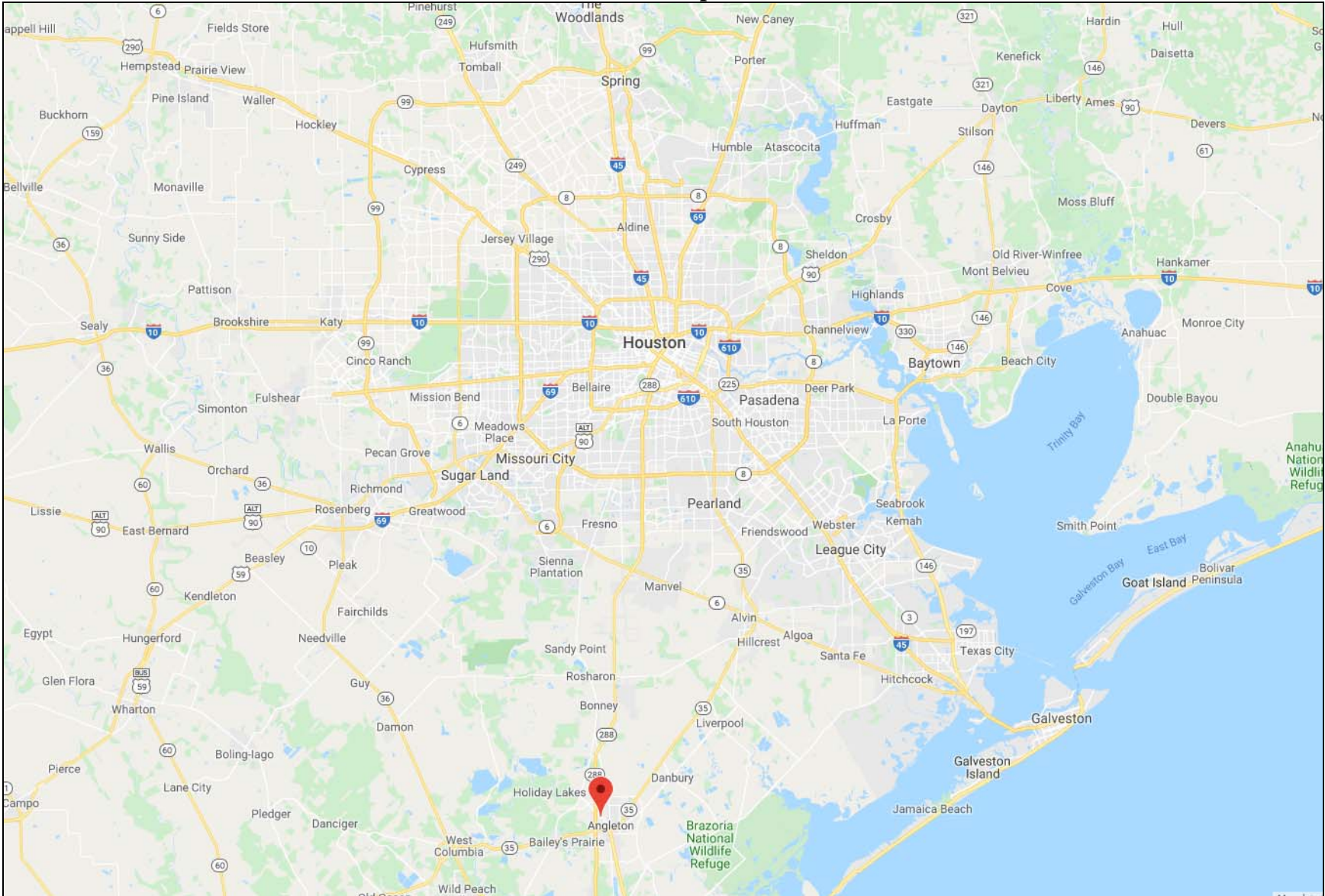
Source: *U.S. Bureau of Labor Statistics May 2019*

The Houston MSA unemployment rate declined between 2014 and 2015, increased in 2016, and then decreased between 2017 and 2019. The Houston MSA unemployment rate was similar to the State of Texas and below the United States between 2014 and 2015. However, Houston's unemployment rate increased above the State of Texas and the United States in 2016 and stayed above both through 2019. This trend is projected to continue in the near term.

Conclusion

Overall, the outlook for the Houston MSA is optimistic. Houston's economy should continue to improve in the near term. Longer term, above-average population growth, employment, and household income growth levels are projected to continue.

Area Map



Neighborhood Analysis

Neighborhood Defined/Location

The subject property is located in the City of Angleton. The neighborhood is roughly bound by Highway 35 Bypass and FM 523 to the north, State Highway 35 and East Mulberry Street to the south, Downing Street to the east and FM 521 & Brit Bailey Boulevard to the west. The neighborhood includes portions of unincorporated Brazoria County and portions of the City of Angleton. The neighborhood is located approximately thirty-eight miles south of the Houston Central Business District.

Predominant Development/Stage of Development

The neighborhood includes a mixture of retail/commercial, industrial and residential development. The neighborhood also includes tracts of vacant land. Retail/commercial development in the neighborhood includes hotels, retail centers, restaurants and freestanding retail buildings. Retail/commercial development is concentrated along the primary roadways in the neighborhood such as Highway 35 Bypass, FM 523, State Highway 35, East Mulberry Street, Downing Street, FM 521, Brit Bailey Boulevard, State Highway 288, State Highway 274, Anchor Road, East Henderson Road and East Cedar Street. Residential development is scattered throughout the neighborhood, predominantly along secondary thoroughfares. Industrial development is located along primary and secondary roadways in the subject neighborhood, on freestanding sites and within industrial parks. Overall, the subject neighborhood is established, with new development and redevelopment occurring.

Accessibility

Primary north/south roadways in the subject neighborhood include Brit Bailey Boulevard, FM 521, North Downing Street, State Highway 288, State Highway 274 and Anchor Road. Primary east/west roadways in the subject neighborhood include Highway 35 Bypass, FM 523, State Highway 35, East Mulberry Street, East Henderson Street and East Cedar Street. Overall, the accessibility of the neighborhood is good.

Immediate Vicinity

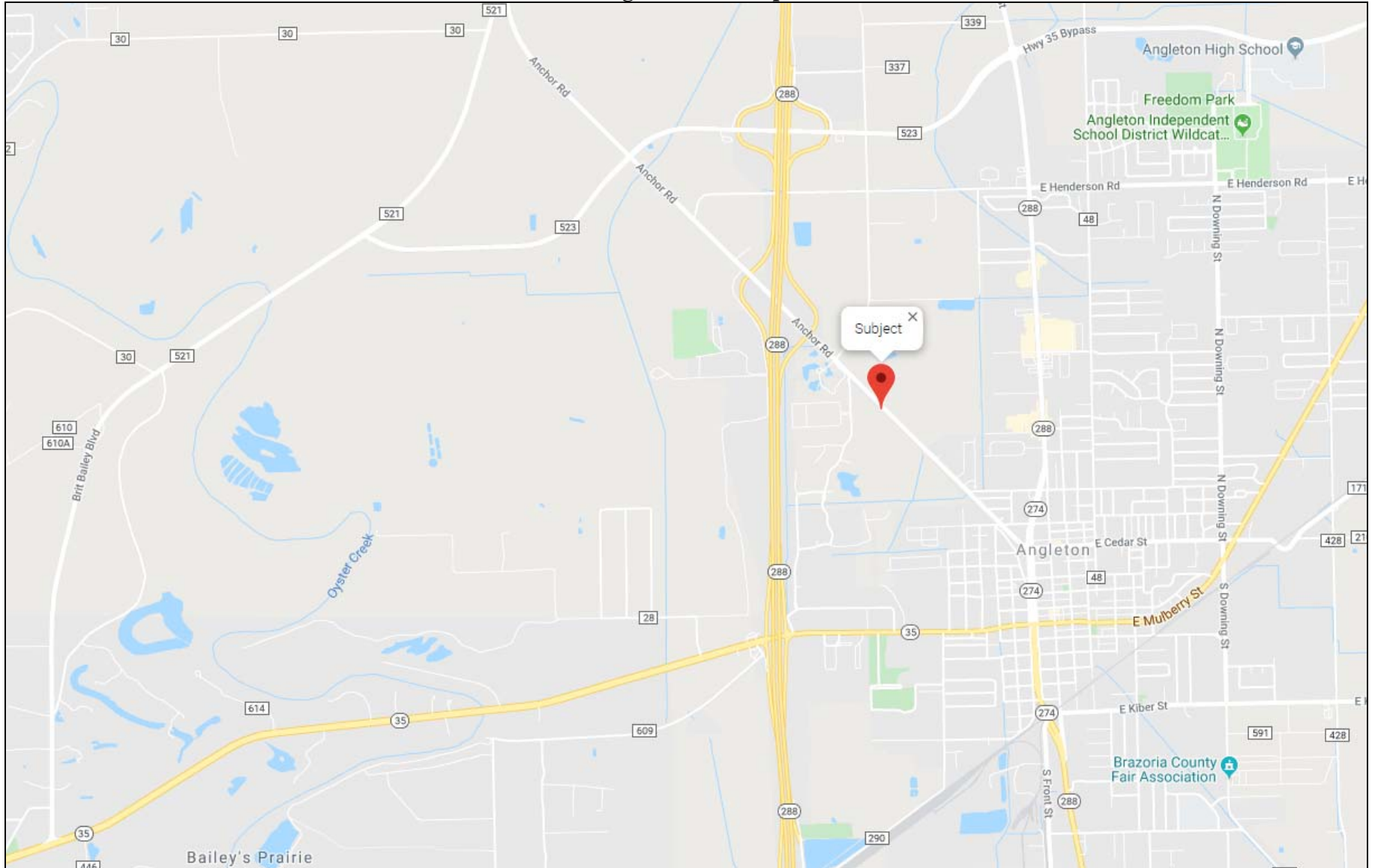
The immediate vicinity of the subject property includes a mixture of residential development and tracts of vacant land. The following chart outlines land uses adjacent to the subject site.

North:	City of Angleton Park, Single Family Residence, Anchor Road, Vacant Land
South:	Vacant Land, Single Family Residence
East:	Drainage Ditch, Vacant Land, Single Family Residences
West:	Single Family Residences, Enchanted Oaks Drive, Single Family Residence

Conclusion

The subject neighborhood includes primarily a mixture of retail/commercial, industrial and residential development and tracts of vacant land. Overall, the subject neighborhood is established with new development and redevelopment occurring. The neighborhood has good access to other portions of the Houston Area. The outlook for the neighborhood is optimistic. A neighborhood map follows.

Neighborhood Map



Site Analysis

The following is a description of the physical characteristics of the subject site. A survey of the subject site was not provided to the appraisers. A plat map, a flood plain map and an Ad Valorem Tax Schedule exhibit of the subject site follow this site analysis section.

Location

The subject site is located 1,664 feet south of Anchor Road, 1,240 feet east of Enchanted Oaks Drive, in Angleton, Brazoria County, Texas. The subject property address is the 1000 Block of Anchor Road, Angleton, Brazoria County, Texas 77515.

Size/Shape

The subject site contains 1.860 acres or 81,022 square feet of land area and is rectangular in shape. The subject site is a narrow tract of land (10 feet wide) that cannot be developed independently.

Accessibility/Frontage

The subject site does not have access via a roadway. The nearest roadways are Anchor Road and Enchanted Oaks Drive. Anchor Road is a four-lane, two way asphalt paved secondary roadway with curbs and gutters in the vicinity of the subject. Enchanted Oaks Drive is a two-lane, two way concrete paved secondary neighborhood roadway with curbs and gutters in the vicinity of the subject. Overall, the access/frontage of the site is poor. However, legal access could be obtained by court order to an adjacent roadway.

Topography

The subject site is basically level and at the grade of the nearby roadways.

Flood Plain

According to FEMA Map Community Panel Number 48039C0440H dated June 05, 1989, the subject is located in flood zone X, outside of the flood plain.

Zoning

The subject site is located within the city limits of Angleton but is not currently zoned. The adjacent tracts are zoned SF – 7.2. This zoning designation allows for single family residential development with a minimum lot size of 7,200 square feet. This zoning allows for park use as well.

Utilities and Services

According to Megan Mainer, the Parks & Recreation Director with the City of Angleton, water and sewer services are currently not provided to the site. Electricity is provided to the site by various providers.

Easements and Encroachments

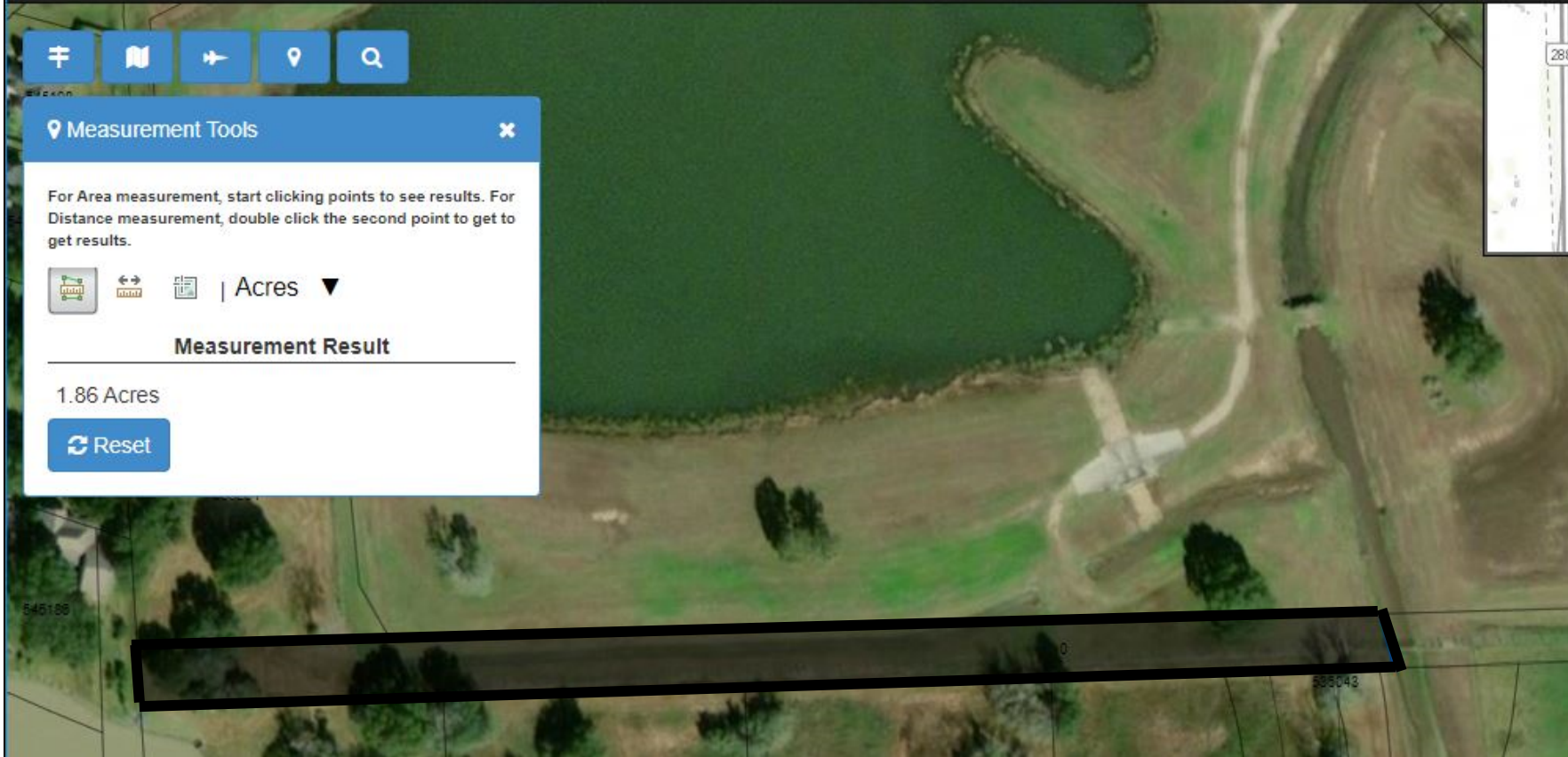
There do not appear to be any adverse easements or encroachments that would impact the development potential of the site.

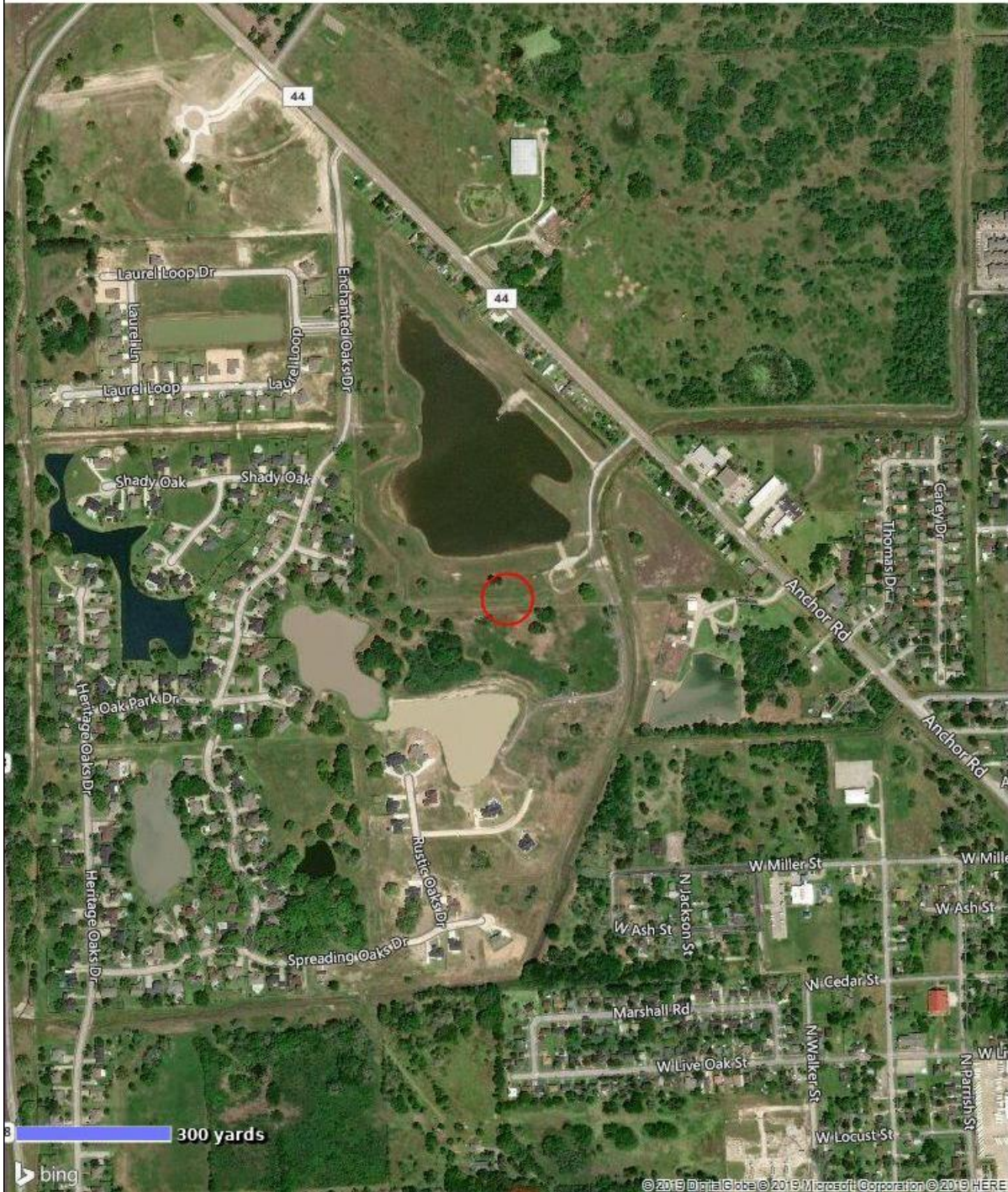
Environmental Considerations

During our inspection we did not notice any obvious environmental hazards associated with the subject site. However, we are not qualified to detect such hazards and the valuation herein assumes that the site is free and clear of any environmental problems.

Conclusion

The subject site is located 1,664 feet south of Anchor Road, 1,240 feet east of Enchanted Oaks Drive in Angleton, Brazoria County, Texas. The size and shape of the site are not suited for development. The access/frontage of the site is poor. Water and sewer services are not provided to the subject site. All other public utilities are available to the subject site. Overall, the development potential of the subject site is poor. A plat map, a flood plain map and an Ad Valorem Tax Schedule exhibit of the subject site follow.











MAP DATA

FEMA Special Flood Hazard Area: No
 Map Number: 48039C0440H
 Zone: X
 Map Date: June 05, 1989
 FIPS: 48039

MAP LEGEND

- | | |
|--|---|
|  Areas inundated by 500-year flooding |  Protected Areas |
|  Areas inundated by 100-year flooding |  Floodway |
|  Velocity Hazard |  Subject Area |

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AD VALOREM TAX SCHEDULE

Property Address: 1000 Block of Anchor Road
 Angleton, Brazoria County, Texas 77515

Owner: City of Angleton

Property ID: 652771

Land size - Acres⁽¹⁾: 1.860 Acs.

Land size - Square Feet⁽¹⁾: 81,022 Sq.Ft.

	2018	2019
Tax Assessment		
Land	<u>\$310</u>	<u>\$16,032</u>
Total	\$310	\$16,032
Total PSF	\$0.00	\$0.20

Tax Rates (\$ per \$100 of assessed value)

Jurisdiction:		
Brazoria County	\$0.36791	\$0.36523
City of Angleton	\$0.69758	\$0.69758
Angleton Drainage District	\$0.13118	\$0.13035
Angleton-Danbury Hospital District	\$0.25833	\$0.24226
Port Freeport	\$0.04010	\$0.04010
Road & Bridge Fund	\$0.06000	\$0.05000
Angleton Independent School District	<u>\$1.45520</u>	<u>\$1.38520</u>
Combined tax rate:	\$3.01030	\$2.91072

Total Tax Payments⁽²⁾

Jurisdiction:		
Brazoria County	\$1	\$59
City of Angleton	\$2	\$112
Angleton Drainage District	\$0	\$21
Angleton-Danbury Hospital District	\$1	\$39
Port Freeport	\$0	\$6
Road & Bridge Fund	\$0	\$8
Angleton Independent School District	<u>\$5</u>	<u>\$222</u>
Total	<u>\$9</u>	<u>\$467</u>
Total PSF	<u>\$0.00</u>	<u>\$0.01</u>

Notes:

⁽¹⁾ The subject site is assessed as part of a larger tract of land. We have analyzed the pro rata share of the subject assessment.

⁽²⁾ There are no delinquent taxes reported for the subject property.

HIGHEST AND BEST USE

The uses to which a property can be put affect its value. This is recognized by the concept of highest and best use, generally understood to mean:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and which results in the highest value. These four factors influence the developability and the marketability/value of property:

- ⇒ Legal permissibility (zoning, deed restrictions, building codes, etc.)
- ⇒ Physical possibility (size, shape, frontage, utilities, etc.)
- ⇒ Financial feasibility (demand to support development)
- ⇒ Maximum productivity

Two separate analyses are performed to develop an opinion of highest and best use: first, an examination of the site as vacant and available for development and second, an examination of the existing improvements and an investigation of their contribution to the value of the property. For an existing improved property, as long as the value of the property as improved is greater than the value of the vacant site less demolition costs, the highest and best use is the use as improved. Once the value of the vacant land exceeds the value of the improved property, the highest and best use becomes the use of the land as vacant. Since the subject property is vacant land, we have completed an analysis of the site as vacant only.

Site as Vacant

Physically Possible

The subject site contains 1.860 acres or 81,022 square feet of land area. The site is narrow and rectangular in shape, with no frontage along a neighborhood roadway. Public water and sewer services are not available to the subject site. All other utilities are available to the site. Given its long and narrow shape, the site's development potential is severely restricted. Based on the physical characteristics of the site and its location, the most likely use of the site is to sell to an adjacent land owner for single family residential development or park use.

Legally Permissible

The subject site is located within the city limits of Angleton but is not currently zoned. The adjacent tracts are zoned SF – 7.2. This zoning designation allows for single family residential development with a minimum lot size of 7,200 square feet. This zoning allows for park use as well. Therefore, residential development or park use is permitted on the site. There do not appear to be any other adverse restrictions which would limit the development of the subject site.

Financially Feasible/Maximally Productive

During our inspection, we noted new residential development occurring in the subject neighborhood. Construction costs and new home prices appear to support new single-family residential development on the subject site. According to local brokers and developers, residential development is financially feasible in the subject neighborhood. However, the shape and accessibility of the site makes the site undevelopable. Based on this analysis, the highest and best use of the subject site as vacant is to sell to an adjacent property owner for single family residential development or park use.

SALES COMPARISON APPROACH

Introduction

In order to apply the Sales Comparison Approach to the subject property, we have researched and analyzed recent land sales and listings in and around the subject neighborhood. We contacted individuals having knowledge of the transaction details and discussed each sale to the fullest extent possible. We also interviewed local brokers, investors and developers regarding current trends in land prices and development in and around the subject neighborhood.

The most pertinent sales to analyze the subject are summarized on the Land Sales Summary and Adjustment Grid and location map following this introduction. A detailed write up of each sale can be found in the Addenda.

LAND SALES SUMMARY AND ADJUSTMENT GRID

MARKET DATA	SUBJECT	1	2	3	4	5
Location	1,664 feet south of Anchor Road, 1,240 feet east of Enchanted Oaks Drive	W/S Rucks Drive, 140 feet south of White Oak Drive	W/S County Road 609A, 556 feet south of Sebasta Road	E/S County Road 609A, 556 feet south of Sebasta Road	N/S County Road 34, 545 feet west of Pittman Drive	N/S County Road 34, 545 feet west of Pittman Drive
City	Angleton	Angleton	Angleton	Angleton	Angleton	Angleton
Date of Sale	--	Oct/19	Aug/19	Apr/19	Mar/19	Aug/18
Size (Ac.)	1.860 Ac.	1.730 Ac.	1.050 Ac.	1.770 Ac.	3.089 Ac.	3.584 Ac.
Size (SF)	81,022 SF	75,359	45,738	77,101	134,557	156,119
Sale Price	--	\$20,000	\$21,000	\$39,500	\$47,000	\$47,500
Sale Price Per Sq. Ft.	--	\$0.27	\$0.46	\$0.51	\$0.35	\$0.30
Proposed Development	--	Single-Family	Single-Family	Single-Family	Single-Family	Single-Family
Sale Price Per Sq. Ft.	--	\$0.27	\$0.46	\$0.51	\$0.35	\$0.30

COMPARATIVE ANALYSIS

MULTIPLIED ADJUSTMENTS	0.1 years	0.3 years	0.6 years	0.7 years	1.2 years
Elapsed Time (Years)	0.1 years	0.3 years	0.6 years	0.7 years	1.2 years
Market Conditions/Time Adjustment	0.3%	0.9%	1.8%	2.1%	3.6%
Conditions of Sale Adjustment	0.0%	0.0%	0.0%	0.0%	0.0%
Req. Cond/Time Adj. Price PSF	\$0.27	\$0.46	\$0.52	\$0.36	\$0.31
ADDED ADJUSTMENTS					
Location Adjustment	0%	0%	0%	0%	0%
Physical Characteristics:					
Size Adjustment/Sq. Ft. Basis	0%	0%	0%	0%	0%
Access/Frontage	-5%	-5%	-5%	-10%	-10%
Corner	0%	0%	0%	0%	0%
Topography	0%	0%	0%	0%	0%
Flood Plain	0%	0%	0%	0%	0%
Utilities	0%	0%	0%	0%	0%
Zoning	0%	0%	0%	0%	0%
Total Adjustment	-5%	-5%	-5%	-10%	-10%
Adjusted Price/Sq. Ft.	\$0.26	\$0.44	\$0.49	\$0.32	\$0.28

PSF METHOD	Low:	\$0.26
	High:	\$0.49
	Mean:	\$0.36
	Median:	\$0.32

INDICATED VALUE ESTIMATE

\$.35	X	81,022	=	\$28,358
--------	---	--------	---	----------

Less Discount of 50%: ⁽¹⁾

(\$14,179)

Equals:

\$14,179

Indicated Market Value of Subject Site (Rounded):

\$14,000

Notes:

⁽¹⁾ Discount due to undevelopability of the subject site. See Sales Comparison Approach Conclusion for more information.

Comparative Analysis

For this analysis, we compared the sales to the subject and adjusted them for differences in market conditions (time), conditions of sale, location and various physical characteristics. The adjusted prices for the sales were then reconciled into a final value indication for this approach.

Our analysis includes five sales. The sales range in date of sale from August 2018 to October 2019. The sales range in size from 1.050 to 3.584 acres. The unadjusted prices of the sales range from \$0.27 to \$0.51 per square foot.

Market Conditions

For this adjustment, we considered changes in the demand for land, recent and proposed development, the availability of financing, and economic conditions at the local level. Based on our discussions with market participants and a comparison of the sales, land prices in the subject neighborhood have increased over the past few years. Therefore, we have applied an upward adjustment of 3.0% per year for improved market conditions.

Conditions of Sale

An adjustment is warranted for conditions of sale when a transaction involves atypical motivations that affect the price of a property. All of the sales were reported to be typical arm's length transactions and were not adjusted for this characteristic.

Location

Location adjustments are necessary when the locations of the comparable properties are different than the subject. All of the sales are similar to the subject site with respect to location. Therefore, adjustments were not applied to the comparables for this characteristic.

Size

The size of a property will usually affect its per unit sale price. An inverse relationship typically exists between the size of a property and its sale price per square foot. The larger the size of a property, the smaller the per unit price, and vice versa, assuming all other variables are constant. The subject site contains 1.860 acres, while the sales and listing range from 1.050 to 3.584 acres. All of the comparables are similar to the subject with respect to size and were not adjusted for this characteristic.

Access/Frontage

The access/frontage characteristics of a property will usually affect its sale price. The subject site does not currently have frontage or access to a neighborhood roadway. All of the comparables are superior to the subject with respect to access/frontage and were adjusted downward for this characteristic.

Corner

Corner sites typically sell for more than interior sites. All of the comparables are interior tracts of land, similar to the subject. Therefore, the comparables were not adjusted for this characteristic.

Topography

The overall price of a property will generally be negatively impacted if additional investment is required to level the site. All of the comparables are similar to the subject property with respect to topography. Therefore, topography adjustments were not applied to the comparables.

Flood Plain

The overall price of a site can be impacted if a portion of the site is located within the flood plain. The subject site and all of the comparables are located outside of the flood plain. Therefore, flood plain adjustments were not applied to the comparables.

Utilities

Access to utilities can have an impact on the sale price of a site. The subject site does not have access to public water and sewer services. All of the comparables are similar to the subject with respect to utilities. Therefore, adjustments were not applied to the comparables for this characteristic.

Zoning

The subject site and all of the comparables are similar to zoning and/or highest and best use. Therefore, adjustments for zoning differences were not applied to the comparables.

Sales Comparison Approach Conclusion

The adjusted sale prices of the comparable land sales ranges from \$0.26 to \$0.49 per square foot. The mean of the sales is \$0.36 per square foot and the median is \$0.32 per square foot. We have relied equally on all of the sales in our reconciliation. Based on this analysis, the market value of the fee simple interest of the subject property as of the date of inspection, or November 25, 2019, is estimated as follows:

81,022 Square Feet	X	\$0.35 per square foot	=	\$28,358
		Less Discount of 50%: ⁽¹⁾		<u>(\$14,179)</u>
		Equals:		\$14,179
		Rounded	=	\$14,000

(1) Discount due to developability of the subject site. See discussion on next page.

The subject site is a narrow strip of land that is not developable. During our research, we were unable to locate any recent comparable sales in the region with similar physical characteristics (narrow and undevelopable). Therefore, we interviewed market participants regarding an appropriate discount for the narrow shape of the subject site. This severely restricts the buyer population to adjacent land owners. The market participants interviewed indicated that a significant discount would be warranted. The reported discount range via the market participants were anywhere from 40% to 60%. We have estimated a 50% discount based on our research and experience.

RECONCILIATION AND FINAL VALUE ESTIMATE

For this appraisal, we have used the Sales Comparison Approach to estimate the market value of the fee simple interest of the subject property. This is the only appropriate approach to value a property similar to the subject. The Cost and Income Capitalization Approaches are not appropriate approaches to value similar tracts of vacant land. Therefore, we have not completed the Cost or Income Capitalization Approach for this appraisal. Our value conclusion is as follows:

Cost Approach – N/A
Sales Comparison Approach - \$14,000
Income Capitalization Approach – N/A

Based on the investigation described in this report, the market value of the fee simple interest of the subject property as of the date of inspection, or November 25, 2019, is as follows:

FOURTEEN THOUSAND DOLLARS
\$14,000

CERTIFICATION

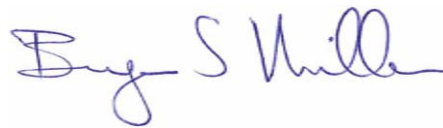
I certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and assumptions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The Appraisal Assignment was not based on a requested minimal valuation, a specific valuation or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice*.
- Bryan S. Miller and Zachary C. Evans made a personal inspection of the subject property. Thomas A. Stark did not make a personal inspection of the subject property.
- Zachary C. Evans provided significant real property appraisal assistance to the people signing this certification, including research, analysis and writing the report.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Thomas A. Stark and Bryan S. Miller have completed the continuing education program for Designated Members of the Appraisal Institute.
- Thomas A. Stark and Bryan S. Miller currently hold an appropriate state certification allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.

Respectfully submitted,



Thomas A. Stark, MAI, Partner
State Certified General Real Estate Appraiser
TX-1325319-G



Bryan S. Miller, MAI, CCIM, Partner
State Certified General Real Estate Appraiser
TX-1328184-G

STATEMENT OF GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions.

General

1. No investigation has been made of, and no responsibility is assumed for, the legal description of the property being valued or for legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated. The property is further assumed to be free and clear of any or all liens, easements or encumbrances unless otherwise stated.
2. Information furnished by others, upon which all or portions of this report are based, is believed to be reliable, but has not been verified in all cases. No warranty is given as to the accuracy of such information.
3. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
4. Full compliance with the applicable federal, state and local zoning, use, environmental and similar laws and regulations is assumed, unless otherwise stated.
5. No responsibility is taken for changes in market conditions, and no obligation is assumed to revise this report to reflect events or conditions which occur subsequent to the date hereof.
6. The value estimates herein are predicated on the financial structure prevailing as of the date of this report.
7. Responsible ownership and competent property management are assumed.
8. The allocation, if any, in this report of the total value between components of the property applies only to the program of utilization stated in this report. The separate values for any components may not be applicable for any other purpose and must not be used in conjunction with any other appraisal.
9. Areas and dimensions of the property were obtained from sources believed to be reliable. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property; and no responsibility is assumed for their accuracy. No independent surveys were conducted.
10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
11. No soil analysis or geological studies were ordered or made in conjunction with this report, nor was an investigation made of any water, oil, gas, coal or other subsurface mineral and use rights or conditions.

12. Neither National Appraisal Partners LLP nor any individual signing or associated with this report shall be required by reason of this report to give further consultation, provide testimony or appear in court or at other legal proceedings unless specified arrangements therefore have been made.
13. Neither this report nor any portions thereof (including without limitation any conclusions as to value, the identity of National Appraisal Partners LLP or any individuals signing or associated with this report, or the professional associations or organizations with which they are affiliated) shall be disseminated to third parties, without the prior written consent and approval of National Appraisal Partners LLP.
14. The date of analysis on which the conclusion and opinion expressed in this report apply is set forth in the letter of transmittal. Our value opinion is based on the purchasing power of the United States' dollar as of this date.
15. We are not qualified to investigate or test for the presence of toxic materials or substances. Unless otherwise stated in this report, no hazardous material, which may or may not be present on or near the property, was observed. We have no knowledge of the existence of such materials on or in the property; however, we are not qualified to detect such substances. The presence of potentially hazardous substances, such as asbestos, urea-formaldehyde foam insulation, or industrial wastes, may affect the value of the property. The value conclusions herein are predicated on the assumption that there is no such material on, in, or near the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client should retain an expert in this field if further information is desired.
16. We have not attempted to measure the potential impact on value of recent enforcement of wetlands legislation. Certain areas of the subject site may be dry and developable, while others may contain reclaimable and/or non-reclaimable wetland areas. We are not qualified to make such judgments and recommend retaining an expert in this field, if desired. Our value conclusions are predicated on there being no wetlands impact.
17. We did not make any observations or interpretations on compliance with the Americans With Disabilities Act. We are not experts in this field and are not qualified to make such determinations. Our value estimate is predicated upon the property owner(s) bearing no costs for compliance.

Extraordinary Assumptions (the use of which might have affected the assignment results herein):

1. The client provided an aerial measurement of the subject site that totals 1.86 acres. We have relied on this measurement for the site size herein.

Hypothetical Conditions (the use of which might have affected the assignment results herein):

1. There are no Hypothetical Conditions for this appraisal.

ADDENDA

ADDENDA

LAND SALE WRITE-UPS

Land Sale 1

IDENTIFICATION

Sale Contract Offer Listing

Address 103 Rucks Drive
 Location W/S Rucks Drive, 140 feet south of White Oak Drive
 City Angleton
 County Brazoria
 State Texas (TX)
 Confidential Yes No
 Source Map Key Map
 Coordinates 827X
 Legal 1.73 acres, being Lot 80, Oakwood Creek Estates Section 4, A0129 Smith, Brazoria County, Texas

TRANSACTION DATA

Grantor Gretchen Marie Potts & Erin Potts Saenz
 Grantee Dennis & Brenda George
 Sale Date 10/31/2019
 Recording Data Volume 2019; Page 055232
 Unadj. Sale Price \$20,000 \$0.27 /Sq Foot \$11,561 /Acre
 Estimated Cash Equivalent Price (1) \$20,000 \$0.27 /SqFoot \$11,561 /Acre
 Terms/Seller Financing Cash to seller

(1) Adjusted for nonmarket seller financing and any costs such as demolition, off-site improvements and/or rezoning costs.

PHYSICAL DATA

Land Area	1.73	<input type="radio"/> Sq. Feet <input checked="" type="radio"/> Acres	Floodplain	<input type="radio"/> Yes <input checked="" type="radio"/> No
Shape	Rectangular		Improvements	<input type="radio"/> Yes <input checked="" type="radio"/> No
Access/ Frontage	165 FF - Rucks Drive		Signalization	<input type="radio"/> Yes <input checked="" type="radio"/> No
			Adverse Easements/ Encroachments	<input type="radio"/> Yes <input checked="" type="radio"/> No
			Corner Parcel	<input type="radio"/> Yes <input checked="" type="radio"/> No
Zoning/ Deed Restrict.	Deed Restricted - Single Family Residence Only		Utilities	<input type="checkbox"/> All Available <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Water <input type="checkbox"/> None <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water Well <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Phone

Intended Use Single-Family

Land Sale 1

CONFIRMATION

Confirmation Date	12/3/2019
Confirmation Source	Listing Broker/ Michael Reed/ BHGRE Gary Greene
Confirmation Phone	713-408-1234

REMARKS

This property is located outside the city limits of Angleton. The property is located in the Oakwood Creek Estates subdivision.

Land Sale 2

IDENTIFICATION

Sale Contract Offer Listing

Address 100 Block of County Road 609A
 Location W/S County Road 609A, 556 feet south of Sebesta Road
 City Angleton
 County Brazoria
 State Texas (TX)
 Confidential Yes No
 Source Map Key Map
 Coordinates 827T

Legal 1.0545 acres, being Lot 5, Blanchard (A0129 S Smith), Brazoria County, Texas

TRANSACTION DATA

Grantor Ignacio & Patricia Govea
 Grantee James & Brian Saber
 Sale Date 8/16/2019
 Recording Data Volume 19; Page 040927

Unadj. Sale Price	\$21,000	\$0.46 /Sq Foot	\$20,000 /Acre
Estimated Cash Equivalent Price (1)	\$21,000	\$0.46 /SqFoot	\$20,000 /Acre

Terms/Seller Financing Cash to seller

(1) Adjusted for nonmarket seller financing and any costs such as demolition, off-site improvements and/or rezoning costs.

PHYSICAL DATA

Land Area	1.05	<input type="radio"/> Sq. Feet <input checked="" type="radio"/> Acres	Floodplain	<input type="radio"/> Yes <input checked="" type="radio"/> No
Shape	Rectangular		Improvements	<input type="radio"/> Yes <input checked="" type="radio"/> No
Access/ Frontage	127 FF - County Road 609A		Signalization	<input type="radio"/> Yes <input checked="" type="radio"/> No
			Adverse Easements/ Encroachments	<input type="radio"/> Yes <input checked="" type="radio"/> No
			Corner Parcel	<input type="radio"/> Yes <input checked="" type="radio"/> No
Zoning/ Deed Restrict.	Deed Restricted - Single Family Residence	Utilities	<input type="checkbox"/> All Available <input type="checkbox"/> None <input checked="" type="checkbox"/> Water Well	<input checked="" type="checkbox"/> Septic System <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
				<input type="checkbox"/> Water <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Phone

Intended Use Single-Family

Land Sale 2

CONFIRMATION

Confirmation Date	12/3/2019
Confirmation Source	Listing Broker/ Tonya L. Hummel/ Coldwell Banker United, REALTORS
Confirmation Phone	713-977-7469

REMARKS

The site is located outside of the city limits of Angleton. The site is restricted to single family residence development only.

Land Sale 3

CONFIRMATION

Confirmation Date	12/3/2019
Confirmation Source	Listing Broker/ Tonya L. Hummel/ Coldwell Banker United, REALTORS
Confirmation Phone	713-977-7469

REMARKS

The site is located outside of the city limits of Angleton. The site is deed restricted for single family residence development only.

Land Sale 4

IDENTIFICATION

Sale Contract Offer Listing

Address 1402 County Road 34
 Location N/S County Road 34, 545 feet west of Pittman Drive
 City Angleton
 County Brazoria
 State Texas (TX)
 Confidential Yes No
 Source Map Key Map
 Coordinates 795E

Legal 3.0890 acres, being Lot 41, Block 1, Chenango Ranch Section 2 (A0071 WM Harris), Brazoria County, Texas

TRANSACTION DATA

Grantor John & Mariamma David
 Grantee Joy O White & James S White III
 Sale Date 3/26/2019
 Recording Data Volume 2019; Page 014578

Unadj. Sale Price	\$47,000	\$0.35 /Sq Foot	\$15,215 /Acre
Estimated Cash Equivalent Price (1)	\$47,000	\$0.35 /SqFoot	\$15,215 /Acre

Terms/Seller Financing Cash to seller

(1) Adjusted for nonmarket seller financing and any costs such as demolition, off-site improvements and/or rezoning costs.

PHYSICAL DATA

Land Area	3.089	<input type="radio"/> Sq. Feet <input checked="" type="radio"/> Acres	Floodplain	<input type="radio"/> Yes <input checked="" type="radio"/> No
Shape	Rectangular		Improvements	<input type="radio"/> Yes <input checked="" type="radio"/> No
Access/Frontage	273 FF - County Road 34		Signalization	<input type="radio"/> Yes <input checked="" type="radio"/> No
Zoning/Deed Restrict.	Deed Restricted - Single Family Residence		Adverse Easements/Encroachments	<input type="radio"/> Yes <input checked="" type="radio"/> No
Intended Use	Single-Family		Corner Parcel	<input type="radio"/> Yes <input checked="" type="radio"/> No

Utilities All Available Septic System Water
 None Gas Sewer
 Water Well Electric Phone

Land Sale 4

CONFIRMATION

Confirmation Date	12/3/2019
Confirmation Source	Listing Broker/ Thomas H. Summerville/ Stanfield Properties
Confirmation Phone	281-482-7000

REMARKS

The site is located outside of the city limits of Angleton. The site is deed restricted for single family residence development only.

Land Sale 5

IDENTIFICATION

Sale Contract Offer Listing

Address 710 County Road 34
 Location N/S County Road 34, 545 feet west of Pittman Drive
 City Angleton
 County Brazoria
 State Texas (TX)
 Confidential Yes No
 Source Map Key Map
 Coordinates 795E

Legal 3.5840 acres, being Lot 33, Block 3, Chenango Ranch Section 2 (A0071 WM Harris), Brazoria County, Texas

TRANSACTION DATA

Grantor Sujit & Shubhada Sansgiry
 Grantee Cody W. Simmons
 Sale Date 8/28/2018
 Recording Data Volume 2018; Page 045756

Unadj. Sale Price	\$47,500	\$0.30 /Sq Foot	\$13,253 /Acre
Estimated Cash Equivalent Price (1)	\$47,500	\$0.30 /SqFoot	\$13,253 /Acre

Terms/Seller Financing Cash to seller

(1) Adjusted for nonmarket seller financing and any costs such as demolition, off-site improvements and/or rezoning costs.

PHYSICAL DATA

Land Area	3.584	<input type="radio"/> Sq. Feet <input checked="" type="radio"/> Acres	Floodplain	<input type="radio"/> Yes <input checked="" type="radio"/> No
Shape	Basically Rectangular		Improvements	<input type="radio"/> Yes <input checked="" type="radio"/> No
Access/ Frontage	487 FF - County Road 34		Signalization	<input type="radio"/> Yes <input checked="" type="radio"/> No
Zoning/ Deed Restrict.	Deed Restricted - Single Family Residence		Adverse Easements/ Encroachments	<input type="radio"/> Yes <input checked="" type="radio"/> No
Intended Use	Single-Family		Corner Parcel	<input type="radio"/> Yes <input checked="" type="radio"/> No
			Utilities	<input type="checkbox"/> All Available <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Water <input type="checkbox"/> None <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water Well <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Phone

Land Sale 5

CONFIRMATION

Confirmation Date	12/3/2019
Confirmation Source	Listing Broker/ Thomas H. Summerville/ Stanfield Properties
Confirmation Phone	281-482-7000

REMARKS

The site is located outside of the city limits of Angleton. The site is deed restricted for single family residence development only.

QUALIFICATIONS

Thomas A. Stark, MAI
Partner



Mr. Stark is a Partner in National Appraisal Partners, LLP. He focuses primarily on commercial real estate appraisals. Key clients include financial institutions, accounting firms, attorneys, corporations, developers, government entities and private investors.

Experience

Mr. Stark has been actively engaged in the real estate appraisal industry since 1988. In 1994, Mr. Stark joined the Houston Real Estate Valuation and Consulting Group of Arthur Andersen. After being promoted to Senior Manager, he transferred to Dallas to lead the Real Estate Valuation and Consulting Group for the Firm's Southwest Market Circle. In 2002, Mr. Stark co-founded National Appraisal Partners, LLP, a real estate appraisal and consulting firm. His experience includes appraisal, appraisal review, due diligence, and consulting engagements for various property types including office buildings, retail properties, industrial facilities, apartment complexes, gasoline stations/convenience stores, hotels, day care centers and many special-use properties. Mr. Stark began his real estate career in Palm Beach County, Florida.

Affiliations/Advisory Boards

Mr. Stark holds the MAI designation from the Appraisal Institute. He is the Past President of the Houston Chapter of the Appraisal Institute and has served on the Houston Chapter Board of Directors. He has served as a Regional Representative for the Houston Chapter, and has served on numerous national committees and boards including Public Relations, Communications, Public Affairs, Long-Range Planning, AI Holdings, the National Nominating Committee, the Appraisal Institute Relief Foundation and the Appraisal Institute Education Trust. He served two years on the National Board of Directors for the Appraisal Institute as the Chair and Vice Chair of Region VIII, which includes Texas and New Mexico. He is a board member of the Houston Chapter for 2016.

Mr. Stark is the past editor of the Regional Real Estate News, a publication of the Appraisal Institute. He has served on the Real Estate Valuation Services Advisory Board for Wachovia Bank. Mr. Stark is a State of Texas and Louisiana Certified General Real Estate Appraiser. He has also completed the course and passed the exam for the Appraisal Institute course "Fundamentals of Separating Real, Personal Property and Intangible Business Assets".

Education

Mr. Stark holds a Bachelors of Science in Real Estate from Florida State University.

Bryan S. Miller, MAI, CCIM

Partner



Mr. Miller is a partner in National Appraisal Partners, LLP. He focuses on commercial real estate valuation and consulting projects. His clients include financial institutions, law firms, accounting firms, pension funds, asset managers, corporations, individuals and developers.

Experience

Mr. Miller has been active in the valuation of commercial real estate since 1995. Mr. Miller joined Arthur Andersen's Houston Real Estate Valuation and Consulting Group in 1997 and was promoted to manager in 1999. Mr. Miller co-founded National Appraisal Partners, LLP, an appraisal and consulting firm in 2002. His experience includes valuation and consulting for: retail, office, apartments, industrial buildings, subdivisions, auto dealerships, healthcare facilities, hotels/motels, tax credit properties, vacant land, ranches, mixed use developments, conservation easements and special purpose properties. In addition to valuation services, Bryan has performed a wide range of consulting services from feasibility analyses to portfolio disposition. His engagements have been a result of annual reporting, lending, estates and purchase price allocation.

Affiliations/Advisory Boards

Mr. Miller holds the MAI designation from the Appraisal Institute. Mr. Miller was a board member and regional representative of the Houston Chapter of the Appraisal Institute for several years. He was the 2008 Treasurer/Secretary and the 2009 Vice President of the Houston Chapter. He served as the 2010 President of the Houston Chapter. He also served as a committee member on the National University Relations Subcommittee for the Appraisal Institute. Mr. Miller is a CCIM. He was a committee member in 2012 and 2013 for the CCIM Houston Real Estate Forecast Competition. He was the 2013 CCIM Houston Chapter Vice President. He was the Partner's Committee Chair in 2013, 2014 and 2015. Mr. Miller is a State of Texas Certified General Real Estate Appraiser.

Education

Mr. Miller holds a Masters and a Bachelors degree from the University of Texas at Austin.

STATE CERTIFICATIONS

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1328184 G**

Issued: **10/23/2018**

Expires: **10/31/2020**

Appraiser: **BRYAN SCOTT MILLER**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

THOMAS ANDREW STARK
3203 EDLOE ST
HOUSTON, TX 77027



Certified General Real Estate Appraiser

Appraiser: **Thomas Andrew Stark**

License #: **TX 1325319 G**

License Expires: **01/31/2022**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.



Douglas E. Oldmixon
Commissioner



MEG BANAHAN
meg@bmlawhouston.com

VERONICA MARTINEZ
veronica@bmlawhouston.com

January 3, 2020

City of Angleton
Attn: Megan Mainer
1601 N. Valderas Street
Angleton, Texas 77515

Re: Attorney Title Opinion Letter

Dear Ms. Mainer:

Pursuant to your request, title has been examined as to the following described lands:

1.86 Acre Tract:

A 60 foot wide unimproved road right of way in the NEW YORK AND TEXAS LAND COMPANY SUBDIVISION, according to the map or plat thereof recorded under Volume 26, Page 140 of the Deed Records of Brazoria County, Texas, located in the J. De J. Valderas Survey Abstract 380, Brazoria County, Texas. Said 60 foot right of way is located adjacent to and between Tracts 48, 49, 50 and 51 to the south and LAKESIDE PARK, according to the map or plat thereof recorded under County Clerk's File No. 2018012191 of the Official Records of Brazoria County, Texas, to the north.

I. Scope of Opinion and Materials Examined

This title examination is based on marketability of title to the 1.86 Acre Tract. A marketable title is a record title that is free from reasonable doubt such that a prudent person, with knowledge of all salient facts and circumstances and their legal significance, would be willing to accept it. All defects and necessary requirements, if any, are listed in Section III.

An examination of the records of Brazoria County was performed by Darrell Stone, Title Examiner, American Title Company of Houston and compiled in an Ownership & Liens Report dated December 31, 2019 (the "Report"). This Title Opinion Letter (the "Opinion") has been prepared based upon our review of the documents identified in the Report and set forth below (collectively referred to as "Materials Examined"). This Opinion expressly excludes from

coverage the ownership of the mineral estate in the 1.86 Acre Tract and easements and restrictions that may affect the 1.86 Acre Tract. The time period examined extended from July 29, 1975 to December 23, 2019.

- a. Subdivision Dedication filed by New York and Texas Land Company recorded under Volume 26, Page 140 of the Deed Records of Brazoria County, Texas.
- b. Lakeside Park map or plat recorded under County Clerk's File No. 2018012191 of the Official Public Records of Brazoria County, Texas.
- c. Warranty Deed dated December 6, 2018, filed for record under County Clerk's File No. 2018061649 of the Official Public Records of Brazoria County, Texas (North Adjoining Property Owner)
- d. Special Warranty Deed dated December 8, 2017, filed for record under County Clerk's File No. 97043117 (platted by map 2018012191) of the Official Public Records of Brazoria County, Texas (North Adjoining Property Owner)
- e. Warranty Deed with Vendor's Lien dated August 1, 2014, filed for record under County Clerk's File No. 2014032574 of the Official Public Records of Brazoria County, Texas (South Adjoining Property Owner)

II. Opinions

Based on the foregoing, we are of the opinion, subject to the qualifications and requirements set forth in this Opinion, that as of December 23, 2019, record title to the 1.86 Acre Tract is vested in The City of Angleton (by virtue the dedication of that certain map of New York and Texas Land Company Subdivision, according to the map or plat thereof recorded under Volume 26, Page 140 of the Deed Records of Brazoria County, Texas.)

III. Comments, Qualifications, and Requirements

- a. **No Order Abandoning the Right-of-Way.** The right-of-way, being a 60 foot wide unimproved road as described above, is set forth on the map that accompanies the dedication of Subdivision recorded under Volume 26, Page 140 of the Deed Records of Brazoria County, Texas. The deed contains the following express dedication language: "The said New York and Texas Land Company, Limited, hereby gives, grants and dedicates to the public, as highways, such portions of each and all of the Streets and Alleys designated on the map accompanying this deed..." The 60 foot right-of-way is also referenced in the legal description of each of the adjoining property owner's deeds as being a platted road. Reference in each adjoining deed is made to the New York and Texas Land Company Subdivision.

Once a public road has been established it will continue until it is closed by appropriate statutory procedure. *Ballard v. Bowie County*, 126 S.W. 56, 58 (Tex. App. 1910, no writ). “The power to abandon a public road exists only as conferred by statute.” *Medina Lake Protection Ass’n v. Bexar Medina – Atascosa Counties Water Central and Improvement Dist. No. 1*, 656 S.W.2d 91, 96 (Tex. App. – San Antonio 1983, writ ref’d n.r.e.). In the Materials Reviewed we did not find a recorded order abandoning the right-of-way.

- b. **Reliance on Ownership & Liens Report.** In preparation of this Opinion, we have not conducted an actual examination of the records of Brazoria County, Texas. Our examination of title and this Opinion is based upon the examination of the records of Brazoria County, Texas and Ownership & Liens Report dated December 31, 2019, prepared by Darrell Stone, Title Examiner, American Title Company of Houston. The time period examined by Darrell Stone extended from July 29, 1975 to December 23, 2019. We accept no liability for the accurateness or completeness of the Materials Examined.
- c. **Use and Possession of the Tract.** We have not been furnished any information regarding the past or current use and possession of the Tract, and ownership as credited herein is subject to the rights of parties actually in possession thereof.
- d. **Survey.** We have not been provided a copy of a survey relating to the Tract.

This Opinion is rendered solely for the benefit of the addressee. If there are any questions concerning this Opinion, you may contact us at your convenience.

Very truly yours,

BANAHAN & MARTINEZ PLLC

By: 

Margaret “Meg” Banahan
Texas Bar No. 24078188
meg@bmlawhouston.com
Veronica A. Martinez
Texas Bar No. 24102149
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1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
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Fax (281) 940-2743



American Title Company of Houston
Title Research Services
2000 Bering Drive, Suite 1000
Houston, Texas 77057
Ph: 713-244-2867, Fax: 713-244-2872

OWNERSHIP AND LIENS REPORT

(Delivered subject to the terms in the Notice below)

GF Number: 2791019-14817

Date: December 31, 2019

Pursuant to your request we have researched the records of the County Clerk and District Clerk of Brazoria County, Texas, for the real property described above, after July 29, 1975 up to December 23, 2019 8:00 a.m., and find only following described documents filed for record:

Legal Description:

A 60 foot wide unimproved road right of way in the NEW YORK AND TEXAS LAND COMPANY SUBDIVISION, according to the map or plat thereof recorded under Volume 26, Page 140 of the Deed Records of Brazoria County, Texas, located in the J. De J. Valderas Survey Abstract 380, Brazoria County, Texas. Said 60 foot right of way is located adjacent to and between Tracts 48, 49, 50 and 51 to the south and LAKESIDE PARK, according to the map or plat thereof recorded under County Clerk's File No. 2018012191 of the Official Records of Brazoria County, Texas, to the north.

Record Title Appears to be Vested in:

The City of Angleton (by virtue the dedication of that certain map of New York and Texas Land Company Subdivision, according to the map or plat thereof recorded under Volume 26, Page 140 of the Deed Records of Brazoria County, Texas.)

Lien Holder(s):

We find no outstanding mortgage liens of record affecting the subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness, which could give rise to any security interest in the subject property.

We have searched the name of City of Angleton for outstanding federal and/or state tax liens and/or abstracts of judgments and/or bankruptcies and found the following:

None of record.

No research has been made as to taxes, tax suits, paving assessments or boundary conflicts.

Adjoining Property Owner(s):

(North Adjoiner)

BCAD Tax ID# 652771 = Angleton Drainage District - 97043117 (platted by map 2018012191)

BCAD Tax ID# 683264 = Chris Peltier, dba Chris Peltier Homes – 2018061649

(South Adjoiner)

BCAD Tax ID# 836043 = Chris Peltier, dba Chris Peltier Homes – 2014032574

NOTICE: American Title Company of Houston (the “Company”) has provided this report or certificate to you under the terms set forth below. **By accepting this report or certificate, you agree to these terms and you agree that the Company has no liability to you, except as expressly limited herein.** To the maximum extent allowed by law, the Company disclaims any and all warranties, express or implied, concerning this report or certificate and the information contained therein. Your only remedy for any mistake, misstatement, inaccuracy, error, or omission made or occurring in this report or certificate, or made or occurring in its delivery or non-delivery, is expressly limited to an action to recover damages, which damages you expressly agree are limited to an amount equal to the sum actually paid for this report or certificate plus the sum of \$100.00. You further agree that: the Company is not liable for consequential or special damages; the limitation of damages set forth herein is reasonable considering the amount paid, the limited services requested, and the intended use of this report or certificate; the Company would not provide the requested report or certificate without this limitation of damages; the limitation of damages applies to all claims, whether the claim arises under contract, tort or other law; and the Company has no liability to any third person arising from or related to this report or certificate. **This report or certificate is not a title insurance policy or title opinion and is not a guaranty or warranty of title.** In its role as a title insurance agent, the Company sells policies of title insurance. If you desire protection against title defects, you should purchase a title insurance policy. Liability will then exist only under the terms of the policy, will be measured and limited by the policy, and the liability will be that of the title insurance company named in the policy. No representative of the Company has the authority to make any oral statements correcting, contradicting, revising, amending or supplementing this report or certificate, including the terms of this notice.

When preparing this report or certificate the Company used only the information contained in the public records specifically identified above. (If none is identified, the Company used only the Real Property Records of the county in which the property is located.) Documents not recorded and events and other matters not reflected in the public records may affect ownership and title but will not be reflected on this report or certificate. No inspection has been made of the property. Matters that may be shown by an inspection or on a survey may also affect ownership and title but will not be reflected on this report or certificate.

The Company may identify a document listed above by a term commonly used to describe similar documents. By way of illustration, a document titled “Restrictive Covenants” may be referred to as “Deed Restrictions” or as “Covenants, Conditions and Restrictions.” The Company may also identify a document using its actual title. The Company, however, makes no warranty or representation that the term, title or other name used to describe the document accurately reflects the legal effect of the document. For example, a document titled “Restrictive Covenants” may also establish a lien, an easement, or some other interest.

In order to determine the effect of a document, the document must be carefully reviewed. The Company does not provide legal advice concerning the effect or significance of documents shown on this report or certificate. If you have a question as to the effect or significance of a document, you should obtain the assistance of a qualified professional.

American Title Company of Houston

Darrell Stone

Darrell Stone
Title Examiner

American Title Company of Houston

The State of Texas

County of Travis I know All Men by these Presents.

That the New York and Texas Land Company Limited, has this day filed a Map of a Subdivision of a portion of the Southern part of the Jose de Jesus Valderas Survey (Abstract No. 380), situated in the County of Brazoria, State of Texas, to be recorded in the records of deeds of Brazoria County, for reference. The said Subdivision contains one hundred and twenty four (124) lots as is shown by the map thereof which accom-

panies this deed, which is to be recorded as part hereof), and is situated immediately

upon the line of the Velasco Terminal Railway, at the town of Angleton, and, as aforesaid, is part of the Survey standing in the name of

Jose de Jesus Valderas upon the official map of the said County of Brazoria, as published by the General Land Office of the State of Texas.

And the said New York and Texas Land Company Limited, hereby gives, grants and dedicates to the public, as highways, such portions of each and all of the streets and alleys designated on the map accompanying this deed as may be contiguous to or adjoining any lot or lots of land so laid off on said map which have been or may hereafter be conveyed by said New York and Texas Land Company, Limited, to any other person; all other streets designated on said map, or portions of them not contiguous to lots conveyed, are to be and remain the private property of said Company, and may be replotted or closed up or occupied by said Company at its option.

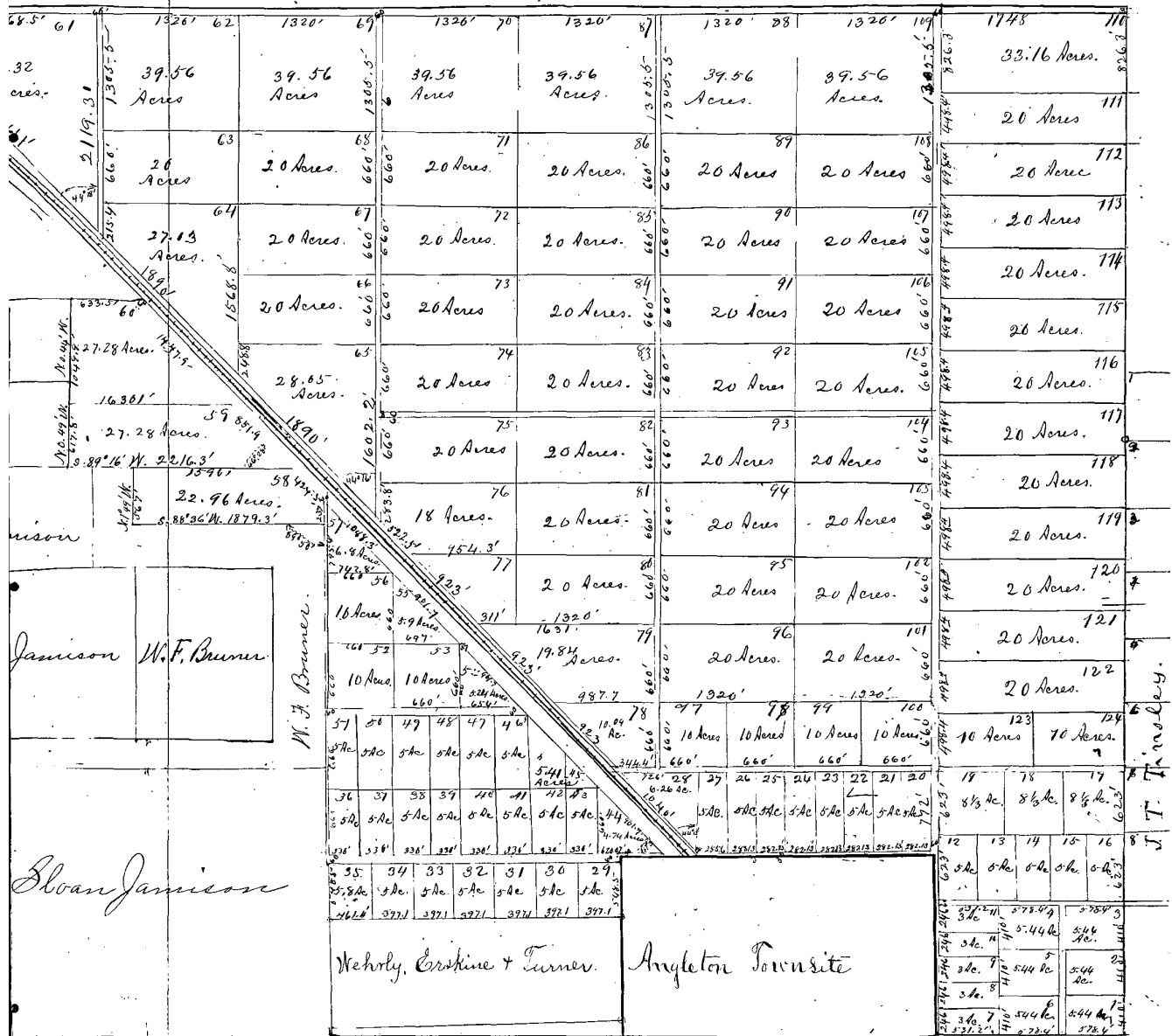
Witness, the New York and Texas Land Company, Limited, by the hand of its President, attested by the Seal of said Company, this twentieth day of February A. D. 1894.

The New York and Texas Land Company, Limited
By Ira H. Evans, President.

Seal

The State of Texas

County of Travis Before me, A. B. Langermann, a Notary Public in and for the County of Travis, in the State of Texas, on this day personally appeared Ira H. Evans, known to me to be the person whose name is subscribed to the foregoing instru-



ment, and acknowledged to me that he executed the same for, and as the act of, the New York and Texas Land Company, Limited, as the President of said Company, for the purposes and consideration therein expressed.

Given under my hand and Seal of office, this twentieth day of February A.D. 1894.

Seal

A. B. Langermann,
Notary Public, Travis Co., Texas.

Filed for Record this the 24th day of Feb. A.D. 1894
at 9 o'clock A.M.

G. W. Gayle, County Clerk. By K. Mitchell, Deputy

97 043117

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

7

SPECIAL WARRANTY DEED

Date: December 8, 1997

Grantor: Christian Tabernacle of Angleton, Texas by Rev. J.H. Green, President and Bruce D. Colbert, Secretary, under authority of a Resolution of the Board of Directors of Christian Tabernacle of Angleton, Texas, a copy of which is attached hereto as Exhibit A.

Grantor's Mailing Address:

P.O. Box 457
Angleton, Texas 77516-0457

Grantee: Angleton Drainage District

Grantee's Mailing Address:

P.O. Box 2469
Angleton, Texas 77516-2469

Consideration:

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned, paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All interest in the 48.15 acre tract conveyed by deed dated August 8, 1994, and recorded at file number 94-031673 of the Official Records of Brazoria County, Texas, said property being more fully described by the description attached hereto as Exhibit B.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Grantor excepts from this conveyance all the oil, gas, and other minerals in, on, or under the Property. Grantor excepts from this conveyance for the period of time noted below, the right to receive lease payments under that one certain lease agreement dated July 20, 1988 between Grantor as subsequent Lessor and Allen Morrow and James Morrow as Lessees until July 21, 1998, on which date this exception regarding said lease or any extensions thereof shall expire and any and all rights remaining therein shall be conveyed to Grantee by operation of this conveyance. Furthermore, this conveyance is made and accepted subject to any and all restrictions, mineral reservations, covenants, conditions

and easements, if any, relating to the above described property, but only to the extent that they are still in effect and shown of record in Brazoria County, Texas, and to all zoning laws, regulations and ordinances of municipal and/ or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the above described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above, by, through, or under Grantor, but not otherwise.

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

EXECUTED this 8 day of December, 1997.

The Christian Tabernacle of Angleton, Texas

By: Rev. J. H. Green
Rev. J.H. Green, President

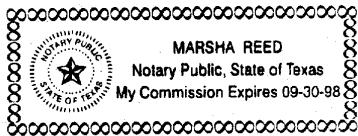
The Christian Tabernacle of Angleton, Texas

By: Bruce D. Colbert
Bruce D. Colbert, Secretary

THE STATE OF TEXAS
COUNTY OF BRAZORIA

§
§

This instrument was acknowledged before me on the 8 day of December, 1997, by
Rev. J.H. Green, the President of The Christian Tabernacle of Angleton, Texas.



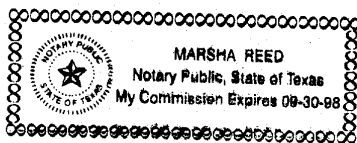
Marsha Reed
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF BRAZORIA

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This instrument was acknowledged before me on the 8 day of December, 1997, by
Bruce D. Colbert, the Secretary of The Christian Tabernacle of Angleton, Texas.

ADD.111



Marsha Reed
Notary Public, State of Texas

CERTIFICATE OF CORPORATE RESOLUTION

We, Rev. J.H. GREEN President and BRUCE D. COLBERT Secretary of Christian Tabernacle, Inc. a corporation, do hereby certify that said corporation is duly organized and existing under the laws of the State of Texas; that all franchise and other taxes required to maintain its corporate existence have been paid when due and that no such taxes are delinquent; that no proceedings are pending for the forfeiture of its Certificate of Incorporation or for its dissolution, voluntarily or involuntarily; that it is duly qualified to do business in the State of Texas and is in good standing in such State; that there is no provision of the Articles of Incorporation or by-laws of said corporation limiting the power of the Board of Directors to pass the resolution set out below and that the same is in conformity with the provisions of said Articles of Incorporation and by-laws; that the Secretary is the keeper of the records and minutes of the proceedings of the Board of Directors of said corporation and that on the 3rd day of September, 1997, there was held a meeting of the Board of Directors of said corporation, which was duly called and held in accordance with the law and the by-laws of the corporation, at which meeting all of the Directors were present; and that at said meeting the following resolution was duly and legally passed and adopted and that the same has not been altered, amended, rescinded or repealed and is in full force and effect:

BE IT RESOLVED that

We the membership of Christian Tabernacle Inc. of Angleton, TX agree to sell the plot of land known as: 48.15 acres in the A0380 J DE J Valderas, Tract 52T057, to the Angleton Drainage District for the sum of \$63,000.00 (sixty-three thousand dollars and no cents) with the District paying all closing costs associated with sale.

We further certify that the following persons are the officers of Christian Tabernacle, Inc. and are the persons authorized to act and sign the foregoing resolution:

Rev. J.H. Green

President

Bruce D. Colbert

Secretary

IN WITNESS WHEREOF, we have hereunto set our hands as President and Secretary, respectively, of said corporation and have attached hereto the official seal of said corporation, this 22 day of Oct, 1997.

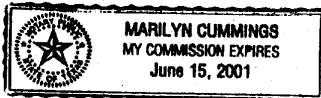
(Corporate Seal)

Rev. J. H. Drees
President

Bruce D. Colbert
Secretary

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on Oct 22, 1997, by Rev. J. H. Drees, President of Christia Tabernacle, on behalf of said corporation.

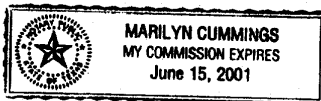


Marilyn Cummings
Notary Public, State of Texas

Printed name of notary:
Marilyn Cummings
My commission expires: 6-15-2001

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on Oct 22, 1997, by Bruce D. Colbert, Secretary of Christia Tabernacle, on behalf of said corporation.



Marilyn Cummings
Notary Public, State of Texas

Printed name of notary:
Marilyn Cummings
My commission expires: 6-15-2001

A 48.15 ACRE TRACT BEING TRACTS 52 THROUGH 57 OF THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found marking the Northeast corner of Tract 47 of the J. de J. Valderas Survey, being recorded in Volume 26, page 141, Brazoria County Deed Records, Brazoria County, Texas, said point lies in the South right-of-way of a 60 foot platted road;

THENCE East 382.30 feet to a 1/2" iron rod found at the intersection of the North line of Tract 45 of the J. de J. Valderas Survey, Abstract 380, with Southwest right-of-way line of a 60 foot platted road which lies Southwest of the H. & B. V. Railroad right-of-way;

THENCE North 42 degrees 44 minutes 40 seconds West 81.70 feet, along the Southwest right-of-way of said 60 foot road to a 1/2" iron rod set for the Place of Beginning;

THENCE North 42 degrees 44 minutes 40 seconds West continuing along the Southwest right-of-way of said 60 foot platted road 2894.07 feet to a 1/2" iron rod set for a corner at the intersection of Southwesterly right-of-way of said 60 foot road and East right-of-way of a 30 foot platted road to the South;

THENCE South 0 degrees 15 minutes 50 seconds West 2125.39 feet, along the East right-of-way of said 30 foot platted road to a 1/2" iron rod set for corner marking the Southwest corner of Tract 52 and the North right-of-way of the aforementioned 60 foot platted road;

THENCE East 1974.08 feet, along the North right-of-way of said 60 foot platted road to the Place of Beginning.

Said tract therein containing 48.15 acres of land.

Exhibit B

FILED FOR RECORD
97 DEC -8 PM 2: 52

Dolly Bailey
COUNTY CLERK
BRAZORIA COUNTY TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



Dolly Bailey
County Clerk of Brazoria Co., TX

97 043117

Handwritten signature

BCAC

Handwritten notes:
5/22/97
5/23/97
BCAC

SECURITY FEE	1.00
INVEST-PRCS	5.00
RECORDING	13.00
TOTAL	19.00
FILE #	43117
CASH	19.00

* 0081 2827-0000 0370 DRAWER-A 1 12/ 8/97 3:11PM MON

WARRANTY DEED WITH VENDOR'S LIEN

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

THE STATE OF TEXAS §

COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS:

That CHRISTOPHER A. PELTIER, joined herein by his spouse, PAULETTE D. PELTIER, (hereinafter called "Grantors"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee named below, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the total sum of ~~Five Hundred Forty~~ ^{Three Hundred Forty Five Thousand} AND NO/100 DOLLARS ~~Three Dollars Sixty Cents~~ ^{60/100} (\$ 345,543.60) paid to Grantors herein by THE FIRST STATE BANK, at the instance and request of the Grantee herein, the receipt of which is hereby acknowledged, as evidence of which said Grantee executed and delivered its one certain promissory note, of even date herewith, in the principal sum of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,500,000.00), payable to the order of THE FIRST STATE BANK, at its office located at 2904 N. Velasco, Angleton, Brazoria County, Texas 77515, bearing interest as therein specified, payable as therein specified, the payment of which note is secured, in part, by a Vendor's Lien herein retained, and is additionally secured by a Deed of Trust, Security Agreement - Financing Statement of even date herewith to KINNAN J. STOCKTON, Trustee, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY to CHRIS

AFTER RECORDING, PLEASE RETURN TO:
CHRIS PELTIER dba CHRIS PELTIER HOMES
P.O. Box 288
Angleton, Texas 77515

FILED BY
ALAMO TITLE COMPANY

ATCH 1404950

PELTIER dba CHRIS PELTIER HOMES, whose present mailing address is P.O. Box 288, Angleton, Brazoria County, Texas 77515, ("Grantee"), subject to the reservations hereinafter made, all of the following described real estate, together with all improvements situated thereon (the "Property") lying and being situated in Brazoria County, Texas, more particularly described as follows:

TRACT I:

FIELD NOTES OF A 35.06 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; SAID 35.06 ACRE TRACT BEING ALL OR PARTS OF TRACTS 36, 37, 38, 39, 47, 48, 49, 50 AND 51 OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 26, PAGE 141 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 35.06 ACRE TRACT BEING THAT SAME TRACT CONVEYED TO NORTH STAR BUILDERS, INC., BY PAUL O'FARRELL, TRUSTEE, BY DEED DATED JULY 30, 2009 AND RECORDED IN CLERK'S FILE NO. 2009-033755 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN FOR ALL PURPOSES.

TRACT II:

FIELD NOTES OF A 6.153 ACRE TRACT OUT OF AN 8.6710 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; SAID 8.6710 ACRE TRACT BEING THAT SAME TRACT DESCRIBED AS TRACT II IN THAT CERTAIN DEED DATED JULY 30, 2009 FROM PAUL O'FARRELL, TRUSTEE, TO NORTH STAR BUILDERS, INC., AS RECORDED IN FILE 2009-033755 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 6.153 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN FOR ALL PURPOSES.

TRACT III:

FIELD NOTES OF A 3.159 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; BEING THAT SAME TRACT DESCRIBED AS TRACT III (CALLED 3.1605 ACRES) IN THAT CERTAIN DEED, DATED JULY 30, 2009, FROM PAUL O'FARRELL, TRUSTEE, TO NORTH STAR BUILDERS, INC., AS RECORDED IN FILE 2009-033755 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 3.159 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A

PART HEREIN FOR ALL PURPOSES.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Brazoria County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PROPERTY, together with all and singular the rights and appurtenances thereto in anywise belonging in any way to the Property, and any right, title, and interest of Grantors in and to adjacent streets, alleys, and rights-of-way, unto the said Grantee, its legal representatives, successors and assigns, and Grantors do hereby bind themselves, their legal representatives, heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person lawfully claiming or to claim all or any part of the Property, subject however, to the provisions stated above.

It is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, are retained against the above described Property, premises and improvements thereon, in favor of THE FIRST STATE BANK, until the Note and all interest due thereon are fully paid according to the Note's face, tenor, effect, and reading thereof, when this deed shall become absolute.

The Vendor's Lien, together with the Superior Title to said Property, are retained herein for the benefit of THE FIRST STATE BANK, having advanced, at the instance and request of the

Grantee herein, and paid in cash to the Grantors herein that portion of the purchase price of the herein described property, as is evidenced, in part, by the herein described Note, and the same are hereby TRANSFERRED and ASSIGNED to said THE FIRST STATE BANK.

Current ad valorem taxes, standby fees and/or assessments by any taxing authority on said Property having been prorated to the date of closing, the payment thereof is assumed by Grantee.

EXECUTED, this the 1 day of August, 2014.


CHRISTOPHER A. PELTIER


PAULETTE D. PELTIER

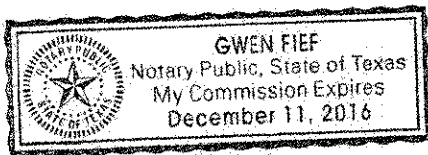
THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

BEFORE ME, Gwen Fief, the undersigned Notary Public, on this day personally appeared CHRISTOPHER A. PELTIER, known to me [or proved to me on the oath of _____ or through Personally known (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND OF OFFICE on the 1 day of August, 2014.

(SEAL)



Gwen Fief
Notary Public, State of Texas

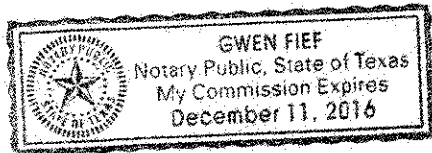
THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

BEFORE ME, Gwen Fief, the undersigned Notary Public, on this day personally appeared PAULETTE D. PELTIER, known to me [or proved to me on the oath of _____ or through Personally known (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND OF OFFICE on the 1 day of August, 2014.

(SEAL)



Gwen Fief
Notary Public, State of Texas

TRACT I:

FIELD NOTES OF A 35.06 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; SAID 35.06 ACRE TRACT BEING ALL OR PARTS OF TRACTS 36, 37, 38, 39, 47, 48, 49, 50 AND 51 OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 26, PAGE 141 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 35.06 ACRE TRACT BEING THAT SAME TRACT CONVEYED TO NORTH STAR BUILDERS, INC., BY PAUL O'FARRELL, TRUSTEE, BY DEED DATED JULY 30, 2009 AND RECORDED IN CLERK'S FILE NO. 2009-033755 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set at the intersection of the South line of Tract 36 of the New York and Texas Land Company Subdivision with the East right-of-way line of a 70.00 feet wide Texas-New Mexico Power Company easement as described in a deed recorded in Volume 1144, Page 946 of the Deed Records of Brazoria County, Texas; said rod also being in the North right-of-way line of the westward extension of the North right-of-way line of Miller Street (60 feet wide);

THENCE; North 4°20'38" West 200.38 feet, along the East right-of-way line of said Texas-New Mexico Power Company Easement, to a 1/2" iron rod set for angle point;

THENCE; North 9°04'44" West 458.00 feet, along the East right-of-way line of Said Texas-New Mexico Power Company easement, to a 5/8" iron rod found, with Baker and Lawson cap, at the intersection of the East right-of-way line of said Texas-New Mexico Power Company easement with the East right-of-way line of a 30 foot platted road as shown on the plat of said New York and Texas Land Company Subdivision;

THENCE; North 4°38'50" West 10.39 feet, along the East right-of-way line of said 30 foot platted road, to a 5/8" iron rod found, with Baker and Lawson cap, at the intersection of the East right-of-way line of said 30 foot platted road with the southerly line of a Texas-New Mexico Power Company guy easement;

THENCE; North 85°26'12" East 36.48 feet, along the southerly line of said Texas-New Mexico Power Company guy easement, to a 5/8" iron rod found, with Baker and Lawson cap, for corner;

THENCE; North 4°49'44" West 70.01 feet, along an easterly line of said Texas- New Mexico Power Company guy easement, to a 5/8" iron rod found, with Baker and Lawson cap, for corner;

THENCE; South 85°24'01 " West 35.71 feet, along a northerly line of said Texas - New Mexico Power Company easement, to a 5/8" iron rod found, with Baker and Lawson cap, for corner in the East right-of-way line of said 30 foot platted road;

THENCE; North 4°10'58" West 561.42 feet, along the East right-of-way line of said 30 foot platted road, to a point for corner in a lake, in the South right-of-way line of a 60 foot platted road as shown on the plat of said New York and Texas Land Company Subdivision;

THENCE; North 85°36'07" East, along the South right-of-way line of said 60 foot platted road, at 70.00 feet pass a 1/2" iron rod set on line for reference and continue to a total distance of 1303.77 feet to a 1/2" iron rod found for corner in the westerly line of a called 4.2441 acre drainage right-of-way conveyed to the Angleton Drainage District by the City of Angleton, be deed dated January 7, 1998 and recorded in File 1998-002784 of the Official Records of Brazoria County, Texas; said westerly line being in a non-tangent curve to the right having a radius of 1135.90 feet;

THENCE; In a Southwesterly direction, along the westerly line of said called 4.2441 acre drainage right-of-way, around said curve to the right having a radius of 1135.90 feet, through a chord which bears South 4°56'38" East 472.76 feet to a 1/2" iron rod found for corner;

THENCE; South 21°18'26" West 921.79 feet, along the westerly line of said 4.2441 acre drainage right-of-way, to a 1/2" iron rod set for corner in the westward extension of the North right-of-way line of Miller Street (60 feet wide - City of Angleton);

THENCE; South 85°57'52" West 122.28 feet, along the westward extension of the North right-of-way line of Miller Street, to a 1/2" iron rod set for angle point;

THENCE; South 85°53'52" West (Reference Bearing) 751.31 feet, along the westward extension of the North right-of-way line of Miller Street, to the Place of Beginning.

Said tract therein containing 35.06 acres of land.

TRACT II:

FIELD NOTES OF A 6.153 ACRE TRACT OUT OF AN 8.6710 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; SAID 8.6710 ACRE TRACT BEING THAT SAME TRACT DESCRIBED AS TRACT II IN THAT CERTAIN DEED DATED JULY 30, 2009 FROM PAUL O'FARRELL, TRUSTEE, TO NORTH STAR BUILDERS, INC., AS RECORDED IN FILE 2009-033755 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 6.153 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found with plastic cap marked "Baker & Lawson" at the Southeast corner of Lot 10, Block 6 of Heritage Oaks Subdivision, Revised Section No. 2 as recorded in Volume 22, Pages 5-6 of the Plat Records of Brazoria County, Texas;

THENCE; North 5'20'40" West, along the East line of said Lot 10, Block 6, at 150.10 feet pass a 5/8" iron rod found, with Baker and Lawson cap, in the South right-of-way line of Spreading Oaks Drive (60 feet wide) at the Northeast corner of said Lot 10, Block 6, and continue along the East end of Spreading Oaks Drive to a total distance of 210.10 feet to a 5/8" iron rod found, with Baker and Lawson cap, for corner in the North right-of-way line of Spreading Oaks Drive;

THENCE; North 84°40'30" East, along the South line of a 2.52 acre tract previously cut out of said 8.6710 acre tract, for a distance of 314.63 feet to a 1/2" iron rod with cap stamped "RPLS 2112 - RPLS 6017" found for the Southeast corner of said 2.52 acre tract;

THENCE; North 4°08'28" West 299.82 feet, along the East line of said 2.52 acre tract, to a 1/2" iron rod with cap stamped "RPLS 2112 RPLS 6017" found for corner at the Northeast corner of said 2.52 acre tract;

THENCE; North 4°08'28" West 19.94 feet to a 1/2" iron rod set for corner,

THENCE; North 85°53'52" East (Reference Bearing) 412.45 feet, along the westward extension of the South right-of-way line of Miller Street (60 feet wide -City of Angleton) to a 1/2" iron rod set for corner at the beginning of a curve to the right having a radius of 25.00 feet;

THENCE; Around said curve to the right having a radius of 25.00 feet, along the West right-of-way line of Grand Oaks Drive as platted in Volume 20, pages 319-324 of the Plat Records of Brazoria County, Texas, through a chord which bears South 48°49'08" East 35.53 feet to a 1/2" iron rod set for corner at the end of said curve;

THENCE; South 3°23'49" East 400.74 feet, along the West right-of-way line of Grand Oaks Drive; to a 1/2" iron rod set for corner in the North line of an 8.1774 acre drainage right-of-way dedicated to the Angleton Drainage District by deed recorded in File 1998-002784 of the Official Records of Brazoria County, Texas;

THENCE; South 85°01'04" West 190.27 feet, along the North line of said 8.1774 acre drainage right-of-way, to a 5/8" iron rod with Baker and Lawson cap, found for corner;

THENCE; South 54°35'09" West 160.08 feet, along the Northerly line of said 8.1774 acre drainage right-of-way, to a 1/2" iron rod found for corner;

THENCE; South 84°07'26" West 10.11 feet, along the North line of said 8.1774 acre drainage right-of-way, to a 5/8" iron rod found for corner in the East line of a City of Angleton 20 foot permanent sewer and water utility easement as recorded in Volume 696, Page 317 of the Deed Records of Brazoria County, Texas;

THENCE; South 3°34'03" East 15.79 feet, along the North line of said 8.1774 acre drainage right-of-way and the East line of said 20 foot utility easement, to a 1/2" iron rod found for corner;

THENCE; South 84°43'08" West 405.58 feet, along the North line of said 8.1774 acre drainage right-of-way, to the Place of Beginning.

Said tract therein containing 6.153 acres of land.

TRACT III:

FIELD NOTES OF A 3.159 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS; BEING THAT SAME TRACT DESCRIBED AS TRACT IIII (CALLED 3.1605 ACRES) IN THAT CERTAIN DEED, DATED JULY 30, 2009, FROM PAUL O'FARRELL, TRUSTEE, TO NORTH STAR BUILDERS, INC., AS RECORDED IN FILE 2009-033755 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 3.159 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of an 8.1774 acre drainage right-of-way, described in a deed to the Angleton Drainage District by deed recorded in file 1998002784 of the official Records of Brazoria County, Texas; with the East right-of-way line of Grand Oaks Drive, a 60 foot road platted in the Replat of Heritage Oaks Subdivision as recorded in Volume 20, Pages 219-324 of the Plat Records of Brazoria County, Texas;

THENCE; North 3°23'49" West 400.31 feet, along the East right-of-way line of Grand Oaks Drive, to a 1/2" iron rod set for corner at the beginning of a curve to the right having a radius of 25.00 feet;

THENCE; Along the East right-of-way line of Grand Oaks Drive, around said curve to the right having a radius of 25.00 feet, through a chord which bears North 41°10'52" East 35.18 feet to a 1/2" iron rod set for corner in the westward extension of the South right-of-way line of Miller Street (60 feet- City of Angleton);

THENCE; North 85°53'52" East (Reference Bearing) 305.32 feet, along the westward extension of the South right-of-way line of Miller Street, to a 1/2" iron rod set for corner;

THENCE; South 6°51'58" East 248.59 feet to a 1/2" iron rod set for corner at the Northeast corner of said 8.1774 acre drainage right-of-way;

THENCE; South 19°02'04" West 187.63 feet, along the North line of said 8.1774 acre drainage right-of-way, to a 1/2" iron rod set for corner;

THENCE; South 85°01' 04" West 273.54 feet, along the North line of said 8.1774 acre drainage right-of-way, to the Place of Beginning.

Said tract therein containing 3.159 acres of land.

FILED and RECORDED

Instrument Number: 2014032574

Filing and Recording Date: 08/04/2014 08:46:39 AM Pages: 10 Recording Fee: \$58.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-wendy

WARRANTY DEED

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your social security number or your driver's license number.

THE STATE OF TEXAS §

COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS:

That ANGLETON DRAINAGE DISTRICT (hereafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged and confessed, HAS GRANTED, SOLD, and CONVEYED, and by these presents DOES HEREBY GRANT, SELL, and CONVEY unto CHRIS PELTIER dba CHRIS PELTIER HOMES, whose present mailing address is P.O Box 288, Angleton, Texas 77516, (hereafter called "Grantee") subject to the reservations hereinafter made, all of the following described real estate, together with all improvements situated thereon (the "Property") lying and being situated in Brazoria County, Texas, more particularly described as follows:

TRACT 1:

Being a tract of land containing 1.723 acre (75,034 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 1.723 acre being out of Lot 2, of Lakeside Park, a subdivision of record under County Clerk's File (C.C.F.) No. 2018012191 of the Official Records of Brazoria County Texas (O.R.B.C.T.); Said 1.723 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part herein for all purposes.

AFTER RECORDING, PLEASE RETURN TO:
Chris Peltier d/b/a Chris Peltier Homes
P.O. Box 288
Angleton, Texas 77515

FILED BY
ALAMO TITLE COMPANY
81. Atch 1808/1865

TRACT 2:

Being a tract of land containing 2.142 acre (93,312 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 2.142 acre being out of Lot 2, of Lakeside Park, a subdivision of record under County Clerk's File (C.C.F.) No. 2018012191 of the Official Records of Brazoria County Texas (O.R.B.C.T.); Said 2.142 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part herein for all purposes.

TRACT 3:

Being a tract of land containing 0.8299 acre (36,150 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 0.8299 acre being out of Lot 2, of Lakeside Park, a subdivision of record under County Clerk's File (C.C.F.) No. 2018012191 of the Official Records of Brazoria County Texas (O.R.B.C.T.); Said 0.8299 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part herein for all purposes.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Brazoria County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging in any way to the Property, and any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, unto the said CHRIS PELTIER dba CHRIS PELTIER HOMES, his heirs and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject however, as aforesaid.

Current ad valorem taxes, standby fees and/or assessments by any taxing authority on said Property, having been prorated as applicable, the payment thereof is assumed by Grantee.

EXECUTED this 6 day of December, 2018.

ANGLETON DRAINAGE DISTRICT

By: Weldon R. Zgarba
(Signature)

Weldon R. Zgarba
(Print Name)

Board Member
(Title)

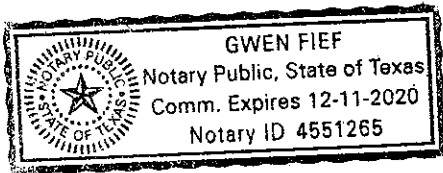
THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

BEFORE ME, Gwen Fief, the undersigned Notary Public, on this day personally appeared Weldon R. Zgarba, who is a Board Member of ANGLETON DRAINAGE DISTRICT, known to me [or proved to me on the oath of Personally Known or through _____ (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND OF OFFICE on the 6 day of December, 2018.

(SEAL)



Gwen Fief
Notary Public, State of Texas

EXHIBIT "A"**Page 1 of 4****TRACT 1:**

Being a tract of land containing 1.723 acre (75,034 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 1.723 acre being out of Lot 2, of Lakeside Park, a subdivision of record under County Clerk's File (C.C.F.) No. 2018012191 of the Official Records of Brazoria County Texas (O.R.B.C.T.); Said 1.723 acres being more particularly described by metes and bounds as follows (bearings are based on the monumented west line of Lakeside Park subdivision as recorded in C.C.F. No. 2018012191 of the O.R.B.C.T.):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the south right-of-way (R.O.W.) line of Oak Ridge Drive (sixty feet wide per C.C.F. No. 2002057684 of the O.R.B.C.T.), at the northeast corner of Lot 13, Block 10 of Heritage Oaks, Section 3, a subdivision of record under C.C.F. No. 2002057684 of the O.R.B.C.T., for a westerly corner of said Lot 2 and the herein described tract;

THENCE, with the south R.O.W. line of said Oak Ridge Drive and a northerly line of said Lot 2, South 74 degrees 32 minutes 43 seconds East, a distance of 31.87 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the south end of the terminus line of Oak Ridge Drive, for an interior corner of said Lot 2 and the herein described tract;

THENCE, with the west line of said Lot 2 and the east lines of said terminus line of Oak Ridge Drive and Block 12 of said Heritage Oaks, Section 3, North 04 degrees 16 minutes 39 seconds West, a distance of 245.62 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the northwest corner of the herein described tract;

THENCE, through and across said Lot 2, North 85 degrees 43 minutes 21 seconds East, a distance of 24.71 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set on the west line of Lot 1 of said Lakeside Park, on the east line of said Lot 2, for the northeast corner of the herein described tract;

THENCE, with the common line of said Lot 1 and Lot 2, the following three (3) courses:

1. South 43 degrees 44 minutes 37 seconds East, a distance of 278.09 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an angle point;
2. South 05 degrees 33 minutes 23 seconds East, a distance of 147.75 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an interior corner of the herein described tract;

EXHIBIT "A"**Page 2 of 4**

South 28 degrees 07 minutes 20 seconds East, a distance of 74.21 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the north line of a platted unimproved road (sixty feet wide per Volume 26, Page 140 of the O.R.B.C.T.), at the southwest corner of said Lot 1, for the southeast corner of said Lot 2 and the herein described tract;

THENCE, with the north line of said road and the south line of said Lot 2, South 85 degrees 30 minutes 06 seconds West, a distance of 264.77 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the east line of said Lot 13, Block 10, for the southwest corner of said Lot 2 and the herein described tract;

THENCE, with the west line of said Lot 2 and the east line of said Lot 13, Block 10, North 04 degrees 16 minutes 39 seconds West, a distance of 196.44 feet to the POINT OF BEGINNING and containing 1.723 acres of land.

TRACT 2:

Being a tract of land containing 2.142 acre (93,312 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 2.142 acre being out of Lot 2, of Lakeside Park, a subdivision of record under County Clerk's File (C.C.F.) No. 2018012191 of the Official Records of Brazoria County Texas (O.R.B.C.T.); Said 2.142 acres being more particularly described by metes and bounds as follows (bearings are based on the monumented west line of Lakeside Park subdivision as recorded in C.C.F. No. 2018012191 of the O.R.B.C.T.):

COMMENCING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the south right-of-way (R.O.W.) line of Enchanted Oaks Drive (width varies per C.C.F. No. 2002057684 of the O.R.B.C.T.), at the northeast corner of Park Reserve "A" of Heritage Oaks, Section 3, a subdivision of record under C.C.F. No. 2002057684 of the O.R.B.C.T., at an angle point of said Lot 2;

THENCE, with the south R.O.W. line of said Enchanted Oaks Drive and a northerly line of said Lot 2, North 85 degrees 36 minutes 07 seconds East, a distance of 35.16 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found at the intersection of the south and east R.O.W. lines of said Enchanted Oaks Drive, at an interior corner of said Lot 2;

THENCE, with the east R.O.W. line of said Enchanted Oaks Drive and the west line of said Lot 2, the following four (4) courses:

1. North 04 degrees 16 minutes 39 seconds West, a distance of 93.06 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set at the POINT OF BEGINNING and southwest corner of the herein described tract;

EXHIBIT "A"**Page 3 of 4**

2. North 04 degrees 16 minutes 39 seconds West, a distance of 457.33 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found for an angle point;
3. North 26 degrees 06 minutes 20 seconds West, a distance of 53.79 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found for an angle point;
4. North 04 degrees 16 minutes 39 seconds West, a distance of 208.35 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set at an angle point of Lot 1 of said Lakeside Park, for the northwest corner of said Lot 2 and the herein described tract;

THENCE, with the north line of said Lot 2 and the south line of said Lot 1, North 85 degrees 43 minutes 21 seconds East, a distance of 138.05 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set at an interior corner of Lot 1, for the northeast corner of said Lot 2 and the herein described tract;

THENCE, with the west line of said Lot 1 and the east line of said Lot 2, South 05 degrees 12 minutes 34 seconds East, a distance of 715.70 feet to a fence corner found for the southeast corner of the herein described tract;

THENCE, through and across said Lot 2, South 85 degrees 43 minutes 21 seconds West, a distance of 129.69 feet to the POINT OF BEGINNING and containing 2.142 acres of land.

TRACT 3:

Being a tract of land containing 0.8299 acre (36,150 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 0.8299 acre being out of Lot 2, of Lakeside Park, a subdivision of record under County Clerk's File (C.C.F.) No. 2018012191 of the Official Records of Brazoria County Texas (O.R.B.C.T.); Said 0.8299 acres being more particularly described by metes and bounds as follows (bearings are based on the monumented west line of Lakeside Park subdivision as recorded in C.C.F. No. 2018012191 of the O.R.B.C.T.):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the south right-of-way (R.O.W.) line of Enchanted Oaks Drive (width varies per C.C.F. No. 2002057684 of the O.R.B.C.T.), at the northeast corner of Park Reserve "A" of Heritage Oaks, Section 3, a subdivision of record under C.C.F. No. 2002057684 of the O.R.B.C.T., at an angle point of said Lot 2;

THENCE, with the south R.O.W. line of said Enchanted Oaks Drive and a northerly line of said Lot 2, North 85 degrees 36 minutes 07 seconds East, a distance of 35.16 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found at the intersection of the south and east R.O.W. lines of

EXHIBIT "A"**Page 4 of 4**

said Enchanted Oaks Drive, at an interior corner of said Lot 2, at the southwest corner of a sixty-foot wide access easement recorded in C.C.F. No. 2018012191 of the O.R.B.C.T.;

THENCE, through and across said Lot 2, with the south line of said sixty-foot easement, North 84 degrees 24 minutes 47 seconds East, a distance of 196.85 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set on the east line of said Lot 2, being the west line of Lot 1 of said Lakeside Park, for the northeast corner of the herein described tract;

THENCE, with the west line of said Lot 1 and the east line of said Lot 2, the following four (4) courses:

1. South 55 degrees 29 minutes 57 seconds West, a distance of 75.32 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an interior corner of the herein described tract;
2. South 04 degrees 45 minutes 21 seconds East, a distance of 78.01 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an angle point;
3. South 58 degrees 58 minutes 07 seconds West, a distance of 186.66 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an interior corner of the herein described tract;
4. South 04 degrees 03 minutes 46 seconds East, a distance of 262.87 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the southeast corner of the herein described tract;

THENCE, through and across said Lot 2, South 85 degrees 43 minutes 21 seconds West, a distance of 24.71 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set on the west line of said Lot 2, on the east line of Lot 2, Block 12 of said Heritage Oaks Section 3, for the southwest corner of the herein described tract;

THENCE, with the east line of said Block 12, and the west line of said Lot 2, the following two (2) courses:

1. North 04 degrees 16 minutes 39 seconds West, a distance of 264.71 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for an angle point;
2. North 03 degrees 02 minutes 12 seconds East, a distance of 195.13 feet to the POINT OF BEGINNING and containing 0.8299 acres of land.

FILED and RECORDED

Instrument Number: 2018061649

Filing and Recording Date: 12/07/2018 04:44:36 PM Pages: 8 Recording Fee: \$50.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-tammy



**CITY OF ANGLETON, TEXAS
ABLC AGENDA ITEM
SUMMARY FORM**

MEETING DATE: 4/13/2020

ITEM # 6

PREPARED BY: Megan Mainer

AGENDA ITEM: [Click here to enter text.](#)

AGENDA ITEM DESCRIPTION: Discussion regarding Freedom Park Master Plan and Rancho Isabella MUD.

- | | | |
|---|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input checked="" type="checkbox"/> Discussion item |
| <input type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

NA

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

On November 20, 2019, staff was informed that Concourse developers were interested in paying for a parks master plan for Freedom Park in order to use land north of Freedom Park as regional detention. Staff was informed the detention area would be expanded and shaped to fit within the master plan. Subsequently, staff requested a parks master plan proposal from Clark Condon and received a proposal on November 25, 2019.

On December 19, 2019, Concourse development agreements were approved by City Council which included drainage improvements and Freedom Park Master Plan proposal in exchange for use of regional detention north of Freedom Park.

Staff presented a public concern with respect to developers use of regional detention north of Freedom Park and lack of approval from Parks Board and ABLC boards to City Management.

On February 3, 2020, City Management emailed the City Attorney to determine if there were concerns regarding developers use of a regional detention pond north of Freedom Park. It was later confirmed that there was no evidence it was prohibited. In turn, the agreements that were originally approved on December 19, 2019 were executed on March 10, 2020.

On April 3, 2020, staff received current models of future detention which are included as attachments.

ATTACHMENTS (Attachment description): Freedom Park Master Plan Proposal, MUD Concourse Option 2 Map for drainage and Exhibit 13 – Regional Detention Pond

RECOMMENDATION: NA

November 25, 2019

Megan Mainer
City of Angleton
1601 N. Valderas Street
Angleton, TX 77515

Re: Freedom Park Master Plan

Dear Megan,

We are pleased to provide this proposal for professional Landscape Architectural services for the Freedom Park Master Plan. For the purposes of this proposal, the City of Angleton will be referred to as the Client and Clark Condon Associates, Inc. as the Landscape Architect.

SCOPE - The Landscape Architect will work closely with the Client to develop a visionary Master Plan for Freedom Park. The plan will consider current and potential future uses, as well as connectivity to adjacent neighborhoods and schools.

PROJECT KICK OFF – The Landscape Architect will facilitate a kick-off meeting with the Client and a City appointed Task Force of local stakeholders. Services in this task include:

1. Confirm the goals, objectives, scope and schedule.
2. Confirm project expectations and deliverables.
3. Confirm a communications plan with Client and Project Team.
4. Review a preliminary project schedule including public meeting dates and discuss meeting location.

DATA COLLECTION – The Landscape Architect will gather any previous studies related to the site. The scope assumes the Client will provide current site and topographical survey of the park site. In absence of a current survey, the Landscape Architect will use aerial photography.

SITE REVIEW AND ANALYSIS – The Landscape Architect will review the existing Park including:

1. Coordinate an onsite review with City staff and Task Force representatives.
2. Document, site plan, along with narrative and site photos, the opportunities and constraints of the site.
3. Document the adjacent land uses and ownership of parcels along with potential connectivity.
4. Document current park use areas, access points and parking.

PUBLIC ENGAGEMENT - The Landscape Architect will coordinate three public meetings throughout the master planning process as outlined below.

1. A survey will be developed by the Design Team to be administered through a digital, online instrument. The survey will be submitted to Client for review. The Design Team will be Responsible for setting up the digital interface, likely through a third-party service such as Survey Monkey, but we will rely on the City to publicize the survey and push out to community members.
2. The first meeting will be held once the site review and analysis has been prepared to engage the public, create awareness of the master plan and obtain initial feedback regarding the Park.
3. The second meeting will be held after the Preliminary Master Plan concepts are prepared. The public will be able to review the preliminary concepts and provide feedback.
4. The third meeting will be held after the preliminary concepts are refined into one draft Master Plan. The Design Team will also identify project phasing opportunities as needed. The public will be able to review Draft Master Plan and provide feedback.

PRELIMINARY MASTER PLAN CONCEPTS – After the first public meeting the Landscape Architect will prepare up to three concept plans for the site representing options to include elements identified in Client and public input. Plans, renderings, precedent imagery and preliminary cost estimates will be provided. These preliminary concepts will be reviewed with the Client and Task Force and modified per the discussion.

REFINE MASTER PLAN CONCEPT - Based upon all of the gathered input, site analysis, charrettes, community engagement, agency interviews, etc., the Project Team will refine the options into one conceptual plan.

DRAFT MASTER PLAN – The Landscape Architect will develop one draft master plan for the Park. This concept will be presented to the Client and Task Force for review and then to the public during the 3rd and final public meeting. The Draft Plan will include:

1. An existing conditions and analysis plan.
2. An overall master site plan of the Park indicating proposed programming and circulation.
3. Renderings, sketches and/or precedent imagery.
4. A preliminary cost estimate and proposed phasing plan, if appropriate.

FINAL MASTER PLAN – The Landscape Architect will prepare the Final Master Plan. The Final Plan will consist of the following:

1. A single, bound, full-color, hard copy of the Master Plan document.
2. A high-resolution, print-ready, fully bookmarked digital version of the final product, including any appendices, maps or other attachments in PDF format.
3. A lower resolution version of the same document suitable for placement on the City's website.

FEE - The total fee for this project is a lump sum based upon the estimated time for professional services, plus reimbursable expenses.

1. Project Kick Off	\$8,500.00
Data Collection	
Site Analysis	
2. Public Engagement	\$20,500.00
Survey	
3 Public Meetings	
3. Master Plan Development	\$30,000.00
Preliminary Concepts	
Refine Master Plan Concept	
Draft Master Plan Concept	
Final Master Plan	
Reimbursables	<u>\$10,000.00</u>
TOTAL	<u>\$69,000.00</u>

REIMBURSABLE EXPENSES - The Client shall pay the Landscape Architect for the cost of out-of-town travel expenses, messengers, mileage, printing, services of professional consultants which cannot be quantified at the time of contracting, and other directly related costs. All expenses will be billed at cost plus 15%.

ADDITIONAL SERVICES – We consider additional services to include changes made after a phase of work has been accepted and we have been authorized by the Client to proceed to the next phase or because of Client changes to previous Project

budget parameters or Project requirements. An additional services lump sum proposal will be submitted to the Owner for approval prior to the start of any out-of-scope work.

HOURLY RATES

Partner	\$350.00/hour
Principal	\$225.00/hour
Senior Associate	\$175.00/hour
Associate	\$125.00/hour
Project Staff	\$100.00/hour
Administrative	\$90.00/hour

Hourly rates will be reviewed annually and may be increased in accordance with annual salary and cost-of-living reviews.

EXCLUSIONS TO THE CONTRACT

1. Detailed design plans through Construction Administration
2. Civil engineering services
3. Geotechnical services
4. Topographic and boundary surveys
5. Existing site engineering and utility base information
6. Soil engineering, geotechnical consultant services or related testing
7. Structural engineering
8. Mechanical, electrical and plumbing services
9. Fountain Design and/or Consultant
10. Archeological Investigation
11. Environmental Investigation
12. LEED Documentation
13. Graphics
14. SWPPP

BILLING - Billing shall be monthly based on the portion of the total estimated fee. Invoices shall be due upon receipt. Clark Condon Associates, Inc. reserves the right to charge the amount of interest allowable under the current laws of the State of Texas on any invoices not paid within thirty (30) days.

STANDARD OF CARE – The Landscape Architectural Services shall be performed with care and diligence as is consistent with the professional skill and care applicable at the time and in the location of the Project and appropriate for a project of the nature and scope of this Project.

COMPLIANCE WITH SECTION 2270.002 OF THE TEXAS GOVERNMENT CODE - Contractor hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, “boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

OWNERSHIP OF DOCUMENTS – The Landscape Architect shall be deemed the author and owner of all documents and deliverables developed pursuant to this Agreement and provided to the Client by the Landscape Architect (collectively, the “Design Materials”). Subject to payment by the Client of all fees and Reimbursable Expenses owed to the Landscape Architect, the Landscape Architect grants to the Client an irrevocable, non-exclusive license to reproduce the Design Materials solely for the construction of the Project and for information and reference with respect to the use of the Project.

INDEMNIFICATION – Client and Landscape Architect each agree to indemnify and hold harmless the other, and their respective officers, employees and representatives, from and against liability for losses, damages, and expenses, including reasonable

attorney's fees, but only to the extent such losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event losses, damages, or expenses are caused by the joint or concurrent negligence of Client and Landscape Architect, they shall be borne by each party in proportion to its negligence.

ASSIGNMENT - Neither party shall assign their interest in this Agreement without the express written consent of the other, except as to the assignment of proceeds.

GOVERNING LAW – This Agreement shall be construed and enforced in accordance with the laws of the State of Texas.

JURISDICTION – The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The Board may be reached at the following address:

Texas Board of Architectural Examiners
P.O. Box 12337, Austin, TX 78711-2337
Phone (512) 305-9000, Fax (512) 305 - 8900

TERMINATION - If the Client should decide to terminate this Agreement, he shall give Clark Condon Associates seven (7) days written notice and shall pay for all services rendered to the date of termination. Clark Condon Associates, Inc. reserves the right to terminate this contract upon fifteen (15) days notice if any amount billed to Client is sixty days past due.

WAIVER OF SUBROGATION – To the extent damages are covered by property insurance, the Client and Landscape Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in this Agreement.

DISPUTE RESOLUTION - In the event of any Dispute arising out of or relating to this Agreement or the Services, the Parties shall first use their best efforts to settle the Dispute. To this effect, any Party shall send (via electronic mail, facsimile and overnight delivery) a written notice to the other Party that such Dispute exists, which shall include a brief recitation of the nature of the Dispute. Within seven (7) days of the date of such a notice, the senior executives of each Party or their respective parent companies shall consult and negotiate with each other and attempt to reach a solution satisfactory to the Parties. All negotiations pursuant to this section shall be confidential, privileged, and inadmissible in any arbitration or legal proceeding, and shall be treated as compromise and settlement negotiations for all purposes.

If the Dispute is not resolved by negotiation within a period of thirty (30) days of the transmission of the written notice from one Party to the other of the existence of such a Dispute, then both parties agree to mediation with a mutually agreeable mediator, mediation failing, the Dispute shall be finally resolved by litigation in the State District Court of Harris County, Texas.

WAIVER OF CONSEQUENTIAL DAMAGES – The Landscape Architect and Client waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable without limitation to all consequential damages due to either party's termination of this Agreement.

LIMITATION OF LIABILITY – In recognition of the relative risks and benefits of the project to both the Client and the Landscape Architect, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Landscape Architect, and its subconsultants, to the Client and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever and claim expenses from any cause or causes, so that the total aggregate liability of the Landscape Architect, and its subconsultants, to all those named shall not exceed the Landscape Architect's total fee for services rendered on this project. Such claims and clauses include, but are not limited to, negligence (including gross negligence), professional errors or omissions, strict liability and breach of warranty.

COMPLETE AGREEMENT – This Agreement represents the entire understanding between the Client and the Landscape Architect and supersedes all prior negotiations, representations, or agreements, whether written or oral with respect to its subject matter. The person(s) signing this Agreement on behalf of the parties hereby individually warrant that they have full legal power

CLARK CONDON

to execute this Agreement on behalf of the respective parties and to bind and obligate the parties with respect to all provisions contained herein. This Agreement may be amended only in a writing signed by both the Client and the Landscape Architect.

If this Agreement meets with your approval, please sign in the appropriate place below and return one copy to us. I appreciate the opportunity of submitting this proposal to you and look forward to working with you.

Sincerely,



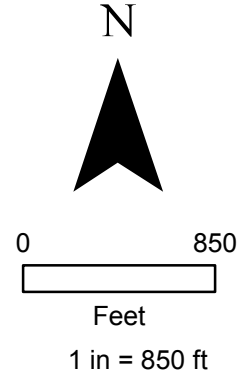
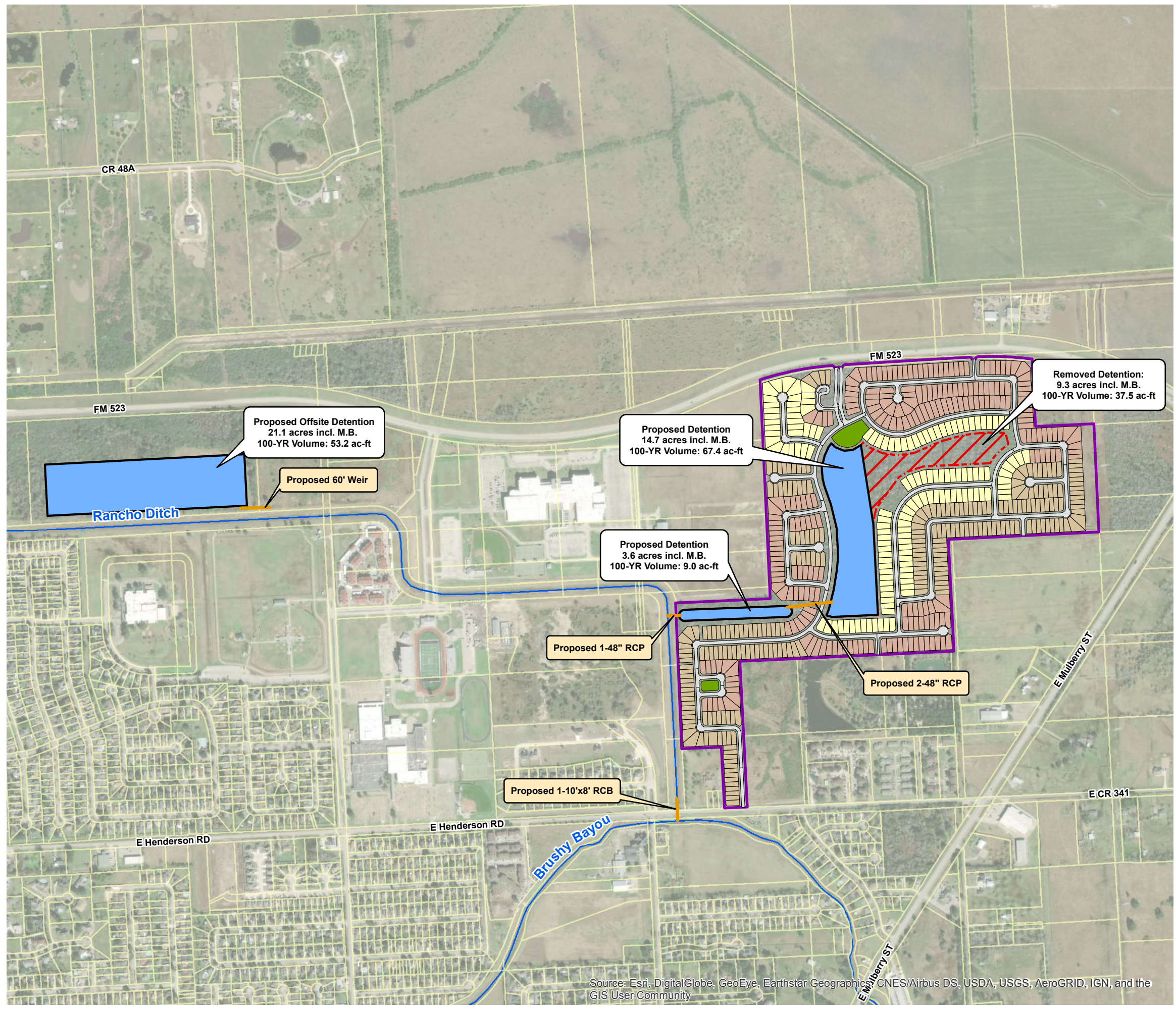
Sheila M. Condon FASLA
President/Landscape Architect









Elizabeth Gilbert, PLA, ASLA
Principal

APPROVED: _____ DATE: _____



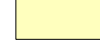

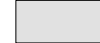
Date Saved: 10/17/2019 4:29:14 PM V:\Angleton_153ac Tract\300_Drainage Analysis\301_Angleton_153-Acre DIA\GIS\Proposed Ponds Map - Option 2.mxd



Legend

-  Stream
-  Proposed Storm Conduit
-  Angleton Parcels
-  Project Boundary
-  Initial Proposed Detention
-  Ultimate Proposed Detention

Land Schematic

-  40' x 120' Lot
-  45' x 120' Lot
-  50' x 120' Lot
-  Proposed Park
-  Proposed Street

***INTERIM REVIEW ONLY**



Costello, Inc.
Engineering and Surveying
TBPE Firm Registration No. 280

**153-AC ANGLETON TRACT
DRAINAGE IMPACT ANALYSIS
OPTION 2 - 21 ACRE
OFFSITE DETENTION**

JOB NO.: 2019205-MDP-DS	DATE: OCT 2019	BY: MTW
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EXHIBIT 4

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**CITY OF ANGLETON, TEXAS
ABLC AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 4/13/2020

ITEM # 7

PREPARED BY: Megan Mainer

AGENDA ITEM: [Click here to enter text.](#)

AGENDA ITEM DESCRIPTION: Discussion regarding short-term strategic plan items as they relate to the Parks & Recreation Comprehensive Master and Strategic Plan.

- | | | |
|---|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input checked="" type="checkbox"/> Discussion item |
| <input type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

NA

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

In addition to our short-term strategic goals attached, staff has been tasked with completing several park projects this FY including: 18 hole disc golf course, identifying what Welch and 75 acres behind the waste water treatment plant on Sebesta Road could be used for, relocating the dog park, developing old municipal pool grounds, replacing bollards with landscaping and starting Freedom Master Plan.

I'd like ABLC input regarding funding new and future projects outlined in the short-term strategic plan.

ATTACHMENTS (Attachment description): Strategic Plan FY 19-20 Project Tracker, Strategic Plan FY 20-21 Project Tracker, and Strategic Plan FY 21-22 Project Tracker

RECOMMENDATION: NA

FY1920 Action Plan

Staff will work on completing the following action items within FY1920:

Priority	Action Items	Complete	Grants	Division Assigned	Notes
NA	Strengthen partnerships with alternative providers such as schools.	Yes		Recreation	AISD, TX AgriLife, ActionS, Angleton Library, Peach Street Farmers Market, Brazoria County. Looking into an MOU for AISD tennis courts. I have contacted a vendor to assess needed repairs.
NA	Reevaluate current partnerships/agreements with local sports organizations and update as needed to enhance city status.	Yes		Admin	Annual agreements were revised, approved by Parks Board and will be taken to City Council in February for approval.
5	Engage a teen advisory board, interact club or teen council to understand and implement programs/events of interest.	No		Recreation	Engage youth in Community Park Ambassador program.
NA	Consider trends that address special events/activities that improve opportunities for the adult population.	Yes		Recreation	Staff is working on implementing informal adult leagues, new Green Gardening Seminar Series this Spring, Healthy living and Herbal Workshop.
NA	Evaluate current events and look to improve upon those that are successful.	Yes		Recreation	Staff has evaluated existing events and determined which ones to eliminate and which ones to keep/improve. Some of the 5k races will be eliminated in 2020 and we will expand on the ones that were successful. Successful Christmas and Spring Festival were eliminated.
NA	Reevaluate current fitness and wellness programs to make improvements.	Yes		Recreation	Staff has scheduled changes to the fitness schedule including consistent time of day, discipline and tending classes.
NA	Reevaluate use of space in recreation center to improve programming and provide additional opportunities.	Yes		Recreation	Staff is budgeted for a gym curtain to allow for multiple programs at one time. Pending install in January or February 2020. **Curtain installed Jan 2020
NA	Address low scoring components throughout system (see low scoring component list in Appendix A).	Yes		Parks	Brushy Bayou – Swings removed, Masterson – back slide was removed, Bates – slide and swing at pavilion 2 removed, Dickey – Exercise equipment and small playground at entrance removed, Municipal Pool – Playground set removed
NA	Develop system to continue to assess parks and park components on an annual basis.	Yes		Parks/Admin	Staff has implemented a weekly park tour. Staff needs to have one employee who is a CPSI to inspect park systems on a monthly basis. A preventative maintenance/replacement plant has been developed for capital projects.
8	Consider contracting out boulevard mowing.	Pending		Admin	Information regarding ROW areas has been collected; pending RFP and advertising. Once proposals are received, staff will suggest ROW staff be moved to Field Maintenance and contract mowing be instituted next FY.
4	Create a plan to improve and increase standard of restrooms throughout all city facilities/parks.	Pending		Parks	Staff has renovated BG Peck and will bring up all other restrooms to that standard. Bates restrooms was demolished this week 2/3/20-2/6/20. Staff visited each park and added PT, soap dispensers, etc. where needed.
NA	Consider adding parks and park land or improving future park lands in area with no current service.	Yes		Admin	Acquisition of land on Enchanted Oaks Driveway completed early February.
NA	Maintain current level of service in areas currently meeting threshold value.	Yes		Parks	
6	Consider improving patrol of parks.	Pending		Admin	
7	Create neighborhood involvement with watching and reporting suspicious behavior.	Pending		Admin	Community Park Ambassador program - encourages youth and adults to take an interest in park cleanliness, conservation and safety.
NA	Brushy Bayou Park: Pea gravel beneath swings needs replacing with safety surfacing.	Yes		Parks	This will be addressed between Dec-Feb.
	Lakeside Park: Implement master plan elements.	Pending		Admin	Currently in design development stage for Lakeside Park. Anticipate a meeting with ABLC April 13 regarding park bond amount.
3	Consider naming rights, sponsorships, grants, donations, fundraisers, and other alternate forms of funding as identified in the funding exercise.	Pending		Admin	Considering dog park improvements with LNG naming rights. Staff is working on annual sponsorship package for events and capital projects.
2	Create a program (process, eligibility, etc.) and ensure that program is marketed and available to families in need.	Pending		Recreation	Program Scholarship information has been collected from other municipalities; pending development of our own policy and process.
1	Develop a policy that consistently guides pricing for program, special events, rental and public/private partnerships.	Pending		Recreation	Staff has developed tiers and cost recovery model. Public input meetings were held February 6 and March 5 and input was collected. Staff is presenting the cost recovery model to Parks Board on April 6.

Total Action Items	Deadline	Column1	Action Items Completed	Results
20	9/30/2020		11	55%

0% - 25%
 26% - 50%
 51% - 75%
 76% - 100%

Color changes based on percentage

Reflection on result / Notes for improvement

FY2021 Action Plan

Staff will work on completing the following action items within FY2021:

Action Items	Complete	Division Assigned	Notes
Consider use of County fairgrounds for larger festivals and special events (market days, fireworks displays, etc.).	No	Recreation	
Consider creating a marketing position in the city (Add position for marketing position in alignment with new city branding policy).	Yes	Admin	This was achieved with the Director of Communications position. PARD will work closely with the DOC to ensure a new City branding policy is developed.
Create social media, website and marketing plan for Parks and Recreation Department.	No	Recreation	
Identify and understand the various forms of communication by age group and improve efforts in outreach to the public.	No	Recreation	We will request the assistance for the DOC.
Increase access to recreation opportunities on the south side of the city.	No	Recreation	
Perform outreach efforts that improve marketing and programming in the area.	No	Recreation	We will request the assistance for the DOC.
Address low scoring components throughout system (see low scoring component list in Appendix A).	No	Parks	
Develop system to continue to assess parks and park components on an annual basis.	No	Parks	
Consider trails and multimodal transportation plan to address walkable access to recreation facilities.	No	Admin	Budget for FY2021
Conduct feasibility study to improve outdoor water access in the city. This could include updates to existing outdoor pool location or other potential properties.	No	Admin	Budget for FY2021
Consider best use of space indoors for recreation center and opportunities for use of partner facilities.	No	Recreation	
Consider contracting out boulevard mowing.	No	Admin	
Consider providing nature trails in all future park improvement plan and individual park master plans where appropriate.	No	Admin	
Create a plan to improve and increase standard of restrooms throughout all city facilities/parks.	No	Parks	
Consider adding parks and park land or improving future park lands in area with no current service.	No	Admin	Ongoing
Maintain current level of service in areas currently meeting threshold value.	No	Parks	
Consider partnerships with alternative providers such as schools to provide access to quality recreation opportunities where Angleton park lands are limited but other lands exist.	No	Recreation/Admin	
Complete and implement ADA transition plan throughout park and recreation system.	No	Admin	Budget for FY2021
Freedom Park: upgrades to field turf, address safety concerns on north edge of loop walk, address improvements and future use of the park.	No	Admin/Parks	Do in conjunction with new development?
Lakeside Park: Implement master plan elements.	No	Admin	Complete Construction

Total Action Items	Deadline	Action Items Completed	Results
20	9/30/2020	1	5%

0% - 25%
26% - 50%
51% - 75%
76% - 100%
Color changes based on percentage

Reflection on result / Notes for improvement

FY2122 Action Plan

Staff will work on completing the following action items within FY2122:

Action Items	Complete	Division Assigned	Notes
Update vision and mission to meet and identify the direction of the Department over the next 5-10 years.	No	Admin	
Address trends that are relevant to the area to provide new events to bring the community together.	No	Rec	
Consider opportunities to provide events in different areas of the community (south side).	No	Rec	
Address low scoring components throughout system (see low scoring component list in Appendix A).	No	Park	
Consider ordinances for all new developments that address neighborhood or walkable services.	No	Admin	
Consider outreach opportunities with potential partners for use of additional outdoor space.	No	Rereation/Parks	
Consider providing nature trails in all future park improvement plan and individual park master plans where appropriate.	No	Admin/Parks	
Create a plan to address parking and reevaluate all other parking areas at parks and recreation facilities.	No	Admin/Parks	
Complete and implement ADA transition plan throughout park and recreation system.	No	Admin	
Freedom Park: upgrades to field turf, address safety concerns on north edge of loop walk, address improvements and future use of the park.	No	Admin/Parks	Do in conjunction with new development?
Continue to improve and add senior programming that provides a wide variety of offerings (active adult opportunities, more travel programs, fitness, and social activities).	No	Recreation	
Consider trends and new opportunities that bring families into the parks and facilities throughout the city.	No	Recreation	
Consider best use of space indoors for recreation center and opportunities for use of partner facilities.	No	Recreebion	
Consider partnering with schools to provide access to indoor recreation opportunities and opportunities to increase program offerings.	No	Recreation/Admin	
Consider improvements to the current dog park areas: entrance/access (new location away from shelter/south side along Kiber Street), additional features (shade structures, trees, etc.), add water sources for dogs, parking and other areas to enhance park.	No	Admin/Parks	
Brazoria County Fairgrounds: Consider partnership that allows for increased programming for Parks and Recreation.	No	Recreation	

Total Action Items	Deadline	Action Items Completed	Results
16	9/30/2020	0	0%

0% - 25%

26% - 50%

51% - 75%

76% - 100%

Color changes based on percentage

Reflection on result / Notes for improvement



**CITY OF ANGLETON, TEXAS
ABLC AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 4/13/2020

ITEM # 8

PREPARED BY: Megan Mainer

AGENDA ITEM: [Click here to enter text.](#)

AGENDA ITEM DESCRIPTION: Discussion regarding preliminary FY 20-21 Parks, ROW and Recreation budget requests and Capital Improvement Projects.

- | | | |
|---|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input checked="" type="checkbox"/> Discussion item |
| <input type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

NA

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

Based on Strategic goals and parks and recreation project priorities, staff would like to review the preliminary FY 20-21 budget requests and CIP items for Parks & Recreation Board feedback.

ATTACHMENTS (Attachment description): FY 20-21 Parks, ROW and Recreation budget requests and Capital Improvement Project List

RECOMMENDATION: NA

City of Angleton, Texas
Right of Way
1 563
Detail of Expenditure

	Actual 2016-17	Actual 2017-18	Actual 2018-19	Budget 2018-19	Estimated 2019-20	Notes - Revised Estimate	Requested 2020-21	Notes - Departmental Request
Personnel Services:								
105 Regular Earnings	125,767	167,445	151,901	156,659	133,986	May need to recalculate based on Comp and Class increases	\$ 175,490	Funding for salaries.
110 Overtime	2,237	800	1,703	2,000	4,972	OT for Christmas, Fall Family Festival and Market Days	4,000	Funding for OT expenses for hourly employees in this department
115 Longevity	1,140	1,080	1,380	1,560	240	May need to be adjusted based on comp & class	1,620	Longevity pay at the rate of \$60 for each year of service.
135 FICA	12,587	12,953	11,997	12,257	7,470	May need to be adjusted based on comp & class	13,572	Funding for employer's share of FICA & medicare
140 Health Insurance	42,289	59,447	51,623	61,407	36,726	May need to be adjusted based on comp & class	58,770	Employer's Health & Dental for FY *15% Increase due to for health insurance , dental and life
145 Worker's Compensation	906	4,737	3,477	3,292	2,160	May need to be adjusted based on comp & class	3,062	Funding for worker's compensation insurance expenses
155 Retirement	15,452	19,624	19,805	19,987	12,248	May need to be adjusted based on comp & class	22,394	
165 Medical Expense	288	-	(409)	100	-		100	Funding for the City's share of employee retirement expenses. For, 2018, the City's share is 12.75% of total payroll. Beginning January 2019, the rate decreases to 12.58%
Personnel Services Subtotal	200,666	266,086	241,477	257,262	197,802		279,008	
Supplies:								
215 Vehicle Supplies	-	-	-	-	-		-	
216 ROW Maintenance Fuel	7,731	7,000	7,705	7,500	7,500	Projection is \$6890 but may increase due to summer mowing	7,500	Cost of fuel for tractors and equipment in maintaining ROW and 288 corridor
220 ROW Maintenance Equipment	6,728	7,500	7,516	7,500	7,500	Projection is \$986 but wear and tear increases during summer months	7,500	Cost of tires, oil, filters, transmission fluid, etc. for tractors.
Supplies Subtotal	14,459	14,500	15,221	15,000	15,000		15,000	
Repair & Maintenance:								
310 ROW Maintenance R & M Equipment	68	6,000	6,000	7,000	7,000	Projection is \$1316 but anticipate using budgeted funds	6,500	Cost of maintenance and contracted maintenance on equipment such as tractors and weed eaters.
Repair & Maintenance Subtotal	68	6,000	6,000	7,000	7,000		6,500	

Capital Outlay:								
625 CE Equipment	115,682	15,000	77,417	10,722	9,065	10' mower and tiller attachment	134,984	Replace PK15 5310 replace \$66,389 and PK49 5525 \$68,595 tractor.
Capital Outlay Subtotal	115,682	15,000	77,417	10,722	9,065		134,984	
Division Total	330,875	301,586	340,115	289,984	228,867		435,492	

City of Angleton, Texas
Parks
1 550
Detail of Expenditure

		Actual 2016-17	Actual 2017-18	Actual 2018-19	Budget 2019-20	Estimated 2019-20	Notes - Revised Estimate	Requested 2020-21	Notes - Departmental Request
Personnel Services:									
105	Regular Earnings	408,747	365,466	404,191	457,749	382,310	This projection may be inaccurate based on comp and class increases from March to September	404,620	Funding for salaries and 2% increase. Wages include Parks & Rec Admin. Assistant (\$18.87/hr), new Maintenance Tech (\$13.40/hr), two field maintenance crew members (\$13.40/hr), field maintenance crew leader (\$16.55/hr) and 75% of a FT maintenance custodian.
108	Step Increase	-	-	-	-	-			
110	Overtime	476	3,977	4,874	7,000	9,688		7,000	OT for special events and emergency call outs for parks maintenance
115	Longevity	5,160	5,019	2,580	2,940	4,920	May need to be adjusted based on comp & class	4,420	Longevity pay at the rate of \$60 for each year of service.
120	Hurricane OT	-	-	-	-	-			
125	Auto Allowance	6,000	1,250	6,000	6,000	6,000		6,000	Car allowance for PAR Director
126	Certification	2,100	600	900	2,700	900		1,800	PAR Director CPRP 900 and Parks Supt. CPSI 900 and Pesticide 600
128	Special Job Pay	275	288	300	-	-			Bilingual pay at the rate of \$25 per month. Funding for one part time employee
135	FICA	29,452	28,357	31,694	36,329	28,456	May need to be adjusted based on comp & class	31,573	Funding for employer's share of FICA & medicare
140	Health Insurance	96,229	97,376	109,234	132,024	106,523	May need to be adjusted based on comp & class	94,032	Employer's Health & Dental for FY*15% Increase due to for health insurance, dental and life
141	Insurance Subsidy	-	-	-	-	-			
145	Worker's Compensation	5,380	8,036	5,831	7,195	7,862	May need to be adjusted based on comp & class	6,777	Funding for worker's compensation insurance expenses
150	Unemployment	-	-	-	-	-			
155	Retirement	51,015	46,717	52,448	59,243	49,438	May need to be adjusted based on comp & class	52,096	Funding for the City's share of employee retirement expenses. For, 2018, the City's share is 12.75% of total payroll. Beginning January 2019, the rate decreases to 12.58%
165	Medical Expense	560	620	315	200	220			
185	Payroll Accrual	1,863	(1,042)	409	-	-			
Personnel Services Subtotal		607,257	556,664	618,776	711,380	596,317		608,318	
Supplies:									
203	Apparel	8,601	6,438	7,073	9,000	9,000	Projection is \$13454 but we anticipate staying under \$9000	9,000	Uniforms for all crew members. Weekly uniform service has increased in price each year and we will now be purchasing uniforms for each crew member yearly.
205	General Supplies	5,966	6,175	8,387	10,000	10,000	Projection is \$11992 but we anticipate staying under \$10000	10,000	Shop tools and supplies, toilet paper, paper towels, cleaning supplies, insect control, pesticides, snacks and food for Parks Board Meetings, gloves, flags, padlocks and key copies. Increase for rising cost of herbicide chemicals. Herbicide chemicals on sports fields caused an increase.

210	Office Supplies	213	415	393	500	350		350	Computer maintenance and upgrades as well as pens, paper, paperclips, clipboards, tape and all clerical supplies as needed. Decrease based on historical usage.	
215	Parks Vehicle Supplies	316	791	1,500	1,500	1,500	Projection is \$407 but we anticipating spending full amount	1,000	Expenses for all Parks vehicles and equipment as well as annual state inspection.	
216	Vehicle Supply (Gas)	17,368	23,202	21,754	21,000	18,270	Projection is \$10750 but influx in fuel usage will occur this summer	20,150	Fuel expense for all parks vehicles and equipment.	
220	Parks Equipment Supplies	3,199	3,756	4,361	4,000	4,000	Projection is \$1486 but wear and tear increases during summer months	3,850	Parking signs, welding supplies, paint brushes, new blades for saws, sockets, picnic table parts, playground equipment parts, etc. Increase due to moving ROW equipment supplies to parks 550.	
Supplies Subtotal		35,663	40,778	43,468	46,000	43,120		44,350		
Repair & Maintenance:										
305	Parks R&M Vehicles	3,019	3,817	6,022	6,000	6,000	Projection is \$2832 but we anticipate using budgeted funds	5,000	Routine vehicle maintenance as well as repairs.	
310	Parks R&M Equipment	6,574	5,781	7,179	7,000	7,000	Projection is \$2296 but we anticipate using budgeted funds	6,750	Maintenance expenses for mowing equipment, tractors, trimmers, etc.	
315	Parks Infrastructure	14,804	15,713	21,228	25,000	25,000	Projection is \$11472 but we anticipate using all budgeted funds	25,000	Routine maintenance at parks including playground feature repairs, mulch, painting, sand, plumbing, concrete, scout projects, electric repairs, glass, wood replacement, light bulbs, etc. Increase due to maintaining proper fall material levels, playground repairs and ADA transitions.	
320	Building	4,069	3,530	4,700	6,000	6,000	Projection is \$2680 but we anticipate using all budgeted funds	6,000	All park building repairs including restrooms, concessions and monthly alarm monitoring.	
325	Parks R&M Other	4,358	1,308	13,030	25,500	25,500	Projection is \$18154 but we anticipate using all budgeted funds	40,000	Expenses for antique street lights and heart signs. Increase to cover the costs of light replacement, contractors to complete and updated globes for all yellow globes. Need to budget for County Parking Lot Antique Street Lights \$15000	
330	Parks-Vegetation Replacement	355	1,218	2,942	5,000	5,000	Projection is \$2964 but we anticipate using all budgeted funds	5,000	Expenses associated with landscaping and trees in all existing parks and the 5 mile section of SH288 with overpasses.	
Repair & Maintenance Subtotal		33,179	31,368	55,101	74,500	74,500		87,750		
Services & Charges:										
405	Telephone	2,413	2,119	2,020	2,000	1,530		2,160	VOIP service at the service center and 3 departmental cell phones for on call staff @ \$60/month	
410	Utilities	71,213	71,560	63,459	72,500	58,080		66,078	Electricity and gas for the service center, park lamps, concession stands and sports field lighting	
420	Dues & Subscriptions	422	77	658	475	475		475	Affiliate memberships and annual subscriptions for Parks & Rec Director including: TRAPS \$100, NRPA \$100, & GGCPARDA \$75. Parks Super.: Pesticide License \$100 and TRAPS \$100	

425	Travel & Training	707	993	4,137	5,387	5,000		5,300	Travel and training expenses for Director and Parks Superintendent to attend conferences to attain CEUs to maintain CPRP and CPSI designation. The line item also funds the exam and renewal of an herbicide/pesticide license. TRAPS Annual Conference Director and Parks. Supt. Registration \$600 Hotel \$784 (4 DAYS), Food \$472; NRPA: Registration \$455 Travel \$250 (Flight), Hotel \$640 (4 DAYS), Food \$276, TRAPS East Region Workshop & Maintenance Rodeo for Director & Parks division:\$600, CPSI:\$525, Pesticide License: \$100, Texas A&M Turfgrass Management short course \$595.	
440	Parks - Rental Expenses	156	113	3,000	1,000	1,000		1,000		
446	Advertising	-	207	497	300	50		100	Contribution to brochues published through the recreation center to highlight facilities.	
455	Parks - Contract Labor	-	-	-	-	-				
456	Parks Irrigation	226	-	500	500	350		350	Maintenance on irrigation systems installed at the sports complexes.	
457	Parks - Ball Field Maintenance	837	1,000	1,000	12,000	12,000	Projection is \$14974 but we anticipate staying within budget	15,000	Field conditioner, sod cutter, clay, chalk, paint, windscreens, and herbicide for BG Peck, Freedom and Bates.	
Services & Charges Subtotal		75,974	76,069	75,271	94,162	78,485		90,463		
Miscellaneous:										
505	Insurance	-	-	-	-	-		-		
506	Vehicle Insurance	4,766	5,108	4,640	5,400	7,846	Coverage went up	7,850		
510	Employee Appreciation	125	90	275	300	300		500		
525	Parks Refunds	-	-	-	-	-		-		
Miscellaneous Subtotal		4,891	5,198	4,915	5,700	8,146		8,350		
Capital Outlay:										
615	Parks - CE Intrucstructure	-	-	-	-	-		195,000	Dickey Playground Replacement \$150K & Bates Basketball Pavilion \$45K	
625	Parks - CE Equipment	24,614	-	17,000	73,744	73,744	John Deere Ztrac, Equipment depot Ztrac, tiller and tractor purchased - Budgeted for (2) ztracs, (2) trailers and one truck. Totaled one truck and received reimbursement of \$24040. Weed eater, edger, backpack blower \$890. Plan to purchase (2) trucks for \$49540 or \$24770 each.	69,945	(2) double cab trucks \$50,000, trailer \$2195 and (2) ztrac mowers \$17750.	
Capital Outlay Subtotal		24,614	-	17,000	73,744	73,744		264,945		
Division Total		781,578	710,077	814,531	1,005,486	874,312		1,104,176		

City of Angleton, Texas
 Recreation
 60 506
 Detail of Expenditure

	Actual 2016-17	Actual 2017-18	Actual 2018-19	Budget 2019-20	Estimated 2019-20	Notes - Revised Estimate	Requested 2020-21	Notes - Departmental Request
Personnel Services:								
105 Regular Earnings	173,186	231,431	237,675	258,681	291,028	\$278,548 before FT AAC was included. Includes FT Assistant Aquatic Coordinator from May - Sept.	342,016	Funding for eight full time employees including: Recreation Superintendent, Facility Manager, two Recreation Specialists, Pool Manager, Senior Coordinator, FT Custodian and Marketing & Beautification Coordinator. This amount, also, includes a 25% of a
106 Part Time Earnings	173,744	234,519	248,925	322,847	280,000	Removed PT Assistant Aquatic Coordinators to FT wages in May	\$ 289,250	Seasonal part time expenses including lifeguards, clerks, and special event and summer jamboree. Increase of lifeguards from \$8.25 to \$10 and FD from \$7.50 to \$9. PT Custodian - \$12.
108 Step Increase	-	-	-	-	-		-	
109 Stipend	-	-	-	-	-		-	
110 Overtime	2,740	4,334	3,450	3,500	3,830		3,500	Overtime for part time employees
115 Longevity	741	921	1,200	1,500	1,920	May need to be adjusted based on comp & class	1,500	Longevity pay at the rate of \$60 for each year of service
120 Hurricane OT	-	-	-	-	-		-	NA
121 Hurricane	-	-	-	-	-		-	NA
126 Certification	778	965	450	900	825		2,700	CPRP for Rec Supt.
135 FICA	26,258	34,161	36,497	44,870	31,602	May need to be adjusted based on comp & class	24,370	FICA & Medicare
140 Health Insurance	48,148	65,442	73,240	89,039	81,302	May need to be adjusted based on comp & class	95,476	Employer's Health & Dental
141 Insurance Subsidy	2,770	3,848	4,462	3,832	2,770	May need to be adjusted based on comp & class	4,109	Family health insurance subsidy \$154 per month per employee
142 Insurance Commission	1,117	1,340	1,340	1,250	1,340	May need to be adjusted based on comp & class	1,266	Insurance Commission for commercial property - professional service 25%
145 Worker's Compensation	7,252	7,252	6,566	8,761	23,896	May need to be adjusted based on comp & class	2,395	Worker's Compensation Insurance expense
150 Unemployment	-	-	-	-	-		-	
155 Retirement	21,087	27,613	30,238	32,894	30,640	May need to be adjusted based on comp & class	39,740	City's retirement contribution 12.09%
165 Medical Expense	875	1,085	1,615	1,750	880	May need to be adjusted based on comp & class	1,192	Drug testing and physical exams
185 Payroll Accrual	-	(15,356)	492	-	-		-	
Personnel Services Subtotal	458,695	597,555	646,150	769,824	750,033		807,514	
Supplies:								
203 Apparel	-	-	-	2,000	2,000	Current projection is \$420 but anticipate spending all \$2000	2,600	Staff Uniforms-\$900 Full Time, \$700 Front Desk, \$1000 Lifeguards
205 General Supplies	9,407	11,322	9,104	10,500	12,200	Current projection is \$10652 but anticipate going over budget. NewWave- \$995.14, Lanyards- \$730, Folding Chairs- \$980.58, Coffee Supplies- \$819.19, Building Supplies- \$929.98, Decorations-\$70.06 , Staff Shirts- \$1,813, Swim Diapers- \$648, First Aid-\$51.57, Wristbands- \$376.50, Volley ball set- \$1,124.09, Towels-\$255.46, camera Replacement-\$700 and basketball board pads \$3650	5,500	General supplies for Recreation Center including:small weight room equipment, staff uniforms, promotional items, wrist bands, etc., Lanyards- \$1600, Coffee Supplies- \$800, Building Supplies- \$1000, Decorations- \$100, Swim Diapers- \$500, First Aid- \$250, Wristbands- \$600, Towels-\$500, 18 basketballs- \$350
206 Chemical Supplies	16,814	23,407	19,258	21,000	21,000	Current projection is \$18992 but anticipate spending all \$21000. Chlorine-\$3,045 (going to order more) Chemtrol Lease-\$2,500 (Some of last years leases are in this budget) CO2- \$6,665.73 Misc Chemicals-\$418.42	21,000	Tank Rental-\$2304 CO2 Refill-\$7000 Chlorine Tabs-\$6090 (buy 2 full pallets at 3045) Chemtrol Lease-\$3000 Misc-\$250 (keep ar \$21000 to help with the fluctuation of CO2 used)Increase to cover cost of all supplies
210 Office Supplies	2,920	5,390	4,037	4,000	5,600	Current projection is \$4276 but need to understand the issue with postage and determine if we can stay within budget. Stampage-\$521.35 Pens-\$360 Copy Paper-\$994.44 Receipt Paper-\$46.08 Laminationg Sleeves-\$95.96 Batteries-\$79.04 Business Cards-\$149.96 Folders/Dividers/Binders-\$144.41 Office Furniture - \$303.99 Misc Office Supplies- \$425.61	6,500	Stampage- \$3000, Pens-\$360, Copy Paper-\$1000, Laminating Sleeves-\$150, Batteries-\$100, Business Cards-\$150, Folders/Dividers/Binders-\$100, Office Furniture -\$1000 (factor in new desks and chairs for staff), Misc Office Supplies- \$450
212 Cleaning Supplies	7,886	9,121	8,813	11,000	11,000	Current projection is \$8380 but anticipate spending all \$11000. Scent - \$991.20 Gym Wipes- \$873.68Toilet Paper- \$890.06 Multifold Towels- \$843.70 Bleach-\$158.04 Laundry Detergent-\$331.97 Hand Soap- \$911.52 Windex-\$68.57 Envirox-\$530.76 Trash Liners-\$891.43 Scent-\$323.95 FreshNEasy- \$1050.93 Toilet Cleaner-\$109.68 Stainless Steel-\$300 Gloves-\$255.32 Misc Cleaning Supplies- \$198.79	11,000	Paper goods fo the Rec Center including: fragrance supplies, weight room disinfectant, mops, brooms, trash liners, shower soap, steel polish, etc. *Decreasing due to elimination of toilet seat covers, shampoo and conditioner. Scent will decrease from stopping Scent Air (\$1,486.8/year) seeking alternative option.Toilet Paper- \$1000 Multifold Towels- \$1000 Bleach-\$250 Laundry Detergent- \$400 Hand Soap- \$1100 Windex-\$75 Envirox-\$600 Trash Liners-\$1100 Scent-\$350 FreshNEasy- \$1100 Toilet Cleaner-\$150 Stainless Steel-\$350 Gloves-\$300 Misc Cleaning Supplies- \$250 Gym Wipes- \$1920

215	Pool Supplies	4,942	8,424	9,846	8,000	3,000	Uniforms- \$538.16 Reagents- \$395.70 First aid supplies - \$43.43 AED(2)- \$2,766 Misc.- \$285.31 Rescue Tubes (going to order)- \$281.70 Chairs(going to order)- \$300 ALOA- \$1,200 Pool signage - \$300		Lifeguard uniforms and supplies, first aid supplies, tubes, training supplies, stands, chairs, etc., Reagnets-\$ 400 CPR Mask/whistles/hip pack- \$345 Chiars- \$500 First aid- \$200
216	Vehicle Supply (Gas)	2,017	2,561	2,690	2,500	1,910		5,000	
220	Equipment Supplies	5,364	9,027	8,596	7,500	7,200	MF PM - \$3000 Upholersty \$450 Repairs \$2004 Gym Wipes \$1920 Towels \$511 New Equipmewnt \$1100	2,500	Fuel for rec vehicles
	Supplies Subtotal	49,349	69,253	62,344	66,500	61,910		7,500	Maintenance on cleaning and fitness equipment.
	Repair & Maintenance:								
310	Equipment		83	15	20,000	18,932	Purchased all PM equipment needed for this FY.		Annual Recreation Center equipment replacement. Spin bikes- \$16800; Updating FTS Glide Machine- \$3900
315	Pool Maintenance	653	4,899	23,929	13,000	14,609	Pool pumps-\$6475 New Sanddfilter-\$6228 Pool/spa heaters-\$1879.50 Misc-\$26	21,000	Pumps-\$7000 Need sand filters 7,000 and pool dampers \$10,500 Base-\$5000
316	Computer Maintenance	8,662	10,529	34,429	16,000	16,000	Current projection is \$20960 but hope to max at \$16000. CivicRec \$24,250, Sportsman \$1265, BCOS \$3503.13, Konica Minolta \$4590.56, Sportsman renew(\$1265) and CP Pay and Authorize gateway charge (\$2500) caused for budget to go over. Both were a 1 time charge. Plan to purchase new cameras if possible.	29,500	Computer usage and lease (BCOS \$3503 & KM \$4590), annual renewal of our operation software \$7500, misc. software, computer updates, and all peripherals . New computer monitor for Senior Coordinator- \$180
317	Vehicle Repairs	1,311	1,448	3,820	1,500	1500	Current projection is \$1046 but anticipate using all \$1500. Inspections & Registrations on 2 Rec Vehicles & Bus: \$138.50 Oil and Wipers: \$71.09 Vehicle Repairs: 134.99	16,200	Vehicles repairs and inspections - 2 rec vehicles and senior bus Inspections & Registrations: \$150 Oil & Routine Maint. Accessories: \$400 Vehicles Repairs (Batteries, Tires etc.): \$950 Durango Windshield: \$
320	Building	17,332	44,092	42,973	45,000	45,000	Current projection is \$53400 but hope to max at \$45000. HVAC maintenance: \$13,718 ceiling tiles \$361.43, Lighting & Electrical \$15,916.94, Plumbing \$2,154.50, landscape maintenance \$154.88, site furnishings \$338.94, Fixtures and maint. \$517.91, annual inspections (Killum, BayArea Fire & Coastal Backflow) \$1,265 **Plan to use full budget with electrical due to issues with radient pool heaters	1,500	HVAC maintenance: \$10000, ceiling tiles \$2000, Lighting & Electrical \$17000, Plumbing \$3,000, landscape maintenance \$2000, site furnishings \$2000 (include outdoor picnic table), Fixtures and maint. \$3000, annual inspections (Killum, BayArea Fire & Coastal Backflow) \$1,745 **Budget helps cover unexpected emergency maint. projects French drains \$4,000,gym storage electrical \$2,000,
	Repair & Maintenance Subtotal	27,958	61,051	105,166	95,500	96,041		45,000	
	Services & Charges:								
405	Telephone	360	480	360	600	610	Rec Supt. Phone Allowance: \$480, Summer Jamboree phone and minutes-\$130	610	Rec Supt. Phone Allowance: \$480 and Summer Camp phone 12 weeks \$130 for minutes & phone
410	Utilities	72,666	106,478	95,391	100,000	95,000	Electric: 27,488.44 Gas: 11,713.48 Projected Electric Total: 65,972.26 Projected Gas Total: 28,112.35	100,000	Electric: 28,559.49 Gas: 20337.63 Projected Electric Total: 68542.77 Projected Gas Total: 34864.60
412	General Programs			-	4,746	1,060	My projected expenditure is \$960 for Road Warriors and \$100 for "Start Smart"	4,746	Start Smart(\$100), Fitness on Demand \$2400, Road Warriors \$960, PARD Month \$2000
413	Youth Camps	22,210	35,081	34,165	38,400	36,400	My projected expenditure for Youth Camps is Field Trips- 24,000, Lunches- \$3,000, Shirts- \$, 2,300, programs- \$3,500, Snacks/Supplies- \$1,500, Crafts/Games- \$600, First AID & Prizes-\$500, Misc- \$1,000	38,400	Field Trips- 24,000, Lunches- \$3,000, Shirts- \$, 2,300, programs- \$3,500, Snacks/Supplies- \$1,500, Crafts/Games- \$600, First AID & Prizes- \$500, Misc- \$1,000
414	Community Events	8,341	9,000	11,028	13,654	\$5,731	Fall Family Festival: Petting Zoo - \$700, Rides - \$2908.55, Inflatables - \$1400, Candy - \$189, Corn Hole Tables - \$30, Advertisement - \$45, Pumpkins - \$400.30, Snapchat - \$12.95 + Pictures with the Easter Bunny: Toy filled eggs - \$45	5,811	Fall Family Festival: Petting Zoo - \$600, Rides - \$2908.55, Inflatables - \$1400, Candy - \$150, Pumpkins - \$388, Games - \$ 55.09, Sand Art - \$58.86 (sale for \$3-\$4 each), Face Painting - \$100 donation + Brunch with the Easter Bunny + pictures: \$150
415	Father Daughter Dance/Community Dances	3,959	3,959	4,549	4,500	2,217	Father Daughter Dance: Decor - \$845.89, Food Supplies - \$975.20, DJ- \$250, Tableware - \$31.04, Photos - \$33.11, Light Up Bracelets - \$71.98, Yard Sign patches \$10	\$2,565	Father Daughter Dance: Decor - \$900, Food Supplies - \$1100.00, DJ- \$250, Tableware - \$45.00, Giveaways - \$110.00, Staff - \$160.00
416	Health and Wellness	3,248	3,284	3,448	5,670	5,331	"Trick or Trot"- \$1165, "Ugly Sweater"- \$1219.05, Mardi Gras Run-\$2946.66	\$5,670	Quarterly "Sweat for Swag" challenges \$2,000 (500 for each quarter for swag, Adult Cross Country- \$540,
417	Senior Programs	13,009	16,982	17,131	20,500	17,196	Wednesday lunch \$264.00, Bingo \$899.00, Overnight trips \$9000.00, day trips \$ 4800.00, Christmas party \$ 1443.00, Birthday party \$750.00, Movie & popcor \$ 20.00, Walk in park \$ 00 &Tea & Talk \$ 20.00.	\$21,000.00	I would like to keep the extra funds because I would like to keep the 2 night over night trip sometime in the next budget year. Which will add \$1000.00 to my figures. Senior weekly programing & 5th wednesday lunch and crafts \$700.00, Bingo \$1040.00, Overnight trips \$11,500.00, Day trips \$ 5000.00, Christmas Party \$1700.00, due to the increase of seniors, Birthday Party \$ 800.00, due to the increase of seniors, Tea & Talk \$ 80.00, Movie & Popcorn day \$25.00, Walk in Park & bowling \$ 30.00.

418	Miscellaneous/General Programs	4,311	5,480	7,782	5,000	7,715	Start Smart Cost: \$ 550; Manuals(\$275), Supplies (Goals,Bats,Balls,Gloves(\$300) Cardboard Boat Regatta Cost: \$425, \$225 would be cost of private pool party that may have been reserved on that date and \$200 for awards, Fitness on Demand \$2400, Road Warriors \$900, bball \$2400 and PARD Month \$500 I am projecting to spend \$540 on the Adult Cross Country program for Sept./October	2,040	Family Bingo Night x4 times a year \$600 for all 4 (prizes and light refreshments), Family All Comers Track Meets-\$1015, Cardboard Boat Regatta - \$425, Bike Rally 5K - \$2500 (in place of 5K runs - still looking into details for a bike race)
420	Dues & Subscriptions	1,492	1,492	1,934	4,700	3,650	Affiliate memberships and annual subscriptions including: Prime, WhenToWork, TRAPS, NRPA, Sam's Club, Texas Highways & GGCPARDA. TRAPS Rec. Supt., 3 Rec Specialists, Pool and Facility Manager: \$600, NRPA FOR REC. supt.: \$175, , GGCPARDA: \$70, WhenToWork Scheduling Software: \$315, Canva: \$156.00, Fitness on Demand Subscription \$1199.70 Sesac Music License \$444.57, MPLC \$597, Prime: \$+33.50, TPPC FOR Pool Manager: \$50	\$6,000	Affiliate memberships and annual subscriptions including: Prime, WhenToWork, TRAPS, NRPA, Sam's Club, Texas Highways & GGCPARDA. TRAPS Affiliate memberships and annual subscriptions including: Prime, WhenToWork, TRAPS, NRPA, Texas Highways & GGCPARDA. TRAPS Rec. Supt., 3 Rec Specialists, Pool and Facility Manager: \$600, NRPA FOR REC. supt + 2 CPRPs.: \$330, TPPC FOR Pool Manager: \$50, GGCPARDA: \$70, WhenToWork Scheduling Software: \$315, Canva: \$156.00, Wufoo: \$349 Sesac Music License \$444.57, MPLC \$597, Newwave- \$1200
425	Travel & Training	1,178	3,934	4,499	5,000	5,446	TRAPS Annual Conference Rec. Supt. & 4 Rec employees Galveston: Registration \$1600 Travel \$0, Hotel \$959.10 , Food \$202 Total: \$2761.10 NRPA for Rec Supt. Registration: \$485 Travel: \$500 Hotel: \$700 Food: \$100 Total: \$1685 Staff CPR/WSI/Guard Training: \$1000 LGI Training & Deep Water Cert: Staff Lifeguarding & CPR Training: WSI Class \$300, AC Certs. \$114, Staff ReCerts Guards \$600 Total: \$1,014 (2238.90)	\$8,000	TRAPS East Region Workshop for Rec. Supt., Pool Manager, Facility Manager, Aquatics Coor, Three Rec. Spec.:\$350 NRPA for Rec Supt: \$1685 CPO Certification: \$650 Food Handlers License: \$10 TRAPS Annual Conference for 7 FT Employees: Travel:\$710 Hotel: \$1200 Reg:\$2030 Food: \$350 Total: 4290 Staff CPR/WSI/Guard Training: \$1,000
446	Advertising	5,687	7,511	12,388	18,000	18,646	4 Quarter Playbooks: \$4882 per quarter. Need to consider reducing copies during 3rd quarter (July Aug Sept.) for not being in schools	20,000	Four quarterly playbooks 5000 copies each issue; goes to AISD elementary schools + can we add in \$1500 for marketing materials to pass out (similar to ice packs and towels), items we've donated thus far has been around \$500 (we should include an amount for
455	AAC - Contract Labor ELIMINATE			-	-	-			ELIMINATE
456	Contract Labor Cleaning	35,924	40,447	22,459	-	-	Moved custodian/maintenance into salaries		
457	Contract Labor Instructors	27,840	36,258	37,350	43,250	\$40,640	My estimated budget expenditure is \$38,000 to pay Group Exercise instructors and to pay 3 Road Warriors Track Coaches who get paid (HEAD) \$20/hour to work 9 hours per week for this 6 week program and 2 Assistants at \$12.00/hr. \$38,000 is an estimated expenditure for instructors and \$2,640 for 3 Road Warriors Coaches. My total number is \$40,640	\$43,250	\$40,640 for contract Labor Group Exercise & 3 Track Coaches 1 Head (\$20/ hour) & 2 Assistants (\$12/ hour) Group Exercise-38,000, Track Coaches- \$2640
458	Contract Labor - Misc	725	725	3,435	5,800	3,635	I'm projected to use \$1,500or 3 races along with the finishline overhang. Race #1-\$184.50, race #2- \$600 & race #3-\$700 with overhang banner and to have "The Weeds" play at the "Light UP Angleton 5k"-\$400, \$250 for Trick or Trot USATF course certification	\$5,800	Misc. contract labor including: special event assistance and 5k timer. Increase due to Rec Center Equipment PM \$3000; HVAC PM \$17208
460	Rec-Bus Services	(3,178)	(139)	4,896	6,000	\$6,500	That is my estimate based on using the formula: total miles x 2 buses = # x \$2.25 (gas cost) = \$amount. The price always ends up being higher then what I estimate. This is dependant on actual cost of gas, addicitional miles if there is a deter, time on bus, etc . Estimated cost for Wednesday field trips is \$3,091.50 (9 field trips) and estimated cost for Thursday field trips is \$ 1,404 (9 field trips). Last year I was over by \$600 and the year before that \$700 when only \$5,000 was budgeted for gas. I belive the \$6,500 will actually cover it.	\$6,000	We always go on similar field trips each year, so price will remain consistant. Estimated cost for Wednesday field trips is \$3,091.50 (9 field trips) and estimated cost for Thursday field trips is \$ 1,404 (9 field trips).
476	Bank Credit Card Charges	2,856	5,950	8,274	6,000	5,693	changed based on last year actual	6,000	Fees paid to accept credit cards at the rec center
Services & Charges Subtotal		200,628	276,924	269,089	281,820	255,470	0	275,892	-

Miscellaneous:

503	Surety & Notary Insurance	71	71	-	-	-	took out of wrong account	-	Fees for notaries
505	Insurance	6,813	9,813	7,114	7,500	7,726	HR calcuated	7,750	HR calcuated
506	Vehicle Insurance	1,567	1,567	1,653	1,700	981	HR calcuated	1,000	HR calcuated
507	Building Insurance	33,837	33,837	37,556	41,325	47,452	HR calcuated	47,500	HR calcuated
508	Insurance Commission			-	-	-		-	HR
510	Employee Appreciation	162	219	363	360	360	Current projection is \$110 but anticipate using all \$360. EoM Sonic Gift Card- \$120 Summer Staff Party- \$60 (food for 30 employees) Christmas Party- \$60 (food for 30 employees)	250	Seasonal parties \$120, Quarterly employee of the month- 4 at \$25 each
511	Tuitioin Reimbursement	-	-	-	5,000	2,000	Do not anticipate using all \$5000 should make a budget adjustment to move \$3000 to Pool Maintenance.	3,000	Tuition reimbursement

520	Contingency	585	4,940	2,500	11,714	11,000	Could use these funds for FT AAC?	10,000	Contingency funds for unexpected expenses. SUSIE	
525	Rec Center Refunds	5,986	8,065	7,849	6,500	2,700		3,000	*Rec Center issued refunds for programs, rentals and memberships	
599	Rec-Miscellaneous			-	-	-				
Miscellaneous Subtotal		49,022	58,512	57,035	74,099	72,219		72,500		
Capital Outlay:										
626	CE-Equipment	59,868	59,868	19,667	100,000	-	Budgeted for Senior Bus Replacement but decided not to spend.	-		
627	Capital Project	402,323	402,323	-	50,000	52,295	Cost of electrical pairs for pool heaters and lightning rods - ABLC approved to be over.	50,000	Update gymnasium floors- \$110,000, Roof replacement (working on quote), Gym wall pads (working on quote) Pool Deck- \$36,465	
628	M&O Capital			-		-				
629	Energy Savings Electrical			-		-				
630	Capital Project			-		-				
Capital Outlay Subtotal		462,191	462,191	19,667	150,000	52,295		50,000		
Other:										
700	Transfer to Fund Balance			-	-	-		-		
701	Transfer to GF for Cardio Eq			-	-	-		-		
702	Transfer to Capt Lease Payment			-	-	-		-		
714	Transfer to SF Cap Rep Fund			-	-	-		-		
719	Trans to Cap Rev Loan	9,495		-	-	-		-	Partial payment for Cap Rev Loan on Expercise Equipment	
741	Trans to Unemployment Fund	2,605	2,605	-	-	-		-	Unemployment expense incurred in 2013-14 to be reimbursed to the unemployment fund 41	
Other Subtotal		12,100	2,605	-	-	-		-		
Division Total		1,259,943	1,528,092	1,159,451	1,437,743	1,287,968		1,380,706		

ANGLETON SALES TAX HISTORY

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Pct. Inc.			
DECEMBER	\$314,817.06 9.86%	\$304,908.30 -3.15%	\$347,354.43 13.92%	\$434,749.51 25.16%	\$385,792.83 -11.26%	\$0.00 0.00%	\$0.00 0.00%	-11.26%			
JANUARY	\$273,656.20 9.66%	\$296,996.27 8.53%	\$329,777.44 11.04%	\$403,846.68 22.46%	\$338,172.05 -16.26%	\$0.00 0.00%	\$0.00 0.00%	-13.67%			
FEBRUARY	\$356,075.87 -7.89%	\$415,244.01 16.62%	\$492,147.05 18.52%	\$453,394.60 -7.87%	\$502,313.60 10.79%	\$0.00 0.00%	\$0.00 0.00%	-5.09%			
MARCH	\$309,730.23 19.24%	\$312,233.83 0.81%	\$317,117.11 1.56%	\$342,054.74 7.86%	\$313,328.18 -8.40%	\$0.00 0.00%	\$0.00 0.00%	-5.78%			
APRIL	\$297,144.05 10.18%	\$303,767.07 2.23%	\$310,708.52 2.29%	\$282,052.01 -9.22%	\$406,685.75 44.19%	\$0.00 0.00%	\$0.00 0.00%	6.62%			
MAY	\$400,719.77 12.16%	\$373,951.85 -6.68%	\$435,287.54 16.40%	\$368,579.42 -15.33%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 0.00%	2.34%	\$2,232,392.09	\$2,284,676.96	
JUNE	\$425,295.40 38.55%	\$333,984.63 -21.47%	\$345,348.15 3.40%	\$317,905.52 -7.95%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 0.00%	0.96%		52,284.87	
JULY	\$309,325.50 3.37%	\$330,412.36 6.82%	\$378,810.31 14.65%	\$307,993.53 -18.69%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 0.00%	-1.56%			
AUGUST	\$401,219.73 3.85%	\$369,257.32 -7.97%	\$432,811.12 17.21%	\$460,450.05 6.39%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 0.00%	-0.54%			
SEPTEMBER	\$310,412.80 -8.60%	\$339,260.34 9.29%	\$388,718.53 14.58%	\$377,286.02 -2.94%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 0.00%	-0.79%			
OCTOBER	\$353,383.54 14.64%	\$289,957.54 -17.95%	\$386,110.84 33.16%	\$359,596.83 -6.87%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 0.00%	-1.35%			
NOVEMBER	\$ 390,214.75 7.00%	\$ 410,226.68 5.13%	\$400,639.93 -2.34%	\$428,916.34 7.06%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 0.00%	-0.61%			
Total	\$4,141,994.90	\$4,080,200.20	\$4,564,830.97	\$4,536,825.25	\$1,946,292.41	\$0.00	\$0.00		4,564,831	106,817.04	4,671,648
Pct. Increase	8.59%	-1.49%	11.88%	-0.61%	-57.10%	-100.00%	#DIV/0!				
Dollar Increase	\$1,045,808.07	-\$61,794.70	\$484,630.77	-\$28,005.72	\$0.00	\$0.00	\$0.00				
Street Fund	\$2,761,329.94	\$2,720,133.47	\$3,043,220.65	\$3,024,550.17	\$1,297,528.27	\$0.00	\$0.00				
Increase	\$218,327.46	(\$41,196.47)	\$323,087.18	(\$18,670.48)	\$0.00	\$0.00	\$0.00				1,557,216
ABLC Fund	\$1,380,664.97	\$1,360,066.73	\$1,521,610.32	\$1,512,275.08	\$648,764.14	\$0.00	\$0.00				3,114,432
Increase	\$109,163.73	(\$20,598.23)	\$161,543.59	(\$9,335.24)	\$0.00	\$0.00	\$0.00		3% INCREASE	2019-2020	3,207,865

CITY OF ANGLETON, TEXAS
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

For the Year Ended September 30, 2019

	General	Debt Service	Street	Angleton Better Living
Revenues				
Property taxes	\$ 5,974,095	\$ 997,095	\$ -	\$ -
Franchise fees and local taxes	695,227	-	-	-
Sales taxes	3,024,550	-	-	1,512,275
Industrial district agreement	103,730	-	-	-
Permits, licenses, and fees	233,144	-	-	-
Fines and forfeitures	637,576	-	-	-
Charges for services	2,088,439	-	-	-
Intergovernmental	33,144	-	-	-
Investment revenue	50,298	4,961	36,175	4,700
Miscellaneous revenue	166,202	-	-	-
Total Revenues	13,006,405	1,002,056	36,175	1,516,975
Expenditures				
Current:				
General administration	1,478,815	-	38,359	70,512
Financial administration	466,515	-	-	-
Public safety	6,438,801	-	-	-
Community services	4,416,159	-	-	-
Economic development	169,788	-	-	-
Capital outlay	-	-	122,264	-
Debt service:				
Principal	59,500	993,082	-	-
Interest and fiscal agent fees	12,214	382,348	-	-
Total Expenditures	13,041,792	1,375,430	160,623	70,512
Excess (Deficiency) of Revenues Over (Under) Expenditures	(35,387)	(373,374)	(124,448)	1,446,463
Other Financing Sources (Uses)				
Transfers in	712,463	445,721	-	-
Transfers (out)	(94,764)	-	-	(1,484,000)
Sale of capital assets	6,697	-	-	-
Total Other Financing Sources (Uses)	624,396	445,721	-	(1,484,000)
Net Change in Fund Balances	589,009	72,347	(124,448)	(37,537)
Beginning fund balances	3,736,597	296,092	3,299,743	1,245,088
Ending Fund Balances	\$ 4,325,606	\$ 368,439	\$ 3,175,295	1,207,551

See Notes to Financial Statements.

2019 City of Angleton - Fund Balance and Cash History

City of Angleton - Fund Balance History (less Inventory)								
Fiscal Yr End	General Fund	Street Fund	Water Fund (Net Assests)	Debt Fund	Combined Amount	Increase (Decrease)	ABLC Fund	Recreation Center
2002	\$459,831	\$95,697	\$136,485	\$0	\$692,013	(\$457,458)	\$ 1,153,610	
2003	\$661,970	\$223,201	\$217,998	(\$11,482)	\$1,091,687	\$399,674	\$ 1,553,662	
2004	\$1,024,923	\$278,055	\$212,184	\$35,340	\$1,550,502	\$458,815	\$ 385,065	
2005	\$1,369,621	\$536,165	\$371,453	\$40,091	\$2,317,330	\$766,828	\$ 583,235	
2006	\$1,605,183	\$668,829	\$450,863	\$49,464	\$2,774,339	\$457,009	\$ 868,101	
2007	\$1,682,697	\$873,076	\$99,097	\$60,171	\$2,715,041	(\$59,298)	\$ 1,155,942	
2008	\$2,175,167	\$1,201,538	\$0	\$71,239	\$3,447,944	\$732,903	\$ 1,231,306	
2009	\$2,312,087	\$1,193,116	\$508,236	\$89,680	\$4,103,119	\$655,175		
2010	\$2,427,462	\$1,178,313	\$246,133	\$107,679	\$3,959,587	(\$143,532)		
2011	\$2,437,222	\$1,260,755	\$718,687	\$138,719	\$4,555,383	\$595,796	\$ 232,540	\$ 25,424
2012	\$2,509,404	\$1,287,228	\$558,520	\$159,461	\$4,514,613	(\$40,770)	\$ 286,838	\$ 47,901
2013	\$2,510,967	\$1,707,257	\$663,795	\$170,374	\$5,052,393	\$537,780	\$ 532,526	\$ 50,003
2014	\$2,371,068	\$1,865,428	\$1,328,850	\$173,781	\$5,739,127	\$686,734	\$ 635,049	\$ (5,260)
2015	\$2,566,799	\$2,326,081	\$1,715,221	\$186,133	\$6,794,234	\$1,055,107	\$ 908,351	\$ 79,849
2016	\$2,715,342	\$2,939,017	\$2,008,991	\$198,234	\$7,861,584	\$1,067,350	\$ 1,301,571	\$ 104,823
2017	\$2,771,529	\$3,181,094	\$2,565,813	\$198,164	\$8,716,600	\$855,016	\$ 874,390	\$ 172,676
2018	\$3,595,404	\$3,280,707	\$2,867,519	\$296,092	\$10,039,722	\$1,323,122	\$ 1,245,088	\$ 177,113
2019	\$4,213,587	\$3,160,612	\$2,702,364	\$368,439	\$10,445,002		\$ 1,207,551	\$ 339,529
Change	\$618,183	(\$120,095)	(\$165,155)	\$72,347		\$405,280	(37,537)	\$ 162,416
Reserve Ratio	43%		39%	14%			75%	

"Reserve Ratio" based on comparison to current year budget (including capital expenses)

79.81% ABLC

Cash and Cash Equivalents (excludes receivables, inventory, etc)

Fiscal Yr End	General Fund	Street Fund	Water Fund	Debt Fund	Combined Amount	Increase (Decrease)		ABLC Fund	Recreation Center
2002	\$ 206,432	\$ -	\$ 250	\$ -	\$ 206,682	\$ (458,492)	2002	\$ 1,115,141	
2003	\$ 117,908	\$ 158,151	\$ 250	\$ 10,687	\$ 286,996	\$ 80,314	2003	\$ 1,534,603	
2004	\$ 839,698	\$ 140,212	\$ 260	\$ 38,379	\$ 1,018,549	\$ 731,553	2004	\$ 1,630,791	
2005	\$ 1,375,747	\$ 391,233	\$ 27,872	\$ 44,241	\$ 1,839,093	\$ 820,544	2005	\$ 512,266	
2006	\$ 1,612,894	\$ 586,138	\$ 96,947	\$ 53,628	\$ 2,349,607	\$ 510,514	2006	\$ 790,635	
2007	\$ 1,953,572	\$ 750,985	\$ 250	\$ 64,346	\$ 2,769,153	\$ 419,546	2007	\$ 1,074,062	
2008	\$ 2,032,710	\$ 862,889	\$ 74,261	\$ 75,421	\$ 3,045,281	\$ 276,128	2008	\$ 1,054,244	
2009	\$ 2,176,225	\$ 881,298	\$ 312,566	\$ 93,866	\$ 3,463,955	\$ 418,674	2009		
2010	\$ 2,001,672	\$ 867,645	\$ 362,817	\$ 107,679	\$ 3,339,813	\$ (124,142)	2010		
2011	\$ 1,924,067	\$ 965,667	\$ 438,712	\$ 138,719	\$ 3,467,165	\$ 127,352	2011	\$ 49,340	\$0
2012	\$ 2,301,169	\$ 934,352	\$ 392,510	\$ 159,211	\$ 3,787,242	\$ 320,077	2012	\$ 96,117	\$63,432
2013	\$ 2,424,039	\$ 1,363,112	\$ 715,176	\$ 169,874	\$ 4,672,201	\$ 884,959	2013	\$ 369,078	\$76,159
2014	\$ 2,410,181	\$ 1,474,350	\$ 903,085	\$ 173,281	\$ 4,960,897	\$ 288,696	2014	\$ 419,024	\$25,776
2015	\$ 2,223,333	\$ 1,924,366	\$ 1,474,885	\$ 185,633	\$ 5,808,217	\$ 847,320	2015	\$ 1,061,212	\$94,097
2016	\$ 2,562,048	\$ 2,461,170	\$ 1,569,875	\$ 198,234	\$ 6,791,327	\$ 983,110	2016	\$ 1,219,705	\$121,491
2017	\$ 2,311,758	\$ 2,714,305	\$ 2,170,423	\$ 198,164	\$ 7,394,650	\$ 603,323	2017	\$ 644,220	\$172,676
2018	\$ 3,392,289	\$ 2,756,206	\$ 2,441,832	\$ 296,092	\$ 8,886,419	\$ 1,491,769	2018	\$ 982,838	\$293,337
2019	\$ 3,670,136	\$ 3,160,612	\$ 2,360,555					\$ 827,661	\$339,529
Change	\$ 277,847	\$ 404,406	\$ 271,409	\$ 97,928		\$ 1,051,590	\$ (155,177)	\$120,661	
Ratio	40%		35%	8%			62%		

65% ABLC alone

Audit Reference Table (2016)						
	General Fund	Street Fund	Water Fund	Debt Fund	ABLC Fund	Recreation Center
Fund Bal.	Pg 106	Pg 26	Pg 110	Pg 26	Pg 89	Pg 26
Cash	Pg 106	Pg 26	Pg 110	Pg 26	Pg 89	Pg 26

Water Fund converted to Modified Accrual - numbers based on audit, not in audit

On water fund	Statement of Net Position	Cash & cash equivalents	+	2,360,555	2441832
		Receivables	+	1,082,118	1085873
		Accounts Payable	-	431,299	361576
		Customer Deposits	-	309,010	298610
				2,702,364	2867519

CAPITAL REQUEST

Description	Division	Cost	Vendor
Plaza String Lighting	Recreation	\$ 8,200	Spark Lighting
Plaza Fencing	Recreation	\$ 8,399	Straight Fence
Concrete Game Tables	Recreation	\$ 18,500	Outdoor Ping Pong
Gymnasium Lighting	Recreation	\$ 36,000	Spark Lighting
Rec Center Pool Painting	Recreation	\$ 1,400	CertaPro Painters
Gym Curtain	Recreation	\$ 17,715	Academic Specialities
Refinish Pool Deck	Recreation	\$ 36,465	
Backup Generators	Recreation	\$ 200,000	Geri's Quote
Electric Hand Dryers	Recreation		
Rec Center Roof	Recreation		
Gym Floor Resurfacing - Synthetic	Recreation	\$ 41,776	Academic Specialities
Gym Floor Resurfacing - Wood	Recreation	\$ 114,500	Bauer Sport Floors
5 New Basketball Rims and 6 Backboard Pds	Recreation	\$ 2,400	Academic Specialities
Gym Wall Mats	Recreation		Academic Specialities
Chlorinators	Recreation		
Natatorium South Garage Door Motor	Recreation	\$ 5,500	A+ Remodeling
Pool Dampers	Recreation	\$ 10,500	A+ Remodeling
Spa Sand Filter Replacement	Recreation	\$ 6,400	Progressive
Rec Center Back Outdoor Patio Pad	Recreation		
Rec Center Loop Track	Recreation		
Locker Room mats	Recreation	\$ 4,000	PEM High Traffic Matting
Room Divider Curtain			
Rental Room Shades			
Pool Spray Features			
ADA Front Doors			
Rec Center Expansion			
Outdoor Walking Path			
Basketball Score Board			
Park Signage	Parks		Pending Gateway Study
Dog Park Concrete Pads with covers	Parks		
Dog Park amenities	Parks		
Freedom Speed Bumps	Parks		?
Freedom Shade Structures	Parks		
Municipal Pool Rehab/Splash Park	Parks	\$ 500,000	General number
Playground Replacement	Parks	\$ 200,000	Municipal Pool
Freedom Tables under shade structures	Parks		
BG Parking Lot	Parks		
BG Peck Automatic Gate?	Parks		
Bates Score Boards	Parks	\$ 14,619	Varsity Scoreboards
Kings Field Rehab	Parks		
Bates Culvert Sidewalk	Parks	\$ 5,000	
DickeyBates Restroom	Parks	\$ 166,339	Conworth
Resurface all Playgrounds with new Boarder/Remove Pea Gravel	Parks		
Rehab Tennis Courts	Parks		
Bates Basketball Roof	Parks	\$ 42,055	Diaz Roofing
Tree Planting Plan Parks/Medians	Parks		
Disc Golf Course 18 holes	Parks	\$ 10,000	
Fence Screens	Parks		
Landscaping at Parks instead of bollards	Parks		
Remove pea gravel/EWF/Border	Parks		
Freedom Butterfly Garden	Parks		



**CITY OF ANGLETON, TEXAS
ABLC AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 4/13/2020

ITEM # 9

PREPARED BY: Megan Mainer

AGENDA ITEM: [Click here to enter text.](#)

AGENDA ITEM DESCRIPTION: Discussion regarding Parkland Dedication ordinance.

- | | | |
|---|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input checked="" type="checkbox"/> Discussion item |
| <input type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

NA

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

The City's Strategic Plan notes park development fees will be assessed. Overall, our current Parkland Dedication ordinance outlined in the LDC has errors and needs to be updated. Staff will hire Dr. Crompton from Texas A&M to revise the City of Angleton's Parkland Dedication ordinance.

Dr. Crompton is being hired to draft this ordinance for the following reasons:

- 1) Having a political life, in addition to his professional life, as a member of the 7-person College Station City Council (budget \$373 million; 1,000 FTEs) which provides sensitivity to the importance of political context.
- 2) Experience in court cases as an expert witness in parkland dedication ordinance disputes.
- 3) Analyses of the current parkland dedication ordinances that he has collected from all 65 Texas cities who are believed to have such ordinances.
- 4) Analyses of 41 ordinances collected from the 100 largest U.S. cities that have such ordinances.

Development of the ordinance will align with the following outline:

- 1) Visit the city: Presentations to the City Council, Parks Board, ABLC, Planning Board, and other groups deemed appropriate to explain the principles and process; gather information needed to develop a draft ordinance; and consult with staff.
- 2) Within four weeks after the visit, assuming all the information has been acquired, submit a draft ordinance for city staff; receive feedback by phone/zoom; submit an amended draft.
- 3) Visit the city: Presentations of the draft to City Council, Parks Board, ABLC, Planning Board, the Development Community, and other groups deemed appropriate to receive their feedback; consult with staff; prepare a final draft.
- 4) Visit the city to informally brief each city council member (or small groups that do not breach the open meetings regulations) on the final draft to ensure they are fully informed and to receive feedback for possible amendments to the draft.
- 5) Visit the city to formally present the proposed ordinance to the city council for them to act upon as they see fit.

ATTACHMENTS (Attachment description): NA

RECOMMENDATION: NA