June 16, 2025 CITY COUNCIL MEETING AGENDA

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL
June 16, 2025

NOTICE IS HEREBY GIVEN
5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 x6 for further information.

CITY OF MANVEL MISSION STATEMENT

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Workshop Session

Budget Presentation - Public Safety

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Mayor Davis

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Presentations

Recognition of Summer Intern - Ethan Jolly

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

City Manager Update

Update on current events and city issues.

- Update on Viewpoint Video
- Update on Budget Presentation Meeting Schedule

Regular Agenda

1. Consideration and possible action to approve Resolution 2025-R-14;
   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF A RUN-OFF ELECTION HELD ON JUNE 7, 2025, FOR THE PURPOSE OF ELECTING ONE COUNCILMEMBER AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

2. Issue Certificate of Election, Statement of Elected Officer, and Oath of Office to the declared candidate elect; Councilmember Place 6, Garrett Rossi Knox.

Consent Agenda

1. Acceptance of the meeting minutes to date.

2. Acceptance of Resolution 2025-R-15;
   A RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 OF BRAZORIA COUNTY.

3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve South Inspiration Way Phase 2 Paving for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.

4. Acceptance of infrastructure improvements for Lake "B" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.

Items Removed from the Consent Agenda

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

- *Brazoria County MUD #61 and Lakeland Manvel Development, LP., Development and Utility Agreement*
- *Legal issues regarding the construction of the Manvel Public Works Facility*

Regular Agenda

3. Consideration and possible action to direct the City Manager on Brazoria County MUD #61 and Lakeland Manvel Development, LP., Development and Utility Agreement.

4. Consideration and possible action to direct the City Manager on the Construction of the Manvel Public Works Facility.

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Regular Agenda

5. Consideration and possible action to approve the first of two readings of Ordinance 2025-O 21;
   AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721110 "HOTELS (EXCEPT CASINO HOTELS) AND MOTELS" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
   (Favorable Recommendation by PD&Z failed with a 0-7 vote).

6. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-18;
   AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT.
   (Motion to forward with favorable recommendation by PD&Z failed with a 2-3 vote. Motion to approve first reading of the ordinance passed by the city council with a 7/0 on 6-2-2025).

7. Consideration and possible action to approve Resolution 2025-R-16;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2025-01 BIG HORN CANTINA APPROVING AN EXPENDITURE OF UP TO $150,000 FOR REIMBURSEMENT OF UTILITIES (INCLUDING IMPACT FEES) AND SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW RESTAURANT FACILITY IN A COMMERCIALLY TARGETED AREA TO FURTHER ECONOMIC DEVELOPMENT AND RETAIN JOBS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

8. Consideration and possible action on the reappointment of board members to the Zoning Board of Adjustment for a 2-year term to expire in 2027.
   Raf Lopez
   Martina McNickles
   Kim Bickham
   Derek Dalmolin
   Ron Keels

9. Consideration and possible action on the appointment of a Mayor Pro-Tem to serve for one year.

Mayor and Council Comments

Update on current events and city issues.
Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.
Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 6/13/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel
Department of Public Safety

Budget Presentation
Fiscal Year 2025-2026

Keith Traylor
Director of Public Safety
City of Manvel

Services of the Department

- Provide professional, courteous and prompt service to the community
- Ensure Safety for all those who reside and travel through the city
- Enforce the Laws and ordinances of the State and city
- Provide disaster assistance and relief in the event of a catastrophic event

Police

Budget Presentation
Fiscal Year 2025-2026

03

Overview

The Police Department is dedicated to protecting life and property, maintaining public order, and enhancing the quality of life for all residents through community-oriented policing. By building trust and fostering strong partnerships with the community, the department works to ensure a safe and secure environment for everyone.

With a commitment to integrity, accountability, and professionalism, the Police Department provides a wide range of law enforcement services—including emergency response, crime prevention, investigations, traffic safety, and public outreach. Officers are trained to respond effectively to incidents while demonstrating fairness, respect, and compassion.

The department emphasizes proactive policing strategies, data-driven decision-making, and continual training to stay ahead of evolving public safety challenges. Community engagement remains a cornerstone of operations, ensuring that the voices of residents are heard and valued in shaping local public safety priorities.

Key Responsibilities

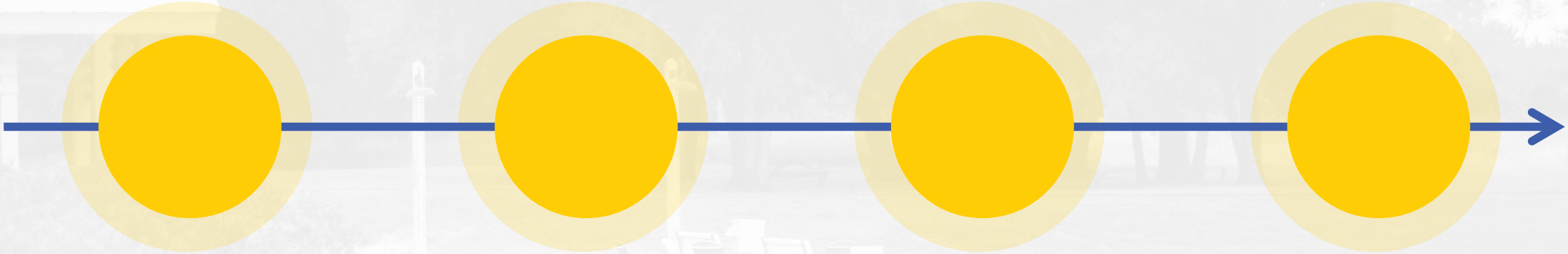
- Responding to emergency and non-emergency calls for service
- Preventing and investigating crimes

- Enforcing local, state, and federal laws
- Promoting traffic safety and enforcing roadway regulations

- Engaging in community outreach, education, and youth programs
- Supporting victims of crime and maintaining public trust

- The Police Department is committed to serving with honor and ensuring a safe, inclusive, and thriving community for all.

Accomplishments and Goals



Goals

- Add necessary support personnel to the department
- Bring back the Citizens Police Academy to strengthen community engagement.
- Continued citizen outreach programs

Goals

- Continue the department training and education
- Reduce crime in high profile areas utilizing specific data to target these areas and specialized personnel
- Reduce traffic accidents utilizing data to confront reckless driving habits

Accomplishments

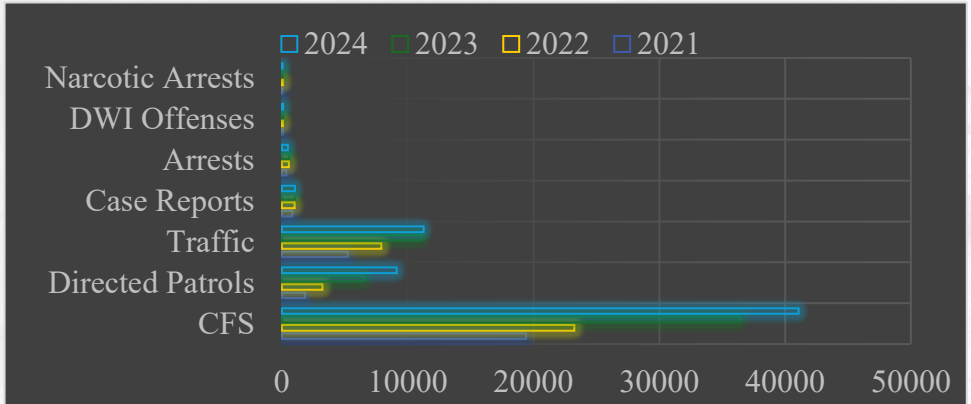
- Complete the Police Department build
- Added Command staff
- Added two cadet positions to continue annually

Accomplishments

- Filled open patrol vacancies
- Purchased necessary equipment to enhance work performance
- Continued community outreach

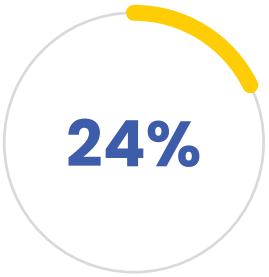
Last Year in Numbers

During the same period, there was a 24% increase in reports filed for various criminal activities. Arrests rose by 36%, which is consistent with the increase in traffic stops, as many arrests are initiated during these stops. Driving While Intoxicated (DWI) arrests showed an overall increase of 44% since 2021. Narcotics-related arrests initially increased through 2023 but have decreased by 9% compared to 2021 levels.

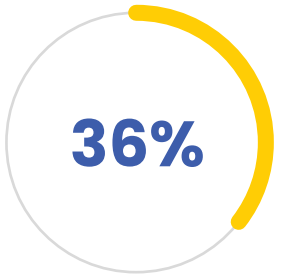


	CFS	Directed Patrols	Traffic	Case Reports	Arrests	DWI Offenses	Narcotic Arrests
2024	41066	9114	11251	1038	469	88	41
2023	36403	6537	11079	1044	571	102	46
2022	23254	3228	7912	1015	562	63	58
2021	19393	1849	5221	838	346	61	45

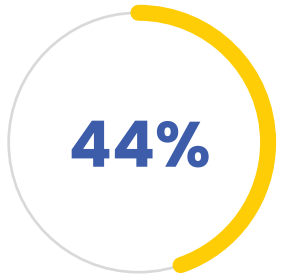
Significant Increase



Reports



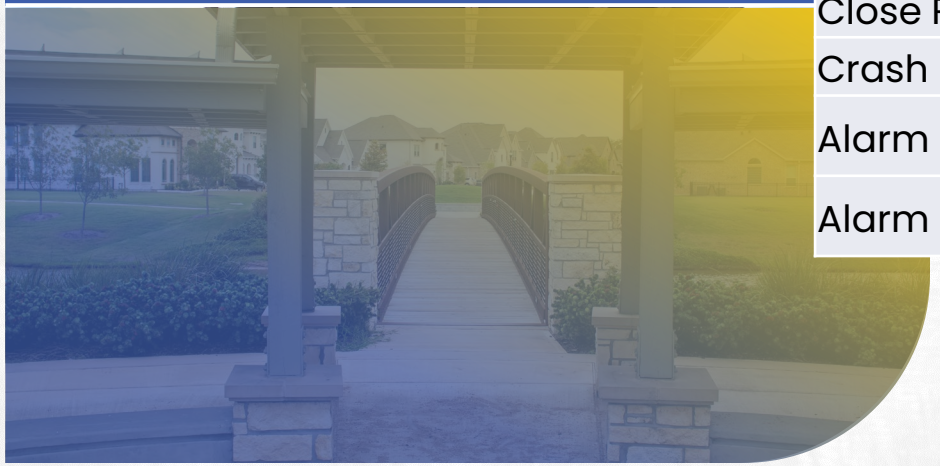
Arrests



Driving While Intoxicated

Activity Measures

Last Year in Numbers



	FY 2023	FY2024	FY 25 Actual	FY 25 Estimate	FY 26 Budget
Calls for Service	36403	41066	27514	41271	45000
Traffic Stops	11079	11251	6454	9681	10000
Number of Citations	2666	3892	1796	2694	2800
Arrests	571	469	267	400	420
Warrants Served	36	37	48	72	80
Case Reports Generated	1044	1038	656	984	1020
Case Reports Cleared	737	673	700	1050	1050
Close Patrol	4604	9148	6223	9334	9600
Crash Investigations	599	815	671	1006	1040
Alarm Response Residential	567	567	362	543	550
Alarm Response Business	80	59	78	117	120

FY 25-26 Police Equipment Requests

Patrol

Patrol				
Patrol Units (with Equipment)				
Replacement	3	3	$ 75,000.00	$ 225,000.00
New	3	3	$ 90,000.00	$ 270,000.00
Equipment				
Portable Radios		8	$ 6,000.00	$ 48,000.00
Body Cameras	Patrol	8	$ 500.00	$ 4,000.00
Ballistic Helmets	Patrol	36	$ 475.00	$ 17,135.00
Small Radar Trailer	Patrol	1	$ 12,131.00	$ 12,131.00

FY 25-26 Police Equipment Requests

CID

CID Forensics				
Dell Latitude 3450 Laptop	CID	1	$ 600.00	$ 600.00
DNA Collection Kit	CID	2	$ 136.00	$ 273.00
Master Hard-Core Blue and Silicone Casting Kit	CID	1	$ 504.00	$ 504.00
Primer Residue Collection Kit for SEM	CID	10	$ 14.00	$ 145.00
BlueStar Forensic Kit	CID	2	$ 106.00	$ 212.00
Advanced Scale (2600g) 110V	CID	1	$ 445.00	$ 445.00
DNA Free Fingerprint lifting Kit	CID	2	$ 27.00	$ 55.00
Magnetic Powder Burnishing Applicator	CID	1	$ 50.00	$ 50.00
Red SIRCHMARK Evidence Tape	CID	3	$ 13.00	$ 39.00
Kiwifotos Remote Switch Shutter for Canon	CID	2	$ 12.00	$ 25.00
Addipak Sterile Water Solution (DNA)	CID	1	$ 34.00	$ 34.00
Fluoresent Finger print powder	CID	2	$ 9.00	$ 19.00
OLIGHT w/ laser	CID	1	$ 99.00	$ 99.00
Black Marabou Feather Brush	CID	2	$ 14.00	$ 28.00
Manfrotto Befree Tripod (for Camera)	CID	1	$ 164.00	$ 165.00
Blood ID Kastle Meyer Phenolphthalein Kit	CID	1	$ 21.00	$ 21.00
Aqueous Leuco Crystal Violet Kit	CID	1	$ 46.00	$ 46.00
Fume-A-Wand Kit	CID	1	$ 174.00	$ 174.00
Manfrotto Grip Action Head (for Camera)	CID	1	$ 111.00	$ 111.00
24 pcs Square Filter Kit (for camera)	CID	1	$ 39.00	$ 39.00
Mikrosil Casting Material Kit	CID	1	$ 39.00	$ 39.00
McKesson Cotton-Tipped Applicatiors	CID	1	$ 9.00	$ 9.00

FY 25-26 Police Equipment Requests

CID

CID Forensics (Continued)				
Battle Lite Forensic Lights	CID	1	$ 500.00	$ 500.00
Laser Trajectory Finder Kit	CID	1	$ 546.00	$ 546.00
All-Weather Notebook	CID	1	$ 20.00	$ 20.00
BlueView Gunpowder Particle Test Kit	CID	1	$ 132.00	$ 132.00
Seagate Portable 2TB External Hard Drive	CID	8	$ 69.00	$ 559.00
All-Weather Pen	CID	1	$ 22.00	$ 22.00
Uniform Jackets- Condor Summit Softshell	CID	5	$ 119.00	$ 599.0
Truck Vault (utility w/ offset drawers)	CID	1	$ 5,170.00	$ 5,170.00
Cell Phone Service (Free Device)	CID	5	$ 30.00	$ 1,800.00
**Cell Phone Case	CID	5	$ 80.00	$ 400.00

FY 25-26 Police Equipment Requests
Special Response Team

SRT				
Sig Sauer P320 (handgun)	SRT	2	$ 900.00	$ 1,800.00
TLR-1 Weapon Light	SRT	2	$ 135.00	$ 270.00
Daniel Defense MK 18	SRT	2	$ 1,583.00	$ 3,166.00
HUXWRX Flow Suppressor	SRT	2	$ 1,068.00	$ 2,137.00
Drop leg holster	SRT	2	$ 134.00	$ 268.00
Body Armor/ Angle Armor	SRT	2	$ 2,308.00	$ 4,616.00
Pelton Coms	SRT	10	$ 1,434.00	$ 14,340.00
Helmet	SRT	2	$ 1,009.00	$ 2,018.00
EoTech	SRT	2	$ 651.00	$ 1,303.00
Uniform (Pants/Shirt)	SRT	2	$ 149.00	$ 299.00
3m Gas Mask	SRT	10	$ 369.00	$ 3,699.00
Tippmann M4 Airsoft	SRT	11	$ 139.00	$ 1,539.00
Streamlight ProTac Rail Mount	SRT	10	$ 125.00	$ 1,259.00
PACT Club Timer	SRT	1	$ 116.00	$ 116.00

FY 25-26 Police Equipment Requests
Community Relations

Community Relations				
32" Table TV with Stand	Recruiting	1	$ 2,000.00	$ 2,000.00
Various SWAG (give away advertisement - Clip Boards, T-shirts, Challenge Coins, Tumblers, Etc.)	Recruiting	1	$ 5,000.00	$ 5,000.00
Black 4' Folding Table	CS & Recruiting	2	$ 110.00	$ 220.00

FY 25-26 Police Equipment Requests
Training and Firearms

Training				
ALERRT Conference	Instructor	1	$ 550.00	$ 550.00
FBI-LEEDA Triology (Patrol Sgts)	Patrol	4	$ 2,400.00	$ 9,600.00
Gracie Combative	Patrol	2	$ 1,500.00	$ 3,000.00
Lodging for GST		2	$ 500.00	$ 1,000.00
Crimes Against Children Conference	CID	2	$ 895.00	$ 1,790.00
TTPOA Conference	SRT	11	$ 300.00	$ 3,300.00
TTPOA Conference Lodging	SRT	6	$ 200.00	$ 1,200.00
Alvin Community College K Building	All	4	$ 400.00	$ 1,600.00
Intermediate Core Courses	All			$ 3,000.00
Homicide Investigators Conference	CID	2	$ 550.00	$ 1,100.00
Lodging for HIC	CID	2	$ 384.00	$ 768.00
Miscellaneous Training	All			$ 4,000.00
Jijutsu Mat	Patrol	1	$ 5,500.00	$ 5,500.00
Sub Total				$ 36,408.00
Firearms Training				
CMMG AR Conversions	Patrol	10	$ 179.96	$ 1,799.60
Glock 44 Pistol	Patrol	10	$ 309.60	$ 3,096.00
Training Supplies and Ammunition	Ptrol	1	$ 20,000.00	$ 20,000.00

FY 25-26 Personnel Requests Police

	Current Staffing	Proposed	Total Number	Salary
Assistant Chief	1	0	1	$ 119,371.00
Police Captain	3	0	3	
Police Lieutenant	2	0	2	$ 196,352.00
Patrol Sergeants	4	0	4	
Patrol Corporals	4	0	4	
Patrol Officers	22	4	26	$ 336,532.00
Patrol Cadets	2	2	2	$ 91,520.00
Criminal Investigator	4	1	5	$ 88,305.00
Evidence / Forensic Technician	0	1	1	$ 75,000.00
Records Manager	0	1	1	$ 52,000.00
Records Clerk	1	1	2	$ 44,678.00
Communications Supervisor	0	1	1	$ 67,193.00
Communications	8	0	8	
Jail Supervisor	0	1	1	$ 98,175.00
Jail Staff	0	4	4	$ 183,040.00
Custodian	0	1	1	$ 40,000.00
Total Employes	51	16	67	

FY 25-26 Summary
Police

CID	
Forensic Equipment	$ 13,000.00
Patrol	
Patrol Units	$ 500,000.00
Equipment	$ 83,000.00
Special Response Team	
Equipment	$ 37,000.00
Community Relations	
Equipment / Community Outreach	$ 8,000.00
Training	
Courses and Equipment	$ 37,000.00
Firearms Training	
Ammunition and Materials	$ 25,000.00
Personnel	
New Personnel	$ 1,400,000.00
Total	**$ 2,103,000.00**

Fire Marshals Office

Budget Presentation
Fiscal Year 2025-2026

03

Overview

The Fire Marshal's Office is responsible for safeguarding lives, property, and the environment through fire prevention, inspection, investigation, and public education. As a key division within public safety, the office plays a proactive role in reducing fire risks and ensuring compliance with fire codes and regulations.

The Fire Marshal oversees fire safety inspections for commercial, industrial, and multi-family residential properties to ensure buildings meet local and state fire codes. The office also reviews building plans and fire protection systems for new construction and renovations, ensuring fire safety is built into every stage of development.

In the event of a fire, the Fire Marshal conducts thorough investigations to determine the cause and origin, working closely with law enforcement and other agencies when needed.

Key Responsibilities

- Reviewing building plans and fire protection systems for code compliance
- Conducting fire safety inspections and code enforcement
- Investigating the cause and origin of fires
- Issuing permits related to fire safety (e.g., fire alarms, sprinklers, special events)
- Educating the public and businesses on fire prevention and emergency preparedness

Accomplishments and Goals

Accomplishments

- Hired a full-time Fire Inspector
- Implemented an annual inspection/occupancy survey program
- Collaborated with Manvel PD to teach a Fire Investigation class for the Teen Citizen Police Academy.

Accomplishments

- Revised FMO Fee Schedule
- Acquired the Bluebeam software program to conduct electronic plan review
- Increased in-house and external training for staff and leadership.

Goals

- Continue updating the processes and procedures for the Fire Marshal's Office.
- Implement ESO Properties and Inspections
- Work with city departments to schedule training courses such as Fire Extinguisher Training, CPR, etc.
- Transfer of records to electronic format
- Maintain a plan review process time of 7-10 business days or less

Goals

- Maintain an inspection request time of 1-5 business days or less
- Continue to work with Manvel PD on training classes and information
- Update and revision of DCM
- Update and revise the City Ordinances
- Maintain In-house and external training for staff and leadership
- Update Fire Marshal's Office Webpage

Activity Measures

Last Year in Numbers

Performance Measures				
Actiivity	FY24	FY 25 Actual	FY 25 Estimate	FY 26 Budgeted
Inspections	144	206	412	430
Permits Issued	236	151	302	325
Certificate of Occupancy Issued	53	46	92	110
Plan Reviews	127	96	192	210
Investigations	4	9	18	25
Public Education & Community Outreach	3	3	6	20

FY 25-26 Equipment Requests
Fire Marshals Office

Equipment	Low	High
Fire Extinguisher Training System	$ 14,500.00	$ 30,000.00

FY 25-26 Personnel Requests
Fire Marshals Office

Administrative Clerk

- Handle the administrative/office duties with the Fire Marshals Office
- Receive and process permits pertaining to the Fire Marshal
- Receive requests for inspections
- Distribute Plan reviews to the proper personnel
- Data Input
- Limited Plan Review
- Community Out Reach
- Tracking required for continuing education

Salary Range

$33,500.00 - $48,523.00

FY 25-26 Summary
Fire Marshals Office

Equipment	
Training Equipment	$ 30,000.00
Personnel	
Administrative Clerk	$ 50,000.00

Code Enforcement

Budget Presentation
Fiscal Year 2025-2026

Overview

Code Enforcement Officers are often among the first city representatives to meet new residents looking to improve their properties—both residential and commercial. In this role, they have a unique opportunity to communicate the City's vision and reflect our commitment to professionalism, community pride, and shared responsibility.

Code enforcement is one of the most powerful tools local governments have to stabilize and strengthen neighborhoods. By encouraging routine property maintenance and addressing code violations, we not only protect the health and safety of residents but also promote a higher standard of living across the community.

Strategic code enforcement is essential in areas facing challenges such as deferred maintenance, increasing vacancies, or declining property values. Through targeted interventions, we can shift the mindset of property owners, encourage reinvestment, and prevent neglect or abandonment.

Vacant properties, substandard housing, and declining neighborhood quality directly impact public health, educational outcomes, and community safety. A proactive and coordinated code enforcement program serves as the first line of defense in reversing neighborhood decline and fostering revitalization.

Key Responsibilities

Key Roles and Benefits of Code Enforcement:

1.Public Safety – Enforcing building and property maintenance codes helps protect the well-being of residents and prevents hazardous conditions.
2.Property Values – Maintaining neighborhood standards helps prevent blight, preserves property values, and attracts future investment.
3.Community Cohesion – Consistent enforcement ensures all residents are held to the same expectations, fostering fairness and unity.
4.Public Education – Beyond enforcement, officers play a vital role in educating property owners and residents about regulations and best practices, promoting voluntary compliance and long-term community pride.

.

> Code Enforcement is not just about regulation—it's about building safe, vibrant, and resilient neighborhoods through education, fairness, and strategic action

The City Code Enforcement Division is made up of two employees.

Lead Code Enforcement
Code Enforcement / Health Inspector

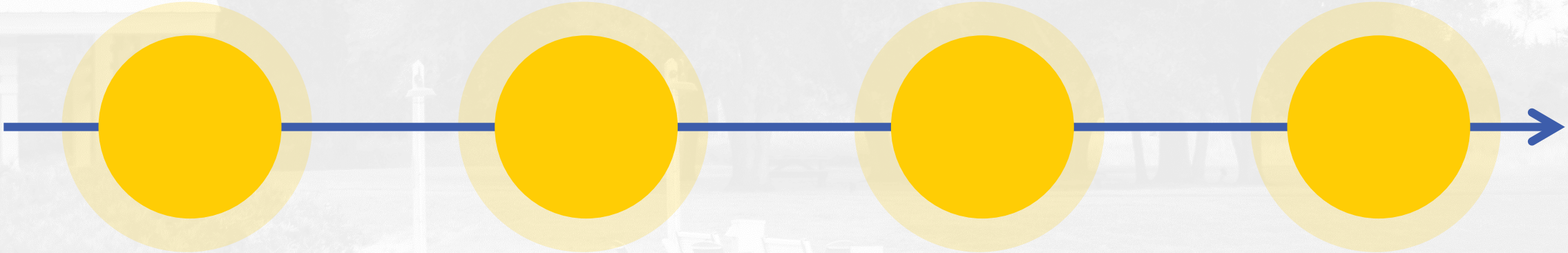
Code Enforcement

Enforces City Codes

Health Inspections

Responsible for inspections of food services

Accomplishments 2025



- Provide responsive and expedient service to all.
- Always present a professional attitude and image, conveying respect and sincerity.
- Practice great communication skills. This includes listening and reiterate for accuracy and clarity on information exchanged.
- Offer options, resources, and solutions when initiating enforcement actions; be open and creative to alternative solutions that are within the law.
- Educate the customer, to clearly communicate the issues involved and our expectations, goals, and timeframes for necessary actions.
- Provide accurate and clear information, including alternate methods and formats available to customers to access this information.
- Study and advance the science and practice of code enforcement through certification to further the interests of the City of Manvel; to promote fellowship and understanding among its residents without regard to race, creed, color, and national origin, or sex.
- Be honest, fair and consistent in our enforcement efforts.

Goals 2025 -2026

- **Promote Voluntary Compliance**
  Encourage property owners and residents to comply with local codes through education, communication, and community engagement before pursuing formal enforcement actions.

- **Protect Public Health and Safety**
  Ensure that properties meet safety and sanitation standards by proactively identifying and addressing code violations that pose risks to the community.

- **Support Neighborhood Revitalization**
  Work collaboratively with residents, neighborhood groups, and other city departments to improve property conditions and contribute to community beautification and stability.

- **Respond Promptly and Professionally to Complaints**
  Investigate and resolve reported violations in a timely, respectful, and consistent manner to build trust and credibility with the public.

- **Enhance Public Awareness**
  Educate the public about property maintenance requirements, local ordinances, and the importance of compliance through outreach, signage, and informational materials.

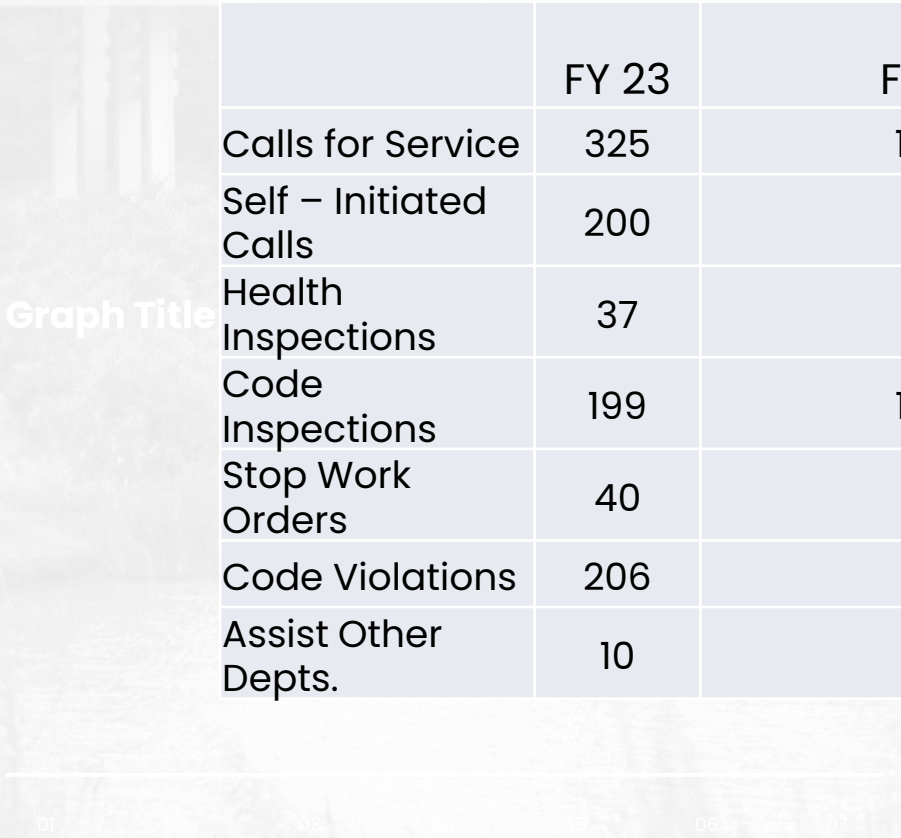
- **Maintain Accurate and Timely Documentation**
  Keep detailed records of inspections, violations, communications, and enforcement actions to support transparency, accountability, and legal processes.

- **Develop Ongoing Professional Skills**
  Stay informed on code updates, inspection techniques, and best practices through regular training and professional development opportunities.

- **Foster Interdepartmental Collaboration**
  Coordinate with departments such as Public Works, Police, and Fire to address complex or recurring issues that impact overall community quality of life.

Last Year in Numbers

	FY 23	FY 24	FY 25 Actual	FY 25 Estimated	FY 26 Budget
Calls for Service	325	1255	900	1800	2000
Self – Initiated Calls	200	410	300	600	700
Health Inspections	37	200	277	554	600
Code Inspections	199	1255	900	1800	1900
Stop Work Orders	40	72	45	90	100
Code Violations	206	700	448	896	1000
Assist Other Depts.	10	48	24	48	50



FY 25-26 Equipment Requests
Code Enforcement

Code Enforcement	
Uniforms	$ 2,000.00
Equipment	
Misc. Equipment	$ 2,000.00

FY 25-26 Personnel Requests
Code Enforcement

Code Enforcement officer

Enforce City Codes

Focus on Health inspections and investigations

Salary

$50,000.00 to $56,000.00

Vehicle

$55,000.00

FY 25-26 Summary
Code Enforcement

Equipment	
Equipment	$ 2000.00
Vehicle	$ 55,000.00
Uniforms	
Replacement and for new employee	$ 2,000.00
Personnel	
Code Enforcement / Health Officer	$ 56,000.00

Animal Control

Budget Presentation

Fiscal Year 2025-2026

Overview

The Animal Control Department is dedicated to promoting the safety, health, and well-being of both the community and its animals. Through proactive enforcement of local animal ordinances, the department works to ensure responsible pet ownership, protect the public from dangerous or stray animals, and provide humane care for lost, abandoned, or neglected animals.

Animal Control Officers respond to a variety of service calls including stray or aggressive animals, animal bites, neglect or cruelty investigations, and nuisance complaints. They also play a key role in educating the public on animal welfare laws, vaccination requirements, and spay/neuter programs to reduce overpopulation.

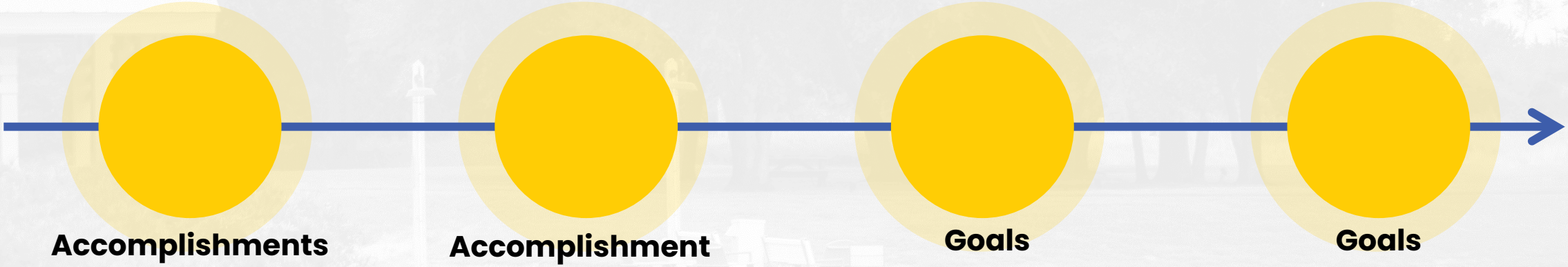
In partnership with local shelters, veterinary services, and rescue organizations, the department supports the safe return of lost pets to their owners and promotes adoption opportunities for unclaimed animals.

Key Responsibilities

- Enforcing animal-related laws and ordinances
- Supporting public safety during animal-related emergencies
- Supporting Public Safety during animal-related emergencies
- Managing stray, dangerous, or injured animals
- Educating the community about responsible pet ownership

> The Animal Control Department serves as a vital link between the community and animal welfare services, ensuring a safe and compassionate environment for people and animals alike.

Accomplishments and Goals 2025–2026



Accomplishments

- Increased Pet Reunification Rates
- Expanded Public Education Initiatives
- Strengthened Cruelty Investigation Protocols

Accomplishment

- Improved Response Times Implemented Proactive
- Field Patrols
- Supported Successful Adoption Events
- Modernized Equipment and Training

Goals

- Promote Responsible Pet Ownership
- Enhance Public Safety
- Reduce Animal Overpopulation

Goals

- Ensure Humane Treatment of Animals
- Strengthen Community Partnerships
- Improve Outreach and Public Engagement

Last Year in Numbers

	FY 24	FY 25 Actual	FY 25 Estimated	FY 26 Budgeted
Calls for Service	2,050	1104	2208	2300
Follow Up Calls	176	41	82	90
Animal Impounds	252	127	225	275
Animals Returned to Owner	52	30	60	75
Animals Released to Partners	196	96	160	180
Animal Adoptions	4	1	5	10
Directed Patrol	0	945	1890	2000
Animals Euthanized	0	1	1	0

Title

FY 24-25 Equipment Requests
Animal Control

Equipment	
Small Pet Taxi	$ 40.00
Industrial Scrub Brushes	$ 10.00
Squeeges	$ 20.00
Kennel Sol (Cleaner)	$ 55.00
Water Hoses and Nozzels	$ 50.00
Fake Hand (training)	$ 300.00
Tranquelizer Darts	$ 300.00
Rubbermaid containers	$ 100.00
Software (animals first) Annual	$ 1,000.00
Vehicle Camper Shells	$ 1,000.00
Enrichment Items	$ 200.00
Education Items	$ 500.00
Training	
ACO Training Conference	$ 4,000.00

FY 25-26 Summary
Animal Control

Equipment	
Equipment	$ 4,000.00

Emergency Management

Budget Presentation
Fiscal Year 2025-2026

Overview

The Department of Emergency Management is responsible for preparing the community for natural and man-made disasters, coordinating response efforts during emergencies, and guiding recovery operations to restore normalcy. The department works proactively to ensure the city is resilient, well-prepared, and capable of responding effectively to any crisis.

Through strategic planning, training, and collaboration with local, state, and federal agencies, the department develops and maintains emergency operations plans, conducts drills, and educates the public on preparedness and safety measures.

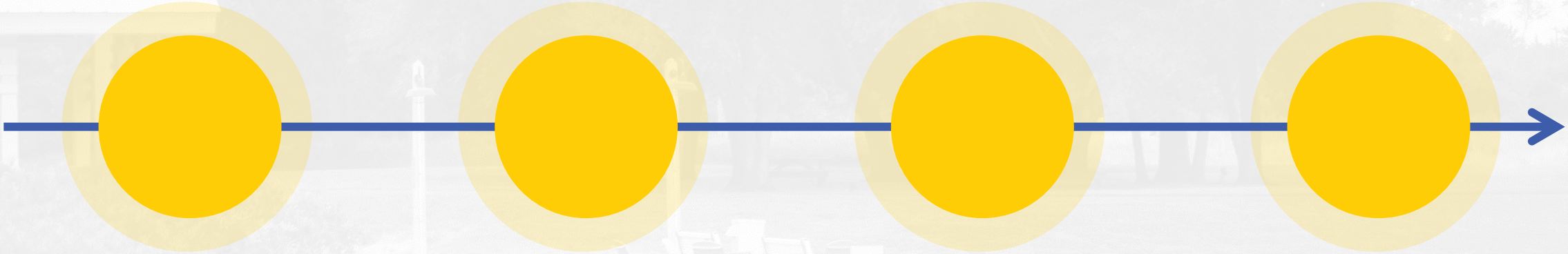
The department also serves as a critical coordination point during emergencies—managing communication between departments, first responders, and community partners to ensure a unified and effective response.

The Department of Emergency Management plays a vital role in protecting lives, property, and the continuity of essential city services before, during, and after emergencies.

Key Responsibilities

- Coordinating disaster preparedness training and community outreach
- Managing response efforts during emergencies such as severe weather, fires, and hazardous material incidents
- Leading post-disaster recovery and damage assessment
- Working with local, regional, and federal partners to secure resources and support

Accomplishments in 2025
Goals 2026



Accomplishment

- Managed the City through Hurricane Beryl 2024
- Mitigated several cubic yards of debris.

Goals

- Enhance Community Preparedness
- Maintain and Improve Emergency Operations Plans (EOP)
- Strengthen Interagency Coordination
- Conduct Regular Training and Exercises
- Strengthen Interagency Coordination
- Improve Disaster Response Capabilities
- Develop a Resilient Recovery Framework
- Promote Hazard Mitigation Planning
- Expand Emergency Notification Systems

FY 25-26 Equipment Requests
Emergency Management

The Response Group	Emergency Management Software	$	10,000.00
ArcGIS	Building the Incident Dashboard system	$	1,000.00
StormGeo / Baron Weather / Phone Apps	Weather Tracking	$	4,000.00
Starlink	Backup Internet	$	5,000.00
Mobile EOC Containers	EOC boxes for emergency deployment or evacuation	$	1,200.00
Water Storage	Food Grade Water Storage for Disaster	$	600.00
EOC Equipment	Prints (Brother MFC-L8905CDW) / Radios	$	8,500.00

Emergency Management

Future Projects
Potential Grant Projects

Public Siren Alert System	Tornado/ Severe weather siren system	$	500,000.00
Live Camera Feeds fix & Mobile	Live Situation Assessment - Multiple camera throughout city with software	$	50,000.00
Digital Road Signage	Improve Community Messaging - 2 trailer mini matrix models	$	30,000.00
Generator Stand by Contract	Stand by contract for a large generator during Hurricane season	$	5,000.00
Generators	For all city buildings, water facilities, LS	$	1,000,000.00
Emergency Water Access Points	Site set up for public distrubution that has a source of water that will always be purified for drinking	$	200,000.00
Firebreaks / Fuel Mitigation Zones	Management of underbrush, fire harzards	$	100,000.00
Critical Culvert improvement with Ditch expansion	Resturcture clean ditches to include equipment purchases	$	500,000.00
Community Center / Shelter	Safe Community Center that can be utilized as a shelter and as a community space	$	3,000,000.00

FY 25-26 Summary
Emergency Management

Equipment	
Equipment and Software	$ 30,000.00

FY 25-26 Summary
Department of Public Safety

Police		
CID		
Forensic Equipment	$	13,000.00
Patrol		
Patrol Units	$	500,000.00
Equipment	$	83,000.00
Special Response Team		
Equipment	$	37,000.00
Community Relations		
Equipment / Community Outreach	$	8,000.00
Training		
Courses and Equipment	$	37,000.00
Firearms Training		
Ammunition and Materials	$	25,000.00
Personnel		
New Personnel	$	1,400,000.00
Total	**$**	**2,103,000.00**

Fire Marshals Office		
Equipment		
Training Equipment	$	30,000.00
Personnel		
Administrative Clerk	$	50,000.00
Total	**$**	**80,000.00**

Code Enforcement		
Uniforms	$	2,000.00
Equipment	$	2,000.00
Vehicle	$	55,000.00
Code Enforcement/ Health Officer	$	56,000.00
Total	**$**	**115,000.00**

Animal Control		
Equipment	$	4,000.00
Total	**$**	**4,000.00**

Emergency Management		
Equipment	$	10,300.00
Software	$	6,000.00
Total	**$**	**163,000.00**

THANK YOU!

RESOLUTION NO. 2025-R-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CANVASSING THE RETURNS OF A RUN ELECTION HELD ON JUNE 7, 2025, FOR THE PURPOSE OF ELECTING ONE COUNCILMEMBER FOR PLACE 6; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, a runoff election was held within the City of Manvel, Texas, on June 7, 2025, for the purpose of electing a Councilmember for Place 6; and

WHEREAS, said runoff election was duly and legally held in conformity with the election laws of the State of Texas, and the results of said election have been verified and returned by the proper judges and clerks; and

WHEREAS, it appears that a total of **1203** ballots were cast in said election;

WHEREAS, this canvassing of the election is made pursuant to the Texas Election Code and City Charter; and

now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The official canvass of the returns of the run-off election held on June 10, 2023, reflects that the following named persons received the number of votes set opposite their names:

Councilmember – Place No. 6

Candidate	**Votes Received**
Robina Spruill	539
Garrett Rossi Knox	664

Section 3. The official canvass of the returns of the runoff election held on June 7, 2025, reflects that the following person was duly elected to the respective position shown:

Councilmember - Place No. 6

Garrett Rossi Knox

Section 5. It is hereby found and determined that the NOTICE OF MEETING relating to the meeting of the City Council at which this Resolution was considered and the posting thereof, was proper and said notice and posting are hereby authorized, approved, resolved, ratified, and confirmed.

PASSED, APPROVED, and RESOLVED this _____ day of June, 2025.

Dan Davis
Mayor

ATTEST

Tammy Bell
City Secretary

Council Member, Place 6

Precinct	Robina L. Spruill	Garrett Rossi Knox	Cast Votes	Undervotes	Overvotes	Absentee Ballots Cast	Early Voting Ballots Cast	Election Day Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
11 - BS2	69	73	142	0	0	7	87	48	142	1,754	8.10%
40 - BS2	43	184	227	0	0	6	140	81	227	1,499	15.14%
53 - BS2	110	44	154	0	0	0	96	58	154	3,666	4.20%
58 - BS3	31	16	47	0	0	0	18	29	47	1,780	2.64%
65 - BS2	189	314	503	0	0	0	325	178	503	3,710	13.56%
70 - BS3	97	33	130	0	0	0	70	60	130	4,995	2.60%
70 - BS2	0	0	0	0	0	0	0	0	0	69	0.00%
Totals	**539**	**664**	**1,203**	**0**	**0**	**13**	**736**	**454**	**1,203**	**17,473**	**6.88%**

*** End of report ***

Council Member, Place 6

Choice	Party	Absentee		Early Voting		Election Day		Total	
Robina L. Spruill		4	30.77%	290	39.40%	245	53.96%	539	44.80%
Garrett Rossi Knox		9	69.23%	446	60.60%	209	46.04%	664	55.20%
	Cast Votes:	13	100.00%	736	100.00%	454	100.00%	1,203	100.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

*** End of report ***

11 - BS2

142 of 1,754 registered voters = 8.10%

Council Member, Place 6

Choice	Party	Absentee		Early Voting		Election Day		Total	
Robina L. Spruill		3	42.86%	31	35.63%	35	72.92%	69	48.59%
Garrett Rossi Knox		4	57.14%	56	64.37%	13	27.08%	73	51.41%
	Cast Votes:	7	100.00%	87	100.00%	48	100.00%	142	100.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

40 - BS2

227 of 1,499 registered voters = 15.14%

Council Member, Place 6

Choice	Party	Absentee		Early Voting		Election Day		Total	
Robina L. Spruill		1	16.67%	21	15.00%	21	25.93%	43	18.94%
Garrett Rossi Knox		5	83.33%	119	85.00%	60	74.07%	184	81.06%
	Cast Votes:	6	100.00%	140	100.00%	81	100.00%	227	100.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

53 - BS2

154 of 3,666 registered voters = 4.20%

Council Member, Place 6

Choice	Party	Absentee		Early Voting		Election Day		Total	
Robina L. Spruill		0	0.00%	66	68.75%	44	75.86%	110	71.43%
Garrett Rossi Knox		0	0.00%	30	31.25%	14	24.14%	44	28.57%
	Cast Votes:	0	0.00%	96	100.00%	58	100.00%	154	100.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

58 - BS3

47 of 1,780 registered voters = 2.64%

Council Member, Place 6

Choice	Party	Absentee		Early Voting		Election Day		Total	
Robina L. Spruill		0	0.00%	10	55.56%	21	72.41%	31	65.96%
Garrett Rossi Knox		0	0.00%	8	44.44%	8	27.59%	16	34.04%
	Cast Votes:	0	0.00%	18	100.00%	29	100.00%	47	100.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

65 - BS2

503 of 3,710 registered voters = 13.56%

Council Member, Place 6

Choice	Party	Absentee		Early Voting		Election Day		Total	
Robina L. Spruill		0	0.00%	112	34.46%	77	43.26%	189	37.57%
Garrett Rossi Knox		0	0.00%	213	65.54%	101	56.74%	314	62.43%
	Cast Votes:	0	0.00%	325	100.00%	178	100.00%	503	100.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

70 - BS3

130 of 4,995 registered voters = 2.60%

Council Member, Place 6

Choice	Party	Absentee		Early Voting		Election Day		Total	
Robina L. Spruill		0	0.00%	50	71.43%	47	78.33%	97	74.62%
Garrett Rossi Knox		0	0.00%	20	28.57%	13	21.67%	33	25.38%
	Cast Votes:	0	0.00%	70	100.00%	60	100.00%	130	100.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

70 - BS2

0 of 69 registered voters = 0.00%

Council Member, Place 6

Choice	Party	Absentee		Early Voting		Election Day		Total	
Robina L. Spruill		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Garrett Rossi Knox		0	0.00%	0	0.00%	0	0.00%	0	0.00%
	Cast Votes:	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

*** End of report ***

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

MISSION STATEMENT:
"The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens."

MINUTES 6/2/2025

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:00 p.m.
Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Rosa Donaire, Director of Finance
Chad Dumont, Director of Personnel
Robbie Hall, Director of Public Works

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Russell Street ROW Abandonment (Big Horn Cantina)

City Council will convene into Executive Session pursuant to Texas Government Code, Section. 551.087 "deliberation regarding economic development negotiation" and Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

Memorandum of Understanding with MUD 83 and Hillwood Enterprises, L.P.

Mayor Davis convened the meeting for Executive Session at 5:00 p.m.
Mayor Davis reconvened the workshop from Executive Session at 5:19 p.m.
There was no action taken during Executive Session.

Workshop Session Continued

Discussion on Public Safety Salary Adjustments.

Dan Johnson, Keith Traylor, and Chad Dumont spoke on this item.
Council discussed regional salary increases for law enforcement, particularly Houston's new $75,000 base pay, and how it may impact recruitment in surrounding areas. The Mayor and city officials emphasized Manvel's commitment to competitive compensation, especially for public safety personnel, highlighting past adjustments, strong benefits, and a focus on retention. While salary increases remain a consideration, no immediate changes are planned pending further budget analysis.

Discussion on any topic as listed on the agenda.

Regular Agenda items 4 and 5 -
Council discussed the variance request for the Oakwood Trails Master Plan, located in the ETJ east of Avelino and north of the Manvel Town Center PUD. The variance pertains to temporarily allowing fewer than the required three access points during phased development, with full compliance achieved by section three. Staff and the Planning, Development, and Zoning Commission recommended conditional approval, with a resolution for full master plan approval to be brought forward once all conditions are met.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:08 p.m.
Those in attendance were:

Present:	Mayor Dan Davis
	City Councilmember Place 1 Keith Bonner
	City Councilmember Place 2 David Lands
	City Councilmember Place 3 Harry Opliger
	City Councilmember Place 4 Carmyn Robey-Robinson
	City Councilmember Place 5 Crystal Sarmiento
	City Councilmember Place 6 Jerome Hudson
Absent:	None
Also Present:	Dan Johnson, City Manager
	Robert Gervais, City Attorney
	Keith Traylor, Chief of Police
	Tammy Bell, City Secretary
	Jose Abraham, Director of Development Services
	Rosa Donaire, Director of Finance
	Chad Dumont, Director of Personnel
	Robbie Hall, Director of Public Works

Invocation

Inspirational Reading - Councilmember Opliger

Pledge

Presentations

Proclamation:
- Juneteenth - June 19, 2025

Staff Tenure Recognition:
- April Beeler - 5 Years
- Nathan Peters - 10 years

Public Safety Staffing Update.

Staff Presentation on Public Hearing Item(s)
Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2025-0-18) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Davis opened the Public Hearing at 6:28 p.m.
1st call for comments - Mary Ann Atkinson spoke in opposition
2nd call for comments - Donald Atkinson spoke in opposition
3rd call for comments - None
Mayor Davis closed the Public Hearing at 6:30 p.m.

Public Comments: "Comment Card" Required
Mary Ann Atkinson urged the council to do the Citizens Police Academy

City Manager Update
Facility Naming Committee meets tomorrow
Draft budget August 1st
Director budget presentations begin next meeting

Consent Agenda

1. Acceptance of the meeting minutes to date.

2. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-20 ;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II. - *SUBDIVISION AND DEVELOPMENT PROCESS*, FOR PROVISIONS PERTAINING TO MASTER PLANS, FINAL PLATS AND DEVELOPMENT PLATS; AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE IV. *MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RE-SUBDIVISION*, FOR PROVISIONS PERTAINING TO LOTS AND LOT

DIMENSIONS, PERIMETER STREETS, SIDEWALKS, AND REQUIREMENTS FOR SUBDIVISIONS IN THE OLD MANVEL TOWNSITE AREA; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; AND PROVIDING FOR SEVERABILITY. (Forwarded with favorable recommendation by PD&Z on 5/12/2025).

3. Acceptance of infrastructure improvements for Detention Basin, Lake Amenity, and Storm Sewer to serve Foxtail Palms for Brazoria County Municipal Utility District 29 and City of Manvel, Texas to begin the Two-Year Maintenance Period.

4. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 10 for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.

Councilmember Sarmiento made the motion to approve the Consent Agenda. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 4 Carmyn Robey-Robinson
No: None
Absent: None
Abstained: None

Items Removed from Consent Agenda - None

Regular Agenda

1. Consideration and possible action to approve a Memorandum of Understanding between The City of Manvel, Brazoria County Municipal Utility District No. 83, and Hillwood Enterprises, L.P.

Councilmember Sarmiento made the motion to approve. Councilmember Hudson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

2. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-13;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 0.4073 ACRE TRACT OF LAND IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO. 470, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, BEING THAT PORTION OF RUSSELL STREET LOCATED BETWEEN SH 6 AND LARGE AVENUE; VACATING,

ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNERS; RETAINING AN EASEMENT FOR CENTERPOINT FACILITIES CURRENTLY OCCUPYING SAID RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Mayor Davis made the motion to approve with compensation will be the items agreed to by the City and the Applicant as laid out in letter from the City Manager. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 4 Carmyn Robey-Robinson
No: None
Absent: None
Abstained: None

3. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-18; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT (Motion to forward with favorable recommendation by PD&Z failed with a 2-3 vote).

Jeff Boute, EHRA, spoke on the traffic impact analysis.
Councilmember Sarmiento shared the Akery Lake project, which could further impact traffic and the development.
Mayor Davis asks about ROW dedication on Masters and drainage/capacity.
Councilmember Bonner asks about setbacks and has concerns over emergency service vehicles having ease of access.
Mayor Davis shares he is in support of this, but would like to later discuss the setback and potential for drainage improvement opportunities.

Councilmember Bonner made the motion to approve. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

4. Consideration and possible action to approve and authorize the Mayor to execute the Development Agreement;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 108 (B)(4), TO ALLOW MEASUREMENT OF LOT WIDTH AT FRONT SETBACK LINE AND CHAPTER 62, SECTION 104 (5), TO ALLOW FEWER NUMBER OF ACCESS POINTS THAN THE MINIMUM REQUIREMENT FOR OAKWOOD TRAILS, A RESIDENTIAL SUBDIVISION OF 175.2 ACRES OUT OF THE H.T.& B.R.R.CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS. (Forwarded with favorable recommendation - Vote 5/0)

5. Consideration and possible action to approve Oakwood Trails Master Plan;
BEING A SUBDIVISION OF 175.2 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
(Forwarded with favorable recommendation by PD&Z with a 5-0 vote).

Councilmember Sarmiento made the motion to approve item #4 and conditional approval for item #5. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

6. Development Update - Provided by Department of Development Services.

Jose Abraham provided the update.

7. Consideration and possible action to approve Resolution 2025-R-11;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING, UTILITIES, AND FIRE SAFETY AND PREVENTION AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

Shonna Bellow, Fire Marshal, provided the overview for the Fire Permit Fees.

Mayor Davis made the motion to amend the fee schedule to strike out residential burn permit for $15 on page 5. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

Jose Abraham provided the overview of the fees concerning trees.
Following the adoption of the tree preservation ordinance, a new tree removal permit fee of $50 per protected tree or $750 for 15 or more trees has been proposed. This fee applies only when a permit is required to remove protected trees. The council aims to minimize residents' burdens and establish regulations promoting tree preservation amidst development needs.

Councilmember Lands made the motion to approve as amended. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

8. Consideration and possible action to approve Resolution 2025-R-12;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, AS HEREINAFTER REFERRED TO AS "APPLICANT," DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE APPLICANT IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS "DEPARTMENT," FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.

9. Consideration and possible action to approve Resolution 2025-R-13;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, SUPPORTING CITY OF MANVEL'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS.

Dan Johnson provided the overview of items 8 and 9. The two items were combined for discussion and action.
One grant is from Texas Parks and Wildlife, offering a 50/50 match up to $1.5 million to support City Hall Park amenities, with the city's recent land purchase counting toward the match. The second grant, through TxDOT, is for sidewalk improvements along McCoy, Large, and Masters, requiring a 20% match (estimated at around $600–$700K). The total potential funding from both grants could bring over $3 million into Manvel.

Councilmember Opliger made the motion to approve Regular Agenda Items 8 and 9. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

10. Consideration and possible action on Almost Heaven Park as recommended by the Parks and Recreation Board.

    Dan Johnson and Jose Abraham provided the overview. The Parks and Recreation Board provided a recommendation to explore partnership opportunities for improvements to Almost Heaven Park. The park, though often mistaken for being part of Sedona Lakes, is a City-owned park in need of maintenance and upgrades.
    Council directed staff to pursue potential collaborations with Sedona Lakes MUD and other entities to enhance the park and possibly establish a memorandum of understanding to share improvement responsibilities and costs.

    Mayor Davis moved to direct staff to proceed as recommended by the Parks and Recreation Board, and Councilmember Sarmiento seconded the motion.

    The motion carried with a vote: 7/0

    Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
    No: None
    Absent: None
    Abstained: None

Mayor and Council Comments

Announcements included the Manvel Market being held Saturday from 10 a.m. to 2 p.m. at Redeemer Church, and the Alvin ISD State of Education event on Tuesday. The mayor thanked staff for addressing emergency access concerns in Newport Lake Estates and noted that the City is working with TxDOT to schedule a town hall regarding future plans for Highway 288. An update was also provided on the "pork chop" traffic island near Parkway, with TxDOT indicating it may be removed following their recent study.

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 8:23 p.m. Councilmember Hudson seconded the motion.
The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

CERTIFICATION

_____
TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

_____
DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

RESOLUTION NO. 2025-R-15

RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 OF BRAZORIA COUNTY

WHEREAS, Utility District No. 56 of Brazoria County (the "District") was heretofore duly created by Order of the Texas Commission on Environmental Quality ("TCEQ"), dated August 16, 2007; and

WHEREAS, The District is located within the corporate boundaries of the City of Manvel, Texas (the "City"); and

WHEREAS, pursuant to V.T.C.A. Local Government Code, Section 42.042 and by Resolution No. 2007-R-02, dated January 8, 2007 (the "Consent Resolution"), the City consented to the creation of the District; and

WHEREAS, as condition of the Consent Resolution, the City must consent to the sale and issuance of bonds by the District; and

WHEREAS, the City has received and reviewed a draft Preliminary Official Statement, a draft Notice of Sale, and a draft debt service schedule; and

WHEREAS, the City Council of the City desires to adopt Resolution No. 2024-R-27 (the "Resolution"), as set forth herein, for the purpose of acknowledging its receipt and review of the draft Preliminary Official Statement, a draft Notice of Sale, and a draft debt service schedule and consenting to the sale and issuance of road bonds by the District pursuant thereto.

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

Section 1. The facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. Pursuant to Section 4.05 of Exhibit "B" and Exhibit "C" to the Consent Resolution, the City Council of Manvel, Texas hereby specifically (1) acknowledges its receipt and review of a draft Preliminary Official Statement, a draft Notice of Sale, and a draft debt service schedule; (2) declares that, based upon representation made by the District, the District is in compliance with the Consent Resolution, as well as all exhibits thereto; and (3) consents to the sale and issuance of road bonds by the District.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

PASSED AND APPROVED this _____ day of _____, 2025.

_____
Mayor

ATTEST:

_____
City Secretary

[SEAL]

EXHIBIT B
CONSENT CONDITIONS

(a) The District may issue bonds, including refunding bonds, only for the purpose of purchasing, refinancing, designing and constructing, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, and fire, parks and recreational facilities, and streets and thoroughfares, or parts of such systems or facilities, and to make any and all necessary purchases, constructions, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. No bonds will be issued with a final maturity date more than 25 years from the date of issuance, and the first principal maturity must occur within three years of the date of issuance. The Bonds shall have level debt service requirements. Level debt service shall mean that during the period beginning with the calendar year of the first principal payment on a bond issue and ending in the calendar year of the final scheduled maturity of said issue, the spread from the greatest debt service in a calendar year during said period to the least debt service in a calendar year during said period shall not be more than $15,000. The intent may be demonstrated by submitting a proposed Notice of Sale and estimated bid using the proposed maturity pattern that shows coupons, interest and total debt service requirements that meets the required standard above to the City for prior approval. Having shown intent to comply by getting approval of the structure by the City in advance of advertising for sale will be sufficient in the event the actual results of a competitive sale return debt service payments that otherwise would not meet the standard of $15,000 difference between maximum and minimum annual debt service payments. Such bonds must provide that the District reserves the right to redeem said bonds on any date subsequent to the 10th anniversary of the date of issuance (or any earlier date at the discretion of the District) without premium, and none of such bonds, other than refunding bonds, will be sold for less than 97 percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than 45 days after notice of sale of the bonds is given. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to dissolve the District in accordance with applicable law within 120 or fewer days after such notice.

(b) Any refunding bonds of the District must provide for level debt service savings (annual savings must be approximately equal for each year with no more than $7,500 between the maximum and minimum savings per year), a minimum of three percent present value savings, and no maturity beyond the latest maturity of the refunded bonds, unless approved by the City in writing prior to the sale thereof.

(c) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the City, or to its designated representative, all plans and specifications for the construction of water, sanitary sewer and drainage facilities to serve the District and obtain the approval of such plans and specifications. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform to the standard specifications of the City. All water service lines and sewer service lines, lift stations, and appurtenances thereto, installed or used within the District will comply with the City's standard plans and specifications as amended from time to time. The construction of the District's water, sanitary sewer, and drainage facilities will be in accordance with the approved plans and specifications and with applicable standards and specifications of the City; and during the progress of the construction and installation of such facilities, the City may make periodic on-the-ground inspections.

(d) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Manvel and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the City of Manvel.

(e) Before the expenditure by the District of bond proceeds for the acquisition; construction or development of facilities for fire-fighting and/or public safety services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting and/or public safety services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Manvel and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire fighting and/or public safety services to the City of Manvel.

(f) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the City of Manvel as well as to the TCEQ. The District will agree that representatives of the City of Manvel may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(g) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(h) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the City of Manvel of a plat which will be duly recorded in the Real Property Records of Brazoria County, Texas, and otherwise comply with the rules and regulations of the City of Manvel.

ABHR

HOUSTON
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Houston, TX 77027
(713) 860-6400

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hbradley@abhr.com

Hannah Bradley
Attorney

June 9, 2025

VIA E-MAIL AND REGULAR MAIL

Mr. Daniel S. Johnson
City Manager
City of Manvel
P.O. Box 187
Manvel, TX 77578

Re: Brazoria County Municipal Utility District No. 56

Dear Mr. Johnson:

The Board of Directors of the referenced District plans to sell $7,505,000 Unlimited Tax Bonds on June 26, 2025, to fund on July 24, 2025. The City consent conditions provide for "level debt service" on the bonds. Because we never know exactly what the debt service will be until we open the bids, the consent conditions allow for prior approval based on the predicted debt service on the bonds.

Please find attached (i) the Preliminary Official Statement for the bonds (note that the summary of costs for the bond issue begins on page 21), (ii) the Notice of Sale for the bonds, (iii) a cash flow analysis by the District's financial advisor, and (iv) the current consent conditions from the City's consent resolution relating to the District. The District respectfully requests that, based on the attached, the City concurs that the level debt service requirement is substantially met as required by the consent conditions. An affirmation from you or the appropriate City official will be sufficient. I've attached a simple affirmation for execution for your convenience. The District will be authorized to sell and close on the bonds without the concurrence but might have to incur expense in rejecting and re-bidding the bonds if the actual interest rates do not meet technical level debt service requirements.

If you have any questions or comments, please let me know. Thanks very much.

Sincerely,

Hannah Bradley
Attorney for the District

Enclosures
cc: Bobby Gervais, City Attorney (via e-mail)

The City of Manvel, Texas has received the proposed debt service schedule for the $7,505,000 Brazoria County Municipal Utility District No. 56 Unlimited Tax Bonds, Series 2025, and acknowledges compliance with the applicable level debt service consent conditions relating to issuance.

_____
City Manager, City of Manvel, Texas

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56

(BRAZORIA COUNTY, TEXAS)

PRELIMINARY OFFICIAL STATEMENT

DATED: JUNE 5, 2025

$7,505,000

UNLIMITED TAX BONDS

SERIES 2025

BIDS TO BE SUBMITTED: 10:00 A.M., CENTRAL TIME

THURSDAY, JUNE 26, 2025

BONDS TO BE AWARDED: 11:30 A.M., CENTRAL TIME

THURSDAY, JUNE 26, 2025

BAIRD

Financial Advisor

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED JUNE 5, 2025

This Preliminary Official Statement is subject to completion and amendment and is intended for the solicitation of initial bids to purchase the Bonds (herein defined). Upon the sale of the Bonds, the Official Statement will be completed and delivered to the Initial Purchaser (herein defined).

IN THE OPINION OF BOND COUNSEL (HEREIN DEFINED), UNDER EXISTING LAW, INTEREST ON THE BONDS (I) IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER SECTION 103 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND (II) IS NOT AN ITEM OF TAX PREFERENCE FOR PURPOSES OF THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS. SEE "TAX MATTERS" HEREIN, INCLUDING INFORMATION REGARDING POTENTIAL ALTERNATIVE MINIMUM TAX CONSEQUENCES FOR CORPORATIONS.

*The Bonds will **not** be designated as "qualified tax-exempt obligations" for financial institutions.*

NEW ISSUE—Book-Entry-Only **NOT RATED**

$7,505,000
UNLIMITED TAX BONDS
SERIES 2025

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56
(A Political Subdivision of the State of Texas, located within Brazoria County)

Dated: July 1, 2025
Interest Accrues from: Date of Delivery **Due: September 1, as shown on inside cover**

The $7,505,000 Brazoria County Municipal Utility District No. 56 Unlimited Tax Bonds, Series 2025 (the "Bonds") are obligations of Brazoria County Municipal Utility District No. 56 (the "District") and are not obligations of the State of Texas; Brazoria County, Texas; the City of Manvel, Texas; or any political subdivision or entity other than the District. Neither the full faith and credit nor the taxing power of the State of Texas; Brazoria County, Texas; the City of Manvel, Texas; nor any entity other than the District is pledged to the payment of the principal of or the interest on the Bonds.

Principal of the Bonds is payable upon presentation at the principal payment office of the paying agent/registrar, initially, BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"). Interest accrues from the initial date of delivery (expected on July 24, 2025) (the "Date of Delivery"), and is payable March 1, 2026, and on each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar to registered owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date. The Bonds are fully registered bonds in principal denominations of $5,000 or any integral multiple thereof.

The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See "THE BONDS – Book-Entry-Only System."

See "PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS" on inside cover page.

The Bonds are the fourth series of bonds issued by the District out of an aggregate of $141,315,000 principal amount of unlimited tax bonds authorized by the District's voters for the purpose of acquiring or constructing water, wastewater, and drainage facilities to serve the District (the "Utility System") and for the refunding of such bonds. The voters of the District have authorized the issuance of an aggregate of $61,925,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road improvements to serve the District (the "Road System") and for the refunding of such bonds. The voters of the District have authorized the issuance of an aggregate of $32,240,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District (the "Park System") and for the refunding of such bonds. Following the issuance of the Bonds, $99,780,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds, $44,095,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System and for the refunding of such bonds, and $32,240,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Park System and for the refunding of such bonds will remain authorized but unissued. See "THE BONDS – Authority for Issuance."

The Bonds, when issued, will constitute valid and binding obligations of the District and will be payable from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. See "THE BONDS – Source of Payment." Investment in the Bonds is subject to special risk factors as described herein. See "RISK FACTORS."

The Bonds are offered when, as and if issued by the District and accepted by the winning bidder for the Bonds (the "Initial Purchaser"), and subject to the approval of the Attorney General of Texas and of Allen Boone Humphries Robinson LLP, Bond Counsel. Certain legal matters will be passed on for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, Disclosure Counsel. Delivery of the Bonds is expected on or about July 24, 2025.

PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS

$7,505,000 Unlimited Tax Bonds, Series 2025

Maturity September 1	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)	Maturity September 1	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)
2026	$ 125,000	____%	____%	___	2038 (c)	$ 305,000	____%	____%	___
2027	175,000	____%	____%	___	2039 (c)	320,000	____%	____%	___
2028	180,000	____%	____%	___	2040 (c)	335,000	____%	____%	___
2029	190,000	____%	____%	___	2041 (c)	355,000	____%	____%	___
2030	200,000	____%	____%	___	2042 (c)	375,000	____%	____%	___
2031 (c)	210,000	____%	____%	___	2043 (c)	390,000	____%	____%	___
2032 (c)	225,000	____%	____%	___	2044 (c)	410,000	____%	____%	___
2033 (c)	235,000	____%	____%	___	2045 (c)	435,000	____%	____%	___
2034 (c)	245,000	____%	____%	___	2046 (c)	455,000	____%	____%	___
2035 (c)	260,000	____%	____%	___	2047 (c)	480,000	____%	____%	___
2036 (c)	275,000	____%	____%	___	2048 (c)	505,000	____%	____%	___
2037 (c)	290,000	____%	____%	___	2049 (c)	530,000	____%	____%	___

(a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser. Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date.

(b) CUSIP numbers will be assigned to the Bonds by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association and are included solely for the convenience of the owners of the Bonds.

(c) Bonds maturing on September 1, 2031, and thereafter, shall be subject to redemption and payment at the option of the District, in whole, or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. In addition, the Initial Purchaser may designate one or more maturities as term bonds.

USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with United States Securities and Exchange Commission (the "SEC") Rule 15c2-12 of the Securities Exchange Act (the "Rule"), as amended, and in effect on the date of this Preliminary Official Statement, this document constitutes an "official statement" of the District with respect to the Bonds that has been deemed "final" by the District as of its date except for the omission of no more than information permitted by the Rule.

This document, when further supplemented by adding additional information specifying the interest rates and certain other information relating to the Bonds shall constitute a "final official statement" of the District with respect to the Bonds, as such term is defined in the Rule.

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by the District or the Initial Purchaser (herein defined).

All of the summaries of the statutes, resolutions, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents, copies of which are available from Bond Counsel (herein defined), for further information.

The Financial Advisor (herein defined) has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibility to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

This Official Statement is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

This Official Statement contains, in part, estimates, assumptions, and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates, assumptions, or matters of opinion, or that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the District or other matters described herein since the date hereof. However, the District has agreed to keep this Official Statement current by amendment or sticker to reflect material changes in the affairs of the District, and to the extent that information actually comes to its attention, other matters described in the Official Statement until delivery of the Bonds to the Initial Purchaser and thereafter only as specified in "CONTINUING DISCLOSURE OF INFORMATION" and "OFFICIAL STATEMENT—Updating of Official Statement."

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for any purpose.

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APPENDIX A - FINANCIAL STATEMENTS OF THE DISTRICT

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net interest cost, which was tendered by _____ (the "Initial Purchaser"). The Initial Purchaser has agreed to purchase the Bonds, bearing the interest rates shown under "PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS" on the inside cover page of this Official Statement, at a price of _____% of the principal amount thereof, which resulted in a net effective interest rate of _____% calculated pursuant to Chapter 1204, Texas Government Code, as amended.

No assurance can be given that any trading market will be developed for the Bonds after their sale by the District to the Initial Purchaser. The District has no control over the price at which the Bonds are subsequently sold, and the initial yields at which the Bonds are priced and reoffered are established by and are the sole responsibility of the Initial Purchaser.

Prices and Marketability

Subject to certain hold-the-offering-price requirements described in the Official Notice of Sale (herein defined), the District has no control over the reoffering yields or prices of the Bonds or over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked prices of the Bonds may be greater than the difference between the bid and asked prices of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold or traded in the secondary market.

Subject to certain hold-the-offering-price requirements described in the Official Notice of Sale, the prices and other terms with respect to the offering and sale of the Bonds may be changed from time to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts.

IN CONNECTION WITH THIS OFFERING, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

Securities Laws

No registration statement relating to the Bonds has been filed with the United States Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities acts of any other jurisdictions. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be offered, sold, or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds should not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions.

MUNICIPAL BOND INSURANCE AND RATING

The District has made applications to Build America Mutual Assurance Company and Assured Guaranty Municipal Corp. for a commitment for municipal bond guaranty insurance on the Bonds. **THE PURCHASE OF SUCH INSURANCE IS MANDATORY, and the payment of all associated costs, including the premium charged by the insurance company and fees charged by rating companies, will be at the expense of the Initial Purchaser.**

No application has been made for a municipal bond rating on the Bonds. Furthermore, it is not expected that the District would have been successful in obtaining an investment grade rating on the Bonds had such application been made.

OFFICIAL STATEMENT SUMMARY

The following material is a summary of certain information contained herein and is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement. The summary should not be detached and should be used in conjunction with the more complete information contained herein. A full review should be made of this entire Official Statement and of the documents summarized or described herein.

THE BONDS

The District	Brazoria County Municipal Utility District No. 56 (the "District"), a political subdivision of the State of Texas, is located in Brazoria County, Texas. See "THE DISTRICT."
The Bonds	The $7,505,000 Brazoria County Municipal Utility District No. 56 Unlimited Tax Bonds, Series 2025 (the "Bonds") are dated July 1, 2025, and mature on September 1 in the years and in the principal amounts as shown on the inside cover page. Interest on the Bonds accrues from the initial date of delivery (expected on July 24, 2025) (the "Date of Delivery), at the rates set forth on the inside cover page and is payable March 1, 2026, and each September 1 and March 1 thereafter until the earlier of stated maturity or redemption. See "THE BONDS."
Redemption	The Bonds that mature on or after September 1, 2031, are subject to redemption, in whole or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See "THE BONDS – Redemption of the Bonds."
Book-Entry-Only System	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC"), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of $5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners (herein defined) thereof. Principal of and interest on the Bonds will be payable by BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"), to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See "THE BONDS—Book-Entry-Only System."
Authority for Issuance	The Bonds are the fourth series of bonds issued by the District out of an aggregate of $141,315,000 principal amount of unlimited tax bonds authorized by the District's voters for the purpose of acquiring or constructing water, wastewater and drainage facilities to serve the District (the "Utility System") and for the refunding of such bonds. The voters of the District have authorized the issuance of an aggregate of $61,925,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road improvements to serve the District (the "Road System") and for the refunding of such bonds. The voters of the District have authorized the issuance of an aggregate of $32,240,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District (the "Park System") and for the refunding of such bonds. Following the issuance of the Bonds, $99,780,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds, $44,095,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System and for the refunding of such bonds and $32,240,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Park System and for the refunding of such bonds will remain authorized but unissued.

	The Bonds are issued pursuant to: an order of the Texas Commission on Environmental Quality (the "TCEQ"); the general laws of the State of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution; a resolution adopted by the Board of Directors of the District (the "Board") on the date of the sale of the Bonds (the "Bond Resolution"); and an election held within the boundaries of the District on November 6, 2007, and November 3, 2009.
Outstanding Bonds	The District has previously issued three (3) series of bonds for the purpose of acquiring or constructing the Utility System, and three (3) series of bonds for the purpose of acquiring or constructing the Road System, of which $51,140,000 principal amount remains outstanding as of the Date of Delivery (the "Outstanding Bonds"). See THE BONDS – Outstanding Bonds."
Source of Payment	The District is authorized to levy taxes to pay debt service on bonds issued for the Utility System and such taxes are unlimited as to rate or amount. The Bonds are payable from a continuing direct annual ad valorem tax, unlimited as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the State of Texas; Brazoria County, Texas; the City of Manvel, Texas; or any entity other than the District. See "THE BONDS—Source of Payment."
Payment Record	The Bonds are the fourth series of unlimited tax bonds issued by the District for the purpose of constructing or acquiring the Utility System. See "THE BONDS – Source of Payment." The District has never defaulted on the timely payment of principal or interest on its bonded indebtedness.
Short-Term Debt	The District issued its $3,606,000 Bond Anticipation Note, Series 2024 (the "BAN"), dated December 20, 2024. The BAN matures on December 19, 2025, and accrues interest at a rate of 5.50% per annum, calculated on the basis of a 365-day year. The District will use a portion of the proceeds from the sale of the Bonds to redeem the BAN prior to its maturity. Proceeds from the BAN were used to reimburse the Developer (herein defined) for a portion of the improvements and related costs shown under "THE BONDS – Use and Distribution of Proceeds of the Bonds."
Use of Proceeds of the Bonds	Proceeds from the sale of the Bonds will be used by the District to redeem the BAN, the proceeds of which were used to reimburse the Developer for a portion of the improvements and related costs shown under "THE BONDS – Use and Distribution of Proceeds of the Bonds." Additionally, proceeds from the sale of the Bonds will also be used to reimburse the Developer for the improvements and related costs that were not reimbursed by the BAN and to pay: twelve (12) months of capitalized interest, BAN interest, developer interest, and other certain costs associated with the issuance of the Bonds. See "THE BONDS – Use and Distribution of Proceeds of the Bonds."
Not Qualified Tax-Exempt Obligations	The Bonds will **not** be designated as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Internal Revenue Code of 1986, as amended.
Municipal Bond Insurance and Rating	The District has made applications to Build America Mutual Assurance Company and Assured Guaranty Inc. for a commitment for municipal bond guaranty insurance on the Bonds. **THE PURCHASE OF SUCH INSURANCE IS MANDATORY, and the payment of all associated costs, including the premium charged by the insurance company and fees charged by rating companies, will be at the expense of the Initial Purchaser.** No application has been made for a municipal bond rating on the Bonds. Furthermore, it is not expected that the District would have been successful in obtaining an investment grade rating on the Bonds had such application been made. See "MUNICIPAL BOND INSURANCE AND RATING."

Bond Counsel	Allen Boone Humphries Robinson LLP, Houston, Texas.
Disclosure Counsel	Orrick, Herrington & Sutcliffe LLP, Houston, Texas.
Financial Advisor	Robert W. Baird & Co. Incorporated, Houston, Texas.

THE DISTRICT

Description	The District is a political subdivision of the State of Texas, located approximately 22 miles south of the central business district of the City of Houston, Texas. The District lies entirely within the corporate limits of the City of Manvel, Texas. The District is a municipal utility district created by an order of the TCEQ effective August 16, 2007. The district operates in accordance with Chapters 49 and 54 of the Texas Water Code, as amended, and other statutes of Texas applicable to municipal utility districts. The District consists of approximately 686 acres. See "THE DISTRICT."
Development within the District	The District is one of three municipal utility districts that make up the approximately 3,000-acre master-planned community known as Meridiana. To date, approximately 396 acres (1,150 lots) within the District have been developed as the residential subdivision of Meridiana, Sections 27, 28A, 28B, 29, 30A, 30B, 31A, 31B, 32A, 32B, 33A, 33B, 34A, 39A, 39B, 43-53, and 54A. In addition, approximately 28 acres have been developed as Alvin ISD Junior High School. As of May 1, 2025, there were 956 completed homes, 12 homes under construction, and 182 vacant developed lots. The remaining land within the District consists of approximately 35 undeveloped but developable acres and approximately 223 undevelopable acres consisting of easements, rights of way and greenbelts. See "PRINCIPAL LANDOWNERS/DEVELOPER," "DEVELOPMENT OF THE DISTRICT," and "THE DISTRICT."
Developer	Land within the District is being developed by Rise Communities, LLC (the "Developer"). See "PRINCIPAL LANDOWNERS/DEVELOPER" and "DEVELOPMENT OF THE DISTRICT."
Homebuilders Within the District	Homebuilders who are active in the District include David Weekley Homes, Highland Homes, Perry Homes, Drees Custom Homes, Coventry Homes, Chesmar Homes, Shea Homes, Lennar Homes, Toll Brothers, and Gracemark Homes. Prices of new homes being constructed in the District range from the $300,000s to over $1 million. See "PRINCIPAL LANDOWNERS/DEVELOPER – Homebuilders Within the District."

RISK FACTORS

THE DISTRICT'S TAX IS LEVIED ONLY ON THE PROPERTY LOCATED WITHIN THE DISTRICT. THEREFORE, THE INVESTMENT SECURITY AND QUALITY OF THE BONDS IS DEPENDENT UPON THE SUCCESSFUL DEVELOPMENT OF PROPERTY LOCATED WITHIN THE DISTRICT AND THE PAYMENT AND COLLECTION OF TAXES LEVIED THEREON.

THE BONDS ARE SUBJECT TO CERTAIN INVESTMENT RISKS. PROSPECTIVE PURCHASERS SHOULD REVIEW THIS ENTIRE OFFICIAL STATEMENT, PARTICULARLY THE SECTION OF THIS OFFICIAL STATEMENT ENTITLED "RISK FACTORS," BEFORE MAKING AN INVESTMENT DECISION.

SELECTED FINANCIAL INFORMATION (UNAUDITED)

2024 Certified Taxable Assessed Valuation	$	363,970,670	(a)
2025 Preliminary Taxable Assessed Valuation	$	461,029,363	(b)
Estimated Taxable Assessed Valuation as of May 1, 2025	$	475,467,510	(c)
Direct Debt:			
The Outstanding Bonds	$	51,140,000	
The Bonds		7,505,000	
Total	$	58,645,000	
Estimated Overlapping Debt	$	40,206,456	(d)
Total Direct and Estimated Overlapping Debt	$	98,851,456	(d)
Direct Debt Ratios:			
As a percentage of the 2024 Certified Taxable Assessed Valuation		16.11	%
As a percentage of the 2025 Preliminary Taxable Assessed Valuation		12.72	%
As a percentage of the Estimated Taxable Assessed Valuation as of May 1, 2025		12.33	%
Direct and Estimated Overlapping Debt Ratios:			
As a percentage of the 2024 Certified Taxable Assessed Valuation		27.16	%
As a percentage of the 2025 Preliminary Taxable Assessed Valuation		21.44	%
As a percentage of the Estimated Taxable Assessed Valuation as of May 1, 2025		20.79	%
Road System Debt Service Fund Balance (as of June 5, 2025)	$	1,025,870	(e)
Utility System Debt Service Fund Balance (as of June 5, 2025)	$	2,596,565	(f)
Road System Capital Projects Fund (as of June 5, 2025)	$	100,304	
Utility System Capital Projects Fund (as of June 5, 2025)	$	38,085	
General Fund Balance (as of June 5, 2025)	$	847,064	
2024 Tax Rate per $100 of Taxable Assessed Valuation			
Utility System Debt Service	$	0.54	
Road System Debt Service		0.30	
Maintenance and Operations		0.06	
Total	$	0.90	
Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2025-2049)	$	3,812,705	(g)
Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2047)	$	4,248,275	(g)
Debt Service Tax Rate per $100 of Taxable Assessed Valuation Required to Pay the Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2025-2049) at 95% Tax Collections:			
Based on the 2024 Certified Taxable Assessed Valuation	$	1.11	
Based on the 2025 Preliminary Taxable Assessed Valuation	$	0.88	
Based on the Estimated Taxable Assessed Valuation as of May 1, 2025	$	0.85	
Debt Service Tax Rate per $100 of Taxable Assessed Valuation Required to Pay the Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2047) at 95% Tax Collections:			
Based on the 2024 Certified Taxable Assessed Valuation	$	1.23	
Based on the 2025 Preliminary Taxable Assessed Valuation	$	0.98	
Based on the Estimated Taxable Assessed Valuation as of May 1, 2025	$	0.95	
Single-Family Homes (including 12 under construction) as of May 1, 2025		968	

(a) As certified by the Brazoria County Appraisal District (the "Appraisal District") as of January 1, 2024. See "TAXING PROCEDURES."

(b) Provided by the Appraisal District as the preliminary value as of January 1, 2025. This value represents the preliminary determination of the taxable value in the District as of January 1, 2025, provided by the Appraisal District. No taxes will be levied on this preliminary value, which is subject to review and downward adjustment. See "TAXING PRODECURES."

(c) As of May 1, 2025, provided by the Appraisal District for information purposes only. Represents new construction within the District as of May 1, 2025 This estimate is based upon the same unit value used in the taxable assessed valuation. No taxes will be levied on this estimate. See "TAXING PROCEDURES."

(d) See "DISTRICT DEBT – Estimated Direct and Overlapping Debt Statement."

(e) Neither Texas law nor the Bond Resolution (herein defined) requires that the District maintain any particular sum in the Road System Debt Service Fund (herein defined). Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued for the Utility System (herein defined), such as the Bonds.

(f) In addition to this amount, twelve (12) months of capitalized interest on the Bonds will be deposited into the Utility System Debt Service Fund (herein defined) upon closing of the Bonds. Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Utility System Debt Service Fund. Monies in the Utility System Debt Service Fund cannot be used to pay debt service on bonds issued by the District for the Road System.

(g) Requirement of debt service on the Bonds. Debt service on the Bonds is an estimate based on the Bonds being sold at an average annual interest rate of 5.25%. See "DISTRICT DEBT – Pro-Forma Debt Service Requirement Schedule."

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56

(A Political Subdivision of the State of Texas, located within Brazoria County)

$7,505,000
UNLIMITED TAX BONDS
SERIES 2025

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Brazoria County Municipal Utility District No. 56 (the "District") of its $7,505,000 Unlimited Tax Bonds, Series 2025 (the "Bonds").

The Bonds are issued pursuant to: an order of the Texas Commission on Environmental Quality (the "TCEQ"); the general laws of the State of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution; a resolution adopted by the Board of Directors of the District (the "Board") on the date of the sale of the Bonds (the "Bond Resolution"); and elections held within the boundaries of the District on November 6, 2007, and November 3, 2009.

Certain capitalized terms used in this Official Statement have the same meanings assigned to such terms in the Bond Resolution, except as otherwise indicated herein.

There follow in this Official Statement descriptions of the Bonds, the Developer (herein defined), the Bond Resolution and certain information about the District and its finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027, upon payment of the costs of duplication therefor.

RISK FACTORS

General

The Bonds, which are obligations of the District and not of the State of Texas (the "State"), Brazoria County, Texas (the "County"); the City of Manvel, Texas (the "City"); or any political subdivision other than the District, will be secured by a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. Therefore, the ultimate security for payment of the principal of and interest on the Bonds depends upon the ability of the District to collect from the property owners within the District taxes levied against all taxable property located within the District, or, in the event taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The District makes no representations that over the life of the Bonds the property within the District will maintain a value sufficient to justify continued payment of taxes by the property owners. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below. See "DEVELOPMENT OF THE DISTRICT," "TAX DATA" and "TAXING PROCEDURES."

Effects of Hurricane Harvey

The Houston area, including the District, experienced historic levels of rainfall and widespread flooding following landfall of Hurricane Harvey on August 25, 2017, and during Tropical Storm Imelda on September 19, 2019. While no facilities or homes had been built prior to Hurricane Harvey, according to the District's engineer, Imelda did not cause damage to the District's water, sanitary sewer and drainage facilities, and there was no interruption of water and sewer service in the District. Further, to the best knowledge of the District, there was no structural flooding or other material damage caused by Hurricane Harvey or Tropical Storm Imelda. The District is located near the Texas Gulf Coast and, as it has in the past, could be impacted by high winds and flooding caused by a hurricane, tornado, tropical storm, or other adverse weather event.

The District cannot predict the effect that additional extreme weather events may have upon the District and the Houston area. Additional extreme weather events have the potential to cause damage within the District and the Houston area generally could have a negative effect on taxable assessed valuations in the District and the economy of the District and the region. See "TAXING PROCEDURES – Valuation of Property for Taxation."

Potential Effects of Oil Price Fluctuations on the Houston Area

The sudden change in oil prices in the U.S. and globally, which at times have led to the lowest such prices in three decades, may lead to adverse conditions in the oil and gas industry, including but not limited to reduced revenues, declines in capital and operating expenditures, business failures, and layoffs of workers. The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects

into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or homebuilding activity within the District. As previously stated, the Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay the Bonds as well as the District's share of operations and maintenance expenses payable from ad valorem taxes. The District cannot predict the impact that negative conditions in the oil industry could have on property values in the District.

Factors Affecting Taxable Values and Tax Payments

Economic Factors: The rate of development of the District is directly related to the vitality of the residential housing industry. New residential housing construction can be significantly affected by factors such as interest rates, construction costs, and consumer demand. Decreased levels of home construction activity would restrict the growth of property values in the District. The District cannot predict the pace or magnitude of any future development or home construction in the District.

Principal Landowner/Developer: There is no commitment by or legal requirement of the principal landowners/developers or any other landowner to the District to proceed at any particular rate or according to any specified plan with the development of land in the District, or of any homebuilder to proceed at any particular pace with the construction of homes in the District. Moreover, there is no restriction on any landowner's right to sell its land. Therefore, the District can make no representation about the probability of future development, if any, or the rate of future home construction activity in the District. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable values in the District and result in higher tax rates. See "DEVELOPMENT OF THE DISTRICT," "PRINCIPAL LANDOWNERS/DEVELOPERS" and "TAX DATA – Principal Taxpayers."

Dependence on Principal Taxpayers: The ability of any principal landowner to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District's ability to meet its debt service obligations. As illustrated in this Official Statement under the caption "TAX DATA – Principal Taxpayers," the District's principal taxpayers in 2024 own approximately 8.316% of the District's total 2024 Certified Taxable Assessed Valuation of property located within the District. GR-M1 Ltd., an entity associated with Rise Communities, LLC (the "Developer"), owns approximately 0.66% of the District's total 2024 Certified Taxable Assessed Valuation of property located within the District. In the event that the Developer, any other taxpayer, or any combination of taxpayers, should default in the payment of taxes in an amount which exceeds the surpluses in the Districts debt service funds, the ability of the District to make timely payment of debt service on the Bonds and on the Outstanding Bonds (herein defined) will be dependent on its ability to enforce and liquidate its tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate. The District is not required by law or the Bond Resolution to maintain any specified amount of surplus in its interest and sinking fund. See "TAX DATA – Principal Taxpayers" and "TAXING PROCEDURES – Levy and Collection of Taxes."

Maximum Impact on District Tax Rates: Assuming no further development or home construction, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2024 Certified Taxable Assessed Valuation is $363,970,670, the 2025 Preliminary Taxable Assessed Valuation is $461,029,363, and the Estimated Taxable Assessed Valuation as of May 1, 2025, is $475,467,510. After issuance of the Bonds, the estimated maximum annual debt service requirement on the Bonds and on the Outstanding Bonds is $4,248,275 (2047) and the estimated average annual debt service requirement on the Bonds and on the Outstanding Bonds is $3,812,705 (2025-2049). Assuming no increase to nor decrease from the 2024 Certified Taxable Assessed Valuation, tax rates of $1.23 and $1.11 per $100 of taxable assessed valuation at a 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement schedule and the average annual debt service schedule, respectively. Assuming no increase to nor decrease from the 2025 Preliminary Taxable Assessed Valuation, tax rates of $0.98 and $0.88 per $100 of taxable assessed valuation at a 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement and the estimated average annual debt service requirement, respectively. Assuming no increase to nor decrease from the Estimated Taxable Assessed Valuation as of May 1, 2025, tax rates of $0.95 and $0.85 per $100 of taxable assessed valuation at 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement and the estimated average annual debt service requirement, respectively.

The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners. The District has levied a total tax rate of $0.90 per $100 of assessed valuation for the 2024 tax year. Such tax is composed of the following: a maintenance and operations tax rate of $0.06 per $100 of assessed valuation; a Utility System (herein defined) debt service tax rate of $0.54 per $100 of assessed valuation; and a Road System (herein defined) debt service tax rate of $0.30 per $100 of assessed valuation.

Competitive Nature of Residential Housing Market

The housing industry in the greater Houston area is very competitive, but the District can give no assurance that the building programs which are planned by any home builder(s) will be continued or completed. The respective competitive position of the homebuilders listed herein and any other developer or homebuilder(s) which might attempt future home building or development projects in the District, the sale of developed lots or in the construction and sale of single-family residential units, are affected by most of the factors discussed in this section, and such competitive positions are directly related to tax revenues received by the District and the growth and maintenance of taxable values in the District.

The demand for and construction of taxable improvements in the District could be affected by competition from other developments near the District. In addition to competition for new single-family home sales from other developments, there are numerous previously-owned single-family homes in more established commercial centers and neighborhoods closer to the City of Houston, Texas that are for sale. Such existing developments could represent additional competition for new development proposed to be constructed within the District. The competitive position of the Developer or the principal landowners in the sale of land, and the sale or leasing of residences is affected by most of the factors discussed in this section. Such a competitive position is directly related to the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the Developer will be implemented or, if implemented, will be successful.

The District is located approximately 22 miles south of the central business district of the City of Houston, Texas. Many of the single-family developments with which the District competes are in a more developed state and have lower taxes. As a result, particularly during times of increased competition, the Developer within the District may be at a competitive disadvantage to the developers in other single-family projects located closer to major urban centers or in a more developed state. See "THE DISTRICT" and "DEVELOPMENT OF THE DISTRICT – Status of Development within the District."

Tax Collection Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time-consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedures against a taxpayer, (c) market conditions limiting the proceeds from a foreclosure sale of taxable property, or (d) the taxpayer's right to redeem the property within two years of foreclosure for residential homestead and agricultural use property and within six (6) months of foreclosure for other property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Moreover, the value of property to be sold for delinquent taxes and thereby the potential sales proceeds available to pay debt service on the Bonds, may be limited by among other factors, the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, or by the taxpayers' right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. See "TAXING PROCEDURES."

Registered Owners' Remedies and Bankruptcy

In the event of default in the payment of principal of or interest on the Bonds, the registered owners of the Bonds (the "Registered Owners") have a right to seek a writ of mandamus requiring the District to levy sufficient taxes each year to make such payments. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by a direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Since there is no trust indenture or trustee, the Registered Owners would have to initiate and finance the legal process to enforce their remedies. The enforceability of the rights and remedies of the Registered Owners may be limited further by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. In this regard, should the District file a petition for protection from creditors under federal bankruptcy laws, the remedy of mandamus or the right of the District to seek judicial foreclosure of its tax lien would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge.

Marketability

The District has no understanding (other than the initial reoffering yields) with the winning bidder of the Bonds (the "Initial Purchaser") regarding the reoffering yields or prices of the Bonds and has no control over the trading of the Bonds in the

secondary market. Moreover, there is no assurance that a secondary market will be made for the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the bid and asked spread of other bonds generally bought, sold, or traded in the secondary market. See "SALE AND DISTRIBUTION OF THE BONDS."

Future Debt

The District reserves in the Bond Resolution the right to issue the remaining $99,780,000 of unlimited tax bonds authorized but unissued for the purpose of acquiring or constructing water, wastewater, and drainage facilities to serve the District (the "Utility System") and for the refunding of such bonds; $44,095,000 of unlimited tax bonds authorized but unissued for the purpose of acquiring or constructing road improvements to serve the District (the "Road System") and for the refunding of such bonds; and $32,240,000 of unlimited tax bonds authorized but unissued for the purpose of acquiring or constructing parks and recreational facilities to serve the District (the "Park System") and for the refunding of such bonds, and such additional bonds as may hereafter be approved by the voters of the District. See "THE BONDS – Issuance of Additional Debt." The District has also reserved the right to issue certain other additional bonds, special project bonds, and other obligations described in the Bond Resolution authorized by the voters of the District, which may be issued by the District from time to time as needed. Issuance of the remaining $99,780,000 of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds, as well as the remaining $32,240,000 of unlimited tax bonds for the purpose of acquiring or constructing parks the Park System and for the refunding of such bonds, is subject to approval by the TCEQ. Further, the principal amount of bonds issued by the District for the Park System may not exceed one percent of the District's certified taxable assessed valuation, unless the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent but not greater than three percent of the value of the taxable property in the District.

Following the issuance of the Bonds, the District will owe the Developer approximately $_____ for expenditures relating to the acquisition or construction of the Utility System, the Road System, and the Park System serving the District. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-property valuation ratios and thereby adversely affect the investment quality or security of the Bonds. See "THE BONDS – Issuance of Additional Debt."

Continuing Compliance with Certain Covenants

The Bond Resolution contains covenants by the District intended to preserve the exclusion from gross income of interest on the Bonds. Failure of the District to comply with such covenants on a continuous basis prior to maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "TAX MATTERS."

Environmental Regulations

Wastewater treatment, water supply, storm sewer facilities and construction activities within the District are subject to complex environmental laws and regulations at the federal, state and local levels that may require or prohibit certain activities that affect the environment, such as:

- Requiring permits for construction and operation of water wells, wastewater treatment and other facilities;
- Restricting the manner in which wastes are treated and released into the air, water and soils;
- Restricting or regulating the use of wetlands or other properties; or
- Requiring remedial action to prevent or mitigate pollution.

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

Air Quality Issues. Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the Texas Commission on Environmental Quality (the "TCEQ") may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act ("CAA") Amendments of 1990, the eight-county Houston-Galveston-Brazoria area ("HGB Area")—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the "2008 Ozone Standard"), and the EPA's most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the "2015 Ozone Standard"). While the State of Texas has

been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a "severe" nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

The HGB Area is currently designated as a "serious" nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2027. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

In order to demonstrate progress toward attainment of the EPA's ozone standards, the TCEQ has established a state implementation plan ("SIP") for the HGB Area setting emission control requirements, some of which regulate the inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the HGB Area. These SIP requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA's attainment deadlines. These additional controls could have a negative impact on the HGB Area's economic growth and development.

Water Supply & Discharge Issues. Water supply and discharge regulations that municipal utility districts, including the District, may be required to comply with involve: (1) groundwater well permitting and surface water appropriation; (2) public water supply systems; (3) wastewater discharges from treatment facilities; (4) storm water discharges; and (5) wetlands dredge and fill activities. Each of these is addressed below:

Certain governmental entities regulate groundwater usage in the HGB Area. A municipal utility district or other type of special purpose district that (i) is located within the boundaries of such an entity that regulates groundwater usage, and (ii) relies on local groundwater as a source of water supply, may be subject to requirements and restrictions on the drilling of water wells and/or the production of groundwater that could affect both the engineering and economic feasibility of district water supply projects.

Pursuant to the federal Safe Drinking Water Act ("SDWA") and the EPA's National Primary Drinking Water Regulations ("NPDWRs"), which are implemented by the TCEQ's Water Supply Division, a municipal utility district's provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency's rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six (6) Per- and Polyflouroalkyl Substances ("PFAS"), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

Texas Pollutant Discharge Elimination System ("TPDES") permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000) ("CGP"), with an effective date of March 5, 2023, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. The CGP has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act ("CWA") and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district's ability to obtain and maintain compliance with TPDES permits.

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the "MS4 Permit") on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. While the District is currently not subject to the MS4 Permit, if the District's inclusion were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

Operations of utility districts, including the District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas that are within the "waters of the United States." The District must

obtain a permit from the United States Army Corps of Engineers ("USACE") if operations of the District require that wetlands be filled, dredged, or otherwise altered.

In 2023, the Supreme Court of the United States issued its decision in *Sackett v. EPA*, which clarified the definition of "waters of the United States" and significantly restricted the reach of federal jurisdiction under the CWA. Under the *Sackett* decision, "waters of the United States" includes only geographical features that are described in ordinary parlance as "streams, oceans, rivers, and lakes" and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection. Subsequently, the EPA and USACE issued a final rule amending the definition of "waters of the United States" under the CWA to conform with the Supreme Court's decision.

While the *Sackett* decision and subsequent regulatory action removed a great deal of uncertainty regarding the ultimate scope of "waters of the United States" and the extent of EPA and USACE jurisdiction, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements, in the future.

Changes in Tax Legislation

Certain tax legislation, whether currently proposed or proposed in the future, may directly or indirectly reduce, or eliminate the benefit of the exclusion of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed, pending, or future legislation.

Potential Impact of Natural Disaster

The District is located near the Texas Gulf Coast and, as it has in the past, could be impacted by wide-spread fires, earthquakes, or weather events such as hurricanes, tornadoes, tropical storms, or other severe weather events that could produce high winds, heavy rains, hail, and flooding. In the event that a natural disaster should damage or destroy improvements and personal property in the District, the assessed value of such taxable properties could be substantially reduced, resulting in a decrease in the taxable assessed value of the District or an increase in the District's tax rates.

There can be no assurance that a casualty will be covered by insurance (certain casualties, including flood, are usually excepted unless specific insurance is purchased), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild, repair, or replace any taxable properties in the District that were damaged. Even if insurance proceeds are available and damaged properties are rebuilt, there could a lengthy period in which assessed values in the District would be adversely affected. There can be no assurance the District will not sustain damage from such natural disasters.

Specific Flood Type Risks

The District may be subject to the following flood risks:

Ponding (or Pluvial) Flood: Ponding, or pluvial, flooding occurs when heavy rainfall creates a flood event independent of an overflowing water body, typically in relatively flat areas. Intense rainfall can exceed the drainage capacity of a drainage system, which may result in water within the drainage system becoming trapped and diverted onto streets and nearby property until it is able to reach a natural outlet. Ponding can also occur in a flood pool upstream or behind a dam, levee or reservoir.

Riverine (or Fluvial) Flood: Riverine, or fluvial, flooding occurs when water levels rise over the top of river, bayou or channel banks due to excessive rain from tropical systems making landfall and/or persistent thunderstorms over the same area for extended periods of time. The damage from a riverine flood can be widespread. The overflow can affect smaller rivers and streams downstream, or may sheet-flow over land. Flash flooding is a type of riverine flood that is characterized by an intense, high velocity torrent of water that occurs in an existing river channel with little to no notice. Flash flooding can also occur even if no rain has fallen, for instance, after a levee, dam or reservoir has failed or experienced an uncontrolled release, or after a sudden release of water by a debris or ice jam. In addition, planned or unplanned controlled releases from a dam, levee or reservoir also may result in flooding in areas adjacent to rivers, bayous or drainage systems downstream.

National Weather Service Atlas 14 Rainfall Study

The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

Bond Insurance Risk Factors

The purchase of a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds is mandatory. The following are risk factors relating to bond insurance.

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any owner of the Bonds shall have a claim under the applicable Bond Insurance Policy (the "Policy") for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Policy does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional prepayment of the Bonds by the District which is recovered by the District from the bond owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy, however, such payments will be made by the Insurer at such time and in such amounts as would have been due absent such prepayment by the District unless the Bond Insurer chooses to pay such amounts at an earlier date.

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the Bond Insurer without appropriate consent. The Bond Insurer may direct and must consent to any remedies and the Bond Insurer's consent may be required in connection with amendments to any applicable bond documents.

In the event the Bond Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event the Bond Insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The long-term ratings on the Bonds are dependent in part on the financial strength of the Bond Insurer and its claim paying ability. The Bond Insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Bond Insurer and of the ratings on the Bonds insured by the Bond Insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds. See "MUNICIPAL BOND INSURANCE AND RATING."

The obligations of the Bond Insurer are contractual obligations and in an event of default by the Bond Insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies.

Neither the District nor the Initial Purchaser have made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment.

THE BONDS

General

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution.

The Bonds are dated July 1, 2025, and will accrue interest from the initial date of delivery (expected on July 24, 2025) with interest payable March 1, 2026, and each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. The Bonds are fully-registered bonds maturing on September 1 of the years shown under "PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS" on the inside cover page of this Official Statement. Principal of the Bonds will be payable to the Registered Owners at maturity or redemption upon presentation at the principal payment office of the paying agent/registrar, initially, BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will be payable by check, dated as of the Interest Payment Date, and mailed by the Paying Agent/Registrar to Registered Owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding the Interest Payment Date (the "Record Date") or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and a Registered Owner at the risk and expense of such Registered Owner.

Book-Entry-Only System

This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by The Depository Trust Company, New York, New York ("DTC"), while the Bonds are registered in its nominee's name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participant, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be required by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each of the Bonds, each in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchase of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issue as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or Paying Agent/Registrar, on payable date

in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Paying Agent/Registrar or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of Book-Entry-Only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in the section concerning DTC and DTC's Book-Entry-Only system has been obtained from sources that the District believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

Successor Paying Agent/Registrar

Provision is made in the Bond Resolution for replacing the Paying Agent/Registrar. If the District replaces the Paying Agent/Registrar, such Paying Agent/Registrar shall, promptly upon the appointment of a successor, deliver the Paying Agent/Registrar's records to the successor Paying Agent/Registrar, and the successor Paying Agent/Registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any successor Paying Agent/Registrar selected by the District shall be a commercial bank; a trust company organized under the laws of the State of Texas; or other entity duly qualified and legally authorized to serve and perform the duties of the Paying Agent/Registrar for the Bonds.

Registration, Transfer and Exchange

In the event the Book-Entry-Only System is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the corporate trust office of the Paying Agent/Registrar in Dallas, Texas. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of initial delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the Initial Purchaser.

The Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Bonds of the same maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to the Registered Owner or assignee of the Registered Owner within not more than three (3) business days after the receipt by the Paying Agent/Registrar of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in the denomination of $5,000 in principal amount for a Bond, or any integral multiple thereof for any one maturity and shall bear interest at the same rate and be for a like aggregate principal or maturity amount as the Bond or Bonds surrendered for exchange or transfer. Neither the Paying Agent/Registrar nor the District is required to issue, transfer, or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding Interest Payment Date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning fifteen (15) calendar days prior to, and ending on the date of the mailing of notice of redemption, or where such redemption is scheduled to occur within thirty (30) calendar days. No service charge will be made for any transfer or exchange, but the District or Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Redemption of the Bonds

Bonds maturing on September 1, 2031, and thereafter shall be subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by such random method as the Paying Agent/Registrar deems fair and appropriate in integral multiples of $5,000 within any one maturity.

Mutilated, Lost, Stolen or Destroyed Bonds

In the event the Book-Entry-Only System is discontinued, the District has agreed to replace mutilated, destroyed, lost or stolen Bonds upon surrender of the mutilated Bonds to the Paying Agent/Registrar, or receipt of satisfactory evidence of such destruction, loss or theft, and receipt by the District and Paying Agent/Registrar of security or indemnity as may be required by either of them to hold them harmless. The District may require payment of taxes, governmental charges and other expenses in connection with any such replacement.

Outstanding Bonds

The District has previously issued three (3) series of bonds for the purpose of acquiring or constructing the Utility System, and three (3) series of bonds for the purpose of acquiring or constructing the Road System, of which $51,140,000 principal amount remains outstanding as of the Date of Delivery (the "Outstanding Bonds").

Authority for Issuance

The Bonds are the fourth series of bonds issued by the District out of an aggregate of $141,315,000 principal amount of unlimited tax bonds authorized by the District's voters for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds. The voters of the District have authorized the issuance of an aggregate of $61,925,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System and for the refunding of such bonds. The voters of the District have authorized the issuance of an aggregate of $32,240,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Park System and for the refunding of such bonds.

Following issuance of the Bonds, $99,780,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds, $44,095,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System and for the refunding of such bonds, and $32,240,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Park System and for the refunding of such bonds will remain authorized but unissued.

The Bonds are issued pursuant to: an order of the TCEQ; the general laws of the State of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution; the Bond Resolution; and elections held within the boundaries of the District on November 6, 2007 and November 3, 2009.

Short-Term Debt

The District issued its $3,606,000 Bond Anticipation Note, Series 2024 (the "BAN"), dated December 20, 2024. The BAN matures on December 19, 2025, and accrues interest at a rate of 5.50% per annum, calculated on the basis of a 365-day year. The District will use a portion of the proceeds from the sale of the Bonds to redeem the BAN prior to its maturity. Proceeds from the BAN were used to reimburse the Developer for a portion of the improvements and related costs shown under "THE BONDS – Use and Distribution of Proceeds of the Bonds."

Issuance of Additional Debt

The District may issue additional bonds with the approval of the TCEQ, necessary to provide improvements and facilities consistent with the purposes for which the District was created. The District's voters have authorized the issuance of an aggregate of $141,315,000 of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds and $61,925,000 of unlimited tax bonds for the purpose of acquiring or constructing the Road System and for the refunding of such bonds. The District's voters have also authorized an aggregate of $32,240,000 of unlimited tax bonds for the purpose of acquiring or constructing the Park System and for the refunding of such bonds. The District could authorize additional amounts of each. The Bonds are the fourth series of bonds issued by the District for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds. Following issuance of the Bonds, $99,780,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds, $44,095,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System and for the refunding of such bonds, and $32,240,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Park System and for the refunding of such bonds will remain authorized but unissued. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District's voters and approved by the TCEQ).

Following the issuance of the Bonds, the District will owe the Developer approximately $_____ for expenditures relating to the acquisition or construction of the Utility System, the Road System, and the Park System. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. The District prepared a parks master plan, and on November 6, 2007, and November 3, 2009, the District's voters authorized an aggregate of $32,240,000 in unlimited tax bonds for the purpose of acquiring or constructing

the Park System and for the refunding of such bonds. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park bond application for the issuance of bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. The principal amount of outstanding park bonds issued by the District may not exceed one percent (1 %) of the District's taxable assessed valuation unless the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent (1 %) but not more than three percent (3 %) of the value of the taxable property in the District. The District has not considered the preparation of a parks bond application at this time.

Source of Payment

The Bonds are payable from a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District.

In the Bond Resolution, the District covenants to levy a sufficient tax to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, Paying Agent/Registrar fees, and fees of the Brazoria County Appraisal District (the "Appraisal District"). Tax proceeds, after deduction for collection costs, will be placed in the Utility System Debt Service Fund (herein defined) and used solely to pay principal of and interest on the Bonds, any additional bonds payable from taxes which may be issued for the Utility System, and fees of the Paying Agent/Registrar. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Utility System or Park System.

The Bonds are obligations solely of the District and are not the obligations of the State of Texas; the County; the City; or any entity other than the District.

Funds

The Bond Resolution confirms the District's fund for debt service on the Bonds and any additional unlimited tax bonds issued by the District for the Utility System (the "Utility System Debt Service Fund"). Upon closing, twelve (12) months of capitalized interest on the Bonds will be deposited from the proceeds from sale of the Bonds into the Utility System Debt Service Fund. The Utility System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Bonds and any additional unlimited tax bonds issued by the District for the Utility System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Bonds and any of the District's other duly authorized bonds issued for the Utility System payable in whole or in part from taxes. Amounts on deposit in the Utility System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds and any additional bonds for the Utility System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Road System.

No Arbitrage

The District will certify, on the date of delivery of the Bonds, that based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be "arbitrage bonds" under the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations prescribed thereunder. Furthermore, all officers, employees and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become "arbitrage bonds" under the Code and the regulations prescribed from time to time thereunder.

Defeasance

The Bond Resolution provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) of the Bonds or other obligations of the District payable from revenues or from ad valorem taxes or both, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are

unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and which mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds.

Upon such deposit as described above, such Bonds shall no longer be regarded as outstanding or unpaid. After firm banking and financial arrangements for the discharge and final payment or redemption of the Bonds have been made as described above, all rights of the District to initiate proceedings to call the Bonds for redemption or take any other action amending the terms of the Bonds are extinguished; provided, however, that the right to call the Bonds for redemption is not extinguished if the District: (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call the Bonds for redemption; (ii) gives notice of the reservation of that right to the owners of the Bonds immediately following the making of the firm banking and financial arrangements; and (iii) directs that notice of the reservation be included in any redemption notices that it authorizes.

There is no assurance that the current law will not be changed in the future in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds.

Legal Investment and Eligibility to Secure Public Funds in Texas

The following is quoted from Section 49.186 of the Texas Water Code, and is applicable to the District:

> "(a) All bonds, notes, and other obligations issued by a district shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic.
>
> (b) A district's bonds, notes, and other obligations are eligible and lawful security for all deposits of public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them."

The Public Funds Collateral Act (Chapter 2257, Texas Government Code) also provides that bonds of the District (including the Bonds) are eligible as collateral for public funds.

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment or collateral purposes. No representation is made concerning other laws, rules, regulations, or investment criteria which apply to or which might be utilized by any of such persons or entities to limit the acceptability or suitability of the Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds as to the suitability or acceptability of the Bonds for investment or collateral purposes.

Registered Owners' Remedies

Pursuant to Texas law, the Bond Resolution provides that, in the event the District defaults in the payment of the principal of or interest on any of the Bonds when due, fails to make payments required by the Bond Resolution into the debt service fund, or defaults in the observance or performance of any of the other covenants, conditions or obligations set forth in the Bond Resolution, any Registered Owner shall be entitled to seek a writ of mandamus from a court of competent jurisdiction compelling and requiring the District to make such payments or to observe and perform such covenants, obligations or conditions. Such right is in addition to other rights the Registered Owners may be provided by the laws of the State of Texas.

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners may seek a writ of mandamus requiring the District to levy adequate taxes to make such payments. Except for the remedy of mandamus, the Bond Resolution does not specifically provide for remedies to a Registered Owner in the event of a District default, nor does it provide for the appointment of a trustee to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on the property of the District or sell property within the District in order to pay the principal of or interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may be further limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors

of political subdivisions such as the District. For example, a Chapter 9 bankruptcy proceeding by the District could delay or eliminate payment of principal or interest to the Registered Owners.

Use and Distribution of Proceeds of the Bonds

Proceeds from the sale of the Bonds will be used by the District to redeem the BAN, the proceeds of which were used to reimburse the Developer for a portion of the improvements and related costs as shown below. Additionally, proceeds from the sale of the Bonds will be used to reimburse the Developer for the improvements and related costs that were not reimbursed by the BAN and to pay: twelve (12) months of capitalized interest, BAN interest, developer interest, and other certain costs associated with the issuance of the Bonds.

Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer (herein defined) and the Financial Advisor (herein defined). The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the District's auditor.

Construction Costs	District's Share
A. Developer Contribution Items	
1. Meridiana Section 30A - W, WW, & D	$ 805,101
2. Meridiana Section 31A - W, WW, & D	1,214,649
3. Meridiana Section 33A - W, WW, & D	880,454
4. Meridiana Section 39A - W, WW, & D	680,621
5. Meridiana Section 39B - W, WW, & D	467,621
6. Engineering and Geotechnical Testing (Items 1- 5)	681,304
7. SWPPP Compliance (Items 1-5)	66,470
Total Developer Contribution Items	$ 4,796,220
B. District Contribution Items	
1. Detention Reserve "L-2"	$ 136,935
2. Detention Reserve "O-2"	172,069
3. Detention Reserve "N-2"	88,625
4. Detention Reserve "V, Ph. 1"	102,595
Total District Contribution Items	$ 500,224
Total Net Construction Costs	$ 5,296,444
Non-Construction Costs	
A. Legal Fees	$ 190,100
B. Fiscal Agent Fees	150,100
C. Interest	
1. Developers Interest (5.0%)	853,412
2. Capitalized Interest (12 Months at 5.0%)	375,250
2. Bond Anticipation Note Interest (12 Months at 5.0%)	180,300
D. Bond Discount (3.00%)	225,150
E. Bond Issuance Expenses	56,813
F. Bond Anticipation Note Issuance Expenses	95,392
G. Bond Application Report Expense	55,771
H. Attorney General Fee (0.10%)	7,505
I. TCEQ Bond Issuance Fee (0.25%)	18,763
Total Non-Construction Costs	$ 2,208,556
TOTAL UTILITY BOND ISSUE REQUIREMENT	**$ 7,505,000**

In the instance that approved estimated amounts exceed the actual costs, the difference comprises a surplus which may be expended for approved uses in accordance with the rules of the TCEQ. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

THE DISTRICT

Authority

The District was created by order of the TCEQ, dated August 16, 2007, and by a confirmation election held within the District on November 6, 2007, and operates pursuant to Article XVI, Section 59 and Article III, Section 52 of the Constitution of the State of Texas, and Chapters 49 and 54, Texas Water Code, as amended.

The District is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water.

The District also is authorized to acquire, construct, develop and maintain park and recreational facilities using operating revenues or by issuing bonds payable from taxes, and to construct roads. In addition, the District is authorized, upon TCEQ and voter approval, to establish, operate and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provide such facilities and services to the customers of the District.

Description

The District encompasses approximately 686 acres and is located wholly within the County, approximately 22 miles south of the Central Business District of the City of Houston, Texas. The District lies approximately 1.5 miles south of the intersection of State Highway 6 and Highway 288. The District is located within the corporate city limits of the City of Manvel, Texas.

Management of the District

The District is governed by its Board, consisting of five directors who have control over and management supervision of all affairs of the District. All of the directors own property in the District. The directors serve staggered, four-year terms. Elections are held in even-numbered years in May. The current members and officers of the Board are listed below:

Name	Title	Term Expires May
Lance E. Taylor	President	2028
Michael Albrecht	Vice President	2026
Tamu Williams	Secretary	2028
David Rivera	Assistant Secretary	2026
Sandra Harrell	Assistant Vice President	2026

Investment Policy

The District has adopted an Investment Policy (the "Policy") as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act"). The District's goal is to preserve principal and maintain liquidity in a diversified portfolio while securing a competitive yield on its portfolio. Funds of the District are to be invested only in accordance with the Policy. The Policy states that the funds of the District may be invested in short term obligations of the U.S. or its agencies or instrumentalities, in certificates of deposits insured by the Federal Deposit Insurance Corporation ("FDIC") and secured by collateral authorized by the Act, and in TexPool and TexStar, which are public funds investment pools rated in the highest rating category by a nationally recognized rating service. The District does not currently own, nor does it anticipate, the inclusion of long term securities or derivative products in the portfolio.

Consultants

Although the District does not have a general manager or any other full-time employees, it has contracted for utility system operating, bookkeeping, tax assessing and collecting, auditing, engineering, and legal services as follows:

Tax Assessor/Collector: The tax assessor/collector for the District is Assessments of the Southwest, Inc.

Bookkeeper: The District's bookkeeper is Myrtle Cruz, Inc.

Utility System Operator: The District's water and sewer system is operated by Si Environmental LLC.

Auditor: The District engaged McGrath & Co., PLLC to audit its financial statements for the fiscal year ended March 31, 2024. McGrath & Co., PLLC was not requested to perform any updating procedures subsequent to the date of its audit opinion on the March 31, 2024, financial statements. See "APPENDIX A" for a copy of the District's audited financial statements for the fiscal year ended March 31, 2024. The District engaged McGrath & Co., PLLC as its auditor for the fiscal year ended March 31, 2025.

Engineer: The District's engineer is Edminster, Hinshaw, Russ and Associates, Inc. (the "Engineer"). Such firm acts as engineer for many residential and commercial developments in Texas.

General and Bond Counsel: The District has engaged Allen Boone Humphries Robinson LLP, Houston, Texas, as general counsel to the District and as bond counsel ("Bond Counsel") in connection with the issuance of the Bonds. The fees to be paid Bond Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds. See "LEGAL MATTERS."

Disclosure Counsel: The District has engaged Orrick, Herrington & Sutcliffe LLP, Houston, Texas, as disclosure counsel ("Disclosure Counsel") to the District in connection with the issuance of the Bonds. The fees to be paid Disclosure Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

Financial Advisor: Robert W. Baird & Co. Incorporated serves as financial advisor ("Financial Advisor") to the District in connection with the issuance of the Bonds. The Financial Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement.

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DEVELOPMENT OF THE DISTRICT

To date, approximately 396 acres (1,150 lots) within the District have been developed into the single-family residential subdivision of Meridiana, Sections 27, 28A, 28B, 29, 30A, 30B, 31A, 31B, 32A, 32B, 33A, 33B, 34A, 39A, 39B, 43-53, and 54A. In addition, 28 acres have been developed as Alvin ISD Junior High School.

As of May 1, 2025, there were 956 completed homes, 12 homes under construction and 182 vacant developed lots. The remaining land within the District consists of approximately 35 undeveloped but developable acres and approximately 223 undevelopable acres consisting of easements, rights of way and greenbelts.

Status of Development within the District

The following is a status of construction of single-family housing within the District as of May 1, 2025:

	Type of Development	Section Acreage	Platted Lots	Completed Homes	Homes Under Construction	Developed Vacant Lots
Meridiana – Section 27	Single-Family	16.00	52	52	0	0
Meridiana – Section 28A	Single-Family	14.00	45	45	0	0
Meridiana – Section 28B	Single-Family	14.00	39	39	0	0
Meridiana – Section 29	Single-Family	9.00	15	15	0	0
Meridiana – Section 30A	Single-Family	17.00	54	37	0	17
Meridiana – Section 30B	Single-Family	11.00	42	4	0	38
Meridiana – Section 31A	Single-Family	15.52	22	22	0	0
Meridiana – Section 31B	Single-Family	7.80	23	0	0	23
Meridiana – Section 32A	Single-Family	1.00	4	0	0	4
Meridiana – Section 32B	Single-Family	0.20	2	0	0	2
Meridiana – Section 33A	Single-Family	14.00	47	47	0	0
Meridiana – Section 33B	Single-Family	10.00	40	40	0	0
Meridiana – Section 34A	Single-Family	10.10	66	0	0	66
Meridiana – Section 39A	Single-Family	12.00	66	66	0	0
Meridiana – Section 39B	Single-Family	12.00	50	50	0	0
Meridiana – Section 43	Single-Family	23.33	53	53	0	0
Meridiana – Section 44	Single-Family	27.00	72	72	0	0
Meridiana – Section 45	Single-Family	10.00	34	34	0	0
Meridiana – Section 46	Single-Family	13.00	29	29	0	0
Meridiana – Section 47	Single-Family	22.00	63	63	0	0
Meridiana – Section 48	Single-Family	22.00	64	64	0	0
Meridiana – Section 49	Single-Family	20.00	27	27	0	0
Meridiana – Section 50	Single-Family	20.00	69	69	0	0
Meridiana – Section 51	Single-Family	7.00	10	6	1	3
Meridiana – Section 52	Single-Family	21.88	44	35	4	5
Meridiana – Section 53	Single-Family	14.90	38	38	0	0
Meridiana – Section 54A	Single-Family	8.90	21	16	3	2
Totals		396.00	1150	956	12	182

Under Development	3.50
Schools	28.30
Undevelopable	223.37
Remaining Developable:	34.80
Total District Acreage:	686.00

PRINCIPAL LANDOWNERS/DEVELOPER

Role of the Developer

In general, the activities of a developer in a municipal utility district such as the District include purchasing the land within the District, designing the subdivision, designing the utilities and streets to be constructed in the subdivision, designing any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, wastewater, and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone, and electric service) and selling improved lots and commercial reserves to builders, developers, or other third parties. In most instances, the developer will be required to pay up to thirty percent of the cost of constructing certain of the water, wastewater and drainage facilities in a utility district pursuant to the rules of the TCEQ. The relative success or failure of a developer to perform such activities in development of the property within a utility district may have a profound effect on the security of the unlimited tax bonds issued by a district. A developer is generally under no obligation to a district to develop the property which it owns in a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land which it owns within a district. In addition, a developer is ordinarily a major taxpayer within a municipal utility district during the development phase of the property.

Prospective purchasers of the Bonds should note that the prior real estate experience of a developer should not be construed as an indication that further development within the District will occur, or construction of taxable improvements upon property within the District will occur, or that marketing or leasing of taxable improvements constructed upon property within the District will be successful. Circumstances surrounding development within the District may differ from circumstances surrounding development of other land in several respects, including the existence of different economic conditions, financial arrangements, homebuilders, geographic location, market conditions, and regulatory climate.

Neither the Developer, nor any affiliate entity, is obligated to pay principal of or interest on the Bonds. Furthermore, none of the Developer or its affiliate entities has a binding commitment to the District to carry out any plan of development, and the furnishing of information relating to the proposed development by the Developer or its affiliate entities should not be interpreted as such a commitment. Prospective purchasers are encouraged to inspect the District in order to acquaint themselves with the nature of development that has occurred or is occurring within the District's boundaries.

Principal Landowner/Developer

GR-M1 Ltd. was formed by the Developer for the purpose of acquiring and holding for investment and sale tracts of land, including the land in the District. The Developer has determined the overall development plan for such land in the District and arranged for the construction of water, sanitary sewer and road facilities within the District. GR-M1 Ltd. plans to use equity contributions to fund the development of Meridiana.

Rise Communities LLC is a developer and manager of master-planned, large-scale communities. In addition to developing Meridiana, Rise Communities LLC is also developing Cane Island, an 1,100-acre master-planned community located in the City of Katy, Texas.

Homebuilders within the District

Homebuilders who are active in the District include David Weekley Homes, Highland Homes, Perry Homes, Drees Custom Homes, Coventry Homes, Chesmar Homes, Shea Homes, Lennar Homes, Toll Brothers, and Gracemark Homes. Prices of new homes being constructed in the District range from the $300,000s to over $1 million.

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THE UTILITY SYSTEM

Regulation

According to the Engineer, the water distribution and wastewater collection lines constructed by the District have been designed in accordance with accepted engineering practices and the requirements of all governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities including, among others, the TCEQ, the City, and the County. According to the District's Engineer, the design of all such completed facilities has been approved by all required governmental agencies.

Operation of the District's waterworks and sewer treatment facilities is subject to regulation by, among others, the Environmental Protection Agency and the TCEQ. In many cases, regulations promulgated by these agencies have become effective only recently and are subject to further development and revisions.

Water, Sanitary Sewer and Drainage System

[Waiting for updated from the engineer] Water Supply: The District owns one water plant. Phase One of the Water Plant consists of a 1,600 gallon-per minute ("gpm") well, 30,000 gallons of hydropneumatic tank capacity, a 500,000 gallon ground storage tank and 4,800 gpm of booster pump capacity. According to EHRA., the District's engineer (the "Engineer"), phase one of the water plant is capable of serving 2,040 equivalent single family connections ("esfc") in the District.

Wastewater Treatment: The District is provided capacity from Brazoria Co. MUD No. 55's ("MUD 55") wastewater treatment facility which has a total capacity of 480,000 gallons per day ("gpd") which can serve a total of 2,000 esfcs and currently only serves 1,956 esfcs. Per the Operator's reports for February 2023 through April 2023, the MUD 55 wastewater treatment plant is only operating at 58.8%-61.7% of its design flow rate. The District's wastewater treatment facility is currently under construction with an estimated completion of May 2023 and when complete will have a total capacity of 399,000 gpd which can serve up to 1266 esfcs.

MUD 55 plans to ultimately expand the plant to a 960,000 gpd wastewater treatment facility. According to the Engineer, the ultimate phase of the facility will be adequate to serve 3,200 esfcs.

100 Year Flood Plain

According to the FEMA Map No. 48039C0110K, Panel 110 of 925, and Map No. 48039C0120K, Panel 120 of 850, dated December 20, 2020, approximately 157 acres within the District are located in the 100-year flood plain and are not considered to be developable.

THE ROAD SYSTEM

The Road System serves residents of the District by providing access to the major thoroughfares and collectors within the Meridiana development and surrounding area. The major thoroughfares and collectors serving the District include Meridiana Parkway, Pursley Boulevard and Cumulus Drive. The District will finance, design and construct the Road System in phases as development progresses. The Road System will ultimately be owned, operated and maintained by the City as the phases are constructed and accepted by the City. The District does not intend to maintain or operate the roads once they are accepted by the City.

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General Fund Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's System. Such summary has been prepared by the Financial Advisor for inclusion herein, based upon information obtained from the District's audited financial statements for fiscal years ended March 31, 2020, through March 31, 2024. Reference is made to such statement for further and more complete information. See "APPENDIX A." The figures for the period June 5, 2025, are unaudited and have been obtained from the District's bookkeeper.

	Fiscal Year End March 31,				
	2024	2023	2022	2021	2020
REVENUES					
Water Service	$ 481,660	$ 223,600	$ 105,659	$ 43,122	$ 625
Sewer Service	341,277	159,162	82,876	25,692	383
Property Taxes	266,679	218,192	185,795	26,796	15,519
Penalties & Interest	21,751	14,500	5,033	907	-
Tap Connection & Inspection	313,831	578,471	431,731	91,001	-
Groundwater Pumpage Fees	3,483	1,718	560	171	-3
Impact Fees	-	-	-	-	697,444
Miscellaneous	41,723	37,418	17,355	5,677	110
Investment Revenues	16,538	5,054	101	529	233
TOTAL REVENUES	$ 1,486,942	$ 1,238,115	$ 829,110	$ 193,895	$ 714,317
EXPENSES					
Current					
Professional Fees	$ 255,787	$ 328,177	$ 272,935	$ 184,700	$ 127,459
Contracted Services	423,153	479,292	316,938	102,144	15,952
Repairs and Maintenance	354,606	216,752	182,058	54,205	23,040
Utilities	101,745	43,244	-	-	137
Administrative	130,685	81,669	44,687	29,520	15,909
Other	10,617	13,119	17,193	6,764	2,501
Capital Contribution	-	-	-	-	137,820
Capital Outlay	-	94,870	-	-	-
TOTAL EXPENSES	$ 1,276,593	$ 1,257,123	$ 833,811	$ 377,333	$ 322,818
NET REVENUES (Deficit)	$ $210,349	$ ($19,008)	$ ($4,701)	$ ($183,438)	$ 391,496
Other financing sources (uses)					
Developer Advances	-	-	-	-	70,000
Internal Transfers	15,893	13,696	-	-	-
Construction Contract Reimbursement	-	-	-	121,605	-
Net Change in Fund Balance	226,242	(5,312)	(4,701)	(61,833)	461,496
Beginning Fund Balance	$ 390,903	$ 396,215	$ 400,916	$ 462,749	$ 1,250
Ending Fund Balance	$ 617,145	$ 390,903	$ 396,215	$ 400,916	$ 462,749

(a) Unaudited. Provided by the bookkeeper.

AERIAL PHOTOGRAPH OF THE DISTRICT

(_____ 2025)

PHOTOGRAPHS TAKEN WITHIN THE DISTRICT

(_____ 2025)

PHOTOGRAPHS TAKEN WITHIN THE DISTRICT

(_____ 2025)

DISTRICT DEBT

Pro-Forma Debt Service Requirement Schedule

The following schedule sets forth the principal and estimated interest requirements for the Outstanding Bonds and the principal and estimated interest requirements for the Bonds, with an estimated annual interest rate of 5.25%. Totals may not sum due to rounding.

Calendar Year	Outstanding Debt Service	Plus: The Bonds			Total Debt Service
		Principal	Interest	Debt Service	
2025	$ 2,250,119	$ –	$ –	$ –	$ 2,250,119
2026	3,611,025	125,000	434,508	559,508	4,170,533
2027	3,582,200	175,000	387,450	562,450	4,144,650
2028	3,556,788	180,000	378,263	558,263	4,115,050
2029	3,542,713	190,000	368,813	558,813	4,101,525
2030	3,519,263	200,000	358,838	558,838	4,078,100
2031	3,492,931	210,000	348,338	558,338	4,051,269
2032	3,480,656	225,000	337,313	562,313	4,042,969
2033	3,489,019	235,000	325,500	560,500	4,049,519
2034	3,482,494	245,000	313,163	558,163	4,040,656
2035	3,498,019	260,000	300,300	560,300	4,058,319
2036	3,516,388	275,000	286,650	561,650	4,078,038
2037	3,525,631	290,000	272,213	562,213	4,087,844
2038	3,540,556	305,000	256,988	561,988	4,102,544
2039	3,556,144	320,000	240,975	560,975	4,117,119
2040	3,577,169	335,000	224,175	559,175	4,136,344
2041	3,587,425	355,000	206,588	561,588	4,149,013
2042	3,607,313	375,000	187,950	562,950	4,170,263
2043	3,624,644	390,000	168,263	558,263	4,182,906
2044	3,631,175	410,000	147,788	557,788	4,188,963
2045	3,650,663	435,000	126,263	561,263	4,211,925
2046	3,673,663	455,000	103,425	558,425	4,232,088
2047	3,688,938	480,000	79,538	559,538	4,248,475
2048	1,192,231	505,000	54,338	559,338	1,751,569
2049	–	530,000	27,825	557,825	557,825
Total	$ 81,877,163	$ 7,505,000	$ 5,936,553	$ 13,440,458	$ 95,317,621

Estimated Combined Average Annual Debt Service Requirement (2025-2049) ..... $ 3,812,705

Estimated Combined Maximum Annual Debt Service Requirement (2047) ..... $ 4,248,275

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Bonded Indebtedness

2024 Certified Taxable Assessed Valuation	$ 363,970,670	(a)
2025 Preliminary Taxable Assessed Valuation	$ 461,029,363	(b)
Estimated Taxable Assessed Valuation as of May 1, 2025	$ 475,467,510	(c)
Direct Debt:		
The Outstanding Bonds	$ 51,140,000	
The Bonds	7,505,000	
Total	$ 58,645,000	
Estimated Overlapping Debt	$ 40,206,456	(d)
Total Direct and Estimated Overlapping Debt	$ 98,851,456	(d)
Direct Debt Ratios:		
As a percentage of the 2024 Certified Taxable Assessed Valuation	16.11 %	
As a percentage of the 2025 Preliminary Taxable Assessed Valuation	12.72 %	
As a percentage of the Estimated Taxable Assessed Valuation as of May 1, 2025	12.33 %	
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of the 2024 Certified Taxable Assessed Valuation	27.16 %	
As a percentage of the 2025 Preliminary Taxable Assessed Valuation	21.44 %	
As a percentage of the Estimated Taxable Assessed Valuation as of May 1, 2025	20.79 %	
Road System Debt Service Fund Balance (as of June 5, 2025)	$ 1,025,870	(e)
Utility System Debt Service Fund Balance (as of June 5, 2025)	$ 2,596,565	(f)
Road System Capital Projects Fund (as of June 5, 2025)	$ 100,304	
Utility System Capital Projects Fund (as of June 5, 2025)	$ 38,085	
General Fund Balance (as of June 5, 2025)	$ 847,064	
2024 Tax Rate per $100 of Taxable Assessed Valuation		
Utility System Debt Service	$ 0.50	
Road System Debt Service	0.30	
Maintenance and Operations	0.10	
Total	$ 0.90	
Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2025-2049)	$ 3,812,705	(f)
Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2047)	$ 4,248,275	(f)
Debt Service Tax Rate per $100 of Taxable Assessed Valuation Required to Pay the Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2025-2049) at 95% Tax Collections:		
Based on the 2024 Certified Taxable Assessed Valuation	$ 1.11	
Based on the 2025 Preliminary Taxable Assessed Valuation	$ 0.88	
Based on the Estimated Taxable Assessed Valuation as of May 1, 2025	$ 0.85	
Debt Service Tax Rate per $100 of Taxable Assessed Valuation Required to Pay the Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2047) at 95% Tax Collections:		
Based on the 2024 Certified Taxable Assessed Valuation	$ 1.23	
Based on the 2025 Preliminary Taxable Assessed Valuation	$ 0.98	
Based on the Estimated Taxable Assessed Valuation as of May 1, 2024	$ 0.95	
Single-Family Homes (including 12 under construction) as of May 1, 2025	968	

(a) As certified by the Appraisal District as of January 1, 2024. See "TAXING PROCEDURES."

(b) Provided by the Appraisal District as the preliminary value as of January 1, 2025. This value represents the preliminary determination of the taxable value in the District as of January 1, 2025, provided by the Appraisal District. No taxes will be levied on this preliminary value, which is subject to review and downward adjustment. See "TAXING PRODECURES."

(c) As of May 1, 2025, provided by the Appraisal District for information purposes only. Represents new construction within the District as of May 1, 2025. This estimate is based upon the same unit value used in the taxable assessed valuation. No taxes will be levied on this estimate. See "TAXING PROCEDURES."

(d) See "DISTRICT DEBT – Estimated Direct and Overlapping Debt Statement."

(e) Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Road System Debt Service Fund. Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued for the Utility System, such as the Bonds.

(f) In addition to this amount, twelve (12) months of capitalized interest on the Bonds will be deposited into the Utility System Debt Service Fund upon closing of the Bonds. Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Utility System Debt Service Fund. Monies in the Utility System Debt Service Fund cannot be used to pay debt service on bonds issued by the District for the Road System.

(g) Requirement of debt service on the Bonds. Debt service on the Bonds is an estimate based on the Bonds being sold at an average annual interest rate of 5.25%. See "DISTRICT DEBT – Pro-Forma Debt Service Requirement Schedule."

Estimated Direct and Overlapping Debt Statement

Other governmental entities whose boundaries overlap the District have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from information contained in *Texas Municipal Reports* published by the Municipal Advisory Council of Texas, or other available information. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon such information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot presently be determined. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance or general revenue purposes in addition to taxes for payment of their debt, and some are presently levying and collecting such taxes.

Taxing Jurisdiction	Outstanding Debt as of April 30, 2025	Estimated Overlapping Percent	Estimated Overlapping Amount
Brazoria County, Texas	$ 226,118,313	0.70%	$ 1,584,878
Alvin Independent School District	951,950,000	2.33%	22,134,498
Alvin Community College District	17,050,000	1.70%	289,007
City of Manvel , Texas	96,420,000	16.80%	16,198,072
Total Estimated Overlapping Debt			$ 40,206,456
The District			$ 58,645,000 (a)
Total Direct & Estimated Overlapping Debt			$ 98,851,456 (a)

(a) Includes the Bonds and the Outstanding Bonds.

Debt Ratios

	Percentage of 2024 Certified Taxable Assessed Valuation	Percentage of 2025 Preliminary Taxable Assessed Valuation	Percentage of Estimate of Value May 1, 2025
Direct Debt (a)	16.11%	12.72%	12.33%
Total Direct and Estimated Overlapping Debt (a)	27.16%	21.44%	20.79%

(a) Includes the Bonds and the Outstanding Bonds.

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in sufficient amount to pay the principal of and interest on the Bonds and any additional road bonds payable from taxes which the District may hereafter issue (see "RISK FACTORS – Future Debt"), and to pay the expenses of assessing and collecting such taxes. The Board is also authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in sufficient amount to pay the principal of and interest on any water and sewer system bonds payable from taxes which the District may hereafter issue, and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Resolution to levy such a tax from year to year as described more fully above under "THE BONDS – Source of Payment." Under Texas law, the Board may also levy and collect annual ad valorem taxes for the operation and maintenance of the District and the Utility System and for the payment of certain contractual obligations. See "TAX DATA – Maintenance Tax."

Property Tax Code and County-Wide Appraisal District

Title I of the Texas Tax Code (the "Property Code") specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Code are complex and are not fully summarized herein. The Property Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Appraisal District has the responsibility of appraising property for all taxing units within the County, including the District. Such appraisal values will be subject to review and change by the Brazoria County Appraisal Review Board (the "Appraisal Review Board"). The appraisal roll, as approved by the Appraisal Review Board, will be used by the District in establishing its tax rolls and tax rate.

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board. The District may be required to offer such exemptions if a majority of voters approve same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between $5,000 and $12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. This exemption will also apply to a residence homestead that was donated by a charitable organization at some cost to such veterans. Also, the surviving spouse of a member of the armed forces who was killed in action is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the service member's death and said property was the service member's residence homestead at the time of death. Such exemption may be transferred to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received.

The surviving spouse of a first responder who is killed or fatally injured in the line of duty is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the first responder's death, and said property was the first responder's residence homestead at the time of death. Such exemption would be transferred to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised market value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted by before July 1. The District has never adopted a homestead exemption. See "TAX DATA."

Freeport Goods and Goods-in-Transit Exemption: A "Freeport Exemption" applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2013 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is

not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

Tax Abatement

The County may designate all or part of the area within the District as a reinvestment zone. Thereafter, the County, the City and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, the County has not designated any of the area within the District as a reinvestment zone.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Code. Nevertheless, certain land may be appraised at less than market value, as such is defined in the Property Code. The Texas Constitution limits increases in the appraised value of residence homesteads to 10 percent annually regardless of the market value of the property.

The Property Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its fair market value. The Property Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all of such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by one political subdivision while claiming it for another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three years for agricultural use, open space land, and timberland.

The Property Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all property in the Appraisal District at least once every three years. It is not known what frequency of reappraisals will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense, has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses to formally include such values on its appraisal roll.

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% physically damaged by a disaster and located within an area declared to be a disaster area by the Governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established in the Property Tax Code range from 15% for property less than 30% damaged to 100% for property that is a total loss. Any such temporary exemption granted for disaster-damaged property expires on January 1 of the first year in which the property is reappraised.

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a timely petition for review in district court. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Code.

The Property Code sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda which could result in the repeal of certain tax increases. The Property Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, which may be rejected by taxing units. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continues to accrue during the period of deferral.

Tax Payment Installments After Disaster

Certain qualified taxpayers, including owners of residential homesteads, located within a designated disaster area or emergency area and whose property has been damaged as a direct result of the disaster or emergency, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction, such as the District, if the taxpayer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

Additionally, the Property Tax Code authorizes a taxing jurisdiction such as the District, solely at the jurisdiction's discretion to adopt a similar installment payment option for taxes imposed on property that is located within a designated disaster area or emergency area and is owned or leased by certain qualified business entities, regardless of whether the property has been damaged as a direct result of the disaster or emergency.

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code, as amended, classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build-out that the district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per $100 of taxable value are classified as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed can be classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate is described for each classification below. Debt service cannot be reduced by a rollback election held within any of the districts described below.

Special Taxing Units: Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the District in the preceding tax year on a residence homestead appraised at the average appraised value of a resident homestead in the District in that year, subject to certain homestead exemptions.

Developed Districts: Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.035 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions, plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts: Districts that do not meet the classification of a Special Taxing Unit or a Developed District can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the District in the preceding tax year on a residence homestead appraised at the average appraised value of a resident homestead in the District in that year, subject to certain homestead exemptions.

The District: A determination as to the District's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis. For the 2024 tax year, the Board of Directors designated the District as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year in which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each taxing unit, including the District, having the power to tax the property. The District's tax lien is on a parity with the tax liens of other such taxing units. A tax lien on real property takes priority over the claims of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by federal law. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes, penalty and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within two years for residential and agricultural property and six months for commercial property and all other types of property after the purchaser's deed at the foreclosure sale is filed in the county records.

TAX DATA

General

All taxable property within the District is subject to the assessment, levy and collection by the District of a continuing, direct annual ad valorem tax without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds (see "TAXING PROCEDURES"). The Board has in its Bond Resolution covenanted to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds (see "RISK FACTORS" and "THE BONDS"). The District has levied a total tax rate of $0.90 per $100 of assessed valuation for the 2024 tax year. Such rate is composed of: a maintenance and operations tax rate of $0.06 per $100 of assessed valuation; a Utility System debt service tax rate of $0.54 per $100 of assessed valuation; and a Road System debt Service tax rate of $0.30 per $100 of assessed valuation.

Tax Rate Limitation

Debt Service:	Unlimited (no legal limit as to rate or amount).
Maintenance:	$1.50 per $100 taxable assessed valuation.
Maintenance – Road :	$0.25 per $100 taxable assessed valuation.

Maintenance Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements if such maintenance tax is authorized by vote of the District's electors. The Board is authorized by the District's voters to levy such maintenance tax in an amount not to exceed $1.50 per $100 of assessed valuation. Such tax, when levied, is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds and any parity bonds which may be issued in the future. See "Tax Rate Distribution" herein.

Additional Penalties

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District can establish an additional penalty of twenty percent (20%) of the tax to defray the costs of collection. This 20% penalty applies to taxes that either: (1) become delinquent on or after February 1 of a year, but not later than June 1 of that year, and that remain delinquent on April 1 (for personal property) and July 1 (for real property) of the year in which they become delinquent or (2) become delinquent on or after June 1, pursuant to the Texas Tax Code.

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per $100 of taxable assessed valuation which would be required to meet certain debt service requirements of the Bonds if no growth in the District's tax base occurs beyond the 2024 Certified Taxable Assessed Valuation ($363,970,670), the 2025 Preliminary Taxable Assessed Valuation ($461,029,363), or the Estimated Taxable Assessed Valuation as of May 1, 2025 ($475,467,510). The calculations assume collection of 95% of taxes levied the Outstanding Bonds, the sale of the Bonds but not the sale of any additional bonds by the District.

Estimated Average Annual Debt Service Requirement (2025-2049)	$ 3,812,705
Debt Service Tax Rate of $1.11 on the 2024 Certified Taxable Assessed Valuation	$ 3,838,071
Debt Service Tax Rate of $0.88 on the 2025 Preliminary Taxable Assessed Valuation	$ 3,854,205
Debt Service Tax Rate of $0.85 on the Estimated Taxable Assessed Valuation as of May 1, 2025	$ 3,839,400
Estimated Maximum Annual Debt Service Requirement (2047)	$ 4,248,275
Debt Service Tax Rate of $1.23 on the 2024 Certified Taxable Assessed Valuation	$ 4,252,997
Debt Service Tax Rate of $0.98 on the 2024 Preliminary Taxable Assessed Valuation	$ 4,292,183
Debt Service Tax Rate of $0.95 on the Estimated Taxable Assessed Valuation as of May 1, 2025	$ 4,291,094

Estimated Overlapping Taxes

Property within the District is subject to taxation by several taxing authorities in addition to the District. Under Texas law, if ad valorem taxes levied by a taxing authority become delinquent, a lien is created upon the property which has been taxed. A tax lien on property in favor of the District is on a parity with tax liens of other taxing jurisdictions. In addition to ad valorem taxes required to make debt service payments on bonded debt of the District and of such other jurisdictions (see "DISTRICT DEBT—Estimated Direct and Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

Set forth below is an estimation of all taxes per $100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. The following chart includes the 2023 taxes per $100 of assessed valuation levied by all such taxing jurisdictions. No prediction can be made of the tax rates that will be levied in future years by the respective taxing jurisdictions.

Taxing Jurisdictions	2024 Tax Rate Per $100 of A.V.
The District (a)	$ 0.900000
Brazoria County	0.261625
Alvin Independent School District	1.170000
Alvin Community College District	0.155988
City of Manvel, Texas	0.560000
Brazoria County ESD No. 3	0.077459
Brazoria County Drainage District No. 5	0.104079
Brazoria County Road and Bridge Fund	0.041921
Total	$ 3.271072

Historical Tax Collections

Tax Year	Assessed Valuation	Tax Rate Per $100 (a)	Adjusted Levy	% of Collections Current Year	For the Current Year Ended September 30	% of Collections as of 05/31/2025
2020	$ 3,328,706	0.805000	$ 26,796	100.00%	2021	100.00%
2021	21,434,763	0.900000	192,913	98.92%	2022	100.00%
2022	98,156,134	0.900000	883,405	97.91%	2023	98.95%
2023	263,975,109	0.900000	2,375,776	98.36%	2024	99.51%
2024	363,970,670	0.900000	3,275,736	94.81%	2025	95.45%

(a) Tax rate per $100 of taxable value. See "Tax Rate Distribution" below.

Tax Rate Distribution

	2024	2023	2022	2021	2020
Road System Debt Service	$ 0.300	$ 0.300	$ -	$ -	$ -
Utility System Debt Service	0.540	0.500	0.670	-	-
Maintenance & Operations	0.060	0.100	0.230	0.900	0.805
Total	$ 0.900	$ 0.900	$ 0.900	$ 0.900	$ 0.805

Taxable Assessed Valuation Summary

The following represents the types of property comprising the District assessed taxable value for each of the 2012-2024 tax years.

Type of Property	2024 Assessed Valuation	2023 Assessed Valuation	2022 Assessed Valuation	2021 Assessed Valuation	2020 Assessed Valuation
Land	$ 98,393,444	$ 86,039,631	$ 31,710,616	$ 19,883,292	$ 3,697,514
Improvements	346,962,691	241,747,749	105,326,930	32,660,840	203,190
Personal Property	1,914,180	1,469,630	738,080	110,700	0
Exemptions	(83,299,645)	(65,281,901)	(39,619,492)	(31,220,069)	(571,998)
Total	$ 363,970,670	$ 263,975,109	$ 98,156,134	$ 21,434,763	$ 3,328,706

Principal Taxpayers

The following are the principal taxpayers in the District as shown on the District's certified appraisal rolls for the 2024 tax year.

Taxpayer	Assessed Taxable Valuation 2024 Tax Roll	% of Tax Roll
Perry Homes LLC (a)	$7,647,560	2.10%
Shea Homes Houston LLC (a)	5,332,060	1.46%
Drees Custom Homes LP (a)	5,265,700	1.45%
Enclave Serenity LLC	3,515,950	0.97%
Gr-M1 Ltd (b)	2,399,234	0.66%
Highland Homes Houston	1,555,500	0.43%
Chesmar Homes LLC (a)	1,400,161	0.38%
Homeowner	1,133,366	0.31%
Homeowner	1,031,710	0.28%
Homeowner	987,910	0.27%
Total	$ 30,269,151	8.32%

(a) See "PRINCIPAL LANDOWNERS/DEVELOPER – Homebuilders within the District"
(b) See "PRINCIPAL LANDOWNERS/DEVELOPER"

LEGAL MATTERS

Legal Opinions

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas payable from the proceeds of an annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property within the District and based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds; the approving legal opinion of Bond Counsel, to a like effect, and to the effect that, under existing law, interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations for the purpose of determining the alternative minimum tax imposed on corporations.

Bond Counsel has reviewed the information appearing in this Official Statement under "THE BONDS (except for information under the subheadings "Book-Entry-Only System" and "Use and Distribution of Bond Proceeds"), "THE DISTRICT—Authority," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS" and "CONTINUING DISCLOSURE OF INFORMATION" solely to determine whether such information, insofar as it relates to matters of law, is true and correct and whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

Allen Boone Humphries Robinson LLP, also serves as general counsel to the District on matters other than the issuance of bonds. The legal fees paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the bonds actually issued, sold and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

No-Litigation Certificate

The District will furnish the Initial Purchaser a certificate, executed by the President and Secretary of the Board, and dated as of the date of delivery of the Bonds, that to their knowledge, no litigation is pending or threatened affecting the validity of the Bonds, or the levy and/or collection of taxes for the payment thereof, or the organization or boundaries of the District, or the title of the officers thereof to their respective offices.

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District subsequent to the date of sale from that set forth or contemplated in the Preliminary Official Statement, as it may have been supplemented or amended through the date of sale.

TAX MATTERS

The following discussion of certain federal income tax considerations is for general information only and is not tax advice. Each prospective purchaser of the Bonds should consult its own tax advisor as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

Tax Exemption

In the opinion of Allen Boone Humphries Robinson LLP, Bond Counsel, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals.

The Code imposes a number of requirements that must be satisfied for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of bond proceeds and the source of repayment of bonds, limitations on the investment of bond proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of bond proceeds be paid periodically to the United States and a requirement that the issuer file an information report with the Internal Revenue Service (the "Service"). The District has covenanted in the Bond Resolution that it will comply with these requirements.

Bond Counsel's opinion will assume continuing compliance with the covenants of the Bond Resolution pertaining to those sections of the Code that affect the excludability of interest on the Bonds from gross income for federal income tax purposes and, in addition, will rely on representations by the District and other parties involved with the issuance of the Bonds with respect to matters solely within the knowledge of the District and such parties, which Bond Counsel has not independently verified. If the District fails to comply with the covenants in the Bond Resolution or if the foregoing representations are determined to be inaccurate or incomplete, interest on the Bonds could become includable in gross income from the date of delivery of the Bonds, regardless of the date on which the event causing such inclusion occurs.

Bond Counsel will express no opinion as to the amount or timing of interest on the Bonds or, except as stated above, any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or acquisition, ownership or disposition of, the Bonds. Certain actions may be taken or omitted subject to the terms and conditions set forth in the Bond Resolution upon the advice or with the approving opinion of Bond Counsel. Bond Counsel will express no opinion with respect to Bond Counsel's ability to render an opinion that such actions, if taken or omitted, will not adversely affect the excludability of interest of the Bonds from gross income for federal income tax purposes.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local

obligations is includable in gross income for federal income tax purposes. No assurance can be given as to whether the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer, and the Owners of the Bonds may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds, regardless of the ultimate outcome of the audit.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Resolution, the District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe these agreements so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, as well as timely notice of specified events, to the Municipal Securities Rulemaking Board or any successor to its function as a repository (the "MSRB"), through its Electronic Municipal Market Access ("EMMA") system.

Annual Reports

The District will provide certain updated financial information and operating data to the MSRB. The information to be updated with respect to the District includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement included under the headings "DISTRICT DEBT" (except for the subheading "—Estimated Direct and Overlapping Debt Statement"), "TAX DATA," and in "APPENDIX A." The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2025. The District will provide the updated information to the MSRB.

Any information so provided shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six-month period, and audited financial statements when and if the audit report becomes available. The District's current fiscal year end is March 31. Accordingly, it must provide updated information by the last day in September in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other material events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of the Rule; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or obligated person, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the District or obligated person, any of which reflect financial difficulties. The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Resolution makes any provision for debt service reserves or liquidity enhancement. The terms "obligated person" and "financial obligation" when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (the "Rule"). In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under "Annual Reports."

Availability of Information from EMMA

The District has agreed to provide the information only to the MSRB. The MSRB has prescribed that such information must be filed via EMMA. The MSRB makes the information available to the public without charge and investors will be able to access continuing disclosure information filed with the MSRB at www.emma.msrb.org.

Limitations and Amendments

The District has agreed to update information and to provide notices of material events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement, or from any statement made pursuant to its agreement, although holders and beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

The District may amend its continuing disclosure agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the District but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with the Rule, taking into account any amendments and interpretations of the Rule to the date of such amendment, as well as changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The District may also amend or repeal the agreement if the SEC amends or repeals the applicable provisions of such rule or a court of final jurisdiction determines that such provisions are invalid, but in either case only to the extent that its right to do so would not prevent the Initial Purchaser from lawfully purchasing the Bonds in the offering described herein. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided.

Compliance with Prior Undertakings

During the past five years, the District is in compliance in all material respects with its previous continuing disclosure undertakings made pursuant to SEC Rule 15c2-12.

OFFICIAL STATEMENT

General

The information contained in this Official Statement has been obtained primarily from the Developer, the District's records, the Engineer, the Tax Assessor/Collector and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

Experts

The information contained in the Official Statement relating to engineering and to the description of the Utility System, and, in particular, that engineering information included in the sections entitled "THE DISTRICT—Description" and "THE UTILITY SYSTEM," and "THE ROAD SYSTEM" has been provided by Edminster, Hinshaw, Russ and Associates, Inc. and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in the Official Statement relating to assessed valuations of property generally and, in particular, that information concerning collection rates and valuations contained in the sections captioned "TAX DATA" and "DISTRICT DEBT" was provided by Assessments of the Southwest, Inc. and the Appraisal District. Such information has been included herein in reliance upon Assessments of the Southwest, Inc.'s authority as an expert in the field of tax collection and the Appraisal District's authority as an expert in the field of tax assessing.

Certification as to Official Statement

The District, acting by and through its Board in its official capacity and in reliance upon the experts listed above, hereby certifies, as of the date hereof, that to the best of its knowledge and belief, the information, statements and descriptions pertaining to the District and its affairs herein contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information, descriptions and statements concerning entities other than the District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof.

Updating of Official Statement

If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes the Official Statement to be materially misleading, and unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District in writing on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the District delivers the Bonds) until all of the Bonds have been sold to ultimate customers.

CONCLUDING STATEMENT

The information set forth herein has been obtained from the District's records, audited financial statements and other sources which are considered to be reliable. There is no guarantee that any of the assumptions or estimates contained herein will ever be realized. All of the summaries of the statutes, documents and resolutions contained in this Official Statement are made subject to all of the provisions of such statutes, documents and resolutions. These summaries do not purport to be complete statements of such provisions and reference is made to such summarized documents for further information. Reference is made to official documents in all respects.

This Official Statement was approved by the Board of Directors of Brazoria County Municipal Utility District No. 56 as of the date shown on the cover page.

/s/ _____
President, Board of Directors
Brazoria County Municipal Utility District No. 56

ATTEST:

/s/ _____
Secretary, Board of Directors
Brazoria County Municipal Utility District No. 56

APPENDIX A

FINANCIAL STATEMENTS OF THE DISTRICT

OFFICIAL NOTICE OF SALE

$7,505,000

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56
(A political subdivision of the State of Texas located in Brazoria County)

UNLIMITED TAX BONDS
SERIES 2025

BIDS TO BE SUBMITTED BY:
10:00 A.M., THURSDAY JUNE 26, 2025
CENTRAL TIME

BONDS TO BE AWARDED:
12.00 P.M., THURSDAY JUNE 26, 2025
CENTRAL TIME

This Official Notice of Sale does not alone constitute an invitation for bids, but is merely notice of sale of the bonds described herein. The invitation for such bids is being made by means of this Official Notice of Sale, the Official Bid Form and the Preliminary Official Statement.

OFFICIAL NOTICE OF SALE

$7,505,000

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56
(A political subdivision of the State of Texas located within Brazoria County, Texas)

UNLIMITED TAX BONDS
SERIES 2025

THE BONDS WILL NOT BE DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS.

BONDS OFFERED FOR SALE AT COMPETITIVE BID: The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 56 (the "District"), is offering for sale at competitive bid the District's $7,505,000 Unlimited Tax Bonds, Series 2025 (the "Bonds").

METHODS FOR SUBMISSION OF BIDS AND BID FORMS: Bidders may submit bids for the Bonds by any of the following methods:

1. Submit bids in writing as described below in "WRITTEN BIDDING PROCEDURE;"
2. Submit bids electronically as described below in "ELECTRONIC BIDDING PROCEDURE;" or
3. Submit bids by telephone as described below in "TELEPHONIC BIDDING PROCEDURE."

The District will not accept bids submitted by facsimile.

All bids must be submitted by 10:00 A.M., Central Time, on Thursday, June 26, 2025. Any prospective bidder must also submit, by 10:00 A.M., Central Time, on Thursday, June 26, 2025, signed Official Bid Form(s) to the District's financial advisor, Robert W. Baird & Co. Incorporated (the "Financial Advisor"), as more fully described below. Any bid or bid form submitted after such scheduled time for bid receipt will not be accepted and will be returned unopened. See "CONDITIONS OF SALE – REQUIRED DISCLOSURE OF INTERESTED PARTIES" for additional requirements concerning submission of bids by certain entities.

WRITTEN BIDDING PROCEDURE: A prospective bidder that intends to submit its bid in writing must do so in accordance with this paragraph. Two (2) sealed bids, which must be submitted on the Official Bid Form and plainly marked "Bid for Bonds," are to be addressed to "President and Board of Directors, Brazoria County Municipal Utility District No. 56." The two (2) sealed bids must be submitted on signed Official Bid Forms and delivered, by, to the office of the District's Financial Advisor, Robert W. Baird & Co. Incorporated, Attn: David Smalling, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056, by 10:00 A.M., Central Time, on, Thursday, June 26, 2025. Any bid or bid form submitted after such scheduled time for bid receipt will not be accepted and will be returned unopened. For purposes of the written bidding procedure, the time as maintained by PARITY (described below) shall constitute the official time.

ELECTRONIC BIDDING PROCEDURE: Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY. Bidders must submit, prior to 10:00 A.M., Central Time, Thursday, June 26, 2025, one (1) signed copy of the Official Bid Form that is signed but otherwise incomplete to the Financial Advisor by e-mail to the following address: dsmalling@rwbaird.com. Subscription to the i-Deal's BIDCOMP Competitive Bidding System is required in order to submit an electronic bid. The District will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe. Electronic bids must be received via PARITY in the manner described below, until 10:00 A.M., Central Time, on Thursday, June 26, 2025.

Electronic bids must be submitted via PARITY in accordance with this Official Notice of Sale, until 10:00 A.M., Central Time, but no bid will be received after the time for receiving bids specified above. An electronic bid made through the facilities of PARITY shall be deemed an irrevocable offer to purchase the Bonds on the terms provided in the Official Notice of Sale, and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the District. The District shall not be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of, PARITY, the use of such facilities being the sole risk of the prospective bidder.

If any provisions of the Official Notice of Sale shall conflict with information provided by PARITY as the approved provider of electronic bidding services, this Official Notice of Sale shall control. Further information

about PARITY, including any fee charged, may be obtained from i-Deal, 1359 Broadway, 2nd Floor, New York, NY 10018, (212) 849-5000.

For purposes of the electronic bidding process, the time as maintained by PARITY shall constitute the official time. For information purposes only, bidders are requested to state in their electronic bids the net effective interest rate to the District, as described under "CONDITIONS OF THE SALE – BASIS OF AWARD" below. All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale and the Official Bid Form. See "CONDITIONS OF SALE – REQUIRED DISCLOSURE OF INTERESTED PARTIES" for additional requirements concerning submission of bids.

TELEPHONIC BIDDING PROCEDURE:

Any prospective bidder that intends to submit its bid by telephone must submit its bid in accordance with this section. Prior to 10:00 A.M., Central Time, on Thursday, June 26, 2025, bidders must submit two (2) signed Official Bid Forms, executed by an authorized representative of the bidder, to Robert W. Baird & Co. Incorporated, Attn: David Smalling, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056. Bidders who have provided signed bid forms may thereafter submit bids by telephone on the date of sale by 10:00 A.M., Central Time. Inquiries with respect to this procedure may be directed to David Smalling of Robert W. Baird & Co. Incorporated at (713) 230-6125.

David Smalling of Robert W. Baird & Co. Incorporated will call telephone bidders who have submitted SIGNED Official Bid Forms prior to the date of the sale. Contact David Smalling of Robert W. Baird & Co. Incorporated on the day of the sale to obtain the phone number.

LATE BIDS AND IRREGULARITIES: Robert W. Baird & Co. Incorporated is not authorized and will not be responsible for the submission of any bids made after the time prescribed, nor does the District or Robert W. Baird & Co. Incorporated assume any responsibility or liability with respect to any irregularities associated with the submission, delivery, or electronic transmission of any bid. The District and the Board reserve the right to reject any and all bids and to waive any irregularities, except time of filing.

AWARD AND SALE OF THE BONDS: The District will take action to adopt a resolution (the "Bond Resolution") authorizing the issuance and awarding sale of the Bonds or will reject all bids promptly after receiving the bids at 12.00 P.M. Central Time on Thursday, June 26, 2025 at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest freeway, Suite 2600, Houston, Texas 77027. Sale of the Bonds will be made subject to the terms, conditions, and provisions of the Bond Resolution, to which Bond Resolution reference is hereby made for all purposes, and subject to compliance with Section 2252.908 of the Texas Government Code as more fully described below. The Board reserves the right to reject any or all bids and to waive any irregularities, except time of filing. All bids must comply with the requirements in "CONDITIONS OF SALE – REQUIRED DISCLOSURE OF INTERESTED PARTIES."

THE BONDS

DESCRIPTION OF CERTAIN TERMS OF THE BONDS: The Bonds will be dated July 1, 2025, with interest accruing from the initial date of delivery (expected to be July 23, 2025) (the "Date of Delivery") and payable on March 1, 2025, and each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or prior redemption. The Bonds will be issued only in fully registered form. Principal is payable to the registered owner(s) of the Bonds (the "Registered Owner(s)") upon presentation and surrender at the principal payment office of the paying agent/registrar, initially, BOKF, NA, Dallas, Texas, (the "Paying Agent/Registrar"). Interest on the Bonds will be payable as of the Interest Payment Date, and paid by the Paying Agent/Registrar to the Registered Owner, as shown on the records of the Registrar at the close of business on the 15th day of the calendar month next preceding each Interest Payment Date (the "Record Date"). The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the Registered Owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See "THE BONDS – Book-Entry-Only System" in the Preliminary Official Statement.

The Bonds will mature serially on September 1 in each of the following years and principal amounts:

Maturity (September 1)	Principal Amount	Maturity (September 1)	Principal Amount
2026	$125,000	2038	$305,000
2027	175,000	2039	320,000
2028	180,000	2040	335,000
2029	190,000	2041	355,000
2030	200,000	2042	375,000
2031	210,000	2043	390,000
2032	225,000	2044	410,000
2033	235,000	2045	435,000
2034	245,000	2046	455,000
2035	260,000	2047	480,000
2036	275,000	2048	505,000
2037	290,000	2049	530,000

SERIAL BONDS AND TERM BONDS: Bidders may provide that all the Bonds be issued as serial bonds or may provide that any two or more consecutive annual principal amounts may be combined into one or more term bonds.

REDEMPTION PROVISIONS: The Bonds maturing on and after September 1, 2031, are subject to redemption and payment, at the option of the District, in whole or, from time to time, in part, on September 1, 2030, or on any date thereafter, at a price equal to the principal amount thereof, plus accrued interest thereon to the date fixed for redemption. If less than all the Bonds are redeemed at any time, the District shall determine the maturity or maturities and the amounts thereof to be redeemed, in integral multiples of $5,000 in principal amount, and if less than all of the Bonds within a maturity are to be redeemed, the Paying Agent/Registrar shall select by lot or other customary method of random selection the Bonds within such maturity to be redeemed (or by DTC in accordance with its procedures while the Bonds are in Book-Entry-Only form). The Registered Owner holder of any Bond, all or a portion of which has been called for redemption, will be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of such Bond called for redemption and for the issuance of an exchange Bond in a principal amount equal to the portion of the Bond not so redeemed.

SECURITY FOR PAYMENT: The Bonds, when issued, will constitute valid and binding obligations of the District, payable as to principal and interest from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the State of Texas; Brazoria County, Texas; the City of Manvel, Texas: or any entity other than the District.

OTHER TERMS AND COVENANTS: Other terms of the Bonds and the various covenants of the District contained in the Bond Resolution are described in the Preliminary Official Statement, to which reference is made for all purposes.

USE OF PROCEEDS: Proceeds from the sale of the Bonds will be used by the District to redeem the BAN (as defined in the Preliminary Official Statement), the proceeds of which were used to reimburse the Developer (as defined in the Preliminary Official Statement) for a portion of the improvements and related costs as shown under "THE BONDS – Use and Distribution of Proceeds of the Bonds" in the Preliminary Official Statement. Additionally, proceeds from the sale of the Bonds will also be used to reimburse the Developer for the improvements and related costs that were not reimbursed by the BAN and to pay: twelve (12) months of capitalized interest, BAN interest, developer interest, and other certain costs associated with the issuance of the Bonds. See "THE BONDS – Use and Distribution of Proceeds of the Bonds" in the Preliminary Official Statement.

MUNICIPAL BOND RATING AND INSURANCE: The District has made applications to Build America Mutual Assurance Company and Assured Guaranty Inc. for a commitment for municipal bond guaranty insurance on the Bonds. THE PURCHASE OF SUCH INSURANCE IS MANDATORY, and the payment of all associated costs, including the premium charged by the insurance company and fees charged by rating companies, will be at the expense of the Initial Purchaser. No application has been made for a municipal bond rating on the Bonds. Furthermore, it is not expected that the District would have been successful in obtaining an investment grade rating on the Bonds had such application been made.

CONDITIONS OF SALE

TYPES OF BIDS AND INTEREST RATES: The Bonds will be sold in one block on an "all or none" basis at a price of not less than 97% of the par value thereof. Bidders are to name the rates of interest to be borne by the Bonds, provided that each interest rate bid must be a multiple of 1/8th or 1/20th of 1%. All Bonds maturing within a single year must bear the same rate of interest. The net effective interest rate on the Bonds may not exceed ____%, as calculated pursuant to Chapter 1204 of the Texas Government Code. No limitation will be imposed upon bidders as to the number of rates which may be used, but the highest rate bid may not exceed the lowest rate bid by more than 2-1/2% in interest rate. No bids involving supplemental interest payments will be considered. No bid that generates a cash premium greater than $5,000 will be considered. Each bid shall indicate the total and net interest costs in dollars and the net effective interest rate determined therefrom, which shall be considered informative only and not as a part of the bid.

BASIS OF AWARD: For the purpose of awarding sale of the Bonds, the total interest cost of each bid will be computed by determining, at the rates specified therein, the total dollar value of all interest on the Bonds from the date thereof to their respective maturities, and adding thereto the dollar amount of the discount bid, if any, or deducting therefrom the premium bid, if any. Subject to the District's right to reject any or all bids, sale of the Bonds will be awarded to the bidder (the "Initial Purchaser") whose bid, under the above computation, produces the lowest net effective interest rate to the District subject to compliance with Texas Government Code §2252.908. The Board reserves the right to reject any or all bids. In the event of mathematical discrepancies between the interest rate(s) bid and the interest cost determined therefrom, as both appear on the Official Bid Form; the bid will be governed solely by the interest rate(s) bid.

GOOD FAITH DEPOSIT: Each bid must be accompanied by a bank cashier's check payable to the order of "Brazoria County Municipal Utility District No. 56" in the amount of $150,100, which is 2% of the principal amount of the Bonds (the "Good Faith Deposit"). **"Official Checks" will not be accepted.** The check of the Initial Purchaser will be considered as the Good Faith Deposit and will be retained uncashed by the District pending the Initial Purchaser's compliance with the terms of the bid. In the event the Initial Purchaser should fail or refuse to take up and pay for the Bonds in accordance with such terms, then the Good Faith Deposit will be cashed and the proceeds accepted by the District as full and complete liquidated damages. The Good Faith Deposit may accompany the bid or it may be submitted separately; if submitted separately, it shall be made available to the District prior to the opening of the bids and shall be accompanied by instructions from the bank on which it is drawn which authorize its use as the Good Faith Deposit of bidders named in such instructions. The Good Faith Deposit of the Initial Purchaser will be returned to the Initial Purchaser uncashed on the Date of Delivery of the Bonds. No interest will be credited on the Good Faith Deposit. The checks accompanying all other bids will be returned immediately after the bids are opened and the award of the sale of the Bonds has been made.

COMPETITIVE BIDDING AND CERTIFICATE OF INITIAL PURCHASER: In the event that the District does not receive sufficient qualified bids to satisfy the competitive sale requirements of Treasury Regulation § 1.148-1(f)(3)(i), allowing the District to treat the reasonably expected Initial Offering Price (as defined herein) to the public as of the sale date as the issue price of the Bonds, the "hold-the-offering-price rule" shall apply, which will allow the District to treat the Initial Offering Price to the public of each maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule applies to any maturity of the Bonds, the Initial Purchaser will neither offer nor sell that maturity to any person at a price that is higher than the Initial Offering Price to the public during the period starting on the sale date and ending on the earlier of the following: (i) the date on which the Initial Purchaser has sold at least 10 percent of that maturity of the Bonds to the public at a price that is no higher than the Initial Offering Price to the public or (ii) the close of the fifth business day after the sale date. The Initial Purchaser agrees to promptly report to the District's financial advisor when it has sold 10 percent of a maturity of the Bonds to the public at a price

that is no higher than the Initial Offering Price to the public if that occurs prior to the close of the fifth business day after the sale date. Alternative Certificates of Initial Purchaser are attached for use (I) when the competitive sale requirements of Treasury Regulation § 1.148-1(f)(3)(i) are met and (II) when such requirements are not met.

REQUIRED DISCLOSURE OF INTERESTED PARTIES: Bidders, including any syndicate member listed on the Official Bid Form, who are not publicly traded business entities, or wholly owned subsidiaries of a publicly traded business entity, must submit to the District (c/o Robert W. Baird & Co. Incorporated, 4801 Woodway Drive, Suite 118-E, Houston Texas 77056, Attn: David Smalling, TXSpecialDistrictBidForms@rwbaird.com) a completed and signed Texas Ethics Commission Form 1295 ("TEC Form 1295") which has been assigned a certificate number by the TEC in accordance with Texas Government Code Section § 2252.908. According to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed and provided to the District. If required, the TEC Form 1295 may accompany the Official Bid Form or may be submitted separately, but must be provided to the District prior to the time prescribed for the award of the Bonds. If required, the TEC Form 1295 may be provided to the District via facsimile or electronically; however, the original signed TEC Form 1295, including certificate number, must be physically delivered to the District (c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027) within two business days of the award. The District reserves the right to reject any bid that does not comply with the requirements prescribed herein, if applicable, or to waive any such requirements. For purposes of completing the TEC Form 1295, box two is "Brazoria County Municipal Utility District No. 56" and box 3 is "BCMUD56 – S2025 – B." Neither the District nor its consultants have the ability to verify the information included in a TEC Form 1295, and neither have an obligation nor undertake responsibility for advising any bidder with respect to the proper completion of the TEC Form 1295. Consequently, any entity who is not a publicly traded business entity, or a wholly owned subsidiary of a publicly traded business entity, should consult its own advisors to the extent it deems necessary and be prepared to submit the completed form promptly upon notification from the District that its bid is the apparent winning bid.

COMPLIANCE WITH LAWS PROHIBITING CONTRACTS WITH CERTAIN COMPANIES: The bidder makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in connection with a submission of a bid for the Bonds. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the bidder within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification provided in connection with the purchase of the Bonds shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of the Bond Resolution, this Official Notice of Sale and the Official Bid Form, notwithstanding anything in the Bond Resolution this Official Notice of Sale or the Official Bid Form to the contrary.

The District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, through the end of the underwriting period, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that boycotts or will boycott Israel. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meaning assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

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[1] "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, but does not mean a sole proprietorship.

[2] "Company" means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association whose securities are publicly traded, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit.

Additionally, the District will not award the Bonds to a bidder unless the bidder certifies that, through the end of the underwriting period, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[2] (i) that engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapter 2270 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) listed by the Texas Comptroller of Public Accounts under Section 2270.0201 or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" as used in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

Additionally, the District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, through the end of the underwriting period, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that boycotts or will boycott energy companies. The terms "boycotts energy companies" and "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001 of the Texas Government Code, as amended.

Additionally, the District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, solely for purposes of Chapter 2274 of the Texas Government Code, at the time of execution and delivery of its bid and through the delivery date of the Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company[1] that has a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association or will discriminate against a firearm entity or firearm trade association. The term "discriminates against a firearm entity or firearm trade association" as used in this paragraph has the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3) of the Texas Government Code. Notwithstanding anything contained herein in the Bond Resolution, or the Official Bid Form to the contrary, any prospective bidder agrees that liability for breach of verification of the statutory representations and covenants provided above as required by Chapters 2252, 2271, 2274, and 2276 of the Texas Government Code shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the contract the Bond Resolution, this Official Notice of Sale and the Official Bid Form.

By submitting a bid, a bidder makes and certifies to the representations necessary and convenient for the compliance with the aforementioned laws and, at the request of the District, agrees to execute further written certifications as may be necessary or convenient for the District to establish compliance with the aforementioned laws.

CONTRACTING INFORMATION: The District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that the bidder and each syndicate member listed on the Official Bid Form will (i) preserve all contracting information related to the bid as provided by the records retention requirements applicable to the District through the delivery date of the Bonds, (ii) promptly provide to the District any contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member on request of the District, and (iii) upon delivery of the Bonds to the bidder, either (a) provide at no cost to the District all contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member or (b) preserve the contracting information related to the bid as provided by the records retention requirements applicable to the District. The term "contracting information" as used in this paragraph has the meaning assigned to such term in Section 552.003 of the Texas Government Code.

STANDING LETTER REQUIREMENT: Each prospective bidder must have a standing letter on file with the Municipal Advisory Council of Texas and the Texas Attorney General's Office as required by, and compliant in all respects with, the All Bond Counsel Letter of the Texas Attorney General dated November 1, 2023, as supplemented on November 16, 2023, and December 29, 2023, and any All Bond Counsel Letter issued hereafter (collectively, the "All Bond Counsel Letter"). In submitting a bid, a bidder represents to the District that it and each syndicate member listed on the Official Bid Form, if any, (i) has filed a standing letter with the Attorney General and the Municipal Advisory Council of Texas that conforms to the requirements set forth in the All Bond Counsel Letter (ii) it has no reason to believe that the District may not be entitled to rely on the standing letter on file with the Municipal Advisory Council of Texas and the Texas Attorney General's Office. and (iii) neither bidder, any syndicate member listed on the Official Bid Form, nor any parent company, subsidiaries, or affiliates of the same, have received a letter from the Texas Comptroller of Public Accounts related to its inclusion on any list of financial companies boycotting energy companies. Bidder agrees that it will not rescind its standing letter at any time during the period of time required by the All Bond Counsel Letter

and at least not before the delivery of the Bonds unless same is immediately replaced with a standing letter meeting the requirements of the All Bond Counsel Letter.The District reserves the right, in its sole discretion, to reject any bid from a bidder that does not have such standing letter on file as of the deadline for bids for the Bonds. By submitting a bid, each bidder agrees, should it be the winning bidder, to cooperate with the District and take any action necessary to further verify and confirm compliance with state law by the bidder and each syndicate member listed on the Official Bid Form.

In the event that a bidder does not have such standing letter on file at the time of submission of a bid, the bidder agrees to file such standing letter with the Municipal Advisory Council of Texas and the Texas Attorney General's Office by the earlier of: (a) two (2) hours after submitting its bid, and (b) the deadline for bids for the Bonds. If requested by the District, the Initial Purchaser agrees to provide such further representations, certifications or assurances regarding the matters described under the heading "Compliance with Laws Prohibiting Contracts with Companies," as applicable, as of the Date of Delivery of the Bonds or such other date requested by the District.

A bidder who is currently under review by the Texas Attorney General for being a potential discriminator or boycotter under (i) Section 2271.002 of the Texas Government Code, (ii) Section 2252.151 of the Texas Government Code, (iii) Section 2276.002 of the Texas Government Code, or (iv) Section 2274.002 of the Texas Government Code, agrees to provide, prior to the Date of Delivery of the Bonds, a bring-down certification that the Texas Attorney General can continue to rely on the bidder's standing letter and the statutory representations and covenants, in accordance with the requirements set forth in the All Bond Counsel Letters.

OFFICIAL STATEMENT

To assist the Initial Purchaser in complying with Rule 15c2-12 of the United States Securities and Exchange Commission ("SEC"), the District and the Initial Purchaser contract and agree, by the submission and acceptance of the winning bid, as follows.

FINAL OFFICIAL STATEMENT: The District has approved and authorized distribution of the accompanying Preliminary Official Statement for dissemination to potential purchasers of the Bonds, but does not presently intend to prepare any other document or version thereof for such purpose, except as described below. Accordingly, the District intends the Preliminary Official Statement to be final as of its date, within the meaning of SEC Rule 15c2-12(b)(1), except for information relating to the offering prices, interest rates, final debt service schedule, selling compensation, identity of the Initial Purchaser and other similar information, terms and provisions to be specified in the competitive bidding process. The Initial Purchaser shall be responsible for promptly informing the District of the initial offering yields of the Bonds. Thereafter, the District will complete and authorize distribution of the Official Statement identifying the Initial Purchaser and containing such omitted information. The District does not intend to amend or supplement the Official Statement otherwise, except to take into account certain subsequent events, if any, as described below. By delivering the final Official Statement or any amendment or supplement thereto in the requested quantity to the Initial Purchaser on or after the sale date, the District intends the same to be final as of such date, within the meaning of the Rule. Notwithstanding the foregoing, the only representations concerning the absence of material misstatements or omissions from the Official Statement which are being or which will be made by the District are those described and contained in the Official Statement under the caption "OFFICIAL STATEMENT – Certification as to Official Statement."

CHANGES TO OFFICIAL STATEMENT: If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser of any adverse event which causes the Official Statement to be materially misleading, and unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds, as described below under "DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS – CONDITIONS TO DELIVERY," the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the District to do so will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the District delivers the Bonds) until all of the Bonds have been sold to ultimate customers.

DELIVERY OF OFFICIAL STATEMENTS: The District shall furnish to the Initial Purchaser (and to each participating underwriter of the Bonds, within the meaning of the Rule, designated by the Initial Purchaser),

within seven (7) business days after the sale date, the aggregate number of Official Statements specified in the winning bid. The District also shall furnish to the Initial Purchaser a like number of any supplements or amendments approved and authorized for distribution by the District for dissemination to potential purchasers of the Bonds, as well as such additional copies of the Official Statement or any such supplements or amendments as the Initial Purchaser may request prior to the 90th day after the end of the underwriting period described in SEC Rule 15c2-12(e)(2). The District shall pay the expense of preparing the number of copies of the Official Statement specified in the winning bid and an equal number of any supplements or amendments issued on or before the delivery date, but the Initial Purchaser shall pay for all other copies of the Official Statement or any supplement or amendment thereto.

DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS

DELIVERY OF INITIAL BONDS: Initial delivery of the Bonds ("Initial Delivery") will be as set forth below. Unless otherwise agreed with the Initial Purchaser, delivery will be at the corporate trust office of the Paying Agent/Registrar in Dallas, Texas. Payment for the Bonds must be made in immediately available funds for unconditional credit to the District, or as otherwise directed by the District. If, at the time of closing, the Initial Purchaser has provided the Paying Agent/Registrar five (5) business days' written notice of its registration instructions, the Initial Purchaser shall not be required to pay for the initial Bonds until the Paying Agent/Registrar is able to deliver to the Initial Purchaser definitive, registered Bonds conforming to such registration instructions. The Initial Purchaser will be given six (6) business days' notice of the time fixed for delivery of the Bonds.

It is anticipated that initial delivery can be made on or about July 23, 2025, and subject to the aforesaid notice, it is understood and agreed that the Initial Purchaser will accept delivery and make payment for the initial Bonds by 10:00 A.M., Central Time, on July 23, 2025, or thereafter on the date the initial Bonds are tendered for delivery, up to and including August 22, 2025. If for any reason the District is unable to make delivery on or before August 22, 2025, then the District immediately shall contact the Initial Purchaser and offer to allow the Initial Purchaser to extend its offer for an additional thirty (30) days. If the Initial Purchaser does not elect to extend its offer within five (5) days thereafter, then the Good Faith Deposit will be returned, and both the District and the Initial Purchaser shall be relieved of any further obligation.

EXCHANGE ON DELIVERY DATE: Upon written request of the Initial Purchaser, delivered to the Paying Agent/Registrar not less than five (5) business days prior to the date fixed for delivery, the Paying Agent/Registrar will, on the delivery date, exchange the Bonds to be delivered by the District for Bonds registered in accordance with instructions contained in such request, in integral multiples of $5,000, maturing as set out in this Official Notice of Sale and bearing interest in accordance with the terms of the Initial Purchaser's bid.

CUSIP NUMBERS: It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such number on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Initial Purchaser to accept delivery of and pay for the Bonds in accordance with the terms of this Official Notice of Sale. All expenses relating to the printing of CUSIP numbers on the Bonds shall be paid for by the District; however, payment of the CUSIP Global Services charge for the assignment of the numbers shall be the responsibility of the Initial Purchaser.

CONDITIONS TO DELIVERY: The obligation to take up and pay for the Bonds is subject to the following conditions: the issuance of an approving opinion of the Attorney General of Texas, the Initial Purchaser's receipt of the Bonds, the Initial Purchaser's receipt of the legal opinion of Bond Counsel and the no-litigation certificate, and the non-occurrence of the events described below under the caption "NO MATERIAL ADVERSE CHANGE," all as described below. Further, the Initial Purchaser is not obligated to take up and pay for the Bonds at initial delivery if at any time after the award of the Bonds and at or prior to initial delivery, the Congress of the United States shall have declared war or a national emergency. In addition, if the District fails to comply with its obligations described under "OFFICIAL STATEMENT" above, the Initial Purchaser may terminate its contract to purchase the Bonds by delivering written notice to the District within five (5) days thereafter.

INITIAL PURCHASER'S CERTIFICATION OF ISSUE PRICE: In order to provide the District with information required to enable it to comply with certain conditions of the Internal Revenue Code of 1986, as amended (the "Code"), relating to the exclusion of interest on the Bonds from gross income for federal income tax purposes, and subject to the section entitled "CONDITIONS OF SALE – COMPETITIVE BIDDING AND CERTIFICATE OF

INITIAL PURCHASER" herein, the Initial Purchaser will be required to complete, execute and deliver to the District (on or before the Date of Delivery of the Bonds) a certification regarding the "issue price" of the Bonds in one of the forms accompanying this Official Notice of Sale. Each bidder, by submitting its bid, agrees to complete, execute, and deliver such a certificate by the Date of Delivery of the Bonds, if its bid is accepted by the District. It will be the responsibility of the Initial Purchaser to institute such syndicate reporting requirements, to make such investigation, or otherwise to ascertain the facts necessary to enable it to make such certification with reasonable certainty. Any questions concerning such certification should be directed to Bond Counsel.

LEGAL OPINIONS: The District will furnish to the Initial Purchaser a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, levied without legal limitation as to rate or amount upon all taxable property in the District. The District will also furnish the approving legal opinion of Allen Boone Humphries Robinson LLP, Bond Counsel, Houston, Texas, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the Registered Owners may be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. The legal opinion of Bond Counsel will further state that the Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes without legal limitation as to rate or amount, upon all taxable property within the District, and that, under existing law, interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations for the purpose of determining the alternative minimum tax imposed on corporations. See "LEGAL MATTERS" and "TAX MATTERS" in the Preliminary Official Statement. Such opinions express no opinion with respect to the sufficiency of the security for or marketability of the Bonds.

DTC DEFINITIVE BONDS: After delivery, the Bonds will be issued in Book-Entry-Only form. Cede & Co. is the nominee for DTC. All references herein to the Registered Owners of the Bonds shall mean Cede & Co. and not the Beneficial Owners of the Bonds. Purchase of beneficial interests in the Bonds will be made in Book-Entry-Only form (without registered Bonds) in principal denominations of $5,000 or any integral multiple thereof. Under certain limited circumstances described herein, the District may determine to forego immobilization of the Bonds at DTC, or another securities depository, in which case, such beneficial interests would become exchangeable for one or more fully registered Bonds of like principal amount for the Bonds. See "THE BONDS – Book-Entry-Only System" in the Preliminary Official Statement.

NOT QUALIFIED TAX-EXEMPT OBLIGATIONS: The Bonds will **not** be designated as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Internal Revenue Code of 1986, as amended.

NO-LITIGATION CERTIFICATE: On the Date of Delivery of the Bonds to the Initial Purchaser, the District will execute and deliver to the Initial Purchaser, a certificate to the effect that no litigation of any nature has been filed or is pending, as of that date, of which the District has notice, to restrain or enjoin the issuance or delivery of the Bonds, or which would affect the provisions made for their payment or security, or in any manner question the validity of the Bonds.

NO MATERIAL ADVERSE CHANGE: The obligation of the Initial Purchaser to take up and pay for the initial Bonds, and of the District to deliver the initial Bonds, is subject to the condition that, up to the time of delivery of and receipt of payment for the initial Bonds, there shall have been no material adverse change in the financial condition of the District subsequent to the date of sale from that set forth in the Preliminary Official Statement, as it may have been finalized, supplemented or amended through the Date of Delivery.

GENERAL CONSIDERATIONS

REGISTRATION: The Bonds are transferable on the bond register kept by the Paying Agent/Registrar upon surrender and reissuance. The Bonds are exchangeable for an equal principal amount of Bonds of the same maturity in any authorized denomination upon surrender of the Bonds to be exchanged, but the District may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

RISK FACTORS: THE BONDS INVOLVE CERTAIN INVESTMENT RISKS AS SET FORTH IN THE PRELIMINARY OFFICIAL STATEMENT. PROSPECTIVE PURCHASERS SHOULD CAREFULLY REVIEW THE ENTIRE PRELIMINARY OFFICIAL STATEMENT BEFORE MAKING THEIR INVESTMENT DECISION. PARTICULAR ATTENTION SHOULD BE GIVEN TO THE INFORMATION SET FORTH THEREIN UNDER THE CAPTION "RISK FACTORS."

RESERVATION OF RIGHTS: The District reserves the right to reject all bids or any bid not conforming with the terms hereof and the right to waive any and all irregularities, except time of filing.

NOT AN OFFER TO SELL: This Official Notice of Sale does not alone constitute an offer to sell the Bonds but is merely notice of sale of the Bonds. The invitation for bids on the Bonds is being made by means of this Official Notice of Sale, the Preliminary Official Statement and the Official Bid Form.

SECURITIES REGISTRATION AND QUALIFICATION: No registration statement relating to the Bonds has been filed with the SEC under the Securities Act of 1933, as amended, in reliance upon exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws or regulations of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws or regulations of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdictions.

By submission of a bid, the Initial Purchaser represents that the sale of the Bonds in states other than Texas will be made only pursuant to exemptions from registration or qualification or, where necessary, the Initial Purchaser will register or qualify the Bonds in accordance with the securities laws or regulations of any jurisdiction which so requires. The District agrees to cooperate, at the Initial Purchaser's written request and expense, in registering or qualifying the Bonds, or in obtaining an exemption from registration or qualification, in any jurisdiction where such action is necessary, provided that the District shall not be required to file a general consent to service of process in any jurisdiction.

CONTINUING DISCLOSURE OF INFORMATION: The District will agree in the Bond Resolution to provide certain periodic information and notices of material events in accordance with SEC Rule 15c2-12, as described in the Preliminary Official Statement under "CONTINUING DISCLOSURE OF INFORMATION." The Initial Purchaser's obligation to accept and pay for the Bonds is conditioned upon delivery to the Initial Purchasers or their agent of a certified copy of the Bond Resolution containing the provisions described under such heading.

ADDITIONAL COPIES: Additional copies of the Official Notice of Sale, the Official Bid Form and the Preliminary Official Statement may be obtained from Robert W. Baird & Co. Incorporated, 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056.

/s/ Lance E. Taylor
President, Board of Directors
Brazoria County Municipal Utility District No. 56

CERTIFICATE OF INITIAL PURCHASER—FEDERAL TAX COMPETITIVE BIDDING REQUIREMENTS MET

The undersigned hereby certifies as follows with respect to the $7,505,000 Brazoria County Municipal Utility District No. 56 Unlimited Tax Bonds, Series 2025 (the "Bonds"):

1. The undersigned is the underwriter or the manager of the syndicate of underwriters ("Initial Purchaser") that has purchased the Bonds from the District at competitive sale.

2. As of the date of this Certificate, for each of the following maturities (the "Sold Maturities"), the first price at which a substantial amount (at least ten percent) of such maturity was sold to the public (expressed as a percentage of principal amount and exclusive of accrued interest) is set forth below:

3. As of the Sale Date (defined below), each of the following maturities (the "Unsold Maturities") was offered to the public for purchase at the price (expressed as a percentage of principal amount and exclusive of accrued interest) set forth below:

Maturity (September 1)	Principal Amount	Price/Yield	Maturity (September 1)	Principal Amount	Price/Yield
2026	$125,000	_____%	2038	$305,000	_____%
2027	175,000	_____%	2039	320,000	_____%
2028	180,000	_____%	2040	335,000	_____%
2029	190,000	_____%	2041	355,000	_____%
2030	200,000	_____%	2042	375,000	_____%
2031	210,000	_____%	2043	390,000	_____%
2032	225,000	_____%	2044	410,000	_____%
2033	235,000	_____%	2045	435,000	_____%
2034	245,000	_____%	2046	455,000	_____%
2035	260,000	_____%	2047	480,000	_____%
2036	275,000	_____%	2048	505,000	_____%
2037	290,000	_____%	2049	530,000	_____%

4. The Initial Purchaser has purchased bond insurance for the Bonds. The bond insurance has been purchased from _____ (the "Insurer") for a fee of $_____ (net of any nonguarantee cost, e.g., rating agency fees). The amount of such fee is set forth in the Insurer's commitment and does not include any payment for any direct or indirect services other than the transfer of credit risk, unless the compensation for those other services is separately stated, reasonable, and excluded from such fee. Such fee does not exceed a reasonable, arms-length charge for the transfer of credit risk. The present value of the debt service savings expected to be realized as a result of such insurance exceeds the amount of the fee set forth above. For this purpose, present value is computed using the yield on the Bonds, determined by taking into account the amount of the fee set forth above, as the discount rate. No portion of the fee payable to the Insurer is refundable upon redemption of any of the Bonds in an amount which would exceed the portion of such fee that had not been earned.

5. The term "public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an underwriter or a related party to an underwriter. A related party generally means two or more persons with greater than 50 percent common ownership, directly or indirectly.

6. The term "Sale Date" means the first date on which there is a binding contract in writing for the sale of the Bonds. The Sale Date of the Bonds is June 24, 2025.

The undersigned understands that the statements made herein will be relied upon by the District and Allen Boone Humphries Robinson LLP in complying with the conditions imposed by the Internal Revenue Code of 1986, as amended, on the exclusion of interest on the Bonds from the gross income of their owners for federal income tax purposes.

EXECUTED AND DELIVERED this _____ day of _____ 2025.

_____

(Name of Initial Purchaser or Manager)

By

_____

Title

_____

CERTIFICATE OF INITIAL PURCHASER—FEDERAL TAX COMPETITIVE SALE REQUIREMENTS NOT MET

The undersigned hereby certifies as follows with respect to the $7,505,000 Brazoria County Municipal Utility District No. 56 Unlimited Tax Bonds, Series 2025 (the "Bonds"):

1. The undersigned is the underwriter or the manager of the syndicate of underwriters ("Initial Purchaser") that has purchased the Bonds from the District at competitive sale.

2. As of the date of this Certificate, for each of the following maturities (the "Sold Maturities"), the first price at which a substantial amount (at least ten percent) of such maturity was sold to the public (expressed as a percentage of principal amount and exclusive of accrued interest) is set forth below:

Maturity (September 1)	Principal Amount	Price/Yield	Maturity (September 1)	Principal Amount	Price/Yield
2026	$125,000	_____%	2038	$305,000	_____%
2027	175,000	_____%	2039	320,000	_____%
2028	180,000	_____%	2040	335,000	_____%
2029	190,000	_____%	2041	355,000	_____%
2030	200,000	_____%	2042	375,000	_____%
2031	210,000	_____%	2043	390,000	_____%
2032	225,000	_____%	2044	410,000	_____%
2033	235,000	_____%	2045	435,000	_____%
2034	245,000	_____%	2046	455,000	_____%
2035	260,000	_____%	2047	480,000	_____%
2036	275,000	_____%	2048	505,000	_____%
2037	290,000	_____%	2049	530,000	_____%

3. As of the Sale Date (defined below), each of the following maturities (the "Unsold Maturities") was offered to the public for purchase at the price (expressed as a percentage of principal amount and exclusive of accrued interest) set forth below

Maturity (September 1)	Principal Amount	Price/Yield	Maturity (September 1)	Principal Amount	Price/Yield
2026	$125,000	_____%	2038	$305,000	_____%
2027	175,000	_____%	2039	320,000	_____%
2028	180,000	_____%	2040	335,000	_____%
2029	190,000	_____%	2041	355,000	_____%
2030	200,000	_____%	2042	375,000	_____%
2031	210,000	_____%	2043	390,000	_____%
2032	225,000	_____%	2044	410,000	_____%
2033	235,000	_____%	2045	435,000	_____%
2034	245,000	_____%	2046	455,000	_____%
2035	260,000	_____%	2047	480,000	_____%
2036	275,000	_____%	2048	505,000	_____%
2037	290,000	_____%	2049	530,000	_____%

4. As set forth in the Official Notice of Sale, the Initial Purchaser has agreed in writing that, for each of the Unsold Maturities, the Initial Purchaser would neither offer nor sell any of the Bonds of such maturity to any person at a price that is higher than the initial offering price for each maturity, as set forth in the pricing wire or equivalent communication for the Bonds attached to this Certificate, during the Offering Period for such maturity, nor would the Initial Purchaser permit a related party to do so. Pursuant to such agreement, the Initial Purchaser has neither offered nor sold any of the Unsold Maturities at a price higher than the respective initial offering price for that maturity of the Bonds during the Offering Period.

5. The Initial Purchaser has purchased bond insurance for the Bonds. The bond insurance has been purchased from _____ (the "Insurer") for a fee of $_____ (net of any nonguarantee cost, e.g., rating agency fees). The amount of such fee is set forth in the Insurer's commitment and does not include any payment for any direct or indirect services other than the transfer of credit risk, unless the compensation for those other services is separately stated, reasonable, and excluded from such fee. Such fee does not exceed a reasonable, arms-length charge for the transfer of credit risk. The present value of the

debt service savings expected to be realized as a result of such insurance exceeds the amount of the fee set forth above. For this purpose, present value is computed using the yield on the Bonds, determined by taking into account the amount of the fee set forth above, as the discount rate. No portion of the fee payable to the Insurer is refundable upon redemption of any of the Bonds in an amount which would exceed the portion of such fee that had not been earned.

6. The term "public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an underwriter or a related party to an underwriter. A related party generally means two or more persons with greater than 50 percent common ownership, directly or indirectly.

7. The term "Sale Date" means the first date on which there is a binding contract in writing for the sale of the Bonds. The Sale Date of the Bonds is June 24, 2025.

8. The term "Offering Period" means, with respect to an Unsold Maturity, the period beginning on the Sale Date and ending on the earlier of (a) the close of the fifth business day after the Sale Date or (b) the date on which the Initial Purchaser has sold at least 10 percent of such Unsold Maturity to the public at a price that is no higher than the initial offering price for such Unsold Maturity.

The undersigned understands that the statements made herein will be relied upon by the District and Allen Boone Humphries Robinson LLP in complying with the conditions imposed by the Internal Revenue Code of 1986, as amended, on the exclusion of interest on the Bonds from the gross income of their owners for federal income tax purposes.

EXECUTED AND DELIVERED this _____ day of _____ 2025.

_____
(Name of Initial Purchaser or Manager)

By _____

Title _____

OFFICIAL BID FORM

June 24, 2025

President and Board of Directors
Brazoria County Municipal Utility District No. 56
c/o Robert W. Baird & Co. Incorporated
Attn: David Smalling
4801 Woodway Dr., Suite 188-E
Houston, Texas 77056

Board Members:

We have read in detail the Official Notice of Sale and Preliminary Official Statement, which are hereby made a part hereof, of Brazoria County Municipal Utility District No. 56 (the "District") relating to its $7,505,000 Unlimited Tax Bonds, Series 2025 (the "Bonds"). We realize that the Bonds involve certain investment risks and that the ability of the District to service the Bonds depends, in part, on the risk factors set forth in the Preliminary Official Statement dated June 5, 2025. We have made such inspections and investigations as we deem necessary relating to the investment quality of the Bonds. Accordingly, we offer to purchase the Bonds for a cash price of $_____ (which represents _____% of the principal amount thereof) provided such Bonds bear interest at the following rates:

Maturity (September 1)	Principal Amount	Interest Rate	Maturity (September 1)	Principal Amount	Interest Rate
2026	$125,000	_____%	2038 (a)	$305,000	_____%
2027	175,000	_____%	2039 (a)	320,000	_____%
2028	180,000	_____%	2040 (a)	335,000	_____%
2029	190,000	_____%	2041 (a)	355,000	_____%
2030 (a)	200,000	_____%	2042 (a)	375,000	_____%
2031 (a)	210,000	_____%	2043 (a)	390,000	_____%
2032 (a)	225,000	_____%	2044 (a)	410,000	_____%
2033 (a)	235,000	_____%	2045 (a)	435,000	_____%
2034 (a)	245,000	_____%	2046 (a)	455,000	_____%
2035 (a)	260,000	_____%	2047 (a)	480,000	_____%
2036 (a)	275,000	_____%	2048 (a)	505,000	_____%
2037 (a)	290,000	_____%	2049 (a)	530,000	_____%

(a) The Bonds maturing on or after September 1, 2031, are subject to redemption and payment, at the option of the District, in whole or, from time to time, in part, on September 1, 2030, or on any date thereafter, at a price equal to the principal amount thereof, plus accrued interest thereon to the date fixed for redemption.

At the option of the Initial Purchaser, any or all of such serial maturities may be designated as term bonds ("Term Bonds") subject to mandatory sinking fund redemption provided that the mandatory sinking fund redemption amount in each year shall equal the amounts shown above as maturing in such year.

We hereby designate the following as term bonds ("Term Bonds") with mandatory sinking redemptions.

Term Bond Maturity Date (September 1)	Year of First Mandatory Redemption	Principal Amount of Term Bonds	Interest Rate
_____	_____	$_____	____%
_____	_____	_____	____%
_____	_____	_____	____%
_____	_____	_____	____%
_____	_____	_____	____%

Our calculation (which is not a part of this bid) of the interest cost from the above is:

Total Interest Cost from the Date of Delivery	$_____
Plus: Dollar Amount of Discount (or Less: Dollar Amount of Premium)	$_____
NET INTEREST COST	$_____
NET EFFECTIVE INTEREST RATE	_____%

The initial Bonds shall be registered in the name of Cede & Co. as nominee for The Depository Trust Company, New York, New York. We will require __ copies of the final Official Statement for dissemination to potential purchasers of the Bonds (not to exceed 250 copies). By our submission of this bid, we agree to provide such copies of the final Official Statement and of any amendments or supplements thereto in accordance with the Official Notice of Sale, and to undertake the obligations of the Initial Purchaser described therein, as contemplated by Rule 15c2-12 of the United States Securities and Exchange Commission.

Cashier's Check ("Official Checks" are not acceptable) No. _____, issued by _____, and payable to your order in the amount of $150,100 (has been made available to you prior to the opening of this bid) as a Good Faith Deposit for disposition in accordance with the terms and conditions set forth in the Official Notice of Sale. Should we fail or refuse to make payment for the Bonds in accordance with the terms and conditions stated in the Official Notice of Sale, this check shall be cashed and the proceeds retained as complete liquidated damages against us. The Good Faith Deposit will be returned to the Initial Purchaser uncashed on the Date of Delivery of the Bonds.

Unless the bidder is exempt from such requirements pursuant to Texas Government Code § 2252.908(c)(4), the District may not accept this bid until it has received from the bidder a completed and signed TEC Form 1295 and Certification of Filing pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the Texas Ethics Commission. The undersigned understands that failure to provide said form and Certification of Filing, when required, will result in a non-conforming bid and will prohibit the District from considering this bid for acceptance.

By executing this Official Bid Form, the bidder represents and verifies that, through the end of the underwriting period, neither the bidder nor a syndicate member listed on this Official Bid Form is a Company[1] that boycotts or will boycott Israel. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meaning assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

Additionally, by executing this Official Bid Form, the bidder also represents and certifies that, through the end of the underwriting period, neither the bidder nor a syndicate member listed on this Official Bid Form is a Company[2] (i) that engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapter 2270 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) listed by the Texas Comptroller of Public Accounts under Section 2270.0201 or 2252.153 of the Texas

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[1] "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, but does not mean a sole proprietorship.

[2] "Company" means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association whose securities are publicly traded, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit.

Government Code. The term "foreign terrorist organization" as used in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code. The undersigned agrees to execute, at the request of the District, further written certifications as may be necessary or convenient for the District to establish compliance with these laws.

Additionally, by executing this Official Bid Form, the bidder also represents and verifies that, on behalf of itself and each syndicate member listed on this Official Bid Form that, through the end of the underwriting period, neither the bidder nor a syndicate member listed on this Official Bid Form is a Company[2] that boycotts or will boycott energy companies. The terms "boycotts energy companies" and "boycott energy companies" as used in this paragraph have the meaning assigned to the term "boycott energy company" in Section 809.001 of the Texas Government Code, as amended.

Additionally, by executing this Official Bid Form, the bidder also represents and verifies that, through the end of the underwriting period, neither the bidder nor a syndicate member listed on this Official Bid Form is a Company[2] that has a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association or will discriminate against a firearm entity or firearm trade association. The term "discriminates against a firearm entity or firearm trade association" as used in this paragraph has the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3) of the Texas Government Code.

Notwithstanding anything contained herein the Bond Resolution, or the Official Notice of Sale to the contrary, the bidder agrees that liability for breach of verification of the statutory representations and covenants provided above as required by Chapters 2252, 2271, 2274 and 2276 of the Texas Government Code during the term of the contract shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the contract the Bond Resolution, Official Notice of Sale or this Official Bid Form.

By submitting a bid, the bidder makes and certifies to the representations necessary and convenient for the compliance with the aforementioned laws and, at the request of the District, agrees to execute further written certifications as may be necessary or convenient for the District to establish compliance with the aforementioned laws.

Additionally, by executing this Official Bid Form, the bidder also represents and certifies that, the bidder and each syndicate member listed on the Official Bid Form will (i) preserve all contracting information related to the bid as provided by the records retention requirements applicable to the District through the delivery date of the Bonds, (ii) promptly provide to the District any contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member on request of the District, and (iii) upon delivery of the Bonds to the bidder, either (a) provide at no cost to the District all contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member or (b) preserve the contracting information related to the bid as provided by the records retention requirements applicable to the District. The term "contracting information" as used in this paragraph has the meaning assigned to such term in Section 552.003 of the Texas Government Code.

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[2] "Company" means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association whose securities are publicly traded, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit.

Additionally, by submitting this Official Bid Form, the bidder represents to the District that it and each syndicate member listed on the Official Bid Form, if any, (i) has filed a standing letter with the Attorney General and the Municipal Advisory Counsel of Texas that conforms to the requirements set forth in the All Bond Counsel Letters of the Texas Attorney General dated November 1, 2023, as supplemented on November 16, 2023 and December 29, 2023, and any All Bond Counsel Letter issued hereafter (the "All Bond Counsel Letters"), (ii) has no reason to believe that the District may not be entitled to rely on such standing letters, and (iii) neither bidder, any syndicate member listed on the Official Bid Form, nor any parent company, any wholly-or majority-owned subsidiaries, or affiliates of the same, have received a letter from the Texas Comptroller of Public Accounts or the Attorney General related to its inclusion on any list of financial companies boycotting energy companies or companies that have been found to have a practice, policy, guidance or direction that discriminates against a firearm entity or firearm trade association. Bidder agrees that is will not rescind its standing letter at any time before the delivery of the Bonds unless same is immediately replaced with a standing letter that meets the requirements of the Attorney General.

We will require ___ copies of the final Official Statement for dissemination to potential purchasers of the Bonds (not to exceed 250 copies). By our submission of this bid, we agree to provide such copies of the final Official Statement and of any amendments or supplements thereto in accordance with the Official Notice of Sale, and to undertake the obligations of the Initial Purchaser described therein, as contemplated by Rule 15c2-12 of the United States Securities and Exchange Commission.

The undersigned agrees to complete, execute, and deliver to the District, by the date of delivery of the Bonds, a certificate relating to the "issue price" of the Bonds in the form accompanying the Official Notice of Sale.

We hereby represent that sale of the Bonds in jurisdictions other than Texas will be made only pursuant to exemptions from registration or qualification and that, where necessary, we will register or qualify the Bonds in accordance with the securities laws and regulations of the jurisdictions in which the Bonds are offered or sold.

We agree to accept delivery of and make payment for the initial Bonds in immediately available funds at the corporate trust office of BOKF, NA, Dallas, Texas, not later than 10:00 A.M., Central Time, on July 23, 2025, or thereafter on the date the Bonds are tendered for delivery pursuant to the terms set forth in the Official Notice of Sale.

Respectfully submitted,

_____

_____

By: _____

Authorized Representative

ACCEPTANCE CLAUSE

The above and foregoing bid is hereby in all things accepted by Brazoria County Municipal Utility District No. 56 this 24th day of June 2025.

ATTEST:

_____ _____

Secretary, Board of Directors President, Board of Directors

Return of $150,100 Good Faith Deposit is hereby acknowledged:

Firm: _____
By: _____
Date: _____

(For your information you will find attached a list of the group of underwriters associated with us in this proposal.)

$7,505,000

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56

UNLIMITED TAX BONDS
SERIES 2025

BOND YEARS

Dated Date: July 1, 2025
Interest accrues from: Date of Delivery

Due: September 1

Year	Amount	Bond Years	Accumulated Bond Years
2026	$125,000	137.8472	137.8472
2027	175,000	367.9861	505.8333
2028	180,000	558.5000	1,064.3333
2029	190,000	779.5278	1,843.8611
2030	200,000	1,020.5556	2,864.4167
2031	210,000	1,281.5833	4,146.0000
2032	225,000	1,598.1250	5,744.1250
2033	235,000	1,904.1528	7,648.2778
2034	245,000	2,230.1806	9,878.4583
2035	260,000	2,626.7222	12,505.1806
2036	275,000	3,053.2639	15,558.4444
2037	290,000	3,509.8056	19,068.2500
2038	305,000	3,996.3472	23,064.5972
2039	320,000	4,512.8889	27,577.4861
2040	335,000	5,059.4306	32,636.9167
2041	355,000	5,716.4861	38,353.4028
2042	375,000	6,413.5417	44,766.9444
2043	390,000	7,060.0833	51,827.0278
2044	410,000	7,832.1389	59,659.1667
2045	435,000	8,744.7083	68,403.8750
2046	455,000	9,601.7639	78,005.6389
2047	480,000	10,609.3333	88,614.9722
2048	505,000	11,666.9028	100,281.8750
2048	530,000	12,774.4722	113,056.3472

Total Bond Years: 113,056.3472

Average Maturity: 15.0641 years

Brazoria County Municipal Utility District No. 56

Utility Tax Rate Analysis

Includes the Proposed $1,505,000 Unlimited Tax Bonds, Series 2025 - 5.00% Interest Rate

Includes Twelve (12) Months of Capitalized Interest

No Growth Beyond the June 1, 2024, Estimate of Value

Year Ending 12/31	Beginning Fund Balance as of 10/10/2024	Fund Interest Earnings @ 1.000%	Proposed Capitalized Interest	Other Income	Prior Year Taxable AV	AV Growth Percentage	Tax Rate / $100 of AV	Tax Collections @ 98.00%	Total Funds Available	Current Debt Service	Proposed Debt Service	Total Debt Service	Ending Balance	Debt Service Coverage %
2024	1,523,825	3,429	-	-	263,992,224		-	-	1,527,254		-	-	1,527,254	63.901%
2025	1,527,254	15,273	375,250	-	367,954,196	39.381%	0.665000	2,397,957	4,315,734	2,390,019		2,390,019	1,925,715	65.801%
2026	1,925,715	-	-	-	434,093,060	17.975%	0.665000	2,828,984	4,754,700	2,378,775	547,792	2,926,567	1,828,133	62.793%
2027	1,828,133	-	-	-	434,093,060		0.665000	2,828,984	4,657,117	2,361,625	549,750	2,911,375	1,745,742	60.457%
2028	1,745,742	-	-	-	434,093,060		0.665000	2,828,984	4,574,727	2,336,838	550,750	2,887,588	1,687,139	58.868%
2029	1,687,139	-	-	-	434,093,060		0.665000	2,828,984	4,516,124	2,319,738	546,250	2,865,988	1,650,136	57.870%
2030	1,650,136	-	-	-	434,093,060		0.665000	2,828,984	4,479,121	2,304,963	546,500	2,851,463	1,627,658	57.450%
2031	1,627,658	-	-	-	434,093,060		0.665000	2,828,984	4,456,643	2,286,906	546,250	2,833,156	1,623,487	57.631%
2032	1,623,487	-	-	-	434,093,060		0.665000	2,828,984	4,452,471	2,266,556	550,500	2,817,056	1,635,415	58.095%
2033	1,635,415	-	-	-	434,093,060		0.665000	2,828,984	4,464,399	2,266,069	549,000	2,815,069	1,649,331	58.607%
2034	1,649,331	-	-	-	434,093,060		0.665000	2,828,984	4,478,315	2,267,244	547,000	2,814,244	1,664,071	58.887%
2035	1,664,071	-	-	-	434,093,060		0.665000	2,828,984	4,493,056	2,276,369	549,500	2,825,869	1,667,187	58.926%
2036	1,667,187	-	-	-	434,093,060		0.665000	2,828,984	4,496,171	2,283,044	546,250	2,829,294	1,666,878	58.801%
2037	1,666,878	-	-	-	434,093,060		0.665000	2,828,984	4,495,862	2,287,269	547,500	2,834,769	1,661,093	58.345%
2038	1,661,093	-	-	-	434,093,060		0.665000	2,828,984	4,490,078	2,299,044	548,000	2,847,044	1,643,034	57.535%
2039	1,643,034	-	-	-	434,093,060		0.665000	2,828,984	4,472,019	2,307,956	547,750	2,855,706	1,616,312	56.401%
2040	1,616,312	-	-	-	434,093,060		0.665000	2,828,984	4,445,297	2,319,006	546,750	2,865,756	1,579,541	54.918%
2041	1,579,541	-	-	-	434,093,060		0.665000	2,828,984	4,408,525	2,326,188	550,000	2,876,188	1,532,338	53.170%
2042	1,532,338	-	-	-	434,093,060		0.665000	2,828,984	4,361,322	2,334,700	547,250	2,881,950	1,479,372	51.037%
2043	1,479,372	-	-	-	434,093,060		0.665000	2,828,984	4,308,357	2,349,881	548,750	2,898,631	1,409,725	48.602%
2044	1,409,725	-	-	-	434,093,060		0.665000	2,828,984	4,238,710	2,351,313	549,250	2,900,563	1,338,147	45.958%
2045	1,338,147	-	-	-	434,093,060		0.665000	2,828,984	4,167,132	2,362,900	548,750	2,911,650	1,255,482	42.883%
2046	1,255,482	-	-	-	434,093,060		0.665000	2,828,984	4,084,466	2,380,450	547,250	2,927,700	1,156,766	39.436%
2047	1,156,766	-	-	-	434,093,060		0.665000	2,828,984	3,985,751	2,383,538	549,750	2,933,288	1,052,463	76.621%
2048	1,052,463	-	-	-	434,093,060		0.665000	2,828,984	3,881,448	822,588	551,000	1,373,588	2,507,860	459.315%
2049	2,507,860	-	-	-	434,093,060		0.665000	2,828,984	5,336,845		546,000	546,000	4,790,845	0.000%
Totals		18,701	375,250	-				70,293,585		54,262,975	13,157,542	67,420,516		
						Average Tax Rate:	0.639423							

Brazoria County Municipal Utility District No. 56

Bond Tax Rate Analysis

No Growth Beyond the June 1, 2024 Estimate of Value

Year Ending 12/31	Beginning Fund Balance as of 10/10/2024	Fund Interest Earnings @ 1.000%	Proposed Capitalized Interest	Other Income	Prior Year Taxable AV	AV Growth Percentage	Tax Rate / $100 of AV	Tax Collections @ 98.00%	Total Funds Available	Current Debt Service	Total Debt Service	Ending Balance	Debt Service Coverage %
2024	363,484	818	-	-	263,992,224		-	-	364,302			364,302	33.304%
2025	364,302	3,643	-	-	367,954,196	39.381%	0.295000	1,063,756	1,431,700	1,093,860	1,093,860	337,840	27.417%
2026	337,840	-	-	-	434,093,060	17.975%	0.295000	1,254,963	1,592,803	1,232,250	1,232,250	360,553	29.540%
2027	360,553	-	-	-	434,093,060		0.295000	1,254,963	1,615,516	1,220,575	1,220,575	394,941	32.374%
2028	394,941	-	-	-	434,093,060		0.295000	1,254,963	1,649,904	1,219,950	1,219,950	429,954	35.156%
2029	429,954	-	-	-	434,093,060		0.295000	1,254,963	1,684,917	1,222,975	1,222,975	461,942	38.042%
2030	461,942	-	-	-	434,093,060		0.295000	1,254,963	1,716,905	1,214,300	1,214,300	502,605	41.675%
2031	502,605	-	-	-	434,093,060		0.295000	1,254,963	1,757,568	1,206,025	1,206,025	551,543	45.428%
2032	551,543	-	-	-	434,093,060		0.295000	1,254,963	1,806,506	1,214,100	1,214,100	592,406	48.441%
2033	592,406	-	-	-	434,093,060		0.295000	1,254,963	1,847,369	1,222,950	1,222,950	624,419	51.382%
2034	624,419	-	-	-	434,093,060		0.295000	1,254,963	1,879,382	1,215,250	1,215,250	664,132	54.364%
2035	664,132	-	-	-	434,093,060		0.295000	1,254,963	1,919,096	1,221,650	1,221,650	697,446	56.549%
2036	697,446	-	-	-	434,093,060		0.295000	1,254,963	1,952,409	1,233,344	1,233,344	719,065	58.066%
2037	719,065	-	-	-	434,093,060		0.295000	1,254,963	1,974,028	1,238,363	1,238,363	735,665	59.256%
2038	735,665	-	-	-	434,093,060		0.295000	1,254,963	1,990,628	1,241,513	1,241,513	749,116	60.016%
2039	749,116	-	-	-	434,093,060		0.295000	1,254,963	2,004,079	1,248,188	1,248,188	755,891	60.079%
2040	755,891	-	-	-	434,093,060		0.295000	1,254,963	2,010,854	1,258,163	1,258,163	752,692	59.679%
2041	752,692	-	-	-	434,093,060		0.295000	1,254,963	2,007,655	1,261,238	1,261,238	746,417	58.652%
2042	746,417	-	-	-	434,093,060		0.295000	1,254,963	2,001,381	1,272,613	1,272,613	728,768	57.169%
2043	728,768	-	-	-	434,093,060		0.295000	1,254,963	1,983,731	1,274,763	1,274,763	708,969	55.394%
2044	708,969	-	-	-	434,093,060		0.295000	1,254,963	1,963,932	1,279,863	1,279,863	684,069	53.121%
2045	684,069	-	-	-	434,093,060		0.295000	1,254,963	1,939,032	1,287,763	1,287,763	651,270	50.361%
2046	651,270	-	-	-	434,093,060		0.295000	1,254,963	1,906,233	1,293,213	1,293,213	613,020	46.960%
2047	613,020	-	-	-	434,093,060		0.295000	1,254,963	1,867,983	1,305,400	1,305,400	562,583	152.196%
2048	562,583	-	-	-	434,093,060		0.295000	1,254,963	1,817,546	369,644	369,644	1,447,902	0.000%
Totals		4,461	-	-				29,927,905		28,847,948	28,847,948		
						Average Tax Rate:	0.283200						

Exhibit B
Consent Conditions

(a) The District may issue bonds, including refunding bonds, only for the purpose of purchasing, refinancing, designing and constructing, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, and fire, parks and recreational facilities, and streets and thoroughfares, or parts of such systems or facilities, and to make any and all necessary purchases, constructions, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. No bonds will be issued with a final maturity date more than 25 years from the date of issuance, and the first principal maturity must occur within three years of the date of issuance. The Bonds shall have level debt service requirements. Level debt service shall mean that during the period beginning with the calendar year of the first principal payment on a bond issue and ending in the calendar year of the final scheduled maturity of said issue, the spread from the greatest debt service in a calendar year during said period to the least debt service in a calendar year during said period shall not be more than $15,000. The intent may be demonstrated by submitting a proposed Notice of Sale and estimated bid using the proposed maturity pattern that shows coupons, interest and total debt service requirements that meets the required standard above to the City for prior approval. Having shown intent to comply by getting approval of the structure by the City in advance of advertising for sale will be sufficient in the event the actual results of a competitive sale return debt service payments that otherwise would not meet the standard of $15,000 difference between maximum and minimum annual debt service payments. Such bonds must provide that the District reserves the right to redeem said bonds on any date subsequent to the 10th anniversary of the date of issuance (or any earlier date at the discretion of the District) without premium, and none of such bonds, other than refunding bonds, will be sold for less than 97 percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date of the sale of such bonds. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to dissolve the District in accordance with applicable law within 120 or fewer days after such notice.

(b) Any refunding bonds of the District must provide for level debt service savings (annual savings must be approximately equal for each year with no more than $7,500 between the maximum and minimum savings per year), a minimum of three percent present value savings, and no maturity beyond the latest maturity of the refunded bonds, unless approved by the City in writing prior to the sale thereof.

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: June 16, 2025

TOPIC: Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve South Inspiration Way Phase 2 Paving for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.

BACKGROUND: City Staff has approved the final walk through on this project for the civil site work. The applicant has submitted the Two-Year Maintenance Bond with the City Secretary's Office and the As-Built Construction Plans have been submitted to Development Services Department.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period.

ATTACHMENTS: N/A

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Robbie Hall	**FINANCE DIRECTOR APPROVAL Yes** **CITY MANAGER APPROVAL Yes**

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: June 16, 2025

TOPIC: Acceptance of infrastructure improvements for Lake "B" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.

BACKGROUND: City Staff has approved the final walk through on this project for the civil site work. The applicant has submitted the Two-Year Maintenance Bond with the City Secretary's Office and the As-Built Construction Plans have been submitted to Development Services Department.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period.

ATTACHMENTS: N/A

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Robbie Hall	**FINANCE DIRECTOR APPROVAL Yes** **CITY MANAGER APPROVAL Yes**

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: June 16, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 2.509 acre tract of land, generally located at approximately 297 feet from the west side of Cemetery Road and abutting unimproved large avenue Right-of-Way (ROW) on the north side, from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6 - SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 721 “Accommodations”.

BACKGROUND:
The applicant, Nirmal Gandhi with Gandhi Designs LLC, representing the property owner Yogesh Dabhi, intends to develop the subject site into a hotel. The subject site is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed Hotel is classified as NAICS use 721, “Accommodations”, which is allowed within the LC District upon approval of a Specific Use Permit (SUP).

The applicant also owns the lots to the east, west, and south and intends to develop their entire property (approximately 10 acres) for commercial use and associated detention pond in phases, including the subject site. The entire property is located on both sides on unimproved Large Avenue right-of-way and the southern lots have frontage on Highway 6. The development of the entire property will require the construction of Large Avenue within the extent of their property. The proposed hotel will be 4 story “Courtyard by Marriot” with 85 rooms and amenities such as a bar, restaurant, lounge, fitness, and meeting rooms.

The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.

Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Staff Report.

PD&Z RECOMMENDATION: The Planning, Development, and Zoning (PD&Z) Commission held a public hearing on June 9, 2025, to receive public input and received input from 26 individuals indicating opposition (in-person and email). Concerns raised by the public included noise, traffic, crime, and safety. PD&Z also discussed their concerns and asked clarifications questions to staff and applicant.

A motion to recommend approval of the requested SUP to the City Council failed with a vote of zero (0) “Yea” to seven (7) “Nays.” Therefore, the PD&Z Commission is not recommending approval of the requested rezoning.

ATTACHMENTS: Staff Report, Survey, and Proposed Site Plan.

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Ellie Roohbakhsh, Senior Planner	**CITY MANAGER APPROVAL** ___YES___

STAFF REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	June 16, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	Rezoning, LC-HWY6 to LC-HW6-SUP	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	Consideration And Possible Action to Approve Ordinance No. 2025-O-21		

SUMMARY

The applicant, Nirmal Gandhi with Gandhi Designs LLC, representing the property owner Yogesh Dabhi, is requesting a zoning classification change for an approximate 2.509-acre portion of a 6.3-acre tract of land (PID: 228247), located approximately 297 feet from the west side of Cemetery Road and abutting unimproved Large Avenue Right-of-Way (ROW) on the north side. The applicant intends to develop the subject site into a hotel. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed Hotel is classified as NAICS use 721, "Accommodations", which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in January 2025, to discuss the proposed project.

Staff Recommendation: **Approval**
PD&Z Recommendation: **Motion to Approve Failed**

EXHIBITS

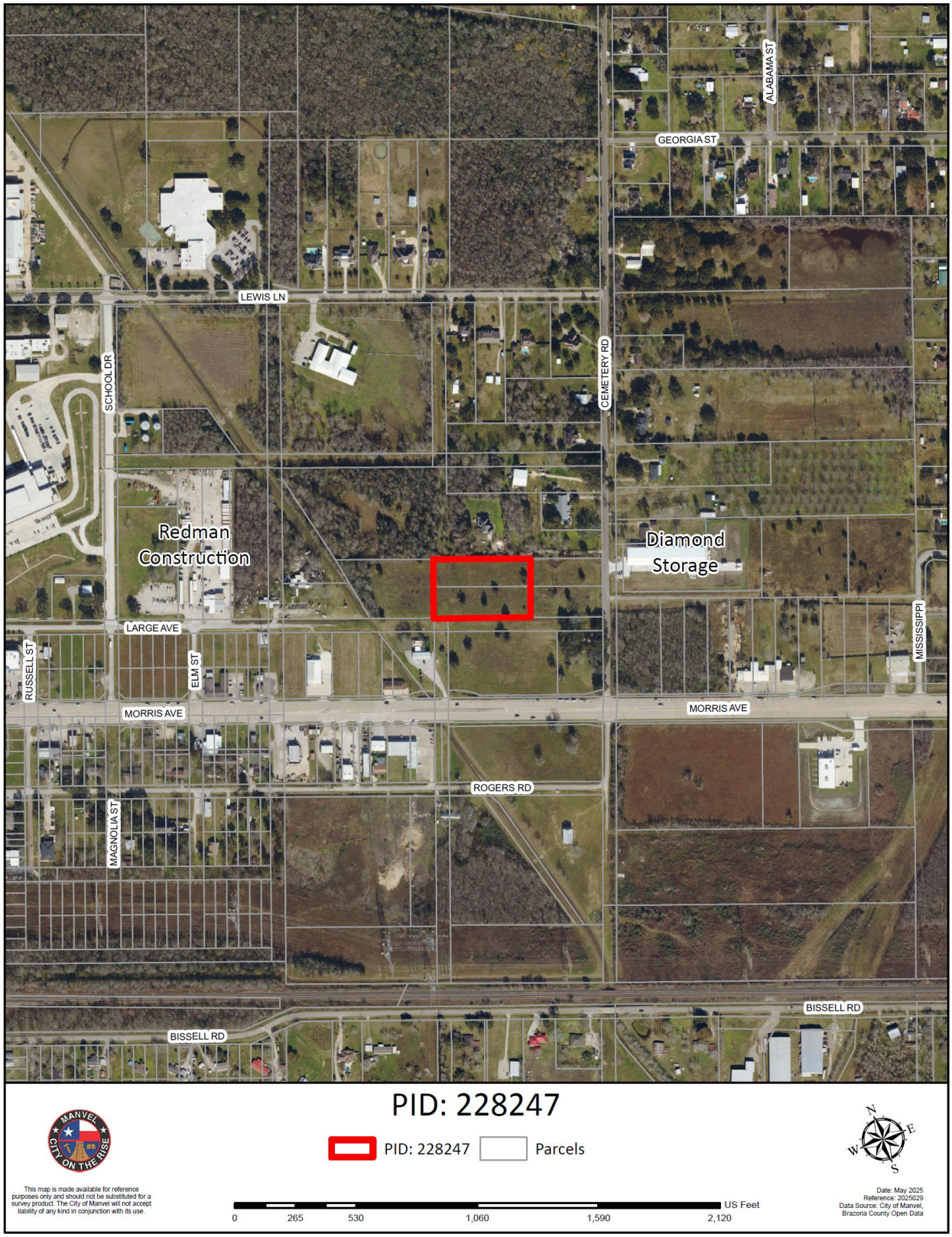
Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Recorded Plat, Metes and Bounds, Survey, Proposed Site plan, Preliminary Detention Plan, Trip Generation Analysis, Proposed 3D Elevation Plan, Proposed Floor Plan, Public Hearing Notice, and Site Pictures.

GENERAL SITE INFORMATION

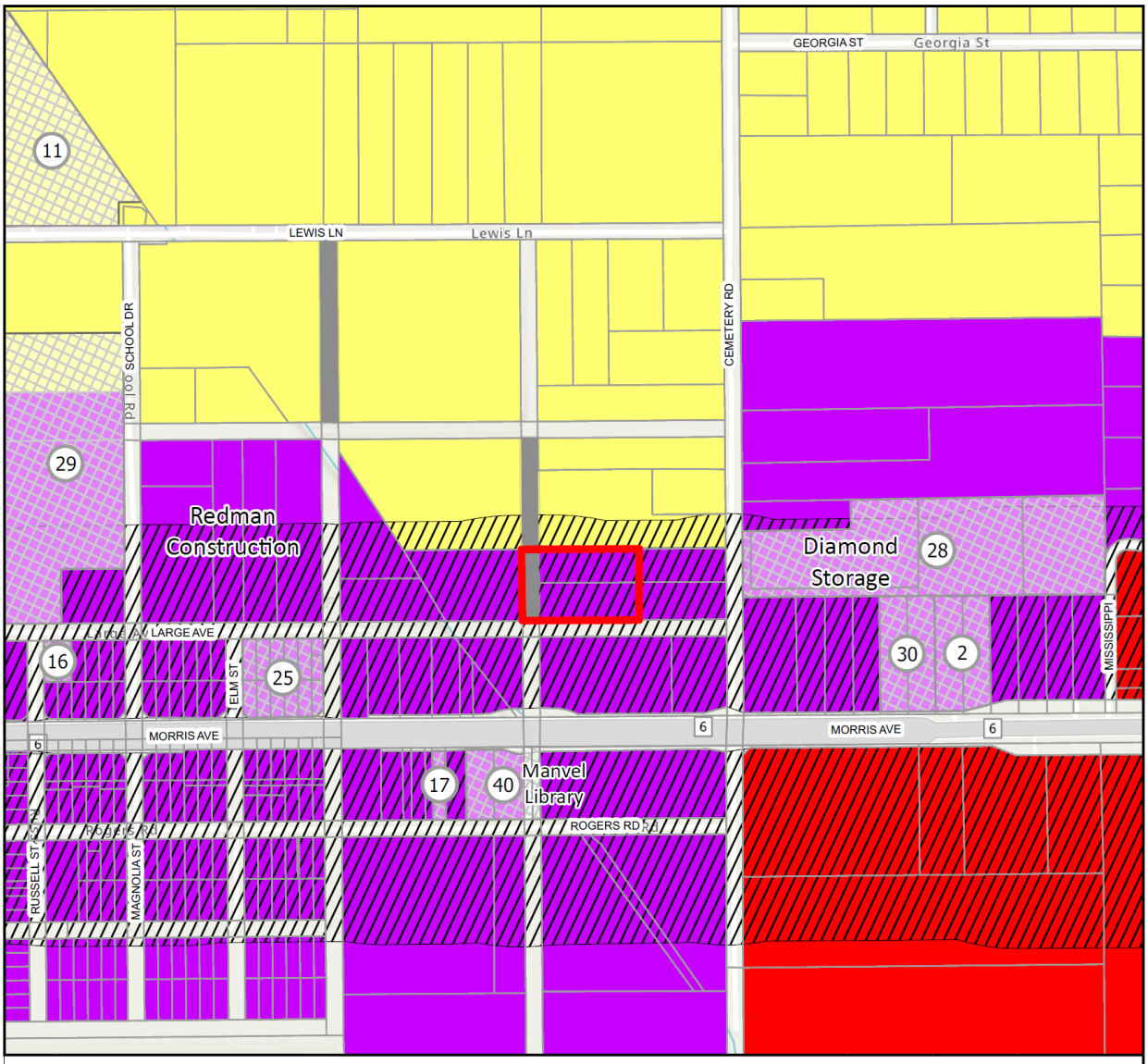
The following is a summary of general site information.

Surrounding Property Zoning	**North:** Open-Single–Family Residential District (OSFR) / State Highway 6 Overlay District **South:** Light Commercial District / State Highway 6 Overlay District **East:** Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Lessors of Mini Warehouses and Self-Storage Units) **West:** Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	**North:** Residential **South:** Undeveloped land / Deer Processing Butcher Shop **East:** Diamond Storage / Undeveloped land **West:** Undeveloped land / Briscoe Canal/ Church

AERIAL VICINITY MAP

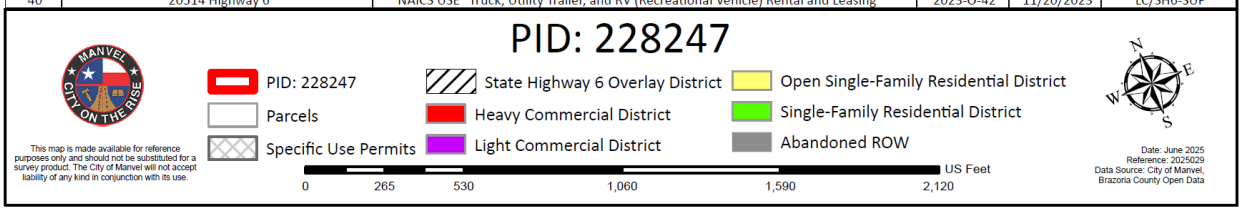


ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
2	20711 HWY 6	RELIGIOUS ORGANIZATIONS	2012-O-22	9/11/2012	LC
11	7500 LEWIS LANE	ELEMENTARY AND SECONDARY SCHOOLS	2014-O-37	10/27/2014	O-SFR
16	7303 RUSSELL ST	MOTORCYCLE, ATV & PERSONAL WATERCRAFT DEALER / OTHER PERSONAL & HOUSEHOLD GOOD REPAIR & MAINTENANCE	2016-O-16	7/11/2016	LC
17	20504 HWY 6	NAICS USE #811121 AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND	2016-O-17	7/11/2016	LC
25	7454½ LARGE AVE	NAICS USE 237130 POWER AND COMMUNICATION LINE AND RELATED STRUCTURE CONSTRUCTION	2019-O-04	2/27/2019	LC/SH6
28	7227 CEMETERY RD	NAICS USE 531130 LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS	2019-O-22	6/17/2019	LC/SH6
29	7347 LARGE AVE	NAICS USE 611110 ELEMENTARY AND SECONDARY SCHOOLS	2019-O-05	9/3/2019	LC/SH6/O-SFR
30	20703 MORRIS AVE	NAICS USE 813110 RELIGIOUS ORGANIZATIONS	2019-O-26	9/3/2019	LC/SH6
40	20514 Highway 6	NAICS USE "Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing"	2023-O-42	11/20/2023	LC/SH6-SUP



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states *"certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required."*

In Section 77-50 (b) of the Zoning Ordinance it further states, *"the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare."*

PROJECT DETAILS

The subject site is a 2.509-acre portion of a 6.3-acre tract, described as Lots 2 and 3 of the Callihan Subdivision No. 2 Minor Plat (attached as exhibits). It is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The undeveloped site is located approximately 297 feet west of Cemetery Road and abuts the unimproved Large Avenue right-of-way (ROW) to the north. The applicant intends to develop the subject site for a hotel. The current LC/SH6 zoning allows for the proposed hotel use, which is classified under NAICS 721 "Accommodations," with the approval of a Specific Use Permit (SUP). A pre-development meeting with staff took place in January 2025 to discuss the project and since then staff has had multiple discussions with the applicant regarding the project. As part of the SUP application, the applicant has submitted concept plans for the proposed development (attached as exhibits). The proposed hotel is a four-story building with 85 rooms and amenities including a bar, restaurant, lounge, fitness center, and meeting room. The submitted plans demonstrate general conformance with the City of Manvel's site development standards. A detailed review of site and building construction plans will occur during the platting and permitting process.

The subject site is located within the Original Manvel Townsite area. Currently, there is no improved access to the subject site, as Large Avenue remains undeveloped. However, the submitted plans indicate that primary access will be provided from Large Avenue, with sidewalks and landscaping (including trees and shrubs) proposed around the hotel and along the roadway. The subject site will need to be replatted, and vehicular access must be established as part of the development process. The site plan also includes a proposed detention pond on the west side of the property. This pond, to be constructed by the same developer, is designed to serve the entire 6.3-acre tract including the subject site. Preliminary drainage calculations indicate that the pond will also accommodate runoff from an additional 4.3-acre tract located south of the subject site, across Large Avenue (refer to attached exhibits).

In addition, the applicant has submitted a trip generation analysis, which projects approximately 39 vehicle trips during the weekday AM peak hour and 50 trips during the weekday PM peak hour.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section77-50. (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

1. The conditions for hotel (except casino hotels) and motels and all other traveler accommodation shall include:
   a. Hotels (except casino hotels) and motels as defined by NAICS No. 721110 in section 77-26, permitted uses, shall include the following conditions:
      1. All guest rooms are accessed via interior hallway;
      2. All interior hallways accessed from a central lobby;
      3. A minimum 1,000 square feet dedicated to meeting and event space;
      4. The use of a kitchenette is not permitted;
      5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
      6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
      7. Require all guests to enter through a central lobby after 11:00 p.m.; and
      8. A hotel owner, operator, or manager must be present and accessible in person on a 24- hour basis.
   b. All other traveler accommodation as defined by NAICS No. 721199 in section 77-26, permitted uses, shall include the following conditions:
      1. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
      2. Install and maintain security cameras in the central lobby, parking lots, and exterior doors;
      3. A facility operator, owner, or manager must be present and accessible in person on a 24- hour basis; and
      4. Require all guests to enter through a central area after 11:00 p.m.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. *Conformance to Comprehensive Plan Vision and Goals*: The proposed SUP is supported by the *City of Manvel's 2015 Comprehensive Plan*, which emphasizes preserving the city's rural character and small-town values while managing growth. This request aligns with several key vision statements, including:
   - "Benefiting from our strategic location by encouraging well-planned quality retail, commercial, and residential development that reflects and enhances our small-town quality of life."

- "Promoting a strong and diverse economic base that supports efficient high-quality public infrastructure, municipal services, education, and collaborative governance."

The subject site being located in close proximity to Highway 6, makes it an appropriate location for the proposed use and suggests general alignment with the Comprehensive plan goals. Additionally, the proposed development will result in improvement of infrastructure in the area . Together, these actions will contribute to Manvel's long-term vision of balanced growth, economic vitality, and enhanced quality of life.

2. *Compatibility with the character of the neighborhood:* The site is within a Light Commercial District / State Highway 6 Overlay District (LC/SH6), making it well-suited for accommodation use. The hotel use is generally compatible with nearby commercial and mixed-use developments. The subject site also abuts a residential home on the north side. Therefore, site design, building materials, screening, and buffering should be carefully considered to allow for a smooth transition to adjacent residential areas and maintain the visual character of the neighborhood. The current zoning allows for commercial uses of similar intensity and development standards on the subject site. Therefore, the proposed development will not deviate significantly from the character that can be achieved with the current zoning.
3. *The suitability of the property for the uses permitted by right*: The subject site is zoned LC/SH6, allowing various commercial uses by right, including but not limited to retail stores, offices, and restaurants. With no frontage on Highway 6 or a major thoroughfare, the subject site may not serve as a preferred location for retail sales and restaurant type uses compared to properties located along Highway 6. In comparison other retail uses, hotel uses don't require high visibility. Therefore, the subject site is well-suited for such a use due to its size, location along SH 6, and compatibility with nearby commercial development.
4. *Detrimental impact on nearby property:* The proposed hotel is not expected to have significant detrimental impact on nearby properties. The subject site is currently zoned LC/SH6 zoning district, which is intended to accommodate commercial development with similar intensity and scale. It must be noted that with 4 stories and windows facing existing residential property, the proposed development will have an impact on abutting residential properties in terms of the private use of outdoor areas. However, this impact exists with the current zoning allowance also since the LC district allows for 60 foot tall buildings. Proper buffering, lighting, and landscaping must be considered to minimize noise, visual, and operational impacts on adjacent residential areas.
5. *Traffic and Parking issues:* The proposed hotel must provide adequate on-site parking in compliance with City standards. Traffic generated by guests and staff is expected to be moderate and manageable. Access from Large Avenue and proximity to major roads like Cemetery Road and Highway 6 should help distribute traffic flow and reduce congestion impacts. It must be noted that future connections will also help minimize traffic related impact. There is an unimproved right-of-way connecting Large Avenue and Highway 6. It is also important that Large Avenue is extended to west across the ditch to improve connections.
6. *Harm to the value of nearby properties:* The subject site is zoned LC/SH6, which permits a variety of commercial uses by right. With appropriate site design, landscaping, and buffering

from adjacent residential areas, any potential adverse impacts can be minimized. Harm to the value of nearby properties by this proposed may not be significantly different from the development of other permitted uses by right. Additionally, the extension of public infrastructure and utilities should have a positive long-term effect on surrounding property values.

7. *Impedance to orderly development surrounding vacant property*: The proposed hotel is not expected to impede the orderly development of adjacent vacant parcels. Located near major roads, it may serve as a catalyst for future commercial growth by increasing area visibility, encouraging infrastructure investment, and attracting complementary uses. With coordinated planning and access management, the project should support—rather than hinder—the development potential of surrounding properties.
8. *Utility Provisions:* The site must connect to municipal water and sanitary sewer systems, with the applicant coordinating with the City to ensure sufficient service capacity. Any required upgrades or extensions must be completed as part of the development process to support long-term functionality.
9. *Safe site development and layout:* The site layout must ensure safe and efficient internal circulation, including adequate access for emergency vehicles, compliance with ADA requirements, and provisions for pedestrian connectivity. The hotel must also be designed and constructed in accordance with applicable building and fire codes to ensure the safety of guests, staff, and visitors.
10. *Lighting:* Site lighting should be designed to enhance safety and visibility while minimizing impacts on adjacent properties. All exterior lighting must comply with city regulations and utilize fully shielded, directional fixtures to reduce glare and prevent light spillover onto neighboring residential areas.
11. *Landscaping and screening:* The proposed development must comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances. Landscaping plans shall include appropriate screening between the hotel and any adjacent residential properties, utilizing fencing and/or vegetative buffers as required. The applicant has provided that cedar fencing will be installed along the property line adjacent to residential uses to provide visual separation and buffering. Perimeter landscaping must effectively screen parking areas from public view. All landscaping elements must meet the city's standards for tree planting, screening, and irrigation to ensure aesthetic enhancement and regulatory compliance.
12. *Other appropriate conditions and safeguards in the interest of health, safety or welfare*: The proposed hotel should comply with all applicable local, state, and federal health and safety regulations to ensure the well-being of guests, staff, and the surrounding community. Adequate parking and lighting should be provided to enhance safety for visitors and employees. Noise mitigation measures should be implemented to minimize potential disturbances to nearby residential areas. Additionally, landscaping and buffering along the northern boundary should provide a visual and noise barrier between the facility and adjacent single-family residences. The site layout should prioritize efficient traffic circulation, ensuring clear emergency access routes while maintaining connectivity with existing access easements. Any additional conditions required by city ordinances should be incorporated to further enhance public safety and operational efficiency

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 721: " Accommodations " with the following conditions:

A. Pre-determined conditions in of Section 77-50 of the zoning ordinance:
   1. All guest rooms are accessed via interior hallway;
   2. All interior hallways accessed from a central lobby;
   3. A minimum 1,000 square feet dedicated to meeting and event space;
   4. The use of a kitchenette is not permitted;
   5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
   6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
   7. Require all guests to enter through a central lobby after 11:00 p.m.; and
   8. A hotel owner, operator, or manager must be present and accessible in person on a 24- hour basis.

B. Conditions recommended by staff:
   1. A replat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Hotel.
   2. The detention pond, planned west of the hotel site, shall be platted and constructed in conjunction with the Hotel project.
   3. Construction of Large Avenue including sidewalks is required in conformance with Chapter 62 – *Subdivisions* and City of Manvel's Design Criteria Manual from Cemetery Rd on the east side to the subject site's west boundary.
   4. Although construction of the extension of Large Avenue to the west across the drainage ditch is not required, provide design and construction plans for City approval.
   5. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
   6. The height of the proposed hotel is limited to the maximum height in the Light Commercial District (LC).
   7. A minimum 10-foot-wide landscape buffer yard, including landscaping, with at least one 3.5-inch caliper evergreen tree planted every 25 feet along the property line abutting residential use or zoning district.
   8. A minimum 6-foot-tall masonry fence shall be installed along the property line abutting residential use or zoning district.
   9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
   10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of

lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;

11. No Outdoor lighting shall be greater than 25-feet in height.
12. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy.
13. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
14. The proposed bar must operate as an accessory use to the hotel and must comply with all applicable regulations set forth by the Texas Alcoholic Beverage Commission (TABC).

Planning, Development and Zoning Commission Discussion and Recommendation

The Planning, Development, and Zoning (PD&Z) Commission held a public hearing on June 9, 2025, to receive public input regarding the proposed SUP. During the public comments, twenty-four (24) members of the public spoke in opposition to the requested SUP citing concerns about noise, traffic, and safety. The PD&Z chair also read out the public comments sent via email (two). The Commission raised concerns regarding the potential impacts of the proposed Specific Use Permit (SUP) on both traffic and the privacy of adjacent residential properties. Specifically, commissioners noted that the proposed four-story structure, with windows facing neighboring residential properties, could negatively affect the private use of outdoor areas by nearby residents.

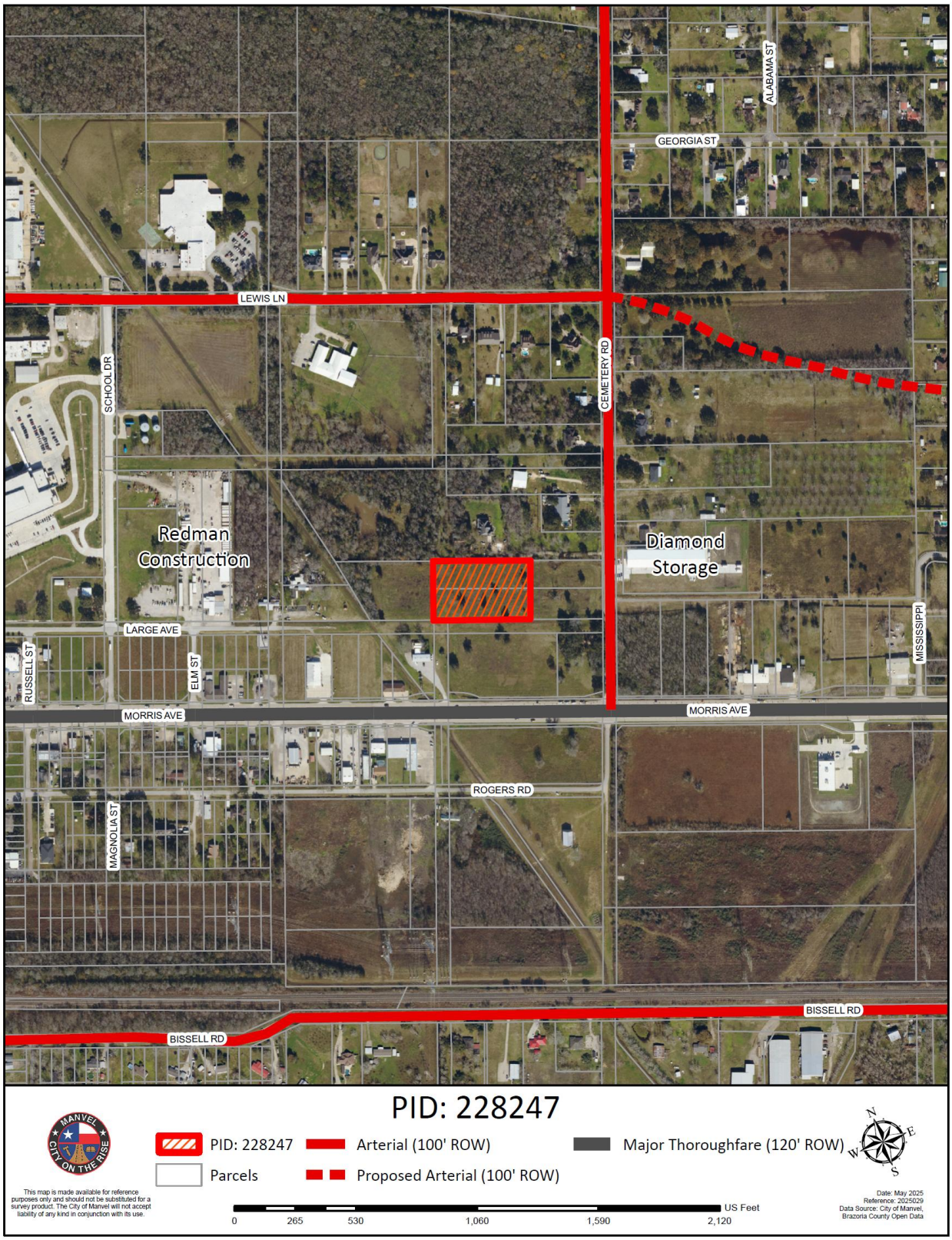
In response to traffic-related concerns, staff clarified that the Trip Generation Analysis submitted by the applicant shows projected traffic volumes that fall significantly below the threshold outlined in the City's Design Criteria Manual that would require a Traffic Impact Analysis (TIA). With respect to privacy concerns, staff explained that the PD&Z Commission has the authority to recommend a condition requiring the site and building plans be revised so that no windows are placed on the side of the building that abuts residential use or zoning district. The applicant was present at the meeting and responded to several concerns raised by both the Commission and neighboring residents. The applicant indicated that additional documentation and materials would be provided for City Council's consideration to further address the issues raised. Staff further noted that the proposed bar must operate as an accessory use to the hotel and must comply with all applicable regulations set forth by the Texas Alcoholic Beverage Commission (TABC).

A motion to recommend approval of the requested SUP to the City Council failed with a vote of zero (0) "Yea" to seven (7) "Nays." Therefore, the PD&Z Commission is not recommending approval of the requested rezoning.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no additional written opposition or support was received, other than the ones received at the PD&Z Commission meeting.

MAJOR THOROUGHFARE PLAN MAP



APPLICATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: COURTYARD BY MARRIOTT
Project Location/Address: CEMETERY RD MANVEL, TX 77578
Legal Description: MANVEL LOT 2-3 (CALLIHAN SD NO 2)(OL 95-96) ACRES 6.3
Current Zoning: CJC Proposed Land Use: COMMERCIAL NAICS No.:
Parcel/Tax ID# (s): 228247 Total Acreage: 6.3

APPLICANT INFORMATION

Applicant Name: NIRMAL GANDHI
Company Name: GANDHI DESIGNS LLC
Address: 10701 CORPORATE DR City: STAFFORD State: TX Zip: 77477
Phone #: 2816609204 Email: NIRMAL@GANDHIDESIGNS.COM

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

X Nirmal Gandhi 02/06/2025
Applicant Signature (**REQUIRED**) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: YOGESH DABHI
Address: 9500 BISSELL RD City: MANVEL State: TX Zip: 77578
Phone #: 832-614-3447 Email: YOGESHCEO@DWIKAFI.COM

PROPERTY OWNER'S AUTHORIZATION **(Required – If owner is also the applicant, must sign as both)**:
I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

X 02/09/2025
Owner's Signature (**REQUIRED**) Date

APPLICATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	X
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	X

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

X Nirmal Gandhi 02/10/2025

Applicant Signature Date

LETTER OF AUTHORIZATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

YOGESH C. DABHI
Owner Name

9500 BISSELL RD.
Owner Address

MANVEL, TX | 77578
Owner City, State | Zip

02/09/2025
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, YOGESH C. DABHI, certify that I am the owner of the project property located at HWY 6 AND CEMEATARY RD. and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint NIRMAL GANDHI with the company GANDHI DESIGNS LLC (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.
Please contact me directly at 832614-3447 if you have any questions.

Sincerely,

Owner Name YOGESH C. DABHI

Owner Signature X

LETTER OF REQUEST

GANDHI DESIGNS

ARCHITECTURE
ENGINEERING
PLANNING

Gandhi Designs Architecture
10701 corporate Dr. Suite 184
Stafford, TX 77477
281-660-9204
04/24/2025

City of Manvel
City Planning Department
20025 Highway 6
Manvel, TX 77578

Subject: Request for Specific Use Permit for (Courtyard Marriott) Hotel Project only.

I hope this letter finds you well. I am writing to formally request the issuance of a Specific Use Permit (SUP) for the development of a Courtyard Marriott Hotel located at Cemetery Rd. and Large Ave., within the jurisdiction of City of Manvel. The proposed hotel project is intended to enhance the local community by providing high-quality accommodations, improving the tourism and hospitality sector, and creating new job opportunities.

The primary access for the hotel would be from Large Ave. or from cemetery Rd. with planned development of sidewalks, landscaping (trees and shrubs) all around the hotel and large Ave. We will be using ceder Fencing between the residential property and hotel for separation. As this is a hotel it will not produce much noise. We are looking to enhance the area with the hotel and much more future developments.
This letter serves to outline the nature of the hotel project and our request for approval of the Specific Use Permit to proceed with the necessary permits and zoning approvals. The proposed 4 story hotel will feature, 85 rooms with amenities such as a bar, restaurant, Lounge, fitness and meeting room inside the hotel, designed to meet the needs of both business and leisure travelers.

In support of our request, we have attached the following documents for your review:

- Floor plans, Site Plan and exterior rendering.
- Traffic Impact Study analysis
- Preliminary Design Documents
- Parking and driveway entrances
- Preliminary detention pond calculation

LETTER OF REQUEST

GANDHI DESIGNS

ARCHITECTURE
ENGINEERING
PLANNING

With this hotel we will be creating a master detention pond for the entire site for the hotel and any future developments. Which will be located on the West of the hotel property (see attached site plan)

We understand that the approval of this permit is subject to compliance with local zoning ordinances and other applicable regulations. We have worked closely with our team to ensure that the development aligns with the community's vision and best practices for sustainable development. Additionally, we are committed to addressing any concerns or conditions that may arise during the review process.

We kindly request that the city and the appropriate regulatory bodies review our application at their earliest convenience. We are available to meet with you and provide any additional information or clarification that may be required.

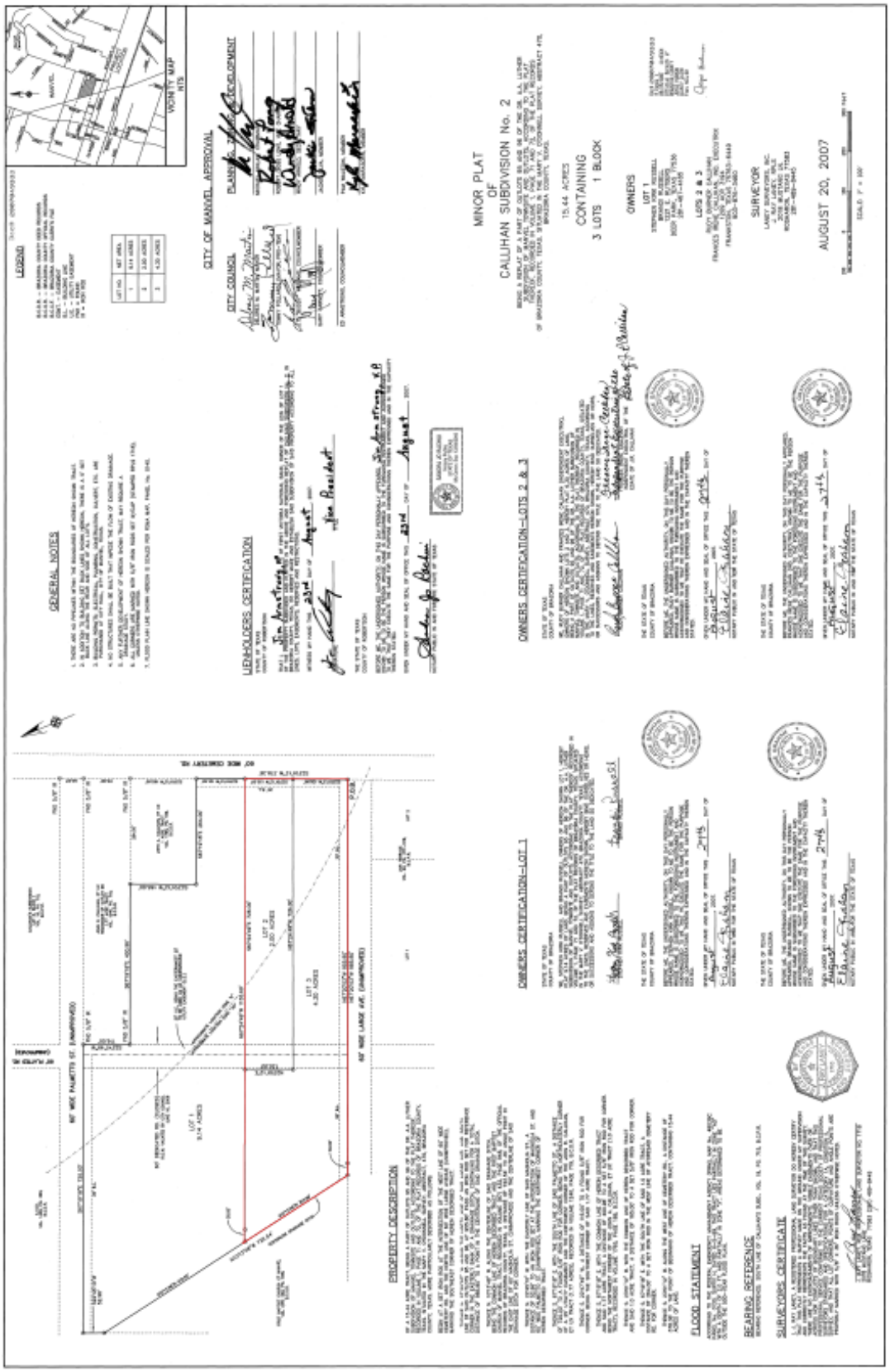
Thank you for your attention to this matter. We look forward to your support and approval of the Specific Use Permit so that we can proceed with this exciting project that will bring long-term benefits to our community.

Sincerely,

Nirmal Gandhi
Principal
Gandhi Designs Architecture

Gandhi Designs LLC
Building Designs, Planning, Consulting
10701 Corporate Dr. Suite 184
Stafford, TX 77477
832-356-8834
nirmal@gandhidesigns.com

RECORDED PLAT (6.3-acre tract)



RECORDED PLAT (4.3-acre tract)

METES AND BOUNDS

Advance Surveying, Inc.
10518 Kipp Way Suite A-2
Houston, Texas 77099
Phone (281) 530-2939 Fax (281) 556-5464
Email: advance_survey@asi23.com
FIRM NO. 10099200

LEGAL DESCRIPTION
2.5147 ACRES (109,539 SQUARE FEET)

BEING A **2.5147 ACRE (109,539 SQUARE FEET) TRACT** OF LAND, OUT OF LOTS TWO (2) AND THREE (3), IN BLOCK ONE (1), OF MINOR PLAT OF CALLIHAN SUBDIVISION NUMBER TWO (2), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED DOCUMENT NUMBER 2007049333, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.M.R.), SAID LOTS 2 AND 3 BEING THE SAME TRACT OF LAND CONVEYED TO DWIJA FINANCIAL, LLC BY DEED AS RECORDED UNDER DOCUMENT NO. 2024036936, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); WITH SAID **2.5147 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CEMETERY ROAD (60 FEET WIDE) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LARGE AVENUE (60 FEET WIDE) (UNIMPROVED), SAID POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE, NORTH 70 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 297.57 FEET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LARGE AVENUE, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 428.42 FEET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LARGE AVENUE, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 19 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 255.85 FEET, CUTTING THROUGH AND ACROSS SAID LOT 3 AND ALONG THE WEST LINE OF SAID LOT 2, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE SOUTHWESTERLY LINE OF LOT 1 OF SAID SUBDIVISION FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF 426.89 FEET, ALONG THE COMMON LINE BETWEEN THE SOUTHWESTERLY LINE OF SAID LOT 1 AND THE NORTHEASTERLY LINE OF SAID LOT 2, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 256.44 FEET, CUTTING THROUGH AND ACROSS SAID LOTS 2 AND 3, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS **2.5147 ACRES OR 109,539 SQUARE FEET** OF LAND.

METES AND BOUNDS

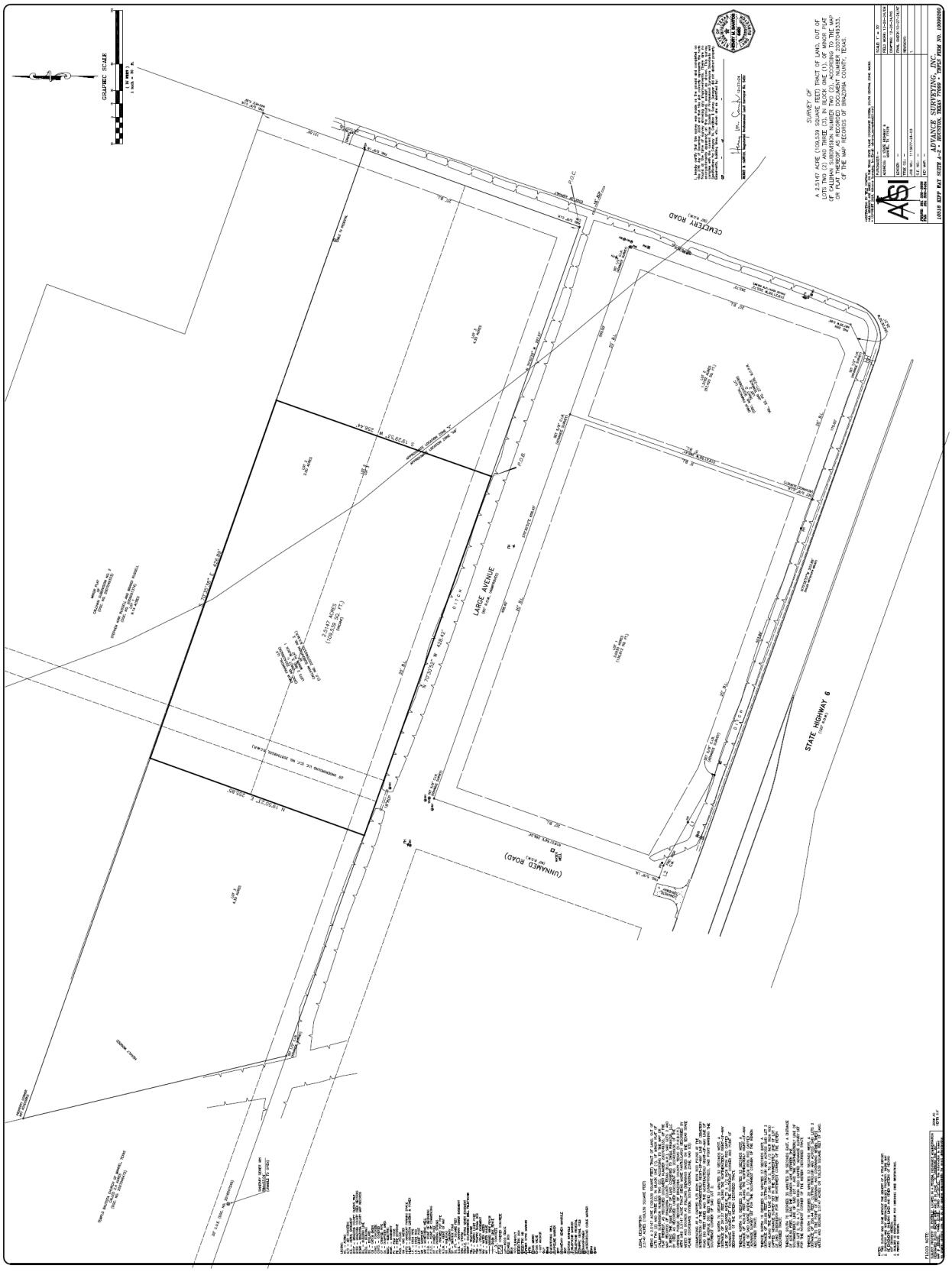
Advance Surveying, Inc.
10518 Kipp Way Suite A-2
Houston, Texas 77099
Phone (281) 530-2939 Fax (281) 556-5464
Email: advance_survey@asi23.com
FIRM NO. 10099200

STATE OF TEXAS
REGISTERED
HENRY M. SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

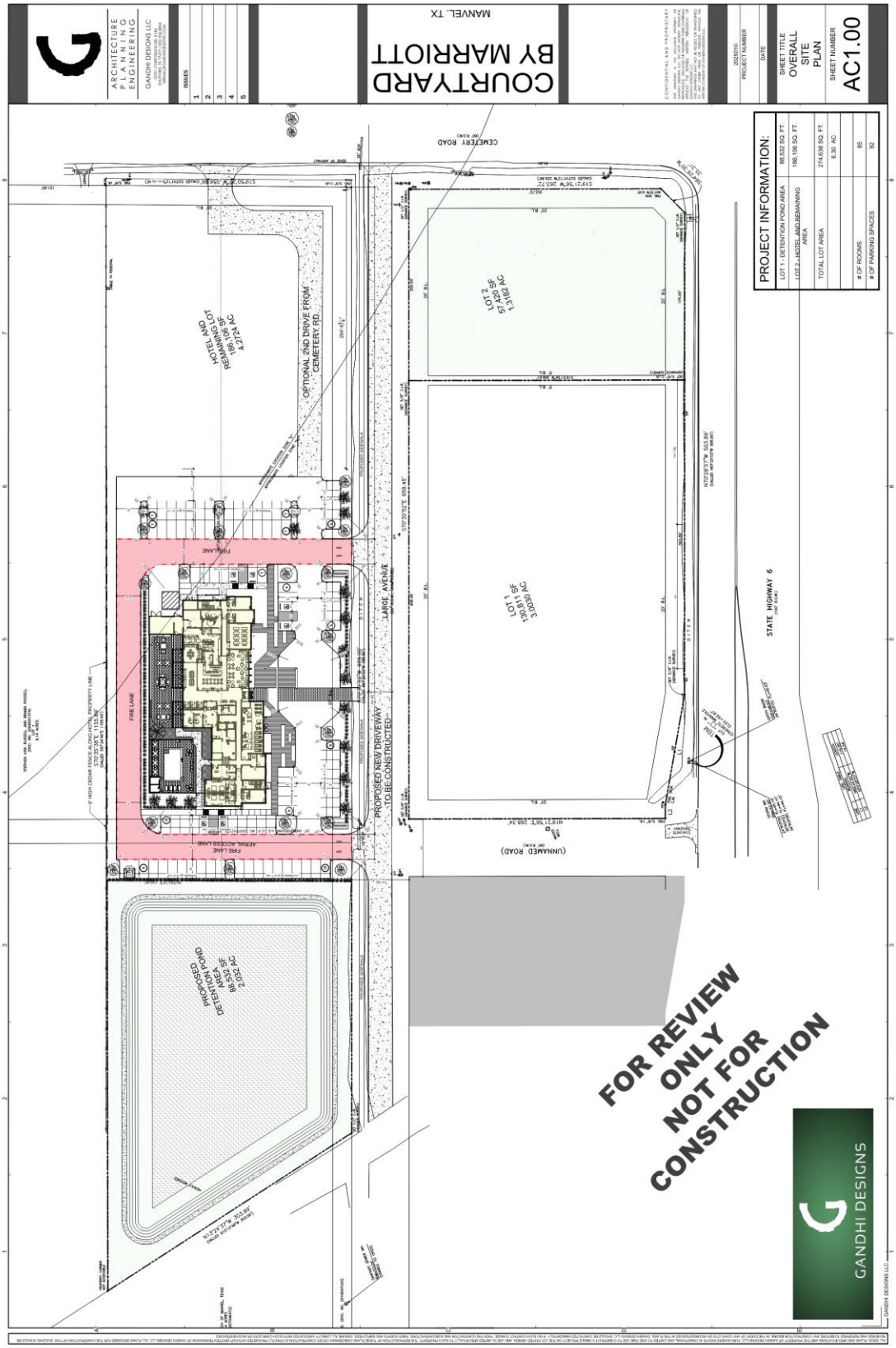
05-16-25

HENRY M. SANTOS
R.P.L.S. NO. 5450
STATE OF TEXAS

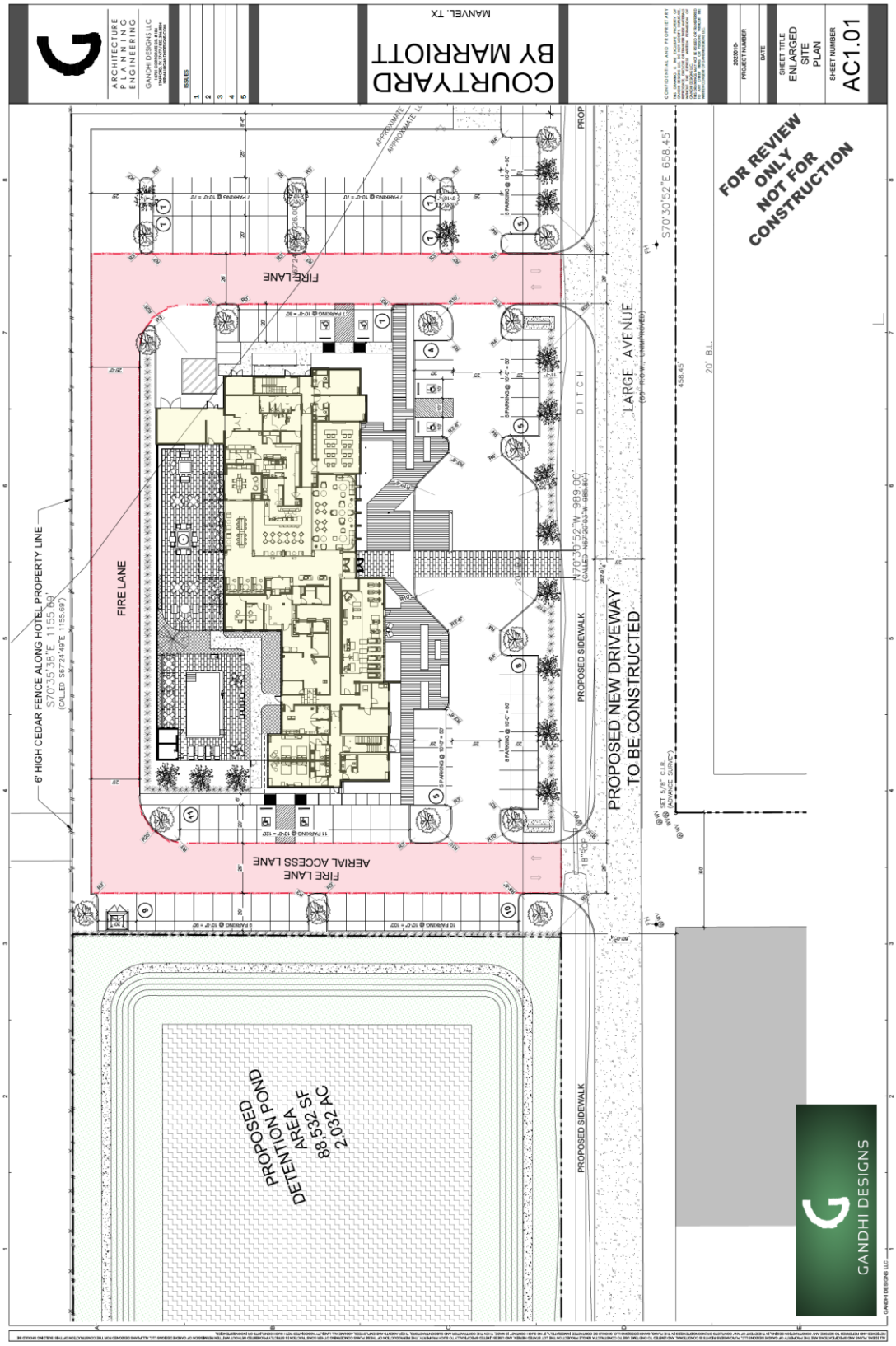
SURVEY


CEMETERY ROAD
LARGE AVENUE
STATE HIGHWAY 6
(UNNAMED ROAD)
SURVEY OF
A 2.5147 ACRE (109,539 SQUARE FEET) TRACT OF LAND, OUT OF
LOT TWO (2), BLOCK ONE (1), ALVIN C. CALLAHAN SUBDIVISION
OF CALLAHAN SUBDIVISION NUMBER TWO (2), ACCORDING TO THE MAP
OR PLAT THEREOF, AS RECORDED DOCUMENT NUMBER 2207048333,
OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.
GRAPHIC SCALE
ADVANCE SURVEYING, INC.
10510 KEMP WAY SUITE A-2 HOUSTON, TEXAS 77043

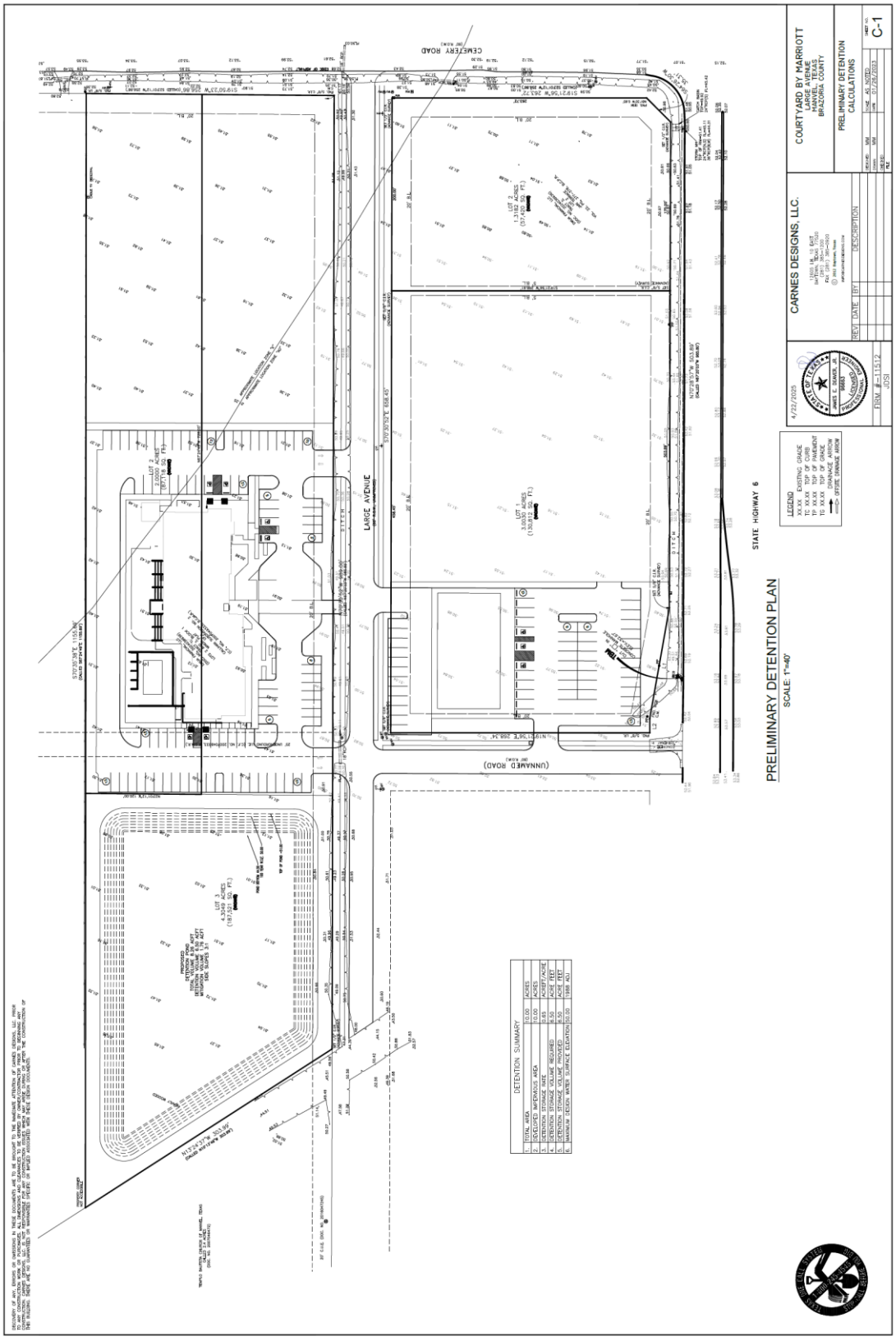
PROPOSED SITE PLAN (CONCEPTUAL PLAN)



PROPOSED SITE PLAN (CONCEPTUAL PLAN)



PRELIMINARY DETENTION PLAN



TRIP GENERATION ANALYSIS

NIRMAL GANDHI <nirmal@gandhidesigns.com>

Manvel TIA request proposal

Tony Voigt <tony@voigtassociates.com> Thu, Feb 13, 2025 at 11:39 AM
To: NIRMAL GANDHI <nirmal@gandhidesigns.com>

Nirmal,

An 85-room hotel would have the following trip generation characteristics:

Using ITE Land Use #310 – Hotel:

24-Hour Weekday, 7.99 trips/room, 680 trips (340 in/340 out)

Weekday AM Peak Hour, 0.46 trips/room, 39 trips (22 in, 17 out)

Weekday PM Peak Hour, 0.59 trips/room, 50 trips (26 in, 24 out)

This number of trips (particularly peak hour trips) is not enough to typically trigger a traffic study. We usually trigger at 100 per hour or more.

You can forward this email to the city in response to any preliminary comments regarding trip generation or potential traffic study, but with the low trip generation and existing medians out on SH 6 I don't think a traffic study would identify any mitigation.

Thanks,

Tony

Anthony Voigt, P.E., PTOE

Voigt Associates, Inc.

832-264-0429

tony@voigtassociates.com

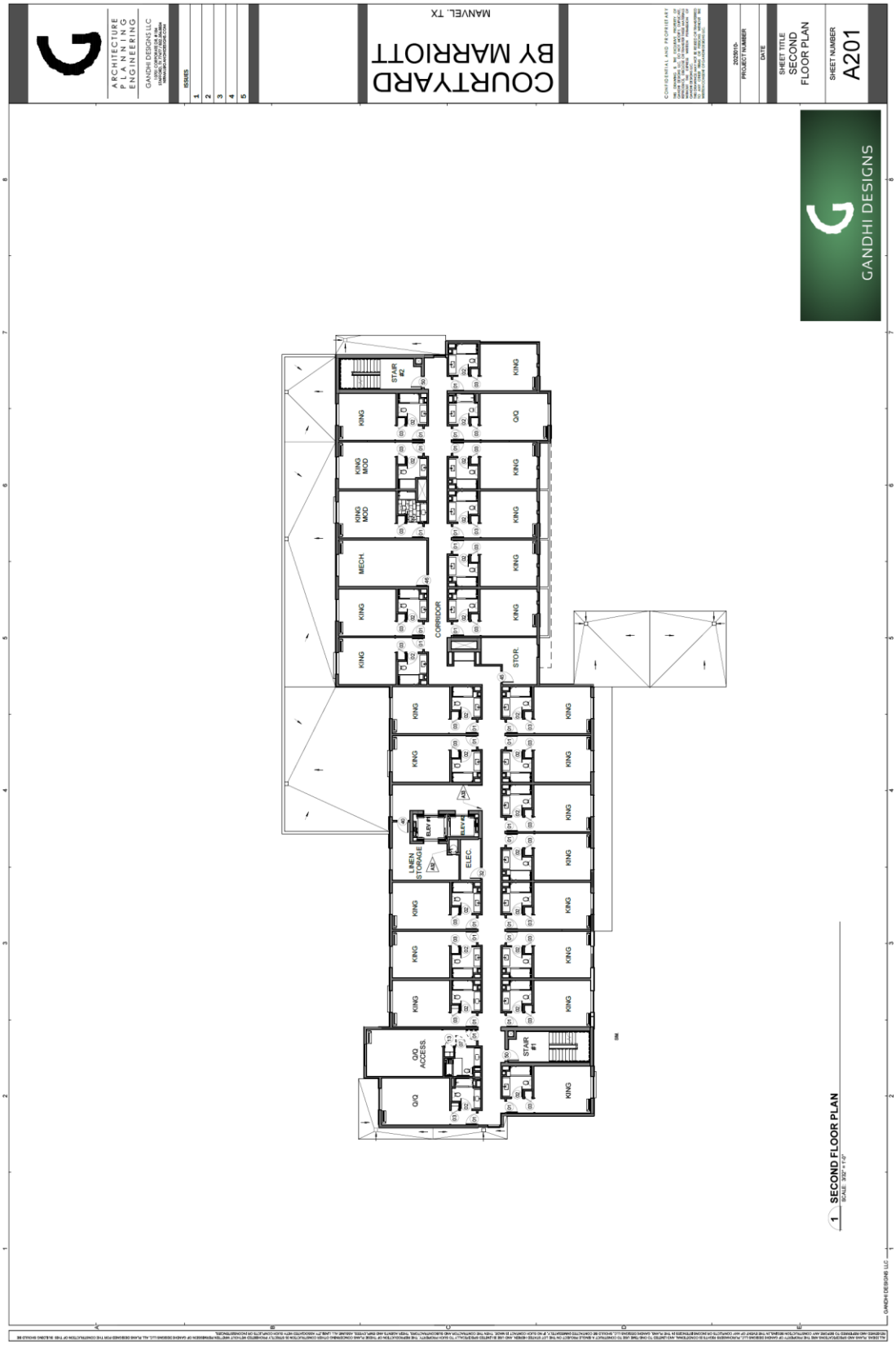
From: NIRMAL GANDHI <nirmal@gandhidesigns.com>
Sent: Thursday, February 13, 2025 11:29 AM
To: Tony Voigt <tony@voigtassociates.com>
Subject: Manvel TIA request proposal

Tony,

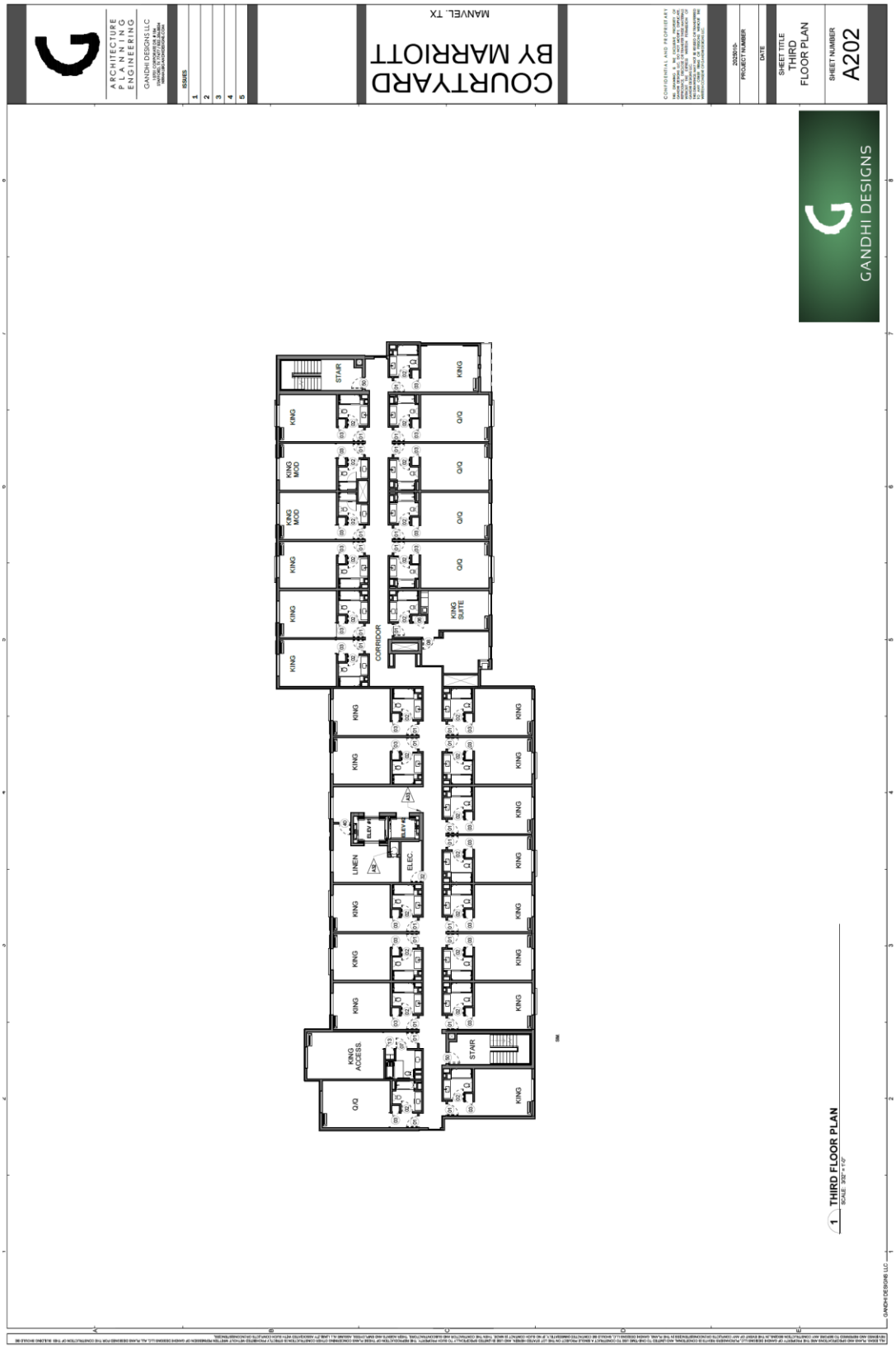
3D ELEVATION PLAN

PROPOSED FLOOR PLAN

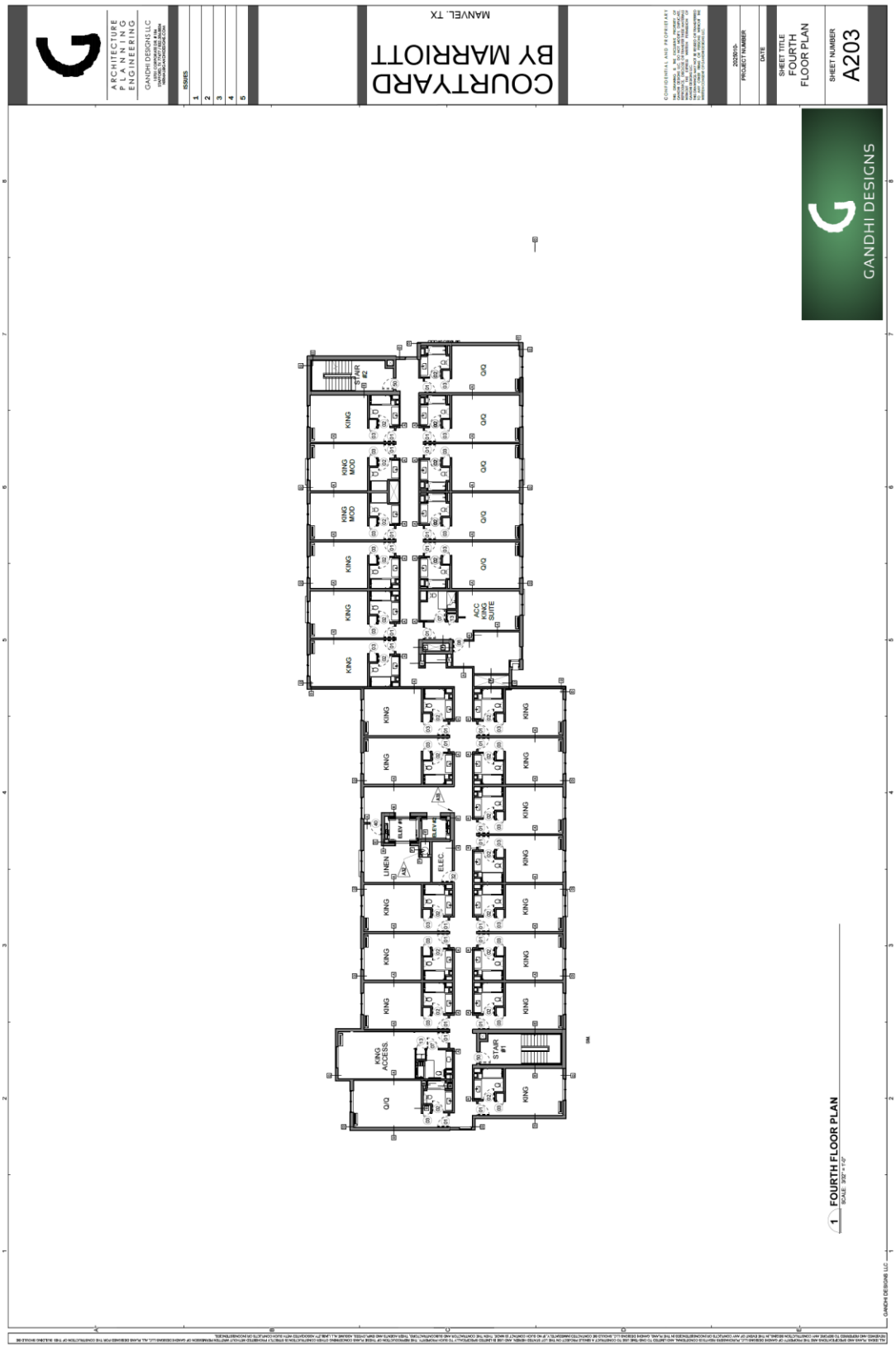
PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN



Public Hearing Notice to run on Sunday 05/25/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JUNE 09, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JUNE 16, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETARY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

SITE PICTURES

View of the subject site from the corner of Cemetery Road and Morris Avenue/SH6, looking northwest

View of the subject site from Morris Avenue/SH6, looking north

SITE PICTURES

View of the subject site from Cemetery Road, looking west

View of adjacent property to the east from Cemetery Road (Storage)

SITE PICTURES

View of the subject site and adjacent property to the west from Morris Avenue/SH6, (Deer Processing Butcher Shop and Briscoe Canal/ Church)

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: June 16, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 2.509 acre tract of land, generally located at approximately 297 feet from the west side of Cemetery Road and abutting unimproved large avenue Right-of-Way (ROW) on the north side, from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6 - SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 721 “Accommodations”.

BACKGROUND:
The applicant, Nirmal Gandhi with Gandhi Designs LLC, representing the property owner Yogesh Dabhi, intends to develop the subject site into a hotel. The subject site is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed Hotel is classified as NAICS use 721, “Accommodations”, which is allowed within the LC District upon approval of a Specific Use Permit (SUP).

The applicant also owns the lots to the east, west, and south and intends to develop their entire property (approximately 10 acres) for commercial use and associated detention pond in phases, including the subject site. The entire property is located on both sides on unimproved Large Avenue right-of-way and the southern lots have frontage on Highway 6. The development of the entire property will require the construction of Large Avenue within the extent of their property. The proposed hotel will be 4 story “Courtyard by Marriot” with 85 rooms and amenities such as a bar, restaurant, lounge, fitness, and meeting rooms.

The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.

Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Staff Report.

PD&Z RECOMMENDATION: The Planning, Development, and Zoning (PD&Z) Commission held a public hearing on June 9, 2025, to receive public input and received input from 26 individuals indicating opposition (in-person and email). Concerns raised by the public included noise, traffic, crime, and safety. PD&Z also discussed their concerns and asked clarifications questions to staff and applicant.

A motion to recommend approval of the requested SUP to the City Council failed with a vote of zero (0) “Yea” to seven (7) “Nays.” Therefore, the PD&Z Commission is not recommending approval of the requested rezoning.

ATTACHMENTS: Staff Report, Survey, and Proposed Site Plan.

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Ellie Roohbakhsh, Senior Planner	**CITY MANAGER APPROVAL** ___YES___

STAFF REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	June 16, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	Rezoning, LC-HWY6 to LC-HW6-SUP	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	Consideration And Possible Action to Approve Ordinance No. 2025-O-21		

SUMMARY

The applicant, Nirmal Gandhi with Gandhi Designs LLC, representing the property owner Yogesh Dabhi, is requesting a zoning classification change for an approximate 2.509-acre portion of a 6.3-acre tract of land (PID: 228247), located approximately 297 feet from the west side of Cemetery Road and abutting unimproved Large Avenue Right-of-Way (ROW) on the north side. The applicant intends to develop the subject site into a hotel. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed Hotel is classified as NAICS use 721, "Accommodations", which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in January 2025, to discuss the proposed project.

Staff Recommendation: **Approval**
PD&Z Recommendation: **Motion to Approve Failed**

EXHIBITS

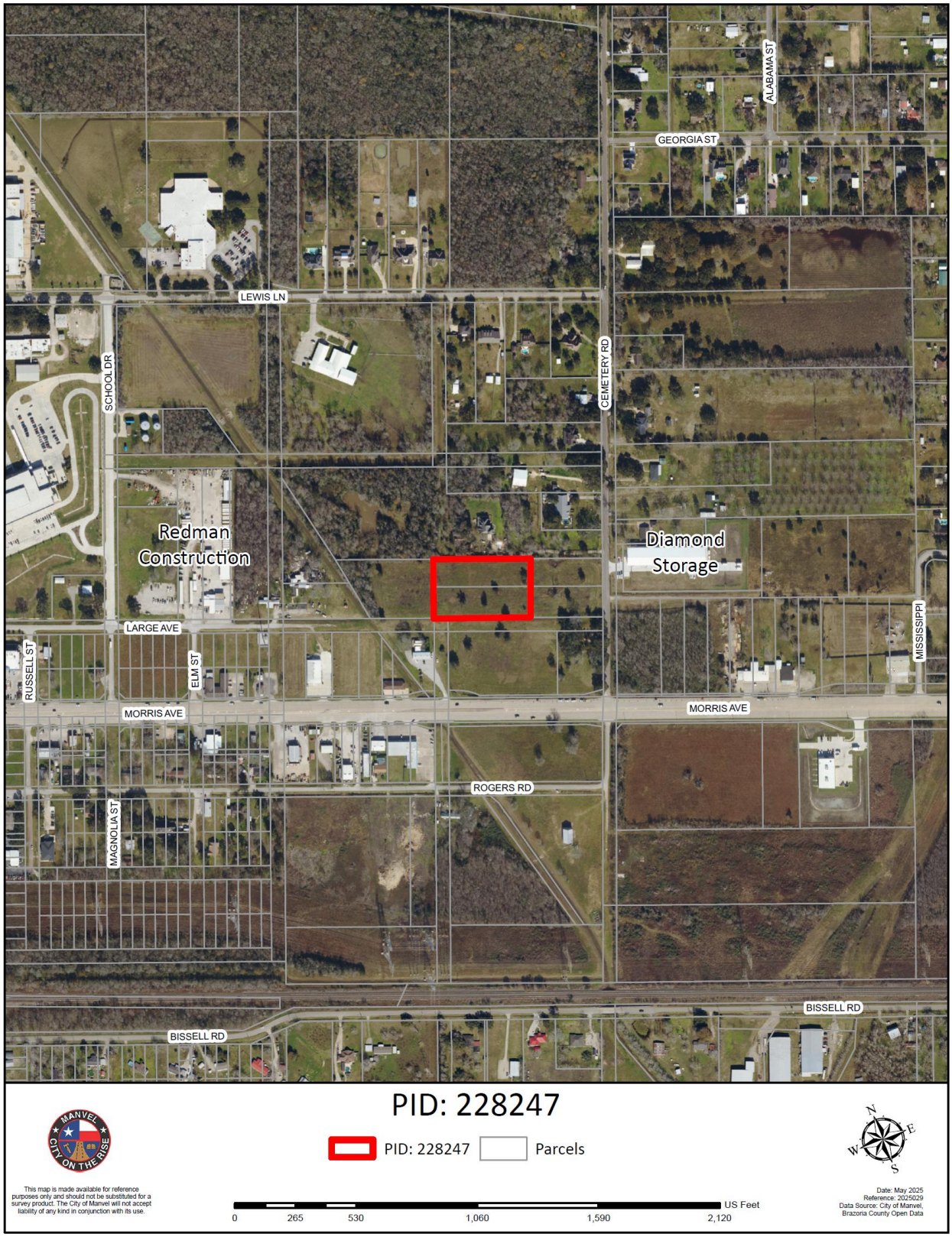
Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Recorded Plat, Metes and Bounds, Survey, Proposed Site plan, Preliminary Detention Plan, Trip Generation Analysis, Proposed 3D Elevation Plan, Proposed Floor Plan, Public Hearing Notice, and Site Pictures.

GENERAL SITE INFORMATION

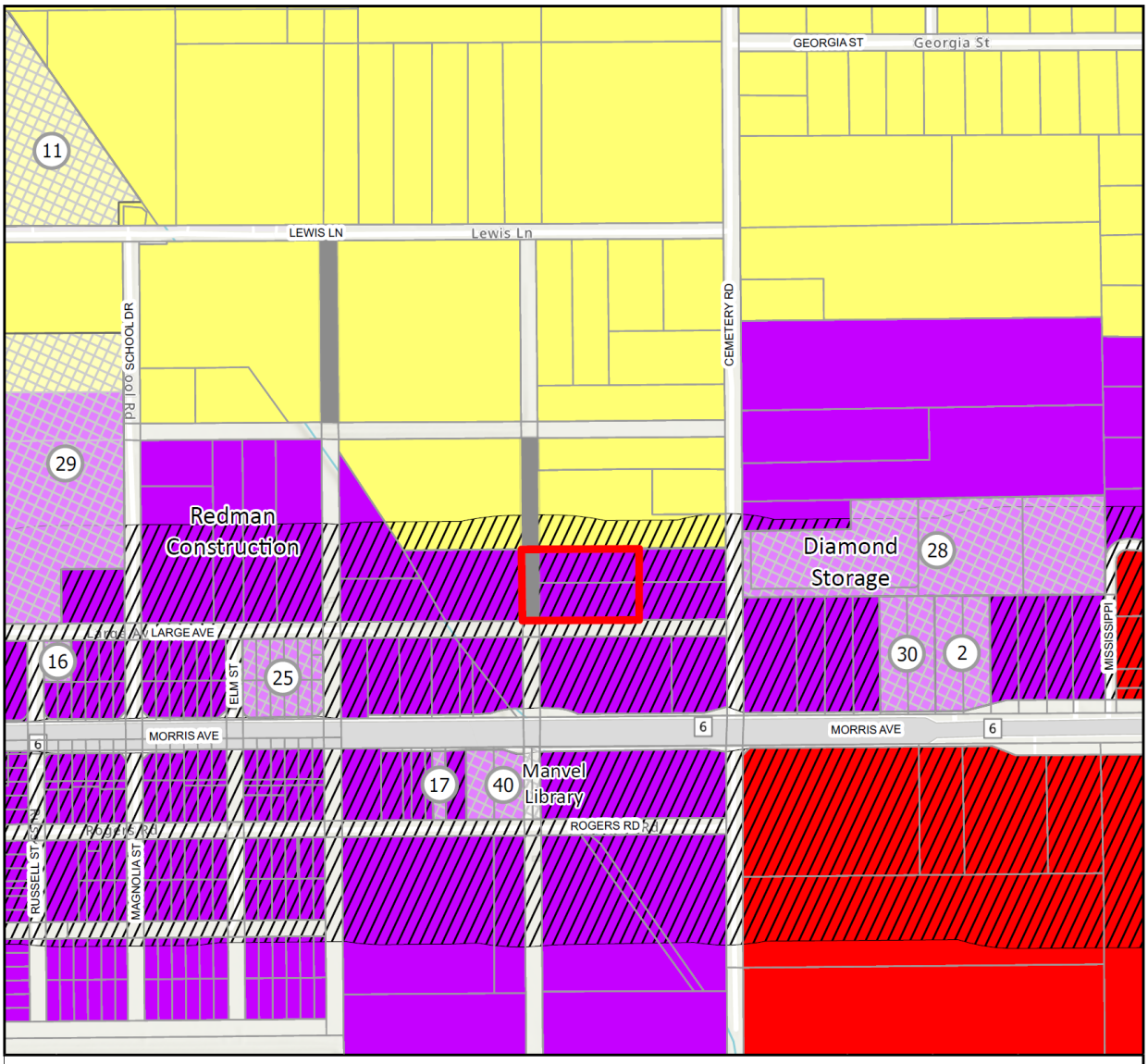
The following is a summary of general site information.

Surrounding Property Zoning	**North:** Open-Single–Family Residential District (OSFR) / State Highway 6 Overlay District **South:** Light Commercial District / State Highway 6 Overlay District **East:** Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Lessors of Mini Warehouses and Self-Storage Units) **West:** Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	**North:** Residential **South:** Undeveloped land / Deer Processing Butcher Shop **East:** Diamond Storage / Undeveloped land **West:** Undeveloped land / Briscoe Canal/ Church

AERIAL VICINITY MAP

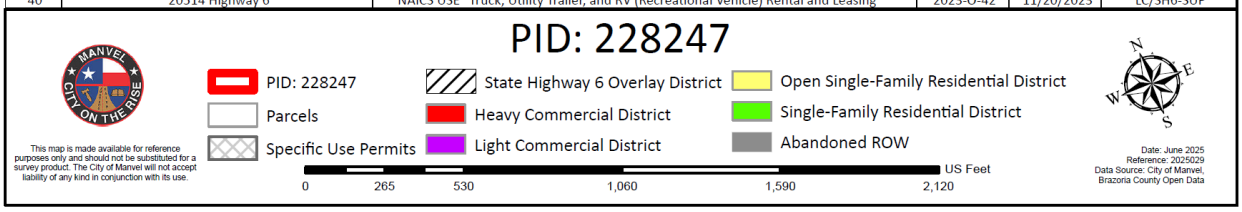


ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
2	20711 HWY 6	RELIGIOUS ORGANIZATIONS	2012-O-22	9/11/2012	LC
11	7500 LEWIS LANE	ELEMENTARY AND SECONDARY SCHOOLS	2014-O-37	10/27/2014	O-SFR
16	7303 RUSSELL ST	MOTORCYCLE, ATV & PERSONAL WATERCRAFT DEALER / OTHER PERSONAL & HOUSEHOLD GOOD REPAIR & MAINTENANCE	2016-O-16	7/11/2016	LC
17	20504 HWY 6	NAICS USE #811121 AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND	2016-O-17	7/11/2016	LC
25	7454½ LARGE AVE	NAICS USE 237130 POWER AND COMMUNICATION LINE AND RELATED STRUCTURE CONSTRUCTION	2019-O-04	2/27/2019	LC/SH6
28	7227 CEMETERY RD	NAICS USE 531130 LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS	2019-O-22	6/17/2019	LC/SH6
29	7347 LARGE AVE	NAICS USE 611110 ELEMENTARY AND SECONDARY SCHOOLS	2019-O-05	9/3/2019	LC/SH6/O-SFR
30	20703 MORRIS AVE	NAICS USE 813110 RELIGIOUS ORGANIZATIONS	2019-O-26	9/3/2019	LC/SH6
40	20514 Highway 6	NAICS USE "Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing"	2023-O-42	11/20/2023	LC/SH6-SUP



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states *"certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required."*

In Section 77-50 (b) of the Zoning Ordinance it further states, *"the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare."*

PROJECT DETAILS

The subject site is a 2.509-acre portion of a 6.3-acre tract, described as Lots 2 and 3 of the Callihan Subdivision No. 2 Minor Plat (attached as exhibits). It is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The undeveloped site is located approximately 297 feet west of Cemetery Road and abuts the unimproved Large Avenue right-of-way (ROW) to the north. The applicant intends to develop the subject site for a hotel. The current LC/SH6 zoning allows for the proposed hotel use, which is classified under NAICS 721 "Accommodations," with the approval of a Specific Use Permit (SUP). A pre-development meeting with staff took place in January 2025 to discuss the project and since then staff has had multiple discussions with the applicant regarding the project. As part of the SUP application, the applicant has submitted concept plans for the proposed development (attached as exhibits). The proposed hotel is a four-story building with 85 rooms and amenities including a bar, restaurant, lounge, fitness center, and meeting room. The submitted plans demonstrate general conformance with the City of Manvel's site development standards. A detailed review of site and building construction plans will occur during the platting and permitting process.

The subject site is located within the Original Manvel Townsite area. Currently, there is no improved access to the subject site, as Large Avenue remains undeveloped. However, the submitted plans indicate that primary access will be provided from Large Avenue, with sidewalks and landscaping (including trees and shrubs) proposed around the hotel and along the roadway. The subject site will need to be replatted, and vehicular access must be established as part of the development process. The site plan also includes a proposed detention pond on the west side of the property. This pond, to be constructed by the same developer, is designed to serve the entire 6.3-acre tract including the subject site. Preliminary drainage calculations indicate that the pond will also accommodate runoff from an additional 4.3-acre tract located south of the subject site, across Large Avenue (refer to attached exhibits).

In addition, the applicant has submitted a trip generation analysis, which projects approximately 39 vehicle trips during the weekday AM peak hour and 50 trips during the weekday PM peak hour.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section77-50. (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

1. The conditions for hotel (except casino hotels) and motels and all other traveler accommodation shall include:
   a. Hotels (except casino hotels) and motels as defined by NAICS No. 721110 in section 77-26, permitted uses, shall include the following conditions:
      1. All guest rooms are accessed via interior hallway;
      2. All interior hallways accessed from a central lobby;
      3. A minimum 1,000 square feet dedicated to meeting and event space;
      4. The use of a kitchenette is not permitted;
      5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
      6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
      7. Require all guests to enter through a central lobby after 11:00 p.m.; and
      8. A hotel owner, operator, or manager must be present and accessible in person on a 24- hour basis.
   b. All other traveler accommodation as defined by NAICS No. 721199 in section 77-26, permitted uses, shall include the following conditions:
      1. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
      2. Install and maintain security cameras in the central lobby, parking lots, and exterior doors;
      3. A facility operator, owner, or manager must be present and accessible in person on a 24- hour basis; and
      4. Require all guests to enter through a central area after 11:00 p.m.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. *Conformance to Comprehensive Plan Vision and Goals*: The proposed SUP is supported by the *City of Manvel's 2015 Comprehensive Plan*, which emphasizes preserving the city's rural character and small-town values while managing growth. This request aligns with several key vision statements, including:
   - "Benefiting from our strategic location by encouraging well-planned quality retail, commercial, and residential development that reflects and enhances our small-town quality of life."

- "Promoting a strong and diverse economic base that supports efficient high-quality public infrastructure, municipal services, education, and collaborative governance."

The subject site being located in close proximity to Highway 6, makes it an appropriate location for the proposed use and suggests general alignment with the Comprehensive plan goals. Additionally, the proposed development will result in improvement of infrastructure in the area . Together, these actions will contribute to Manvel's long-term vision of balanced growth, economic vitality, and enhanced quality of life.

2. *Compatibility with the character of the neighborhood:* The site is within a Light Commercial District / State Highway 6 Overlay District (LC/SH6), making it well-suited for accommodation use. The hotel use is generally compatible with nearby commercial and mixed-use developments. The subject site also abuts a residential home on the north side. Therefore, site design, building materials, screening, and buffering should be carefully considered to allow for a smooth transition to adjacent residential areas and maintain the visual character of the neighborhood. The current zoning allows for commercial uses of similar intensity and development standards on the subject site. Therefore, the proposed development will not deviate significantly from the character that can be achieved with the current zoning.
3. *The suitability of the property for the uses permitted by right*: The subject site is zoned LC/SH6, allowing various commercial uses by right, including but not limited to retail stores, offices, and restaurants. With no frontage on Highway 6 or a major thoroughfare, the subject site may not serve as a preferred location for retail sales and restaurant type uses compared to properties located along Highway 6. In comparison other retail uses, hotel uses don't require high visibility. Therefore, the subject site is well-suited for such a use due to its size, location along SH 6, and compatibility with nearby commercial development.
4. *Detrimental impact on nearby property:* The proposed hotel is not expected to have significant detrimental impact on nearby properties. The subject site is currently zoned LC/SH6 zoning district, which is intended to accommodate commercial development with similar intensity and scale. It must be noted that with 4 stories and windows facing existing residential property, the proposed development will have an impact on abutting residential properties in terms of the private use of outdoor areas. However, this impact exists with the current zoning allowance also since the LC district allows for 60 foot tall buildings. Proper buffering, lighting, and landscaping must be considered to minimize noise, visual, and operational impacts on adjacent residential areas.
5. *Traffic and Parking issues:* The proposed hotel must provide adequate on-site parking in compliance with City standards. Traffic generated by guests and staff is expected to be moderate and manageable. Access from Large Avenue and proximity to major roads like Cemetery Road and Highway 6 should help distribute traffic flow and reduce congestion impacts. It must be noted that future connections will also help minimize traffic related impact. There is an unimproved right-of-way connecting Large Avenue and Highway 6. It is also important that Large Avenue is extended to west across the ditch to improve connections.
6. *Harm to the value of nearby properties:* The subject site is zoned LC/SH6, which permits a variety of commercial uses by right. With appropriate site design, landscaping, and buffering

from adjacent residential areas, any potential adverse impacts can be minimized. Harm to the value of nearby properties by this proposed may not be significantly different from the development of other permitted uses by right. Additionally, the extension of public infrastructure and utilities should have a positive long-term effect on surrounding property values.

7. *Impedance to orderly development surrounding vacant property*: The proposed hotel is not expected to impede the orderly development of adjacent vacant parcels. Located near major roads, it may serve as a catalyst for future commercial growth by increasing area visibility, encouraging infrastructure investment, and attracting complementary uses. With coordinated planning and access management, the project should support—rather than hinder—the development potential of surrounding properties.
8. *Utility Provisions:* The site must connect to municipal water and sanitary sewer systems, with the applicant coordinating with the City to ensure sufficient service capacity. Any required upgrades or extensions must be completed as part of the development process to support long-term functionality.
9. *Safe site development and layout:* The site layout must ensure safe and efficient internal circulation, including adequate access for emergency vehicles, compliance with ADA requirements, and provisions for pedestrian connectivity. The hotel must also be designed and constructed in accordance with applicable building and fire codes to ensure the safety of guests, staff, and visitors.
10. *Lighting:* Site lighting should be designed to enhance safety and visibility while minimizing impacts on adjacent properties. All exterior lighting must comply with city regulations and utilize fully shielded, directional fixtures to reduce glare and prevent light spillover onto neighboring residential areas.
11. *Landscaping and screening:* The proposed development must comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances. Landscaping plans shall include appropriate screening between the hotel and any adjacent residential properties, utilizing fencing and/or vegetative buffers as required. The applicant has provided that cedar fencing will be installed along the property line adjacent to residential uses to provide visual separation and buffering. Perimeter landscaping must effectively screen parking areas from public view. All landscaping elements must meet the city's standards for tree planting, screening, and irrigation to ensure aesthetic enhancement and regulatory compliance.
12. *Other appropriate conditions and safeguards in the interest of health, safety or welfare*: The proposed hotel should comply with all applicable local, state, and federal health and safety regulations to ensure the well-being of guests, staff, and the surrounding community. Adequate parking and lighting should be provided to enhance safety for visitors and employees. Noise mitigation measures should be implemented to minimize potential disturbances to nearby residential areas. Additionally, landscaping and buffering along the northern boundary should provide a visual and noise barrier between the facility and adjacent single-family residences. The site layout should prioritize efficient traffic circulation, ensuring clear emergency access routes while maintaining connectivity with existing access easements. Any additional conditions required by city ordinances should be incorporated to further enhance public safety and operational efficiency

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 721: " Accommodations " with the following conditions:

A. Pre-determined conditions in of Section 77-50 of the zoning ordinance:
   1. All guest rooms are accessed via interior hallway;
   2. All interior hallways accessed from a central lobby;
   3. A minimum 1,000 square feet dedicated to meeting and event space;
   4. The use of a kitchenette is not permitted;
   5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
   6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
   7. Require all guests to enter through a central lobby after 11:00 p.m.; and
   8. A hotel owner, operator, or manager must be present and accessible in person on a 24- hour basis.

B. Conditions recommended by staff:
   1. A replat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Hotel.
   2. The detention pond, planned west of the hotel site, shall be platted and constructed in conjunction with the Hotel project.
   3. Construction of Large Avenue including sidewalks is required in conformance with Chapter 62 – *Subdivisions* and City of Manvel's Design Criteria Manual from Cemetery Rd on the east side to the subject site's west boundary.
   4. Although construction of the extension of Large Avenue to the west across the drainage ditch is not required, provide design and construction plans for City approval.
   5. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
   6. The height of the proposed hotel is limited to the maximum height in the Light Commercial District (LC).
   7. A minimum 10-foot-wide landscape buffer yard, including landscaping, with at least one 3.5-inch caliper evergreen tree planted every 25 feet along the property line abutting residential use or zoning district.
   8. A minimum 6-foot-tall masonry fence shall be installed along the property line abutting residential use or zoning district.
   9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
   10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of

lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;

11. No Outdoor lighting shall be greater than 25-feet in height.
12. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy.
13. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
14. The proposed bar must operate as an accessory use to the hotel and must comply with all applicable regulations set forth by the Texas Alcoholic Beverage Commission (TABC).

Planning, Development and Zoning Commission Discussion and Recommendation

The Planning, Development, and Zoning (PD&Z) Commission held a public hearing on June 9, 2025, to receive public input regarding the proposed SUP. During the public comments, twenty-four (24) members of the public spoke in opposition to the requested SUP citing concerns about noise, traffic, and safety. The PD&Z chair also read out the public comments sent via email (two). The Commission raised concerns regarding the potential impacts of the proposed Specific Use Permit (SUP) on both traffic and the privacy of adjacent residential properties. Specifically, commissioners noted that the proposed four-story structure, with windows facing neighboring residential properties, could negatively affect the private use of outdoor areas by nearby residents.

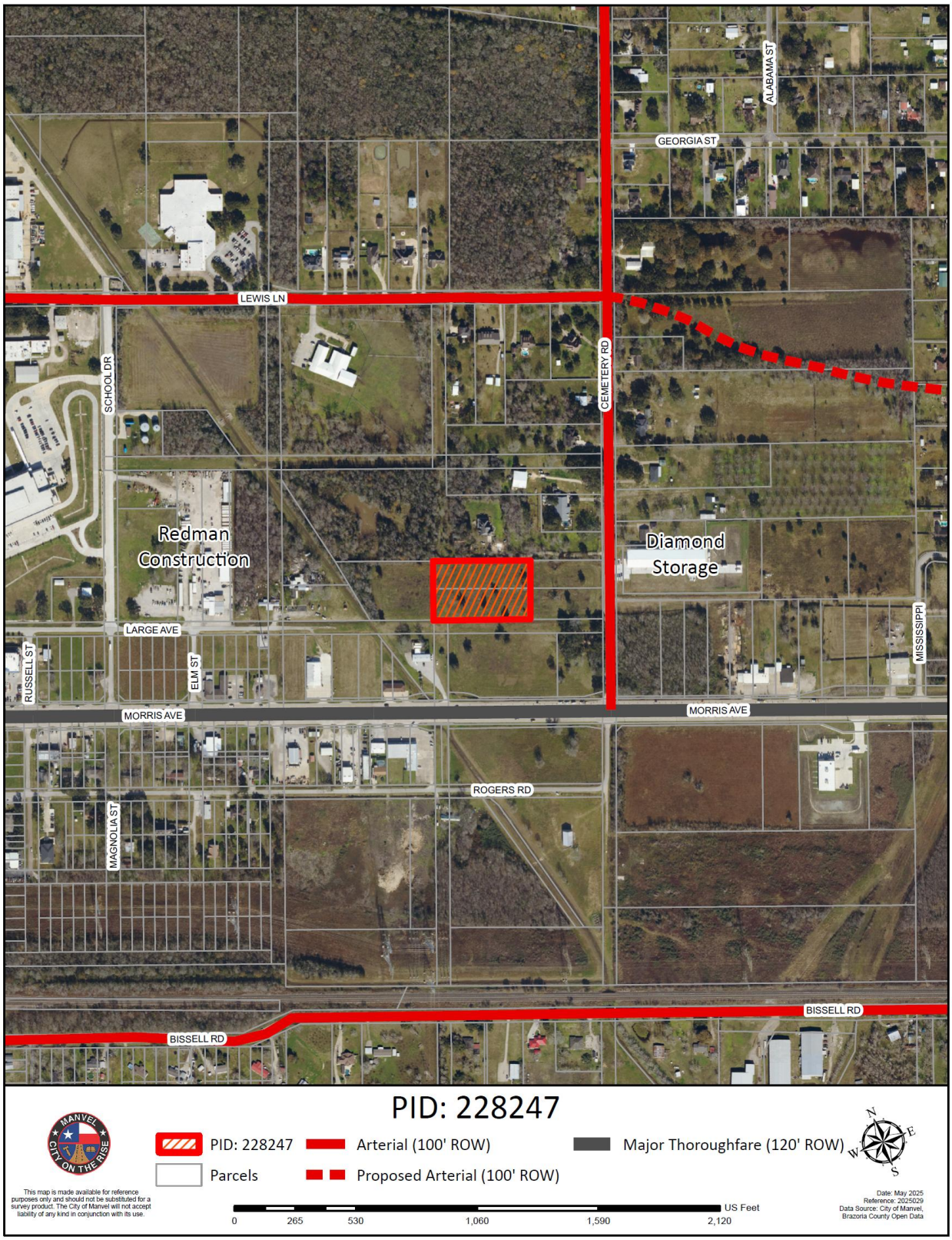
In response to traffic-related concerns, staff clarified that the Trip Generation Analysis submitted by the applicant shows projected traffic volumes that fall significantly below the threshold outlined in the City's Design Criteria Manual that would require a Traffic Impact Analysis (TIA). With respect to privacy concerns, staff explained that the PD&Z Commission has the authority to recommend a condition requiring the site and building plans be revised so that no windows are placed on the side of the building that abuts residential use or zoning district. The applicant was present at the meeting and responded to several concerns raised by both the Commission and neighboring residents. The applicant indicated that additional documentation and materials would be provided for City Council's consideration to further address the issues raised. Staff further noted that the proposed bar must operate as an accessory use to the hotel and must comply with all applicable regulations set forth by the Texas Alcoholic Beverage Commission (TABC).

A motion to recommend approval of the requested SUP to the City Council failed with a vote of zero (0) "Yea" to seven (7) "Nays." Therefore, the PD&Z Commission is not recommending approval of the requested rezoning.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no additional written opposition or support was received, other than the ones received at the PD&Z Commission meeting.

MAJOR THOROUGHFARE PLAN MAP



APPLICATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: COURTYARD BY MARRIOTT
Project Location/Address: CEMETERY RD MANVEL, TX 77578
Legal Description: MANVEL LOT 2-3 (CALLIHAN SD NO 2)(OL 95-96) ACRES 6.3
Current Zoning: CJC Proposed Land Use: COMMERCIAL NAICS No.:
Parcel/Tax ID# (s): 228247 Total Acreage: 6.3

APPLICANT INFORMATION

Applicant Name: NIRMAL GANDHI
Company Name: GANDHI DESIGNS LLC
Address: 10701 CORPORATE DR City: STAFFORD State: TX Zip: 77477
Phone #: 2816609204 Email: NIRMAL@GANDHIDESIGNS.COM

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

X Nirmal Gandhi 02/06/2025
Applicant Signature (**REQUIRED**) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: YOGESH DABHI
Address: 9500 BISSELL RD City: MANVEL State: TX Zip: 77578
Phone #: 832-614-3447 Email: YOGESHCEO@DWIKAFI.COM

PROPERTY OWNER'S AUTHORIZATION **(Required – If owner is also the applicant, must sign as both)**:
I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

X 02/09/2025
Owner's Signature (**REQUIRED**) Date

APPLICATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	X
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	X

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

X Nirmal Gandhi 02/10/2025

Applicant Signature Date

LETTER OF AUTHORIZATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

YOGESH C. DABHI
Owner Name

9500 BISSELL RD.
Owner Address

MANVEL, TX | 77578
Owner City, State | Zip

02/09/2025
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, YOGESH C. DABHI, certify that I am the owner of the project property located at HWY 6 AND CEMEATARY RD. and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint NIRMAL GANDHI with the company GANDHI DESIGNS LLC (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.
Please contact me directly at 832614-3447 if you have any questions.

Sincerely,

Owner Name YOGESH C. DABHI

Owner Signature X

LETTER OF REQUEST

GANDHI DESIGNS

ARCHITECTURE
ENGINEERING
PLANNING

Gandhi Designs Architecture
10701 corporate Dr. Suite 184
Stafford, TX 77477
281-660-9204
04/24/2025

City of Manvel
City Planning Department
20025 Highway 6
Manvel, TX 77578

Subject: Request for Specific Use Permit for (Courtyard Marriott) Hotel Project only.

I hope this letter finds you well. I am writing to formally request the issuance of a Specific Use Permit (SUP) for the development of a Courtyard Marriott Hotel located at Cemetery Rd. and Large Ave., within the jurisdiction of City of Manvel. The proposed hotel project is intended to enhance the local community by providing high-quality accommodations, improving the tourism and hospitality sector, and creating new job opportunities.

The primary access for the hotel would be from Large Ave. or from cemetery Rd. with planned development of sidewalks, landscaping (trees and shrubs) all around the hotel and large Ave. We will be using ceder Fencing between the residential property and hotel for separation. As this is a hotel it will not produce much noise. We are looking to enhance the area with the hotel and much more future developments.
This letter serves to outline the nature of the hotel project and our request for approval of the Specific Use Permit to proceed with the necessary permits and zoning approvals. The proposed 4 story hotel will feature, 85 rooms with amenities such as a bar, restaurant, Lounge, fitness and meeting room inside the hotel, designed to meet the needs of both business and leisure travelers.

In support of our request, we have attached the following documents for your review:

- Floor plans, Site Plan and exterior rendering.
- Traffic Impact Study analysis
- Preliminary Design Documents
- Parking and driveway entrances
- Preliminary detention pond calculation

LETTER OF REQUEST

GANDHI DESIGNS

ARCHITECTURE
ENGINEERING
PLANNING

With this hotel we will be creating a master detention pond for the entire site for the hotel and any future developments. Which will be located on the West of the hotel property (see attached site plan)

We understand that the approval of this permit is subject to compliance with local zoning ordinances and other applicable regulations. We have worked closely with our team to ensure that the development aligns with the community's vision and best practices for sustainable development. Additionally, we are committed to addressing any concerns or conditions that may arise during the review process.

We kindly request that the city and the appropriate regulatory bodies review our application at their earliest convenience. We are available to meet with you and provide any additional information or clarification that may be required.

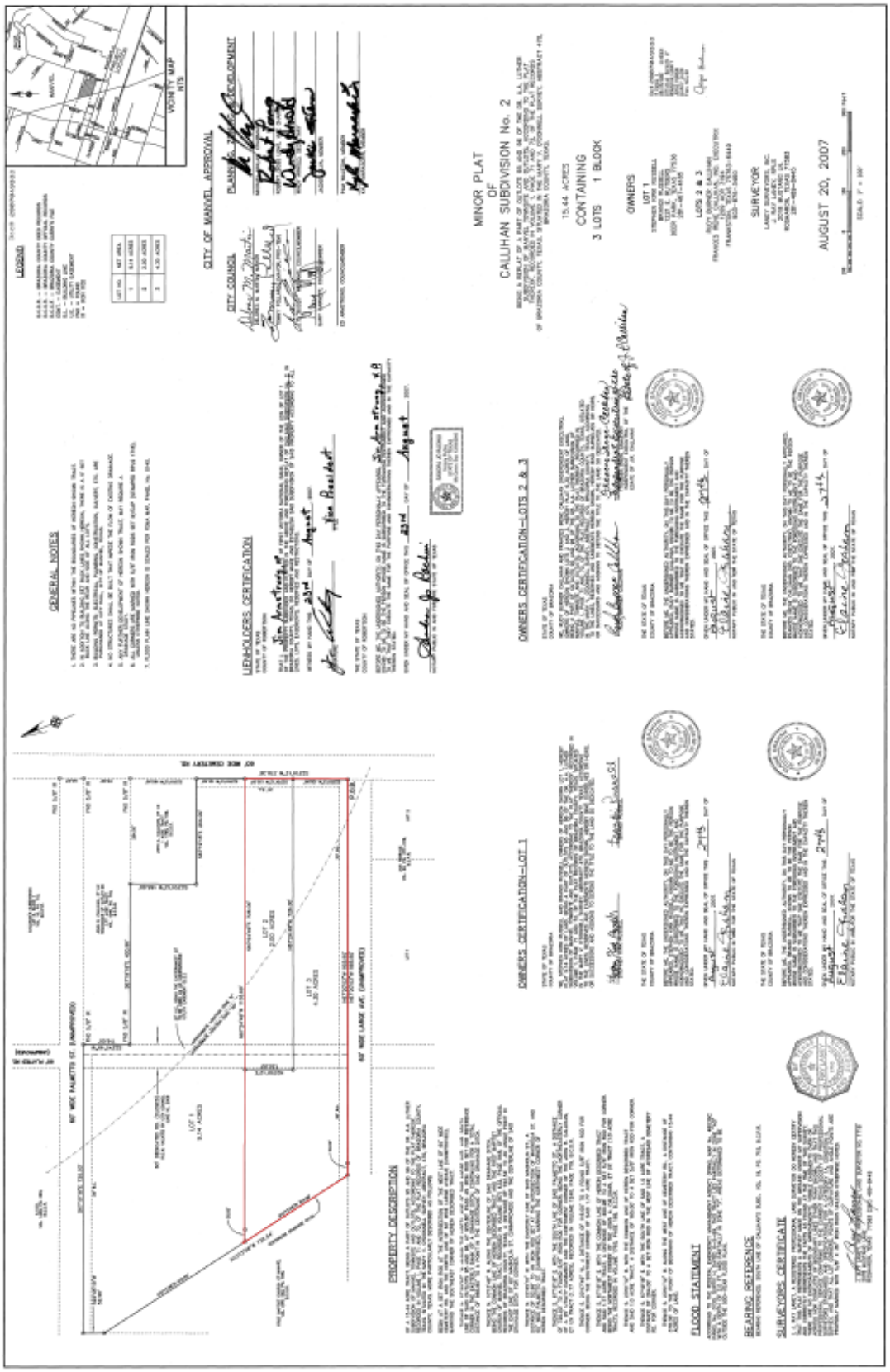
Thank you for your attention to this matter. We look forward to your support and approval of the Specific Use Permit so that we can proceed with this exciting project that will bring long-term benefits to our community.

Sincerely,

Nirmal Gandhi
Principal
Gandhi Designs Architecture

Gandhi Designs LLC
Building Designs, Planning, Consulting
10701 Corporate Dr. Suite 184
Stafford, TX 77477
832-356-8834
nirmal@gandhidesigns.com

RECORDED PLAT (6.3-acre tract)



RECORDED PLAT (4.3-acre tract)

METES AND BOUNDS

Advance Surveying, Inc.
10518 Kipp Way Suite A-2
Houston, Texas 77099
Phone (281) 530-2939 Fax (281) 556-5464
Email: advance_survey@asi23.com
FIRM NO. 10099200

LEGAL DESCRIPTION
2.5147 ACRES (109,539 SQUARE FEET)

BEING A **2.5147 ACRE (109,539 SQUARE FEET) TRACT** OF LAND, OUT OF LOTS TWO (2) AND THREE (3), IN BLOCK ONE (1), OF MINOR PLAT OF CALLIHAN SUBDIVISION NUMBER TWO (2), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED DOCUMENT NUMBER 2007049333, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.M.R.), SAID LOTS 2 AND 3 BEING THE SAME TRACT OF LAND CONVEYED TO DWIJA FINANCIAL, LLC BY DEED AS RECORDED UNDER DOCUMENT NO. 2024036936, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); WITH SAID **2.5147 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CEMETERY ROAD (60 FEET WIDE) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LARGE AVENUE (60 FEET WIDE) (UNIMPROVED), SAID POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE, NORTH 70 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 297.57 FEET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LARGE AVENUE, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 428.42 FEET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LARGE AVENUE, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 19 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 255.85 FEET, CUTTING THROUGH AND ACROSS SAID LOT 3 AND ALONG THE WEST LINE OF SAID LOT 2, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE SOUTHWESTERLY LINE OF LOT 1 OF SAID SUBDIVISION FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF 426.89 FEET, ALONG THE COMMON LINE BETWEEN THE SOUTHWESTERLY LINE OF SAID LOT 1 AND THE NORTHEASTERLY LINE OF SAID LOT 2, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 256.44 FEET, CUTTING THROUGH AND ACROSS SAID LOTS 2 AND 3, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS **2.5147 ACRES OR 109,539 SQUARE FEET** OF LAND.

METES AND BOUNDS

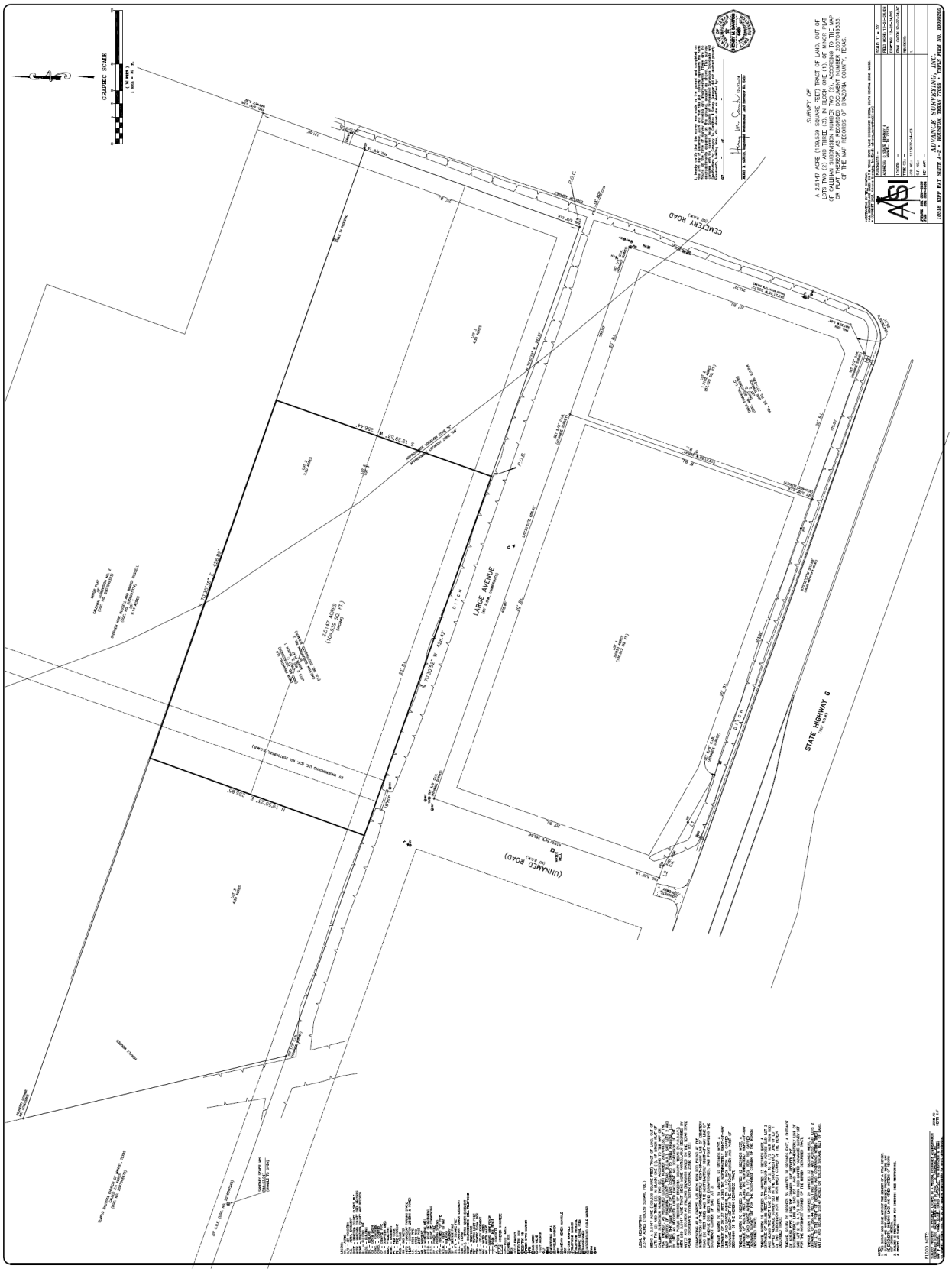
Advance Surveying, Inc.
10518 Kipp Way Suite A-2
Houston, Texas 77099
Phone (281) 530-2939 Fax (281) 556-5464
Email: advance_survey@asi23.com
FIRM NO. 10099200

STATE OF TEXAS
REGISTERED
HENRY M. SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

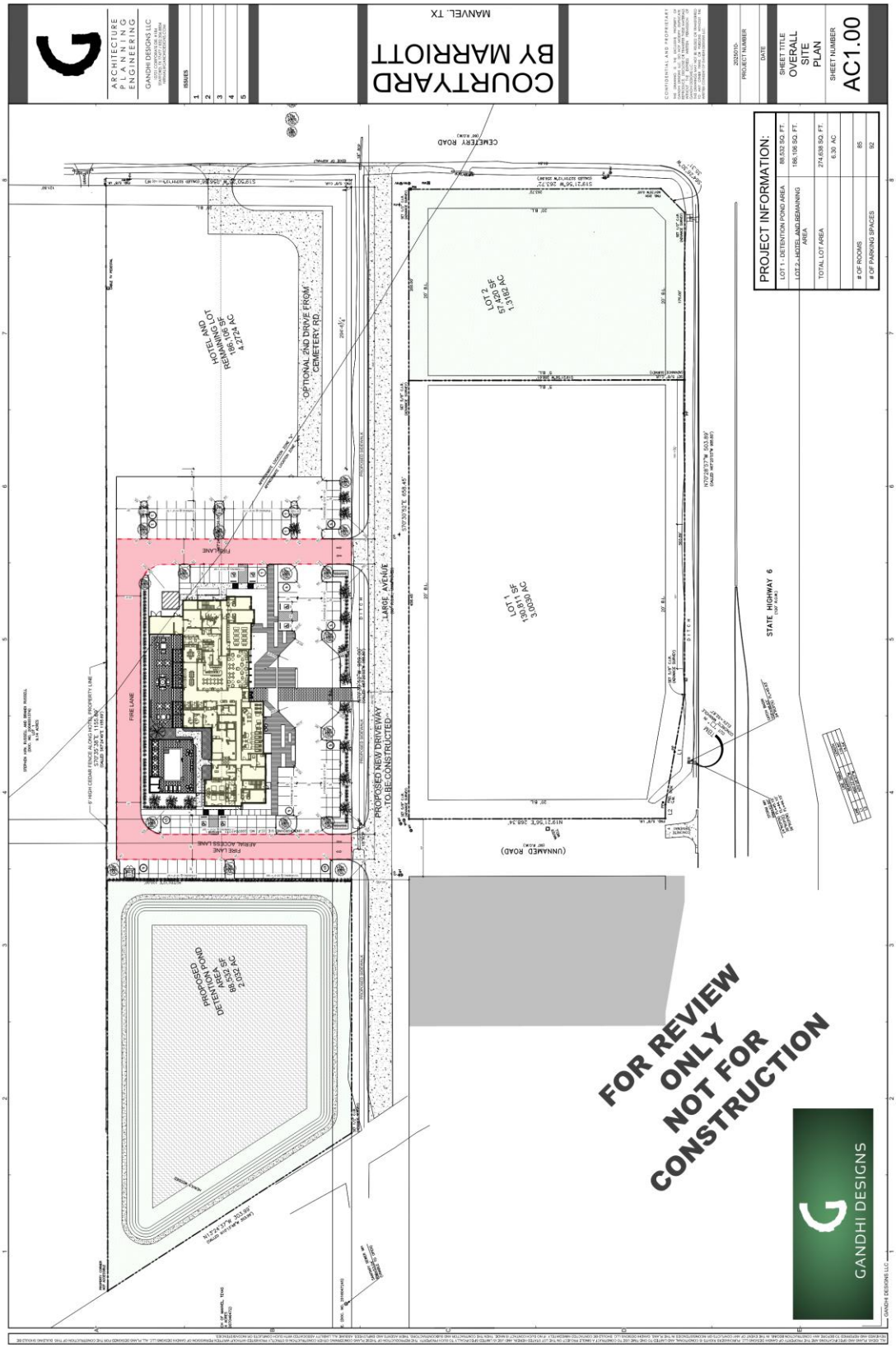
05-16-25

HENRY M. SANTOS
R.P.L.S. NO. 5450
STATE OF TEXAS

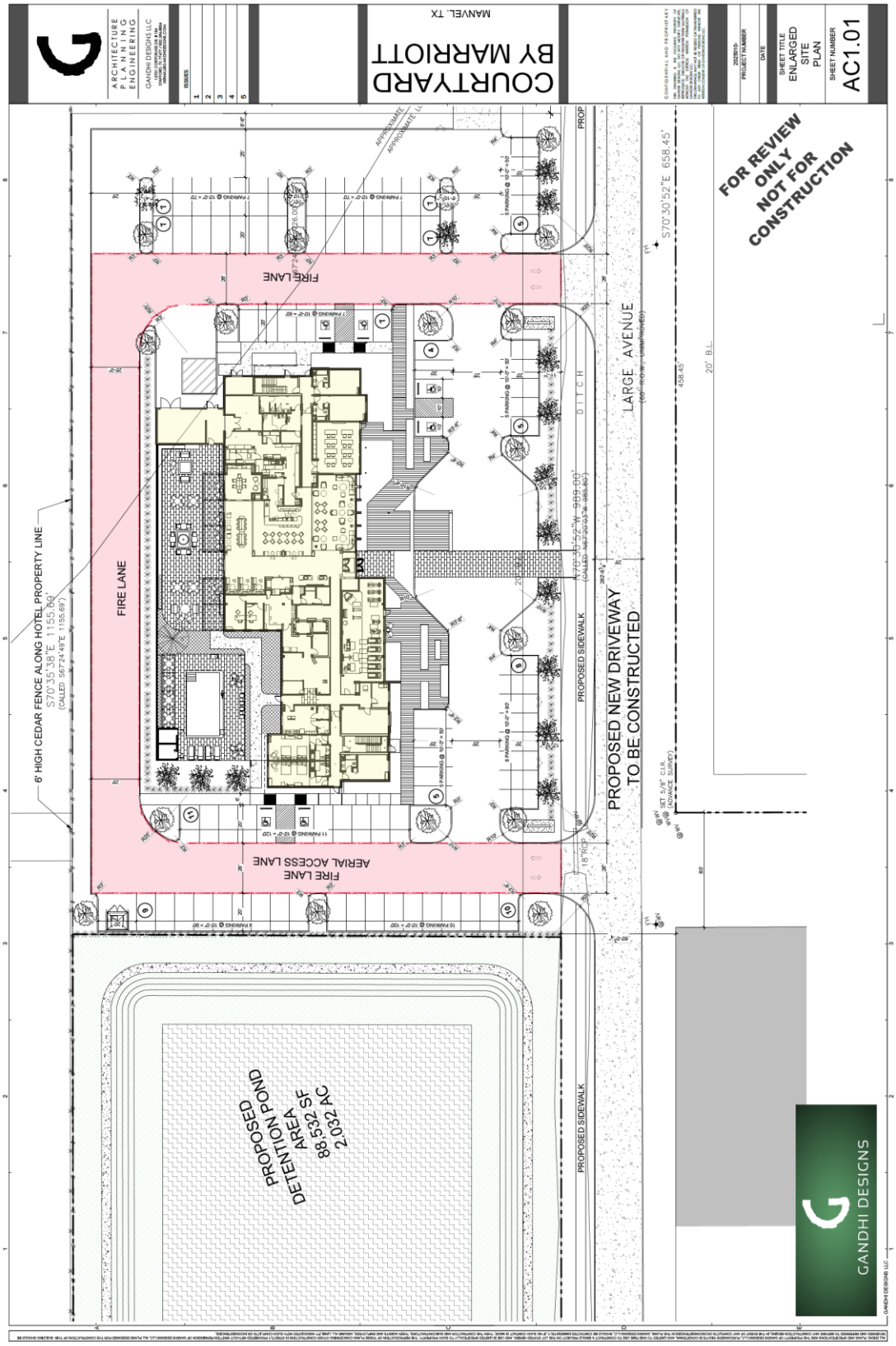
SURVEY


CEMETERY ROAD
LARGE AVENUE
STATE HIGHWAY 6
(UNNAMED ROAD)
SURVEY OF
A 2.5147 ACRE (109,539 SQUARE FEET) TRACT OF LAND, OUT OF
LOT TWO (2), BLOCK ONE (1), ALVIN C. CALLAHAN SUBDIVISION
OF CALLAHAN SUBDIVISION NUMBER TWO (2), ACCORDING TO THE MAP
OR PLAT THEREOF, AS RECORDED DOCUMENT NUMBER 2207048333,
OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.
GRAPHIC SCALE
ADVANCE SURVEYING, INC.
10510 KEMP WAY SUITE A-2 HOUSTON, TEXAS 77043

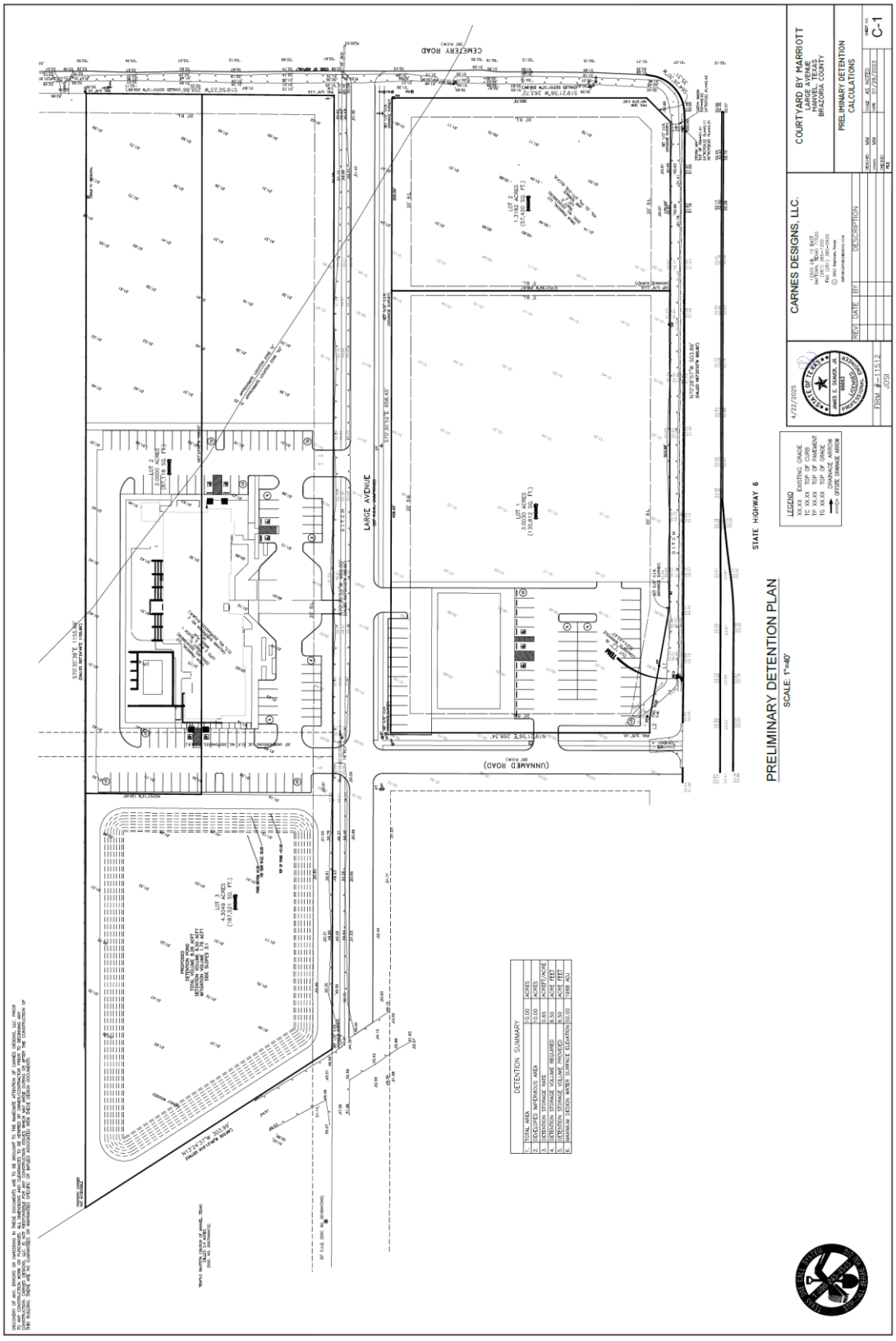
PROPOSED SITE PLAN (CONCEPTUAL PLAN)



PROPOSED SITE PLAN (CONCEPTUAL PLAN)



PRELIMINARY DETENTION PLAN



TRIP GENERATION ANALYSIS

NIRMAL GANDHI <nirmal@gandhidesigns.com>

Manvel TIA request proposal

Tony Voigt <tony@voigtassociates.com> Thu, Feb 13, 2025 at 11:39 AM
To: NIRMAL GANDHI <nirmal@gandhidesigns.com>

Nirmal,

An 85-room hotel would have the following trip generation characteristics:

Using ITE Land Use #310 – Hotel:

24-Hour Weekday, 7.99 trips/room, 680 trips (340 in/340 out)

Weekday AM Peak Hour, 0.46 trips/room, 39 trips (22 in, 17 out)

Weekday PM Peak Hour, 0.59 trips/room, 50 trips (26 in, 24 out)

This number of trips (particularly peak hour trips) is not enough to typically trigger a traffic study. We usually trigger at 100 per hour or more.

You can forward this email to the city in response to any preliminary comments regarding trip generation or potential traffic study, but with the low trip generation and existing medians out on SH 6 I don't think a traffic study would identify any mitigation.

Thanks,

Tony

Anthony Voigt, P.E., PTOE

Voigt Associates, Inc.

832-264-0429

tony@voigtassociates.com

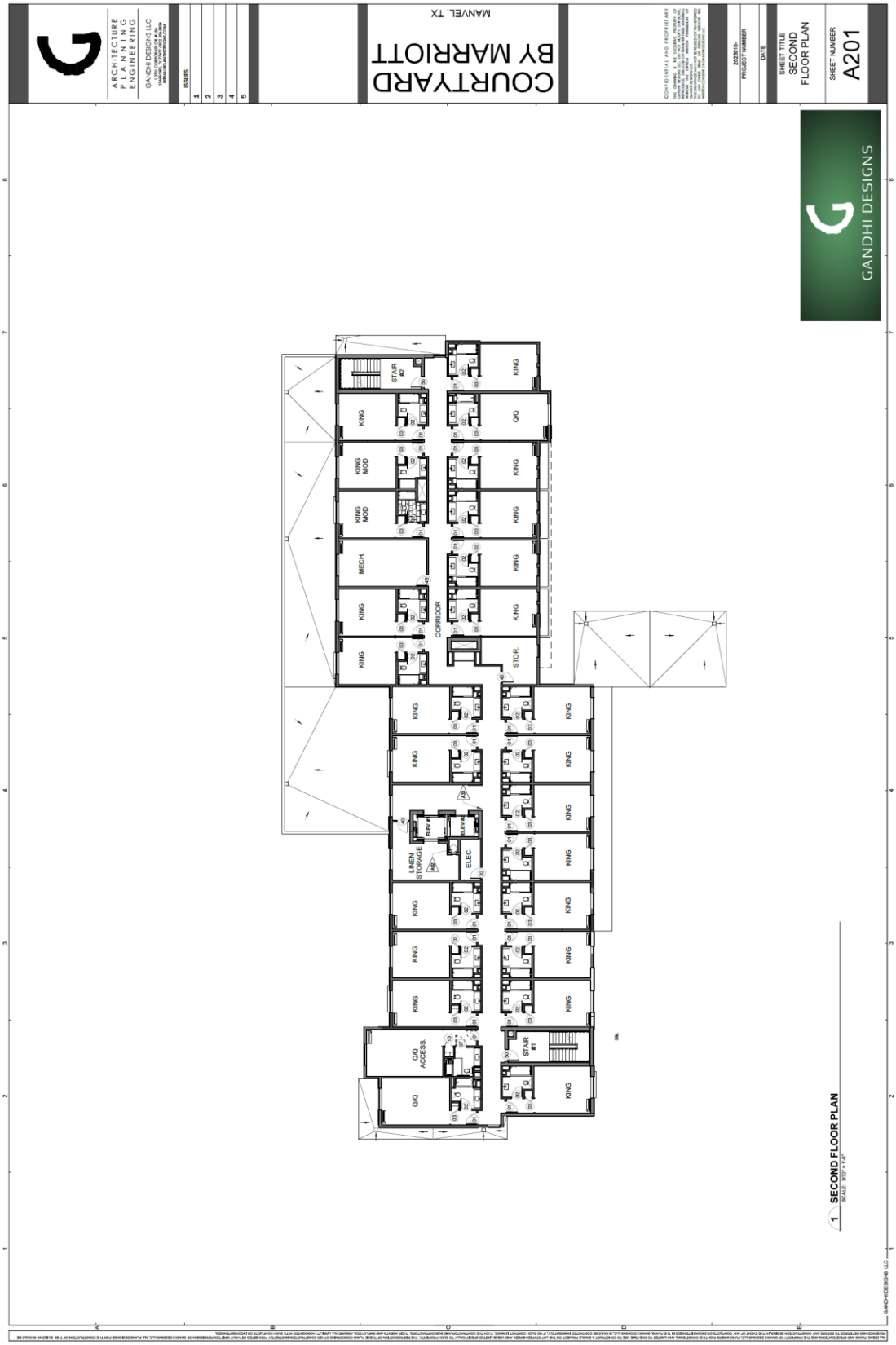
From: NIRMAL GANDHI <nirmal@gandhidesigns.com>
Sent: Thursday, February 13, 2025 11:29 AM
To: Tony Voigt <tony@voigtassociates.com>
Subject: Manvel TIA request proposal

Tony,

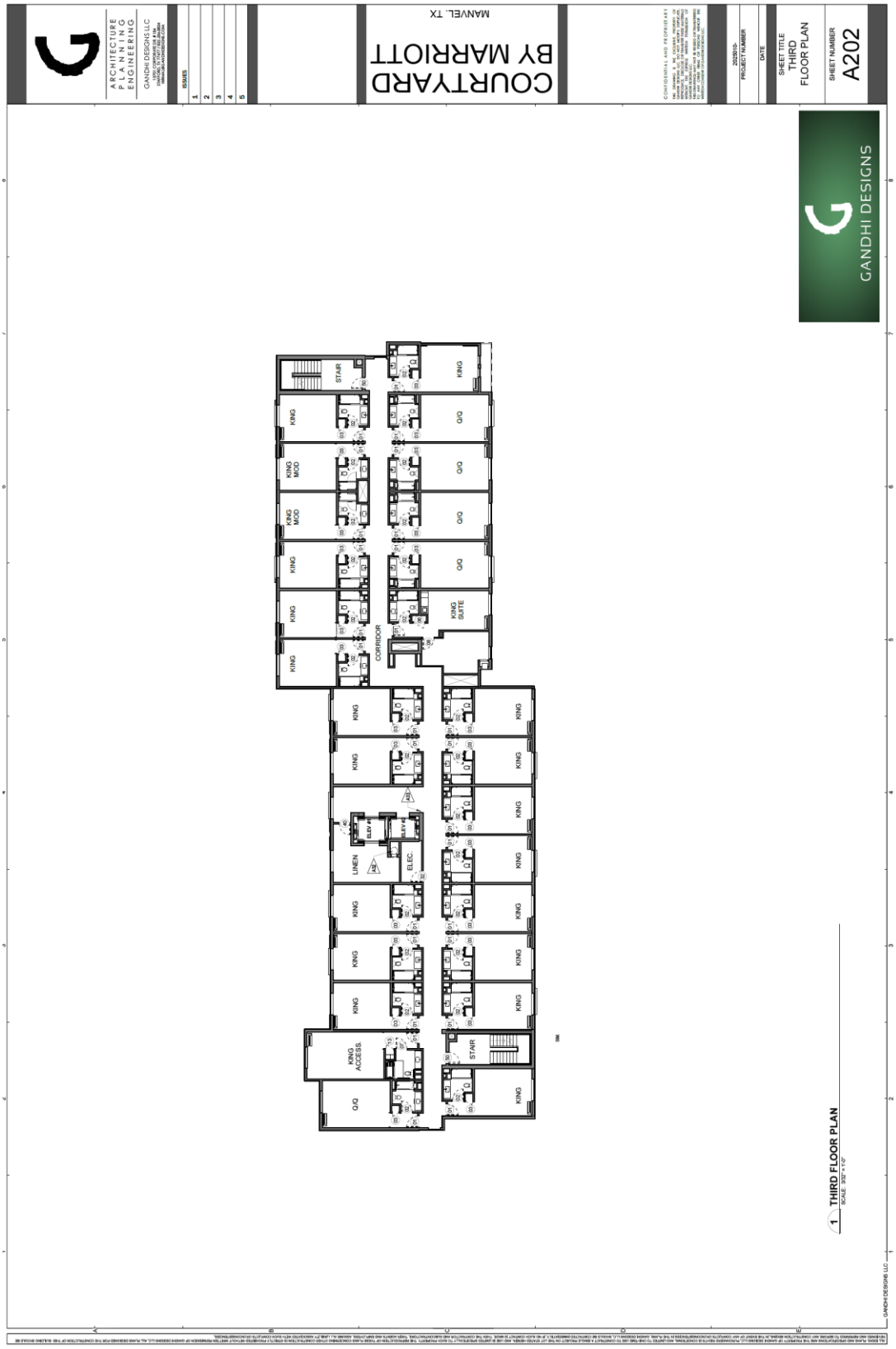
3D ELEVATION PLAN

PROPOSED FLOOR PLAN

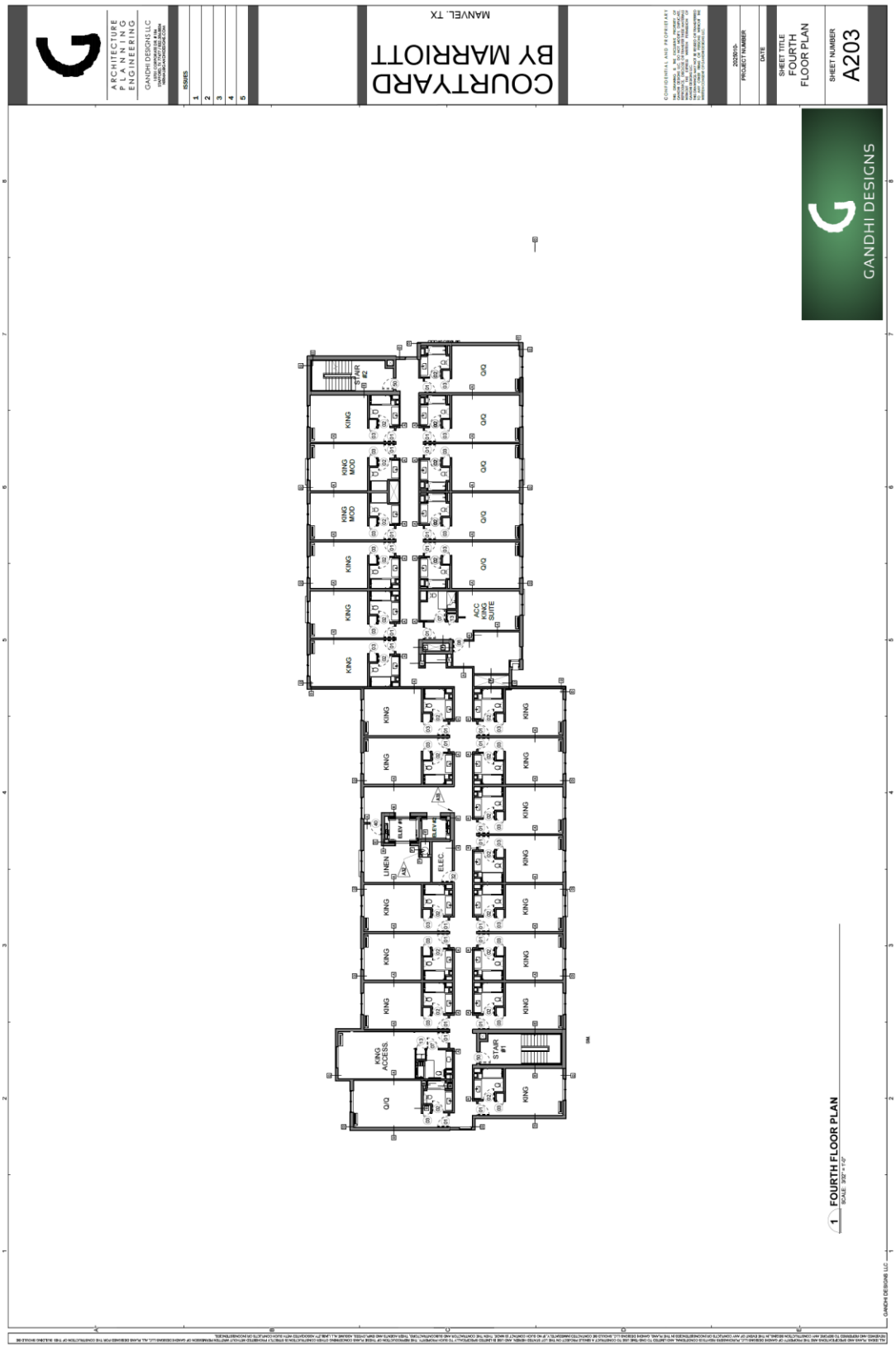
PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN



Public Hearing Notice to run on Sunday 05/25/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JUNE 09, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JUNE 16, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETARY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

SITE PICTURES

View of the subject site from the corner of Cemetery Road and Morris Avenue/SH6, looking northwest

View of the subject site from Morris Avenue/SH6, looking north

SITE PICTURES

View of the subject site from Cemetery Road, looking west

View of adjacent property to the east from Cemetery Road (Storage)

SITE PICTURES

View of the subject site and adjacent property to the west from Morris Avenue/SH6, (Deer Processing Butcher Shop and Briscoe Canal/ Church)

ORDINANCE NO. 2025-O-21

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721110 "HOTELS (EXCEPT CASINO HOTELS) AND MOTELS" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * * * * * *

WHEREAS, Applicant Nirmal Gandhi with Gandhi Designs LLC. (the "Applicant"), representing the owner Yogesh Dabhi (the "Owner") of a certain 2.509-acre tract of land (PID: 228247), generally setback approximately 297 feet from the west side of Cemetery Road and abutting unimproved Large Avenue right-of-way on the north side, being a portion of Lot 2 and 3 of Minor Plat of Callihan Subdivision no. 2, recorded under the Map Records of Brazoria County, recorded document number 2007049333 and being the same land described in a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the 2.509-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6); and

WHEREAS, the applicant, has filed an application to change the zoning classification of the 2.509-acre tract to Light Commercial District and Highway 6 Overlay

District with a Specific Use Permit (LC-SH6-SUP) allowing the proposed use of the property for NAICS use 721110 "Hotels (except Casino Hotels) and Motels" with a site layout as depicted on Exhibit "B"; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has not recommended approval of such request in its report to City Council, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of a certain 2.509-acre tract of land (PID: 228247), generally setback approximately 297 feet from the west side of Cemetery Road and abutting unimproved Large Avenue right-of-way on the north side, being a portion of Lot 2 and 3 of Minor Plat of Callihan Subdivision no. 2 and being the same land described in a map and description of which is attached hereto as Exhibit "A", shall be changed from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, and conditions hereinafter set forth:

1. Hotels (except Casino Hotels) and Motels – (NAICS 721110)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit "C", attached hereto and incorporated herein as if set out in full. The use and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year. If the Specific Use Permit expires, the underlying zoning [Light Commercial and State Highway 6 Overlay District (LC-SH6)] shall apply.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of

Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one or more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2025.

_____

_____

Dan Davis, Mayor

ATTEST:

_____

Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____

Robert Gervais, City Attorney

Exhibit A

Certain 2.509-acre tract of land (PID: 228247), generally setback approximately 297 feet from the west side of Cemetery Road and abutting unimproved Large Avenue right-of-way on the north side, being a portion of Lot 2 and 3 of Minor Plat of Callihan Subdivision no. 2, recorded under the Map Records of Brazoria County, recorded document number 2007049333.

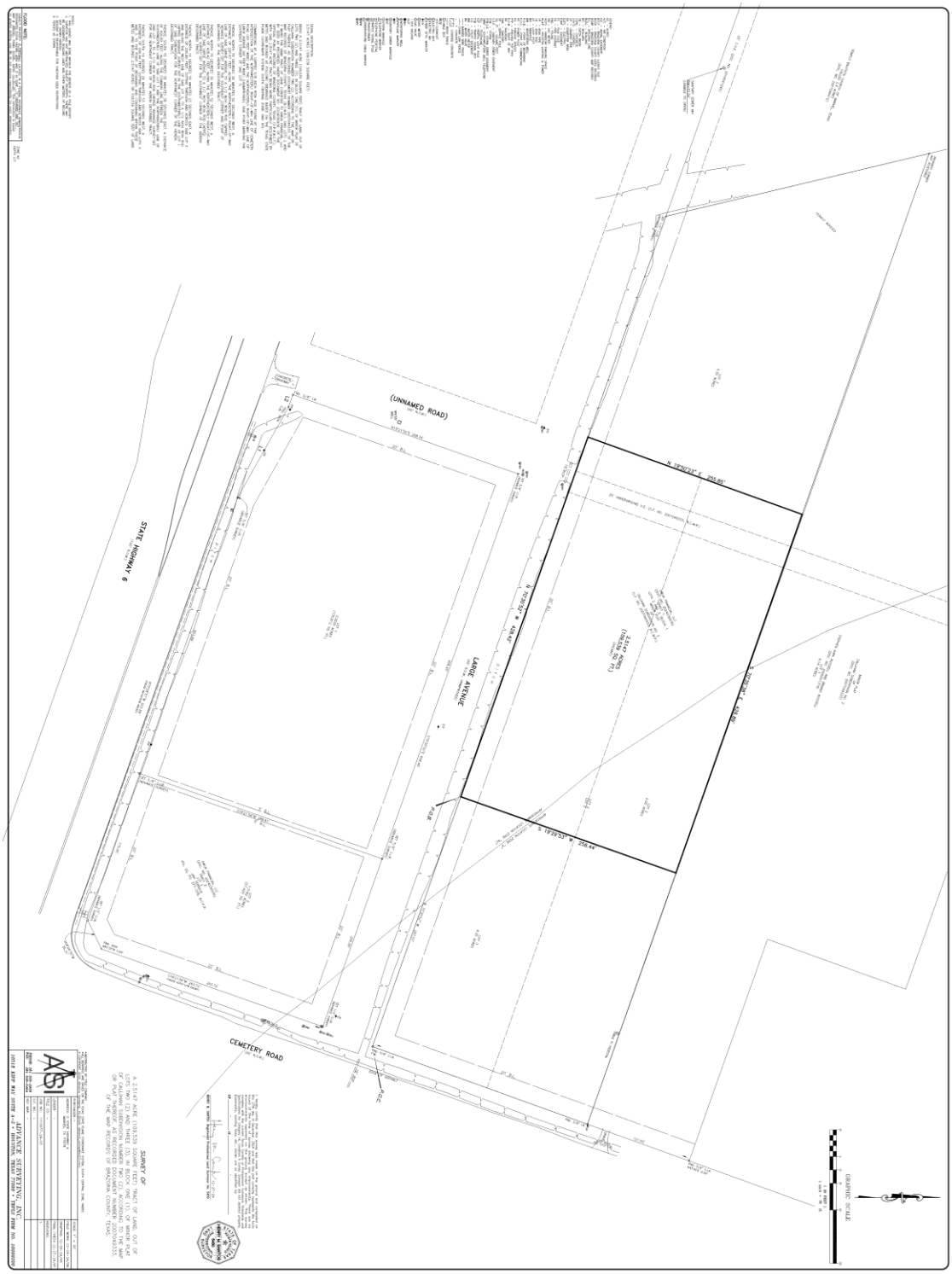

(UNNAMED ROAD)
STATE HIGHWAY 6
LARGE AVENUE
CEMETERY ROAD
N 19°52'53" W 208.44
N 19°52'53" W 208.44
N 70°07'07" E 525.42
N 19°52'53" W 208.44
N 70°07'07" E 525.42
N 19°52'53" W 208.44
N 70°07'07" E 525.42

Exhibit A

Advance Surveying, Inc.
10518 Kipp Way Suite A-2
Houston, Texas 77099
Phone (281) 530-2939 Fax (281) 556-5464
Email: advance_survey@asi23.com
FIRM NO. 10099200

LEGAL DESCRIPTION
2.5147 ACRES (109,539 SQUARE FEET)

BEING A **2.5147 ACRE (109,539 SQUARE FEET) TRACT** OF LAND, OUT OF LOTS TWO (2) AND THREE (3), IN BLOCK ONE (1), OF MINOR PLAT OF CALLIHAN SUBDIVISION NUMBER TWO (2), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED DOCUMENT NUMBER 2007049333, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.M.R.), SAID LOTS 2 AND 3 BEING THE SAME TRACT OF LAND CONVEYED TO DWIJA FINANCIAL, LLC BY DEED AS RECORDED UNDER DOCUMENT NO. 2024036936, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); WITH SAID **2.5147 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CEMETERY ROAD (60 FEET WIDE) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LARGE AVENUE (60 FEET WIDE) (UNIMPROVED), SAID POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE, NORTH 70 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 297.57 FEET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LARGE AVENUE, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 428.42 FEET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LARGE AVENUE, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 19 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 255.85 FEET, CUTTING THROUGH AND ACROSS SAID LOT 3 AND ALONG THE WEST LINE OF SAID LOT 2, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE SOUTHWESTERLY LINE OF LOT 1 OF SAID SUBDIVISION FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF 426.89 FEET, ALONG THE COMMON LINE BETWEEN THE SOUTHWESTERLY LINE OF SAID LOT 1 AND THE NORTHEASTERLY LINE OF SAID LOT 2, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 256.44 FEET, CUTTING THROUGH AND ACROSS SAID LOTS 2 AND 3, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS **2.5147 ACRES OR 109,539 SQUARE FEET** OF LAND.

Exhibit B

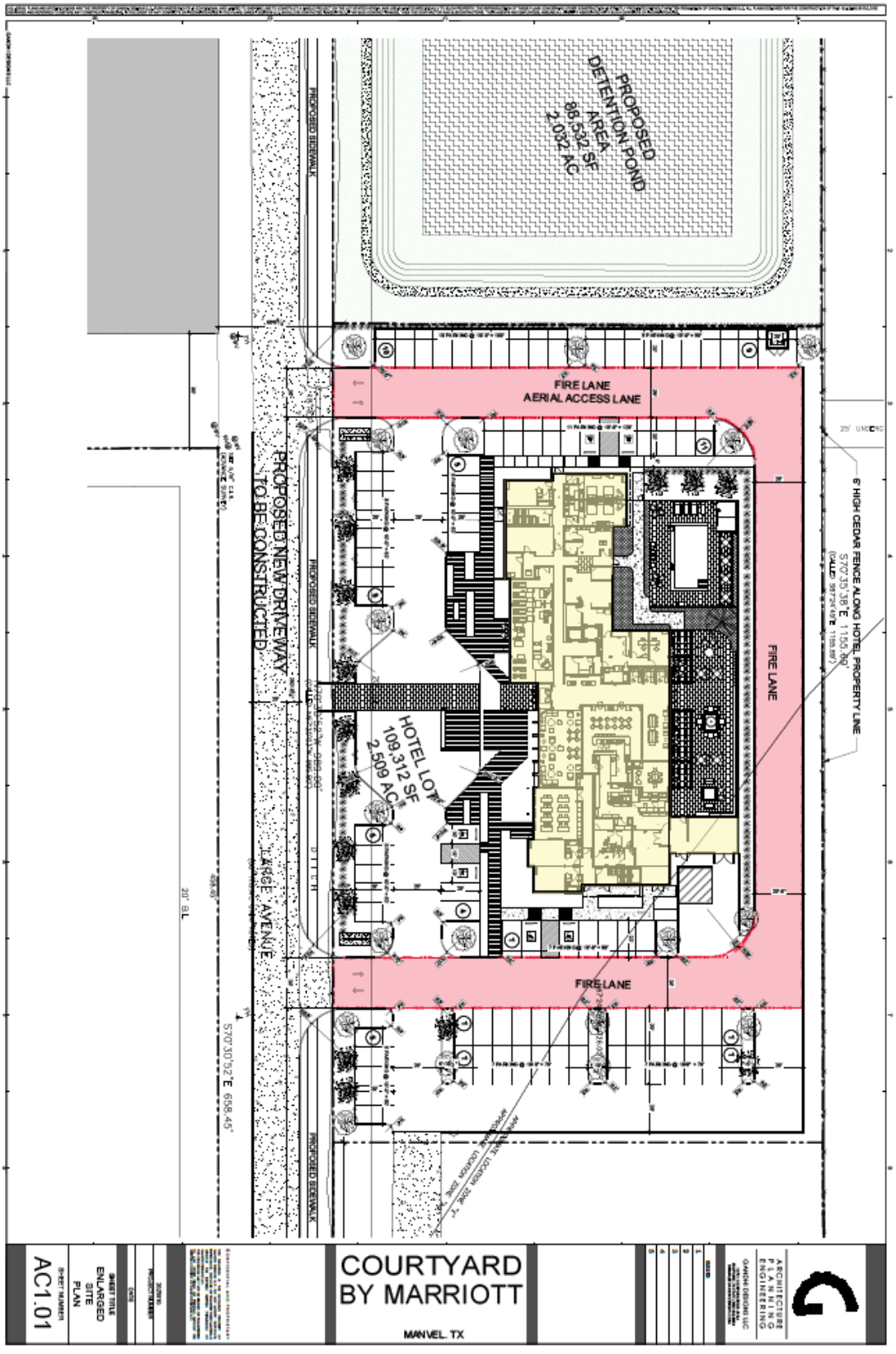

PROPOSED DETENTION POND AREA 88,532 SF 2.032 AC
FIRE LANE AERIAL ACCESS LANE
FIRE LANE
FIRE LANE
6' HIGH CEDAR FENCE ALONG HOTEL PROPERTY LINE
HOTEL LOT 109,312 SF 2.509 AC
PROPOSED NEW DRIVEWAY TO BE CONSTRUCTED
LARGE AVENUE
PROPOSED SIDEWALK
S70°30'52"E 658.45'
COURTYARD BY MARRIOTT
MANVEL, TX
ARCHITECTURE PLANNING ENGINEERING
SHEET TITLE ENLARGED SITE PLAN
SHEET NUMBER AC1.01

Exhibit C

Conditions of Approval:

A. Pre-determined conditions in of Section 77-50 of the zoning ordinance:
   1. All guest rooms are accessed via interior hallway;
   2. All interior hallways accessed from a central lobby;
   3. A minimum 1,000 square feet dedicated to meeting and event space;
   4. The use of a kitchenette is not permitted;
   5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
   6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
   7. Require all guests to enter through a central lobby after 11:00 p.m.; and
   8. A hotel owner, operator, or manager must be present and accessible in person on a 24- hour basis.

B. Conditions recommended by staff:
   1. A replat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Hotel.
   2. The detention pond, planned west of the hotel site, shall be platted and constructed in conjunction with the Hotel project.
   3. Construction of Large Avenue including sidewalks is required in conformance with Chapter 62 – *Subdivisions* and City of Manvel's Design Criteria Manual from Cemetery Rd on the east side to the subject site's west boundary.
   4. Although construction of the extension of Large Avenue to the west across the drainage ditch is not required, provide design and construction plans for City approval.
   5. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
   6. The height of the proposed hotel is limited to the maximum height in the Light Commercial District (LC).
   7. A minimum 10-foot-wide landscape buffer yard, including landscaping, with at least one 3.5-inch caliper evergreen tree planted every 25 feet along the property line abutting residential use or zoning district.
   8. A minimum 6-foot-tall masonry fence shall be installed along the property line abutting residential use or zoning district.
   9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
   10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting

onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;

11. No Outdoor lighting shall be greater than 25-feet in height.
12. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy.
13. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
14. The proposed bar must operate as an accessory use to the hotel and must comply with all applicable regulations set forth by the City Ordinances and Texas Alcoholic Beverage Commission (TABC).

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: June 2, 2025

TOPIC: Public Hearing followed by consideration of a request to rezone an approximate 35.3-acre tract of land, generally located at 9825 Masters (PIDs: 537539 & 619349), situated west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road, from Open Single-Family Residential district (OSFR) to Planned Unit Development (PUD) District.

BACKGROUND:

- The approximate 35.3-acre subject site is situated west of Chocolate Bayou and north of intersection of Cumulus Rd and Meridiana Pkwy. The subject site is accessed from Masters Road and was developed as a single-family home with a horse ranch.
- The applicant, Brad Sweitzer of EHRA Engineering, representing the property owners Dorothy Wynne & Ralp Wayne Eubank, is requesting to rezone the property to a PUD District for inclusion into Meridiana PUD (Ordinance No. 2024-O-13) to allow the development of Garden Home lots (50-foot-wide, 6,300 sq.ft).
- Per the most recently approved PUD, new tracts may be added through the rezoning process and classified under Garden Home category without amending the existing Meridiana PUD. However, the General Development Plan is required to be amended and is included as a separate agenda item.
- Additionally, per the most recently approved PUD, the Meridiana PUD does not require full reapproval by City Council if tracts are added and designated as Garden Home through a rezoning process.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested rezoning of the subject site from Open Single-Family Residential district (OSFR) to Planned Unit Development (PUD) District to be developed under the provisions of Meridiana PUD (Ordinance No. 2024-O-13).

PD&Z RECOMMENDATION: The Planning, Development, and Zoning (PD&Z) Commission held a public hearing on May 27, 2025, to receive public input regarding the proposed rezoning. The property owner living across from the subject site on Masters Road expressed concerns pertaining to traffic and drainage related impact. The Commission also raised questions regarding impact of the proposed section on drainage and traffic along Masters Rd. Staff clarified that the applicant submitted the traffic memo on the day of the meeting and noted that the drainage plans had already been submitted to the drainage district. Staff further explained that both the TIA and drainage plans will undergo detailed review during the platting process.

A motion to recommend approval of the requested rezoning to the City Council failed with a vote of two (2) “Yea” to three (3) “Nays.” Therefore, the PD&Z Commission is not recommending approval of the requested rezoning.

ATTACHMENTS: Final Report, Traffic Memo, and Proposed Ordinance No. 2025-O-18

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Ellie Roohbakhsh, Senior Planner	**CITY MANAGER APPROVAL** ___YES___

STAFF REPORT TO CITY COUNCIL

Rezoning

Agenda of:	June 2, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	Rezoning, O-SFR to PUD	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	Consideration And Possible Action to Approve Ordinance No. 2025-O-18		

SUMMARY

The proposed rezoning involves an approximate 35.3-acres tract of land located at 9825 Masters (PIDs: 537539 & 619349), situated west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road. The subject site is currently zoned Open-Single Family Residential District (O-SFR). O-SFR district requires minimum 1-acre lots. The subject site abuts Meridiana development on three sides. The applicant, Brad Sweitzer of EHRA Engineering, representing the property owners Dorothy Wynne & Ralp Wayne Eubank, is requesting to rezone the property to a PUD District for inclusion into Meridiana PUD (Ordinance No. 2024-O-13) to allow the development of Garden Home lots (50-foot-wide and 6,300 sq.ft).

Staff Recommendation: **Approval**
PD&Z Recommendation: **Motion to Approve Failed**

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Survey, Proposed Meridiana General Development Plan, and Public Hearing Notice.

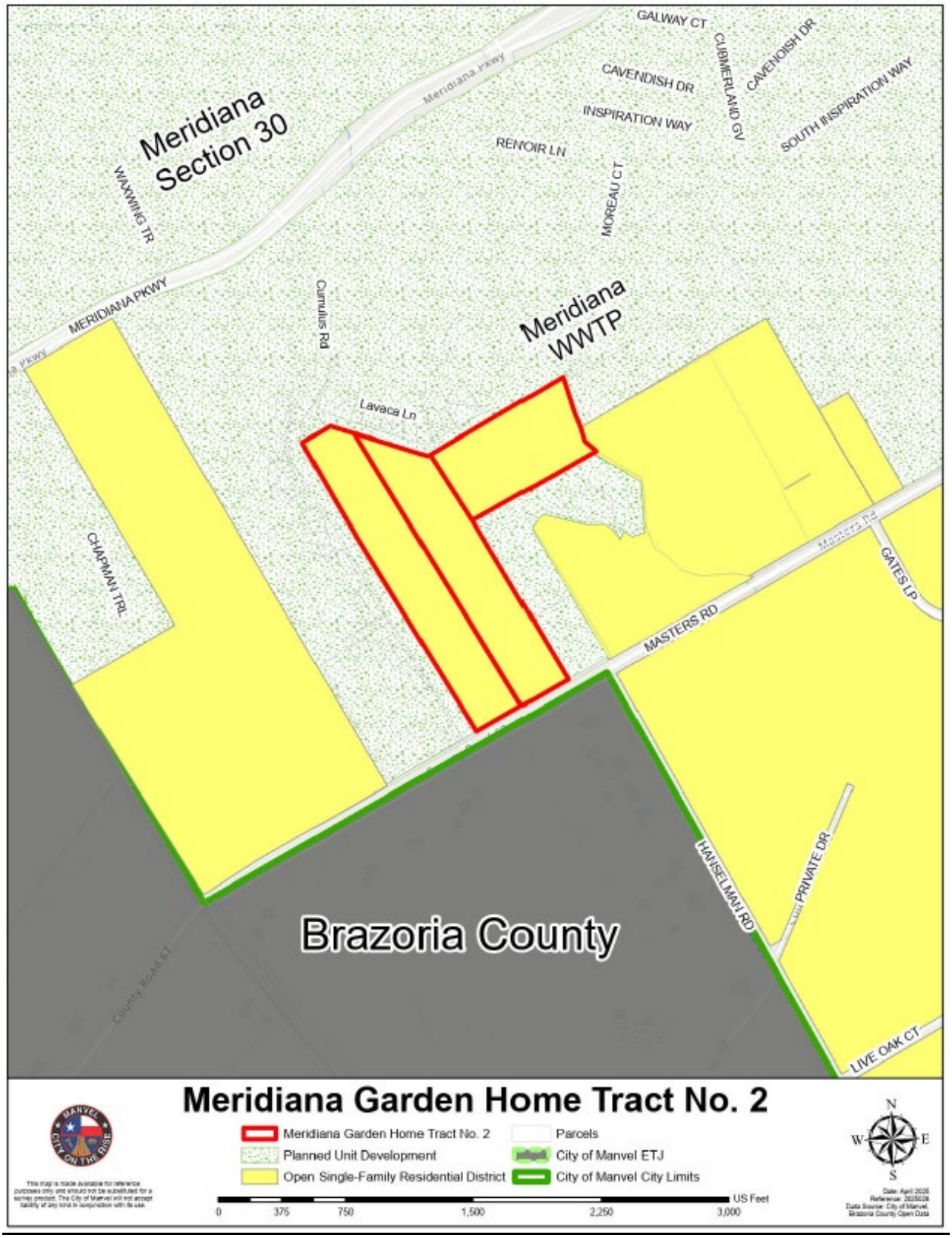
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	**North:** Planned Unit Development (PUD) **South:** Brazoria County (BC) **East:** Planned Unit Development (PUD) / Open-Single–Family Residential (OSFR) **West:** Planned Unit Development (PUD)
Surrounding Land Use	**North:** Single Family Residential (Meridiana) / Wastewater Treatment Plant **South:** Residential across Meridiana Pkwy / Undeveloped land **East:** Detention, Drainage, Landscape, Open Space, Recreation, and Utility Purposes / Single Family Residential **West:** Single Family Residential (Meridiana)

AERIAL VICINITY MAP

ZONING VICINITY MAP



STAFF ANALYSIS/ KEY POINTS TO CONSIDER

The applicant intends for the subject property to be incorporated into the Meridiana PUD (Ordinance No. 2024-O-13) and designated as Garden Home land use category which allows 50-foot-wide and 6,300 sq.ft lots. Per the most recently approved PUD, any new tracts added through rezoning process and classified under Garden Home must be reflected in an updated Preliminary Land Use Plan (General Development Plan or GDP). Therefore, the applicant has submitted a GDP amendment, which is included as a separate agenda item. Additionally, per the most recently approved PUD, the Meridiana PUD does not require full reapproval of the PUD document by City Council if tracts are added and designated as Garden Home through a rezoning process. The proposed rezoning with approximately 35.3-acre tract of land, would increase the total Meridiana development area within the City of Manvel to 1,770 acres. About 29 acres of the subject site is designated for Garden Homes and the remaining acreage for parks and open spaces.

The following sections provide staff's analysis of the requested rezoning and some key points to consider.

1. *Land use Compatibility with surrounding uses and zoning districts*:
   The proposed Garden Home use is compatible with adjacent residential uses in the Meridiana PUD. The west, north, and east of the site are already zoned PUD, creating a seamless zoning transition.

2. *Infrastructure, Utility Availability, and Environmental Considerations:*
   For utility services, the subject site is proposed to be annexed into the Meridiana MUD. Drainage and detention infrastructure is proposed to be consistent with the existing Meridiana development. Please note that drainage and civil plans will be reviewed as part of platting process. A drainage impact analysis shall be reviewed as part of the platting process.

3. *Impact of Traffic and conformance to Major Thoroughfare Plan*: The subject site is proposed to be accessed from Cumulus Drive which is designated as a collector street. Applicant shall provide a Traffic Impact Analyzes (TIA) to indicate no significant increase in traffic volume is anticipated beyond what is expected for residential development as part of the platting process. Internal street layout and access points will be evaluated as part of the plat review process. Preliminary review of the plat related application material does not indicate any significant concerns.

4. *Conformance to Comprehensive Plan Vision and Goals*:
   The proposed rezoning to PUD supports the *City of Manvel's 2015 Comprehensive Plan*, which emphasizes preserving the city's rural character and small-town values while managing growth. This request aligns with several key vision statements, including:
   - "Benefiting from our strategic location by encouraging well-planned quality retail, commercial, and residential development that reflects and enhances our small-town quality of life." The subject property being located along a major thoroughfare, makes it an appropriate location for the proposed use and suggests general alignment with the Comprehensive plan goals.
   - "Promoting a strong and diverse economic base that supports efficient high-quality public infrastructure, municipal services, education, and collaborative governance." The subject property via constructing public infrastructures and getting annexed to the MUD will promote quality of life.

- "Offering a variety of housing choices that reinforce our small-town values."

Additionally, the rezoning proposal directly supports Goal Statements No. 2 and 5 from the Land Use section of the Comprehensive Plan:

- Goal 2: "Provide a variety of lot size options to offer opportunities for all lifestyles and life stages, avoid a large number of small lots, and require more open space to retain the history of the rural character." While the proposed Garden Home lots are smaller than the minimum one-acre lots found in the O-SFR district, the inclusion of significant open space and parkland helps offset this shift by maintaining community character and recreational opportunities.
- Goal 5: "Include more and a wider variety of park and recreational amenity uses and options."

5. *Other considerations*:
   The applicant has followed proper procedures for authorization and submittal. The addition of parks and open space shall be aligned with the most recently approved PUD. Additionally, as stated in the most recently approved PUD, the density within the City of Manvel shall not exceed 2.329 units per gross acre which shall be reviewed at the platting stage.

STAFF RECOMMENDATION

City staff recommends approval of the requested rezoning of the subject site from Open Single-Family Residential district (OSFR) to Planned Unit Development (PUD) District to be developed under the provisions of Meridiana PUD (Ordinance No. 2024-O-13).

Planning, Development and Zoning Commission Discussion and Recommendation

The Planning, Development, and Zoning (PD&Z) Commission held a public hearing on May 27, 2025, to receive public input regarding the proposed rezoning. The property owner living across from the subject site on Masters Road expressed concerns pertaining to traffic and drainage related impact. The Commission also raised questions regarding impact of the proposed section on drainage and traffic along Masters Rd. Staff clarified that the applicant submitted the traffic memo on the day of the meeting and noted that the drainage plans had already been submitted to the drainage district. Staff further explained that both the TIA and drainage plans will undergo detailed review during the platting process.

A motion to recommend approval of the requested rezoning to the City Council failed with a vote of two (2) "Yea" to three (3) "Nays." Therefore, the PD&Z Commission is not recommending approval of the requested rezoning.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no written opposition have been received. At the PD&Z meeting, the property owner living across from the subject site on Masters Road expressed his opposition and concerns pertaining to traffic and drainage related impact.

MAJOR THOROUGHFARE PLAN MAP

APPLICATION

DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

REZONING APPLICATION

PROJECT INFORMATION

Project Name: Meridiana Garden Home Tract No. 2

Project Location/Address: A portion of lots 7, 8, & 9, of Lulling Stone Section 3 Located at 9825 Masters Road, Manvel, TX 77578

Legal Description: 35.31 Acres of Land in The Oliver Hall Survey, Abstract No. 203, Brazoria County, Texas

Current Zoning: O-SFR Proposed Zoning: PUD

Parcel/Tax ID# (s): 619349, 537539 Total Acreage: 35.31 ac. Proposed Land Use: PUD

APPLICANT INFORMATION

Applicant Name: Brad Sweitzer

Company Name: EHRA Engineering

Address: 10011 Meadowglen Lane City: Houston State: TX Zip: 77042

Phone #: 713-784-4500 Email: bsweitzer@ehra.team

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Brad Sweitzer 04/14/2025

Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Dorothy Wynne & Ralph Wayne Eubank

Address: 9825 Masters Road City: Manvel State: TX Zip: 77578

Phone #: 281-585-8145 Email: sundanceranch04@sbcglobal.net

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application ~~on my behalf~~.

Dorothy Wynne 4-14-25

Owner's Signature (REQUIRED) Date

APPLICATION

DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to rezoning applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	✓
One (1) Legal Description of Property (metes & bounds description if not platted)	✓
One (1) Copy of Recorded Plat (if platted)	N/A
One (1) Applicant Letter of Request	✓
Traffic Impact Analysis, if applicable	N/A
Paid Application Fee	✓

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Brad Smeltzer 04/14/2025

Applicant Signature Date

LETTER OF AUTHORIZATION

March 25, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

I, Dorothy Wynne, property owner of the 13.739 acres of Lot 7 of Lulling Stone Section 3, located at 9825 Masters Road, Manvel, TX 77578, hereby consent for this letter to serve as authorization for EHRA Engineering to submit any necessary plats, permit requests, and construction plans on my behalf to incorporate this tract into the Meridiana PUD.

Notwithstanding the foregoing, however, this instrument shall not constitute my consent to any request for zoning change, incorporation of my property into the Meridiana PUD or to any other action of the City of Manvel that would in any way be final or binding upon my property until after GR-M1, Ltd.'s closing of the purchase thereof.

Sincerely,

Ms. Dorothy Wynne
Property Owner

LETTER OF AUTHORIZATION

March 25, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

I, Ralph Wayne Eubank, property owner of 21.57 acres of Lots 8 & 9 of Lulling Stone Section 3, located at 9825 Masters Road, Manvel, TX 77578, hereby consent for this letter to serve as authorization for EHRA Engineering to submit a zoning change request and any necessary plats, permit requests, construction plans on my behalf to incorporate this tract into the Meridiana PUD.

Notwithstanding the foregoing, however, this instrument shall not constitute my consent to any request for zoning change, incorporation of my property into the Meridiana PUD or to any other action of the City of Manvel that would in any way be final or binding upon my property until after GR-M1, Ltd.'s closing of the purchase thereof.

Sincerely,

Ralph Wayne Eubank

Mr. Ralph Wayne Eubank
Property Owner

REQUEST LETTER

EHRA
ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

April 14, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

Re: Meridiana Garden Home Tract No. 2 Planned Unit Development District

To whom it may concern,

On behalf of our client, Rise Communities (the developer of Meridiana), I respectfully request the City of Manvel considers approval for the rezoning of the +/- 35 acre parcel located at 9825 Masters Road from Open Single-Family Residential District to Planned Unit Development District.

The intent for this rezoning is for the +/-35 acres is to in essence be a part of Meridiana and to be classified under the Garden Home land use. The addition of this new parcel will produce development that is cohesive with the surrounding Meridiana land uses and will help the City of Manvel achieve its goal of a well-planned and designed infrastructure system, which will benefit the city and its residents for many years to come.

The intent of the previous PUD amendment was that if adjacent tracts of land are added to the project, the Meridiana PUD would not be amended and the new trats would be regulated as Garden Home. (See below).

> *"If additional tracts are added to the PUD through the rezoning process these tracts shall be considered as Garden Home land use, and a new preliminary land use plan shall be submitted to the City showing the change."* – Pg 15 of Meridiana PUD Amendment No. 3

> *"If additional tracts of land are added to the PUD through a rezoning process with the intention to be designate as Garden Home, this specific document shall not be require to be and re-approved by City Council."* – Pg 106 of Meridiana PUD Amendment No. 3

REQUEST LETTER

If there are any questions or any additional supporting documentation is needed, please feel free to reach out to me and I would be happy to assist.

Thank you for your consideration,

Regards,

Brad Sweitzer

Brad Sweitzer, AICP, PLA
Associate | Director of Planning & Visioning
EHRA Engineering

Attachments : Pg . 70-72 Meridiana PUD Amendment No. 3 (Garden Homes Land Use).

Attachments : Pg . 88-89 Meridiana PUD Amendment No. 3 (Parks & Open Space Land Use).

REQUEST LETTER

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

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

Maximum Building Height: Three (3) stories

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

2. **Garden Homes (GH)**

Purpose: The Garden Homes category is intended for the development of detached, single family dwelling units and compatible uses on the perimeter of the overall Project boundary.

Permitted uses:

Accessory structures

Community centers

Drill sites

Entry features & monuments

Garden homes

Institutional uses

Minor utilities

Open space

Parks

Recreational facilities

Religious assembly

Single family homes

Temporary uses

REQUEST LETTER

Tree farms

Minimum Lot Area: 6,300 square feet

Minimum Lot width: 50 feet at the front building setback line

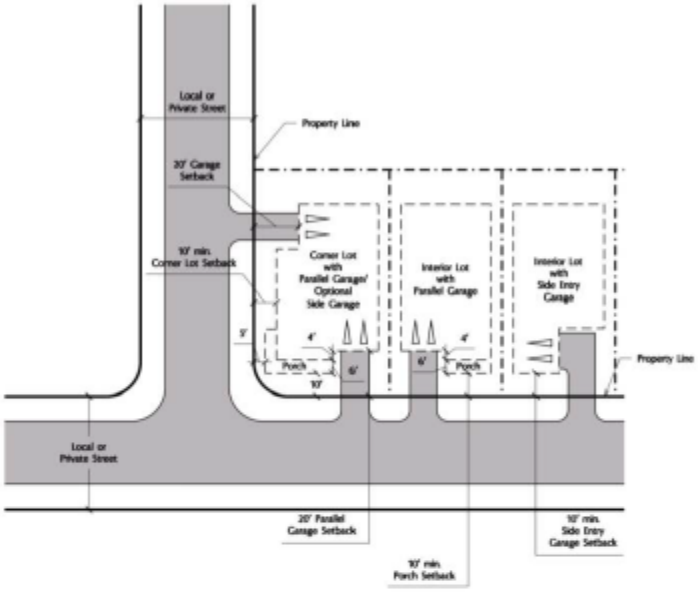
Minimum Setbacks:

Front:	20 feet*
Rear:	15 feet**
Side:	5 feet**
Corner:	10 feet*

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

REQUEST LETTER

GARDEN HOME LOT DIAGRAM



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

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

Maximum Building Height: Three (3) stories

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

REQUEST LETTER

Architectural features may encroach into the setback area a maximum of three (3) feet.

Maximum Building Height: Sixty (60) feet

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

Additional Requirements: Telecommunication towers may not exceed 80 feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

8. **Parks & Open Space (P-OS)**

Purpose: The Parks & Open Space category is intended to provide for the development of recreation and open space areas within the community.

Permitted uses:

Community centers

Drill site

Entry features & monuments

Institutional uses

Maintenance facility

Minor utilities

Open space

Parks

Public facilities, excluding major utilities

Recreational facilities

Telecommunication towers

Temporary uses

Tree farms

REQUEST LETTER

Minimum Lot Area: None

Minimum Lot width: None

Minimum Lot depth: None

Minimum Setbacks:

Along Major Thoroughfares:	25 feet
Along other streets:	10 feet
Rear:	10 feet
Side:	10 feet

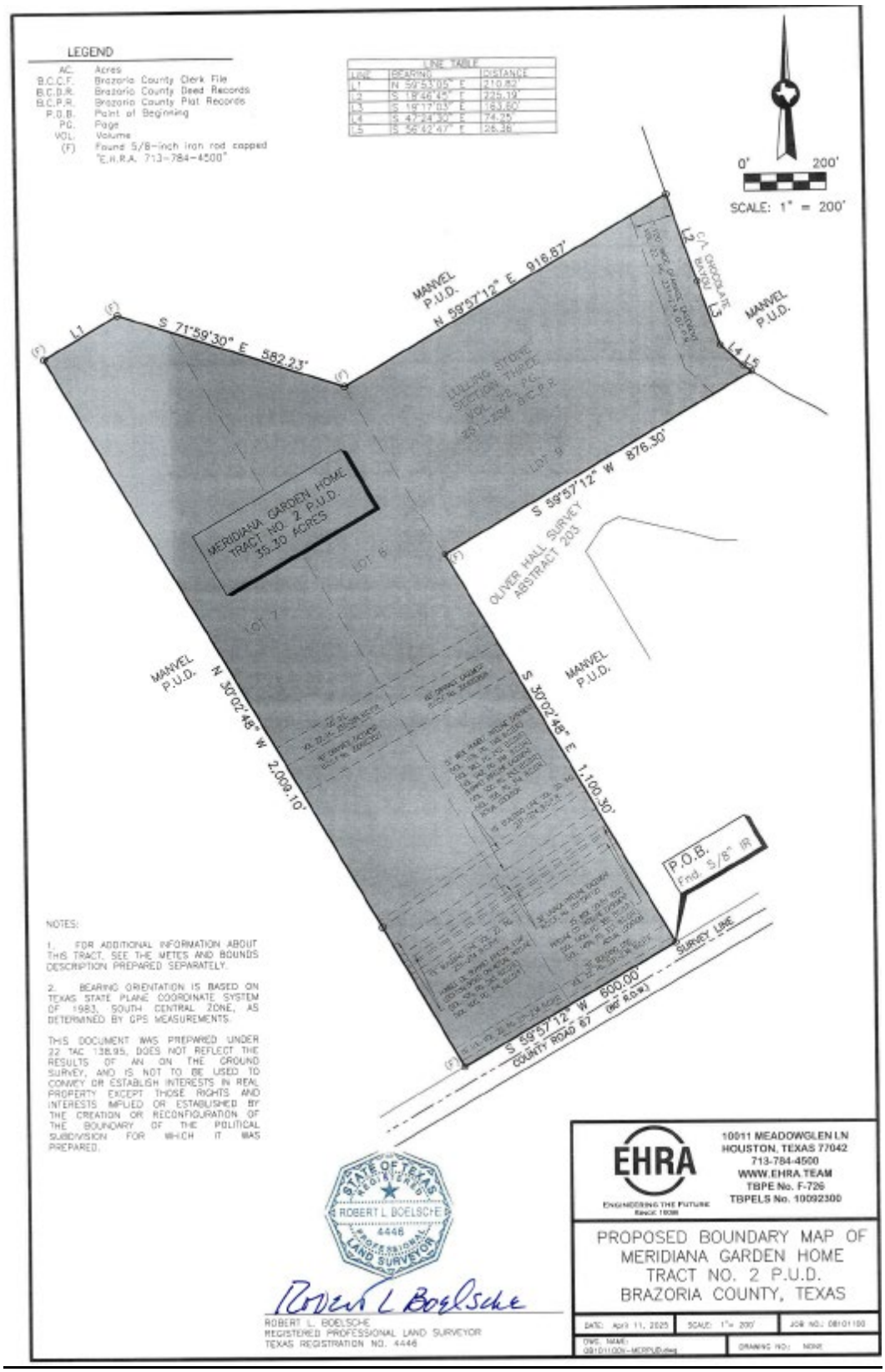
Architectural features may encroach into the setback area a maximum of three (3) feet.

Max. Building Height: 34 feet

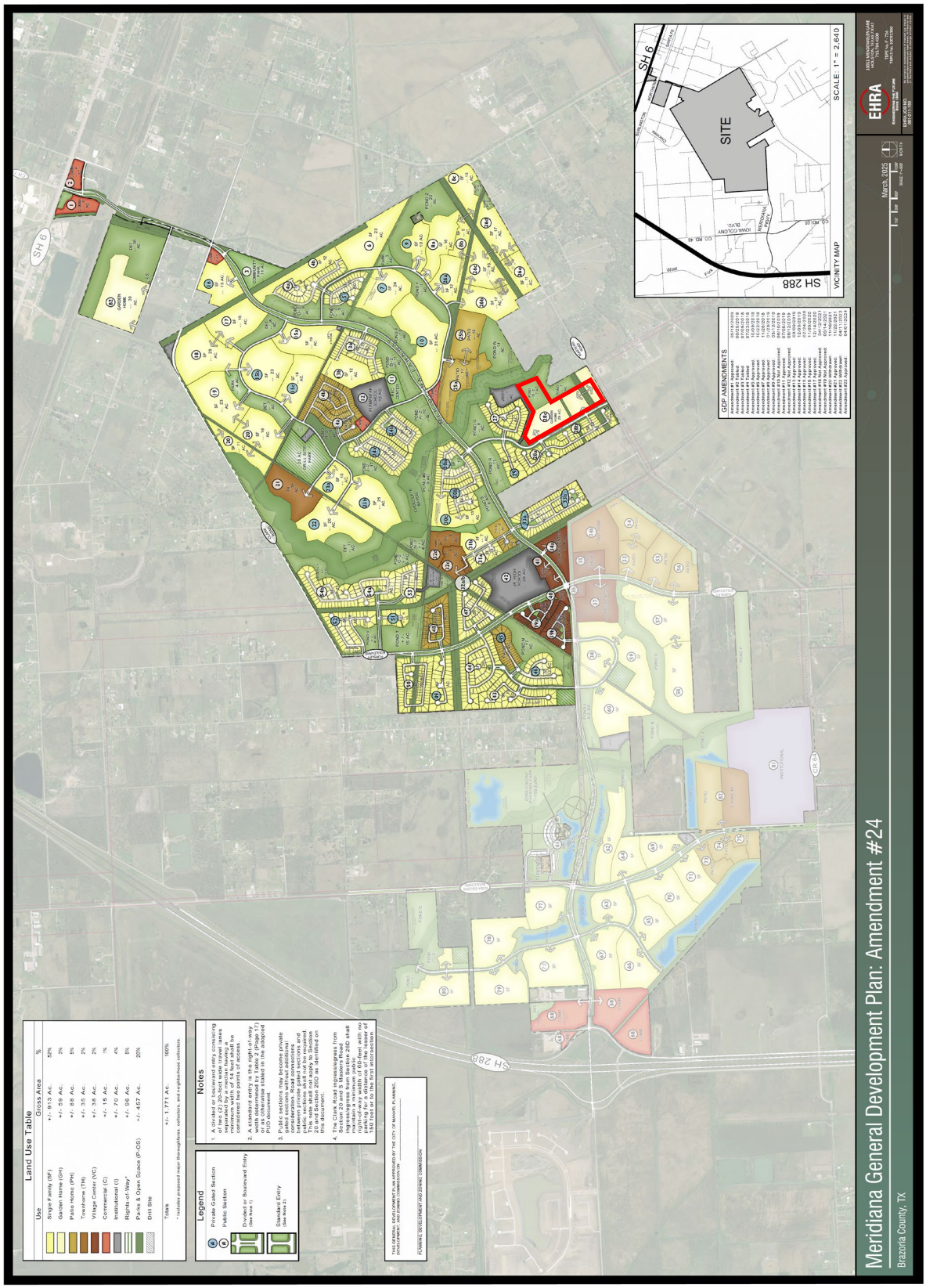
Parking Requirement: Shall comply with the parking standards established in this section

Additional Requirements: Telecommunication towers may not exceed 80 feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

Survey


LEGEND
AC. Acres
B.C.C.F. Brazoria County Clerk File
B.C.D.R. Brazoria County Deed Records
B.C.P.R. Brazoria County Plat Records
P.O.B. Point of Beginning
PG. Page
VOL. Volume
(F) Found 5/8-inch iron rod capped "E.H.R.A. 713-784-4500"
LINE TABLE
LINE BEARING DISTANCE
L1 N 59°57'12" E 210.82'
L2 S 18°46'45" E 225.19'
L3 S 19°17'03" E 83.60'
L4 S 47°24'30" E 74.75'
L5 S 56°42'47" E 26.36'
0' 200'
SCALE: 1" = 200'
S 71°59'30" E 582.23'
N 59°57'12" E 916.87'
MANVEL P.U.D.
C/A GHOSTLAKE BAYOU
LUDLING STORE SECTION THREE VOL. 23, PG. 281-284 B.C.P.R.
LOT 9
S 59°57'12" W 876.30'
MERIDIANA GARDEN HOME TRACT NO. 2 P.U.D. 35.20 ACRES
LOT 6
LOT 7
OLIVER HALL SURVEY ABSTRACT 203
N 30°02'48" W 2,009.10'
S 30°02'48" E 1,100.30'
P.O.B. Fnd. 5/8" IR
SURVEY LINE
S 59°57'12" W 800.00'
COUNTY ROAD 67 (80' R.O.W.)
NOTES:
1. FOR ADDITIONAL INFORMATION ABOUT THIS TRACT, SEE THE METES AND BOUNDS DESCRIPTION PREPARED SEPARATELY.
2. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS.
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
STATE OF TEXAS REGISTERED ROBERT L BOELSCHE 4446 PROFESSIONAL LAND SURVEYOR
ROBERT L. BOELSCHE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4446
EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300
PROPOSED BOUNDARY MAP OF
MERIDIANA GARDEN HOME
TRACT NO. 2 P.U.D.
BRAZORIA COUNTY, TEXAS
DATE: April 11, 2025
SCALE: 1"= 200'
JOB NO.: 08101100
DWG. NAME: 08101100-MERPUD.dwg
DRAWING NO.: NONE

Proposed Meridiana General Development Plan



Public Hearing notice to run on Sunday 05/11/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON TUESDAY, MAY 27, 2025 BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M., ON MONDAY, JUNE 2, 2025 BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2025-0-18) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

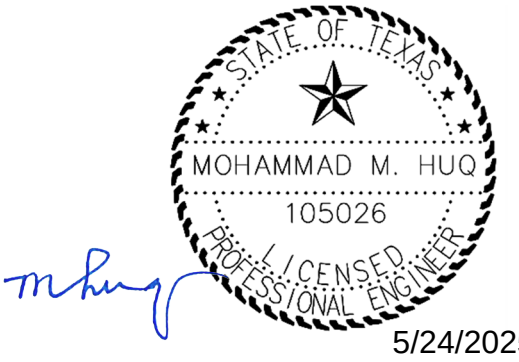
memorandum

To: Jose Abraham
Director of Development Services
City of Manvel, Texas

From: Mohammad Huq, P.E., PTOE

Date: May 24, 2025

Subject: Traffic Impact Analysis Memorandum for
Meridiana Section Twenty-Eight
City of Manvel, Brazoria County, TX



This memorandum summarizes the Level of Service (LOS) and turn lanes warrant analyses at the intersections of Meridiana Parkway/Cumulus Drive and Masters Road/Cumulus Drive in connection with existing/proposed Meridiana Section Twenty-Eight development, located east of Cumulus Drive between Masters Road and Meridiana Parkway in the City of Manvel, Brazoria County, Texas. The proposed development consists of approximately 104 single-family detached homes within this existing subdivision with a build-out Year 2026. **Figure 1 and Figure 2** show the project site with study intersections locations and proposed development site plan, respectively.

Existing Meridiana Parkway is a four-lane (two lanes in each direction) boulevard type roadway with a posted speed limit of 40 miles per hour (mph). For traffic analysis purposes, this roadway has been assumed as east-west directional near the project site. On the north end of the subdivision, Cumulus Drive intersects with Meridiana Parkway and forms a two-way stop controlled intersection with stop signs on Cumulus Drive/Sora Drive. The intersection of Meridiana Parkway at Cumulus Drive includes a westbound left turn lane. Existing Masters Road is a two-lane (one lane in each direction) undivided roadway (assumed as east-west directional) with a posted speed limit of 40 mph. On the south end of the subdivision, Cumulus Drive intersects with Masters Road and forms a one-way stop controlled T-intersection with stop sign on Cumulus Drive.

Turning movement counts during AM and PM peak hours (6 AM – 9 AM and 4 PM – 7 PM) at the study intersections of Meridiana Parkway at Cumulus Drive/Sora Drive and Masters Road at Cumulus Drive were collected on May 1, 2025. **Figure 3** shows the existing weekday AM and PM peak hour traffic data at the study intersections. The traffic count reports are attached to this memorandum. Existing year 2025 traffic counts were projected to the year 2026 by applying a three precent growth rate to establish background traffic conditions for the year 2026. Background traffic condition is defined as the condition of traffic at the time of project implementation without the project trips.

Based on the trip generation procedures recommended by the Institute of Transportation Engineers (ITE's) Trip Generation Manual (11th edition), it is anticipated that the development will generate a total of 77 trips in the AM peak

memorandum

hour (19 entering and 58 exiting) and 103 trips in the PM peak hour (65 entering and 38 exiting). Details of the trip generation computations are attached to this memorandum. Project generated trips were distributed and assigned to study intersections based on existing traffic patterns. Project generated traffic at the intersections of Meridiana Parkway at Cumulus Drive and Master Road at Cumulus Drive are presented in the same **Figure 3**. Project generated traffic were added to the background traffic to develop the project total traffic conditions in the Year 2026 and are presented in the same **Figure 3**.

Intersection Level of Service (LOS) analyses were performed in accordance with the procedures set forth and recommended by the Highway Capacity Manual 6th edition and by utilizing traffic analysis software SYNCHRO. **Table 1** summarizes the intersection LOS under existing, background and project total traffic conditions during AM and PM peak hours. Details LOS analysis for the study intersection are attached to this memorandum.

Intersection	Control	AM Peak		PM Peak	
		LOS	Delay (second/vehicle)	LOS	Delay (second/vehicle)
Existing Conditions (Year 2025)					
Meridiana Parkway at Cumulus Drive/Sora Drive	TWSC	B	14.1	C	15.5
Masters Road at Cumulus Drive	TWSC	B	10.5	B	10.1
Background Conditions (Year 2026)					
Meridiana Parkway at Cumulus Drive/Sora Drive	TWSC	B	14.4	C	15.9
Masters Road at Cumulus Drive	TWSC	B	10.6	B	10.2
Project Total Traffic Conditions (Year 2026)					
Meridiana Parkway at Cumulus Drive/Sora Drive	TWSC	B	14.9	C	18.2
Masters Road at Cumulus Drive	TWSC	B	10.8	B	10.3

Delay and LOS are reported for critical approach only

Table 1: LOS comparison for the study intersections

As shown in **Table 1**, both study intersections are currently operating at acceptable LOS C or better and are anticipated to operate at acceptable LOS C or better under background and project total traffic conditions during AM and PM peak hours. Therefore, the proposed project will not have any impacts to traffic operations at the intersections of Meridiana Parkway at Cumulus Drive/Sora Drive and Masters Road at Cumulus Drive.

Warrant analysis for an eastbound left turn lane at the intersection of Masters Road at Cumulus Drive was performed for AM peak hour (worst peak) and based on the guidelines presented in the NCHRP Report 457. The analysis revealed that, with estimated 9% eastbound left turn vehicles per hour (vph), 165 Advancing vehicles per hour, and 194 opposing traffic volumes per hour, along with a speed limit of 40 mph, an eastbound left turn lane is not warranted. The warrant criteria from the NCHRP report are attached to this memorandum.

Therefore, it can be concluded that the proposed project is expected not to have any impacts to traffic operations at the study intersections of Meridiana Parkway at Cumulus Drive and Masters Road at Cumulus Drive.

memorandum

Should you need any further information, please do not hesitate to contact me.

Thank you,

Mohammad Huq, P.E., PTOE
Attachment:
Figure 1: Project Site location
Figure 2: Proposed Plan for additional 104 lots
Figure 3: Traffic Volume Data
Traffic Counts
Trip Generation
Level of Service Analysis
NCHRP Report 457

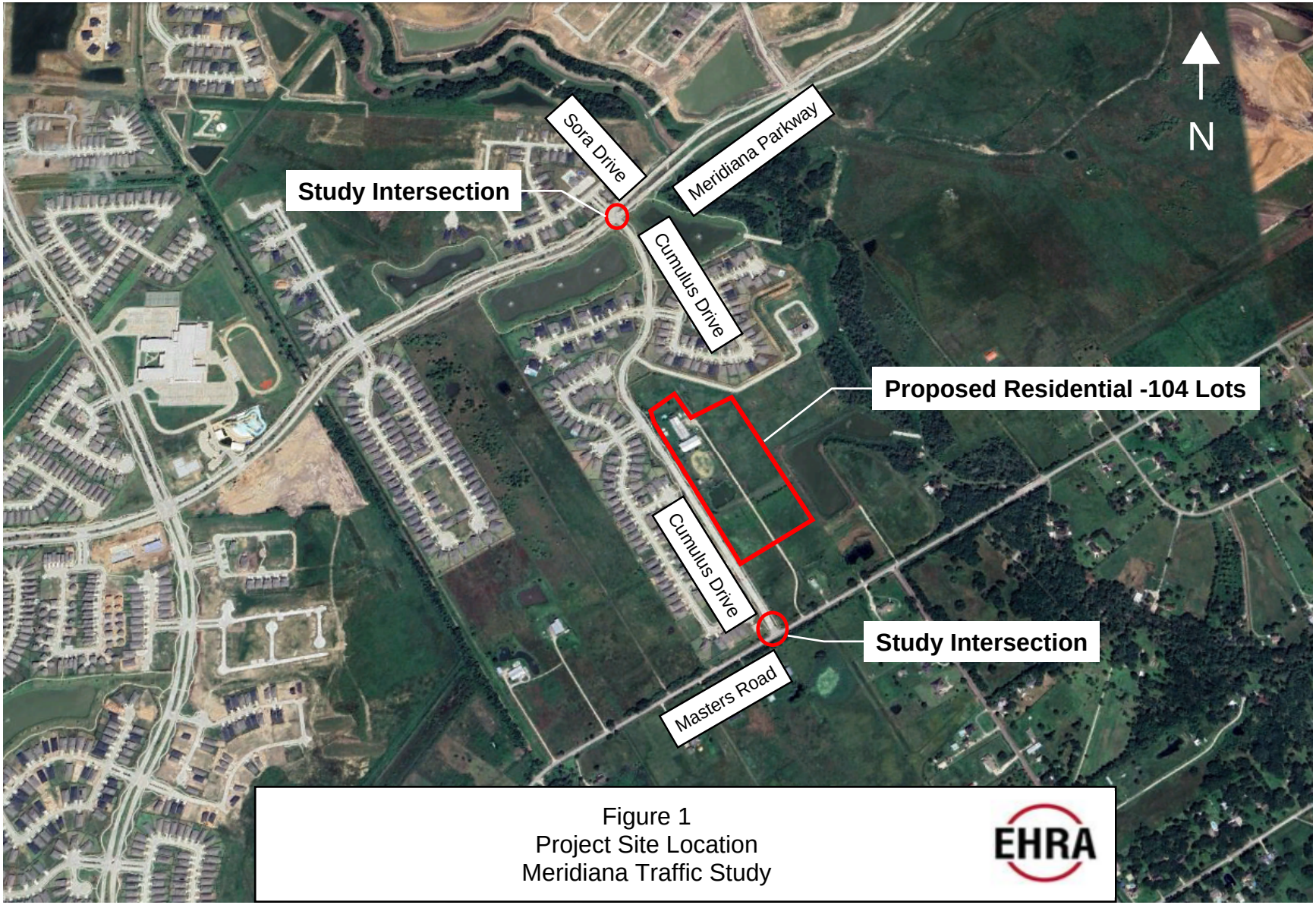
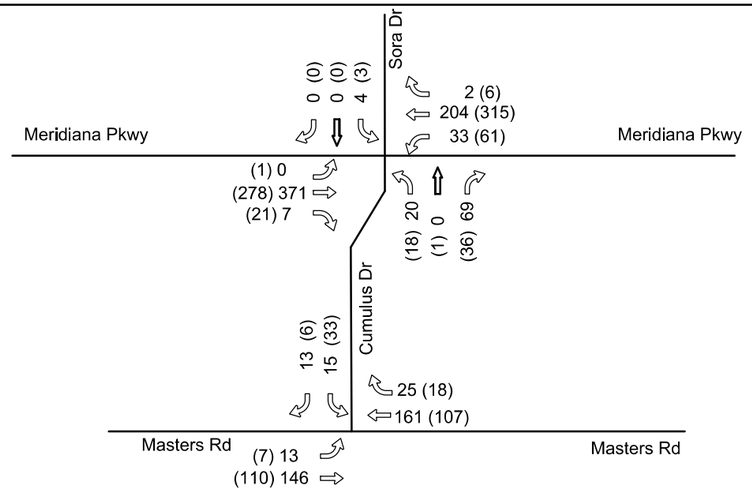


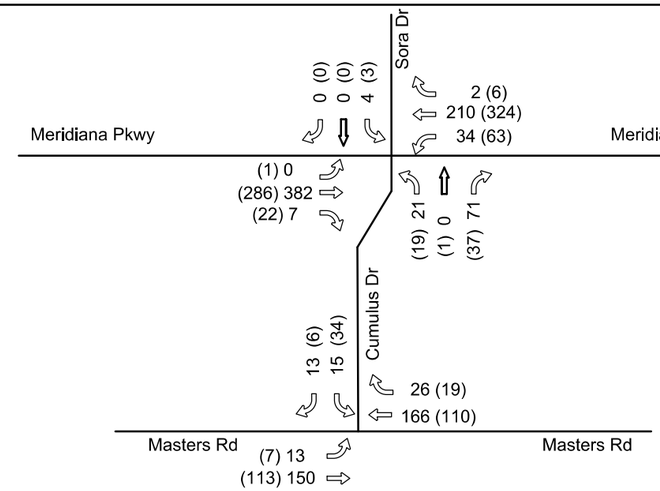
Figure 1
Project Site Location
Meridiana Traffic Study

EHRA

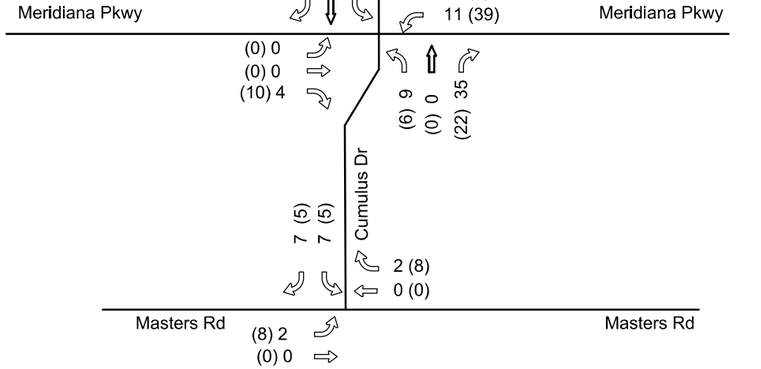
FIGURE 2: PROPOSED PLAN FOR ADDITIONAL 104 LOTS



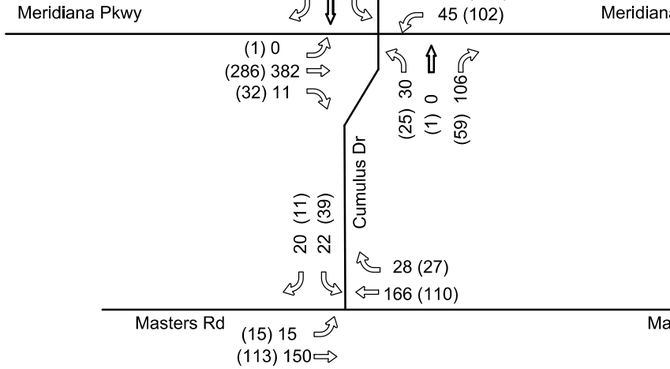
EXISTING TRAFFIC COUNTS (YEAR 2025)



BACKGROUND TRAFFIC (YEAR 2026)



TOTAL GENERATED TRIPS (YEAR 2026)



PROJECT TOTAL TRAFFIC CONDITIONS (YEAR 2026)

LEGEND

XXX - AM PEAK HOUR TRAFFIC VOLUMES

(XXX) - PM PEAK HOUR TRAFFIC VOLUMES

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10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No F-726 | TBPLS No 10092300

TRAFFIC IMPACT ANALYSIS STUDY
MERIDIANA SECTION TWENTY EIGHT

FIGURE 3: TRAFFIC VOLUME DATA

EHRA

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025
Full Length (6 AM-9 AM, 4 PM-7 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293474, Location: 29.445479, -95.383847

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

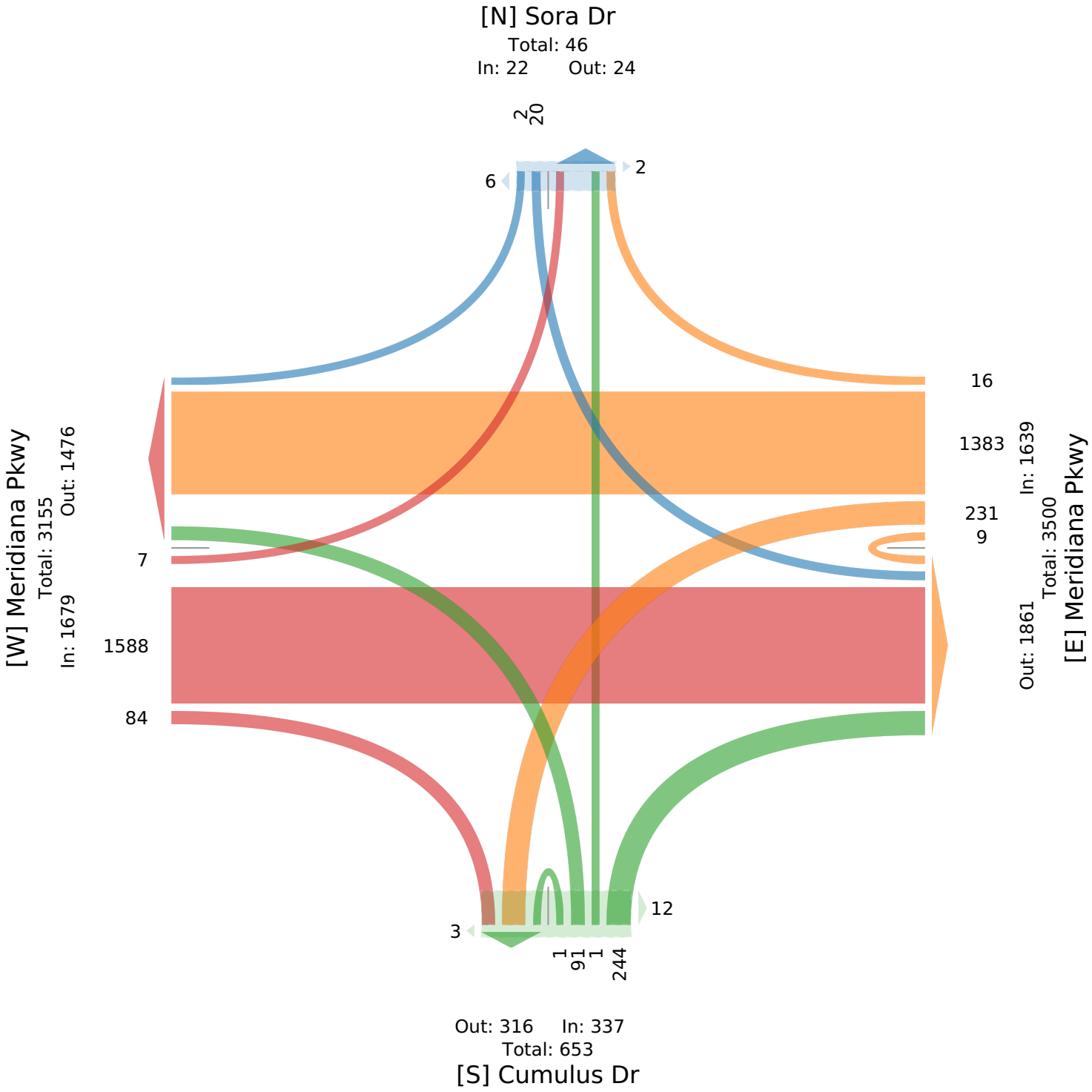
Leg	Sora Dr						Meridiana Pkwy						Cumulus Dr						Meridiana Pkwy					
Direction	Southbound						Westbound						Northbound						Eastbound					
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	App	Ped*	Int
2025-05-01 6:00AM	0	0	0	0	**0**	0	0	6	3	0	**9**	0	12	0	1	0	**13**	0	0	26	0	**26**	-	**48**
6:15AM	0	0	0	0	**0**	0	0	16	0	0	**16**	0	9	0	1	0	**10**	0	0	47	0	**47**	-	**73**
6:30AM	0	0	0	0	**0**	0	0	15	0	0	**15**	0	11	0	2	0	**13**	0	2	75	0	**77**	-	**105**
6:45AM	1	0	0	0	**1**	0	0	31	0	0	**31**	0	19	0	4	0	**23**	2	3	82	0	**85**	-	**140**
Hourly Total	1	0	0	0	**1**	0	0	68	3	0	**71**	0	51	0	8	0	**59**	2	5	230	0	**235**	-	**366**
7:00AM	0	0	1	0	**1**	0	0	37	6	0	**43**	0	10	0	5	0	**15**	0	1	99	0	**100**	-	**159**
7:15AM	0	0	1	0	**1**	1	0	45	5	0	**50**	0	14	0	3	0	**17**	0	1	105	0	**106**	-	**174**
7:30AM	0	0	2	0	**2**	0	0	46	11	1	**58**	0	24	0	9	0	**33**	1	3	88	0	**91**	-	**184**
7:45AM	0	0	0	0	**0**	1	2	76	11	1	**90**	0	21	0	3	0	**24**	1	2	79	0	**81**	-	**195**
Hourly Total	0	0	4	0	**4**	2	2	204	33	2	**241**	0	69	0	20	0	**89**	2	7	371	0	**378**	-	**712**
8:00AM	0	0	1	0	**1**	1	0	51	11	1	**63**	0	6	0	6	0	**12**	0	3	66	0	**69**	-	**145**
8:15AM	0	0	1	0	**1**	1	0	60	3	1	**64**	0	4	0	8	0	**12**	0	3	66	1	**70**	-	**147**
8:30AM	0	0	1	0	**1**	0	0	57	5	0	**62**	0	15	0	4	0	**19**	1	9	60	0	**69**	-	**151**
8:45AM	0	0	2	0	**2**	0	1	43	6	2	**52**	0	8	0	1	1	**10**	3	5	63	0	**68**	-	**132**
Hourly Total	0	0	5	0	**5**	2	1	211	25	4	**241**	0	33	0	19	1	**53**	4	20	255	1	**276**	-	**575**
4:00PM	0	0	1	0	**1**	0	1	73	13	0	**87**	0	9	0	3	0	**12**	2	3	62	1	**66**	-	**166**
4:15PM	0	0	2	0	**2**	0	0	84	13	0	**97**	0	4	0	2	0	**6**	1	11	63	0	**74**	-	**179**
4:30PM	0	0	2	0	**2**	0	2	72	14	0	**88**	0	8	0	4	0	**12**	0	3	84	0	**87**	-	**189**
4:45PM	0	0	0	0	**0**	0	1	78	15	1	**95**	0	10	0	3	0	**13**	0	7	61	0	**68**	-	**176**
Hourly Total	0	0	5	0	**5**	0	4	307	55	1	**367**	0	31	0	12	0	**43**	3	24	270	1	**295**	-	**710**
5:00PM	0	0	1	0	**1**	0	5	84	16	0	**105**	0	11	0	5	0	**16**	0	5	56	0	**61**	-	**183**
5:15PM	0	0	0	0	**0**	2	1	74	16	0	**91**	0	10	0	3	0	**13**	0	3	70	0	**73**	-	**177**
5:30PM	0	0	0	0	**0**	1	0	85	9	0	**94**	0	7	0	7	0	**14**	0	9	78	0	**87**	-	**195**
5:45PM	0	0	2	0	**2**	0	0	72	20	0	**92**	0	8	1	3	0	**12**	1	4	74	1	**79**	-	**185**
Hourly Total	0	0	3	0	**3**	3	6	315	61	0	**382**	0	36	1	18	0	**55**	1	21	278	1	**300**	-	**740**
6:00PM	0	0	0	0	**0**	0	1	84	17	2	**104**	0	8	0	4	0	**12**	0	2	57	1	**60**	-	**176**
6:15PM	1	0	1	0	**2**	1	0	65	12	0	**77**	0	8	0	6	0	**14**	2	1	50	2	**53**	-	**146**
6:30PM	0	0	2	0	**2**	0	1	71	11	0	**83**	0	3	0	1	0	**4**	0	0	46	0	**46**	-	**135**
6:45PM	0	0	0	0	**0**	0	1	58	14	0	**73**	0	5	0	3	0	**8**	1	4	31	1	**36**	-	**117**
Hourly Total	1	0	3	0	**4**	1	3	278	54	2	**337**	0	24	0	14	0	**38**	3	7	184	4	**195**	-	**574**
Total	2	0	20	0	**22**	8	16	1383	231	9	**1639**	0	244	1	91	1	**337**	15	84	1588	7	**1679**	-	**3677**
% Approach	9.1%	0%	90.9%	0%	**-**	-	1.0%	84.4%	14.1%	0.5%	**-**	-	72.4%	0.3%	27.0%	0.3%	**-**	-	5.0%	94.6%	0.4%	**-**	-	-
% Total	0.1%	0%	0.5%	0%	**0.6%**	-	0.4%	37.6%	6.3%	0.2%	**44.6%**	-	6.6%	0%	2.5%	0%	**9.2%**	-	2.3%	43.2%	0.2%	**45.7%**	-	-
Lights	2	0	18	0	**20**	-	16	1338	228	9	**1591**	-	239	1	86	1	**327**	-	81	1538	6	**1625**	-	3563
% Lights	100%	0%	90.0%	0%	**90.9%**	-	100%	96.7%	98.7%	100%	**97.1%**	-	98.0%	100%	94.5%	100%	**97.0%**	-	96.4%	96.9%	85.7%	**96.8%**	-	96.9%
Articulated Trucks	0	0	0	0	**0**	-	0	2	0	0	**2**	-	0	0	0	0	**0**	-	0	10	0	**10**	-	12
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.6%	0%	**0.6%**	-	0.3%
Buses and Single-Unit Trucks	0	0	2	0	**2**	-	0	43	3	0	**46**	-	5	0	5	0	**10**	-	3	40	1	**44**	-	102
% Buses and Single-Unit Trucks	0%	0%	10.0%	0%	**9.1%**	-	0%	3.1%	1.3%	0%	**2.8%**	-	2.0%	0%	5.5%	0%	**3.0%**	-	3.6%	2.5%	14.3%	**2.6%**	-	2.8%
Pedestrians	-	-	-	-	-	7	-	-	-	-	-	0	-	-	-	-	-	14	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	87.5%	-	-	-	-	-	-	-	-	-	-	-	93.3%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	12.5%	-	-	-	-	-	-	-	-	-	-	-	6.7%	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025
Full Length (6 AM-9 AM, 4 PM-7 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293474, Location: 29.445479, -95.383847

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025
AM Peak (7 AM - 8 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293474, Location: 29.445479, -95.383847

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg	Sora Dr						Meridiana Pkwy						Cumulus Dr						Meridiana Pkwy					
Direction	Southbound						Westbound						Northbound						Eastbound					
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	**App**	Ped*	**Int**
2025-05-01 7:00AM	0	0	1	0	**1**	0	0	37	6	0	**43**	0	10	0	5	0	**15**	0	1	99	0	**100**	-	**159**
7:15AM	0	0	1	0	**1**	1	0	45	5	0	**50**	0	14	0	3	0	**17**	0	1	105	0	**106**	-	**174**
7:30AM	0	0	2	0	**2**	0	0	46	11	1	**58**	0	24	0	9	0	**33**	1	3	88	0	**91**	-	**184**
7:45AM	0	0	0	0	**0**	1	2	76	11	1	**90**	0	21	0	3	0	**24**	1	2	79	0	**81**	-	**195**
Total	0	0	4	0	**4**	2	2	204	33	2	**241**	0	69	0	20	0	**89**	2	7	371	0	**378**	-	**712**
% Approach	0%	0%	100%	0%	**-**	-	0.8%	84.6%	13.7%	0.8%	**-**	-	77.5%	0%	22.5%	0%	**-**	-	1.9%	98.1%	0%	**-**	-	**-**
% Total	0%	0%	0.6%	0%	**0.6%**	-	0.3%	28.7%	4.6%	0.3%	**33.8%**	-	9.7%	0%	2.8%	0%	**12.5%**	-	1.0%	52.1%	0%	**53.1%**	-	**-**
PHF	-	-	0.500	-	**0.500**	-	0.250	0.671	0.750	0.500	**0.669**	-	0.719	-	0.556	-	**0.674**	-	0.583	0.883	-	**0.892**	-	0.913
Lights	0	0	4	0	**4**	-	2	192	33	2	**229**	-	68	0	20	0	**88**	-	6	357	0	**363**	-	684
% Lights	0%	0%	100%	0%	**100%**	-	100%	94.1%	100%	100%	**95.0%**	-	98.6%	0%	100%	0%	**98.9%**	-	85.7%	96.2%	0%	**96.0%**	-	96.1%
Articulated Trucks	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	4	0	**4**	-	5
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.5%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0%	1.1%	0%	**1.1%**	-	0.7%
Buses and Single-Unit Trucks	0	0	0	0	**0**	-	0	11	0	0	**11**	-	1	0	0	0	**1**	-	1	10	0	**11**	-	23
% Buses and Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	5.4%	0%	0%	**4.6%**	-	1.4%	0%	0%	0%	**1.1%**	-	14.3%	2.7%	0%	**2.9%**	-	3.2%
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025
AM Peak (7 AM - 8 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293474, Location: 29.445479, -95.383847

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
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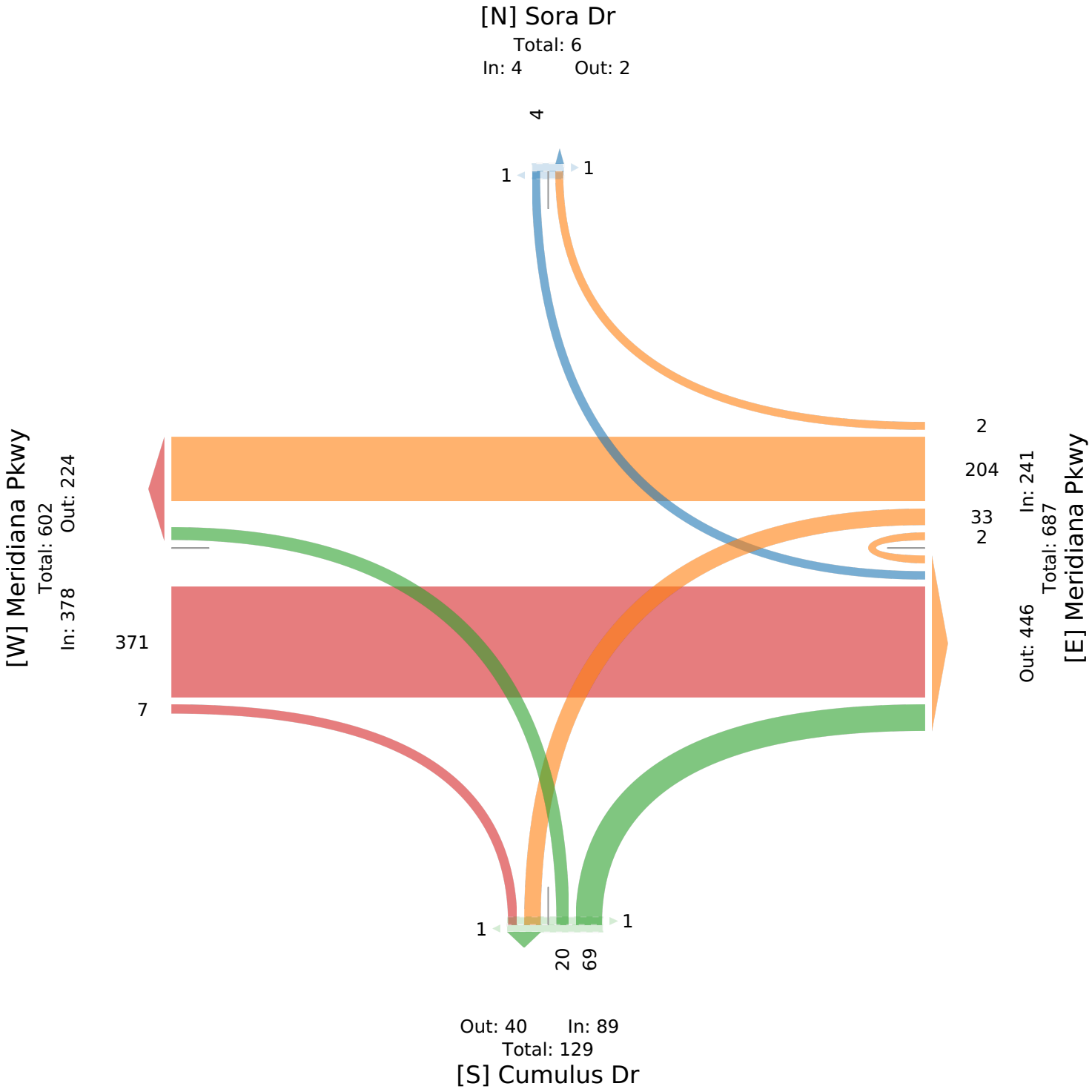


1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025
PM Peak (5 PM - 6 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293474, Location: 29.445479, -95.383847

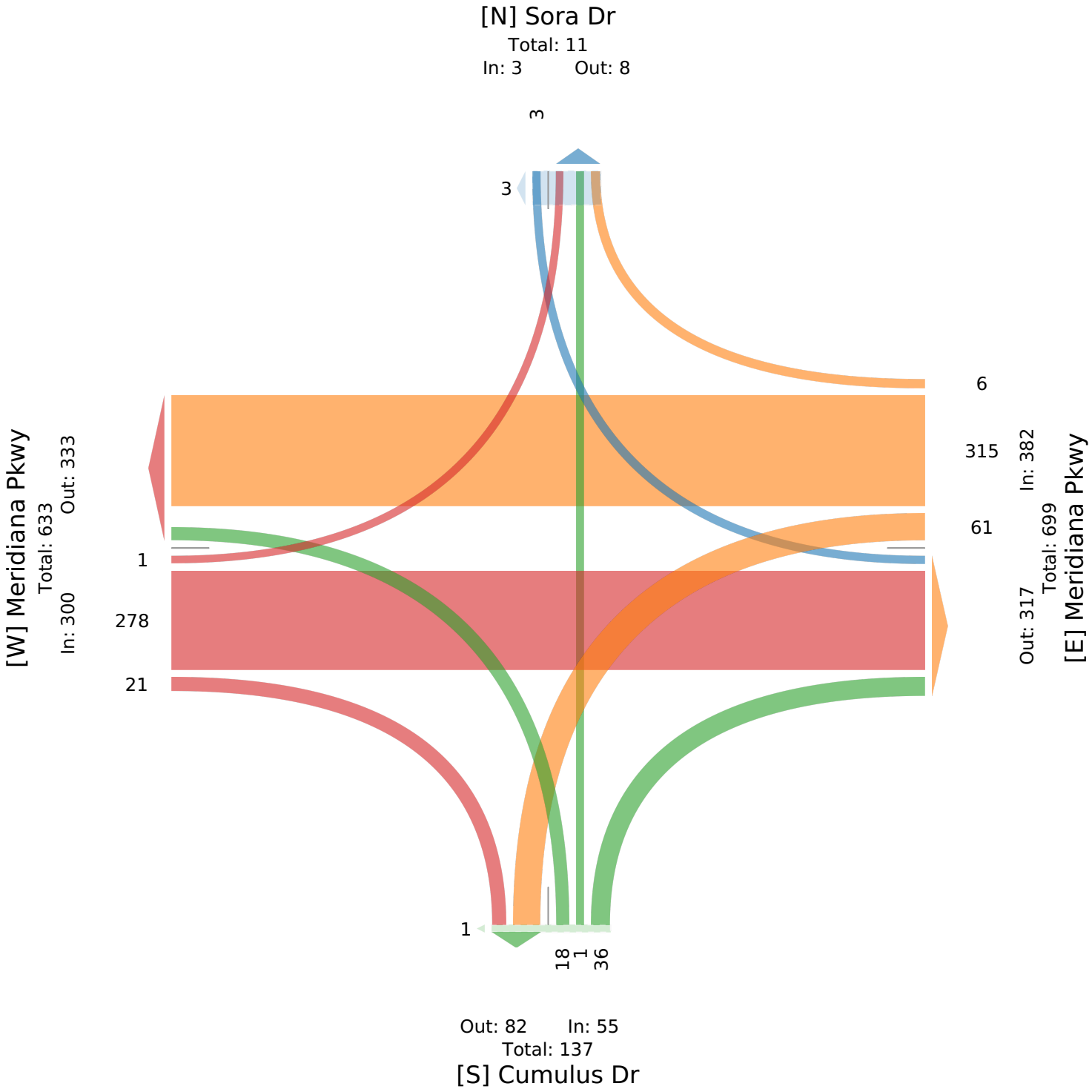
Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg	Sora Dr						Meridiana Pkwy						Cumulus Dr						Meridiana Pkwy					
Direction	Southbound						Westbound						Northbound						Eastbound					
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	**App**	Ped*	**Int**
2025-05-01 5:00PM	0	0	1	0	**1**	0	5	84	16	0	**105**	0	11	0	5	0	**16**	0	5	56	0	**61**	-	**183**
5:15PM	0	0	0	0	**0**	2	1	74	16	0	**91**	0	10	0	3	0	**13**	0	3	70	0	**73**	-	**177**
5:30PM	0	0	0	0	**0**	1	0	85	9	0	**94**	0	7	0	7	0	**14**	0	9	78	0	**87**	-	**195**
5:45PM	0	0	2	0	**2**	0	0	72	20	0	**92**	0	8	1	3	0	**12**	1	4	74	1	**79**	-	**185**
Total	0	0	3	0	**3**	3	6	315	61	0	**382**	0	36	1	18	0	**55**	1	21	278	1	**300**	-	**740**
% Approach	0%	0%	100%	0%	**-**	-	1.6%	82.5%	16.0%	0%	**-**	-	65.5%	1.8%	32.7%	0%	**-**	-	7.0%	92.7%	0.3%	**-**	-	-
% Total	0%	0%	0.4%	0%	**0.4%**	-	0.8%	42.6%	8.2%	0%	**51.6%**	-	4.9%	0.1%	2.4%	0%	**7.4%**	-	2.8%	37.6%	0.1%	**40.5%**	-	-
PHF	-	-	0.375	-	**0.375**	-	0.300	0.926	0.763	-	**0.910**	-	0.818	0.250	0.643	-	**0.859**	-	0.583	0.891	0.250	**0.862**	-	0.949
Lights	0	0	3	0	**3**	-	6	310	61	0	**377**	-	35	1	18	0	**54**	-	20	275	1	**296**	-	730
% Lights	0%	0%	100%	0%	**100%**	-	100%	98.4%	100%	0%	**98.7%**	-	97.2%	100%	100%	0%	**98.2%**	-	95.2%	98.9%	100%	**98.7%**	-	98.6%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Buses and Single-Unit Trucks	0	0	0	0	**0**	-	0	5	0	0	**5**	-	1	0	0	0	**1**	-	1	3	0	**4**	-	10
% Buses and Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	1.6%	0%	0%	**1.3%**	-	2.8%	0%	0%	0%	**1.8%**	-	4.8%	1.1%	0%	**1.3%**	-	1.4%
Pedestrians	-	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Meridiana Pkwy at Cumulus Dr - TMC
Thu May 1, 2025
PM Peak (5 PM - 6 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293474, Location: 29.445479, -95.383847

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025
Full Length (6 AM-9 AM, 4 PM-7 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293475, Location: 29.436851, -95.38082

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg	Cumulus Dr					Masters Rd					Masters Rd					
Direction	Southbound					Westbound					Eastbound					
Time	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	**Int**
2025-05-01 6:00AM	0	2	0	**2**	0	3	4	0	**7**	0	6	0	0	**6**	0	**15**
6:15AM	1	5	0	**6**	0	2	19	0	**21**	0	16	2	0	**18**	0	**45**
6:30AM	3	3	0	**6**	0	4	37	0	**41**	0	21	1	0	**22**	0	**69**
6:45AM	6	3	0	**9**	0	5	60	0	**65**	0	28	4	0	**32**	0	**106**
Hourly Total	10	13	0	**23**	0	14	120	0	**134**	0	71	7	0	**78**	0	**235**
7:00AM	4	5	0	**9**	0	11	41	0	**52**	0	47	2	0	**49**	0	**110**
7:15AM	0	4	0	**4**	0	5	23	0	**28**	0	50	6	0	**56**	0	**88**
7:30AM	3	2	0	**5**	0	13	23	0	**36**	0	25	2	0	**27**	0	**68**
7:45AM	4	5	0	**9**	0	10	32	0	**42**	0	24	4	0	**28**	0	**79**
Hourly Total	11	16	0	**27**	0	39	119	0	**158**	0	146	14	0	**160**	0	**345**
8:00AM	1	6	0	**7**	0	2	23	0	**25**	0	23	6	0	**29**	0	**61**
8:15AM	0	1	0	**1**	0	9	30	0	**39**	0	28	1	0	**29**	0	**69**
8:30AM	3	3	1	**7**	0	6	19	0	**25**	0	33	1	0	**34**	0	**66**
8:45AM	1	6	0	**7**	0	4	10	0	**14**	0	18	1	0	**19**	0	**40**
Hourly Total	5	16	1	**22**	0	21	82	0	**103**	0	102	9	0	**111**	0	**236**
4:00PM	0	5	0	**5**	0	7	31	0	**38**	0	33	1	0	**34**	0	**77**
4:15PM	2	10	0	**12**	0	5	27	0	**32**	0	31	1	0	**32**	0	**76**
4:30PM	1	8	0	**9**	0	4	26	0	**30**	0	29	2	0	**31**	0	**70**
4:45PM	3	10	0	**13**	0	2	23	0	**25**	0	17	3	0	**20**	0	**58**
Hourly Total	6	33	0	**39**	0	18	107	0	**125**	0	110	7	0	**117**	0	**281**
5:00PM	1	9	0	**10**	0	8	25	0	**33**	0	23	2	0	**25**	0	**68**
5:15PM	3	7	0	**10**	0	5	17	0	**22**	0	22	1	0	**23**	0	**55**
5:30PM	3	9	0	**12**	0	4	21	0	**25**	0	33	4	0	**37**	0	**74**
5:45PM	1	6	0	**7**	0	11	23	0	**34**	0	25	1	0	**26**	0	**67**
Hourly Total	8	31	0	**39**	0	28	86	0	**114**	0	103	8	0	**111**	0	**264**
6:00PM	0	8	0	**8**	0	5	30	0	**35**	0	17	3	0	**20**	0	**63**
6:15PM	0	4	0	**4**	0	3	18	0	**21**	0	17	2	0	**19**	0	**44**
6:30PM	1	4	0	**5**	0	2	12	0	**14**	0	13	1	0	**14**	0	**33**
6:45PM	0	5	0	**5**	0	3	21	0	**24**	0	10	0	0	**10**	0	**39**
Hourly Total	1	21	0	**22**	0	13	81	0	**94**	0	57	6	0	**63**	0	**179**
Total	41	130	1	**172**	0	133	595	0	**728**	0	589	51	0	**640**	0	**1540**
% Approach	23.8%	75.6%	0.6%	**-**	-	18.3%	81.7%	0%	**-**	-	92.0%	8.0%	0%	**-**	-	-
% Total	2.7%	8.4%	0.1%	**11.2%**	-	8.6%	38.6%	0%	**47.3%**	-	38.2%	3.3%	0%	**41.6%**	-	-
Lights	39	127	1	**167**	-	128	567	0	**695**	-	567	49	0	**616**	-	1478
% Lights	95.1%	97.7%	100%	**97.1%**	-	96.2%	95.3%	0%	**95.5%**	-	96.3%	96.1%	0%	**96.3%**	-	96.0%
Articulated Trucks	0	0	0	**0**	-	0	1	0	**1**	-	1	0	0	**1**	-	2
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0.2%	0%	**0.1%**	-	0.2%	0%	0%	**0.2%**	-	0.1%
Buses and Single-Unit Trucks	2	3	0	**5**	-	5	27	0	**32**	-	21	2	0	**23**	-	60
% Buses and Single-Unit Trucks	4.9%	2.3%	0%	**2.9%**	-	3.8%	4.5%	0%	**4.4%**	-	3.6%	3.9%	0%	**3.6%**	-	3.9%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025
Full Length (6 AM-9 AM, 4 PM-7 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293475, Location: 29.436851, -95.38082

Provided by: C. J. Hensch & Associates Inc.
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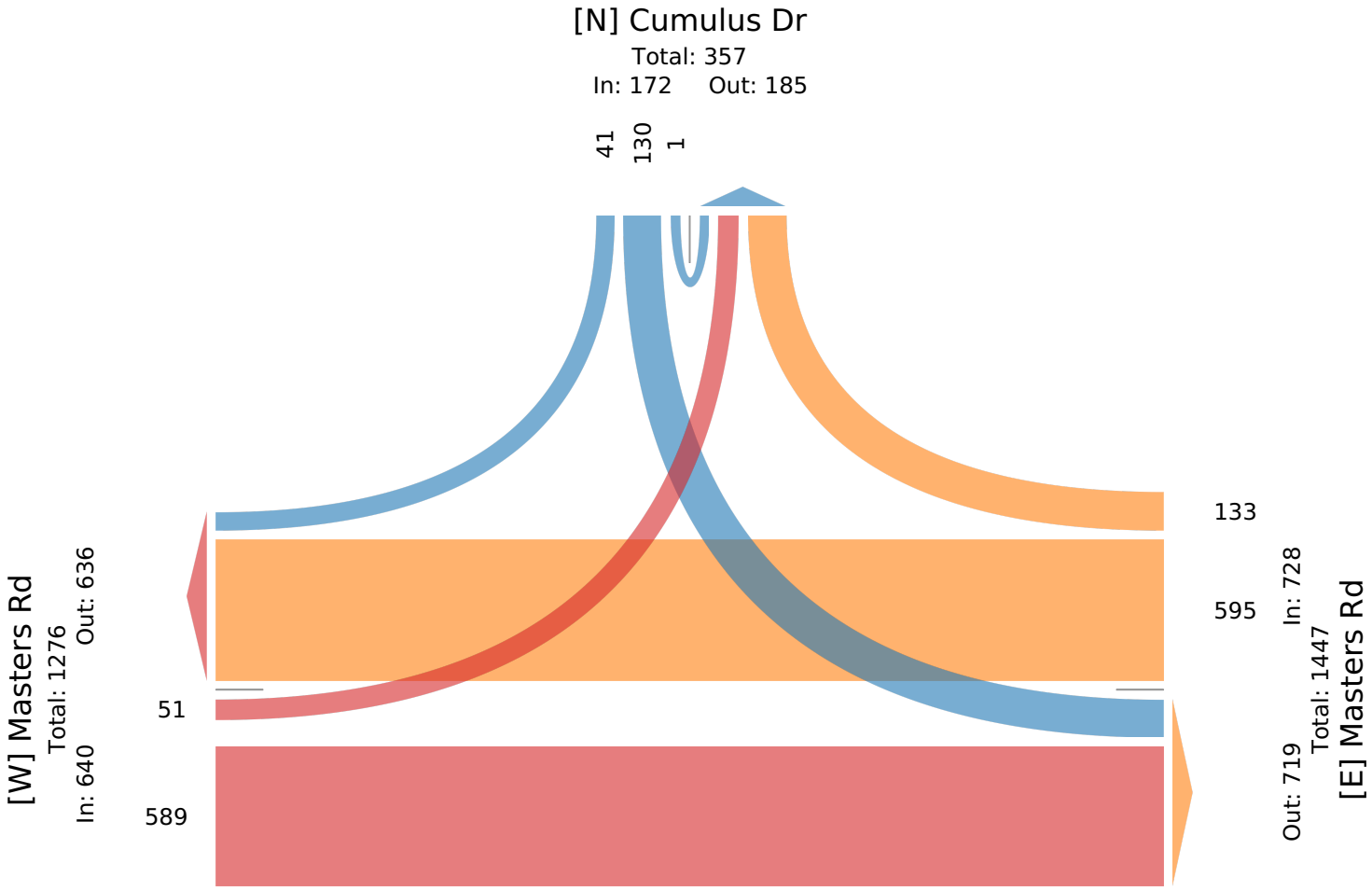


2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025
AM Peak (6:30 AM - 7:30 AM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293475, Location: 29.436851, -95.38082

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

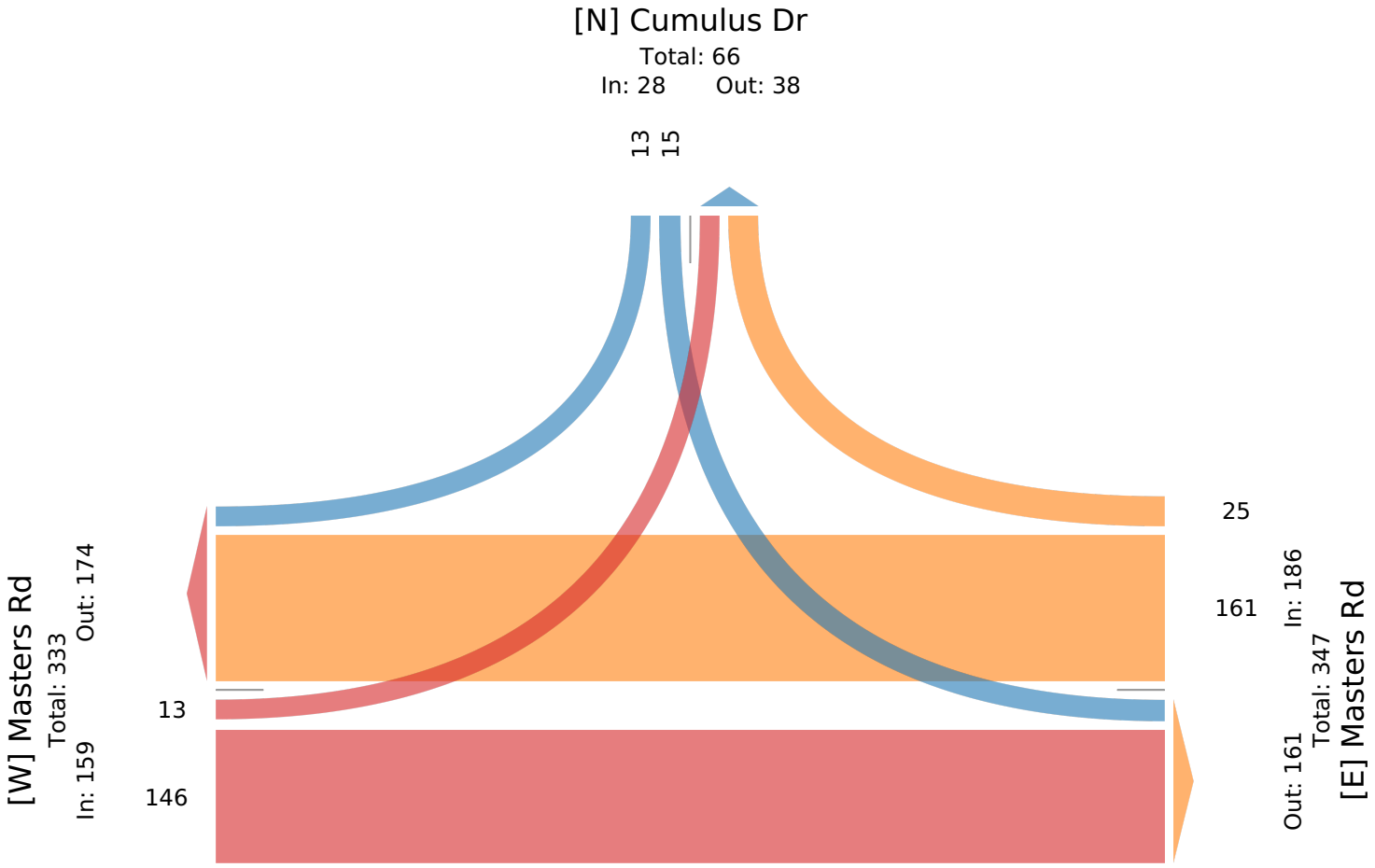
Leg / Direction	Cumulus Dr Southbound					Masters Rd Westbound					Masters Rd Eastbound					
Time	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	**Int**
2025-05-01 6:30AM	3	3	0	**6**	0	4	37	0	**41**	0	21	1	0	**22**	0	**69**
6:45AM	6	3	0	**9**	0	5	60	0	**65**	0	28	4	0	**32**	0	**106**
7:00AM	4	5	0	**9**	0	11	41	0	**52**	0	47	2	0	**49**	0	**110**
7:15AM	0	4	0	**4**	0	5	23	0	**28**	0	50	6	0	**56**	0	**88**
Total	13	15	0	**28**	0	25	161	0	**186**	0	146	13	0	**159**	0	**373**
% Approach	46.4%	53.6%	0%	**-**	-	13.4%	86.6%	0%	**-**	-	91.8%	8.2%	0%	**-**	-	**-**
% Total	3.5%	4.0%	0%	**7.5%**	-	6.7%	43.2%	0%	**49.9%**	-	39.1%	3.5%	0%	**42.6%**	-	**-**
PHF	0.542	0.750	-	**0.778**	-	0.568	0.671	-	**0.715**	-	0.730	0.542	-	**0.710**	-	0.848
Lights	13	13	0	**26**	-	24	154	0	**178**	-	142	13	0	**155**	-	359
% Lights	100%	86.7%	0%	**92.9%**	-	96.0%	95.7%	0%	**95.7%**	-	97.3%	100%	0%	**97.5%**	-	96.2%
Articulated Trucks	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Buses and Single-Unit Trucks	0	2	0	**2**	-	1	7	0	**8**	-	4	0	0	**4**	-	14
% Buses and Single-Unit Trucks	0%	13.3%	0%	**7.1%**	-	4.0%	4.3%	0%	**4.3%**	-	2.7%	0%	0%	**2.5%**	-	3.8%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025
AM Peak (6:30 AM - 7:30 AM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293475, Location: 29.436851, -95.38082

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025
PM Peak (4 PM - 5 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293475, Location: 29.436851, -95.38082

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg / Direction	Cumulus Dr Southbound					Masters Rd Westbound					Masters Rd Eastbound					
Time	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	**Int**
2025-05-01 4:00PM	0	5	0	**5**	0	7	31	0	**38**	0	33	1	0	**34**	0	**77**
4:15PM	2	10	0	**12**	0	5	27	0	**32**	0	31	1	0	**32**	0	**76**
4:30PM	1	8	0	**9**	0	4	26	0	**30**	0	29	2	0	**31**	0	**70**
4:45PM	3	10	0	**13**	0	2	23	0	**25**	0	17	3	0	**20**	0	**58**
Total	6	33	0	**39**	0	18	107	0	**125**	0	110	7	0	**117**	0	**281**
% Approach	15.4%	84.6%	0%	**-**	-	14.4%	85.6%	0%	**-**	-	94.0%	6.0%	0%	**-**	-	**-**
% Total	2.1%	11.7%	0%	**13.9%**	-	6.4%	38.1%	0%	**44.5%**	-	39.1%	2.5%	0%	**41.6%**	-	**-**
PHF	0.500	0.825	-	**0.750**	-	0.643	0.863	-	**0.822**	-	0.833	0.583	-	**0.860**	-	0.912
Lights	5	32	0	**37**	-	17	102	0	**119**	-	105	7	0	**112**	-	268
% Lights	83.3%	97.0%	0%	**94.9%**	-	94.4%	95.3%	0%	**95.2%**	-	95.5%	100%	0%	**95.7%**	-	95.4%
Articulated Trucks	0	0	0	**0**	-	0	1	0	**1**	-	0	0	0	**0**	-	1
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0.9%	0%	**0.8%**	-	0%	0%	0%	**0%**	-	0.4%
Buses and Single-Unit Trucks	1	1	0	**2**	-	1	4	0	**5**	-	5	0	0	**5**	-	12
% Buses and Single-Unit Trucks	16.7%	3.0%	0%	**5.1%**	-	5.6%	3.7%	0%	**4.0%**	-	4.5%	0%	0%	**4.3%**	-	4.3%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025
PM Peak (4 PM - 5 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1293475, Location: 29.436851, -95.38082

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
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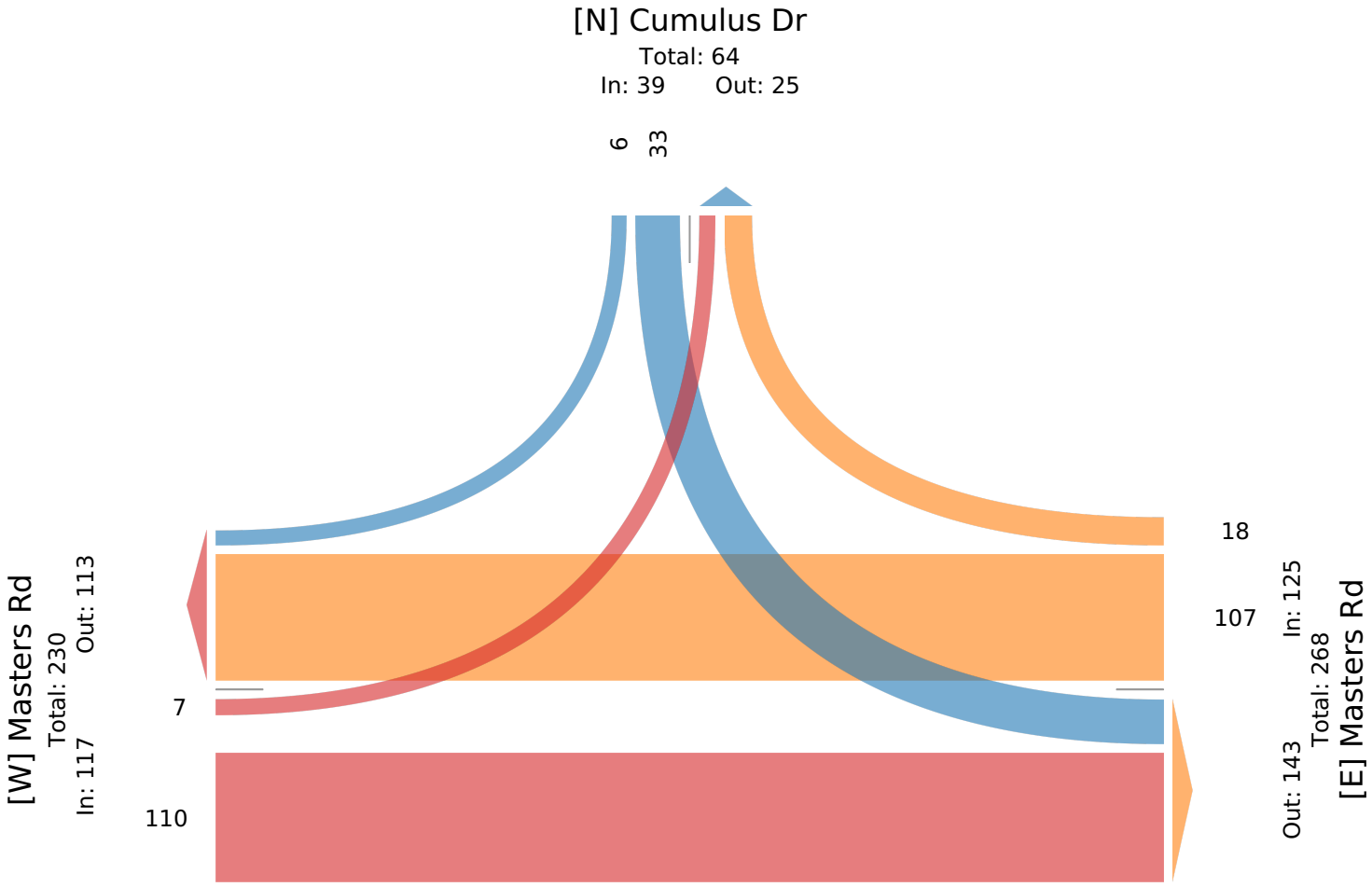


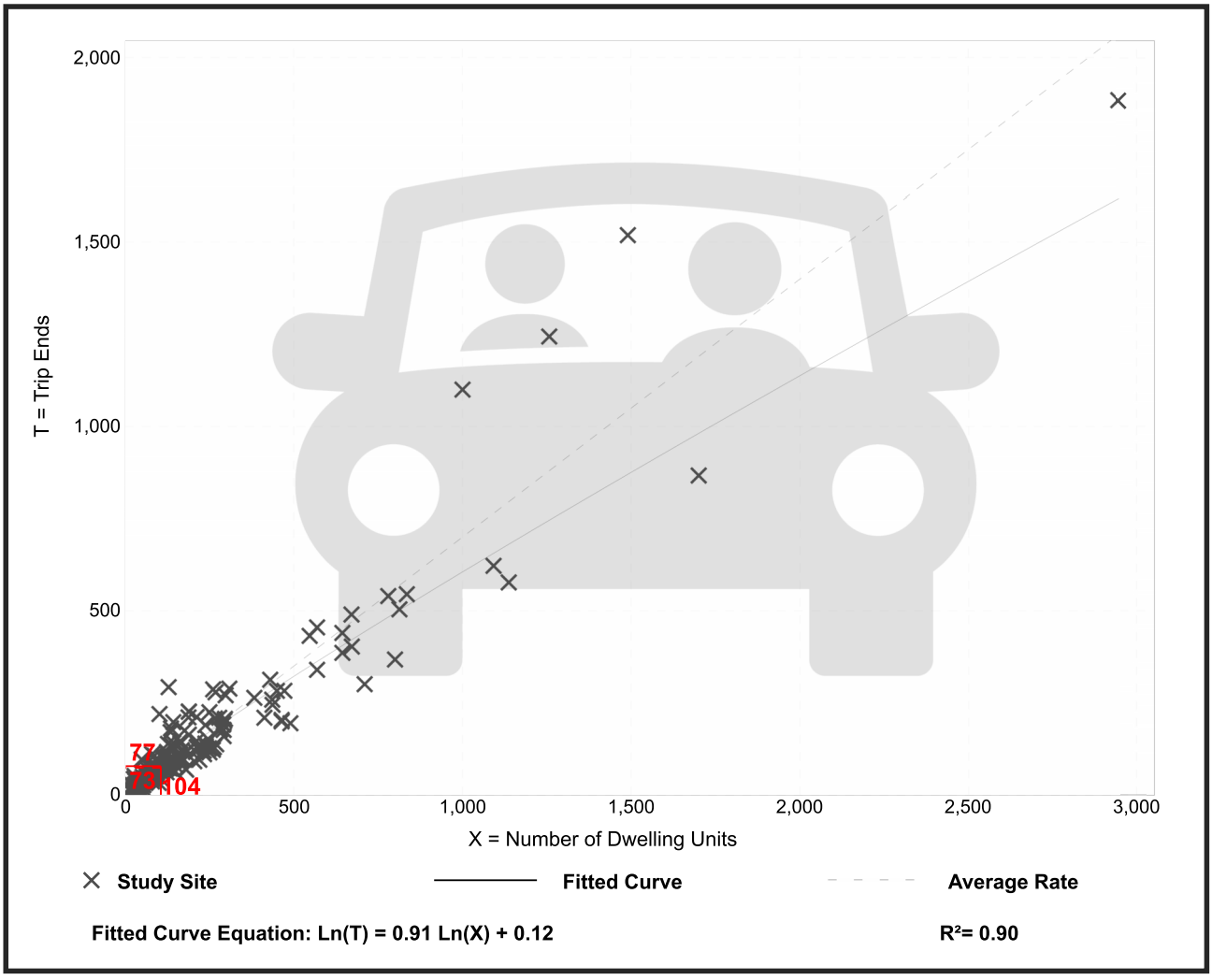
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



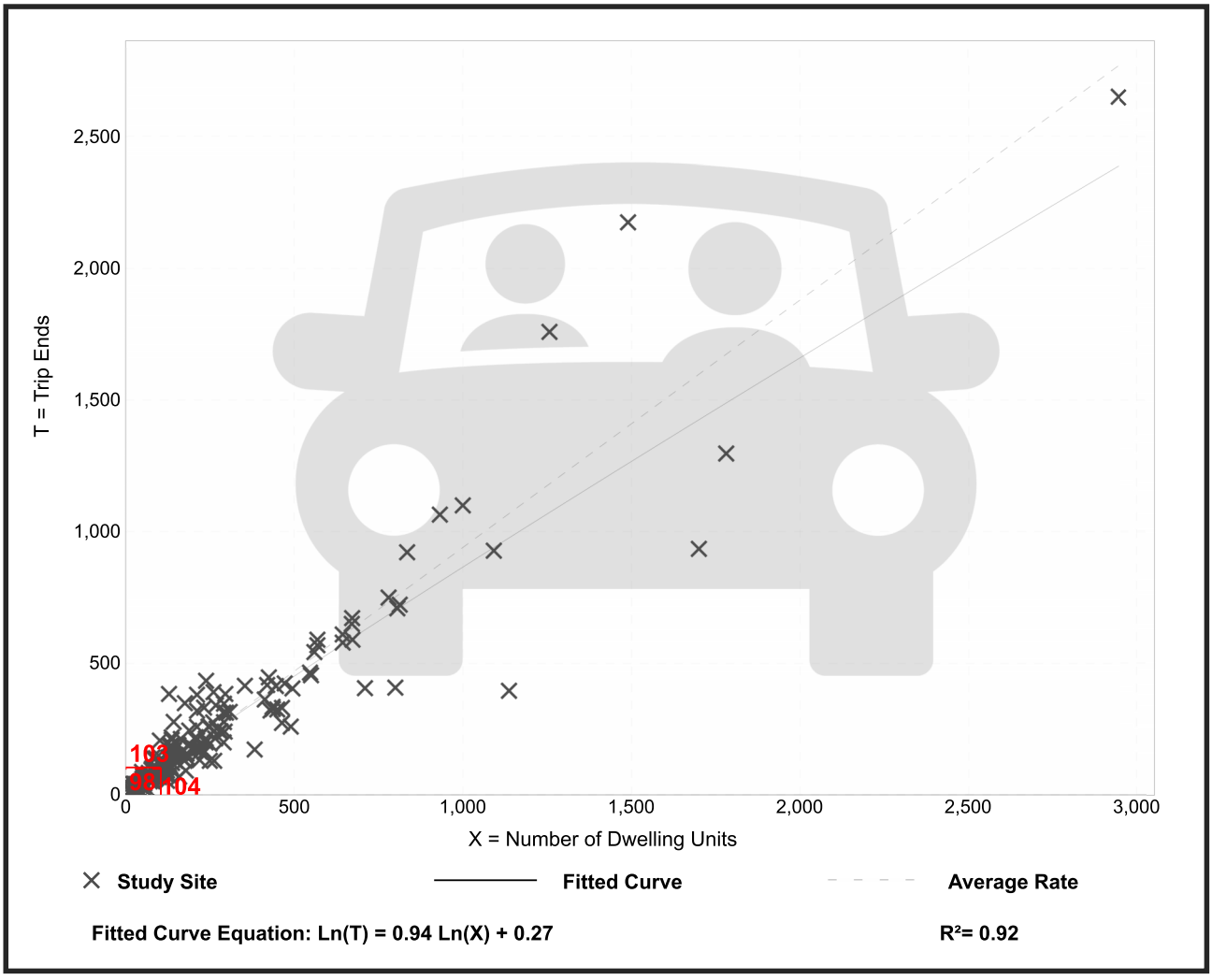
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	208
Avg. Num. of Dwelling Units:	248
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	146	161	25	15	13
Future Vol, veh/h	13	146	161	25	15	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	172	189	29	18	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	218	0	-	0	406	204
Stage 1	-	-	-	-	204	-
Stage 2	-	-	-	-	202	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1352	-	-	-	601	837
Stage 1	-	-	-	-	830	-
Stage 2	-	-	-	-	832	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1352	-	-	-	594	837
Mov Cap-2 Maneuver	-	-	-	-	594	-
Stage 1	-	-	-	-	820	-
Stage 2	-	-	-	-	832	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1352	-	-	-	687
HCM Lane V/C Ratio	0.011	-	-	-	0.048
HCM Control Delay (s)	7.7	0	-	-	10.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	371	7	33	204	2	20	0	69	4	0	0
Future Vol, veh/h	0	371	7	33	204	2	20	0	69	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	408	8	36	224	2	22	0	76	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	226	0	0	416	0	0	596	710	208	501	713	113
Stage 1	-	-	-	-	-	-	412	412	-	297	297	-
Stage 2	-	-	-	-	-	-	184	298	-	204	416	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	10	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	10	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1340	-	-	1139	-	-	387	357	798	453	356	918
Stage 1	-	-	-	-	-	-	588	593	-	687	666	-
Stage 2	-	-	-	-	-	-	800	666	-	779	590	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1340	-	-	1139	-	-	378	346	798	400	345	918
Mov Cap-2 Maneuver	-	-	-	-	-	-	378	346	-	400	345	-
Stage 1	-	-	-	-	-	-	588	593	-	687	645	-
Stage 2	-	-	-	-	-	-	775	645	-	705	590	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.1	11.1	14.1
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	378	798	1340	-	-	1139	-	-	400	-
HCM Lane V/C Ratio	0.058	0.095	-	-	-	0.032	-	-	0.011	-
HCM Control Delay (s)	15.1	10	0	-	-	8.3	-	-	14.1	0
HCM Lane LOS	C	B	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0.3	0	-	-	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	110	107	18	33	6
Future Vol, veh/h	7	110	107	18	33	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	121	118	20	36	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	138	0	-	0	265	128
Stage 1	-	-	-	-	128	-
Stage 2	-	-	-	-	137	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1446	-	-	-	724	922
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	890	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1446	-	-	-	720	922
Mov Cap-2 Maneuver	-	-	-	-	720	-
Stage 1	-	-	-	-	893	-
Stage 2	-	-	-	-	890	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1446	-	-	-	745
HCM Lane V/C Ratio	0.005	-	-	-	0.058
HCM Control Delay (s)	7.5	0	-	-	10.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	278	21	61	315	6	18	1	36	3	0	0
Future Vol, veh/h	1	278	21	61	315	6	18	1	36	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	293	22	64	332	6	19	1	38	3	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	338	0	0	315	0	0	600	772	158	612	780	169
Stage 1	-	-	-	-	-	-	306	306	-	463	463	-
Stage 2	-	-	-	-	-	-	294	466	-	149	317	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1218	-	-	1242	-	-	385	329	859	377	325	845
Stage 1	-	-	-	-	-	-	679	660	-	548	562	-
Stage 2	-	-	-	-	-	-	690	561	-	838	653	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1218	-	-	1242	-	-	370	312	859	345	308	845
Mov Cap-2 Maneuver	-	-	-	-	-	-	370	312	-	345	308	-
Stage 1	-	-	-	-	-	-	678	659	-	547	533	-
Stage 2	-	-	-	-	-	-	654	532	-	799	652	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.3	11.5	15.5
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	370	820	1218	-	-	1242	-	-	345	-
HCM Lane V/C Ratio	0.051	0.047	0.001	-	-	0.052	-	-	0.009	-
HCM Control Delay (s)	15.3	9.6	8	-	-	8.1	-	-	15.5	0
HCM Lane LOS	C	A	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.2	0.1	0	-	-	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	146	161	25	15	13
Future Vol, veh/h	13	146	161	25	15	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	177	195	30	18	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	225	0	-	0	419	210
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	209	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1344	-	-	-	591	830
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	826	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1344	-	-	-	583	830
Mov Cap-2 Maneuver	-	-	-	-	583	-
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	826	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1344	-	-	-	676
HCM Lane V/C Ratio	0.012	-	-	-	0.05
HCM Control Delay (s)	7.7	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	371	7	33	204	2	20	0	69	4	0	0
Future Vol, veh/h	0	371	7	33	204	2	20	0	69	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	420	8	37	231	2	23	0	78	5	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	233	0	0	428	0	0	614	731	214	516	734	117
Stage 1	-	-	-	-	-	-	424	424	-	306	306	-
Stage 2	-	-	-	-	-	-	190	307	-	210	428	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1332	-	-	1128	-	-	376	347	791	442	346	913
Stage 1	-	-	-	-	-	-	578	585	-	679	660	-
Stage 2	-	-	-	-	-	-	794	660	-	773	583	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1332	-	-	1128	-	-	367	336	791	389	335	913
Mov Cap-2 Maneuver	-	-	-	-	-	-	367	336	-	389	335	-
Stage 1	-	-	-	-	-	-	578	585	-	679	638	-
Stage 2	-	-	-	-	-	-	768	638	-	697	583	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.1	11.2	14.4
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	367	791	1332	-	-	1128	-	-	389	-
HCM Lane V/C Ratio	0.062	0.099	-	-	-	0.033	-	-	0.012	-
HCM Control Delay (s)	15.5	10	0	-	-	8.3	-	-	14.4	0
HCM Lane LOS	C	B	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0.3	0	-	-	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	110	107	18	33	6
Future Vol, veh/h	7	110	107	18	33	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	125	121	20	37	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	141	0	-	0	272	131
Stage 1	-	-	-	-	131	-
Stage 2	-	-	-	-	141	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1442	-	-	-	717	919
Stage 1	-	-	-	-	895	-
Stage 2	-	-	-	-	886	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1442	-	-	-	713	919
Mov Cap-2 Maneuver	-	-	-	-	713	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	886	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	10.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1442	-	-	-	738
HCM Lane V/C Ratio	0.005	-	-	-	0.06
HCM Control Delay (s)	7.5	0	-	-	10.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	278	21	61	315	6	18	1	36	3	0	0
Future Vol, veh/h	1	278	21	61	315	6	18	1	36	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	301	23	66	342	7	20	1	39	3	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	349	0	0	324	0	0	618	796	162	631	804	175
Stage 1	-	-	-	-	-	-	315	315	-	478	478	-
Stage 2	-	-	-	-	-	-	303	481	-	153	326	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1207	-	-	1233	-	-	373	318	854	366	315	838
Stage 1	-	-	-	-	-	-	671	654	-	537	554	-
Stage 2	-	-	-	-	-	-	681	552	-	834	647	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1207	-	-	1233	-	-	357	301	854	334	298	838
Mov Cap-2 Maneuver	-	-	-	-	-	-	357	301	-	334	298	-
Stage 1	-	-	-	-	-	-	670	653	-	536	524	-
Stage 2	-	-	-	-	-	-	645	522	-	794	646	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.3	11.7	15.9
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	357	814	1207	-	-	1233	-	-	334	-
HCM Lane V/C Ratio	0.055	0.049	0.001	-	-	0.054	-	-	0.01	-
HCM Control Delay (s)	15.7	9.7	8	-	-	8.1	-	-	15.9	0
HCM Lane LOS	C	A	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.2	0.2	0	-	-	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	150	166	28	22	20
Future Vol, veh/h	15	150	166	28	22	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	176	195	33	26	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	228	0	-	0	424	212
Stage 1	-	-	-	-	212	-
Stage 2	-	-	-	-	212	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1340	-	-	-	587	828
Stage 1	-	-	-	-	823	-
Stage 2	-	-	-	-	823	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1340	-	-	-	578	828
Mov Cap-2 Maneuver	-	-	-	-	578	-
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	823	-

Approach	EB	WB	SB
HCM Control Delay, s	0.7	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1340	-	-	-	675
HCM Lane V/C Ratio	0.013	-	-	-	0.073
HCM Control Delay (s)	7.7	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	382	11	45	210	2	30	0	106	4	0	0
Future Vol, veh/h	0	382	11	45	210	2	30	0	106	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	402	12	47	221	2	32	0	112	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	223	0	0	414	0	0	613	725	207	517	730	112
Stage 1	-	-	-	-	-	-	408	408	-	316	316	-
Stage 2	-	-	-	-	-	-	205	317	-	201	414	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1343	-	-	1141	-	-	377	350	799	441	348	920
Stage 1	-	-	-	-	-	-	591	595	-	670	654	-
Stage 2	-	-	-	-	-	-	778	653	-	782	591	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1343	-	-	1141	-	-	365	336	799	367	334	920
Mov Cap-2 Maneuver	-	-	-	-	-	-	365	336	-	367	334	-
Stage 1	-	-	-	-	-	-	591	595	-	670	627	-
Stage 2	-	-	-	-	-	-	746	626	-	673	591	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.5	11.4	14.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	365	799	1343	-	-	1141	-	-	367	-
HCM Lane V/C Ratio	0.087	0.14	-	-	-	0.042	-	-	0.011	-
HCM Control Delay (s)	15.8	10.2	0	-	-	8.3	-	-	14.9	0
HCM Lane LOS	C	B	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.3	0.5	0	-	-	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	113	110	27	39	11
Future Vol, veh/h	15	113	110	27	39	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	124	121	30	43	12

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	151	0	-	0	292	136
Stage 1	-	-	-	-	136	-
Stage 2	-	-	-	-	156	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1430	-	-	-	699	913
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	872	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1430	-	-	-	691	913
Mov Cap-2 Maneuver	-	-	-	-	691	-
Stage 1	-	-	-	-	879	-
Stage 2	-	-	-	-	872	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	10.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1430	-	-	-	730
HCM Lane V/C Ratio	0.012	-	-	-	0.075
HCM Control Delay (s)	7.5	0	-	-	10.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	286	32	102	324	6	25	1	59	3	0	0
Future Vol, veh/h	1	286	32	102	324	6	25	1	59	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	301	34	107	341	6	26	1	62	3	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	347	0	0	335	0	0	705	881	168	711	895	174
Stage 1	-	-	-	-	-	-	320	320	-	558	558	-
Stage 2	-	-	-	-	-	-	385	561	-	153	337	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1209	-	-	1221	-	-	323	284	847	320	279	839
Stage 1	-	-	-	-	-	-	666	651	-	482	510	-
Stage 2	-	-	-	-	-	-	610	508	-	834	640	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1209	-	-	1221	-	-	301	259	847	276	254	839
Mov Cap-2 Maneuver	-	-	-	-	-	-	301	259	-	276	254	-
Stage 1	-	-	-	-	-	-	665	650	-	482	465	-
Stage 2	-	-	-	-	-	-	557	463	-	771	639	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.9	12.2	18.2
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	301	816	1209	-	-	1221	-	-	276	-
HCM Lane V/C Ratio	0.087	0.077	0.001	-	-	0.088	-	-	0.011	-
HCM Control Delay (s)	18.1	9.8	8	-	-	8.2	-	-	18.2	0
HCM Lane LOS	C	A	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.3	0.3	0	-	-	0.3	-	-	0	-

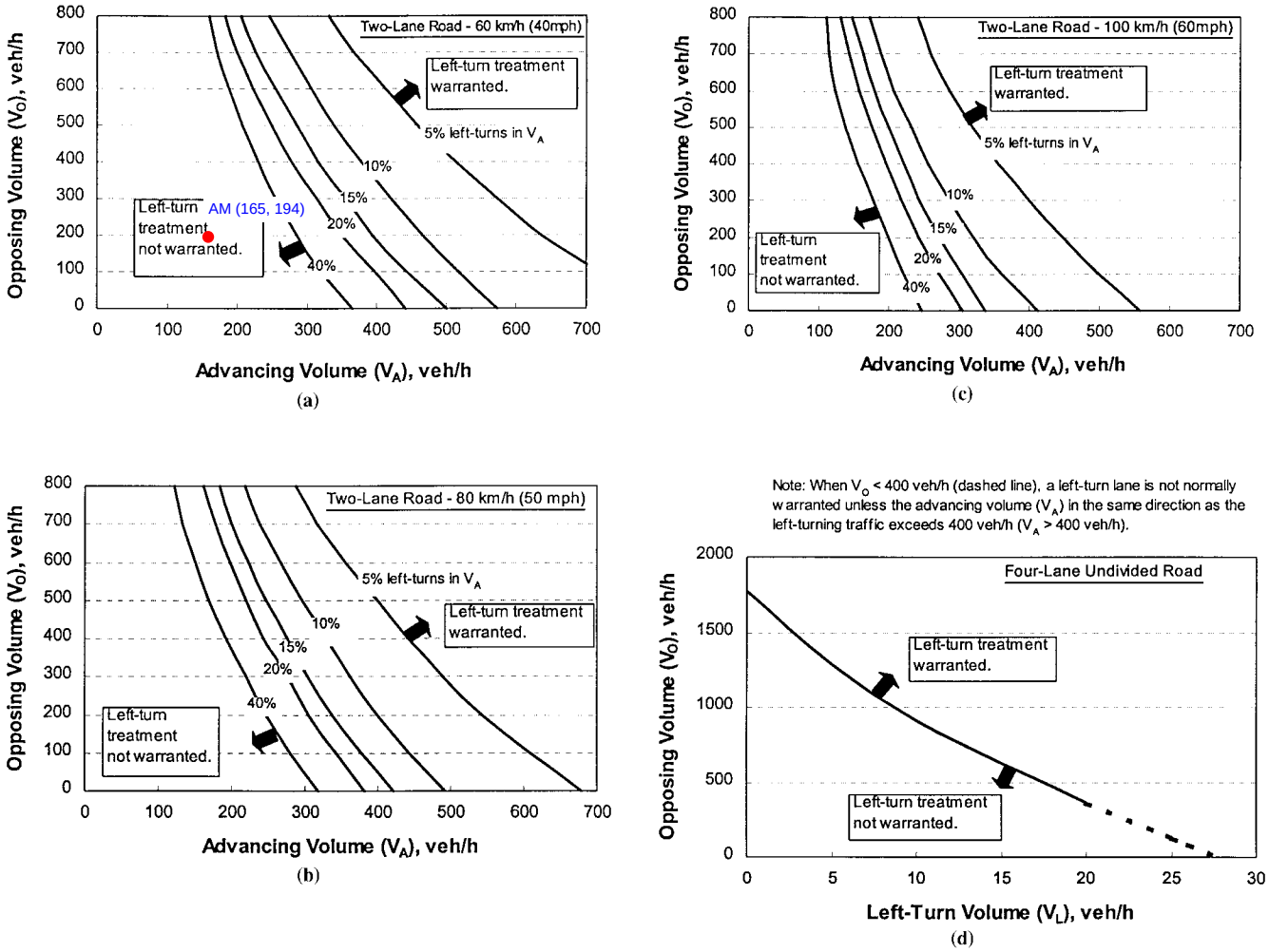


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, Increase the Length of the Turn Bay.

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

ORDINANCE NO. 2025-O-18

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * * * * * * *

WHEREAS, Dorothy Wynne and Ralph Wayne Eubank are the owners (the "Owner") of a certain tract of land 35.3 acres (13.739 acres and 21.57 acres respectively) located at 9825 S. Masters Road (PIDS: 537539 & 619349), being a tract or parcel containing 35.30 acres of land situated in the Oliver Hall Survey, Abstract No. 203, Brazoria County, Texas, being a portion of Lots 7, 8, and 9 of Lulling Stone Section Three as per the plat recorded under Volume 231-234 of the Brazoria County Plat Records (B.B.P.R)., as shown on said map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, Owner has made application to change the zoning of said 35.3 acre tract of land from the Open-Single Family Residential District (O-SFR) to Planned Unit Development (PUD) for inclusion in the Meridiana PUD and for uses as permitted within such zone classification; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has not recommended approval of such request, and, the City Council deems it appropriate to approve said rezoning; now, therefore,

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the certain tract of land 35.3 acres located at 9825 S. Masters Road (PIDS: 537539 & 619349), being a tract or parcel containing 35.30 acres of land situated in the Oliver Hall Survey, Abstract No. 203, Brazoria County, Texas, being a portion of Lots 7, 8, and 9 of Lulling Stone Section Three as per the plat recorded under Volume 231-234 of the Brazoria

County Plat Records (B.B.P.R)., as shown on a map and description of which is attached hereto as Exhibit "A" attached hereto and for all things made a part hereof, shall be changed from the Open-Single Family Residential District (O-SFR) to Planned Unit Development (PUD) for inclusion in the Meridiana PUD and for uses as permitted within such zone classification.

Section 3. The development of the property shall strictly comply with the **Meridiana PUD Document** (Ordinance No. 2024-O-13), incorporated herein by reference and made a part of hereof for all purposes.

Section 4. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tracts, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 5. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____ , 2025.

_____
Dan Davis, Mayor

ATTEST:

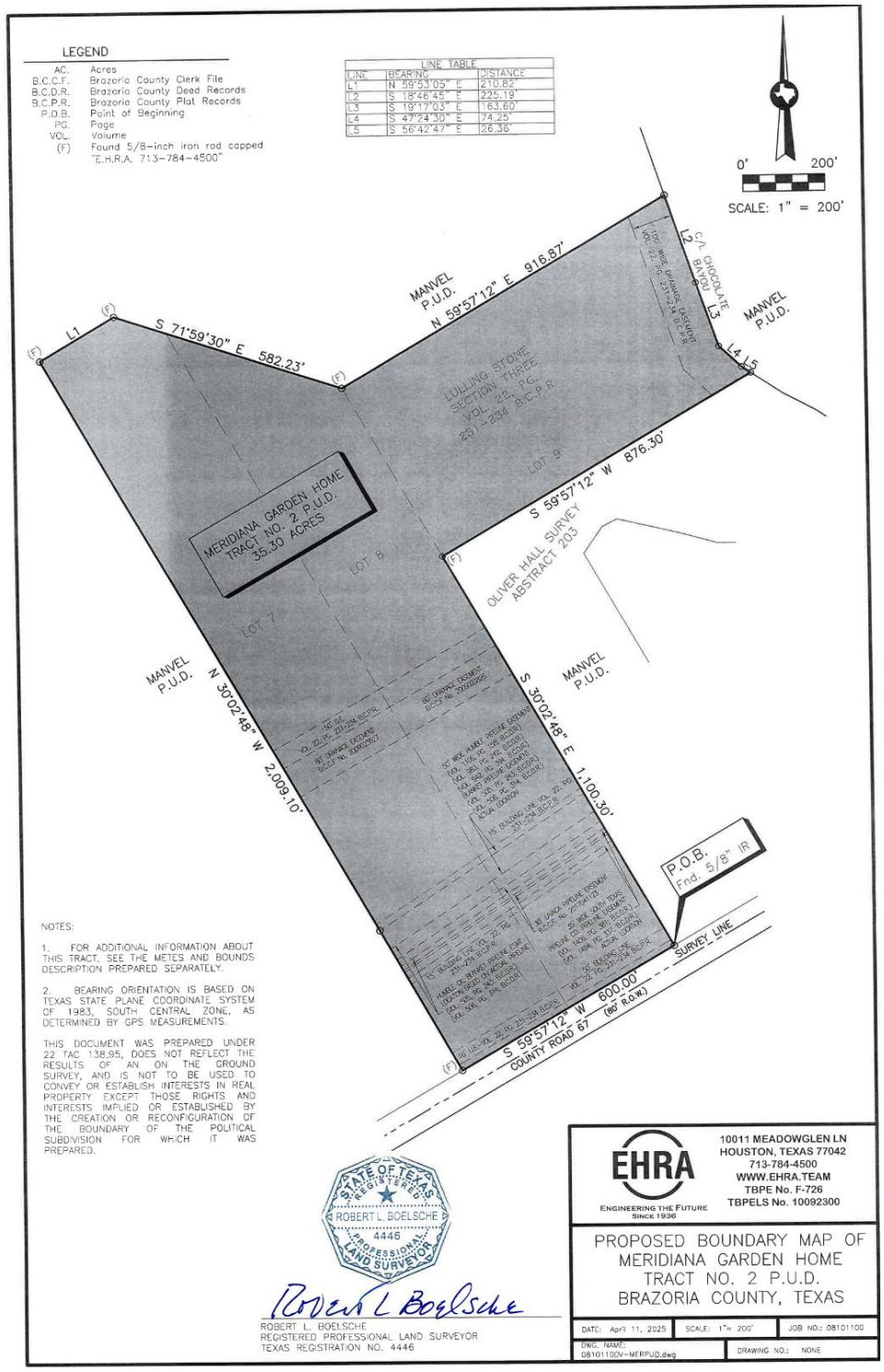
_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

EXHIBIT A

A TRACT OR PARCEL CONTAINING 35.30 ACRES OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION THREE AS PER THE PLAT RECORDED UNDER VOLUME 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.B.P.R)



RESOLUTION NO. 2025-R-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2025-01 BIG HORN CANTINA APPROVING AN EXPENDITURE OF UP TO $150,000 FOR REIMBURSEMENT OF UTILITIES (INCLUDING IMPACT FEES) AND SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW RESTAURANT FACILITY IN A COMMERCIALLY TARGETED AREA TO FURTHER ECONOMIC DEVELOPMENT AND RETAIN JOBS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, pursuant to Tex. Rev. Civ. Stat. Ann. Art. 5190.6, Section 4B (now Chapter 505 of the Texas Local Government Code) (the "Act"), the City created the Manvel Economic Development Corporation (MEDC), and collects, on behalf of the MEDC, an additional sales and use tax that may be used by the MEDC to pay the costs of "projects" as defined in the Act and to pay certain maintenance and operation costs of such projects; and

WHEREAS, Gromax Development on behalf of 7303 Russell, LLC, made application for a grant for certain costs associated with utilities (including impact fees) and site improvements associated with the construction of a new restaurant facility in a commercially targeted area to further economic development and retain jobs, and

WHEREAS, MEDC approved this application on June 11, 2025, as an MEDC Project, and authorized the MEDC Board President, and City Attorney to negotiate the terms of the Performance Agreement; and

WHEREAS, pursuant to Texas Local Government Code §501.073, all programs and expenditures of an economic development corporation must be approved by the authorizing city council;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

SECTION 1. The City Council of the City of Manvel, Texas, does hereby approve as a project of the Manvel Economic Development Corporation, certain project number **2025-01 BIG**

HORN CANTINA, and approves an expenditure of up to $150,000 to applicant 7303 Russell, LLC., to provide for the reimbursement of costs associated with utilities (including impact fees) and site improvements associated with the construction of a new restaurant facility in a commercially targeted area to further economic development and retain jobs which is located in a commercially targeted area, and authorizes the MEDC President and City Attorney to negotiate the terms of the Performance Agreement. The City Council finds that this project will further economic development and retain jobs in the City of Manvel.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

_____
Dan Davis, Mayor
City of Manvel, Texas

ATTEST:

_____
Tammy Bell, City Secretary