March 16, 2026 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-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, 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
March 16, 2026

NOTICE IS HEREBY GIVEN
4:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION

Taxpayer Impact Statement
This statement shows the estimated annual property tax bill for a **median-valued homestead in Manvel** ($359,719), comparing the **previous FY tax rate**, the **no-new-revenue rate**, and the **adopted tax rate for FY 2025-2026**.

Tax Rate Scenario	Tax Rate per $100 Valuation	Estimated Annual Tax Bill	Difference from Previous FY
FY 2024-25	$0.560000	**$2,014.43**	—
No-New-Revenue Rate	$0.539339	**$1,940.10**	-$74.33
Adopted Rate FY 2025-26 – $0.56	$0.560000	**$2,014.43**	No change

Adopted Budget
A physical copy is available at City Hall and online at https://cityofmanvel.news/AdoptedBudgetFY25-26

QR to Budget

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 accommodation or interpreter services must be made 48 hours prior to the 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 – 4:00 p.m.

Development Presentation by DHI Engineering, LLC - DR Horton Blackwell Tract.

Development Presentation on a 750 Acre Development called Aurelia - Belcher Tract.

Update on Governance and Strategic Plan Objectives and Guiding Principles.

Discussion on any topic as listed on the current agenda.

Regular Session – 6:00 p.m.

Call To Order

Invocation

Inspirational Reading - Councilmember Robey-Robinson

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

Proclamations

Government Finance Professionals Week - March 23, 2026 - March 27, 2026
National Public Safety Telecommunicators Week - April 12, 2026 - April 18, 2026
Child Abuse Prevention Month - April 2026
National Donate Life Month - April 2026

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.

Consent Agenda

1. Acceptance of the meeting minutes to date.

2. Consideration and possible action to approve Resolution 2026-R-17;
   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR – PUBLIC SAFETY OFFICE (PSO) UNDER THE STATE HOMELAND SECURITY PROGRAM – LAW ENFORCEMENT TERRORISM PREVENTION ACTIVITIES (SHSP-L) FOR THE MANVEL ACTIVE THREAT AND FIRST RESPONDER CAPABILITY ENHANCEMENT INITIATIVE; DESIGNATING THE AUTHORIZED OFFICIAL TO SUBMIT AND ACCEPT THE GRANT AND EXECUTE ALL NECESSARY DOCUMENTS; DESIGNATING THE FINANCIAL OFFICER; PROVIDING REQUIRED ASSURANCES; AND DECLARING AN EFFECTIVE DATE.

3. Consideration and possible action to approve Resolution 2026-R-18;
   A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, SUSPENDING THE APRIL 18, 2026, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

4. Consideration and possible action to approve Resolution 2026-R-19;
   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY BEING A 15.45 ACRE SUBDIVISION, MORE OR LESS, BEING LOT 1, LOT 2, AND LOT 3 OF BLOCK 1 OF CULLEN RV RESORT MINOR PLAT, A 15.45 ACRE SUBDIVISION RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2019040399; RELEASING FROM THE CITY OF MANVEL'S EXTRA-TERRITORIAL JURISDICTION; DIRECTING THE CITY SECRETARY TO PROVIDE NOTICE TO BRAZORIA COUNTY AND THE BRAZORIA COUNTY APPRAISAL DISTRICT OF SAID RELEASE FROM THE CITY OF MANVEL'S ETJ.

5. Consideration and possible action to approve Resolution 2026-R-20;
   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4402 ALLEN RD BEING A 9.99 ACRE TRACT, MORE OR LESS, BEING LOT 39 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS, SUBDIVISION OF SECTION 23, H.T. & B.R.R. CO. SURVEY ABSTRACT 290, BRAZORIA COUNTY, TEXAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN VOL. 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY; RELEASING FROM THE CITY OF MANVEL'S EXTRA-TERRITORIAL JURISDICTION; DIRECTING THE CITY SECRETARY TO PROVIDE NOTICE TO BRAZORIA COUNTY AND THE BRAZORIA COUNTY APPRAISAL DISTRICT OF SAID RELEASE FROM THE CITY OF MANVEL'S ETJ.

6. Approve Resolution 2026-R-21;
   A RESOLUTION OF THE CITY OF MANVEL, TEXAS, GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42 OF BRAZORIA COUNTY.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve a proposed community garden at Croix Park by Keep Manvel Beautiful, as recommended by the Parks and Recreation Board.

2. Reconsideration and possible action regarding the City Council's prior action on the request for a waiver of the level debt service requirement for the bond issuance for Brazoria County Municipal Utility District No. 66.

3. Consideration and possible action to approve the second and final reading of Ordinance 2026-O-07;
   AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-12, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE VALENCIA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 457 ACRES OF LAND LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND GENERALLY WEST OF FARM-TO-MARKET 1128, BY AMENDING CERTAIN PROVISIONS RELATED TO FENCING REQUIREMENTS, SIGN REQUIREMENTS, AND MINIMUM REAR YARD SETBACKS; 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.
   (Forwarded with recommendation by PD&Z on 2/23/2026)

4. Consideration and possible action on the Buddy Williams Park as recommended by the Parks and Recreation Board.

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 March 10, 2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

CITY OF MANVEL – CITY COUNCIL WORKSHOP

Project: Blackwell Development (Manvel)
Date: 03/16/2026
Time/Location: 5:00pm Manvel City Hall
Prepared by: DHI Engineering

Workshop Purpose

Align with City Council on three near-term decisions required to advance planning, coordination, and cost/implementation responsibilities for roadway and utility infrastructure.

Decisions Requested Today (What we need from Council)

A. Major Thoroughfare (Updated Alignment)

- Confirm acceptance of the updated land plan reflecting the City-recommended thoroughfare alignment through Blackwell.
- Provide direction on off-tract implementation.
    - Facilitate land acquisition for the thoroughfare segments outside the tract boundary
    - Provide cost share recommendation/framework for delivering the off-tract segment(s)
    - The timing of when DRH can start construction on the off-site segment.

B. Utilities – Facility Siting & Sizing

- Confirm whether the WWTP and water supply plant should be located within the regional water plant area.
- Establish the required site size for the Regional water plant (minimum acreage / footprint requirement).
- Confirm the need for an elevated water tank given the size of the development.

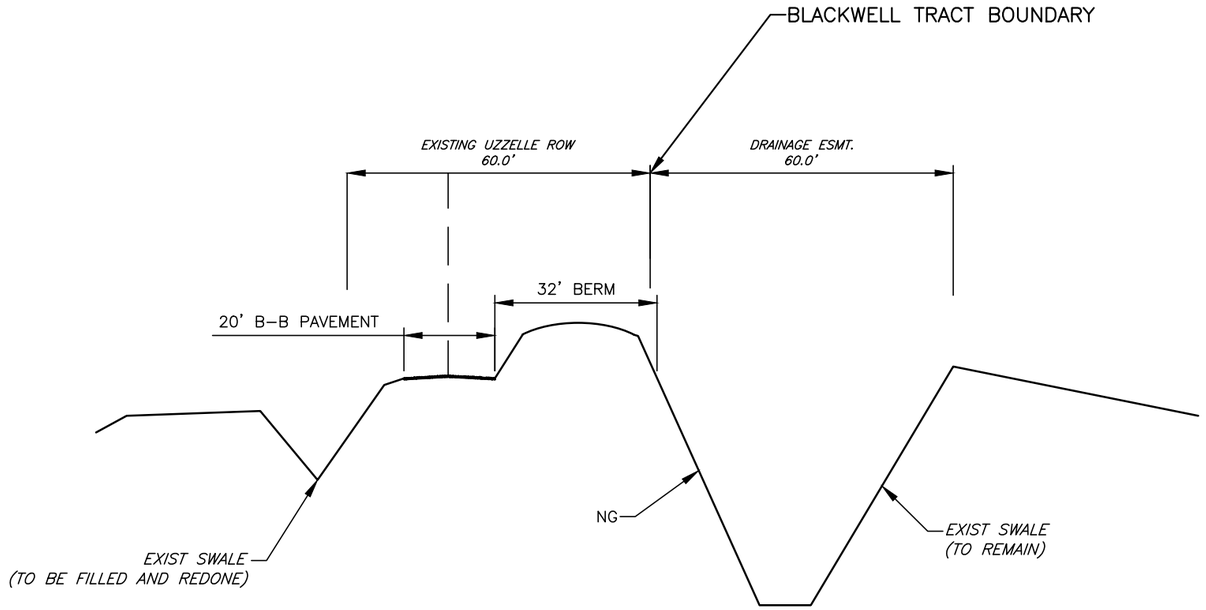
C. Uzzelle Road – Expansion Requirements

- Establish roadway expansion requirements along the tract boundary (typical section/ROW expectations and improvement limits/and adjacent drainage easement).
- Provide recommendation on the gap between the site boundary and where improvements must tie in.
- Confirm whether cost share is expected/available for expansion elements beyond frontage obligations.

SUMMARY

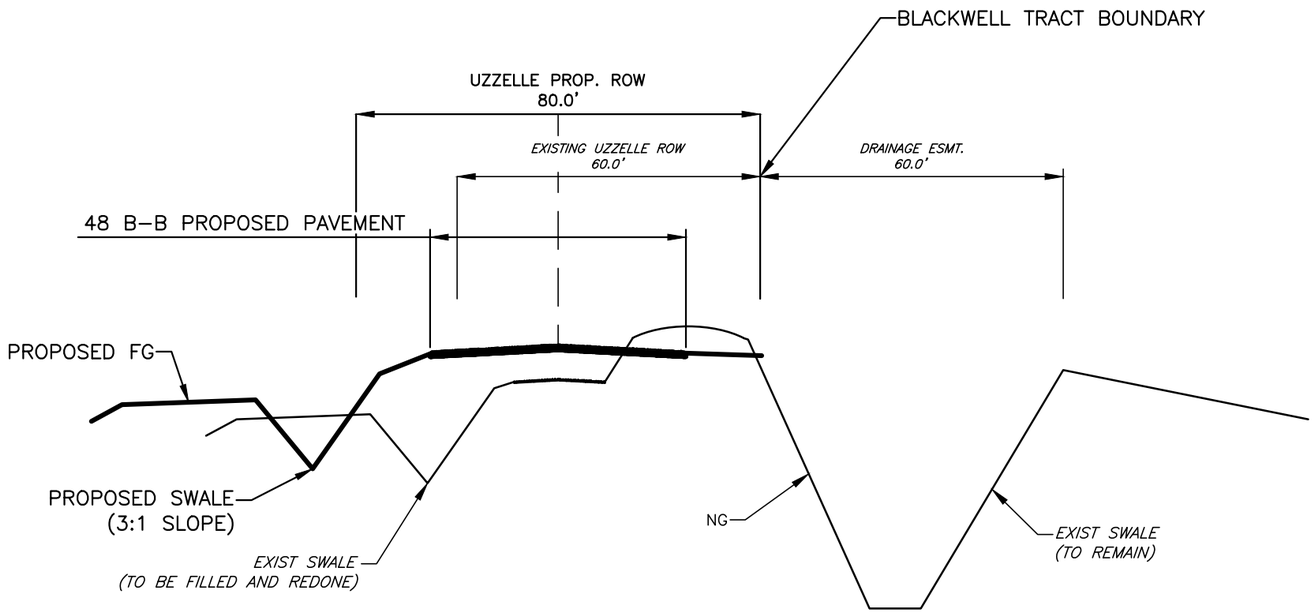
TYP~60'x110'
745 LOTS

BLACKWELL TRACT
~326.7 AC



EXISTING CONDITIONS

SCALE: 1"=30'



PROPOSED CONDITIONS

SCALE: 1"=30'

BLACKWELL
UZZELLE CROSS-SECTION
EXHIBIT

DHI Engineering, LLC
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

E:\FEASIBILITY PROJECTS\BLACKWELL TRACT\SURVEY\UZZELLE CROSS-SECTION EXHIBIT.DWG

PEMMASANI MANVEL INVESTMENTS | AURELIA

VISION BOOK & DESIGN SYSTEMS

META Design | Pemmasani Manvel Investments LLC | 11 March 2026

PEMMASANI MANVEL INVESTMENTS

AURELIA

VISION BOOK & DESIGN SYSTEMS

01

SITE CONTEXT

02

INSPIRATION & VISION

03

MATERIALITY AND BRANDING

04

DESIGN SYSTEMS

05

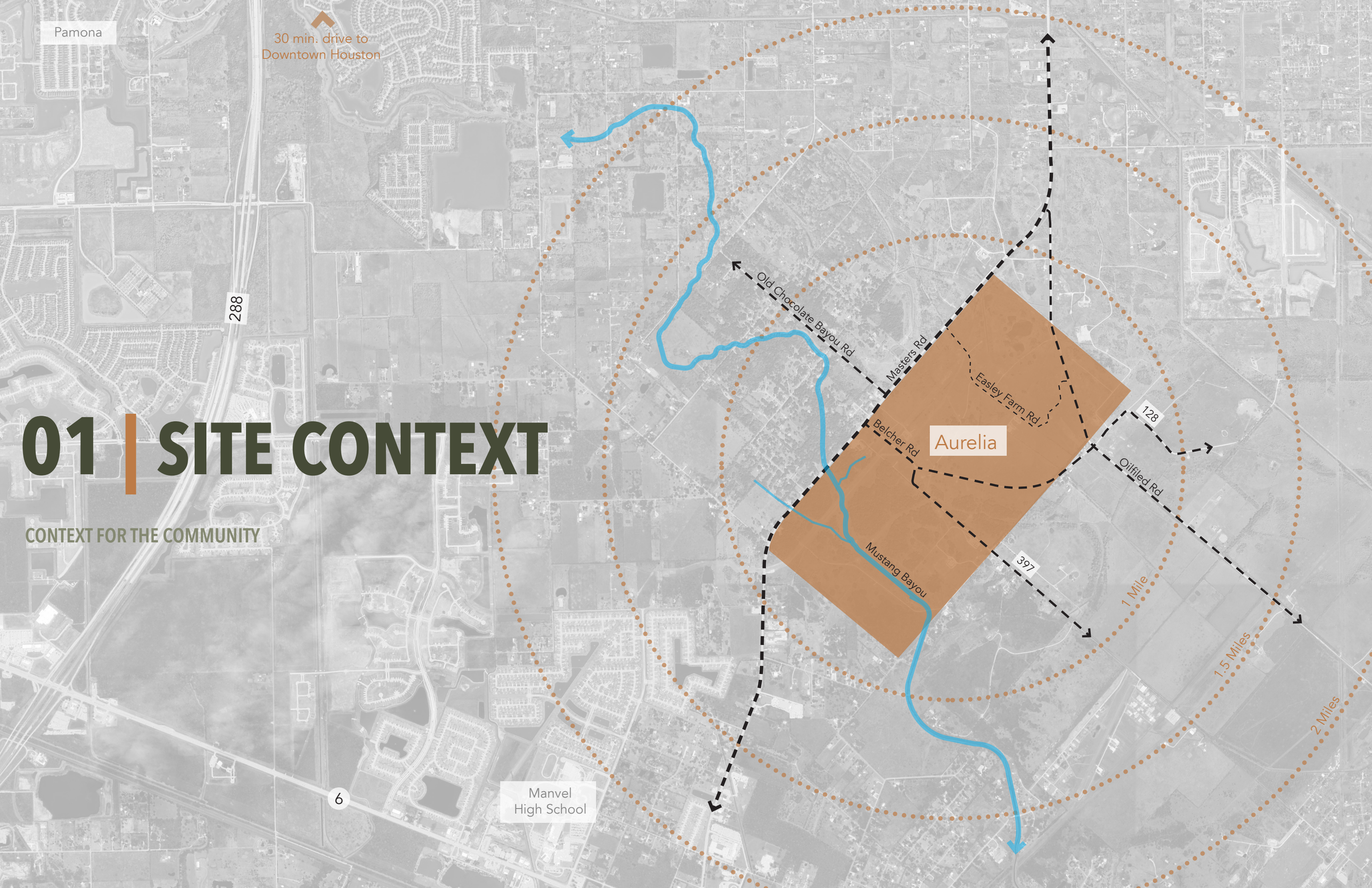
AMENITIES & FEATURES

06

FLORA

01 | SITE CONTEXT

CONTEXT FOR THE COMMUNITY



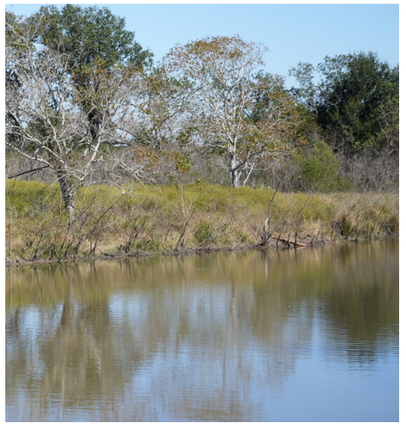
02 | INSPIRATION

INSPIRED BY SITE'S NATURAL BEAUTY

The community of Aurelia is inspired by the natural beauty of the site. The majestic live oaks, the sound of clear, running water in Mustang Bayou as well as the colorful prairie grasses truly set the stage for the neighborhood, Aurelia, or "the Golden One". Outdoor activity areas including the recreation center, neighborhood parks and trails are strategically located along and around Mustang Bayou, detention lakes, and live oak groves allowing residents to interact with both water and oak forests. The landscape vision focuses on maintaining existing live oaks within parks, landscape reserves and the entry boulevard as assets that not only provide visual focal points, but also human comfort with large shade canopies. Overall, Aurelia will create vibrant and active lifestyle opportunities for residents that celebrate creating new memories connected to nature.

*This booklet is for conceptual design purposes only.

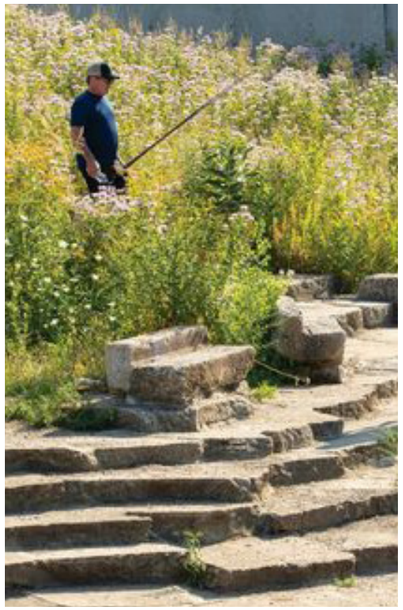
ESTABLISHING THE COMMUNITY'S LANDSCAPE INSPIRATION

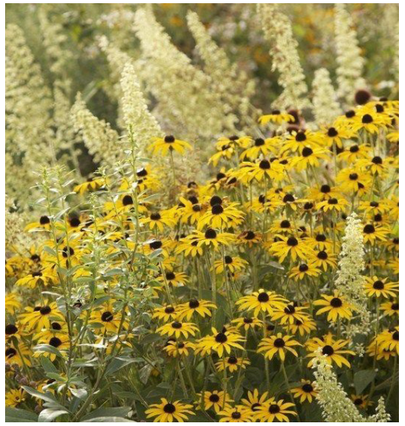
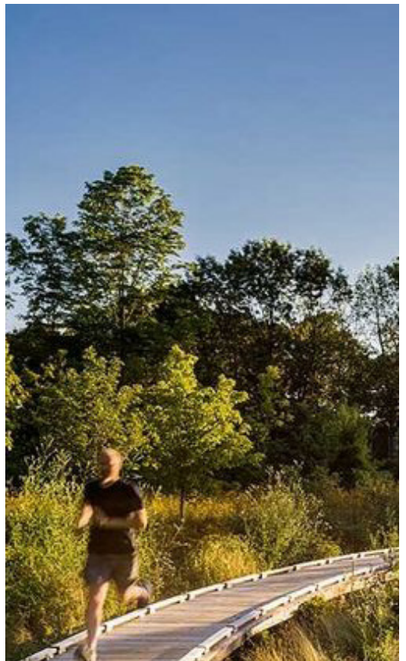


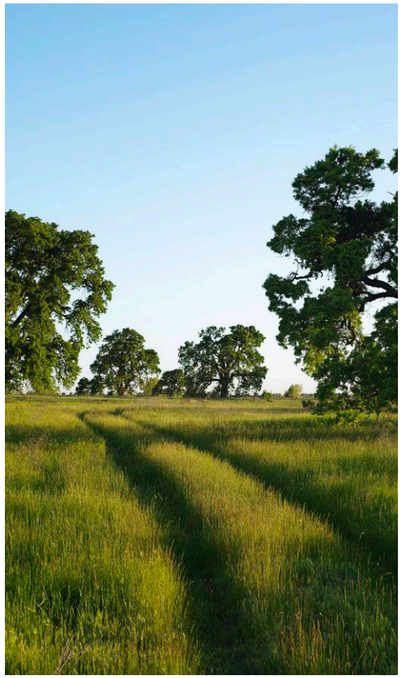
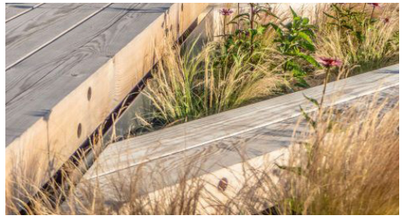
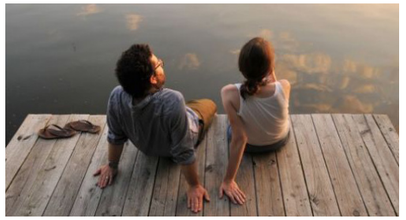
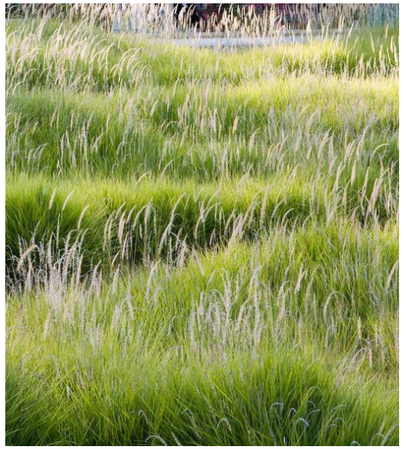
02 | VISION

COMMUNITY LANDSCAPE

A series of pedestrian trails, overlooks, crossings and bridges allow users to walk or cycle throughout the community and experience various landscape types. Trails around the Northern end of the site travel through the Texas Oak Savannah with punctuated live oaks, a pond park and a colorful plant palette around detention lakes. The Southern end of the site includes trails which circulate the bayou and lakes and allow visitors to interact with water using wood overlooks or piers and stone/lawn terracing. A mix of perennials and grasses in open spaces creates a mosaic landscape of Texas meadow contrasted with oak forests.



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03 | COLORS

REINFORCING MATERIALS WITH COLOR

After identifying fundamental materials that are to be used throughout the community, we have begun to extract colors that are within these materials. We can now use these colors to develop a color palette for the project that reinforces the materiality of what will exist within the built world.

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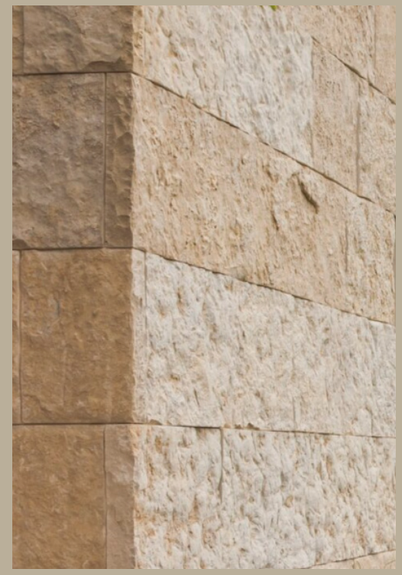
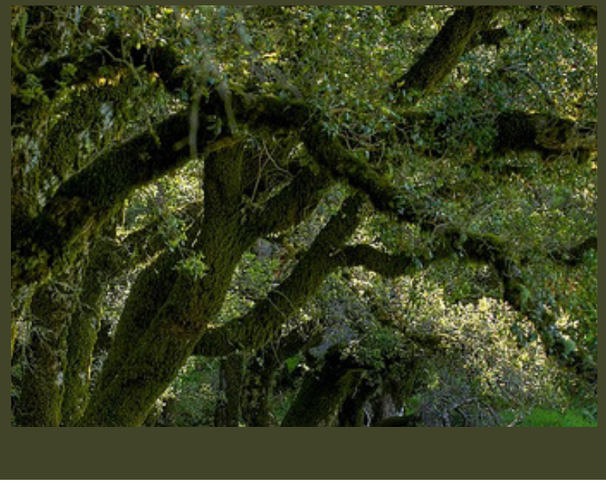


Golden haystack from limestone

Fallow from wood



Mossy green from majestic Live Oaks

Sunset glow from planting accents

Rustic rose from planting accents

PARKS AND TRAILS DIAGRAM

LEGEND

RECREATIONAL CENTER
(TOTAL ACRES: 6 ACRES)

LAKE FRONT PARK
(TOTAL ACRES: 8.7 ACRES)

POCKET PARK
(TOTAL ACRES: 13.8 ACRES)

TOTAL RECREATION/PARK SPACE: 28.5 ACRES

VEHICULAR/PEDESTRIAN BRIDGE

PEDESTRIAN BRIDGE

LOW WATER CROSSING

SPORTS FIELD

TOTAL DETENTION/FLOODWAY/CHANNELS OPEN SPACE: 187.4 ACRES

COMMUNITY CONNECTOR TRAIL
8'-0" WIDE CONCRETE
(TOTAL MILES: 4 MILES)

NEIGHBORHOOD CONNECTOR TRAIL
6'-0" WIDE CONCRETE
(TOTAL MILES: 10 MILES)

TOTAL MILES OF TRAIL: 14 MILES

SECONDARY ENTRY MONUMENT

MAIN ENTRY MONUMENT

META Design | Pemmasani Manvel Investments LLC

*This booklet is for conceptual design purposes only.

NOT TO SCALE

PARK DISTANCES DIAGRAM

LEGEND

QUARTER MILE DIAMETER

*This booklet is for conceptual design purposes only.

NOT TO SCALE

FENCING DIAGRAM

LEGEND

6' TALL THIN WALL

6' TALL CEDAR WOOD FENCE AND STONE COLUMNS

4' TALL STEEL FENCE

*This booklet is for conceptual design purposes only.

NOT TO SCALE

PROGRAM DIAGRAM - RECREATION CENTER, SF-1 THROUGH SF-9 PARKS

A RECREATION CENTER (FOCUS GROUP: ALL AGES)

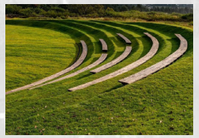
RECREATION BUILDING

LEISURE POOL

LAP POOL

CHILDREN'S PLAYGROUND

SPLASH PAD


AMPHITHEATER

TENNIS COURTS

PICKLEBALL COURTS

VOLLEYBALL

FLEXIBLE LAWN

B SF-2A / SF-2B / SF-3 LAKE FRONT PARK (FOCUS GROUP: ALL AGES)

LAWN GAMES

PAVILION

HILL PLAY

MEADOW TRAILS

BALANCE BEAMS

SWINGS

C SF-4 LAKE FRONT PARK (ADULTS/TEENS/DOGS)

WALKING TRAILS & SEATING

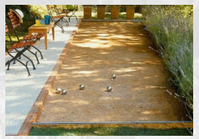
DOG PARK

D SF-5 POCKET PARK (FOCUS GROUP: ADULTS/ALL FAMILY)

COMMUNITY SPACE

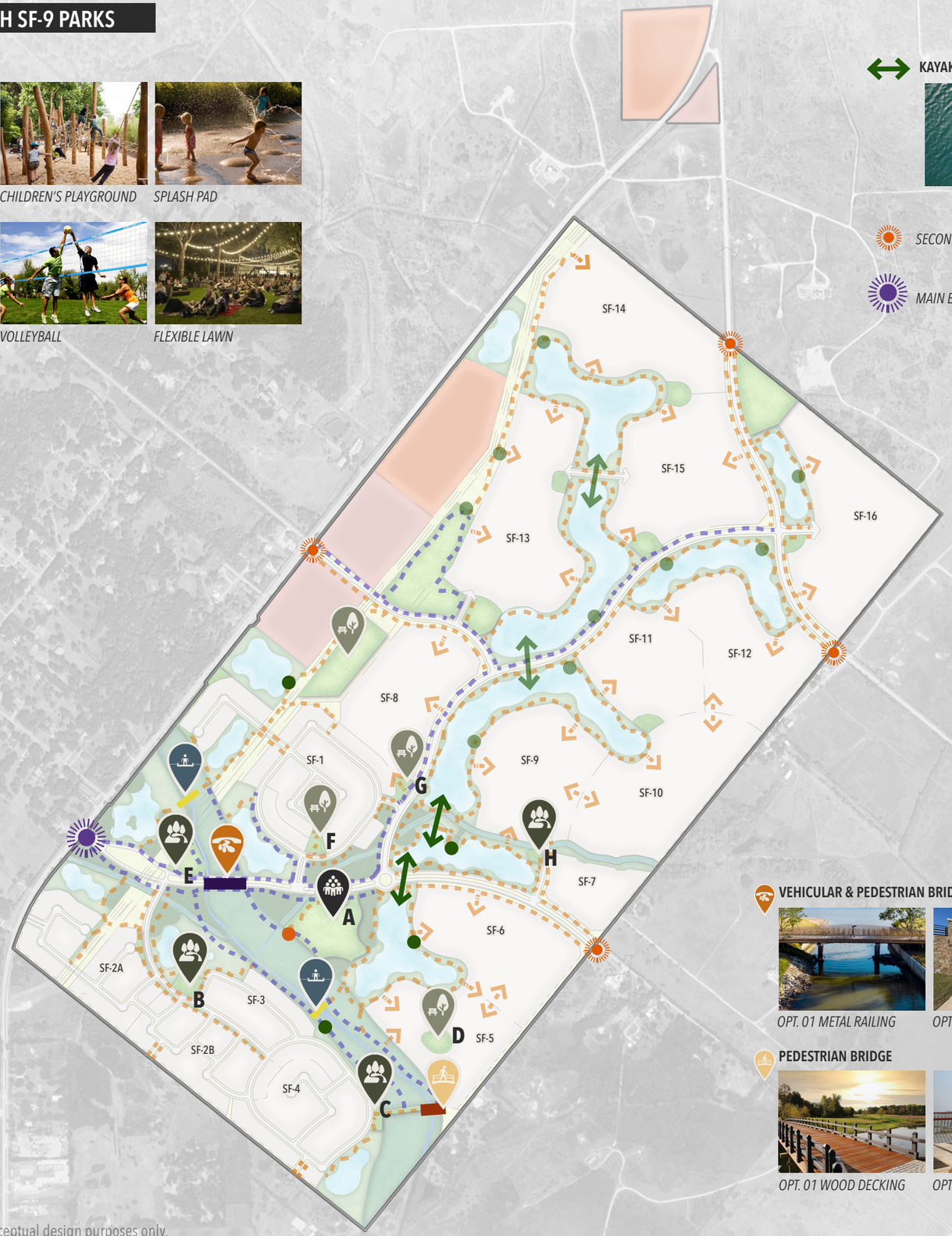
COMMUNITY FIREPIT

HARVEST TABLE & GRILLS

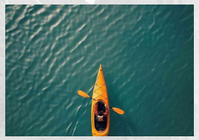

BOCCE

CORNHOLE

HAMMOCKS



KAYAK ACCESS



SECONDARY ENTRY MONUMENT

MAIN ENTRY MONUMENT

E LAKEFRONT PARK (FOCUS GROUP: ADULTS / TEENS)

PICNIC AREA

FARMER'S MARKET

F SF-1 POCKET PARK FOCUS GROUP: ADULTS / TEENS)

WALKING TRAILS & SEATING

G SF-8 POCKET PARK (FOCUS GROUP: ADULTS / TEENS)

WALKING TRAILS & SEATING

H SF-7, SF-9 LF PARK (FOCUS GROUP: ADULTS/TEENS)

WALKING TRAILS & SEATING

LOW WATER CROSSING

VEHICULAR & PEDESTRIAN BRIDGE

OPT. 01 METAL RAILING

OPT. 02 MASONRY VENEER

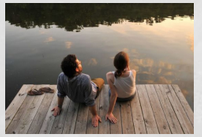
PEDESTRIAN BRIDGE

OPT. 01 WOOD DECKING

OPT. 02 CONCRETE & METAL

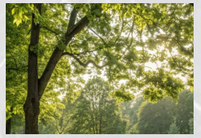
OVERLOOK/PIER

OPT. 01 STONE TERRACING


OPT. 02 WOOD DECK PIER

REST AREA

BENCH


SHADE TREES

NOT TO SCALE

*This booklet is for conceptual design purposes only.

PROGRAM DIAGRAM (CONT'D) - SPORTS COMPLEX, SF-10 THROUGH SF-16 PARKS

I SPORTS PARK (FOCUS GROUP: ALL AGES)

RESTROOM BUILDING

SOCCER FIELD

BASKETBALL COURTS

SKATE PARK

OUTDOOR FITNESS

PUMP TRACK

DISC GOLF

TENNIS COURTS

PICKLEBALL COURTS

VOLLEYBALL

DOG PARK

J SF-13 LAKE FRONT PARK (FOCUS GROUP: ALL AGES)

ZIPLINE

BERM/TUNNEL PLAY

PLAY TOWER

PICNIC AREA & GRILLS

FISHING OVERLOOK

PING PONG

K SF-10,SF-11 LAKE FRONT PARK (FOCUS GROUP: ADULTS/TEENS)

WALKING TRAILS & SEATING

L SF-15 LAKE FRONT PARK (FOCUS GROUP: ALL AGES)

COMMUNITY GARDEN

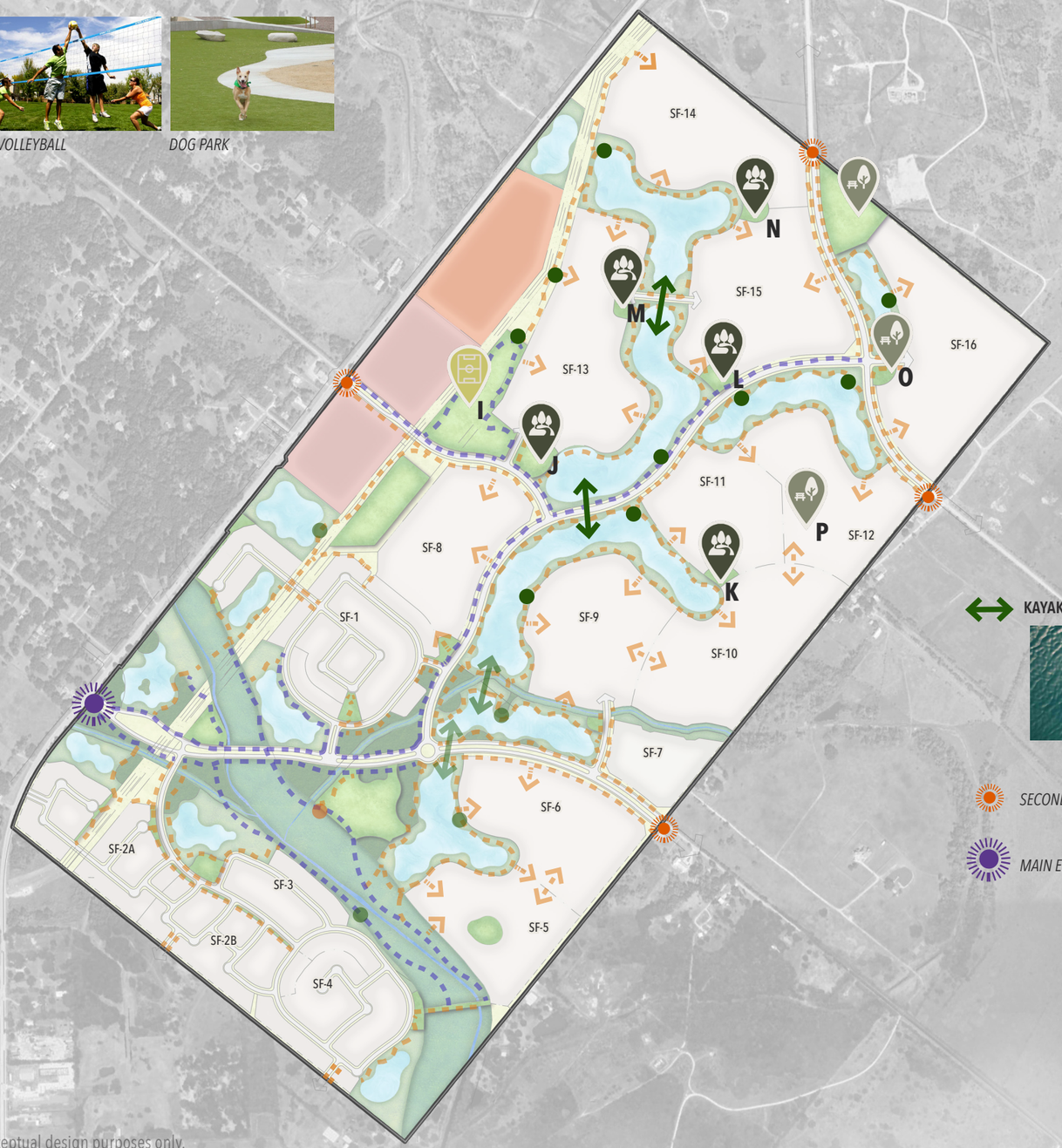
PARK PAVILION

LAWN GAMES

GROUP SWING

NET PLAY

TRAMPOLINES



M SF-13 LF PARK (FOCUS GROUP: ADULTS/TEENS)

WALKING TRAILS & SEATING

N SF-14, SF-15 LF PARK (FOCUS GROUP: ADULTS/TEENS)

WALKING TRAILS & SEATING

PICNIC AREA

O SF-16 POCKET PARK (FOCUS GROUP: ADULTS/TEENS)

WALKING TRAILS & SEATING

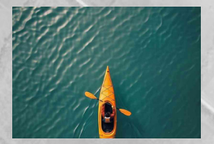
PICNIC AREA

LAWN AREA

P SF-12 POCKET PARK (FOCUS GROUP: ADULTS/TEENS)

WALKING TRAILS & SEATING

KAYAK ACCESS

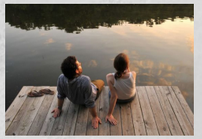


SECONDARY ENTRY MONUMENT

MAIN ENTRY MONUMENT

OVERLOOK/PIER

OPT. 01 STONE TERRACING


OPT. 02 WOOD DECK PIER

REST AREA

BENCH

SHADE TREES

META Design | Pemmasani Manvel Investments LLC

*This booklet is for conceptual design purposes only.

NOT TO SCALE

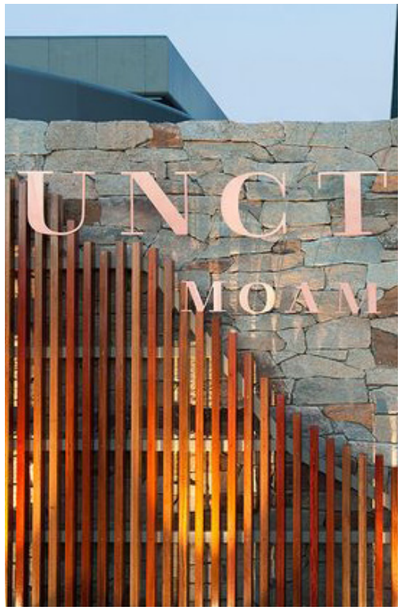
04 | DESIGN SYSTEMS

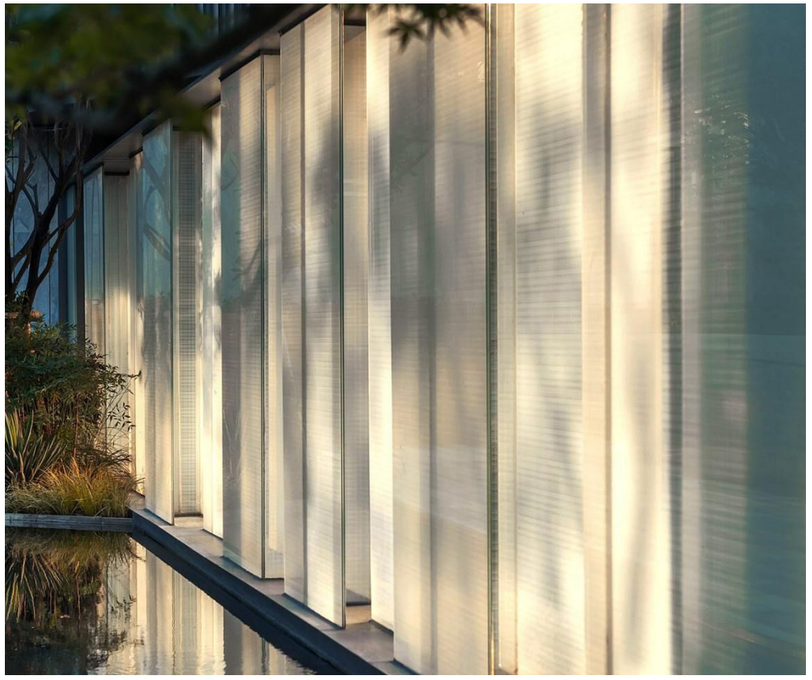
ENTRY BOULEVARD & MONUMENTS

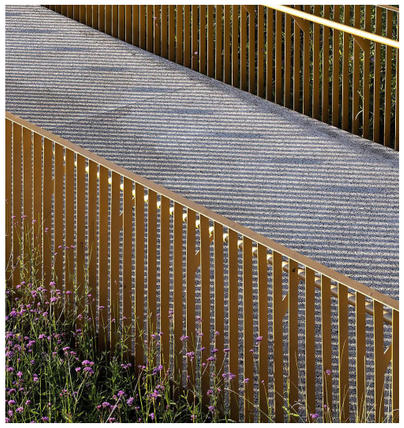
Entering Aurelia highlights the interaction between oak groves and waterbodies by preserving existing oaks within a boulevard and detention lakes on either side. Entry monumentation further embraces elements of the oaks and water by using natural materials such as stone as well as using shadow effects and transparency to illuminate the backdrop of live oak canopies. The entry monuments can also include a water feature element such as a reflective pond mirroring the forest trees. Aurelia's entry boulevard invites visitors directly into the community recreation center which is situated across a bridge along the Mustang Bayou. Plenty of shade trees line the boulevard to accentuate the striking experience of entering the community.

*This booklet is for conceptual design purposes only.

ENTRY MONUMENT INSPIRATION







MAIN ENTRY MONUMENT CONCEPT (PLAN) - OPTION 1

LEGEND

1. MAIN ENTRY MONUMENT
2. MAIN ENTRY MONUMENT REFLECTING POOL/WATER FEATURE
3. MAIN ENTRY MONUMENT ACCENTING TREE BOSQUE
4. PEDESTRIAN CROSSING SPECIALTY PAVING
5. VEHICULAR SPECIALTY PAVING
6. CONCRETE TRAIL (8'-0" WIDE)
7. EXISTING TREE PRESERVE
8. SHADE TREE (TYP.)
9. ORNAMENTAL TREE/SHRUB (TYP.)
10. PERENNIAL PLANTING AREA (TYP.)
11. WETLAND PLANTING AREA (TYP.)
12. LAWN AREA (TYP.)

This booklet is for conceptual design purposes only.

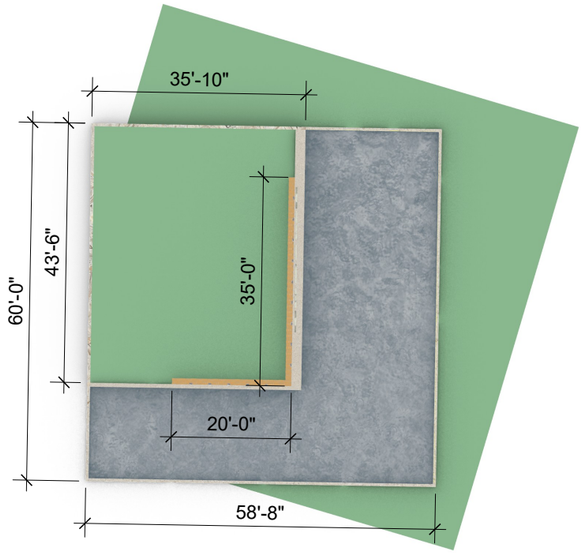
MAIN ENTRY MONUMENT CONCEPT (PERSPECTIVES) - OPTION 1

*This booklet is for conceptual design purposes only.

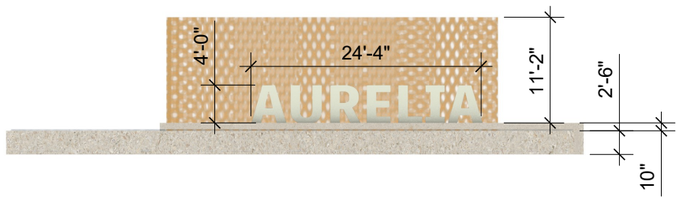
MAIN ENTRY MONUMENT CONCEPT (PERSPECTIVES) - OPTION 1

*This booklet is for conceptual design purposes only.

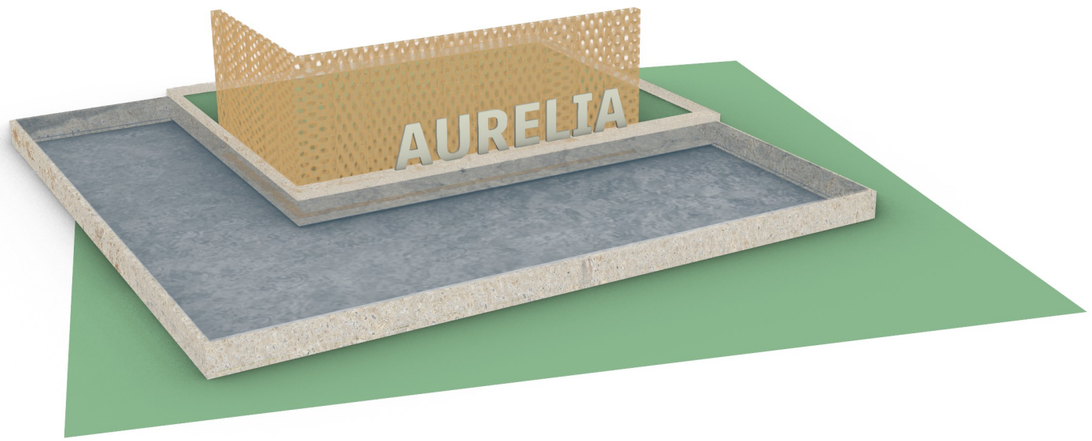
MAIN ENTRY MONUMENT CONCEPT (DETAILS) - OPTION 1



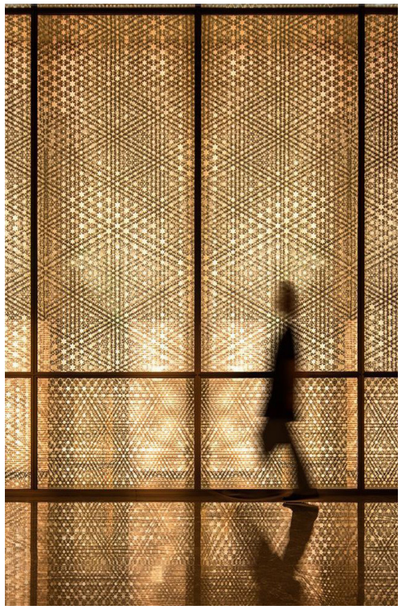
PLAN NOT TO SCALE

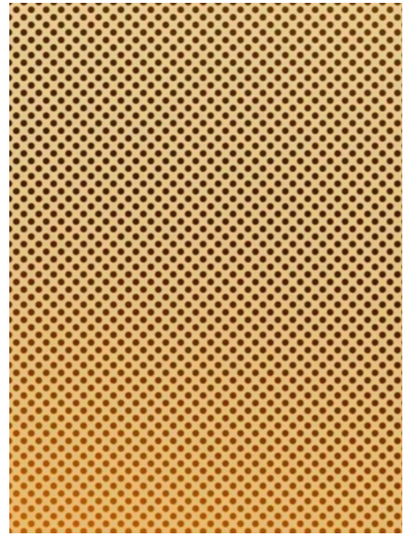


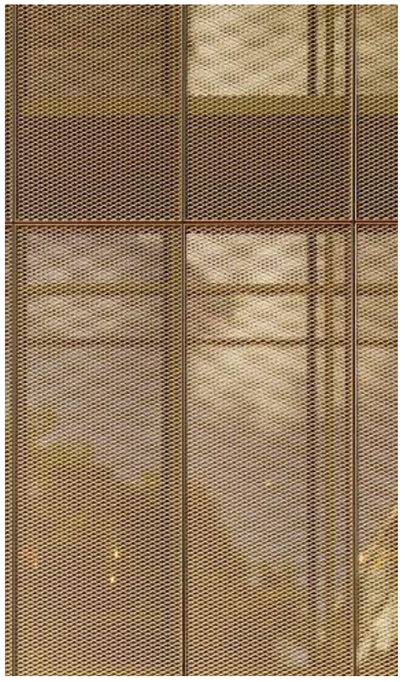
ELEVATION NOT TO SCALE

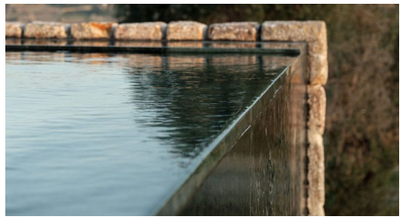


PERSPECTIVE NOT TO SCALE









META Design | Pemmasani Manvel Investments LLC

*This booklet is for conceptual design purposes only.

SECONDARY ENTRY MONUMENT CONCEPT (PLAN)

LEGEND

1. SECONDARY ENTRY MONUMENT
2. SECONDARY ENTRY MONUMENT MASONRY ACCENT WALL
3. SECONDARY ENTRY MONUMENT SHADE TREE BACKDROP
4. PEDESTRIAN CROSSING SPECIALTY PAVING
5. CONCRETE TRAIL (8'-0" WIDE)
6. CONCRETE TRAIL (6'-0" WIDE)
7. EXISTING TREE PRESERVE
8. SHADE TREE (TYP.)
9. ORNAMENTAL TREE/SHRUB (TYP.)
10. PERENNIAL PLANTING AREA (TYP.)
11. LAWN AREA (TYP.)

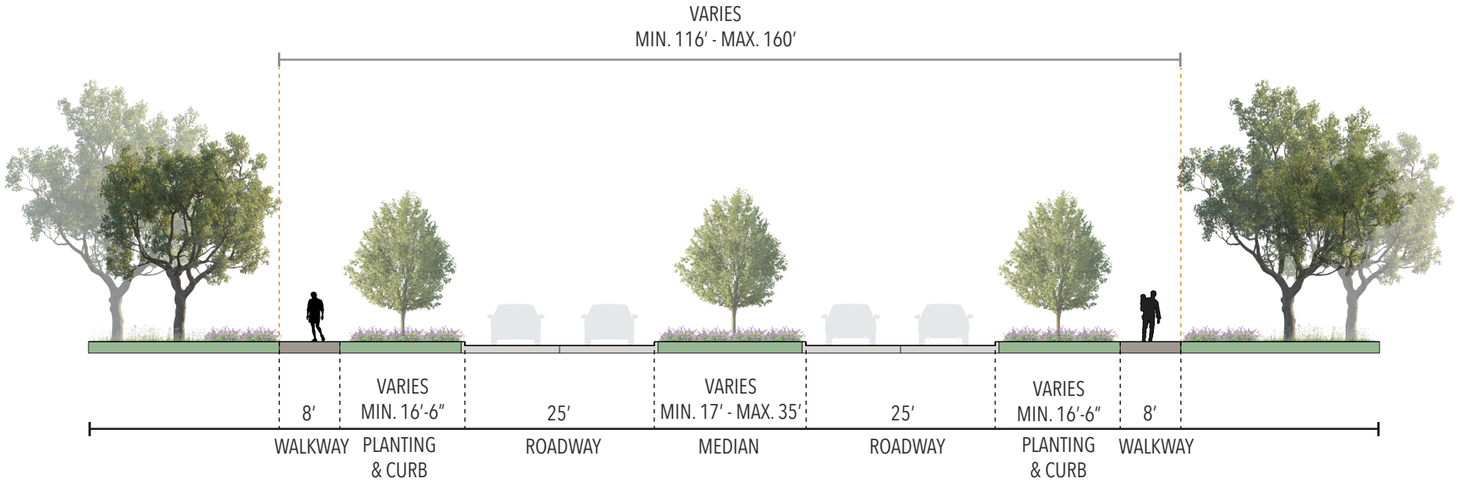
This booklet is for concept illustration purposes only.

SECONDARY ENTRY MONUMENT CONCEPT (PERSPECTIVES)

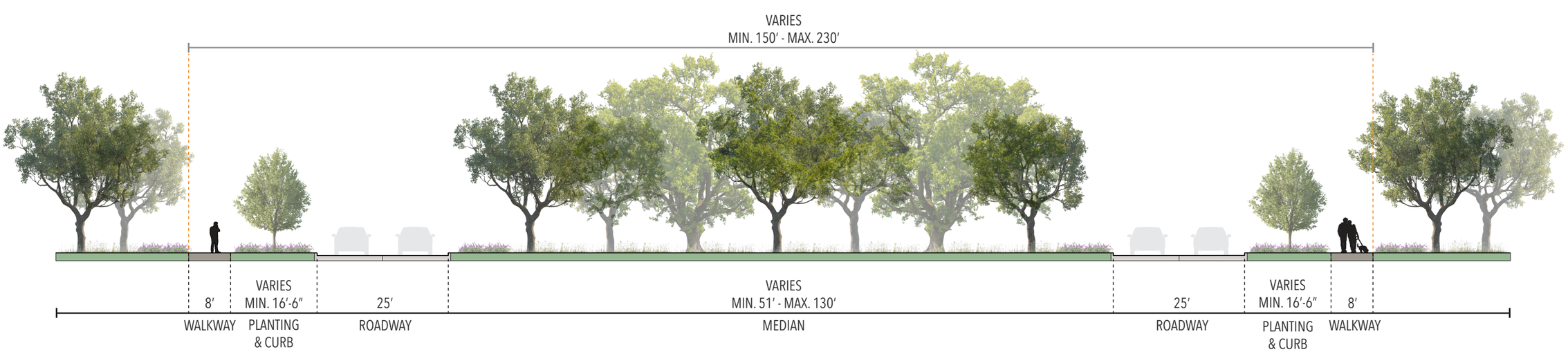
*This booklet is for conceptual design purposes only.

MAIN ENTRY CONCEPTUAL SECTIONS

Key Map



Section A - *Main Entry Boulevard*

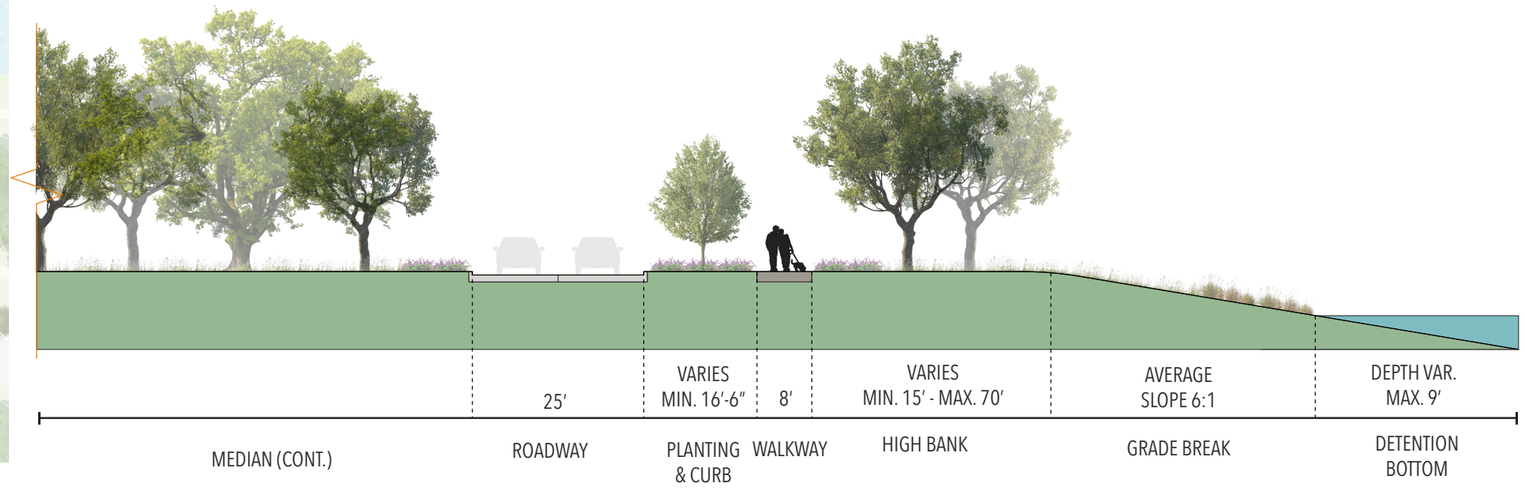


Section B - *Main Entry Boulevard*

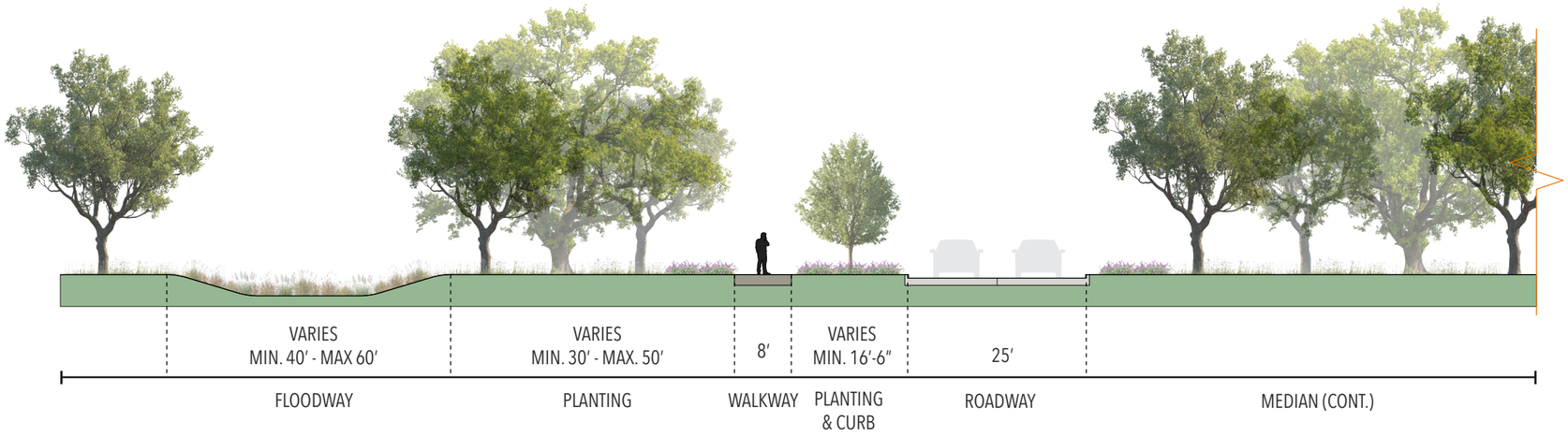
*This booklet is for conceptual design purposes only.

MAIN ENTRY CONCEPTUAL SECTIONS

Key Map

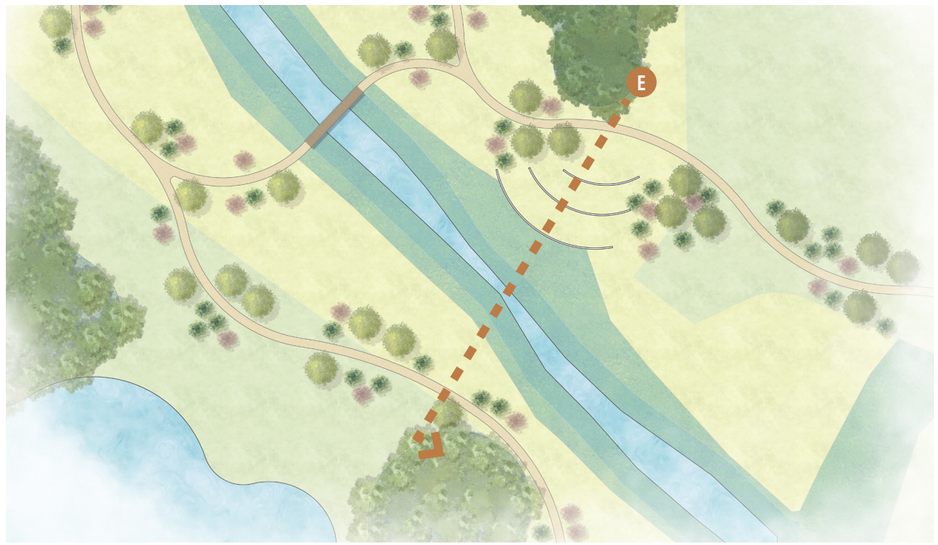


Section C - *Main Entry at Detention Lake*



Section D - *Main Entry Boulevard at Floodway*

*This booklet is for conceptual design purposes only.



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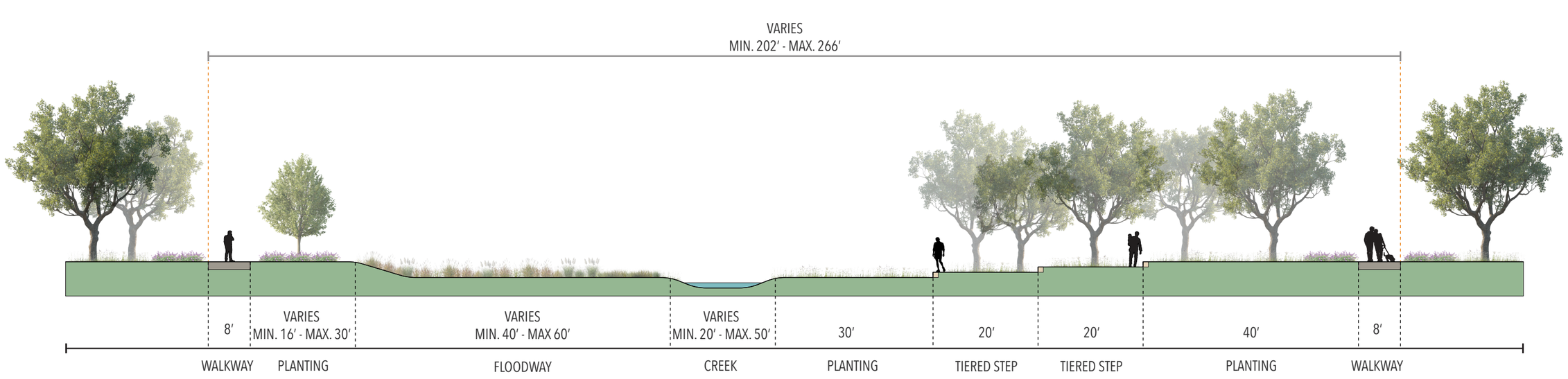
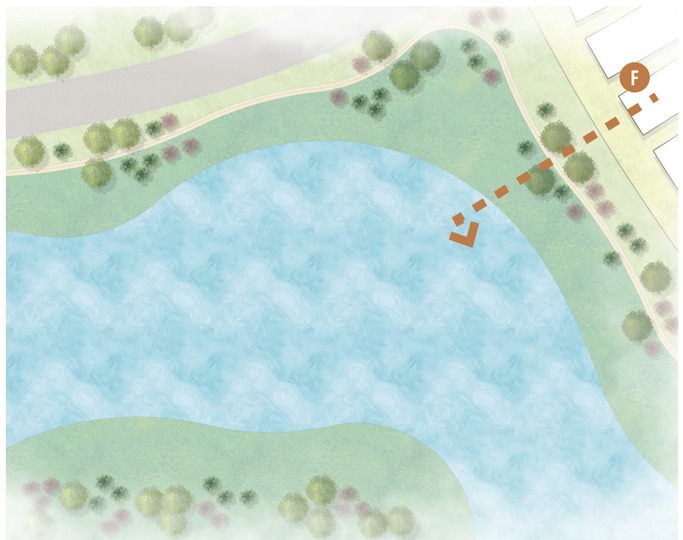


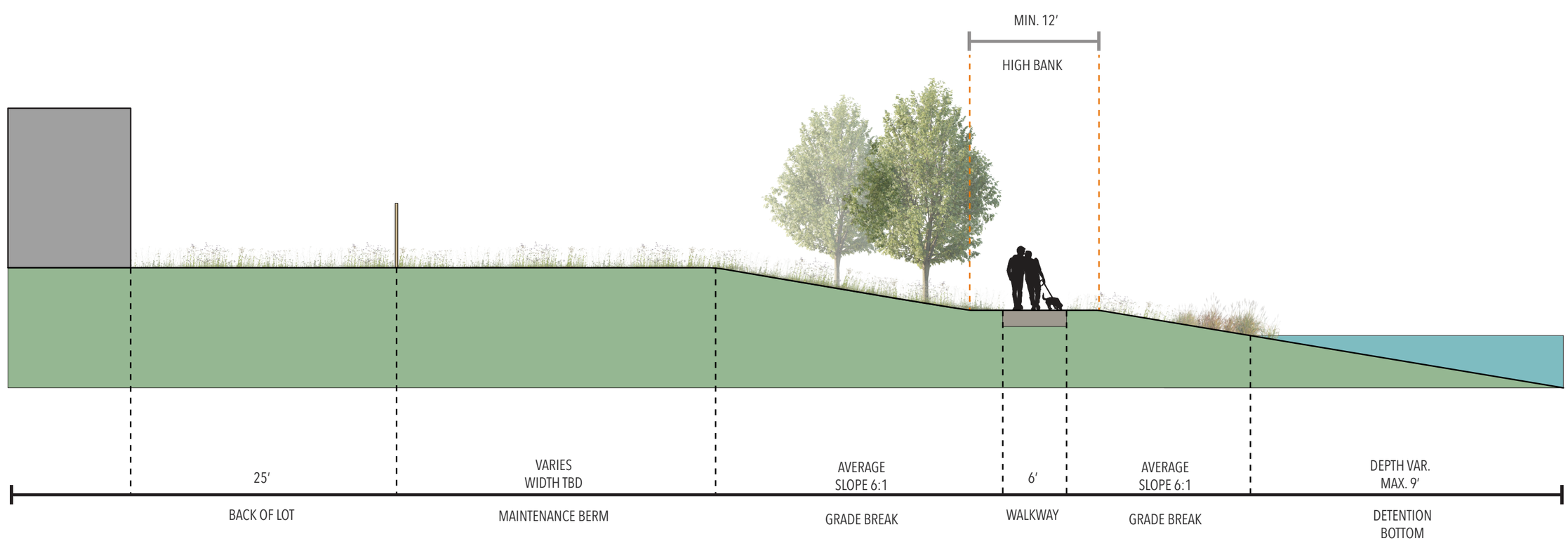
Section E - *Floodway*

*This booklet is for conceptual design purposes only.

MAIN ENTRY CONCEPTUAL SECTIONS



Key Map



Section F - *Lot to Detention*

*This booklet is for conceptual design purposes only.

04 | DESIGN SYSTEMS

RECREATION CENTER

Aurelia's community recreation center is strategically located along the Mustang Bayou to promote the connection to the site's natural assets. A minimalist, modern building using natural materials such as stone and wood allow for indoor/outdoor interaction as well as maximum natural light within the interior space. Not only are as many healthy live oaks within the outdoor space preserved, but an open lawn amphitheater will be created to allow guests to gather for various events. An infinity edge pool overlooks the running water of the bayou while an adjacent children's playground utilizes tree nets and wood materials to create a forest play experience. A splash pad or creek water play feature can also be incorporated to further enhance outdoor programming within Aurelia's community center.

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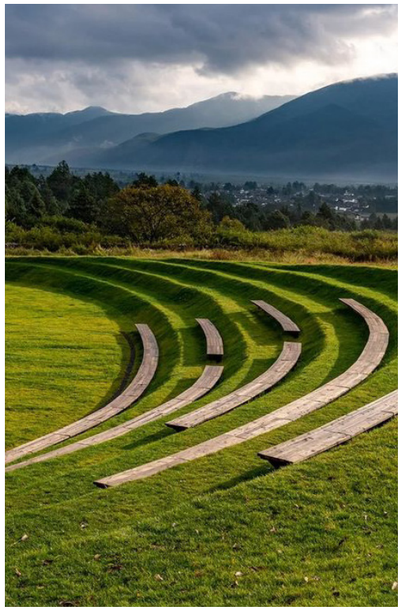
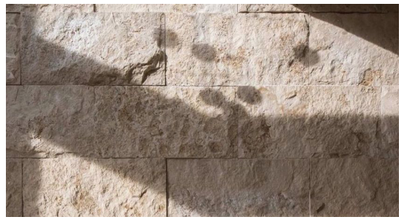
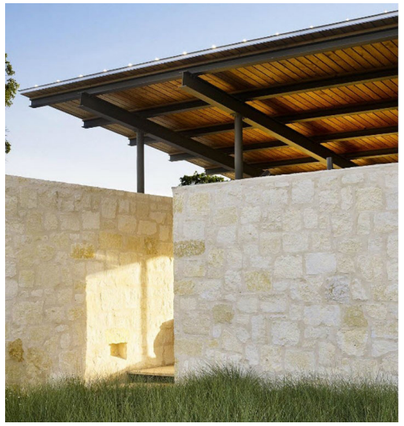
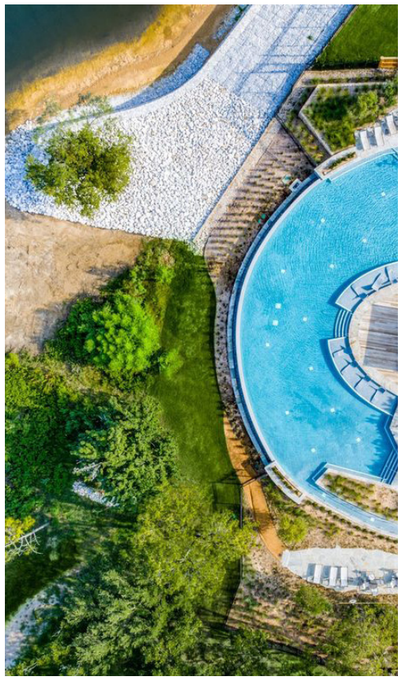
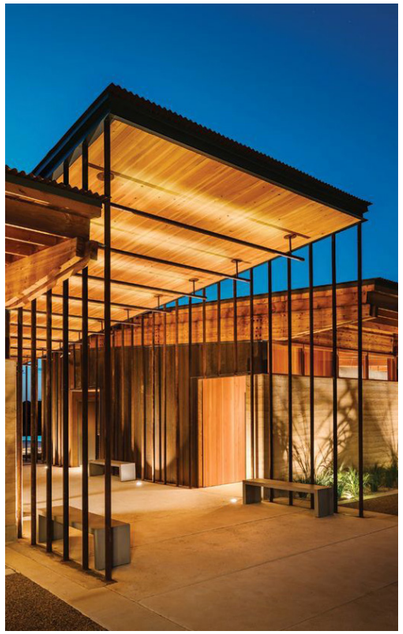




RECREATION CENTER CONCEPT PLAN

LEGEND

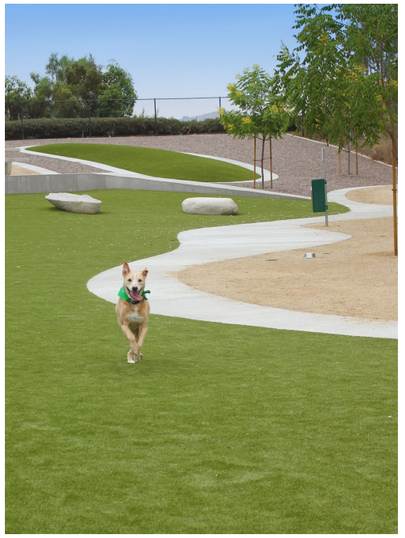
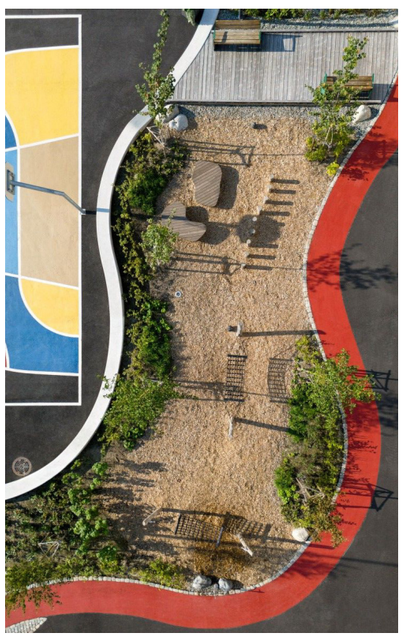
1. DROP -OFF AND MAIN ENTRY
2. RECREATION CENTER BUILDING
3. LEISURE POOL
4. LAP POOL
5. SHADE STRUCTURE
6. AMPHITHEATER TERRACING
7. RESTROOM BUILDING & PUMP ROOM
8. SPLASH PAD
9. PLAYGROUND
10. FLEXIBLE LAWN
11. PICKLEBALL COURTS
12. TENNIS COURTS
13. SAND VOLLEYBALL
14. LAWN TERRACES
15. EXISTING LIVE OAK GROVE

*This booklet is for conceptual design purposes only.

04 | DESIGN SYSTEMS

SPORTS PARK

The community of Aurelia boasts a designated sports park focusing on active programming with a variety of sports amenities including soccer fields, basketball courts, tennis courts, pickleball courts, volleyball, outdoor fitness, disc golf, skate park, pump track and dog park. The sports complex is anchored by a restroom building and pavilion allowing for groups to gather and host sporting events. Walking and biking trails seamlessly connect the sports amenities and create a cohesive sport-focused park.

*This booklet is for conceptual design purposes only.

05 | AMENITIES & FEATURES

TOWN CENTER

Aurelia is curated as an invitation to the entire community of Manvel Texas. The small-town charm is evoked within the town center. The town center is the heart of community bringing people together to celebrate, shop and dine. A central, flexible lawn space allows for group activities, holiday festivities and play. Shaded sidewalks and patio spaces invite people to enjoy a leisurely evening or a sunny weekend.

*This booklet is for conceptual design purposes only.

MARKET STREET - THE WOODLANDS, TX

MARKET STREET - THE WOODLANDS, TX

LA CENTERRA - KATY, TX

LA CENTERRA - KATY, TX

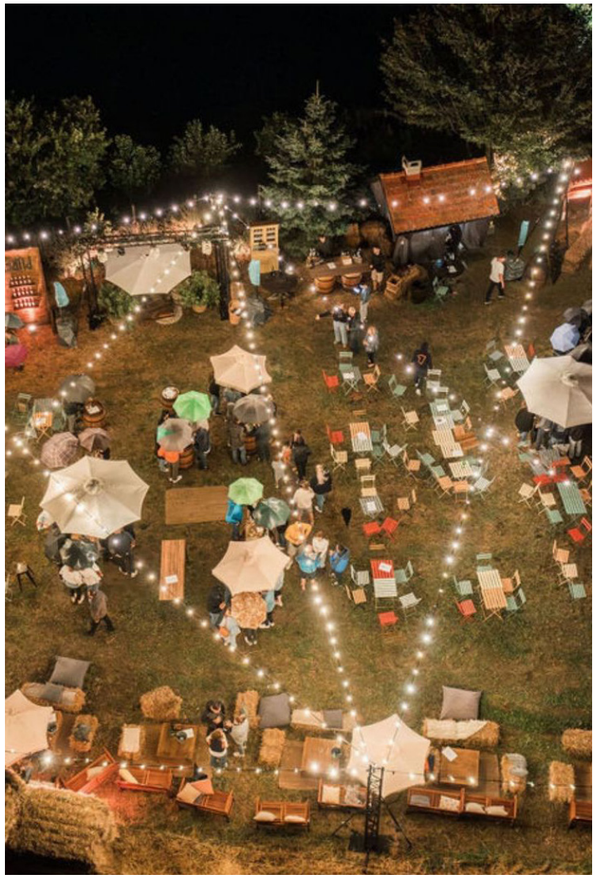
CITY CENTRE - HOUSTON, TX

CITY CENTRE - HOUSTON, TX

05 | AMENITIES & FEATURES

FARMER'S MARKET

Aurelia's farmer's market creates a space for local farmers and artisans to share their products with the Manvel community. Lighting, seating opportunities, parking and plenty of open space allow for an extensive and diverse market for people to visit. The space includes is used as a picnic area when the market is not active.



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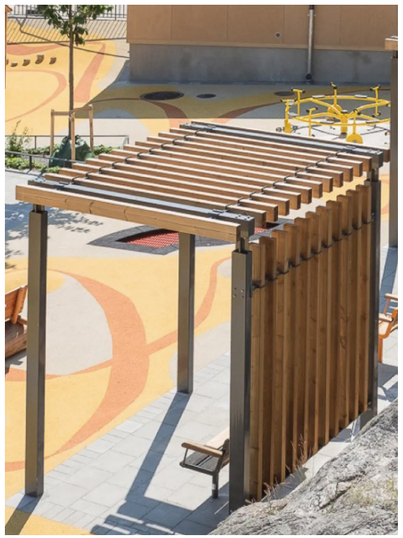
05 | AMENITIES & FEATURES

FURNITURE AND LIGHTING

Aurelia's community spaces will include a variety of seating opportunities, shade structures and lighting to ensure an accommodating and safe experience for all residents and visitors. Furniture elements will focus on warm wood tones along with dark grey, powder-coated steel finishes. Yellow tones will also be incorporated to tie back to Aurelia's "Golden One" theming.



*This booklet is for conceptual design purposes only.

05 | AMENITIES & FEATURES

HOME BUILDERS

META Design | Pemmasani Manvel Investments LLC

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ESTABLISHING THE COMMUNITY'S VISION (~450s to 900s+)

05 | AMENITIES & FEATURES

SPECIALTY PRODUCT

*This booklet is for conceptual design purposes only.

ESTABLISHING THE COMMUNITY'S VISION (TOWNHOMES)

06 | FLORA

ENTRY AND STREETSCAPE PLANTING

Aurelia's main and secondary entries are punctuated by monuments and densely planted beds. A bosque of elms is encapsulated by the "curtain" monument walls and the tree branch shadow play is reflected by lighting at night. The colorful planting beds are a myriad of golden hues with black eyed susan perennials, white viburnum and Texas lantana. Soft-textured grasses complement the reflection pools at the main entry while the existing live oak groves create a backdrop and set the stage for the entries. Muhly grass emphasizes the entries with striking pink hues.

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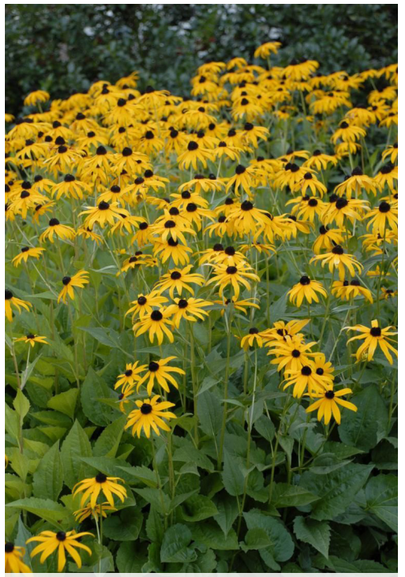

BLACK EYED SUSAN

DWARF WALTER'S VIBURNUM

AMERICAN FRINGE TREE

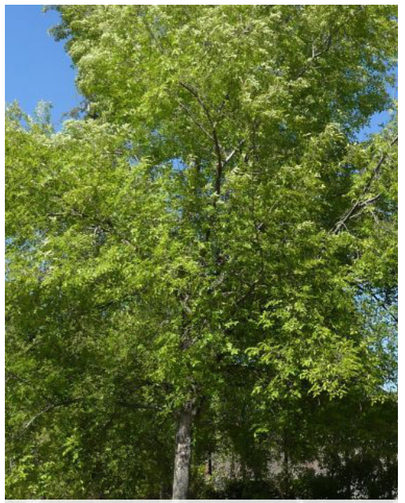
BLUE GRAMA 'BLONDE AMBITION'

MISCANTHUS 'ADAGIO'

PINK GULF MUHLY

LIVE OAK

TEXAS LANTANA


BOSQUE ELM

WHITE MUHLY

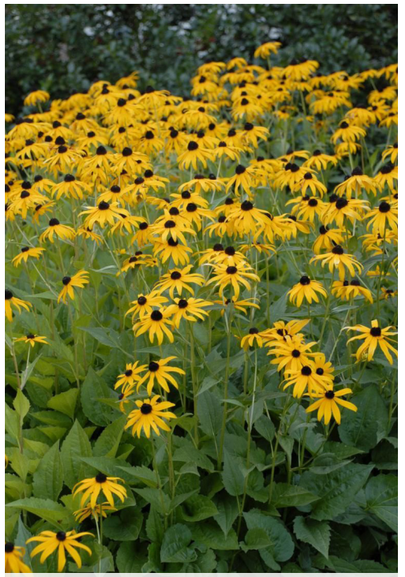
BERKLEY SEDGE

06 | FLORA

AMENITY PLANTING MIX 'A'

Planting mixes will vary throughout the community with differentiating specific color hues and textures while maintaining anchor trees and plants such as live oaks and black eyed susan. This ensures a diversity of plantings to create unique characteristics in neighborhoods while also reflecting Aurelias overall landscape vision. Planting mix 'A' focuses on warmer tones, sycamores and elms.

*This booklet is for conceptual design purposes only.


BLACK EYED SUSAN

DWARF WALTER'S VIBURNUM

CEDAR ELM

VIRGINIA SWEETSPIRE

MISCANTHUS 'ADAGIO'

BUTTERFLY MILKWEED

LIVE OAK

TURK'S CAP

AMERICAN SYCAMORE

FIREWHEEL INDIAN BLANKET

TEXAS LANTANA

06 | FLORA

AMENITY PLANTING MIX 'B'

Planting mix 'B' highlights cool color tones with ornamental vitex, texas sage and a variety of oaks.

*This booklet is for conceptual design purposes only.

MEALY BLUE SAGE

WHITE MISTFLOWER

WHITE MUHLY

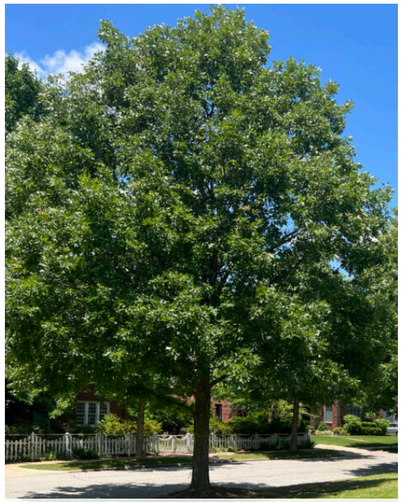
VITEX TREE

SOIUXLAND COTTONWOOD

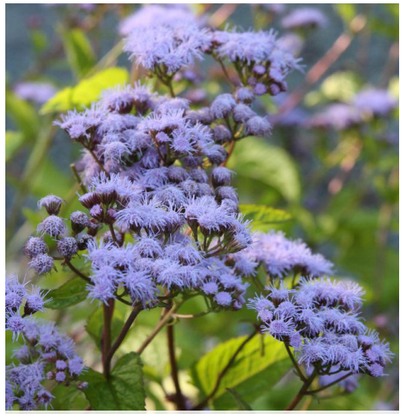
TEXAS SAGE

LIVE OAK

GULF COAST PENSTEMON


OVERCUP OAK

LITTLE BLUESTEM 'THE BLUES'

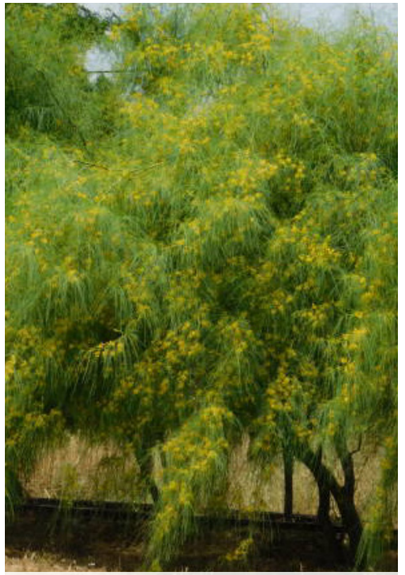

BLUE MISTFLOWER

06 | FLORA

TRAILS AND MEADOW PLANTING

Aurelia's trails, detention lakes and meadows will be punctuated with native grasses, perennials and wildflowers. Bald cypress trees will be focused around water bodies while palo verde and other canopy trees will provide shade at rest stops along meadow trails.

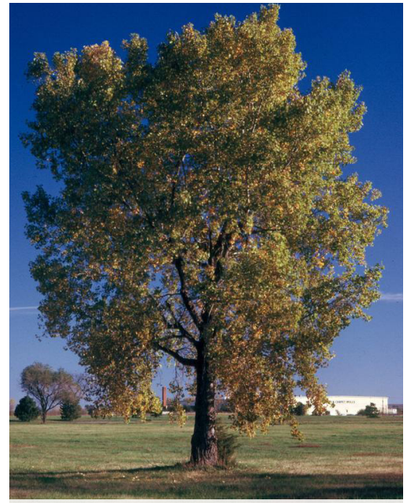
*This booklet is for conceptual design purposes only.



PALO VERDE

FIREWHEEL INDIAN BLANKET

BLUE GRAMA 'BLONDE AMBITION'

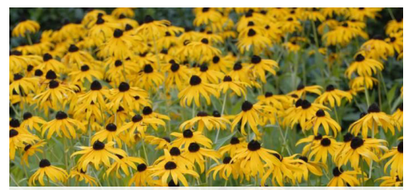


SIOUXLAND COTTONWOOD

MISCANTHUS 'ADAGIO'

BUSHY BLUESTEM

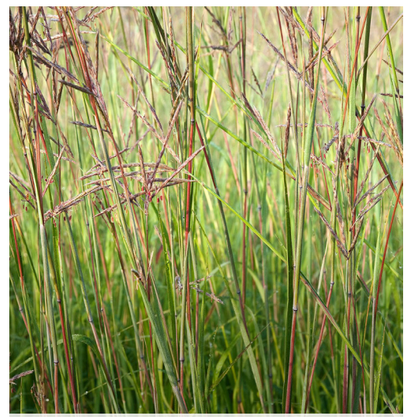
BALD CYPRESS



BLACK EYED SUSAN

SWITCHGRASS

LITTLE BLUESTEM 'THE BLUES'



BIG BLUESTEM

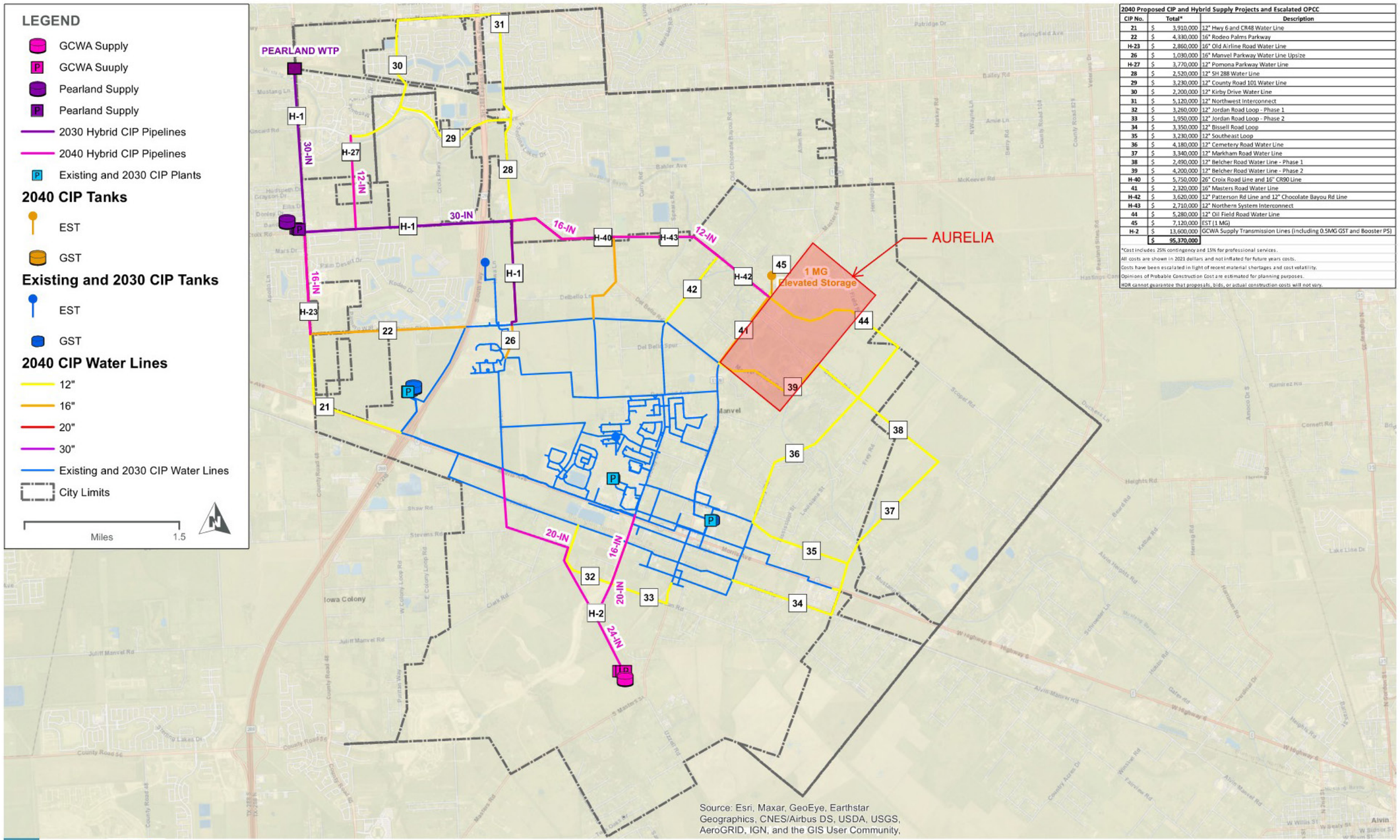
IV. Appendix 2

Subdivision Ordinance Variances

Ordinance Reference	Requirement	Proposed	Justification
Sec. 62-104(A)(5) - Streets.	*"Two point of access*. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots."	Two points of access will be provided to sections greater than 150 lots. Stub street connections to/through future sections shall meet this condition.	Allows for phased approach to development and temporary conditions where ultimate access and circulation will be achieved at development buildout.
Sec. 62-108(B)(4) - Lots	"Lot dimensions shall be not less than 60 feet in width at the right-of-way line and of a depth so as to provide an area of not less than 6,300 square feet."	The development proposes minimum lot shall not be less than 45 feet in width for traditional lots, measured at the building line. Specialty products minimum 25' in width.	Allowing reductions in minimum lot width and area is necessary to achieve a variety of housing products which is an essential component of healthy and sustainable communities.
Sec. 62-116(A)(1) - Proximity of structures to pipelines.	No residential, commercial, or industrial structure, other than structures necessary to operate the facility or pipeline, shall be erected at or moved to a location nearer than 50 feet to any facility or pipeline other than a low-pressure distribution system pipeline as defined herein.	A minimum 25-foot setback from the pipeline and 0' setback from the pipeline easement will be allowed.	Clarifies setbacks requested and reduces buffer requirements from pipeline/easements.
Sec. 62-116(B)(1) - Proximity of structures to pipelines.	"No residential, commercial, or industrial structure shall be permitted to be erected nearer than 150 feet from any well or related facility other than structures necessary to operate the well or facility."	The development proposes that no residential, commercial, or industrial structure shall be permitted to be erected nearer than 10 feet from any well or related facility other than structures necessary to operate the well or facility.	Clarifies setbacks requested and reduces buffer requirements from pipeline/easements. Proposed language matches coordinated surface use agreement with mineral holders.
Sec. 62-107 – Lengths, Widths, and Blocks.	No block shall exceed a length of one thousand two hundred (1,200) feet in residential or commercial developments.	A block length of 3,500 is allowed.	Number of existing natural features and easements limit external circulation to the subject property. Internal local and collector streets are proposed to provide adequate circulation for the residents.

DEVELOPABLE	±1,602 LOTS		±404.3 Ac.
TOWNHOME	±246 LOTS	15%	±29.6 Ac.
MODEL HOME PARK	±10 LOTS	1%	±1.8 Ac.
TYP. 45'x130'	±314 LOTS	20%	±71.3 Ac.
TYP. 50'x130'	±328 LOTS	20%	±82.6 Ac.
TYP. 55'x130'	±254 LOTS	16%	±68.6 Ac.
TYP. 60'x130'	±280 LOTS	17%	±87.5 Ac.
TYP. 70'x130'	±170 LOTS	11%	±62.9 Ac.

*This booklet is for conceptual design purposes only.



2040 Proposed CIP and Hybrid Supply Projects and Escalated OPCC		
CIP No.	Total*	Description
21	$ 3,910,000	12" Hwy 6 and CR48 Water Line
22	$ 4,330,000	16" Rodeo Palms Parkway
H-23	$ 2,860,000	16" Old Airline Road Water Line
26	$ 1,030,000	16" Manvel Parkway Water Line Upsize
H-27	$ 3,770,000	12" Pomona Parkway Water Line
28	$ 2,520,000	12" SH 288 Water Line
29	$ 3,230,000	12" County Road 101 Water Line
30	$ 2,200,000	12" Kirby Drive Water Line
31	$ 5,120,000	12" Northwest Interconnect
32	$ 3,260,000	12" Jordan Road Loop - Phase 1
33	$ 1,950,000	12" Jordan Road Loop - Phase 2
34	$ 3,350,000	12" Bissell Road Loop
35	$ 3,230,000	12" Southeast Loop
36	$ 4,180,000	12" Cemetery Road Water Line
37	$ 3,340,000	12" Markham Road Water Line
38	$ 2,490,000	12" Belcher Road Water Line - Phase 1
39	$ 4,200,000	12" Belcher Road Water Line - Phase 2
H-40	$ 5,750,000	26" Croix Road Line and 16" CR90 Line
41	$ 2,320,000	16" Masters Road Water Line
H-42	$ 3,620,000	12" Patterson Rd Line and 12" Chocolate Bayou Rd Line
H-43	$ 2,710,000	12" Northern System Interconnect
44	$ 5,280,000	12" Oil Field Road Water Line
45	$ 7,120,000	EST (1 MG)
H-2	$ 13,600,000	GCWA Supply Transmission Lines (including 0.5MG GST and Booster PS)
	$ 95,370,000	

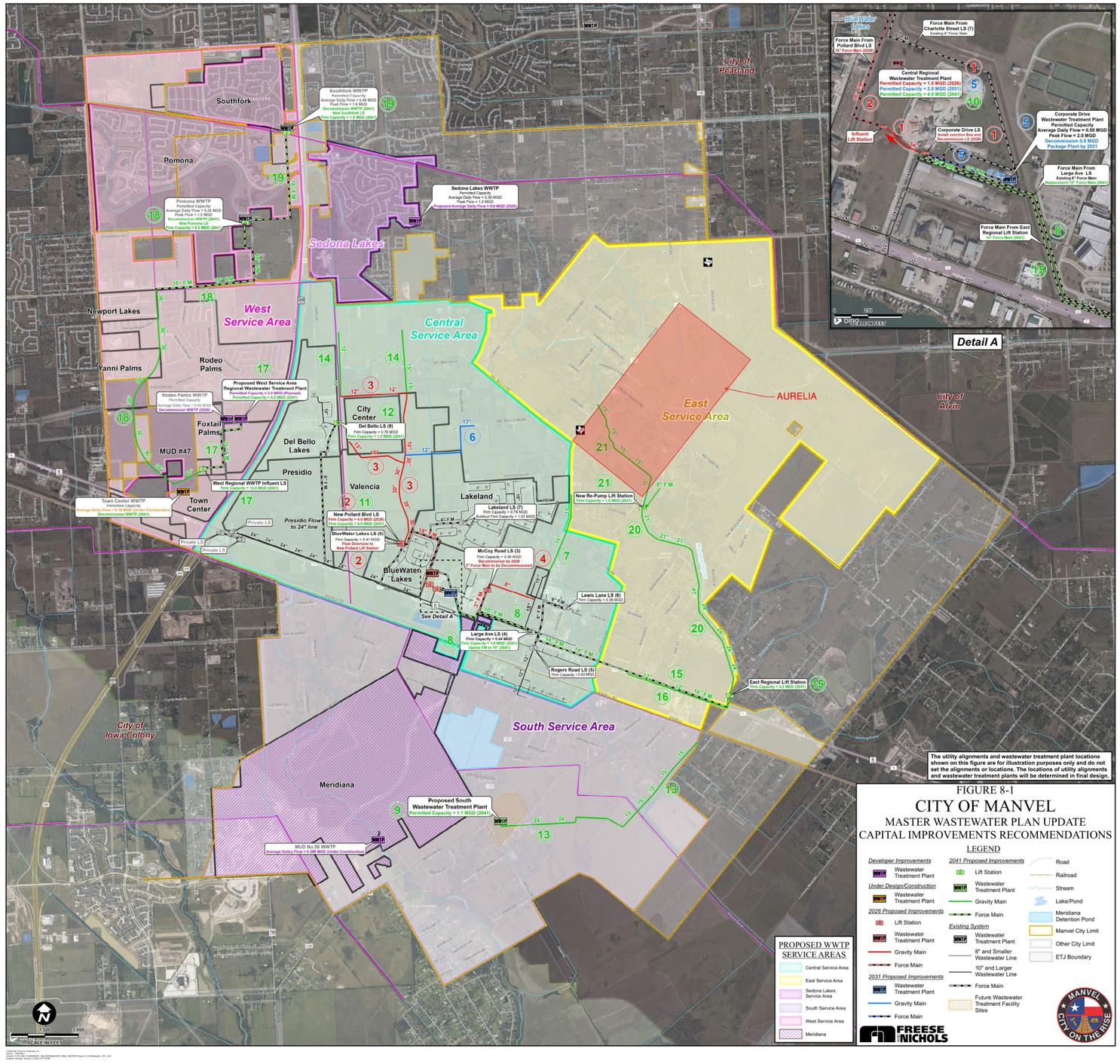
*Cost includes 25% contingency and 15% for professional services.
All costs are shown in 2021 dollars and not inflated for future years costs.
Costs have been escalated in light of recent material shortages and cost volatility.
Opinions of Probable Construction Cost are estimated for planning purposes.
HDR cannot guarantee that proposals, bids, or actual construction costs will not vary.

PATH: C:\USERS\SMABROUK\DOCUMENTS\MANVEL\SHAPEFILES\MASTERPLANUPDATE\WATER_SUPPLY\MANVEL WATER SYSTEM - 2040 PROJECT MAP.MXD - USER: SMABROUK - DATE: 10/27/2021

CITY OF MANVEL
2022 MASTER WATER PLAN
2040 CIP PROJECTS AND HYBRID SUPPLY

*This booklet is for conceptual design purposes only.

WASTE WATER EXHIBIT



*This booklet is for conceptual design purposes only.

CITY COUNCIL DATA SHEET

MEETING DATE:

Agenda: **Regular** ☑ **Consent** ☐

TOPIC:

Consideration of a Resolution Authorizing Submission of a Grant Application to the Office of the Governor – Public Safety Office under the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities (SHSP-L) for the Manvel Active Threat and First Responder Capability Enhancement Initiative.

BACKGROUND:

The Manvel Police Department continues to evaluate and strengthen its preparedness for active threat and terrorism-related incidents. Regional homeland security assessments have identified ongoing capability gaps in first responder preparedness and response to complex coordinated attacks.The Manvel Active Threat and First Responder Capability Enhancement Initiative will enhance the City's ability to respond to terrorism-related incidents by acquiring specialized protective equipment, tactical response tools, interoperable communications enhancements, and training equipment to support active threat response and coordinated multi-agency operations.This initiative supports regional mutual aid capabilities and aligns with State Homeland Security priorities focused on strengthening first responder readiness and terrorism prevention.

RECOMMENDATION:

Staff recommends approval of the Resolution authorizing submission of the grant application under the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities (SHSP-L).

ATTACHMENTS:

FUNDING ISSUES

☐ Not applicable
☑ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

The total grant request is anticipated to be approximately $250,000–$350,000 (final amount pending scope confirmation).No local cash match is required for this grant program.If awarded, ongoing maintenance and replacement costs will be addressed within the Police Department's existing operational budget.

SUBMITTING STAFF MEMBER	FINANCE DIRECTOR APPROVAL ☐ CITY MANAGER APPROVAL: ☐

RESOLUTION NO. 2026-R-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR – PUBLIC SAFETY OFFICE (PSO) UNDER THE STATE HOMELAND SECURITY PROGRAM – LAW ENFORCEMENT TERRORISM PREVENTION ACTIVITIES (SHSP-L) FOR THE MANVEL ACTIVE THREAT AND FIRST RESPONDER CAPABILITY ENHANCEMENT INITIATIVE; DESIGNATING THE AUTHORIZED OFFICIAL TO SUBMIT AND ACCEPT THE GRANT AND EXECUTE ALL NECESSARY DOCUMENTS; DESIGNATING THE FINANCIAL OFFICER; PROVIDING REQUIRED ASSURANCES; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Manvel finds it in the best interest of the citizens of Manvel, Texas to enhance law enforcement capabilities to prevent, respond to, and mitigate terrorism-related incidents, including active threat and complex coordinated attacks; and

WHEREAS, the Houston-Galveston Area Council (H-GAC) region has identified capability gaps in first responder preparedness and operational response to terrorism-related threats through the regional homeland security planning process; and

WHEREAS, the City of Manvel desires to submit an application to the Office of the Governor – Public Safety Office (PSO) under the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities (SHSP-L) to support the Manvel Active Threat and First Responder Capability Enhancement Initiative, including specialized protective equipment, tactical response equipment, interoperable communications enhancements, and training resources to strengthen the City's ability to respond to terrorism-related threats; and

WHEREAS, the City Council agrees that in the event of loss or misuse of Office of the Governor funds, the City of Manvel will return all such funds to the Office of the Governor in full; and

WHEREAS, no local cash match is required for this grant program, and the City agrees to comply with all applicable grant requirements, regulations, and assurances of the Office of the Governor.

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

Section 1. The City Council hereby:

(a) Approves submission of the grant application for the Manvel Active Threat and First Responder Capability Enhancement Initiative to the Office of the Governor – Public Safety Office under the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities (SHSP-L);

(b) Assures that in the event of misuse or loss of grant funds, all funds will be returned to the Office

of the Governor – Public Safety Office in full; and

(c) Agrees to comply with all applicable grant conditions, requirements, and assurances.

Section 2. The City Council designates Dan Johnson, City Manager, as the Grantee's Authorized Official, with authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City and execute all documentation necessary for the grant. Acceptance of the grant is approved, without further City Council approval, upon determination by the City Manager that the grant is in the best interest of the City and that all grant covenants and requirements can be met. The City Council further designates the Finance Director as the Grantee's Financial Officer, with authority to submit financial and/or programmatic reports and otherwise act on behalf of the City in matters related to the grant.

Section 3. It is hereby found and declared that sufficient written notice of the date, hour, place, and subject of this meeting was posted as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting has been open to the public at all times during which this Resolution and its subject matter were discussed, considered, and formally acted upon.

Section 4. This Resolution shall take effect immediately upon passage and approval.

Signed this _____ day of _____, 2026.

_____
Dan Davis
Mayor

ATTEST:

_____
Tammy Bell
City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

RESOLUTION NO. 2026-R-18

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS SUSPENDING THE APRIL 18, 2026, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESORUCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Manvel, Texas ("City") is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas (CenterPoint or Company) and is a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas ("Railroad Commission") on February 17, 2026, proposing to implement interim rate adjustments ("GRIP Rate Increases") pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective April 18, 2026; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

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

Section 1. The April 18, 2026, effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

Section 2. A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall at 1111 Louisiana Street, CNP Tower 19th Floor, Houston, Texas 77002, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Signed this _____ day of _____, 2026.

Dan Davis
Mayor

ATTEST:

Tammy Bell
City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

RESOLUTION NO. 2026-R-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY BEING A 15.45 ACRE SUBDIVISION, MORE OR LESS, BEING LOT 1, LOT 2, AND LOT 3 OF BLOCK 1 OF CULLEN RV RESORT MINOR PLAT, A 15.45 ACRE SUBDIVISION RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2019040399; RELEASING FROM THE CITY OF MANVEL'S EXTRA-TERRITORIAL JURISDICTION; DIRECTING THE CITY SECRETARY TO PROVIDE NOTICE TO BRAZORIA COUNTY AND THE BRAZORIA COUNTY APPRAISAL DISTRICT OF SAID RELEASE FROM THE CITY OF MANVEL'S ETJ.

* * * * * * * * *

WHEREAS, in 2023 the Texas Legislature adopted SB 2038 which amended the **Texas Local Government Code** § 42.101 et seq. to provide a mechanism for landowners to petition a municipality to request release from that municipality's extra-territorial jurisdiction (ETJ); and

WHEREAS, in 2025, the Legislature adopted HB 2512 which further amended **Texas Local Government Code** § 42.101 et seq.; and

WHEREAS, pursuant to **Texas Local Government Code** § 42.101 et seq. and **Texas Election Code** Chapter 277, Cullen RV Resort, LLC, through its members Rahul and Nivedita Gupta, submitted a petition for release of property being Lot 1, Lot 2, and Lot 3 of Block 1 of Cullen RV Resort Minor Plat, a 15.45 acre subdivision recorded under Brazoria County Plat Records Document No. 2019040399, H.T. & B. R. R. Co. Survey, Abstract 290, Brazoria County; and

WHEREAS, city staff has reviewed the petition and found that all requirements of **Texas Local Government Code** § 42.101 et seq. and **Texas Election Code** Chapter 277 have been met, and all necessary information has been provided; now therefore,

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

Section 1. That the City of Manvel affirms that it has received a petition from Cullen RV Resort, LLC., through its members Rahul and Nivedita Gupta, requesting release from the City of Manvel's ETJ. Said Petition is attached as Exhibit A.

Section 2. The property that is the subject to the petition for release is located at: Lot 1, Lot 2, and Lot 3 of Block 1 of Cullen RV Resort Minor Plat, a 15.45-acre subdivision recorded under Brazoria County Plat Records Document No. 2019040399, H.T. & B. R. R. Co. Survey, Abstract 290, Brazoria County.

Section 3. It is hereby found and determined by the City Council of the of the City of Manvel that the petition sufficiently meets the requirements of **Texas Local Government Code** § 42.101 et seq. and **Texas Election Code** Chapter 277. The City Council hereby confirms that the release of this property from the City of Manvel's ETJ is effective as provided by law. The City Manager is directed to update all city ETJ maps to reflect this release.

Section 4. The City Secretary is hereby directed to provide a certified copy of this Resolution to Brazoria County and the Brazoria County Appraisal District, and any other governmental entity that is required to be notified by law.

Section 5. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED, APPROVED, AND RESOLVED this the _____day of _____, 2026.

_____

Dan Davis, Mayor

ATTEST:

_____

Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____

Robert Gervais, City Attorney

EXHIBIT A

PETITION FOR RELEASE FROM ETJ

Recd 2/23/2026

LANDOWNERS PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

The undersigned Petitioner, being the owner of the land described herein, hereby petitions for the immediate release of the following area from the Extraterritorial Jurisdiction (ETJ) of the City of Manvel, Texas, pursuant to **Texas Local Government Code § 42.101–42.105**.

1. PROPERTY OWNER INFORMATION

- **Property Owner of Record:** Cullen RV Resort LLC
- **Legal Description:** Exhibit A – Lot and Block Number
- **Map:** Exhibit B – Map
- **Tax Parcel ID(s):** 167641, 690176 & 690177
- **Property Owner's Franchise Tax account Status:** Exhibit C – Franchise tax account status

2. AUTHORIZED SIGNATORY STRUCTURE

The Property Owner is a member managed limited liability company. The undersigned individuals are Members of the company and are authorized to execute this petition and bind the company to the release of the described land from the City of Manvel ETJ.

3. SIGNATURE

By signing below, I certify that I am an authorized representative of the entity listed above and have the legal authority to petition for the release of this property.

Cullen RV Resort LLC
A Texas Limited Liability Company

By: _____
Rahul Gupta
4402 Allen Rd
Pearland TX 77584
Date of Birth: November 23, 1973
Title: Member, Cullen RV Resort LLC
Date: 2/21/26

By: _____
Nivedita Gupta
4402 Allen Rd
Pearland TX 77584
Date of Birth: July 16, 1975
Title: Member, Cullen RV Resort LLC
Date: 2/21/2026

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF [Brazoria] §
This instrument was acknowledged before me on Feb 21, 2026 by Rahul Gupta, as **Member** of **Cullen RV Resort LLC**, a Texas Limited Liability Company, and Petitioner herein, known to me to the person whose name is subscribed to foregoing instrument, and acknowledged to me that they had authority to bind the entity and that they executed the same for the purposes therein expressed and, in the capacity, therein stated.

Notary Public, State of Texas

NATHAN HANELINE
Notary Public, State of Texas
Comm. Expires 01-15-2030
Notary ID 131410677

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF [Brazoria] §
This instrument was acknowledged before me on Feb 21, 2026 by Nivedita Gupta, as **Member** of **Cullen RV Resort LLC**, a Texas Limited Liability Company, and Petitioner herein, known to me to the person whose name is subscribed to foregoing instrument, and acknowledged to me that they had authority to bind the entity and that they executed the same for the purposes therein expressed and, in the capacity, therein stated.

Notary Public, State of Texas

NATHAN HANELINE
Notary Public, State of Texas
Comm. Expires 01-15-2030
Notary ID 131410677

EXHIBIT A

Property Legal Description

Property ID	Geo ID	Type	Owner Name	Owner ID	Situs Address	Legal Description
167641	0290-0050-000	R	CULLEN RV RESORT LLC	1157670	BAILEY RD, TX 77584	A0290 H T & B R R TRACT 1 (CULLEN RV RESORT) ACRES 3.23
690176	0290-0050-002	R	CULLEN RV RESORT LLC	1157670	3802 JOE DR, TX 77584	A0290 H T & B R R TRACT 2 (CULLEN RV RESORT) ACRES 8.97
690177	0290-0050-003	R	CULLEN RV RESORT LLC	1157670	JOE DR, TX	A0290 H T & B R R TRACT 3 (CULLEN RV RESORT) ACRES 2.91

EXHIBIT B

Map

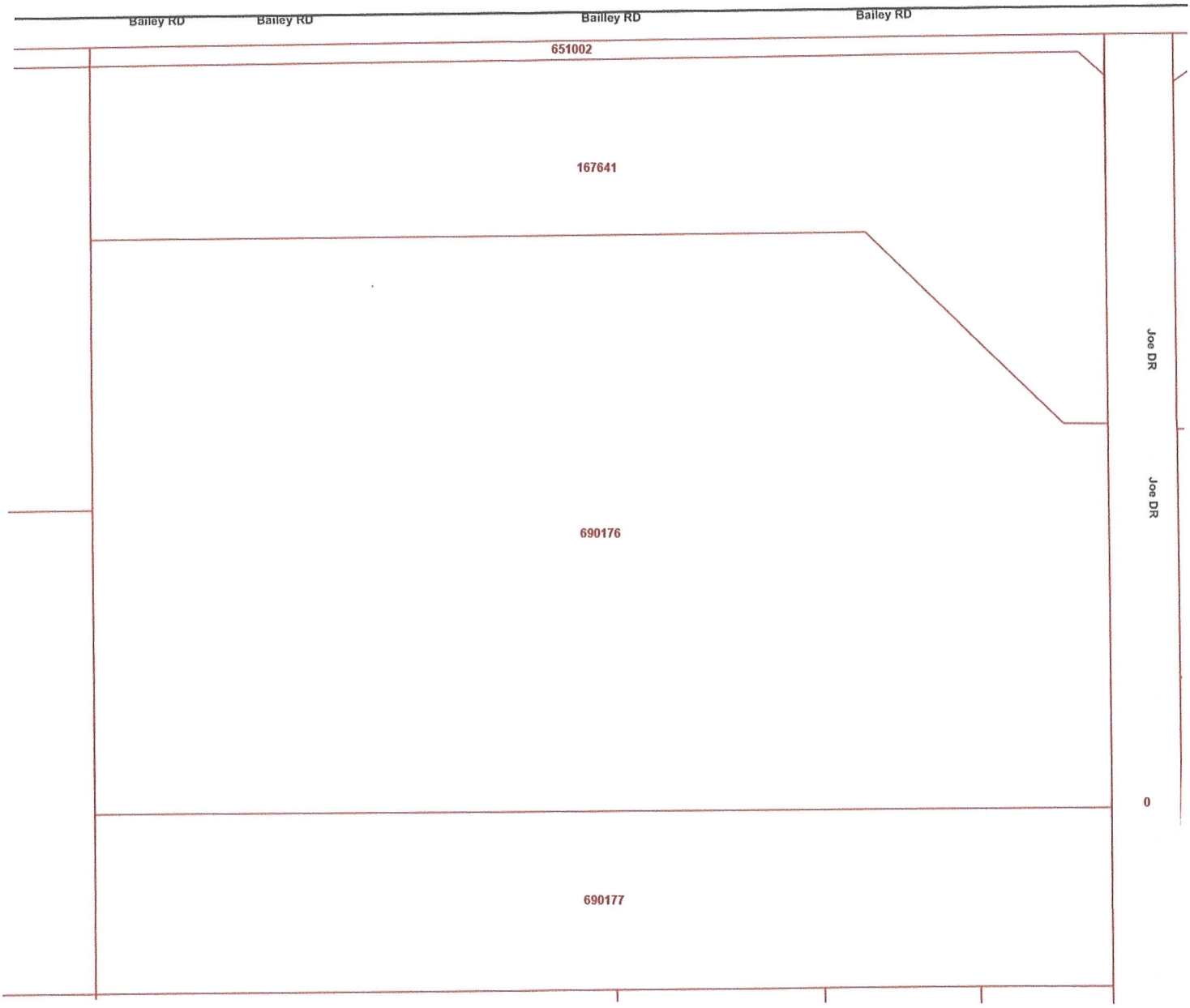


EXHIBIT C

Franchise Tax account Status

FRANCHISE TAX ACCOUNT STATUS

This record as of February 19, 2026 at 20:04:08

CULLEN RV RESORT LLC

Texas Taxpayer Number:	32067694672
Mailing Address:	PO BOX 841172 PEARLAND, TX 77584 - 0004
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	07/04/2018
Texas SOS File Number:	0803059181
Registered Agent Name:	RAHUL GUPTA
Registered Office Street Address:	4402 ALLEN RD PEARLAND, TX 77584

Public Information Report for Year 2025

Title	Name and Address
MEMBER	**NIVEDITA GUPTA** PO BOX 841172 PEARLAND, TX 77584 Source: CPA
MEMBER	**RAHUL GUPTA** PO BOX 841172 PEARLAND, TX 77584 Source: CPA

Information on this site is obtained from the most recent Public Information Report (PIR) submitted to the Comptroller of Public Accounts (CPA) or from the most recent PIR processed by the Secretary of State (SOS). Annual PIRs submitted to the CPA are forwarded to the SOS.

RESOLUTION NO. 2026-R-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4402 ALLEN RD BEING A 9.99 ACRE TRACT, MORE OR LESS, BEING LOT 39 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS, SUBDIVISION OF SECTION 23, H.T. & B.R.R. CO. SURVEY ABSTRACT 290, BRAZORIA COUNTY, TEXAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN VOL. 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY; RELEASING FROM THE CITY OF MANVEL'S EXTRA-TERRITORIAL JURISDICTION; DIRECTING THE CITY SECRETARY TO PROVIDE NOTICE TO BRAZORIA COUNTY AND THE BRAZORIA COUNTY APPRAISAL DISTRICT OF SAID RELEASE FROM THE CITY OF MANVEL'S ETJ.

* * * * * * * * *

WHEREAS, in 2023 the Texas Legislature adopted SB 2038 which amended the **Texas Local Government Code** § 42.101 et seq. to provide a mechanism for landowners to petition a municipality to request release from that municipality's extra-territorial jurisdiction (ETJ); and

WHEREAS, in 2025, the Legislature adopted HB 2512 which further amended **Texas Local Government Code** § 42.101 et seq.; and

WHEREAS, pursuant to **Texas Local Government Code** § 42.101 et seq. and **Texas Election Code** Chapter 277, Rahul and Nivedita Gupta submitted a Petition for release of property located at 4402 Allen Rd. being a 9.99 acre tract, more or less, being Lot 39 of the Allison Richey Gulf Coast Home Company's Suburban Gardens, Subdivision of Section 23, H.T.&B.R.R. Co. Survey Abstract 290, Brazoria County, Texas, as per plat of said subdivision recorded in Vol. 2, Page 89 of the plat records of Brazoria County; and

WHEREAS, city staff has reviewed the petition and found that all requirements of **Texas Local Government Code** § 42.101 et seq. and **Texas Election Code** Chapter 277 have been met, and all necessary information has been provided; now therefore,

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

Section 1. That the City of Manvel affirms that it has received a Petition from Rahul and Nivedita Gupta requesting release from the City of Manvel's ETJ. Said petition is attached as Exhibit A.

Section 2. The property that is the subject to the Petition for release is located at: 4402 Allen Rd. being a 9.99 acre tract, more or less, being Lot 39 of the Allison Richey Gulf Coast Home Company's Suburban Gardens, Subdivision of Section 23, H.T.&B.R.R. Co. Survey

Abstract 290, Brazoria County, Texas, as per plat of said subdivision recorded in Vol. 2, Page 89 of the plat records of Brazoria County.

Section 3. It is hereby found and determined by the City Council of the of the City of Manvel that the petition sufficiently meets the requirements of **Texas Local Government Code** § 42.101 et seq. and **Texas Election Code** Chapter 277. The City Council hereby confirms that the release of this property from the City of Manvel's ETJ is effective as provided by law. The City Manager is directed to update all city ETJ maps to reflect this release.

Section 4. The City Secretary is hereby directed to provide a certified copy of this Resolution to Brazoria County and the Brazoria County Appraisal District, and any other governmental entity that is required to be notified by law.

Section 5. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED, APPROVED, AND RESOLVED this the _____day of _____, 2026.

_____

Dan Davis, Mayor

ATTEST:

_____

Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____

Robert Gervais, City Attorney

EXHIBIT A

PETITION FOR RELEASE FROM ETJ

Deed 2/23/2026

LANDOWNERS PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

The undersigned Petitioners, being the owner of the land described herein, hereby petition for the immediate release of the following area from the Extraterritorial Jurisdiction (ETJ) of the City of Manvel, Texas, pursuant to **Texas Local Government Code § 42.101–42.105**.

1. PROPERTY OWNER INFORMATION

- **Property Owner of Record:** Gupta Rahul & Nivedita
- **Legal Description:** Exhibit A – Lot and block number
- **Map:** Exhibit B – Map
- **Tax Parcel ID(s):** 167578

2. SIGNATURE

By signing below, I certify that I am an authorized representative of the entity listed above and have the legal authority to petition for the release of this property.

By: _____
Rahul Gupta
4402 Allen Rd
Pearland TX 77584
Date of Birth: November 23, 1973
Date: 2/23/26

By: _____
Nivedita Gupta
4402 Allen Rd
Pearland TX 77584
Date of Birth: July 16, 1975
Date: 2/23/2026

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF [Brazoria] §
This instrument was acknowledged before me on Feb 23, 2026 by Rahul Gupta.

Notary Public, State of Texas

NATHAN HANELINE
Notary Public, State of Texas
Comm. Expires 01-15-2030
Notary ID 131410677

STATE OF TEXAS §
COUNTY OF [Brazoria] §
This instrument was acknowledged before me on Feb 23, 2026 by Nivedita Gupta.

Notary Public, State of Texas

NATHAN HANELINE
Notary Public, State of Texas
Comm. Expires 01-15-2030
Notary ID 131410677

EXHIBIT A

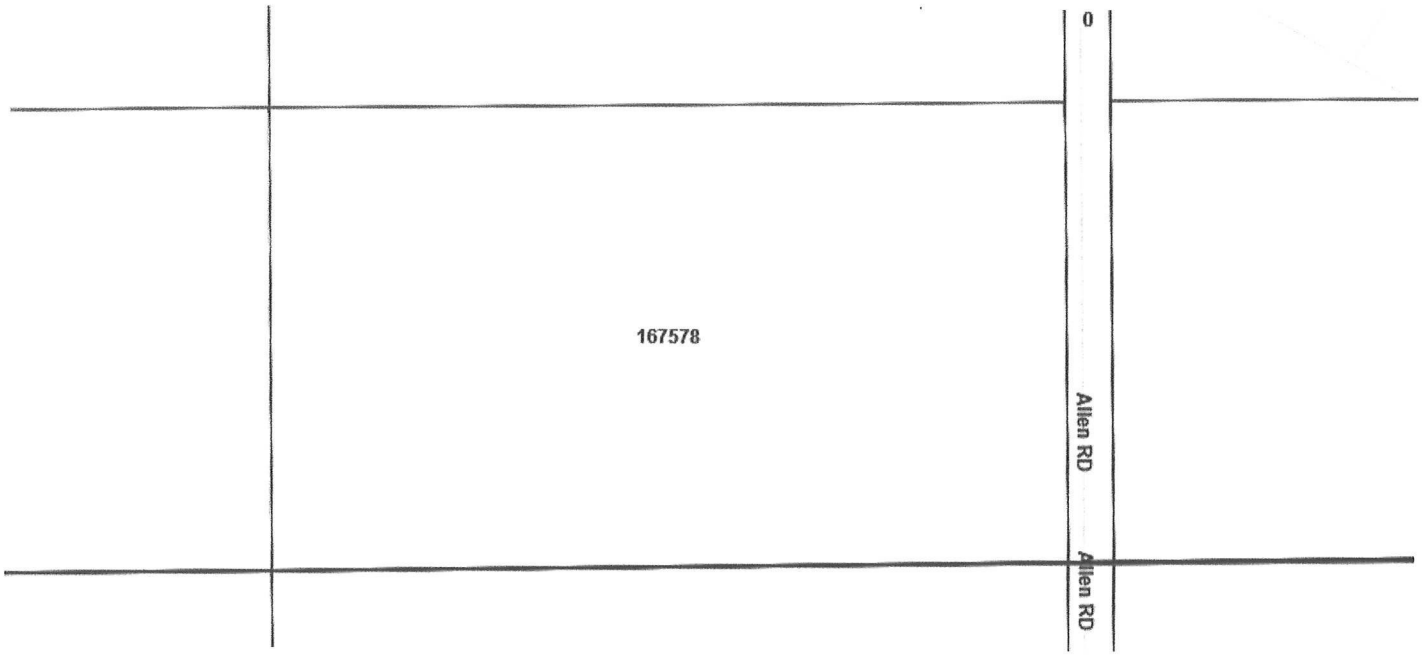
Property Legal Description

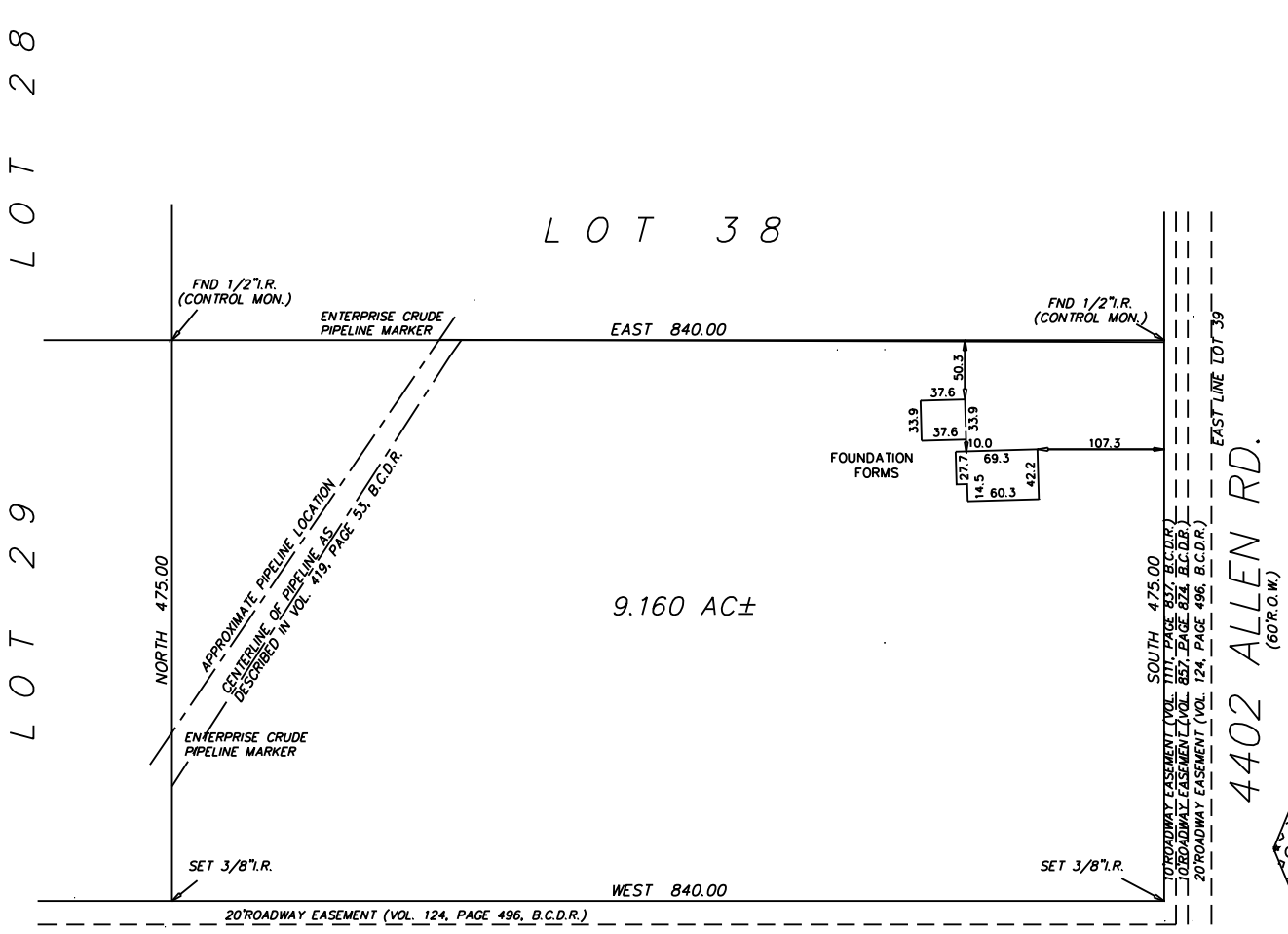
167578
Owner Name:GUPTA RAHUL & NIVEDITA
Legal Description:A0290 H T & B R R TRACT 39 ACRES 9.99
Geographic ID:0290-0014-000

Property ID:167578
Year:2026
Appraised Value:N/A
Address:4402 ALLEN RD, TX 77584

EXHIBIT B

Map





A SURVEY OF LOT 39 OF THE ALLISON-RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS SUBDIVISION OF SECTION 23, H. T. & B. R R. CO. SURVEY, ABSTRACT 290, BRAZORIA COUNTY, TEXAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

SCALE: 1 INCH = 100 FEET

To: Rahul Gupta and Nivedita Gupta,
exclusively:
I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on October 11, 2013. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the transaction described in G.F. No. 1303935126 of Stewart Title Co. upon which surveyor relied for all matters affecting the subject property.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

STATE OF TEXAS
REGISTERED
CHRISTOPHER TRUSKY
5247
PROFESSIONAL
LAND SURVEYOR

Christopher Trusky
RPLS No. 5247
The Land Survey Co. LLC
281-338-4008

Note:
According to FIRM Community Panel No. 48039C0040l, dated 09/22/1999, this property lies in Flood Zone "X", which is considered to be outside the 100 year flood plain.

Basis of bearings iis the North and East lines of Lot 39, as platted, described and monumented.

WE HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL
STEWART TITLE COMPANY - BRAZORIA COUNTY
Escrow Officer

WARRANTY DEED WITH VENDOR'S LIEN

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

LOAN NO. 6201843

Grantor: GEORGE J. KALLUS, INDEPENDENT EXECUTOR OF THE ESTATE OF BILLIE ANN J. BELLESIOTIS, DECEASED AND VIRGINIA RUTH COLLINS AND RINETTE SEIDNER AND SAMANTHA NUBER AND VICTORIA LOCKHART

Grantor's Mailing Address: *See attached Exhibit A

Grantee: RAHUL GUPTA AND SPOUSE, NIVEDITA GUPTA

Grantee's Mailing Address: 2310 APPIAN WAY, PEARLAND, TEXAS 77584

Consideration: TEN AND NO/100-------($10.00)-------DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

AND THE FURTHER CONSIDERATION AND DELIVERY of a Note of even date that is in the principal amount of $415,800.00, and is executed by Grantee, payable to the order of COMMERCIAL STATE BANK OF EL CAMPO. The Note is secured by a Vendor's Lien(to the extent of $135,800.00), retained in favor of COMMERCIAL STATE BANK OF EL CAMPO in this Deed and by a Deed of Trust of even date from RAHUL GUPTA AND SPOUSE, NIVEDITA GUPTA to HARRY J. BROOKS, TRUSTEE(S).

Property (including any improvements):

LOT 39 OF THE ALLISON-RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS, SUBDIVISION OF SECTION 23, H. T. & B. R.R. CO. SURVEY, ABSTRACT 290, BRAZORIA COUNTY, TEXAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN VOL. 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Reservations from Conveyance:

THIS CONVEYANCE IS MADE SUBJECT TO AND THERE IS EXCEPTED HEREFROM, ALL OIL, GAS AND OTHER MINERALS AND ROYALTIES HERETOFORE RESERVED OR CONVEYED TO OTHERS AND GRANTOR HEREBY EXCEPTS AND RESERVES UNTO GRANTOR, GRANTOR'S HEIRS SUCCESSORS AND ASSIGNS FOREVER, ALL REMAINING OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE LANDS DESCRIBED HEREIN. IF THE MINERAL ESTATE IS SUBJECT TO EXISTING PRODUCTION OR AN EXISTING LEASE, THIS RESERVATION INCLUDES THE PRODUCTION, THE LEASE AND ALL BENEFITS FROM IT.

GRANTOR DOES HEREBY EXPRESSLY RELEASE AND WAIVE, ON BEHALF OF THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS, ALL RIGHTS OF INGRESS AND EGRESS, AND ANY AND ALL OTHER RIGHTS OF EVERY KIND AND CHARACTER WHATSOEVER, TO ENTER UPON AND USE ANY PART OF THE SURFACE OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO ENTER UPON AND USE ANY PART OF THE SURFACE OF THE SUBJECT PROPERTY FOR ANY PURPOSE INCIDENT TO EXPLORING FOR, DEVELOPING, DRILLING FOR, PRODUCING, TRANSPORTING, MINING, TREATING, OR STORING THE OIL, GAS AND OTHER MINERALS IN, ON, AND UNDER THE SUBJECT PROPERTY.

NOTHING HEREIN CONTAINED SHALL EVER BE CONSTRUED TO PREVENT THE GRANTOR, OR THE GRANTOR'S HEIRS, SUCCESSORS, OR ASSIGNS, FROM DEVELOPING OR PRODUCING THE OIL, GAS AND OTHER MINERALS IN AND UNDER THE SUBJECT PROPERTY BY POOLING OR BY DIRECTIONAL DRILLING UNDER THE SUBJECT PROPERTY FROM WELL SITES LOCATED ON TRACTS OUTSIDE THE SUBJECT PROPERTY.

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING

STEWART TITLE-BRAZORIA 1303935126/HH/107

THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The Vendor's Lien (to the extent of **$135,800.00**), against and Superior Title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien (to the extent of **$135,800.00**), and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **COMMERCIAL STATE BANK OF EL CAMPO**, its successors and assigns, the Payee named in said Note, without recourse on Grantor.

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

Dated the 30 day of September, 2013

GEORGE J. KALLUS, INDEPENDENT EXECUTOR OF THE ESTATE OF BILLIE ANN J. BELLESIOTIS, DECEASED

VIRGINIA RUTH COLLINS

RINETTE SEIDNER

SAMANTHA NUBER

VICTORIA LOCKHART

ACCEPTED AND AGREED TO:

RAHUL GUPTA

NIVEDITA GUPTA

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF Brazoria }

This instrument was acknowledged before me on the 3RD day of September, 2013, by George J Kallus as Independent Executor of The Estate of Billie Ann J Beliesiotis deceased; Virginia Ruth Collins; Rinette Seidel

TARA L. HOBBS
Notary Public, State of Texas
My Commission Expires 11-07-2014

Tara L Hobbs
Notary Public, State of Texas
Notary's Name (printed): TARA L HOBBS
Notary's commission expires: 11/7/14

(Acknowledgment)

THE STATE OF TX }
COUNTY OF BRAZORIA }

This instrument was acknowledged before me on the 10th day of September 2013, by Rahul Gupta and Nivedita Gupta.

TARA L. HOBBS
Notary Public, State of Texas
My Commission Expires 11-07-2014

Tara L Hobbs
Notary Public, State of TX
Notary's Name (printed): TARA L HOBBS
Notary's commission expires: 11/7/14

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
RAHUL GUPTA
2310 APPIAN WAY,
PEARLAND, TEXAS 77584

THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The Vendor's Lien (to the extent of **$135,800.00**), against and Superior Title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien (to the extent of **$135,800.00**), and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **COMMERCIAL STATE BANK OF EL CAMPO**, its successors and assigns, the Payee named in said Note, without recourse on Grantor.

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

Dated the 11th day of September 2013

GEORGE J. KALLUS, INDEPENDENT EXECUTOR OF THE ESTATE OF BILLIE ANN J. BELLESIOTIS, DECEASED

VIRGINIA RUTH COLLINS

RINETTE SEIDNER

SAMANTHA NUBER

VICTORIA LOCKHART

ACCEPTED AND AGREED TO:

RAHUL GUPTA

NIVEDITA GUPTA

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF Harris }

This instrument was acknowledged before me on the 11 day of September 2013, by

ERICK MALDONADO
Notary Public, State of Texas
Commission Expires 08-02-2015

Notary Public, State of Texas
Notary's Name (printed): Erick Maldonado
Notary's commission expires: 08-02-15

(Acknowledgment)

THE STATE OF Texas }
COUNTY OF Harris }

This instrument was acknowledged before me on the 11 day of September 2013, by Victoria Lock Hunt

Notary Public, State of Texas
Notary's Name (printed): Erick Maldonado
Notary's commission expires: 08-12-15

NOTICE: This document affects your legal rights. Read it carefully before signing.

ERICK MALDONADO
Notary Public, State of Texas
Commission Expires 08-02-2015

THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The Vendor's Lien (to the extent of **$135,800.00**), against and Superior Title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien (to the extent of **$135,800.00**), and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **COMMERCIAL STATE BANK OF EL CAMPO**, its successors and assigns, the Payee named in said Note, without recourse on Grantor.

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

Dated the _____ day of _____, _____

_____
GEORGE J. KALLUS, INDEPENDENT EXECUTOR OF THE ESTATE OF BILLIE ANN J. BELLESIOTIS, DECEASED

_____
VIRGINIA RUTH COLLINS

_____
RINETTE SEIDNER

_____
SAMANTHA NUBER

_____
VICTORIA LOCKHART

ACCEPTED AND AGREED TO:

_____
RAHUL GUPTA

_____
NIVEDITA GUPTA

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF Harris }

This instrument was acknowledged before me on the 10 day of September, 2013, by

CATHERINE M. RODRIGUEZ
Notary Public, State of Texas
Commission Expires 12-01-2015

Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

(Acknowledgment)

THE STATE OF _____ }
COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____, _____, by _____.

Notary Public, State of _____
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

EXHIBIT A

Addresses for the sellers added to the Warranty Deed as requested by the sellers.

Rinette Seidner
P.O. Box 56392
Houston, TX 77256

Virginia Ruth Collins
P.O. Box 35534
Houston, TX 77235

George J Kallus, Independent Executor of the Estate of Billie Ann J. Bellesiotis
11211 Riverview Way
Houston, TX 77042

Victoria Lockhart
19319 Cactus Thorn Drive
Cypress, TX 77433

Samantha Nuber
13210 Prestonwood Forest Dr #117
Houston, TX 77070

ABHR

HOUSTON
3200 Southwest Freeway,
Suite 2600
Houston, TX 77027
(713) 860-6400

Jessica Biddle Holoubek
Senior Counsel
jholoubek@abhr.com
(713) 860-6491

February 19, 2026

VIA FEDEX DELIVERY AND VIA EMAIL DELIVERY

Mr. Rosa Donaire
Finance Director
City of Manvel
20031 Hwy 6
Manvel, Texas 77578

Re: Brazoria County Municipal Utility District No. 42 (the "District")
Unlimited Tax Road Bonds, Series 2026 (the "Bonds")

Dear Ms. Donaire:

The District is in the process of issuing the above-referenced Bonds secured by the District's unlimited tax levy. Please find enclosed a copy of a proposed Notice of Sale and Preliminary Official Statement showing anticipated level debt service on the Bonds. The Consent Conditions require approval from the City regarding compliance with the applicable terms of the Consent Conditions in connection with the sale of the Bonds. Please note that road bonds do not require approval from the Texas Commission on Environmental Quality; therefore, no TCEQ order is included.

The District hereby requests that you execute a letter allowing the District to proceed with the Bond sale. The suggested form letter that has been used for prior bond issues in other districts to accomplish both purposes is attached for your use.

The District expects to sell the Series 2026 bonds on April 6, 2026 and to fund the bonds on or about April 30, 2026. **We will greatly appreciate receipt of the approval letter prior to our submitting the request for advertising the sale of the bonds on March 13, 2026.** I will be happy to provide any additional information that will assist you in providing the required letter.

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin, TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

Thank you for your attention to this matter.

Sincerely,

Jessica Holoubek
Attorney for the District

Enclosures: Notice of Sale
Preliminary Official Statement

cc via email: Ms. Dan Johnson, City Manager, City of Manvel
Mr. Bobby Gervais, City Attorney, City of Manvel
Mr. Corey Howell, GMS Group

CITY OF MANVEL

_____, 2026

Board of Directors
Brazoria County Municipal Utility District No. 42
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Brazoria County Municipal Utility District No. 42 Unlimited Tax Road Bonds, Series 2026 (the "Bonds")

Dear Board of Directors:

The City of Manvel has received a proposed Notice of Sale and estimated bid pursuant to the requirements in the City's Consent Resolution relating to the creation of Brazoria County Municipal Utility District No. 42. The District is in compliance with the terms thereof, and the City grants its approval for the sale of the Bonds referenced in such documents. This letter should not be construed to obligate the City in any way with respect to the payment of the Bonds or the marketing thereof.

_____
Director of Finance, City of Manvel

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin, TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. 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 sale 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.

IN THE OPINION OF 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, 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 BE DESIGNATED "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS.

NEW ISSUE—BOOK-ENTRY-ONLY

CUSIP No. 10608D

$4,200,000
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42
(A political subdivision of the State of Texas, located in Brazoria County, Texas)
UNLIMITED TAX ROAD BONDS
SERIES 2026

Dated: May 1, 2026 **Due: April 1 (as shown below)**

Interest on $4,200,000 Unlimited Tax Road Bonds, Series 2026 (the "Bonds") will accrue from May 1, 2026, and will be payable on October 1 and April 1 of each year, commencing October 1, 2026. The definitive Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company ("DTC"), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of $5,000 or integral multiples thereof. **No physical delivery of the Bonds will be made to the owners thereof**. Principal of and interest on the Bonds will be payable by 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 "BOOK-ENTRY-ONLY SYSTEM" herein. The initial Paying Agent/Registrar is BOKF, N.A., Dallas, Texas. See "THE BONDS – Paying Agent/Registrar."

MATURITIES, AMOUNTS, INTEREST RATES AND PRICES

Principal Amount	Maturity	Interest Rate	Yield (a)	Principal Amount	Maturity	Interest Rate	Yield (a)
$95,000	2028	%	%	$170,000	2040(b)	%	%
$95,000	2029	%	%	$180,000	2041(b)	%	%
$100,000	2030	%	%	$185,000	2042(b)	%	%
$110,000	2031	%	%	$195,000	2043(b)	%	%
$115,000	2032(b)	%	%	$205,000	2044(b)	%	%
$120,000	2033(b)	%	%	$215,000	2045(b)	%	%
$125,000	2034(b)	%	%	$230,000	2046(b)	%	%
$130,000	2035(b)	%	%	$240,000	2047(b)	%	%
$140,000	2036(b)	%	%	$250,000	2048(b)	%	%
$145,000	2037(b)	%	%	$265,000	2049(b)	%	%
$155,000	2038(b)	%	%	$280,000	2050(b)	%	%
$160,000	2039(b)	%	%	$295,000	2051(b)	%	%

(a) The initial reoffering yields are established by and are the sole responsibility of the Underwriter (hereinafter defined) and may be subsequently changed. Accrued interest is to be added to the price.

(b) The Bonds maturing on or after April 1, 2032, are subject to redemption in whole or from time to time in part, at the option of the District (hereinafter defined), on April 1, 2031, or on any date thereafter, at a price equal to the par value thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. If fewer than all of the Bonds within any one maturity are redeemed, the Bonds to be redeemed shall be selected, on behalf of the District, by the Paying Agent/Registrar, in its capacity as Registrar, by lot or other customary method, in integral multiples of $5,000 in any one maturity. See "THE BONDS – Optional Redemption."

The proceeds of the Bonds will be used by Brazoria County Municipal Utility District No. 42 (the "District") to: (1) reimburse the Developer (hereinafter defined) for advancing funds to construct certain road facilities serving the District and associated engineering, testing, and land acquisition costs; (2) fund developer interest related to the advancement of funds for certain construction costs; (3) fund 12 months of capitalized interest on the Bonds; and (4) pay administrative cost and issuance expenses associated with the sale and delivery of the Bonds. See "USE OF BOND PROCEEDS."

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 against all taxable property within the District. See "THE BONDS – Source of and Security for Payment." The Bonds are obligations solely of the District and are not obligations of the State of Texas, Brazoria County, the City of Manvel, or any entity other than the District. Neither the faith and credit nor the taxing power of the State of Texas, Brazoria County, or the City of Manvel is pledged to the payment of the principal of, or interest on, the Bonds. **The Bonds are subject to certain risk factors described under the caption "RISK FACTORS," including a high concentration of ownership of taxable value in the District.**

The Bonds are offered when, as, and if issued by the District, subject to approval by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. The District will be advised on certain legal matters concerning disclosure by McCall, Parkhurst & Horton L.L.P., Houston, Texas, Disclosure Counsel. Delivery of the Bonds is expected through the facilities of DTC on or about May ____, 2026.

Bids Due: Monday, April ____, 2026 at 9:00 A.M. Houston Time

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USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the United States Securities and Exchange Commission, as amended ("Rule 15c2-12" or the "Rule"), this Preliminary Official Statement 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 the information permitted by Rule 15c2-12.

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.

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 registered or qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

Any information and expressions of opinion herein contained are subject to change 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.

All of the summaries of the statutes, resolutions, 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 Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027, upon payment of duplication costs.

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 as to the likelihood 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, the other matters described in this Official Statement until delivery of the Bonds to the Underwriter.

References to website 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 websites and the information or links contained therein are not incorporated into, and are not part of this Official Statement for any purpose.

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid producing the lowest net interest cost to the District, which was tendered by _____ (the "Underwriter"), to purchase the Bonds bearing the rates shown on the cover page of this Official Statement at a price of _____% of par plus accrued interest to the date of delivery, which resulted in a net effective interest rate of _____% as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended.

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing Bonds into unit investment trusts) and others at prices lower than the public offering price stated on the cover page hereof. The initial offering price may be changed from time to time by the Underwriter.

The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Prices and Marketability

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Underwriter on or before the date of delivery of the Bonds stating the prices at which a substantial number of the Bonds of each maturity have been sold to the public. For this purpose, the term "public" shall not include any person who is a bond house, broker, or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Underwriter regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds after their initial sale by the District. Information concerning reoffering yields or prices is the responsibility of the Underwriter.

THE PRICES AND OTHER TERMS RESPECTING THE OFFERING AND SALE OF THE BONDS MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER 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 THE OFFERING OF THE BONDS, THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS AT LEVELS

ABOVE THOSE THAT MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

The District 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 in the Bonds. If there is a secondary market, the difference between the bid and asked price of the bonds may be greater than the difference between the bids 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.

Securities Laws

No registration statement relating to the Bonds has been filed with the Securities and Exchange Commission ("SEC") under the Securities Act of 1933, as amended, in reliance upon the 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 of any other jurisdiction. 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 jurisdiction.

CONTINUING DISCLOSURE OF INFORMATION - SEC RULE 15c2-12

The offering of the Bonds qualifies for the Rule 15c2-12(d)(2) exemption from Rule 15c2-12(b)(5) of the United States Securities and Exchange Commission (the "SEC") regarding the District's continuing disclosure obligations because the District does not have more than $10,000,000 in aggregate amount of outstanding bonds and no person is committed by contract or other arrangement with respect to payment of the Bonds. As required by the exemption, in the Bond Resolution (the "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 the agreement for 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, and timely notice of certain material events, to the Municipal Securities Rulemaking Board ("MSRB"). The MSRB has established the Electronic Municipal Market Access ("EMMA") system.

Annual Reports

The information to be updated with respect to the District includes the quantitative financial information and operating data of the general type included in "APPENDIX A" (Independent Auditor's Report and Financial Statements of the District) of this Official Statement. The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2026. The District will provide the updated information to the MSRB or any successor to its functions as a repository through its EMMA system.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by the Rule. The updated information will include audited financial statements if the District commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, the District will provide unaudited financial statements for the applicable fiscal year to the MSRB within such six-month period and audited financial statements when the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Resolution or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

The District's current fiscal year end is June 30. Accordingly, it must provide updated information by December 31 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify EMMA of the change.

In addition, while no Developer or landowner within the District is obligated to make the debt service payments contemplated hereunder, the District has agreed to provide financial information with respect to the Developer. Such financial information will be of the general type included in the Official Statement in "THE DISTRICT'S DEVELOPER – Developer Financing" and "DISTRICT TAX DATA – Principal Taxpayers." The District will continue to provide information concerning the Developer so long as (1) the Developer owns more than 20% of the taxable property within the District by value, as reflected in the most recently certified tax rolls (and without effect to special valuation provisions), or (2) the Developer has made property tax payments to the District which were used or available to pay more than 20% of the District's unlimited tax debt service requirements in the applicable fiscal year of the District. At such time, the District's commitment to providing financial information of the Developer shall cease automatically and without further action required by the District.

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 status of the Bonds or other material events affecting the tax 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; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, 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 other 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 other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligation" shall have the meanings ascribed to them under SEC Rule 15c2-12 (the "Rule"). The terms "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 provisions for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under "Annual Reports."

Availability of Information

The District has agreed to provide the foregoing updated information only to the MSRB. Investors will be able to access, without charge from the MSRB, 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, if 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 Underwriter 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

The District has complied in all material respects with all previous continuing disclosure agreements made in accordance with SEC Rule 15c2-12.

NO MUNICIPAL BOND RATING

In connection with the sale of the Bonds, the District has not made an application to a rating company for a rating on the Bonds and does not believe an investment grade rating would have been assigned to the Bonds had an 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 detailed information appearing elsewhere in this Official Statement. The reader should refer particularly to sections that are indicated for more complete information.

THE BONDS

Description:	The $4,200,000 Unlimited Tax Road Bonds, Series 2026 (the "Bonds"), are dated and will bear interest from May 1, 2026. The Bonds represent the second series of bonds to be issued by Brazoria County Municipal Utility District No. 42 (the "District"). The Bonds mature on April 1 in the years as shown in the table on the cover page of this Official Statement. The Bonds are issued pursuant to Article III, Section 52 of the Texas Constitution, the general laws of the State of Texas, including but not limited to Chapters 49 and 54, Texas Water Code, as amended, a resolution authorizing the issuance of the Bonds (the "Bond Resolution") adopted by the Board of Directors of the District, and an election held within the District. See "THE BONDS."
Source of Payment:	The Bonds are payable from a continuing direct annual ad valorem tax levied against all taxable property within the District which, under Texas law, is not limited as to rate or amount. The Bonds are obligations of the District and are not obligations of the State of Texas, Brazoria County, the City of Manvel, or any other political subdivision or agency. See "THE BONDS – Source of and Security for Payment."
Redemption Provisions:	The Bonds maturing on or after April 1, 2032, are subject to early redemption, in whole or from time to time in part, on April 1, 2031, or on any date thereafter at the option of the District at a price of par plus accrued interest from the most recent interest payment date to the date of redemption. See "THE BONDS – Optional Redemption."
Book-Entry-Only System:	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of DTC, pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of $5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the beneficial owners thereof. Principal of, and interest on, the Bonds will be payable by 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 "BOOK-ENTRY-ONLY SYSTEM."
Use of Proceeds:	Proceeds from the sale of the Bonds will be used to: (1) reimburse the Developer (hereinafter defined) for advancing funds to construct certain road facilities serving the District and associated engineering, testing, and land acquisition costs; (2) fund developer interest related to the advancement of funds for certain construction costs; (3) fund 12 months of capitalized interest on the Bonds; and (4) pay administrative cost and issuance expenses associated with the sale and delivery of the Bonds. See "USE OF BOND PROCEEDS."
Legal Opinion:	Allen Boone Humphries Robinson LLP, Bond Counsel, Houston, Texas. See "LEGAL MATTERS" and "TAX MATTERS."
Paying Agent/Registrar:	BOKF, N.A., Dallas, Texas. See "THE BONDS – Paying Agent/Registrar."
Payment Record:	The District has previously issued one (1) series of unlimited tax bonds for the purpose of constructing or acquiring a water, sewer, and drainage system to serve the District, of which $4,900,000 principal amount was outstanding as of March 1, 2026 (the "Outstanding Bonds"). The District has never defaulted in the payment of principal of or interest on the Outstanding Bonds. See "DISTRICT DEBT."
Risk Factors:	The Bonds are subject to certain risk factors as set forth in this Official Statement. Prospective purchasers should carefully examine this Official Statement with respect to the investment security of the Bonds, particularly the sections captioned "RISK FACTORS" and "LEGAL MATTERS."
Qualified Tax Exempt Obligations:	The District will designate the Bonds as "qualified tax-exempt obligations" for financial institutions. See "TAX MATTERS – Qualified Tax-Exempt Obligations."
No Municipal Bond Rating:	In connection with the sale of the Bonds, the District has not made an application to a rating company for a rating on the Bonds and does not believe an investment grade rating would have been assigned to the Bonds had an application been made. See "NO MUNICIPAL BOND RATING."

THE DISTRICT

Description:

The District is a municipal utility district created by order of the Texas Commission on Environmental Quality ("TCEQ") dated October 8, 2009. The District was created pursuant to the authority of Article XVI, Section 59 of the Texas Constitution and operates pursuant to Chapters 49 and 54, Texas Water Code, as amended. The District was granted road powers authorized by Article III, Section 52 of the Texas Constitution. The rights, powers, privileges, authority, and functions of the District are established by the general laws of the State of Texas pertaining to municipal utility districts, including particularly Chapters 49 and 54, Texas Water Code, as amended. The District is subject to the continuing supervision of the TCEQ. The District is empowered 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. Additionally, the District was created with certain park powers. See "THE DISTRICT – Authority."

The District, as it was originally created, included approximately 192 acres. Since the creation of the District there have been three annexations totaling approximately 101 acres and no exclusions of property within the District. The District currently includes approximately 293 acres. The District is located in northern Brazoria County, Texas and is situated entirely within the corporate limits of the City of Manvel, Texas (the "City"). The District is located approximately four (4) miles northwest of the central business district of the City and approximately 20 miles south of the central business district of the City of Houston, Texas. Most of the District lies north of State Highway 6, and west of State Highway 288, though a portion of the District lies on the south side of State Highway 6. See "THE DISTRICT – Description" and "– Location Map."

Development of the District:

The District is currently being developed for commercial purposes. Commercial development within the District presently includes the development project known as Manvel Town Center. As of March 1, 2026, commercial development in the District includes an H-E-B grocery store and fuel station, a Lowe's home improvement store and garden center, retail buildings, a McDonalds restaurant, a Whataburger restaurant, and a Teal Ridge Dental Care office totaling approximately 307,900 sq. ft. In addition, PNC Bank has entered into a ground lease for an approximately 1-acre tract of land to build an approximately 3,000 sq. ft. bank, with an anticipated opening date during the fourth quarter of 2026. See "THE DISTRICT – Status of Development."

Summary of Land Uses:

As of March 1, 2026, the District included approximately 53 acres that have been developed and improved for commercial purposes, no acreage presently under development, approximately 168 acres remaining for future development, and approximately 72 undevelopable acres, which includes road rights-of-way, detention ponds, drainage easements, and District plant sites. See "THE DISTRICT – Land Uses and Status of Land Development."

The Developer:

The District's developer is Manvel Town Center, Ltd., a Texas limited partnership ("MTC"). MTC was established for the sole purpose of developing approximately 103 acres of land within the District known as Manvel Town Center, which is being developed for commercial purposes based on current land plans. The general partner of MTC is Manvel Town Center One, L.C., a Texas limited liability company, which is managed by Mr. Herbert D. Weitzman. Mr. Weitzman is Executive Chairman of Weitzman Management Corporation, which was founded in 1990. Weitzman Management Corporation is a full-service commercial real estate brokerage firm that now ranks as one of the largest retail-focused real estate services firms based in Texas. On the brokerage side, Weitzman Management Corporation leases a retail portfolio of approximately 44 million square feet in Austin, Dallas-Fort Worth, Houston, and San Antonio. As a property manager, Weitzman Management Corporation is responsible for managing a statewide portfolio of more than 22 million square feet of retail and commercial properties. See "THE DISTRICT'S DEVELOPER."

MTC is referred to herein as the "Developer."

The System:

The District entered into an Interlocal and Development Agreement (the "Development Agreement"), with the City and Manvel Town Center, LP, in accordance with Chapter 380, Texas Local Government Code, and Chapter 791, Texas Government Code, as amended, effective January 1, 2014, which was subsequently amended on February 20, 2018, and January 1, 2021. Manvel Town Center, LP subsequently assigned its obligations under the Development Agreement to the Developer. Pursuant to the Development Agreement, the District assumes responsibility for acquiring and constructing for the benefit of, and for ultimate conveyance to, the City, the water distribution and wastewater collection facilities to serve development occurring within the boundaries of the District (the "Facilities"). The City agrees to make certain annual payments to the District in consideration of the District's financing, acquisition, and construction of the Facilities. See "DEVELOPMENT AGREEMENT WITH THE CITY OF MANVEL." The Development Agreement will remain in effect until the earlier of December 31, 2044, unless earlier terminated by (i) mutual agreement of the City and the District, or (ii) by the dissolution of the District by the City. In addition, the District entered into two Utility Conveyance and Security Agreements with the City, each dated October 2, 2023, pursuant to which the District conveyed to the City ownership and operation of its water supply and water distribution facilities and its wastewater collection and treatment facilities. The District does not operate any water supply or wastewater treatment facilities.

The District's water supply and wastewater treatment capacity is provided by the City pursuant to the terms of the Development Agreement and the Utility Conveyance and Security Agreements between the District and the City, dated October 2, 2023. The District receives potable groundwater from Water Well No. 1, which is now owned and operated by the City. Under the Utility Conveyance and Security Agreement, the District has reserved to it capacity in the water supply facilities in an amount equal to 1,220 equivalent single-family connections ("ESFCs"). The District receives wastewater treatment service from the City's Phase 1 wastewater treatment plant. Under the Utility Conveyance and Security Agreement, the District has reserved to it capacity in the wastewater collection and treatment facilities to treat 150,000 gallons per day of sanitary sewer, totaling approximately 476 ESFCs (based on 315 gallons per day of wastewater flow per connection). According to the District's Engineer (hereinafter defined), such water supply and wastewater treatment capacity is adequate to serve the initial phases of development of the District based on current land plans. If necessary in the future, the District or the City will expand the water supply and wastewater treatment facilities to serve the District at ultimate buildout. See "THE SYSTEM."

The underground storm drainage collection system serving the initial development phases of Manvel Town Center is complete. The storm water within the District is collected by a system of underground storm sewers that carry storm runoff into a series of detention ponds and ultimately into Rodeo Palms Ditch (Drainage Channel), which drains to Chocolate Bayou. The District's current storm drainage collection system consists of curbs and gutters with inlets and reinforced concrete storm sewers. This system serves the initial phases of the District's drainage area and conveys flows to two storm water detention basins owned and maintained by the District. According to the District's Engineer, none of the land located in the District's boundaries is located within the 100-year floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48039C0110K, dated December 30, 2020, for Brazoria County, Texas. See "THE SYSTEM."

The Roads: The Roads (hereinafter defined) serve the residents of the District by providing access to the major thoroughfares and collector roads within Manvel Town Center and the surrounding area. The Roads lie within the public right-of-way. In addition to the roadway, public utilities such as underground water, wastewater and drainage facilities are located within the right-of-way or easement dedicated to the District. The right-of-way is also shared by streetlights, sidewalks, and franchise utilities, including power, gas, telephone, and cable utilities. The Roads have been designed and constructed in accordance with standards, rules, and regulations of the City. Upon completion, the Roads are conveyed to the City for ownership, operation, and maintenance in accordance with the standard acceptance procedures and pursuant to the terms and conditions of the Development Agreement. Certain roadway projects have been constructed under the jurisdiction of the Texas Department of Transportation ("TxDOT"); such improvements are conveyed to TxDOT upon completion. See "THE ROADS."

Principal Taxpayers: According to the District's 2025 certified tax rolls as provided by the Brazoria Central Appraisal District (the "Appraisal District"), the top 10 taxpayers represent approximately $65,366,455 of taxable assessed valuation, or approximately 97.82% of the District's 2025 Certified Taxable Value of $66,822,415. The District's principal taxpayers include the Developer, which represents approximately $49,421,036 of taxable assessed valuation, or approximately 73.96% of the District's 2025 Certified Taxable Value. Additionally, the District's principal taxpayers include H-E-B Grocery, LP, which represents approximately $10,381,700 of taxable assessed valuation, or approximately 15.54% of the District's 2025 Certified Taxable Value; all of such taxable assessed valuation is comprised entirely of taxable personal property value. See "RISK FACTORS – Personal Property Tax Collections" and "– Dependence on Principal Taxpayers," "THE DISTRICT'S DEVELOPER," and "DISTRICT TAX DATA – Principal Taxpayers."

SELECTED FINANCIAL INFORMATION
(Unaudited)

1/20/2026 Estimated Taxable Value	$85,283,845	(a)
2025 Certified Taxable Value	$66,822,415	(b)
Direct Debt:		
Outstanding Bonds	$4,900,000	
The Bonds	$4,200,000	
Total Direct Debt	$9,100,000	
See "DISTRICT DEBT"		
Estimated Overlapping Debt	$7,468,904	(c)
Direct and Estimated Overlapping Debt	$16,568,904	
Percentage of Direct Debt to:		
1/20/2026 Estimated Taxable Value	10.67%	
2025 Certified Taxable Value	13.62%	
See "DISTRICT DEBT"		
Percentage of Direct and Estimated Overlapping Debt to:		
1/20/2026 Estimated Taxable Value	19.43%	
2025 Certified Taxable Value	24.80%	
See "DISTRICT DEBT"		
2025 Tax Rate Per $100 of Assessed Value		
Debt Service Tax	$0.34	
Road Debt Service Tax	$0.00	(d)
Maintenance Tax	$0.61	
Total 2025 Tax Rate	$0.95	
Cash and Temporary Investment Balances as of March 2, 2026:		
General Fund	$_____	(e)
Debt Service Fund	$_____	(f)
Road Debt Service Fund (Pro-Forma)	$181,125	(f) (g)

(a) Reflects data supplied by the Appraisal District. The Estimated Taxable Value as of January 20, 2026, was prepared by the Appraisal District and provided to the District. Such values are not binding on the Appraisal District and are provided for informational purposes only. Any value as a result of new construction since January 1 will not be included on the District's tax roll until the subsequent year's tax roll is prepared and certified by the Appraisal District. The District is authorized by law to levy taxes only against certified values. See "DISTRICT TAX DATA" and "TAXING PROCEDURES."

(b) Reflects the January 1, 2025 Certified Taxable Value according to data supplied to the District by the Appraisal District. See "DISTRICT TAX DATA" and "TAXING PROCEDURES."

(c) See "DISTRICT DEBT – Estimated Overlapping Debt."

(d) The Bonds represent the first series of bonds to be issued by the District to finance the acquisition or construction of road facilities. The District intends to levy a road debt service tax beginning with its 2026 tax rate.

(e) Unaudited figure per the District's records. The Developer has entered into an agreement with the District memorializing its obligation to make operating advances to the District as may be required from time to time. See "THE SYSTEM – General Fund Operating History" and "RISK FACTORS – Operating Funds."

(f) Neither Texas law nor the District's Bond Resolution requires that the District maintain any particular balance in the Road Debt Service Fund or the Debt Service Fund. The cash and investment balances in the Debt Service Fund are not available to make debt service payments on the Bonds, and any funds in the Road Debt Service Fund are not available to make debt service payments on the District's outstanding water, sewer, and drainage bonds. See "DISTRICT TAX DATA – Tax Adequacy of Tax Revenue" and "THE BONDS – Funds."

(g) The cash and investment balance in the Road Debt Service Fund represents an estimate of 12 months of capitalized interest to be funded with proceeds of the Bonds to be deposited into such fund on the date of delivery of the Bonds. See "USE OF BOND PROCEEDS."

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Outstanding Bonds plus the estimated debt service requirements on the Bonds.

Year	Outstanding Debt Service Requirements	Debt Service Requirements on the Bonds		Total Debt Service Requirements*
		Principal	Interest*	
2026	$241,394	-	$87,500	$328,894
2027	$332,891	-	$210,000	$542,891
2028	$330,700	$95,000	$207,625	$633,325
2029	$328,141	$95,000	$202,875	$626,016
2030	$325,213	$100,000	$198,000	$623,213
2031	$321,916	$110,000	$192,750	$624,666
2032	$318,250	$115,000	$187,125	$620,375
2033	$314,606	$120,000	$181,250	$615,856
2034	$317,434	$125,000	$175,125	$617,559
2035	$316,419	$130,000	$168,750	$615,169
2036	$315,184	$140,000	$162,000	$617,184
2037	$318,428	$145,000	$154,875	$618,303
2038	$321,028	$155,000	$147,375	$623,403
2039	$318,281	$160,000	$139,500	$617,781
2040	$320,188	$170,000	$131,250	$621,438
2041	$321,631	$180,000	$122,500	$624,131
2042	$322,613	$185,000	$113,375	$620,988
2043	$323,131	$195,000	$103,875	$622,006
2044	$323,325	$205,000	$93,875	$622,200
2045	$323,200	$215,000	$83,375	$621,575
2046	$327,513	$230,000	$72,250	$629,763
2047	$326,263	$240,000	$60,500	$626,763
2048	$329,450	$250,000	$48,250	$627,700
2049	$332,141	$265,000	$35,375	$632,516
2050	$329,453	$280,000	$21,750	$631,203
2051	$331,219	$295,000	$7,375	$633,594
2052	$337,219	-	-	$337,219
TOTALS	**$8,667,228**	**$4,200,000**	**$3,308,500**	**$16,175,728**

Maximum Annual Debt Service Requirements (2051)..... $633,594 (a)

Requires a $0.79 debt service tax rate on the January 20, 2026 Estimated Taxable Value of $85,283,845 at 95% collections..... $640,055 (a)

Requires a $1.00 debt service tax rate on the 2025 Certified Taxable Value of $66,822,415 at 95% collections..... $634,813 (a)

(a) Preliminary, subject to change. A certain portion of the maximum annual debt service requirement will be paid for with the District's debt service tax rate (for water, sewer, and drainage purposes) and a certain portion will be paid for with the District's road debt service tax rate. See "DISTRICT TAX DATA – Tax Adequacy of Tax Revenue."

*Preliminary, subject to change

OFFICIAL STATEMENT
relating to

$4,200,000

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42
(A political subdivision of the State of Texas located within Brazoria County, Texas)

UNLIMITED TAX ROAD BONDS
SERIES 2026

INTRODUCTION

This Official Statement provides certain information in connection with the issuance of the $4,200,000 Brazoria County Municipal Utility District No. 42 Unlimited Tax Road Bonds, Series 2026 (the "Bonds").

The Bonds are issued pursuant to Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, including but not limited to Chapters 49 and 54, Texas Water Code, as amended, a resolution authorizing the issuance of the Bonds (the "Bond Resolution") to be adopted by the Board of Directors of Brazoria County Municipal Utility District No. 42 (the "District"), and an election held within the District.

This Official Statement includes descriptions of the Bonds, the Bond Resolution, certain information about the District and its financial condition, and the Developer in the District. 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 Bond Counsel upon payment of duplication costs thereof.

RISK FACTORS

General

The Bonds are obligations of the District and are not obligations of the State of Texas, Brazoria County, the City of Manvel, or any other political subdivision. 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 within the District. See "THE BONDS – Source of and Security for Payment." The investment quality of the Bonds depends on the ability of the District to collect all taxes levied against the taxable property within the District and, in the event of foreclosure of the District's tax lien, on the marketability of the property and the ability of the District to sell the property at a price sufficient to pay taxes levied by the District and by other overlapping taxing authorities. The District cannot and does not make any representations that over the life of the Bonds the taxable property within the District will accumulate or maintain taxable values sufficient to generate property taxes to pay debt service at current levels.

Economic Factors

A substantial percentage of the taxable values of the District are derived from the current market value of commercial improvements, tracts developed for commercial purposes, and undeveloped tracts planned for commercial and multi-family development. The market value of such tracts is related to general economic conditions affecting the demand for commercial space. Demand for tracts of this type and the construction of commercial projects thereon can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability, and the prosperity and demographic characteristics of the urban center toward which the marketing of such tracts is directed. Decreased levels of construction activity or reduced resale value of such tracts could restrict the growth of property values in the District or could adversely impact such values.

The growth of taxable values in the District is related to the vitality of the commercial development and commercial building industry in the Houston metropolitan area. The commercial development and building industry has historically been a cyclical industry, affected by short-term and long-term interest rates, consumer demand, foreclosure rates, availability of mortgage and development funds, labor conditions, and general economic conditions. The Houston economy is still dependent on energy prices and the continuation of relatively low oil and natural gas prices could result in additional adverse effects on the Houston area economy. High commercial and industrial property foreclosure rates may also affect commercial mortgage lenders' willingness to accept risks and potential borrowers' ability to qualify for loans. The ability to qualify for commercial mortgage loans may negatively affect the commercial development and building industry and the growth of taxable values in the District.

The commercial real estate industry in the Houston area is competitive, and the District can give no assurance that development programs will be implemented or completed. The sale of developed commercial tracts and the competitive position of prospective builders in the construction of commercial establishments are affected by most of the factors discussed herein. The District's ability to pay debt service payments on its Bonds is directly related to tax revenues received by the District and the growth and maintenance of taxable values in the District.

Dependence on Principal Taxpayers

According to the District's 2025 certified tax rolls as provided by the Appraisal District, the top 10 taxpayers represent approximately $65,366,455 of taxable assessed valuation, or approximately 97.82% of the District's 2025 Certified Taxable Value of $66,822,415. The District's principal taxpayers include the Developer, which represents approximately $49,421,036 of taxable assessed valuation, or approximately 73.96% of the District's 2025 Certified Taxable Value. Additionally, the District's principal taxpayers include H-E-B Grocery, LP, which represents approximately $10,381,700 of taxable assessed valuation, or approximately 15.54% of the District's 2025 Certified Taxable Value; all of such taxable assessed valuation is comprised entirely of taxable personal property value. See "– Personal Property Tax Collections" herein.

The ability of the principal taxpayers 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. If, for any reason, the principal taxpayers do not pay taxes due or do not pay in a timely manner, the District may need to use other funds available for debt service purposes to the extent available. Further, if any of the principal taxpayers cease operations within the District, a substantial decrease in the District's value may result; the District has no understanding with any of the principal taxpayers regarding their future level of operations in the District. The District has not covenanted in the Bond Resolution, nor is it required by Texas law, to maintain any particular balance in its Road Debt Service Fund, Debt Service Fund, or any other funds. Therefore, failure by the principal taxpayers to pay their taxes on a timely basis in amounts in excess of the District's available funds could have a material adverse effect upon the District's ability to pay debt service on the Bonds on a current basis. See "THE DISTRICT'S DEVELOPER" and "DISTRICT TAX DATA – Principal Taxpayers."

Landowners/Developer Under No Obligation to the District

Neither the Developer nor any other landowner within the District has any commitments or obligations to proceed at any particular rate or according to any specified plan with the development of land or the construction of commercial improvements in the District. Currently, there is no restriction on any landowner's right (including the Developer) to sell its land. Failure to construct taxable improvements on developed tracts of land (currently existing tracts of land, or tracts of land anticipated to be created by the Developer) and failure of landowners to develop their land would restrict the rate of growth of taxable value in the District. The District is also dependent upon certain principal taxpayers for the timely payment of ad valorem taxes, and the District cannot predict what the future financial condition of either will be or what effect, if any, such conditions may have on their ability to pay taxes. See "DISTRICT TAX DATA – Principal Taxpayers" and "THE DISTRICT'S DEVELOPER."

Personal Property Tax Collections

A substantial percentage of the District's 2025 certified tax roll is comprised of personal property. The District's second largest taxpayer, H-E-B Grocery, LP, represents approximately $10,381,700 of taxable assessed valuation, or approximately 15.54% of the District's 2025 Certified Taxable Value, comprised entirely of personal property. Unlike real property, there is no certainty that personal property will remain in the District from year to year. Personal property is portable and could be removed from the District at any time. Personal property removed from the District as of January 1 of any year is not subject to taxation by the District for that year.

If personal property is subject to a lien for unpaid District taxes for any year, the District's lien is lost if the property is sold in the ordinary course of business. While a lien in the amount of the personal property taxes owed by a taxpayer attaches not only to personal property owned by the taxpayer as of January 1 with a tax situs in the District, but to any personal property located outside the District. Furthermore, locating and foreclosing on property held outside the District may be costly, inefficient, and difficult.

The statute of limitations for collection of personal property taxes is four years from the date of delinquency, which is shorter than the 20-year statute of limitations for real property and improvements. As with real property taxes, ad valorem taxes levied on personal property are the personal obligation of the taxpayer. No representation can be made by the District regarding future tax collections. See "TAXING PROCEDURES."

Based on the District's 2025 certified tax roll as provided by the Appraisal District, the assessed personal property value in the District is approximately $13,667,140, which represents approximately 20.45% of the District's 2025 Certified Taxable Value. As noted above, while the value of taxable real property is subject to fluctuation, taxable personal property is mobile and capable of being removed entirely from the District and its tax rolls. The taxable personal property on the District's 2025 certified tax roll is almost entirely owned by H-E-B Grocery, LP. To the extent that, for any reason, H-E-B Grocery, LP reduces the size of its operations in the District or ceases to operate in the District altogether, and is not replaced by a similar business, the impact on the taxable valuation of the District would be significant. In addition, should H-E-B Grocery, LP vacate its facilities, there may be a limited market for such facility. The District makes no representation regarding the likelihood that personal property currently listed on the District's tax rolls will remain in the District, or regarding the portion of future District tax rolls that will be represented by personal property. See "– Dependence on Principal Taxpayers" herein, "DISTRICT TAX DATA – Principal Taxpayers," and "– Analysis of Tax Base."

Marketability

The District has no understanding (other than the initial reoffering yields) with the Underwriter regarding the reoffering yields or prices of the Bonds and has no control 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 price of the Bonds may be greater than the spread between the bid and asked price of more traditional issuers as such bonds are generally bought, sold, or traded in the secondary market.

Tax Collections

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 taxing authorities on the property against which taxes are levied, and such lien may be enforced by judicial 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 affecting the marketability of taxable property within the District and limitation of the proceeds from a foreclosure sale of such property; (d) adverse effects on the proceeds of a foreclosure sale resulting from a taxpayer's limited right to redeem its foreclosed property as set forth below; or (e) insufficient foreclosure bids to satisfy the tax liens of all state and local taxing authorities which have parity liens on the 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 the 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. See "TAXING PROCEDURES."

Registered Owners' Remedies

If the District defaults in the payment of principal of, interest on, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. 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. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages. Even if such sovereign immunity were waived and a judgment against the District for money damages were obtained, the judgment could not be enforced by 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 to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or 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.

Bankruptcy Limitation to Registered Owners' Rights

The enforceability 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. Specifically, the District may voluntarily file a petition for protection from creditors under the federal bankruptcy laws. During the pendency of the bankruptcy proceedings, the remedy of mandamus would not be available to the Registered Owners unless authorized by a federal bankruptcy judge.

Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Section 901-946, if the District: (a) is generally authorized to file for federal bankruptcy protection by the State law; (b) is insolvent or unable to meet its debts as they mature; (c) desires to effect a plan to adjust such debts; and (d) has either obtained the agreement of, or negotiated in good faith with, its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Under Texas law, the District must obtain the approval of the TCEQ prior to filing bankruptcy. Such law requires that the TCEQ investigate the financial condition of the District and authorize the District to proceed only if the District has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

Notwithstanding noncompliance by a district with Texas law requirements, a district could file a voluntary bankruptcy petition under Chapter 9, thereby invoking the protection of the automatic stay until the bankruptcy court, after a hearing, dismisses the petition. A federal bankruptcy court is a court of equity and federal bankruptcy judges have considerable discretion in the conduct of bankruptcy proceedings and in making the decision of whether to grant the petitioning district relief from its creditors. While such a decision might be appealable, the concomitant delay and loss of remedies to the Registered Owners could potentially and adversely impair the value of the Registered Owners' claim.

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect Registered Owners by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the Registered Owners' claims against the District.

A district cannot be placed into bankruptcy involuntarily.

Approval of the Bonds

As required by law, the Attorney General of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General of Texas does not pass upon or guarantee the safety of the Bonds as an investment or the adequacy or accuracy of the information contained in this Official Statement.

Potential Effects of Oil Price Fluctuation on the Houston Area

Fluctuations in oil prices in the U.S. and globally 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 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.

Dependence on the Energy Industry

The economy of the Houston metropolitan area, which has sometimes been referred to as the energy capital of the world, is, in part, dependent upon the oil and gas and petrochemical industries. During the height of the COVID-19 pandemic in 2020, worldwide consumption of energy decreased dramatically and led to the lowest oil prices in three decades. This led to layoffs of workers, business failures and reduced capital and operating expenditures by energy companies. While there has been some rebound, Houston area jobs in the energy industry have not fully recovered. In 2021, the United States rejoined the 2015 Paris Climate Accords, under which many countries have agreed to move away from fossil fuels to alleviate climate change. Although major energy companies expect that fossil fuels will be vital to the global economy for many years to come, they have recognized the need to direct more investment toward various clean energy projects. The pace and success of these efforts could significantly affect the Houston economy in the future.

Tax Collections Limitations and Foreclosure Remedies

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 local taxing authorities on the property against which taxes are levied, and such lien may be enforced by judicial 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; or (c) market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property. Moreover, the proceeds of any sale of property within the District available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property (see "DISTRICT TAX DATA – Overlapping Taxes"), by the current aggregate tax rate being levied against the property, and by other factors (including the taxpayers' right to redeem property within two years of foreclosure for residential and agricultural use property and six months for other property). Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes, that have already been paid.

Dependence on Future Development and Potential Impact on District Tax Rates

The District's 2025 tax rate of $0.95 per $100 of assessed valuation, when combined with the City's 2025 tax rate of $0.56 per $100 of assessed valuation, is slightly higher than the tax rate that is common among many other similar utility districts providing water, sanitary sewer, and storm drainage services in Brazoria County. An increase in the District's tax rate substantially above such a level could have an adverse impact on future development in the District and on the District's ability to collect such tax. The District intends to maintain a plan of financing that would allow the District to keep a total tax rate (including its operations and maintenance tax rate and debt service tax rates) of $0.95 per $100 of assessed valuation or less.

Assuming no further commercial building development within the District, other than that which has been constructed, the value of such land and improvements currently located and under construction within the District could be a major determinant of the ability of the District to collect, and the willingness of property owners to pay ad valorem taxes levied by the District. After the issuance of the Bonds, the maximum annual debt service requirement will be $633,594 (2051). The District's January 20, 2026 Estimated Taxable Value is $85,283,845. Assuming no increase or decrease from the January 20, 2026 Estimated Taxable Value and no use of other District funds, a combined debt service tax rate and road debt service tax rate of $0.79 per $100 of Assessed Valuation at 95% collection rate would be necessary to pay the maximum annual debt service requirement. The District's 2025 Certified Taxable Value is $66,822,415. Assuming no increase or decrease from the 2025 Certified Taxable Value and no use of other District funds, a combined debt service tax rate and road debt service tax rate of $1.00 per $100 of Assessed Valuation at 95% collection rate would be necessary to pay the maximum annual debt service requirement. See "DISTRICT TAX DATA – Tax Adequacy of Tax Revenue."

Operating Funds

As noted elsewhere in this Official Statement, property owners within the District receive water and wastewater service from the City. The District does not operate the water supply and wastewater treatment system and therefore does not receive payments from customers for water and wastewater service. The District set a 2025 maintenance tax rate in the amount of $0.61 per $100 assessed valuation. The revenue produced from the maintenance tax must be sufficient to offset the operating expenses of the District. The District's 2025 operations and maintenance tax levy amount is approximately $407,617 which is deposited into the District's General Fund. As of March 2, 2026, the District's General Fund had an unaudited cash and investment balance of $_____. For the fiscal year ending June 30, 2026, the District is currently budgeting expenditures of $176,850. Maintenance of a positive General Fund balance will depend upon: (1) continued development and increased amounts of maintenance tax revenue; and (2) operating advances from the Developer from time to time, which may be reimbursed from proceeds of future bonds. If its General Fund balance is depleted, then the District will be required to levy a maintenance tax at a rate sufficient to fund its operating expenses. Such a tax, when added to the District's debt service tax, may result in a total District tax which could adversely affect continued development of the District, as well as the willingness of taxpayers to pay taxes on their property. The District expects that it will be able to maintain a total tax rate of $0.95 per $100 of assessed valuation subsequent to the sale of the Bonds. The Developer has entered into an agreement with the District memorializing its obligation to make operating advances to the District as may be required from time to time. For the fiscal year ending June 30, 2026, the District is not currently budgeting any operating advances from the Developer. See "THE SYSTEM – General Fund Operating History" and "DISTRICT TAX DATA – Tax Rate and Collections."

Future Debt

At an election held on May 8, 2010, the District's voters authorized the issuance of unlimited tax bonds for water, wastewater, and drainage facilities, and for parks and recreational facilities. In addition, at an election held on May 5, 2018, the District's voters authorized the issuance of unlimited tax bonds for road facilities. The authorized amounts are shown in the table below:

Amount	Purpose
$130,900,000	For certain water, wastewater, and drainage facilities and for refunding
$11,900,000	For certain parks and recreational facilities and for refunding
$36,000,000	For certain road facilities and for refunding

After the issuance of the Bonds, the District will have the following amounts that remain authorized but unissued: (i) $126,000,000 of unlimited tax bonds for water, wastewater, and drainage facilities (and for refunding such bonds previously issued); (ii) $11,900,000 of unlimited tax bonds for parks and recreational facilities (and for refunding such bonds previously issued); and (iii) $32,550,000 of unlimited tax bonds for road facilities (and for refunding such bonds previously issued).

The District has the right to issue additional bonds as may hereafter be approved by both the Board and the voters of the District. Such additional bonds would be issued on a parity with the Bonds. Any future new money bonds (except for new money road bonds) to be issued by the District must also be approved by the TCEQ.

The District is also authorized by statute to engage in fire-fighting activities, including the issuance of bonds payable from taxes for such purpose. Before the District could issue bonds payable from taxes for said purpose, the following actions would be required: (a) authorization of a detailed master plan and bonds for such purpose by the qualified voters in the District; (b) amendment of the existing City ordinance specifying the purposes for which the District may issue bonds; (c) approval of the master plan and issuance of bonds by the TCEQ; and (d) approval of bonds by the Attorney General of Texas. The Board is not considering issuing any fire-fighting unlimited tax bonds at this time. The District has no information concerning any determination by the City to modify its consent ordinance. Issuance of bonds for fire-fighting activities could dilute the investment security for the Bonds.

Financing Parks and Recreational Facilities

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park project and bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. If the District does issue park bonds, the outstanding principal amount of such bonds may not exceed an amount equal to one percent of the value of the taxable property in the District, 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 three percent of the value of the taxable property in the District. The District held a park and recreational facilities bond election on May 8, 2010, that authorized $11,900,000 of park and recreational facilities bonds.

Current law may be changed in a manner to increase the amount of bonds that may be issued as related to a percentage of the value of taxable property or to allow a higher or lower maintenance tax rate for such purposes. The levy of taxes for such purposes may dilute the security for the Bonds.

Financing Road Facilities

The District is authorized to develop road facilities, including the issuing of bonds payable from taxes for such purpose. Before the District can issue road bonds payable from taxes, approval of the bonds by the Attorney General of Texas is required. When the District does issue road bonds, the outstanding principal amount of such bonds may not exceed an amount equal to twenty-five

percent of the assessed value of real property in the District. The District conducted a bond election that authorized $36,000,000 of road bonds at an election held on May 5, 2018, of which $32,550,000 remain authorized but unissued after the issuance of the Bonds.

Continuing Compliance with Certain Covenants

Failure of the District to comply with certain covenants contained in the Bond Resolution on a continuing basis prior to the 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 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.

Severe Weather

The District is located approximately 30 miles from the Texas Gulf Coast. Land located in this area is susceptible to high winds, heavy rain and flooding caused by hurricanes, tropical storms, and other tropical disturbances. If a hurricane (or any other natural disaster) significantly damaged all or part of the improvements within the District, the assessed value of property within the District could be substantially reduced, with a corresponding decrease in tax revenues or necessity to increase the District's tax rate. Further, there can be no assurance that a casualty loss to taxable property within the District will be covered by insurance (or that property owners will even carry flood insurance), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the District. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the District would be adversely affected.

The greater Houston area has experienced multiple storms exceeding a 0.2% probability of occurrence (i.e., "500-year flood" events) since 2015. If the District were to sustain damage to its facilities as a result of such a storm (or any other severe weather event) requiring substantial repair or replacement, or if substantial damage to taxable property within the District were to occur as a result of a severe weather event, the investment security of the Bonds could be adversely affected.

Specific Flood Type Risks

The District may be subject to the following flood risks:

Ponding (or Pluvial) Flooding – 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) Flooding – 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.

Temporary Tax Exemption for Property Damaged by Disaster

The Property Tax Code (hereinafter defined) 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.

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 personal 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.

Atlas 14

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 the application of more stringent floodplain regulations applying to a larger area and potentially leaving less developable property within the District. The application of 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.

USE OF BOND PROCEEDS

Proceeds from the sale of the Bonds will be used to: (1) reimburse the Developer for advancing funds to construct certain road facilities serving the District and associated engineering, testing, and land acquisition costs; (2) fund developer interest related to the advancement of funds for certain construction costs; (3) fund 12 months of capitalized interest on the Bonds; and (4) pay administrative cost and issuance expenses associated with the sale and delivery of the Bonds.

BGE, Inc. (the "Engineer") has advised the District that the proceeds listed below should be sufficient for the acquisition of such facilities. The District's present estimate of the use of proceeds of the Bonds is as follows:

CONSTRUCTION COSTS	Total Amount	
Developer Contribution Items		
Kirby Roadway – Construction	$980,472	
State Highway 6 Driveways and Decel Lanes – Construction	$356,333	
TxDOT SH288 Ramp Relocation and Driveway – Construction	$170,000	
Engineering	$598,582	
Materials Testing	$28,433	
Total Developer Contribution Items	**$2,133,820**	
District Items		
Land Acquisition – Kirby Drive ROW	$634,123	
Total District Items	**$634,123**	
TOTAL CONSTRUCTION COSTS	**$2,767,943**	(a)
NON-CONTRUCTION COSTS		
Legal Fees	$120,000	
Fiscal Agent Fees	$84,000	
Interest Costs:		
Capitalized Interest (12 months)	$220,500	
Developer Interest	$492,346	
Land Acquisition Cost Interest	$316,794	
Bond Discount	$126,000	
Bond Issuance Expenses	$68,217	
Attorney General Fee	$4,200	
Contingency	$0	(b)
TOTAL NON-CONSTRUCTION COSTS	**$1,432,057**	
TOTAL BOND ISSUE REQUIREMENT	**$4,200,000**	

(a) The TCEQ has not established rules regarding district reimbursement of road costs to developers. The District has engaged its independent auditor to perform certain agreed upon procedures on the Developer's documentation of the payments of eligible road improvement costs.

(b) The District will designate any surplus Bond proceeds resulting from the sale of the Bonds at a lower interest rate than the estimated rate as a contingency line item in the Final Official Statement. Such funds will be used by the District to fund costs only after approval by the Board of Directors.

THE DISTRICT

Authority

The District is a municipal utility district created by order of the TCEQ dated October 8, 2009. The District was created pursuant to the authority of Article XVI, Section 59 of the Texas Constitution and operates pursuant to Chapters 49 and 54, Texas Water Code, as amended. The District was granted road powers authorized by Article III, Section 52 of the Texas Constitution. The rights, powers, privileges, authority, and functions of the District are established by the general laws of the State of Texas pertaining to municipal utility districts, including particularly Chapters 49 and 54, Texas Water Code, as amended. The District is subject to the continuing supervision of the TCEQ. The District is empowered 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. Additionally, the District was created with certain park powers.

Under certain limited circumstances, the District is authorized to construct, develop, maintain, and finance park and recreational facilities, and to construct, develop, maintain, and finance roads. In addition, the District is authorized to establish, operate, and maintain a fire department, independently or with one or more other conservation and reclamation districts, and to provide such facilities and services to the customers of the District. See "RISK FACTORS – Financing Parks and Recreational Facilities," "– Financing Road Facilities," and "THE BONDS – Issuance of Additional Debt."

In order to obtain the consent of the City, within whose corporate limits the District lies, to the District's creation, the District has agreed to observe certain City requirements. These requirements limit the purposes for which the District may sell bonds for the

acquisition and improvement of waterworks, wastewater, and drainage facilities, road facilities, and park and recreational facilities; limit the net effective interest rate on such bonds and other terms of such bonds; and require the City's approval of certain of the District's construction plans and specifications.

Description

The District, as it was originally created, included approximately 192 acres. Since the creation of the District there have been three annexations totaling approximately 101 acres and no exclusions of property within the District. The District currently includes approximately 293 acres. The District is located in northern Brazoria County, Texas and is situated entirely within the corporate limits of the City of Manvel, Texas (the "City"). The District is located approximately four (4) miles northwest of the central business district of the City and approximately 20 miles south of the central business district of the City of Houston, Texas. Most of the District lies north of State Highway 6, and west of State Highway 288, though a portion of the District lies on the south side of State Highway 6. See "– Location Map" herein. According to the District's Engineer, none of the developed land within the District would be subject to flooding during a hypothetical 100-year flood event.

Land Uses and Status of Land Development

A summary of the approximate land use in the District as of March 1, 2026, appears in the following table:

Type of Land Use	Approximate Acres
Developed Acres (a)	53
Acres Under Development (b)	0
Remaining Developable Acreage (c)	168
Undevelopable Acreage (d)	72
Total Approximate Acres	**293**

(a) Represents land that is served with utilities and has commercial improvements constructed on site. See "– Status of Development" herein.

(b) Represents commercial improvements currently under construction on land that is served with utilities. See "– Status of Development" herein.

(c) Represents land that will most likely be developed for mixed use commercial and multi-family development uses in the future. The District makes no representation that the development of such acreage will ever be undertaken or that taxable improvements will ever be constructed thereon. See "RISK FACTORS – Economic Factors" and "– Landowners/Developer Under No Obligation to the District."

(d) Includes street rights-of-way, detention ponds, drainage easements, and District plant sites.

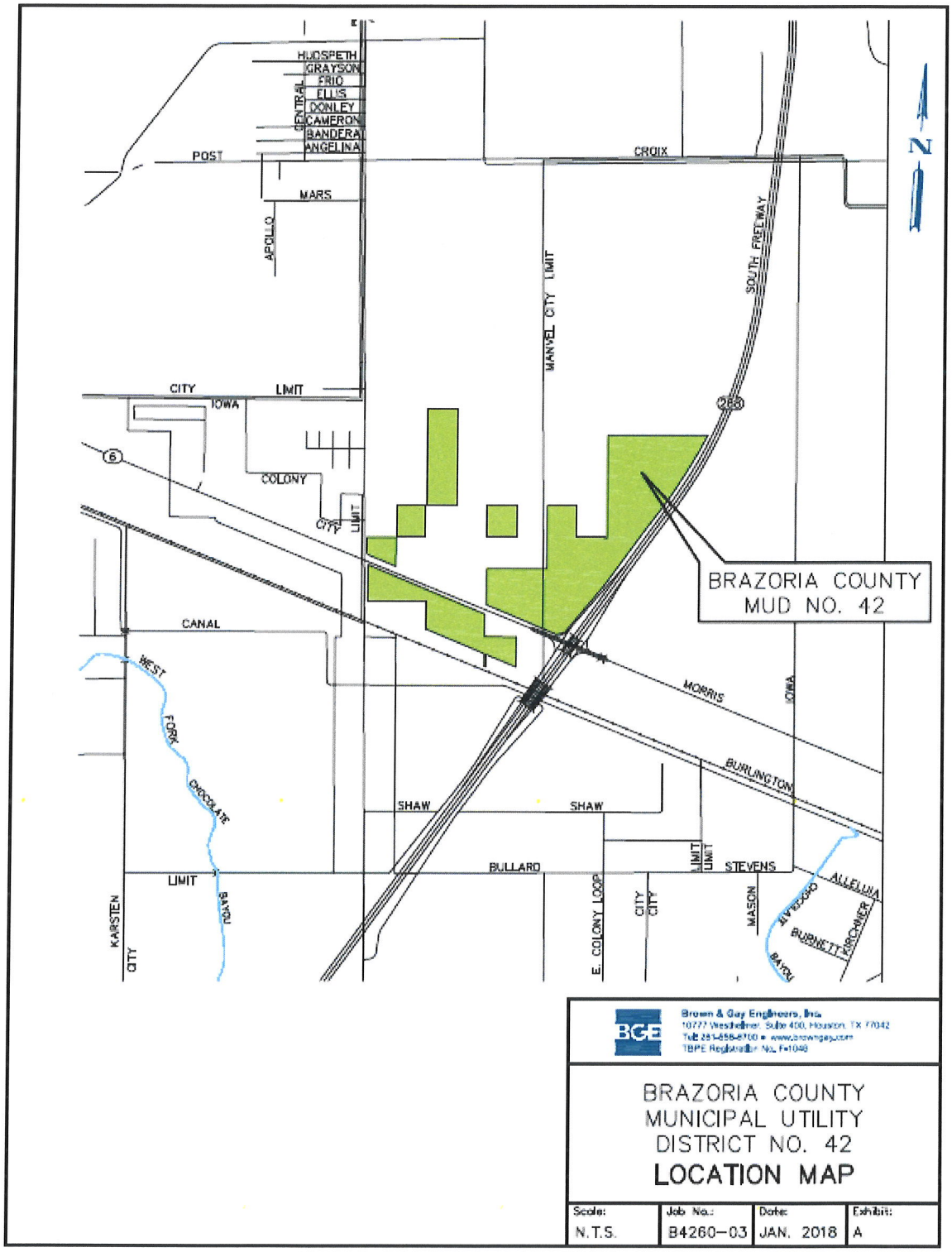
Status of Development

The District is currently being developed for commercial purposes in the development project known as Manvel Town Center. The District includes certain other tracts that are planned for commercial and multi-family purposes. The following table indicates the approximate status of commercial development as of March 1, 2026. See "APPENDIX B – Photographs Taken in the District" for further illustration of the various commercial improvements that have been constructed in the District.

Owner and/or Tenant	Size (sq. ft.)	Building Purpose/Type of Business
H-E-B	108,000	Grocery store and fuel station
Lowe's	124,000	Home improvement and garden center
Retail Building A	9,000	Retail space
Retail Building B	12,300	Retail space
Retail Building C	10,500	Retail space
Retail Building C1	5,600	Retail space
Retail Building D	16,400	Retail space
Retail Building E	10,400	Retail space
Teal Ridge Dental Care	3,500	Dental office
McDonald's	4,455	Restaurant
Whataburger	3,745	Restaurant
Total Size (sq. ft.)	**307,900**	

In addition, PNC Bank has entered into a ground lease for an approximately 1-acre tract of land to build an approximately 3,000 sq. ft. bank, with an anticipated opening date during the fourth quarter of 2026. As stated elsewhere in this Official Statement, the Developer has no commitment or obligation to proceed at any particular rate or according to any specified plan with the development of land or the construction of commercial improvements in the District. Future development and construction depend, in part, upon short-term and long-term interest rates, availability of mortgage and development funds, labor conditions, and general economic conditions. Neither the District nor the Developer represent that the remaining development of Manvel Town Center will ever be undertaken nor that any taxable improvements will ever be constructed thereon. See "THE DISTRICT'S DEVELOPER," "RISK FACTORS – Economic Factors," and "– Landowners/Developer Under No Obligation to the District."

Location Map



Aerial Photograph

THE DISTRICT'S DEVELOPER

Role of a Developer

In general, the activities of a developer in a municipal utility district, such as the District, include purchasing the land within a district, designing the streets 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, and selling improved lots and commercial reserves to builders, other developers, or other third parties. In most instances, a developer will be required to pay up to 30% of the cost of financing certain water, wastewater, and drainage facilities in the utility district exclusive of water and sewage treatment plants unless a waiver from this requirement is requested and obtained from the TCEQ by the District, pursuant to the rules of the TCEQ. In addition, a developer is ordinarily the major taxpayer within a utility district during the property development phase and the developer's inability to pay the taxes assessed on its property within a district would have a materially adverse effect on the revenues of the district. The relative success or failure of a developer to perform development activities within a utility district may have a profound effect on the ability of the district to generate sufficient tax revenues to service and retire all tax bonds issued by the district. While a developer generally commits to pave streets and pay its allocable portion of the costs of utilities to be financed by the utility district through a specific bond issue, a developer is generally under no obligation to a district to undertake development activities with respect to other property that it owns within a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land that the developer owns within a district.

The Developer

The District's developer is Manvel Town Center, Ltd., a Texas limited partnership ("MTC"). MTC was established for the sole purpose of developing approximately 103 acres of land within the District known as Manvel Town Center, which is being developed for commercial purposes based on current land plans. The general partner of MTC is Manvel Town Center One, L.C., a Texas limited liability company, which is managed by Mr. Herbert D. Weitzman. Mr. Weitzman is Executive Chairman of Weitzman Management Corporation, which was founded in 1990. Weitzman Management Corporation is a full-service commercial real estate brokerage firm that now ranks as one of the largest retail-focused real estate services firms based in Texas. On the brokerage side, Weitzman Management Corporation leases a retail portfolio of approximately 44 million square feet in Austin, Dallas-Fort Worth, Houston, and San Antonio. As a property manager, Weitzman Management Corporation is responsible for managing a statewide portfolio of more than 22 million square feet of retail and commercial properties.

According to MTC, its primary assets consist of land and improvements in the District. Further, according to MTC, it is currently operating with a net income comprised largely from lease payments from tenants of Manvel Town Center. MTC is referred to herein as the "Developer."

Developer Financing

MTC currently has a $63,000,000 interim construction loan (the "Loan") provided by JP Morgan Chase Bank. As of February 10, 2026, the Loan had a balance of $61,325,354. The Loan is a variable-rate loan based on the Secured Overnight Financing Rate. The Loan is secured by a note and deed of trust in favor of JP Morgan Chase Bank and includes, among other terms, a lien on any undeveloped land, and the assignment of the right to future developer reimbursements from the District. According to MTC, the Loan is current and has never been in default.

DEVELOPMENT AGREEMENT WITH THE CITY OF MANVEL

The District entered into an Interlocal and Development Agreement (the "Development Agreement"), with the City and Manvel Town Center, LP, in accordance with Chapter 380, Texas Local Government Code, and Chapter 791, Texas Government Code, as amended, effective January 1, 2014, which was subsequently amended on February 20, 2018, and January 1, 2021. Manvel Town Center, LP subsequently assigned its obligations under the Development Agreement to the Developer. The Development Agreement will remain in effect until the earlier of December 31, 2044, unless earlier terminated by (i) mutual agreement of the City and the District, or (ii) by the dissolution of the District by the City. Pursuant to the Development Agreement, the District assumes responsibility for acquiring and constructing for the benefit of, and for ultimate conveyance to, the City, the water distribution and wastewater collection facilities to serve development occurring within the boundaries of the District (the "Facilities"). The City agrees to make certain annual payments to the District in consideration of the District's financing, acquisition, and construction of the Facilities.

The District will own and operate the detention facilities serving development within its boundaries.

The Facilities. The District will design, finance and construct the internal public infrastructure or improvements, including but not limited to, water and sewer lines, lift stations, treatment plants, ground and elevated storage tanks, roads, thoroughfares, and transportation systems. If or when the City determines the District can be served by existing or future City facilities, the City and District will construct or acquire trunklines, water or sewer facilities, or additional capacity necessary to serve the District. Each shall bear its pro rata share of the costs. For existing facilities capable of serving the District, the District shall be responsible for reimbursing the City for its pro rata share of the costs, or applicable capital recovery charges.

The City agrees to provide the District with its ultimate requirements for water supply and wastewater treatment subject to the District's agreement to: (i) assume the obligation to fund and construct an elevated water storage tank to serve the District, and (ii) construct a water treatment plant and a wastewater treatment plant, with sufficient capacity to serve the area of the District. If the City places either or both of the plants on a capital improvement plan, and adopts and imposes an impact fee associated with these

plants on property within the District, the costs incurred by District, or by the Developer on the District's behalf, for constructing these plants (including, but not limited to, land, engineering and survey expenses) will be credited against the impact fees due from the new development in the District.

Ownership, Operation, and Maintenance of the Facilities. Upon completion of construction of the Facilities, the District agrees to convey the Facilities to the City, together with all warranties and maintenance bonds and an appropriate interest in the real property upon which the Facilities are constructed, only after providing the City with a Phase 1 environmental study on such real property for review and approval. The District agrees to convey the Facilities to the City without liens or encumbrances, and the conveyance of any land will be "as-is," but free and clear of liens or encumbrances, unless such liens or encumbrances are approved by the City. With regard to fee simple conveyances, the District or the Developer may retain such easements and other real property rights as may be necessary or appropriate for the development, provided that they do not conflict with the primary use of the property and that the City approves the deed reserving such rights. The City will not be responsible for the utilities and maintenance of streetlights within the District.

Detention ponds and storm lines shall be excluded from the improvements conveyed to the City, and instead will be owned and maintained by the District. The completed right turn lane improvements from Highway 288 to Highway 6 and any future Texas Department of Transportation ("TxDOT") required improvements will not be conveyed to the City but will remain under TxDOT jurisdiction.

The Economic Development Fund. The City agrees to create the Economic Development Fund (the "Fund") on or before August 15, 2015, and to deposit into such Fund annually during the term of the Development Agreement, the calculated annual payments set forth below, but not to exceed a maximum total payout of $42,035,541. The City agrees to pay into this Fund an annual payment (the "Increment Payment") based upon the actual collections for each year of: (i) the ad valorem taxes (other than the portion of the City's ad valorem taxes allocated specifically to the City's debt service) collected by the City within the District's boundaries on taxable property prior to December 31, 2044 (which would include property taxes levied up to and including the 2043 tax year levy), above the base year; and (ii) 45 percent of the sales and use tax collected on behalf of the City within the District's boundaries prior to December 31, 2044 above the sales tax base. The City will subtract and retain each year an amount equal to 5 percent of the Increment Payment representing City administrative expenses. The second amendment to the Development Agreement, effective January 1, 2021, reduced the percentage of ad valorem taxes shared by the City from 50 percent to 45 percent.

The City is required to make payments into the Fund by August 15 each year, with the first payment due following the receipt of written notice from the District of the commencement of construction of the Facilities by or on behalf of the District. The City shall continue to make payments into the Fund until the maximum total payout has been paid, or the term of this agreement ends, whichever comes first. The District may use monies deposited in the Fund to reimburse the Developer for costs of the Facilities or to pay debt service on bonds issued to reimburse the Developer.

The City's property tax rate may change from year to year. The District is authorized to use the Increment Payment for the purposes described in the Development Agreement, including the payment of bonds and financing certain regional improvements. The District has not pledged the Increment Payment to the Bonds.

Authority of District to Issue Bonds. The District has the authority to issue, sell, and deliver unlimited tax bonds as permitted by law and the City's consent ordinance. Bonds issued by the District are obligations solely of the District and shall not be construed to be obligations or indebtedness of the City.

THE SYSTEM

Regulation

Construction and operation of the District's water, wastewater, and storm drainage system (the "System") as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state and local authorities. The TCEQ exercises continuing, supervisory authority over the District. Discharge of treated sewage into Texas waters is also subject to the regulatory authority of the TCEQ and the United States Environmental Protection Agency. Brazoria County Groundwater Conservation District and the City also exercise regulatory jurisdiction over the District's System.

General

The District operates pursuant to a Development Agreement between the City, the District, and the Developer, pursuant to which the District assumes responsibility for the acquisition and construction of the water distribution and wastewater collection facilities necessary to serve the District. See "DEVELOPMENT AGREEMENT WITH THE CITY OF MANVEL." The District entered into two Utility Conveyance and Security Agreements with the City, each dated October 2, 2023, pursuant to which the District conveyed to the City ownership and operation of its water supply and water distribution facilities and its wastewater collection and treatment facilities. The District does not operate any water supply or wastewater treatment facilities.

Water Supply

The District's water supply capacity is provided by the City pursuant to the terms of the Development Agreement and the Utility Conveyance and Security Agreement between the District and the City, dated October 2, 2023. The District receives potable groundwater from Water Well No. 1, which is now owned and operated by the City. Under the Utility Conveyance and Security

Agreement, the District has reserved to it capacity in the water supply facilities in an amount equal to 1,220 equivalent single-family connections ("ESFCs"). According to the Engineer, such water supply capacity is adequate to serve the initial phases of development of the District based on current land plans. The District is currently serving approximately 210 ESFCs. If necessary in the future, the District or the City will expand the water supply facilities to serve the District at ultimate buildout.

Wastewater Treatment

The District's wastewater treatment capacity is provided by the City pursuant to the terms of the Development Agreement and the Utility Conveyance and Security Agreement between the District and the City, dated October 2, 2023. The District receives wastewater treatment service from the City's Phase 1 wastewater treatment plant. Pursuant to the terms of the Development Agreement, the District has reimbursed the Developer for costs associated with the acquisition and construction of the City's wastewater treatment plant with a portion of the proceeds of the District's previously issued bonds. Under the Utility Conveyance and Security Agreement, the District has reserved to it capacity in the wastewater collection and treatment facilities to treat 150,000 gallons per day of sanitary sewer, totaling approximately 476 ESFCs (based on 315 gallons per day of wastewater flow per connection). According to the Engineer, the District is currently serving approximately 210 ESFCs. If necessary in the future, the District or the City will expand the wastewater treatment plant to serve the District at ultimate buildout.

Drainage and Detention Facilities

The underground storm drainage collection system serving the initial development phases of Manvel Town Center is complete. The storm water within the District is collected by a system of underground storm sewers that carry storm runoff into a series of detention ponds and ultimately into Rodeo Palms Ditch (Drainage Channel), which drains to Chocolate Bayou. The District's current storm drainage collection system consists of curbs and gutters with inlets and reinforced concrete storm sewers. This system serves the initial phases of the District's drainage area and conveys flows to two storm water detention basins owned and maintained by the District.

100-Year Flood Plain

According to the District's Engineer, none of the land located in the District's boundaries is located within the 100-year floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48039C0110K, dated December 30, 2020, for Brazoria County, Texas.

General Fund Operating History

The Bonds are payable from the levy of an ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District. The information included in the table below relating to the District's operations is provided for information purposes only.

	Fiscal Year Ended June 30 (a)	
	2025	2024
REVENUES		
Property taxes	$596,904	$57,408
Penalty and Interest	$3,197	$225
Miscellaneous Revenues	$3,064	$572
TOTAL REVENUES	**$603,165**	**$58,205**
EXPENDITURES		
Professional Fees	$98,711	$817
Contracted Services	$17,924	$17,008
Repairs and Maintenance	$40,912	$35,411
Other	$15,468	$17,863
TOTAL EXPENDITURES	**$173,015**	**$71,099**
NET CHANGE IN FUND BALANCE	**$430,150**	**($12,894)**
BEGINNING FUND BALANCE	**$33,015**	**$45,909**
ENDING FUND BALANCE (b)	**$483,165**	**$33,015**

(a) Data is taken from the District's audited financial statements. See "APPENDIX A." The information for the fiscal year ended June 30, 2024 represents the first year of audited financial statements.

(b) As of January 23, 2025, the District's General Fund had an unaudited cash and investment balance of $97,778. For the fiscal year ending June 30, 2025, the District's General Fund is currently budgeting revenues of $156,100, which includes budgeted operating advances from the Developer in the amount of $101,000, and expenditures of $156,100. See "RISK FACTORS – Operating Funds."

THE ROADS

The District is financing certain of its costs of construction or acquisition of components of the road system (the "Roads"), which serves the property in the District. The portion of the Roads to be financed from the proceeds of the Bonds are comprised of those roads and related facilities described under "USE OF BOND PROCEEDS." The District expects to finance additional costs of acquisition or construction of the Roads, among other facilities that have been and will be constructed to serve the land within the District, with proceeds of the sale of bonds, if any, that the District expects to issue in the future. See "THE BONDS – Issuance of Additional Debt" and "RISK FACTORS – Future Debt." The Roads serve the residents of the District by providing access to the major thoroughfares and collector roads within Manvel Town Center and the surrounding area.

The Roads lie within the public right-of-way. In addition to the roadway, public utilities such as underground water, wastewater and drainage facilities are located within the right-of-way or easement dedicated to the District. The right-of-way is also shared by streetlights, sidewalks, and franchise utilities, including power, gas, telephone, and cable utilities. The Roads have been designed and constructed in accordance with standards, rules, and regulations of the City. Upon completion, the Roads are conveyed to the City for ownership, operation, and maintenance in accordance with the standard acceptance procedures and pursuant to the terms and conditions of the Development Agreement. Certain roadway projects have been constructed under the jurisdiction of the Texas Department of Transportation ("TxDOT"); such improvements are conveyed to TxDOT upon completion. See "DEVELOPMENT AGREEMENT WITH THE CITY OF MANVEL" and "RISK FACTORS – Financing Road Facilities."

MANAGEMENT OF THE DISTRICT

The District is governed by a board of directors (the "Board"), which has control over and management supervision of all affairs of the District. None of the directors reside in the District; each of the directors owns a parcel of land in the District subject to a note and deed of trust. A directors' election is held within the District in May in even-numbered years. Directors are elected to serve four-year staggered terms. The current members and officers of the Board, along with their titles on the Board, are listed below.

Name	Title	Expires May
Chris Hanvey	President	2028
Lori Victory	Vice President	2026
Jeremy Lilley	Secretary	2028
Thomas Arnold	Assistant Vice President	2026
Chris Verret	Assistant Secretary	2026

The District does not employ a general manager or any other full-time employees. The District has contracted for bookkeeping, tax assessing and collecting services, and annual auditing of its financial statements as follows:

Tax Assessor/Collector – The District's Tax Assessor/Collector is Assessments of the Southwest, Inc., who is employed under an annual contract to perform the District's tax collection functions.

Bookkeeper – The District has contracted with Municipal Financial Management, Inc. for bookkeeping services.

Auditor – The financial statements of the District as of June 30, 2025, and for the year then ended, included in this offering document, have been audited by McCall Gibson Swedlund Barfoot Ellis PLLC, independent auditors, as stated in their report appearing herein. See "APPENDIX A" for a copy of the District's June 30, 2025, audited financial statements.

Utility System Operator – The System's operator is the City of Manvel's Water and Wastewater Operations Division of the Community Services Department.

Engineer – The consulting engineer for the District is BGE, Inc. (the "Engineer").

Financial Advisor – The GMS Group, L.L.C., serves as Financial Advisor to the District, and is paid an hourly fee for certain work performed for the District and a contingent fee to be computed on each separate issuance of the bonds if and when such bonds are delivered.

Bond Counsel – Allen Boone Humphries Robinson LLP serves as Bond Counsel to the District and as counsel for the District on matters other than the issuance of bonds. Fees paid for the Bond Counsel services will be paid from proceeds of the Bonds; such fees are contingent upon the sale and delivery of such Bonds.

Disclosure Counsel – McCall, Parkhurst & Horton L.L.P., Houston, Texas, serves as Disclosure Counsel on certain matters related to the sale and delivery of the Bonds, but such advice should not be relied upon by the purchasers as a due diligence undertaking on their behalf. The fees to be paid to Disclosure Counsel for services rendered in connection with the issuance of the Bonds are contingent on the issuance, sale, and delivery of the Bonds.

DISTRICT INVESTMENT POLICY

The District has adopted an Investment Policy as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended. The District's goal is to preserve principal and maintain liquidity while securing a competitive yield in its portfolio. Funds of the District are invested in short-term U.S. Treasuries, certificates of deposit insured by the Federal Deposit

Insurance Corporation ("FDIC") or secured by collateral, evidenced by perfected safekeeping receipts held by a third party bank, and 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 District portfolio.

DISTRICT DEBT

1/20/2026 Estimated Taxable Value	$85,283,845	(a)
2025 Certified Taxable Value	$66,822,415	(b)
Direct Debt:		
Outstanding Bonds	$4,900,000	
The Bonds	$4,200,000	
Total Direct Debt	$9,100,000	
Estimated Overlapping Debt	$7,468,904	(c)
Direct and Estimated Overlapping Debt	$16,568,904	
Percentage of Direct Debt to:		
1/20/2026 Estimated Taxable Value	10.67%	
2025 Certified Taxable Value	13.62%	
Percentage of Direct and Estimated Overlapping Debt to:		
1/20/2026 Estimated Taxable Value	19.43%	
2025 Certified Taxable Value	24.80%	
2025 Tax Rate Per $100 of Assessed Value		
Debt Service Tax	$0.34	
Road Debt Service Tax	$0.00	(d)
Maintenance Tax	$0.61	
Total 2025 Tax Rate	$0.95	
Cash and Temporary Investment Balances as of March 2, 2026:		
General Fund	$_____	(e)
Debt Service Fund	$_____	(f)
Road Debt Service Fund (Pro-Forma)	$181,125	(f) (g)

(a) Reflects data supplied by the Appraisal District. The Estimated Taxable Value as of January 20, 2026, was prepared by the Appraisal District and provided to the District. Such values are not binding on the Appraisal District and are provided for informational purposes only. Any value as a result of new construction since January 1 will not be included on the District's tax roll until the subsequent year's tax roll is prepared and certified by the Appraisal District. The District is authorized by law to levy taxes only against certified values. See "DISTRICT TAX DATA" and "TAXING PROCEDURES."

(b) Reflects the January 1, 2025 Certified Taxable Value according to data supplied to the District by the Appraisal District. See "DISTRICT TAX DATA" and "TAXING PROCEDURES."

(c) See "– Estimated Overlapping Debt" herein.

(d) The Bonds represent the first series of bonds to be issued by the District to finance the acquisition or construction of road facilities. The District intends to levy a road debt service tax beginning with its 2026 tax rate.

(e) Unaudited figure per the District's records. The Developer has entered into an agreement with the District memorializing its obligation to make operating advances to the District as may be required from time to time. See "THE SYSTEM – General Fund Operating History" and "RISK FACTORS – Operating Funds."

(f) Neither Texas law nor the District's Bond Resolution requires that the District maintain any particular balance in the Road Debt Service Fund or the Debt Service Fund. The cash and investment balances in the Debt Service Fund are not available to make debt service payments on the Bonds, and any funds in the Road Debt Service Fund are not available to make debt service payments on the District's outstanding water, sewer, and drainage bonds. See "DISTRICT TAX DATA – Tax Adequacy of Tax Revenue" and "THE BONDS – Funds."

(g) The cash and investment balance in the Road Debt Service Fund represents an estimate of 12 months of capitalized interest to be funded with proceeds of the Bonds to be deposited into such fund on the date of delivery of the Bonds. See "USE OF BOND PROCEEDS."

Estimated Overlapping Debt

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 the "Texas Municipal Reports," published by the Municipal Advisory Council of Texas and from information obtained directly from certain jurisdictions. Except for the amounts 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, the amount of which has not been reported. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance, and/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	Overlapping %	Overlapping Debt Amount
Brazoria County	$116,970,000	0.11%	$129,061
Alvin Independent School District	$1,053,710,000	0.43%	$4,482,297
Alvin Community College District	$48,760,000	0.29%	$143,055
City of Manvel	$95,610,000	2.84%	$2,714,491
Total Estimated Overlapping Debt			**$7,468,904**
The District (a)			$9,100,000
Total Direct and Estimated Overlapping Debt			**$16,568,904**

(a) Includes the Bonds.

DISTRICT TAX DATA

Tax Rate and Collections

The following table sets forth the historical tax information collection experience of the District for the years 2021 through 2025. Such table has also been prepared based upon information from District records. Reference is made to such records for further and complete information.

Tax Year	Taxable Valuation (a)	Tax Rate (b)	Tax Levy	Cumulative Tax Collections (c)	Tax Year Ended September 30
2025	$66,822,415	$0.95	$634,813	___%	2026
2024	$62,831,992	$0.95	$596,904	100%	2025
2023	$7,266,880	$0.79	$57,408	100%	2024
2022	$4,630,900	$0.78	$36,121	100%	2023
2021	$4,975,470	$0.78	$38,809	100%	2022

(a) See "Analysis of Tax Base" herein.

(b) See "Tax Rate Distribution" herein.

(c) Represents cumulative collections as of February 28, 2026.

Maintenance Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance and operation of the District and its facilities. Such tax is in addition to taxes that the District is authorized to levy for paying principal of and interest on the Bonds, and any tax bonds that may be issued in the future. The District's voters authorized a maintenance tax of up to $1.50 per $100 of assessed valuation at an election held on May 8, 2010. The District's voters also authorized a road maintenance tax of up to $0.25 per $100 of assessed valuation at an election held on May 5, 2018. The District has never levied a road maintenance tax and the District currently has no plans to levy such tax. See "– Tax Rate Distribution" herein.

Tax Rate Distribution

The following table sets forth the tax rate distribution of the District for the years 2021 through 2025.

	2025	2024	2023	2022	2021
Debt Service	$0.34	$0.00	$0.00	$0.00	$0.00
Road Debt Service (a)	$0.00	$0.00	$0.00	$0.00	$0.00
Maintenance/Operations	$0.61	$0.95	$0.79	$0.78	$0.78
Total	**$0.95**	**$0.95**	**$0.79**	**$0.78**	**$0.78**

(a) The Bonds represent the first series of bonds to be issued by the District to finance the acquisition or construction of road facilities. The District intends to levy a road debt service tax beginning with its 2026 tax rate.

Additional Penalties

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District has established 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 May 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.

Principal Taxpayers

The list of principal taxpayers for 2025 and the other information provided by this table were provided by the Appraisal District to the District's Tax Assessor/Collector based on certified tax rolls net of any exemptions from taxation. This table does not reflect any corrections pursuant to subsequent action of the Appraisal District.

Property Owner	Property Description	Property Value	% of Total
Manvel Town Center, Ltd. (a)	Commercial	$49,421,036	73.96%
H-E-B Grocery, LP (b)	Personal Property	$10,381,700	15.54%
72 Acres on 288, Ltd.	Land	$1,040,980	1.56%
Argovitz-Hagaman	Land	$975,924	1.46%
Whataburger Restaurants LLC	Personal Property	$800,980	1.20%
Manvel South 32 Acres, Ltd.	Land	$717,315	1.07%
McKinney Restaurants 2713 LLC	Personal Property	$620,640	0.93%
Hemisphere Holdings, Inc.	Land	$500,000	0.75%
GTE Mobilnet of South Texas	Personal Property	$474,070	0.71%
Manvel North 40 Acres, Ltd.	Land	$433,810	0.65%
	TOTALS	**$65,366,455**	**97.82%**

(a) See "THE DISTRICT'S DEVELOPER" and "RISK FACTORS – Dependence on Principal Taxpayers."

(b) See "RISK FACTORS – Personal Property Tax Collections" and "– Dependence on Principal Taxpayers."

Analysis of Tax Base

Based on information provided to the District by the Appraisal District and its Tax Assessor/Collector, the following represents the composition of property comprising the gross tax roll valuations and the deferments for 2021 through 2025.

Year	Land	Improvement	Personal Property	Gross Valuations	Exemptions	Taxable Valuations
2025	$23,442,900	$33,440,710	$13,667,140	$70,550,750	$3,728,335	$66,822,415
2024	$23,058,360	$33,034,410	$9,282,020	$65,374,790	$2,542,798	$62,831,992
2023	$7,250,230	$0	$17,060	$7,267,290	$410	$7,266,880
2022	$4,631,100	$0	$0	$4,631,100	$200	$4,630,900
2021	$4,975,670	$0	$0	$4,975,670	$200	$4,975,470

Estimated Overlapping Taxes

The following table sets forth all 2025 taxes levied by overlapping taxing jurisdictions. No recognition is given to local assessments for civic association dues, fire department contributions, solid waste disposal charges, or any other levy by entities other than political subdivisions.

Taxing Jurisdictions	2025 Tax Rate
Brazoria County (a)	$0.304758
Alvin Independent School District	$1.150000
Alvin Community College	$0.156543
Brazoria County Drainage District No. 4	$0.113276
Brazoria County Emergency Services District No. 3	$0.079229
City of Manvel	$0.560000
Overlapping Taxes	**$2.363806**
The District	$0.950000
Total Direct & Overlapping Taxes	**$3.313806**

(a) Includes the 2025 taxes levied by Brazoria County Road and Bridge Fund.

Tax Adequacy of Tax Revenue

The calculations shown below are solely for the purpose of illustration, reflect no net revenues of the System, no transfers of surplus funds from the District's Operating Fund to the Debt Service Fund or the Road Debt Service Fund, and no increase or decrease in assessed valuation over the January 20, 2026 Estimated Taxable Value and the 2025 Certified Taxable Value. The calculations utilize a tax rate adequate to service the District's total debt service requirements after issuance of the Bonds.

Maximum Annual Debt Service Requirements (2051) ..... $633,594 (a)

Requires a $0.79 debt service tax rate on the January 20, 2026 Estimated Taxable Value of $85,283,845 at 95% collections ..... $640,055 (a)

Requires a $1.00 debt service tax rate on the 2025 Certified Taxable Value of $66,822,415 at 95% collections ..... $634,813 (a)

(a) Preliminary, subject to change. A certain portion of the maximum annual debt service requirement will be paid for with the District's debt service tax rate (for water, sewer, and drainage purposes) and a certain portion will be paid for with the District's road debt service tax rate.

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 an amount sufficient to pay the principal and interest on the Bonds and any additional bonds payable from taxes that the District may hereafter issue and to pay the expenses of assessing and collecting such taxes. See "RISK FACTORS – Future Debt." The District agrees in the Bond Resolution to levy such a tax from year to year as described more fully in this Official Statement under the caption "THE BONDS – Source of and Security for Payment." Under Texas law, the Board may also levy and collect an annual ad valorem tax for the operation and maintenance of the District and its water and wastewater system and for the payment of certain contractual obligations if authorized by the voters in the District. See "DISTRICT TAX DATA – Maintenance Tax."

Tax Code and County-Wide Appraisal District

Title I of the Texas Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized here. The Property Tax 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 in 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 for appraising property for all taxing units within their respective county. Such appraisal values are subject to review and change by the Brazoria County Appraisal Review Board (the "Appraisal Review Board"). The Texas Comptroller of Public Accounts may provide for the administration and enforcement of uniform standards and procedures for appraisal of property.

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; 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 of certain disabled persons, and travel trailers, to the extent deemed advisable by the Board. The District may be required to offer such an exemption if a majority of voters approve it at an election. The District would be required to call such an election upon petition by 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 certain surviving dependents of disabled veterans if requested, but only to the maximum extent of $5,000 to $12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to the exemption for the full amount of the residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran is entitled to an exemption for the full value of the veteran's residence homestead to which the disabled veterans' exemption applied including the surviving spouse of a disabled veteran who would have qualified for such exemption if it had been in effect on the date the disabled veteran died. 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 homesteads in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent

residence homestead of the surviving spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to 20% of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the assessor and collector 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 before July 1. The District has never adopted an order granting a general residential homestead exemption.

Freeport Goods and Goods-in-Transit Exemptions: A "Freeport Exemption" applies to goods, wares, 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 that are destined to be forwarded outside of Texas and that are detained in Texas for assembling, storing, manufacturing, processing, or fabricating for fewer 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 that are covered by the Freeport Exemption, if, for tax year 2011 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 personal 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.

Tax Abatement

Either Brazoria County or the City may designate all or part of the area within the District as a reinvestment zone. Thereafter, the City, Brazoria County, or the District at the option and discretion of each entity, may enter into tax abatement agreements with property owners within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement agreements, which each entity will follow in granting tax abatement agreements to owners of property. The tax abatement agreements may exempt property from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to 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, including the District, has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions.

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 Tax Code are to be based on 100% of market value, as such is defined in the Property Tax Code. A residence homestead is required to be appraised solely on the basis of its value as a residence homestead regardless of whether residential use is considered to be the highest and best use of the property.

The Property Tax 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 market value. The Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business are valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. 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 chief appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions 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 Tax 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 real property in the Appraisal District at least once every three years. It is not known what frequency of reappraisal 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 (such as the District) may appeal orders of the Appraisal Review Board by filing a timely petition for review in state district court. In such event, the value of the property in question will 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 Tax Code.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda that could result in the repeal of certain tax increases. The Property Tax 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 of Directors, 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 continue to accrue during the period of deferral.

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 and contract tax rates 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, subject to certain homestead exemptions, may be 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 1.08 times the previous year's operation and maintenance tax rate.

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, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, maybe 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 1.035 times the previous year's operation and maintenance tax rate 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 rate imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, 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 plus 1.08 times the previous year's operation and maintenance tax rate.

The District: A determination as to a district's status as a Special Taxing Unit, Developed District, or Developing District is made by the Board of Directors on an annual basis. The Board of Directors designated the District as a Developing District for purposes of setting the 2025 tax rate. 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 for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State of Texas and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of other such taxing units (see "DISTRICT TAX DATA – Estimated Overlapping Taxes"). A tax lien on real property takes priority over the claim 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 applicable 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 and land designated for agricultural use and six months for all other 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 (a taxpayer may redeem property within six months for commercial property, within two years for residence homesteads and land designated for agricultural use, and six months for all other property after the purchaser's deed issued at the foreclosure sale is filed in the county records), or by bankruptcy proceedings that restrict the collection of taxpayer debts. See "RISK FACTORS – Tax Collections."

ANNEXATION, STRATEGIC PARTNERSHIP AGREEMENT, AND CONSOLIDATION

Annexation by the City of Manvel

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City, the District must conform to a City consent ordinance. Generally, the District may be annexed by the City without the District's consent, and the City cannot annex territory within the District unless it annexes the entire District. However, under legislation effective December 1, 2017, the City may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement between the City and the District specifying the procedures for full purpose annexation of all or a portion of the District.

If the District is annexed, the City will assume the District's assets and obligations (including the Bonds) and dissolve the District. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and therefore, the District makes no representation that the City will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of the City to make debt service payments should annexation occur.

Strategic Partnership Agreement

The District is authorized to enter into a strategic partnership agreement with the City to provide the terms and conditions under which services would be provided and funded by the parties and under which the District would continue to exist for an extended period if the land within the District were to be annexed for full or limited purposes by the City. The terms of any such agreement would be determined by the City and the District and could provide for the conversion of a limited purpose annexation to a general purpose annexation or the payment of a fee by the District based on the costs of providing municipal services to the District. The agreement could also provide for the collection of the City's sales and use taxes within the District. Although the City has negotiated and entered into such an agreement with many other districts in its extraterritorial jurisdiction, none is currently contemplated with respect to the District although no representation can be made regarding the future likelihood of an agreement or the terms thereof.

Consolidation

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets and liabilities (such as the Bonds) with the assets and liabilities of districts with which it is consolidating. Although no consolidation is presently contemplated by the District, no representation is made concerning the likelihood of consolidation in the future.

THE BONDS

General

The Bond Resolution authorizes the issuance and sale of the Bonds and prescribes terms, conditions, and provisions for the payment of the principal of, and interest, on the Bonds by the District. Set forth below is a summary of certain provisions of the Bond Resolution. Capitalized terms in such summary are used as defined in the Bond Resolution. Such summary is not a complete description of the entire Bond Resolution and is qualified in its entirety by reference to the Bond Resolution, a copy of which is available from the District's Bond Counsel upon request.

The Bonds will be dated and will bear interest from May 1, 2026, at the per annum rates shown on the cover page hereof. The Bonds are fully registered, serial bonds maturing on April 1 in the years and in the principal amounts set forth on the cover page hereof. Interest on the Bonds is payable October 1, 2026, and each April 1 and October 1 thereafter until the earlier of maturity or redemption. The Record Date on the Bonds is the 15th day of the calendar month next preceding the interest payment date.

The Bonds will be issued only in fully registered form in any integral multiple of $5,000 of the principal amount for any one maturity and will be initially registered and delivered only to Cede & Co., the nominee of the Depository Trust Company ("DTC"), pursuant to the Book-Entry-Only System described herein. No physical delivery of the Bonds will be made to the owners thereof. Principal of, premium, if any, and interest on the Bonds, will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM" herein.

In the event that the Book-Entry-Only System is discontinued, interest on the Bonds shall be payable by check on or before each interest payment date, mailed by the Paying Agent/Registrar to the registered owners ("Registered Owners") as shown on the bond register (the "Register") kept by the Paying Agent/Registrar at the close of business on the 15th calendar day of the month immediately preceding each interest payment date to the address of such Registered Owner as shown on the Register, 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.

Optional Redemption

The Bonds maturing on and after April 1, 2032, are subject to redemption prior to scheduled maturity at the option of the District, in whole or from time to time in part, on April 1, 2031, and on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest from the most recent interest payment date to the redemption date. In the event the Bonds are to be redeemed in part, the maturities and principal amounts to be redeemed shall be selected by the District. In the event of redemption of fewer than all of the Bonds of a particular maturity, the Paying Agent/Registrar, on behalf of the District, will select the Bonds of such maturity to be redeemed by lot or by such other customary method as the Paying Agent/Registrar deems fair and appropriate or while the Bonds are in Book-Entry-Only form the portions to be redeemed shall be selected by DTC in accordance with its procedures.

Source of and Security for Payment

The Bonds are secured by, and payable from, the levy of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property in 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, Registrar fees, and Appraisal District fees. The Bonds are obligations of the District and are not the obligations of the State of Texas, Brazoria County, the City of Manvel, or any entity other than the District.

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 tax 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 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 or 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 that 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 that would permit investments other than those described above to be made with amounts deposited to defease the Bonds.

Funds

In the Bond Resolution, the Road Debt Service Fund is created and the proceeds from all taxes levied, appraised, and collected for and on account of the Bonds authorized by the Bond Resolution, shall be deposited as collected in such fund.

The District also maintains a Debt Service Fund that is not pledged to the Bonds. Funds in the Debt Service Fund are not available to pay principal and interest on the Bonds.

Accrued interest on the Bonds and twelve (12) months of capitalized interest, funded with proceeds of the Bonds, shall be deposited into the Road Debt Service Fund upon receipt. The remaining proceeds of sale of the Bonds shall be deposited into the Road Capital Projects Fund to be used for the purpose of reimbursing the Developer for certain construction and land acquisition costs and for paying the costs of issuance of the Bonds. Any monies remaining in the Road Capital Projects Fund will be used as described in the Bond Resolution or ultimately transferred to the Road Debt Service Fund.

No Arbitrage

The District will certify as of the date the Bonds are delivered and paid for that, based upon all facts and estimates then 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 in the Bond Resolution 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 that the Bonds shall not become "arbitrage bonds" under the Code and the regulations prescribed from time to time thereunder.

Paying Agent/Registrar

Pursuant to the Bond Resolution, the initial paying agent and initial registrar with respect to the Bonds is BOKF, N.A., Dallas, Texas. The District will maintain at least one Registrar, where the Bonds may be surrendered for transfer and/or for exchange or replacement for other Bonds, any outstanding bonds, and for the purpose of maintaining the Bond Register on behalf of the District. The Registrar is required at all times to be a duly qualified banking corporation or association organized and doing business under the laws of the United States of America, or of any state thereof, and subject to supervision or examination by federal or state banking authorities.

The District reserves the right and authority to change any paying agent/registrar and, upon any such change, the District covenants and agrees in the Bond Resolution to promptly cause written notice thereof, specifying the name and address of such successor paying agent/registrar, to be sent to each Registered Owner of the Bonds by United States mail, first class, postage prepaid.

Registration and Transfer

In the event the Book-Entry-Only System should be discontinued, the Bonds will be transferable only on the Bond Register kept by the Registrar upon surrender and reissuance. The Bonds are exchangeable for an equal principal amount of Bonds of the same maturity and of any authorized denomination upon surrender of the Bonds to be exchanged at the operations office of the Registrar in Dallas, Texas. See "BOOK-ENTRY-ONLY SYSTEM" herein for a description of the system to be utilized initially in regard to the ownership and transferability of the Bonds. Every Bond presented or surrendered for transfer is required to be duly endorsed, or be accompanied by a written instrument of transfer, in a form satisfactory to the Registrar. Neither the Registrar nor the District is required (1) to transfer or exchange any Bond during the period beginning at the opening of business on a Record Date (defined herein) and ending at the close of business on the next succeeding interest payment date, or (2) to transfer or exchange any Bond selected for redemption in whole or in part within 30 calendar days of the redemption date. No service charge will be made for any transfer or exchange, but the District or the Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

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, or receipt of satisfactory evidence of such destruction, loss, or theft and receipt by the District and the Registrar of security or indemnity as may be required by either of them to keep them harmless. The District will require payment of taxes, governmental charges, and expenses in connection with any such replacement.

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 authorities, 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 authorities, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any un-matured 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 concerning other laws, rules, regulations, or investment criteria 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.

Issuance of Additional Debt

At elections held on May 8, 2010, and May 5, 2018, the District's voters authorized the issuance of unlimited tax bonds for various purposes as reflected in the table below:

Amount	Purpose
$130,900,000	For certain water, wastewater, and drainage facilities and for refunding
$11,900,000	For certain parks and recreational facilities and for refunding
$36,000,000	For certain road facilities and for refunding

After the issuance of the Bonds, the District will have the following amounts that remain authorized but unissued: (i) $126,000,000 of unlimited tax bonds for water, wastewater, and drainage facilities (and for refunding such bonds previously issued); (ii) $11,900,000 of unlimited tax bonds for parks and recreational facilities (and for refunding such bonds previously issued); and (iii) $32,550,000 of unlimited tax bonds for road facilities (and for refunding such bonds previously issued).

The District has the right to issue additional bonds, as may hereafter be approved by both the Board and the voters of the District. Such additional bonds would be issued on a parity with the Bonds. Any future new money bonds (except road bonds) to be issued by the District must also be approved by the TCEQ.

Further, the principal amount of parks and recreational facilities bonds issued by the District 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 three percent of the value of the taxable property in the District.

The District is also authorized by statute to engage in fire-fighting activities, including the issuance of bonds payable from taxes for such purpose. Before the District could issue bonds payable from taxes for said purpose, the following actions would be required: (a) authorization of a detailed master plan and bonds for such purpose by the qualified voters in the District; (b) amendment of the existing City ordinance specifying the purposes for which the District may issue bonds; (c) approval of the master plan and issuance of bonds by the TCEQ; and (d) approval of bonds by the Attorney General of Texas. The Board is not considering issuing any fire-fighting unlimited tax bonds at this time. The District has no information concerning any determination by the City to modify its consent ordinance. Issuance of bonds for fire-fighting activities could dilute the investment security for the Bonds.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, Maturity Value, and interest on the Bonds are to be paid to and credited by DTC while the Bonds are registered in its nominee 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, the Financial Advisor, and the Underwriter believe the source of such information to be reliable but take no responsibility for the accuracy or completeness thereof.

The District and the Underwriter cannot and do not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (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 United States Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC, New York, New York, 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 requested by an authorized representative of DTC. One fully registered certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount or Maturity Value, as the case may be, of such maturity, 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 3.5 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. 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 the Bonds under the DTC system must be made by or through Direct Participants, who will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Certificate ("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 securities representing their ownership interests in the Bonds 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. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults,

and proposed amendments to the Certificate documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

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

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District 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 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All 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 the 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 Bonds 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, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. All payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) are the responsibility of the District or the 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, securities 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, securities will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry-only system has been obtained from sources that the District believes to be reliable, but none of the District, the Financial Advisor or the Underwriter takes any responsibility for the accuracy thereof. Termination by the District of the DTC Book-Entry-Only System may require consent of DTC Participants under DTC Operational Arrangements.

LEGAL MATTERS

Legal Opinions

The District will furnish the Underwriter a transcript (the "Transcript") of certain certified proceedings incident to the issuance and authorization of the Bonds. Such Transcript will include 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 Bonds are valid and legally binding obligations of the District payable from the proceeds of an annual ad valorem tax, levied without limit 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, Houston, Texas, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas. 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 limitation as to rate or amount, against all taxable property within the District; 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.

Legal Review

In its capacity as Bond Counsel, Allen Boone Humphries Robinson LLP has reviewed the information appearing in this Official Statement under the captions "CONTINUING DISCLOSURE OF INFORMATION – SEC RULE 15c2-12," "THE DISTRICT – Authority," "TAXING PROCEDURES," "ANNEXATION, STRATEGIC PARTNERSHIP AGREEMENT, AND CONSOLIDATION," "THE BONDS," "LEGAL MATTERS – Legal Proceedings" (to the extent such section relates to the opinion of Bond Counsel) and "– Legal Review," "TAX MATTERS," and "REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS" solely to determine whether such information fairly summarizes the documents and legal matters referred to therein. Bond Counsel has not, however, independently verified any of the other 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 any of the other information contained herein. 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, other than the matters discussed immediately above.

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 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

On the date of delivery of the Bonds, the District will execute and deliver a certificate to the effect that there is not pending, and to the knowledge of the District, there is not threatened any litigation affecting the validity of the Bonds, the levy and/or collection of taxes for the payment thereof, 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 Underwriter 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 from that set forth or contemplated in the Official Statement.

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.

Qualified Tax-Exempt Obligations

The Code requires a pro rata reduction in the interest expense deduction of a financial institution to reflect such financial institution's investment in tax-exempt obligations acquired after August 7, 1986. An exception to the foregoing provision is provided in the Code for "qualified tax-exempt obligations," which include tax-exempt obligations, such as the Bonds, (a) designated by the issuer as "qualified tax-exempt obligations" and (b) issued by or on behalf of a political subdivision for which the aggregate amount of tax-exempt obligations (not including private activity bonds other than qualified 501(c)(3) bonds) to be issued during the calendar year is not expected to exceed $10,000,000.

The District will designate the Bonds as "qualified tax-exempt obligations" and has represented that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2026 is not expected to exceed $10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than $10,000,000 in "qualified tax-exempt obligations" (including the Bonds) during calendar year 2026.

Notwithstanding these exceptions, financial institutions acquiring the Bonds will be subject to a 20% disallowance of allocable interest expense.

Additional Federal Income Tax Considerations

Collateral Tax Consequences – Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences, including but not limited those noted below. Therefore, prospective purchasers of the Bonds should consult their own tax advisors as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

An "applicable corporation" (as defined in section 59(k) of the Code) may be subject to a 15 percent alternative minimum tax imposed under section 55 of the Code on its "adjusted financial statement income" (as defined in section 56A of the Code) for such taxable year. Because interest on tax-exempt obligations, such as the Bonds, is included in a corporation's "adjusted financial statement income," ownership of the Bonds could subject certain corporations to alternative minimum tax consequences.

Ownership of tax-exempt obligations also may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain S corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, low and middle income taxpayers otherwise qualifying for the health insurance premium assistance credit and individuals otherwise qualifying for the earned income tax credit. In addition, certain foreign corporations doing business in the United States may be subject to the "branch profits tax" on their effectively connected earnings and profits, including tax-exempt interest such as interest on the Bonds.

Prospective purchasers of the Bonds should also be aware that, under the Code, taxpayers are required to report on their returns the amount of tax-exempt interest, such as interest on the Bonds, received or accrued during the year.

Tax Accounting Treatment of Original Issue Premium – If the issue price of any maturity of the Bonds exceeds the stated redemption price payable at maturity of such Bonds, such Bonds (the "Premium Bonds") are considered for federal income tax purposes to have "bond premium" equal to the amount of such excess. The basis of a Premium Bond in the hands of an initial owner is reduced by the amount of such excess that is amortized during the period such initial owner holds such Premium Bond in determining gain or loss for federal income tax purposes. This reduction in basis will increase the amount of any gain or decrease the amount of any loss recognized for federal income tax purposes on the sale or other taxable disposition of a Premium Bond by the initial owner. No corresponding deduction is allowed for federal income tax purposes for the reduction in basis resulting from amortizable bond premium. The amount of bond premium on a Premium Bond that is amortizable each year (or shorter period in the event of a sale or disposition of a Premium Bond) is determined using the yield to maturity on the Premium Bond based on the initial offering price of such Premium Bond.

The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of Premium Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of Premium Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of amortized bond premium upon the redemption, sale or other disposition of a Premium Bond and with respect to the federal, state, local, and foreign tax consequences of the purchase, ownership, and sale, redemption or other disposition of such Premium Bonds.

Tax Accounting Treatment of Original Issue Discount – If the issue price of any maturity of the Bonds is less than the stated redemption price payable at maturity of such Bonds (the "OID Bonds"), the difference between (i) the amount payable at the maturity of each OID Bond, and (ii) the initial offering price to the public of such OID Bond constitutes original issue discount with respect to such OID Bond in the hands of any owner who has purchased such OID Bond in the initial public offering of the Bonds. Generally, such initial owner is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such OID Bond equal to that portion of the amount of such original issue discount allocable to the period that such OID Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the discussions regarding interest on the Bonds under the captions "TAX MATTERS – Tax Exemption" and "TAX MATTERS – Additional Federal Income Tax Considerations –

Collateral Tax Consequences" and "– Tax Legislative Changes" generally apply and should be considered in connection with the discussion in this portion of the Official Statement.

In the event of the redemption, sale or other taxable disposition of such OID Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such OID Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such OID Bond was held by such initial owner) is includable in gross income.

The foregoing discussion assumes that (i) the Underwriter has purchased the Bonds for contemporaneous sale to the public and (ii) all of the OID Bonds have been initially offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm's-length transactions for a price (and with no other consideration being included) not more than the initial offering prices thereof stated on the cover page of this Official Statement. Neither the District nor Bond Counsel has made any investigation or offers any assurance that the OID Bonds will be offered and sold in accordance with such assumptions.

Under existing law, the original issue discount on each OID Bond accrues daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such OID Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (i) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (ii) the amounts payable as current interest during such accrual period on such Bond.

The federal income tax consequences of the purchase, ownership, and redemption, sale or other disposition of OID Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of OID Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of interest accrued upon redemption, sale or other disposition of such OID Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such OID Bonds.

Tax Legislative Changes – Current law may change so as to directly or indirectly reduce or eliminate the benefit of the excludability of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, could 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 recently enacted, proposed, pending or future legislation.

REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS

The offer and sale of the Bonds have not been registered or qualified under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein, and the Bonds have not been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated, 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 provisions.

OFFICIAL STATEMENT

Sources of Information

The information contained in this Official Statement has been obtained primarily from the District's records, the Engineer, the Developer, the Tax Assessor/Collector, and other sources that are believed to be reliable, but no representation is made as to the accuracy or completeness of the information derived from such other sources. The summaries of the statutes, orders, resolutions, engineering, and other related reports set forth in the Official Statement are included herein 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.

Financial Advisor

The GMS Group, L.L.C. is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, The GMS Group, L.L.C. has compiled and edited this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities 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.

Consultants

In approving this Official Statement, the District has relied upon the following consultants:

Engineer – The information contained in this Official Statement relating to engineering matters generally and to the description of the System and in particular that information included in the sections entitled "THE SYSTEM," "USE OF BOND PROCEEDS," and certain engineering matters included in "THE DISTRICT – Description," and "THE DISTRICT – Land Uses and Status of Land Development" has been provided by BGE, Inc. and has been included in reliance upon the authority of such firm as an expert in the field of civil engineering.

Tax Assessor/Collector – The information contained in this Official Statement relating to the estimated assessed valuation of property and, in particular, such information contained in the section captioned "DISTRICT TAX DATA," has been provided by the Appraisal District and by Assessments of the Southwest, Inc., in reliance upon their authority as experts in the field of tax assessing and appraising.

Auditor – The financial statements of the District as of June 30, 2025, and for the year then ended, included in this offering document, have been audited by McCall Gibson Swedlund Barfoot Ellis PLLC, independent auditors, as stated in their report appearing herein. See "APPENDIX A" for a copy of the District's June 30, 2025, audited financial statements.

Continuing Availability of Financial Information

Pursuant to Texas law, the District has its financial statements prepared in accordance with generally accepted accounting principles and has its financial statements audited by a certified public accountant in accordance with generally accepted auditing standards within 120 days after the close of its fiscal year. The District's audited financial statements are required to be filed with the TCEQ within 135 days after the close of its fiscal year.

The District's financial records and audited financial statements are available for public inspection during regular business hours at the office of the District and copies will be provided on written request, to the extent permitted by law, upon payment of copying charges. Requests for copies should be addressed to the District in care of Allen Boone Humphries Robinson LLP, Phoenix Tower, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

Certification as to Official Statement

The Board of Directors of the District, acting in its official capacity and in reliance upon the consultants listed above and certain certificates of representation to be provided to the Board, 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 the 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 of such matters and makes no representation as to the accuracy or completeness thereof.

Updating of Official Statement

The District will keep the Official Statement current by amendment or sticker to reflect material changes in the affairs of the District and, to the extent that information comes to its attention, in the other matters described in the Official Statement, until the delivery of the Bonds. All information with respect to the resale of the Bonds shall be the responsibility of the Underwriters.

MISCELLANEOUS

All estimates, statements, and assumptions in this Official Statement and the Appendices hereto have been made on the basis of the best information available and are believed to be reliable and accurate. Any statement in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated is intended as such and not a representation of fact and no representation is made that any such statement will be realized.

This Official Statement was approved by the Board of Directors of Brazoria County Municipal Utility District No. 42 as of the date shown on the cover page.

APPENDIX A

INDEPENDENT AUDITOR'S REPORT AND FINANCIAL STATEMENTS OF THE DISTRICT

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

APPENDIX B

PHOTOGRAPHS TAKEN IN THE DISTRICT

This Official Notice of Sale does not alone constitute an invitation for bids but is merely notice of sale of 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

$4,200,000
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42
(A political subdivision located within Brazoria County, Texas)

UNLIMITED TAX ROAD BONDS
SERIES 2026

Bonds Offered for Sale at Competitive Bid:

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 42 (the "District") is offering for sale at competitive bid $4,200,000 Unlimited Tax Road Bonds, Series 2026 (the "Bonds"). Options to submit bids on the bonds include:

1.) Deliver bids directly to the District as described below in "Sealed Bids Delivered to the District;"
2.) Submit electronic bids through the facilities of PARITY as described below in "Electronic Bidding Procedures;" or
3.) Submit bids by telephone as described below in "Bids by Telephone."

Bid Opening:

The District will open all bids for the purchase of the Bonds on Monday, April ____, 2026 at 9:00 a.m., Houston time, at the offices of The GMS Group, L.L.C., 5075 Westheimer, Suite 1175, Houston, Texas 77056-5606. The GMS Group, L.L.C. (the District's Financial Advisor and authorized representative of the District for purposes of receiving bids for the Bonds), will open and read the bids at 9:00 a.m., Houston time, at the offices of The GMS Group, L.L.C. The Board will take action to reject the bids or accept the bid that produces the lowest net effective interest rate for the Bonds at a meeting to be held on Monday, April ____, 2026, at 11:00 a.m., Houston time, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027.

Sealed Bids Delivered Directly to the District:

If sealed bids are submitted, such sealed bids must be submitted in duplicate on the Official Bid Form and plainly marked "Bid for Bonds" and are to be addressed to "President and Board of Directors, Brazoria County Municipal Utility District No. 42." All bids must be delivered to the office of The GMS Group, L.L.C., at the above address prior to the above scheduled time for bid opening. Any bid received after such scheduled time for bid opening will not be accepted and will be returned unopened.

Electronic Bidding Procedures:

Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY by 9:00 a.m., Houston time, on Monday, April ____, 2026. No bids will be accepted after this time, as specified. Subscription to the i-Deal LLC'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.

An electronic bid made through the facilities of PARITY shall be deemed an irrevocable offer to purchase the Bonds on the terms provided in this 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 this 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 PARITY Customer Support, 40 West 23rd Street, 5th Floor, New York, NY 10010, telephone: (212) 806-8304.

For purposes of both the written sealed bid process and 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 interest cost to the District, as described under "CONDITIONS OF 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.**

Bids by Telephone:

Bidders may make bids by telephone pursuant to arrangements made with the District's Financial Advisor, Corey Howell, The GMS Group, L.L.C., (713) 622-7620.

Award of the Bonds:

The Board 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 the opening of the bids and will take action to reject any or all bids or accept the qualified bid

that produces the lowest net effective rate for the Bonds at a meeting to be held at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027 at 11:00 a.m., Houston time, on Monday, April ____, 2026. Sale of the Bonds will be made subject to the terms, condition provisions of the Bond Resolution, to which reference is hereby made for all purposes and subject to compliance with Texas Government Code Section 2252.908 as more fully described below. The Board reserves the right to reject any and all bids and to waive any irregularities except time of filing.

THE BONDS

Description of Certain Terms of the Bonds:

The Bonds will be dated and will accrue interest from May 1, 2026, with interest payable on October 1, 2026, and each April 1 and October 1 thereafter until the earlier of maturity or prior redemption. The Bonds will be issued only in fully registered form. Principal and semi-annual interest will be paid by the District through the designated payment office of the Paying Agent/Registrar, initially BOKF, N.A., Dallas, Texas. Principal and redemption price of the Bonds will be payable to the registered owner at maturity or redemption upon presentation and surrender to the Paying Agent/Registrar. The District intends to utilize the Book-Entry-Only System of The Depository Trust Company ("DTC"). See "BOOK-ENTRY-ONLY SYSTEM" in the Official Statement. Interest on the Bonds will be payable by check or draft dated as of the interest payment date and mailed on or before that date to the registered owners as shown on the records of the Paying Agent/Registrar on the 15th calendar day of the month next preceding each interest payment date. The Bonds will mature serially on April 1, as follows:

Year	Principal Amount	Year	Principal Amount
2028	$95,000	2040	$170,000
2029	$95,000	2041	$180,000
2030	$100,000	2042	$185,000
2031	$110,000	2043	$195,000
2032	$115,000	2044	$205,000
2033	$120,000	2045	$215,000
2034	$125,000	2046	$230,000
2035	$130,000	2047	$240,000
2036	$140,000	2048	$250,000
2037	$145,000	2049	$265,000
2038	$155,000	2050	$280,000
2039	$160,000	2051	$295,000

The Bonds maturing on or after April 1, 2032, are subject to redemption at the option of the District prior to maturity, in whole or from time to time in part, on April 1, 2031, or on any date thereafter, at a price of the par value thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. If fewer than all of 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 fewer than all of the bonds within a particular maturity are to be redeemed, the Paying Agent/Registrar shall select by lot or other random selection method. The registered owner of any Bond, all or a portion of which has been called for redemption, shall be required to present same to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bond so called for redemption and the issuance of a new Bond in the principal amount equal to the portion of the Bond not redeemed.

Term Bonds; Mandatory Sinking Fund:

Any successful bidder may elect, in its written bid, to alter the Maturity Schedule reflected on the cover by converting the principal amounts of Serial Bonds maturing in the years 2032 through 2051 into "Term Bonds;" such "Term Bonds" shall be subject to mandatory redemption on the April 1 next following the last maturity for Serial Bonds and annually thereafter on each April 1 until the stated principal amount of the term bonds to be redeemed on each mandatory redemption date shall be the principal amount that would have been due and payable in the Maturity Schedule shown on the cover had no conversion to Term Bonds occurred. At least thirty (30) days prior to each mandatory redemption date, the Paying Agent/Registrar shall select by lot the Term Bonds to be redeemed and shall issue a notice of redemption in the manner provided below.

Successor Paying Agent/Registrar:

Provision is made in the Bond Resolution for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new Paying Agent/Registrar shall accept the previous Paying Agent/Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any Paying Agent/Registrar selected by the District shall be either a national or state banking institution, trust company, financial institution, or other entity duly qualified and legally authorized to serve and perform the duties as Paying Agent/Registrar.

Security for Payment:

The Bonds, when issued, will constitute valid and binding obligations of the District, payable as to the principal and interest from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount levied against all taxable property within the District, all to the extent and upon the conditions described in the Official Statement.

No Municipal Bond Rating:

In connection with the sale of the Bonds, the District has not made an application to a rating company for a rating on the Bonds and does not believe an investment grade rating would have been assigned to the Bonds had an 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 principal amount thereof, plus accrued interest from the date of the Bonds to the date of delivery. 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, as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended, on the Bonds may not exceed _____%, which is 2% above the Daily Bond Buyer's weekly "20 Bond Index" published over the one-month period preceding the advertisement of the sale of the Bonds. 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 3% in interest rate. 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 the sale of the Bonds, the interest cost of each bid will be computed by determining, at the interest 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 discount, 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 "Underwriter") whose bid, under the above computation, produces the lowest net interest cost to the District, subject to compliance with Texas Government Code § 2252.908. In the event of mathematical discrepancies between the interest rates and the interest costs determined therefrom, as both appear on the Official Bid Form the bid will be solely governed by the interest rates named therein.

Provision of Texas Ethics Commission Form 1295 ("TEC Form 1295") and Certification of Filing by Bidders:

Pursuant to Texas Government Code § 2252.908 (the "Interested Party Disclosure Act" or the "Act"), the District may not award the Bonds to a bidder that is a privately held entity unless the bidder, and each privately held syndicate member listed on the Official Bid Form, unless such bidder or syndicate member is exempt from such requirements pursuant to Texas Government Code § 2252.908(c)(4), have provided to the District (c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027) a completed and signed TEC Form 1295 which has been assigned a certificate number by the Texas Ethics Commission (the "TEC"). Pursuant 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. 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 (11:00 a.m., Houston time, on Monday, April ____, 2026). However, the original signed TEC Form 1295 complete with 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 three business days of the award (Thursday, April ____, 2026). Following the award of the Bonds, the District will notify the TEC of the receipt of each completed TEC Form 1295. The District reserves the right to reject any bid that does not comply with the requirements prescribed herein or to waive any such requirements. For purposes of completing the TEC Form 1295, the entity's name is "Brazoria County Municipal Utility District No. 42" and the contract ID number is "BCMUD42-S2026RD-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, an entity intending to bid on the Bonds 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 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 2271 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 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, the District will not award the Bonds to a bidder unless the bidder certifies that, solely for purposes of Chapter 2252 of the Texas Government Code, at the time of execution and delivery of its bid, 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, solely for purposes of Chapter 2276 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 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, 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 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.

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.

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. 42" in the amount of $84,000.00, which represents two percent (2%) of the principal amount of the Bonds. The check will be considered as a Good Faith Deposit, and the check of the successful bidder (the "Initial Purchaser") will be retained uncashed by the District until the Bonds are delivered. In the event the Initial Purchaser should fail or refuse to accept delivery of and pay for the Bonds in accordance with its bid, then the Good Faith Deposit shall be cashed and the proceeds accepted by the District as full and complete liquidated damages against the Initial Purchaser. The Good Faith Deposit may accompany the Official Bid Form 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 to authorize its use as a Good Faith Deposit by the bidder, who shall be named in such instructions. The Good Faith Deposit will be returned immediately after full payment has been made by the Initial Purchaser to the District in federal or immediately available funds in the amount of the purchase price plus accrued interest thereon. No interest will be

[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.

paid on the Good Faith Deposit. The checks accompanying bids other than the winning bid will be returned immediately after the bids are opened and an award of the Bonds has been made.

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) (collectively, the "All Bond Counsel Letter"). In submitting a bid, a bidder represents to the District that it has filed a standing letter that conforms to the requirements set forth in the All Bond Counsel Letter and 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. Bidder agrees that it will not rescind its standing letter at any time before the delivery of the Bonds unless same is immediately replaced with a standing letter meeting the requirements of the All Bond Counsel Letter.

Competitive Bidding and Certificate of Underwriter:

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 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 Underwriter 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: (a) the date on which the Underwriter 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 (b) the close of the fifth business day after the sale date. The Underwriter agrees to 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 Underwriter 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.

DELIVERY AND ACCOMPANYING DOCUMENTS

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 failure or refusal by the Underwriter to accept delivery of or make payment for the Bonds in accordance with the terms of the Official Bid Form and this Official Notice of Sale. All expenses in relation to the printing of CUSIP numbers on the Bonds shall be paid by the District; however, the CUSIP Service Bureau charge for the assignment of the numbers shall be paid by the Underwriter.

Delivery of Initial Bond:

Initial delivery will be accomplished by the issuance of one initial Bond for the entire principal amount of the Bonds, payable in stated installments (the "Initial Bonds"), either in typed or printed form, in the aggregate principal amount of $4,200,000 registered to the person or entity designated by the Underwriter in the Official Bid Form, signed manually or in facsimile by the President and Secretary of the Board, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas or his authorized representative. Initial delivery will be through DTC. One definitive Bond for each maturity will be registered and delivered in the name of Cede & Co., and deposited with or under agreement with DTC in connection with DTC's Book-Entry-Only System. Payment for the Initial Bonds must be made in immediately available funds for unconditional credit to the District or as otherwise directed by the District. The Underwriter will be given five (5) business days' notice of the date fixed for delivery of the Initial Bonds. It is anticipated that initial delivery can be made on or about May ____, 2026, and it is understood and agreed that the Underwriter will accept delivery and provide payment for the Initial Bonds by 10:00 a.m., Houston time, on May ____, 2026, or thereafter on the date the Bonds are tendered for delivery, up to and including June ____, 2026. If for any reason the District is unable to make delivery on or before June ____, 2026, the District shall immediately contact the Underwriter and offer to allow the Underwriter to extend its offer for an additional thirty (30) days. If the Underwriter does not elect to extend its offer within six (6) days thereafter, its Good Faith Deposit will be returned, and both the District and the Underwriter shall be relieved of any further obligation. In no event shall the District be liable for any damages by reason of its failure to deliver the Initial Bonds, provided such failure is due to circumstances beyond the District's reasonable control.

Initial Exchange for Definitive Bonds:

Upon presentation by the Underwriter of the Initial Bonds to the Paying Agent/Registrar, the Paying Agent/Registrar shall, in the time and manner provided in the Bond Resolution, exchange the Initial Bonds for registered Bonds in denominations of $5,000 or any integral multiple thereof, to be deposited in accordance with the requirements of The Depository Trust Company and registered in the name of Cede & Co.

Conditions of Delivery:

The Underwriter's obligation to take delivery and pay for the Initial Bonds is subject to the issuance of the Texas Attorney General's opinion and the Underwriter's receipt of the legal opinion of Bond Counsel and the no-litigation certificate, all as described below.

Continuing Disclosure Agreement:

The District will agree in the Bond Resolution to provide certain periodic information and notices of certain events in accordance with Securities and Exchange Commission Rule 15c2-12 ("SEC Rule 15c2-12"), as described in the Preliminary Official Statement under "CONTINUING DISCLOSURE OF INFORMATION – SEC RULE 15c2-12." The Underwriter's obligation to accept and pay for the Bonds is conditioned upon delivery to the Underwriter or its agent of a certified copy of the Bond Resolution containing the agreement described under such heading.

Compliance with Prior Undertakings:

The District has complied in all material respects with all previous continuing disclosure agreements made in accordance with SEC Rule 15c2-12.

Legal Opinion:

The District will furnish to the Underwriter a transcript of certain proceedings held incident to the authorization and issuance of the Bonds, including a certified copy of the approving 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 Bonds are valid and legally binding obligations of the District. The District will also furnish the approving legal opinion of Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel for the District ("Bond Counsel"), to the effect that, based upon an examination of such transcript, the Bonds are validly issued under the Constitution and laws of the State of Texas, 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.

Errors or omissions in the printing of such legal opinion shall not affect the validity of the Bonds nor constitute cause for the failure or refusal by the Underwriter to accept delivery and to pay for the Bonds. Certain legal matters will be passed upon for the District by McCall, Parkhurst & Horton LLP, Dallas, Texas, as Disclosure Counsel.

No-Litigation Certificate:

On the date of delivery of the Initial Bonds to the Underwriter, the District will deliver to the Underwriter a certificate, dated as of the same date, to the effect that the District has no knowledge of litigation of any nature filed or pending 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.

Certification of Issue Price:

In order to provide the District with information to enable it to comply with certain conditions of the Internal Revenue Code of 1986, as amended, relating to the exclusion of interest on the Bonds from gross income for federal income tax purposes, the Underwriter will be required to complete, execute, and deliver to the District (on or before the date of delivery of the Bonds) a certification regarding "issue price" in the form accompanying this Official Notice of Sale. Each bidder, by submitting its bid, agrees to complete, execute, and deliver such certificate by the date of delivery of the Bonds if its bid is accepted by the District. It will be the responsibility of the successful bidder to institute such syndicated 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.

GENERAL CONSIDERATIONS

Registration, Transfer and Exchange:

The Bonds may be transferred, registered, and assigned only on the registration books (the "Register") of the Paying Agent/Registrar, and such registration (exclusive of any tax or governmental charge therefor) shall be at the expense of the District. A Bond may be assigned by execution of the assignment form on the Bonds or by such other instrument of transfer acceptable to the Paying Agent/Registrar. New Bonds will be delivered by the Paying Agent/Registrar to the last assignee (the new Registered Owner) in exchange for such transferred and assigned Bonds not more than three (3) business days after receipt of the Bonds to be transferred in proper form. New Bonds must be in the denomination of $5,000 for any one maturity or any integral multiple thereof. The Bonds are transferable only on the Register 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 at a corporate trust office of the Paying Agent/Registrar.

Record Date:

The record date ("Record Date") for the interest payable on any interest payment date means the 15th calendar day of the month next preceding such interest payment date.

Limitation on Transfers and Exchanges:

Neither the District nor the Paying Agent/Registrar shall be required to 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, to issue, transfer, or exchange any Bond selected for redemption during a period beginning at the opening of business 15 days before the day of the first mailing of a notice of redemption of Bonds and ending at the close of business on the day of such mailing, or to transfer or exchange any Bond so selected for redemption in whole or in part when such redemption is scheduled to occur within 30 calendar days thereafter.

Risk Factors:

The Bonds involve special risk factors. Prospective bidders are urged to examine carefully the Preliminary Official Statement with respect to the investment risks pertaining to the Bonds. Particular attention should be given to the information set forth therein under "RISK FACTORS."

No Registration or Qualification Under Securities Laws:

The offer and sale of the Bonds have not been registered with the 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, as amended, in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated, 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 those jurisdictions where persons registered or licensed as dealers or brokers may offer and sell the Bonds, it is assumed that such persons have complied and will comply with all applicable statutes and regulations concerning dealers and brokers and concerning the registration or licensing of agents or salesmen.

By the submission of its bid, the Underwriter represents that the offer and sale of the Bonds in states other than Texas will be made only pursuant to exemptions from registration or qualification, or where necessary, the Underwriter will register or qualify the Bonds in accordance with the securities laws of the states in which the Bonds are offered or sold. The District agrees to cooperate, at the Underwriter's written request and expense, in registering or qualifying the Bonds or in obtaining an exemption from registration or qualification in any state 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.

Qualified Tax-Exempt Obligations:

Section 265(a) of the Internal Revenue Code of 1986, as amended, ("the Code") requires a pro rata reduction in the interest expense deduction of a financial institution to reflect such financial institution's investment in tax-exempt obligations acquired after August 7, 1986. An exception to the foregoing provision is provided in the Code for "qualified tax-exempt obligations," which include tax-exempt obligations, such as the Bonds that are: (a) designated by the issuer as "qualified tax-exempt obligations," and (b) issued by a political subdivision for which the aggregate amount of tax-exempt obligations (not including private activity bonds other than qualified 501(c) (3) bonds) to be issued during the calendar year is not expected to exceed $10,000,000.

The District will designate the Bonds "qualified tax-exempt obligations" and will represent that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2026 is not expected to exceed $10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than $10,000,000 in "qualified tax-exempt obligations" (including the Bonds) during calendar year 2026.

Notwithstanding this exception, financial institutions acquiring the Bonds will be subject to a twenty percent (20%) disallowance of allocable interest expense.

Final Official Statement:

The District has prepared the accompanying Preliminary Official Statement for dissemination to potential purchasers of the Bonds. The District will prepare a final Official Statement which will describe the reoffering yields and underwriting discount bid, the interest rates for the Bonds determined as described above, and the final debt service schedule and ratios and tax rates consequent

thereon. The District does not intend to amend or supplement the Preliminary or final Official Statement, except to take into account certain subsequent events, if any, as described below. Accordingly, the District deems the accompanying Preliminary Official Statement to be final as of its date, within the meaning of SEC Rule 15c2-12(b)(1), except for the omission of the foregoing items. By delivering the Final Official Statement or any amendments or supplements thereto in the requested quantity to the Underwriter on or after the sale date, the District represents the same to be complete as of such date within the meaning of SEC Rule 15c2-12(f)(3). Notwithstanding the foregoing, the only representations concerning the absence of material misstatements or omissions from the Official Statement that are or will be made by the District are those described in the Official Statement under "OFFICIAL STATEMENT – Certification as to Official Statement."

Changes to Official Statement:

If, subsequent to the date of the Official Statement, the District learns or is notified by the Underwriter of any adverse event that causes any of the key representations in the Official Statement to be materially misleading, the District will promptly prepare and supply to the Underwriter a supplement to the Official Statement that corrects such representation to the reasonable satisfaction of the Underwriter unless the Underwriter elects to terminate its obligation to purchase the Bonds as described above. See "DELIVERY AND ACCOMPANYING DOCUMENTS – Conditions of Delivery." The obligation of the District to supplement the Official Statement will terminate when the District delivers the Bonds to the Underwriter unless the Underwriter notifies the District that fewer than all of the Bonds have been sold to ultimate customers on or before such date, in which case the obligation will extend for an additional period of time (but not for more than 90 days after the sale date) until all of the Bonds have been sold to ultimate purchasers.

Delivery of Official Statements:

The District will furnish to the Underwriter (and to each other participating underwriter of the Bonds, within the meaning of SEC Rule 15c2-12(a), designated by the Underwriter), within seven (7) business days after the sale date, the aggregate number of Official Statements as requested by the Underwriter. The District will also furnish to the Underwriter a like number of any supplements or amendments prepared by the District for dissemination to potential purchasers of the Bonds as described above as well as such additional copies of the Official Statement or any supplements or amendments as the Underwriter may request prior to the 90th day after the end of the underwriting period referred to in SEC Rule 15c2-12(f)(2). The District will pay the expense of preparing up to 50 copies of the Official Statement and all copies of any supplements or amendments issued on or before the delivery date, but the Underwriter must pay for all other copies of the Official Statement or any supplements or amendments thereto. The District assumes no responsibility or obligation for the distribution or delivery of any copies of the Official Statement to anyone other than the Underwriter.

Severability:

In case any provision herein, or application thereof, shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions or applications shall not in any way be affected or impaired thereby.

Additional Copies:

Additional copies of this Official Notice of Sale, the Official Bid Form, and the Preliminary Official Statement may be obtained from Corey Howell, Senior Vice President, The GMS Group, L.L.C., 5075 Westheimer, Suite 1175, Houston, Texas 77056-5606; phone number (713) 622-7620.

Board of Directors
Brazoria County Municipal Utility District No. 42

Certificate of Underwriter – Federal Tax Competitive Bidding Requirements Met

The undersigned hereby certifies as follows with respect to the sale of $4,200,000 Brazoria County Municipal Utility District No. 42 Unlimited Tax Road Bonds, Series 2026 (the "Bonds"):

1. The undersigned is the underwriter or the manager of the syndicate of underwriters (the "Underwriter") that has purchased the Bonds from Brazoria County Municipal Utility District No. 42 (the "District") at competitive sale.

2. The Underwriter was not given the opportunity to review other bids prior to submitting its bid, and the bid submitted by the Underwriter constituted a firm bid to purchase the Bonds.

3. As of the sale date, the reasonably expected initial offering prices of the Bonds to the public by the Underwriter (expressed as a percentage of principal amount and exclusive of accrued interest) is as set forth below:

Principal Amount	Year of Maturity	Offering Yield	Principal Amount	Year of Maturity	Offering Yield
$95,000	2028	_____	$170,000	2040	_____
$95,000	2029	_____	$180,000	2041	_____
$100,000	2030	_____	$185,000	2042	_____
$110,000	2031	_____	$195,000	2043	_____
$115,000	2032	_____	$205,000	2044	_____
$120,000	2033	_____	$215,000	2045	_____
$125,000	2034	_____	$230,000	2046	_____
$130,000	2035	_____	$240,000	2047	_____
$140,000	2036	_____	$250,000	2048	_____
$145,000	2037	_____	$265,000	2049	_____
$155,000	2038	_____	$280,000	2050	_____
$160,000	2039	_____	$295,000	2051	_____

4. The Underwriter [has] [has not] purchased bond insurance for the Bonds. The bond insurance has been purchased from _____ (the "Insurer") for a fee of $_____ (net of any non-guarantee 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. 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 April ____, 2026.

The undersigned understands that the statements made herein above 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 April, 2026.

_____
(Name of Underwriter or Manager)

By_____

Title_____

Certificate of Underwriter – Federal Tax Competitive Bidding Requirements Not Met*

The undersigned hereby certifies as follows with respect to the sale of $4,200,000 Brazoria County Municipal Utility District No. 42 Unlimited Tax Road Bonds, Series 2026 (the "Bonds"):

1. The undersigned is the underwriter or the manager of the syndicate of underwriters (the "Underwriter") that has purchased the Bonds from Brazoria County Municipal Utility District No. 42 (the "District").

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:

Principal Amount	Year of Maturity	Offering Yield	Principal Amount	Year of Maturity	Offering Yield
$95,000	2028	_____	$170,000	2040	_____
$95,000	2029	_____	$180,000	2041	_____
$100,000	2030	_____	$185,000	2042	_____
$110,000	2031	_____	$195,000	2043	_____
$115,000	2032	_____	$205,000	2044	_____
$120,000	2033	_____	$215,000	2045	_____
$125,000	2034	_____	$230,000	2046	_____
$130,000	2035	_____	$240,000	2047	_____
$140,000	2036	_____	$250,000	2048	_____
$145,000	2037	_____	$265,000	2049	_____
$155,000	2038	_____	$280,000	2050	_____
$160,000	2039	_____	$295,000	2051	_____

3. As of the sale date for the Bonds, 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:

Principal Amount	Year of Maturity	Offering Yield	Principal Amount	Year of Maturity	Offering Yield
$95,000	2028	_____	$170,000	2040	_____
$95,000	2029	_____	$180,000	2041	_____
$100,000	2030	_____	$185,000	2042	_____
$110,000	2031	_____	$195,000	2043	_____
$115,000	2032	_____	$205,000	2044	_____
$120,000	2033	_____	$215,000	2045	_____
$125,000	2034	_____	$230,000	2046	_____
$130,000	2035	_____	$240,000	2047	_____
$140,000	2036	_____	$250,000	2048	_____
$145,000	2037	_____	$265,000	2049	_____
$155,000	2038	_____	$280,000	2050	_____
$160,000	2039	_____	$295,000	2051	_____

4. As set forth in the Official Notice of Sale, the Underwriter has agreed in writing that, for each of the Unsold Maturities, the Underwriter 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 Underwriter permit a related party to do so. Pursuant to such agreement, the Underwriter 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 Underwriter [has] [has not] purchased bond insurance for the Bonds. The bond insurance has been purchased from _____ (the "Insurer") for a fee of $_____ (net of any non-guarantee 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.

*See "OFFICIAL NOTICE OF SALE – CONDITIONS OF SALE – Competitive Bidding and Certificate of Underwriter."

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. 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 April ____, 2026.

8. 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 Underwriter 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 above 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 April, 2026.

_____
(Name of Underwriter or Manager)

By_____

Title_____

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42
UNLIMITED TAX ROAD BONDS
SERIES 2026

OFFICIAL BID FORM

President and Board of Directors
Brazoria County Municipal Utility District No. 42
c/o The GMS Group, L.L.C.
Galleria Financial Center
5075 Westheimer, Suite 1175
Houston, Texas 77056-5606

Board of Directors:

We have read in detail your Official Notice of Sale and accompanying Preliminary Official Statement, which are hereby made a part hereof, of Brazoria County Municipal Utility District No. 42 (the "District"), relating to its $4,200,000 Unlimited Tax Road Bonds, Series 2026 (the "Bonds"). We realize that the Bonds involve investment risks and that the ability of the District to service the Bonds depends on certain risk factors as set forth in the Preliminary Official Statement. We have made such inspection and investigation as we deem necessary relating to the investment quality of the Bonds. We offer to purchase the Bonds for a cash price of $_____ (which represents _____% of par value) plus accrued interest to the date of delivery of the Bonds to us provided such Bonds bear interest at the following rates:

Maturity (April 1)	Amount	Interest Rate	Maturity (April 1)	Amount	Interest Rate
2028	$95,000	_____%	2040*	$170,000	_____%
2029	$95,000	_____%	2041*	$180,000	_____%
2030	$100,000	_____%	2042*	$185,000	_____%
2031	$110,000	_____%	2043*	$195,000	_____%
2032*	$115,000	_____%	2044*	$205,000	_____%
2033*	$120,000	_____%	2045*	$215,000	_____%
2034*	$125,000	_____%	2046*	$230,000	_____%
2035*	$130,000	_____%	2047*	$240,000	_____%
2036*	$140,000	_____%	2048*	$250,000	_____%
2037*	$145,000	_____%	2049*	$265,000	_____%
2038*	$155,000	_____%	2050*	$280,000	_____%
2039*	$160,000	_____%	2051*	$295,000	_____%

Term Bond Maturity Date April 1	Year of First Mandatory Redemption	Principal Amount of Term Bond	Interest Rate

*Subject to optional redemption in whole or from time to time in part on April 1, 2031, or on any date thereafter, at a price of par plus accrued interest.

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

Total Interest Cost from May 1, 2026	$_____
Plus: Cash Discount	$_____
Net Interest Cost	$_____
Net Effective Interest Rate	_____%

If we purchase the Bonds, with bond insurance, and subsequent to the sale date and prior to the closing date, the Insurer's credit rating is downgraded we understand that we are still obligated to accept delivery of the Bonds.

The definitive Bonds shall be initially registered and delivered only to Cede & Co., Inc., the Nominee of The Depository Trust Company ("DTC") pursuant to the Book-Entry-Only System described in the Official Statement. We will advise BOKF, N.A., Dallas, Texas (the "Paying Agent/Registrar"), on forms to be provided by the Paying Agent/Registrar, of our registration instructions at least five (5) business days prior to the date set for initial delivery. We understand that the Paying Agent/Registrar will not be required to accept any further registration instructions after the five-day period.

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 Notice of Sale.

Cashier's Check No. _____, issued by Frost Bank, Austin, Texas and payable to your order in the amount of $84,000.00 is attached hereto or has been made available to you prior to the opening of this bid as a Good Faith Deposit for disposition in accordance with the Official Notice of Sale. Should we fail or refuse to make payment for the Bonds in accordance with the terms and conditions set forth in the Official Notice of Sale, this check shall be cashed and the proceeds retained by the District as complete liquidated damages against us in accordance with the Official Notice of Sale. We understand that the sale of the Bonds has not been registered or qualified under the securities laws of any jurisdiction and that it is our responsibility to obtain such registration or qualification, if any is required.

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, if that bidder is a privately held entity, a completed and signed TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908, and the rules promulgated thereunder by the TEC. The undersigned understands that failure to provide said form complete with a certificate number assigned by the TEC as provided for in the Official Notice of Sale 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, solely for purposes of Chapter 2271 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 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, solely for purposes of Chapter 2252 of the Texas Government Code, at the time of execution and delivery of its bid, 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 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, solely for purposes of Chapter 2276 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 this Official Bid Form is a Company[1] 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, 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

---

[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.

Bonds, neither the bidder nor a syndicate member listed on this 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.

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.

Notwithstanding anything contained herein, 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.

Additionally, by executing this Official Bid Form, the bidder also represents and certifies that the bidder and each syndicate member listed on this 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.

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.

We agree to make payment for the Bonds in immediately available funds at the office of BOKF, N.A., Dallas, Texas, no later than 10:00 a.m., Houston Time, on May ____, 2026, 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. 42 this ____th day of April, 2026.

_____
Secretary, Board of Directors

_____
President, Board of Directors

BOND YEARS

Dated: May 1, 2026

Due: April 1 (as noted below)

Year	Amount	Bond Years	Accumulated Bond Years
2028	$95,000	182.0833	182.0833
2029	$95,000	277.0833	459.1667
2030	$100,000	391.6667	850.8333
2031	$110,000	540.8333	1,391.6667
2032	$115,000	680.4167	2,072.0833
2033	$120,000	830.0000	2,902.0833
2034	$125,000	989.5833	3,891.6667
2035	$130,000	1,159.1667	5,050.8333
2036	$140,000	1,388.3333	6,439.1667
2037	$145,000	1,582.9167	8,022.0833
2038	$155,000	1,847.0833	9,869.1667
2039	$160,000	2,066.6667	11,935.8333
2040	$170,000	2,365.8333	14,301.6667
2041	$180,000	2,685.0000	16,986.6667
2042	$185,000	2,944.5833	19,931.2500
2043	$195,000	3,298.7500	23,230.0000
2044	$205,000	3,672.9167	26,902.9167
2045	$215,000	4,067.0833	30,970.0000
2046	$230,000	4,580.8333	35,550.8333
2047	$240,000	5,020.0000	40,570.8333
2048	$250,000	5,479.1667	46,050.0000
2049	$265,000	6,072.9167	52,122.9167
2050	$280,000	6,696.6667	58,819.5833
2051	$295,000	7,350.4167	66,170.0000

Total Bond Years: **66,170.0000**

Average Maturity: **15.754762 years**

ALLEN BOONE HUMPHRIES ROBINSON LLP
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TEL (713) 860-6400
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Direct Fax: (713) 860-6649

avinson@abhr.com

Alia Vinson
Attorney

February 17, 2026

The Honorable Mayor and City Council
City of Manvel
20025 Highway 6
Manvel, Texas 77578

Re: Brazoria County Municipal Utility District No. 66 (the "District")
Unlimited Tax Bonds, Series 2026 (the "Bonds")

Dear Mayor and Councilmembers:

The District is in the process of structuring the issuance of the above-referenced Bonds, which will be the District's fourth and final water, sewer, drainage bond issue. In the District's consent conditions with City of Manvel (the "City"), the City imposed a level debt service requirement restricting the spread between the highest and lowest annual debt service payments for the Bonds to $15,000 (the "Level Debt Service Requirement"). The District requests that the City grant the District an exception to the Level Debt Service Requirement for the District's issuance of the Bonds.

In structuring the proposed issuance, the District's Financial Advisor, Rathmann & Associates, has made its best effort to minimize the disparity between the minimum and maximum debt service payments and to "wrap" the debt service payments for the new bonds around the existing debt service payments for outstanding bonds. Unfortunately, as shown in the enclosed schedule reflecting the Bonds, the District is unable to comply with the Level Debt Service Requirement for the Bonds for years 2041-2045. Accordingly, the District respectfully requests that the City grant it an exception to the Level Debt Service Requirement in its consent conditions for the District's issuance of the Bonds.

The District would greatly appreciate consideration of this matter at your next Council meeting. I will be happy to attend the next meeting to address any concerns you

may have, along with the District's Financial Advisor. If you have any questions or comments, please let me know.

Thank you for your attention to this matter.

Sincerely,

Alia Vinson
Attorney for the District

Agreed to and Accepted by:

_____
City of Manvel
By: _____
Title: _____
Date: _____

Enclosures

cc: Daniel S. Johnson, City Manager
Bobby Gervais, City Attorney

BRAZORIA COUNTY MUNICIPAL UTILITY DISTIRCT NO. 66

Dated Date = 06/01/2026 **Delivery Date = 06/01/2026**

Maturity Dates	Term Bond Maturities	Bond Redemptions	Proceeds	Coupon Rate	Yield	Price	Interest Amount	Total Debt Service	FY(ends 12/31) Debt Service
	-	-	-	-	-	-	132,687.50	132,687.50	132,687.50
09/01/2028	-	35,000.00	35,000.00	5.500	5.500000	100.000000	106,150.00	141,150.00	141,150.00
09/01/2029	-	30,000.00	30,000.00	5.500	5.500000	100.000000	104,225.00	134,225.00	134,225.00
09/01/2030	-	30,000.00	30,000.00	5.500	5.500000	100.000000	102,575.00	132,575.00	132,575.00
09/01/2031	-	30,000.00	30,000.00	5.500	5.500000	100.000000	100,925.00	130,925.00	130,925.00
09/01/2032	-	25,000.00	25,000.00	5.500	5.500000	100.000000	99,275.00	124,275.00	124,275.00
09/01/2033	-	25,000.00	25,000.00	5.500	5.500000	100.000000	97,900.00	122,900.00	122,900.00
09/01/2034	-	25,000.00	25,000.00	5.500	5.500000	100.000000	96,525.00	121,525.00	121,525.00
09/01/2035	-	15,000.00	15,000.00	5.500	5.500000	100.000000	95,150.00	110,150.00	110,150.00
09/01/2036	-	10,000.00	10,000.00	5.500	5.500000	100.000000	94,325.00	104,325.00	104,325.00
09/01/2037	-	10,000.00	10,000.00	5.500	5.500000	100.000000	93,775.00	103,775.00	103,775.00
09/01/2038	-	-	-	5.500	5.500000	100.000000	93,225.00	93,225.00	93,225.00
09/01/2039	-	-	-	5.500	5.500000	100.000000	93,225.00	93,225.00	93,225.00
09/01/2040	-	-	-	5.500	5.500000	100.000000	93,225.00	93,225.00	93,225.00
09/01/2041	-	-	-	5.500	5.500000	100.000000	93,225.00	93,225.00	93,225.00
09/01/2042	-	-	-	5.500	5.500000	100.000000	93,225.00	93,225.00	93,225.00
09/01/2043	-	-	-	5.500	5.500000	100.000000	93,225.00	93,225.00	93,225.00
09/01/2044	-	-	-	5.500	5.500000	100.000000	93,225.00	93,225.00	93,225.00
09/01/2045	-	-	-	5.500	5.500000	100.000000	93,225.00	93,225.00	93,225.00
09/01/2046	-	185,000.00	185,000.00	5.500	5.500000	100.000000	93,225.00	278,225.00	278,225.00
09/01/2047	-	190,000.00	190,000.00	5.500	5.500000	100.000000	83,050.00	273,050.00	273,050.00
09/01/2048	-	450,000.00	450,000.00	5.500	5.500000	100.000000	72,600.00	522,600.00	522,600.00
09/01/2049	-	870,000.00	870,000.00	5.500	5.500000	100.000000	47,850.00	917,850.00	917,850.00
Total	**-**	**1,930,000.00**	**1,930,000.00**				**2,166,037.50**	**4,096,037.50**	**4,096,037.50**
Acc Int	**-**	**-**	**-**				**-**	**-**	**-**
Grand Ttls	**-**	**1,930,000.00**	**1,930,000.00**				**2,166,037.50**	**4,096,037.50**	**4,096,037.50**

TIC (Incl. all expenses) 5.48876513%
TIC (Arbitrage TIC) 5.48876513%
Bond Years 39,382.50

Average Coupon 5.50000000%
Average Life (yrs) ... 20.41
WAM (yrs) 20.405440

IRS Form 8038-G NIC = 5.500000% (with Adjstmnt of $0.00).
NIC = 5.500000% (with Adjstmnt of $0.00).

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: March 2, 2026

TOPIC: Consideration and possible action to approve a requested amendment to zoning and development-related provisions and requirements for the Valencia Planned Unit Development (PUD), established by Ordinance No. 2024-O-12. The proposed amendment pertains to:

- (Section V (4)) - Minimum rear yard setbacks,
- (Section V (7)) - Sign requirements, and
- (Section V (10)) - Fence requirements.

BACKGROUND: Ordinance No. 2024-O-12 established the Valencia PUD district and set forth specific zoning and development standards. LJA Engineering, Inc. (the applicant), on behalf of Valencia 288 LLC has been working with staff to amend certain PUD requirements and is requesting an amendment to Ordinance No. 2024-O-12.The applicant is requesting the following changes to the PUD document:

1. Rear Yard Setbacks: Reduce the minimum rear yard setback for residential lots from 15 feet to 10 feet.
2. Temporary Community Signs: Allow six (6) additional signs, consistent in size with those previously approved, located at different locations (Exhibit J).
3. Fence Requirements: Establish detailed standards for residential and commercial fences, expanding beyond maximum fence height, to include design, materials, placement, and enforcement (Exhibits O, P, and Q).

STAFF FINDINGS: The proposed amendments to the Valencia PUD are intended to address the evolving needs of the development and provide clarity and consistency for both residential and commercial components of the project. Staff finds the following:

1. Rear Yard Setbacks: Reducing the minimum rear yard setback to 10 feet establishes a uniform standard across all residential lots, including platted sections. The current 15 feet setback is consistent with Single-family residential (SFR) district standards (60-foot-lots). However, please note that lots within Valencia have a typical depth of 120 feet which is more than the minimum depth resulting in City's SFR district. Therefore, the proposed reduction will not detrimentally impact the overall development. The reduced setback will result in more flexibility for building one-story homes, which is consistent with the Comprehensive Plan goal of offering a variety of housing choices. Plat amendments are required for previously recorded lots using the reduced setback.

2. Temporary Community Signs: The previously approved PUD allowed ten (10) Temporary Community signs located primarily:
   - 4 along Pollard Boulevard from SH-6;
   - 4 along Del Bello Boulevard from SH-288 to Pollard Boulevard; and
   - 2 along SH-6 from SH-288 to Masters Road.

   The amendment proposes six (6) additional signs:
   - 2 along the west side of SH-288 between Croix Rd and Del Bello Blvd;
   - 1 at the northwest intersection of SH-288 & Hwy 6;
   - 1 at the southeast intersection of SH-288 & Hwy 6;

- 1 at the southeast intersection of CR-48 & Hwy 6; and
- 1 at the intersection of Hwy 6 & McCoy Rd.

All signs remain consistent in size with those previously approved and are subject to applicable State and County approvals as part of the sign permit process.

3. Fence Requirements: The amendment retains the seven (7) foot maximum height for single-family residential fences and introduces detailed standards for design, materials, and placement for both residential and commercial fencing. It also clarifies that the Homeowners Association (HOA) will enforce fencing standards, and all installations or modifications must be reviewed and approved by the Architectural Review Committee (ARC).

   The amendment identifies four (4) types of permitted residential fencing, illustrated in Exhibits O, P, and Q, as outlined below:

   I. Residential Fencing

   1. Wood Public Right-of-Way Fence: For lots visible from public ROW (Dogwood Ave, Charlotte St)
   - 6’ cap-top fence, 2”x6” rot board, 2”x6” cedar cap, 1”x4” cedar trim
   - Yard side: standard 3-rail fence
   - Rot boards required

   2. Wood Good Neighbor Fence: Between adjoining lots not visible from ROW
   - 6’ 3-rail fence, 6” pickets, 4x4 posts
   - Rot boards not required (staff recommends adding rot board to align with City ordinance)

   3. Wrought Iron Fence: Lots abutting a lake
   - Extend minimum 20’ along side property line from rear yard (except corner street-side lots)
   - Min height 4’

   4. Concrete Fence: Lots abutting Pollard Blvd
   - Min height 6’

   II. Commercial Fencing

   1. Wood Public Right-of-Way Fence: Permitted where visible from the public right-of-way.
   - Min 6’ cap-top fence, 2”x6” rot board, 2”x6” cedar cap, 1”x4” cedar trim
   - Optional: 6’ concrete/masonry for durability or screening

   2. Wrought Iron Fence: Permitted where visibility and enhanced aesthetics are desired. Min 4’, max 8’

COMPARISON WITH CITY ORDINANCE:

Requirement	City Ordinance	Valencia PUD Amendment
Residential Fence Height	Max 6’ in single-family districts; Max 8’ along major thoroughfares	Max 7’ in single-family residential lots (unchanged from original PUD)
Commercial Fence Height	Max 8’	Min 4’, max 8’ for wrought iron; Min 6’ for wood or concrete
Rot Board	Required for wooden privacy fences with pickets/boards.	Required only for Wood Public Right-of-Way Fence. Not required for Wood Good Neighbor Fence.
Top Cap	Permitted up to 2” height, not counted toward total fence height.	Public ROW fences require 2”x6” cedar cap. Good Neighbor fence does not require a cap.
Fence Post	Installed with concrete footing with a depth of at least a third of the fence post's height above ground.	Not Specified

Please note that City's fence regulation was updated in 2023 to include rot board requirement for good neighbor fences. If the applicant's reasoning to exclude rot board requirement from good neighbor wooden fence is satisfactory and the change is approved, staff will consider updating the City ordinance accordingly.

STAFF RECOMMENDATION: Overall, the proposed amendments support efficient development and align with the residential and commercial character of the Valencia PUD. Staff recommends approval of requested PUD amendment with the revision that the "Wooden Good Neighbor Fence" shall require a rot board and the fence post shall be installed with concrete footing with a depth of at least a third of the fence post's height above ground. The ordinance covers rear yard setbacks, sign requirements, and fence standards, with ongoing monitoring for compliance.

PD&Z PUBLIC HEARING AND DISCUSSION (Feb 23, 2026): Two residents spoke at the meeting in opposition to the proposed amendment. Staff provided 6 emails received from surrounding residents expressing their opposition. The applicant spoke at the meeting and explained the reasons for the proposed amendment.

PD&Z Commission members discussed the details of the proposed amendment and expressed their following preference:

- limiting the setback reduction to interior lots and excluding lots on the perimeter of the PUD.
- the need to add fence post structural requirement.

PD&Z RECOMMENDATION: The PD&Z Commission is recommending approval of the requested PUD amendment by adopting the proposed Ordinance No. 2026-O-07.

ATTACHMENTS: Proposed Ordinance No. 2026-O-07, Application, Valencia PUD document amendment redline, Valencia PUD document amendment Clean, Valencia PUD document amendment Exhibits, Deviations & Variances Table.

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___

03.19.2026

At the March 2nd City Council Meeting, the first reading of the ordinance was approved with a condition that the following items shall be addressed within the requested PUD amendment:

1) 15' rear yard setback shall apply to perimeter lots.
2) The allowance for the 6 additional temporary signs shall cease when a centralized community sign alternative is available
3) Rot Board shall be required for "Good Neighbor Fence"

Staff Use Only:
Date Received: _____
Received by: _____
Date Complete: _____
Completeness Review by:
_____

Planned Unit Development (PUD) Application

Incomplete Applications will not be accepted. Please review application submittal requirements contained in the City of Manvel PUD Manual.

(Please Type or Print Clearly with Dark Ink)

[X] Master Plan PUD [ ] Small PUD [ ] Site Plan Only

General Information
PUD Name: Valencia PUD
Number of Units Proposed: 977 Current Zoning Designation: Planned Unit Development
Zoning District under Which PUD Will Be Designed: PUD-Single Family Residential and PUD- Light Commercial
Address/Location: 457 acres north of Highway 6 and East of Iowa Lane
Brazoria County Parcel Number (s): 228665 Acres: 457
Legal Description: MANVEL LOT OL 174-175 (A0483 HT&B) ACRES 26.0374
_____

Applicant Information
Name: LJA Engineering, Inc. Daytime Phone: _____
Mailing Address: _____
City/State/Zip: _____
Contact Person: Abby Martinez
Email Address: _____

Property Owner Information (If different from applicant; attach additional signature page or appropriate letter of consent/agreement if more than one property owner)
Name: Valencia 288 LLC Daytime Phone: _____
Mailing Address: _____
City/State/Zip: _____
Email Address: _____

CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

(Attach additional sheets if necessary to fully answer the following.)

1. Contiguous Land Ownership- Please specify if the owner(s) own any property that is directly adjacent to the proposed PUD and describe any future projects in adjacent property: Owners do not own property that is directly adjacent to the proposed PUD.

2. Concept Statement- Brief description of the project including proposed the use or uses: This a request to amend the existing PUD regulations. The boundary of the PUD and uses within will not change.

The proposed activities and uses shall be shown on an attached PUD plan based on the exhibit requirements for master plan and site plan review. Please refer to the City of Manvel PUD Manual for the master plan and site plan requirements.

3. Statement of Justification- Brief description outlining how the proposed PUD is consistent with the purpose of the Zoning Ordinance and all departures from the provisions of the underlying zoning district that are necessary to provide superior site development: The project is currently zoned to Planned Unit Development. The proposed request to amend the regulations will provide additional fencing regulations for enhanced community aesthetic, signage locations to attract new residents to the community, and revised rear yard setbacks to allow flexibility in home design.

4. Statement of Compliance with the Comprehensive Plan- Description of how the PUD meets or exceeds the City vision as described in the Comprehensive Plan: The proposed PUD amendment complies with the comprehensive plan by proposing well-planned development with open space for safe recreation that protects the natural environment and offering a variety of housing for different needs.

5. Statement of Compatibility- Describe how the proposed project is compatible with the surrounding uses and will not have significant adverse impacts on the properties: The Valencia PUD amendment will not change any of the proposed uses and will therefore not impact surrounding properties.

01/05/26
Date

Abigail Martinez
Applicant's Signature

01/05/26
Date

Russell Bynum
Owner's Signature (If different from Applicant)

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and state that we are the legal owners of the property included in this application and/or designate the applicant to act as our agent with respect to this application. If there are more than one property owner(s), attach additional signature sheets or letter of consent to application.

Valencia
Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

March~~January~~ 2026

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EXHIBITS
Exhibit A - Area Location Exhibit
Exhibit B – Project Aerial Exhibit
Exhibit C – Survey
Exhibit D - Legal Description
Exhibit E - Conceptual Land Use Exhibit
Exhibit F – Conceptual Single-Family Residential Exhibit
Exhibit G - Conceptual Roadway Exhibit
Exhibit H - Conceptual Amenities and Open Space Exhibit
Exhibit I - Phasing Exhibit
Exhibit J – Conceptual Project Signage Exhibit
Exhibit K – Conceptual Signage Location Exhibit
Exhibit L – Single-Family Residential Specialty Product
Exhibit M – Single-Family Residential Specialty Product
Exhibit N – Single-Family Residential Specialty Product
Exhibit O – Conceptual Fencing Exhibit
Exhibit P – Fencing Exhibit
Exhibit Q-1, Q-2, Q3 – Concrete Fencing Specifications

I. INTRODUCTION

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 457.0 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

The purpose of the amendment is to incorporate the addition of multiple fence types distinguished by location and material with specific height and design standards, as well as expanded signage regulations addressing use, type, size, and location, providing greater clarity within the overall PUD. This amendment also revises the single-family residential rear yard setback for interior lots to allow greater flexibility in home design.

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City’s future open space needs.

2. Justification

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or "zipper" lots (single-family lots with detached garages in alternating depths). The single- family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

4. Drill Site

A 4.0-acre drill site is located on the southeast side of the intersection of Pollard Boulevard and the future Charlotte Street extension. ~~north side of the future Charlotte Street extension, to the north of Bluewater Lakes Section 2, and to the west of Lakeland Section 2.~~ The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the parkland dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

5. Potential School Site

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

6. Parks and Open Space

Parks and open space accounts for approximately 36.6% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H) shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, and other passive amenities. In the event that a "splash pad" type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

7. Other Land Uses

The Valencia PUD has ~~five~~ four proposed commercial sites located throughout the development; ±4.7 acre and ±2.5 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ±2.6 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, ~~a ±1.5 acre commercial site at the southeast corner of Charlotte Street,~~ and a ±10.5 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

III. ZONING

1. Proposed Zoning

To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.

2. Conversion of Specific Land Uses

a. The conversion of the Drill Sites, Parkland, and/or Potential School will only be allowed to convert to parkland or single-family residential uses.
b. Conversion of the Drill Sites and/or Potential School Site will be the only instance in which density may be increased within the development. However, the increase in density shall be limited to the traditional single-family lot products as described in Section III.V.3, Traditional Single-Family.
c. In the event that the drill sites or school site is converted to single-family residential, this conversion of land use shall not be counted towards the ten percent (10%) of change described in Section III.1.

A. Acreage per Land Use Summary

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints			
Major Thoroughfare & Collector Roadways	PUD-SFR	37.6	
Existing Utility & Canal Easements	PUD-SFR	33.5	
Drainage & Detention	PUD-SFR	~~81.4~~83.8	
Chocolate Bayou	PUD-SFR	7.6	
Drill Site	PUD-SFR	4.0	
Subtotal		**~~164.1~~166.5**	**36.~~40~~%**
Community Elements			
Recreation Center & Parks	PUD-SFR	5.6	
Elementary School	PUD-SFR	14.8	
Landscape/Open Space	PUD-SFR	33.~~39~~	
Subtotal		**~~54.3~~53.4**	**11.7%**
Commercial			
Commercial	PUD-LC	~~21.8~~20.3	
Subtotal		**~~21.8~~20.3**	**4.~~48~~%**
Single-Family Residential			
Single-Family Residential	PUD-SFR	216.8	
Subtotal		**216.8**	**47.~~45~~%**
Totals		**457.0**	**100.0%**

B. Single-Family Residential Lot Distribution Table

Lot Size	Allowable Percentage of Total Lots	Approximate Acreage
50' X 120' (Typical)	30%	65.0
60' X 120' (Typical)	32%	69.4
70' X 130' (Typical)	10%	21.7
Specialty Product	28%	60.7
Gross Residential Total	**100%**	**216.8**

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section III.V.3 and Section III.V.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4

and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

C. Commercial Land Uses

The proposed five (5) commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book, and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities
- Other residential care facilities

c. **Special Use Permit required (con't)**
    - Bed and breakfast
    - All other amusement and recreational industries
    - Mobile food services
    - Drinking places (alcoholic beverages)
    - Automotive repairs and maintenance
    - Personal and household
    - Goods repair and maintenance
    - Other personal care services
    - Religious organizations
    - Civil and social organizations
    - Non-store retailers
    - Technical and trade schools
    - Other schools and instruction
    - Accommodations

IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately ±11 acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply. Should the number of lots decrease from the estimated number of 1,100, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply.

Parkland Dedication will be credited based on the following criteria:

a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland.
b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
    i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
    ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
    iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
    i. Be located adjacent to parkland or open space that is designated for public use;
    ii. Maintain a constant water surface elevation;
    iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
    iv. Contain a minimum size of eight acres;
    v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
    vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

Open Space Amenity	**Acreage**
Recreation Center (Private)	±2.8 acres
Parks (Public)	±2.8 acres
Lake D-03 (Public)	±3.4 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	±2.0 acres (maximum 50% credit)
Total	**±11.0 acres**

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.

V. DEVELOPMENT REGULATIONS

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD document will govern.

1. Architectural Standards

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document. Below are additional regulations that apply to the architectural standards within the PUD:

a. Structures located within recreation center or park sites shall follow building material standards and setbacks set forth in the Valencia CCRs.

b. Structures not enclosed on at least three sides shall not be held to the Commercial Development Guidelines.

   i. Such structures shall not be required to comply with Commercial setback or exterior building material requirements and shall follow building material standards and setbacks set forth in the Valencia CCRs

2. Street and Circulation System

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.
- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the

future Manvel City Center;

- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD. The portion of Charlotte right-of-way located adjacent to C-08 and outside of the Valencia boundary shall only be developed as C-08 is developed;
- Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD.
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

3. Traditional Single-Family

Lot Sizes and Standards:

a. 50' lots:
   i. Minimum lot size area: 6,000 square feet
   ii. Minimum width – 50 feet (measured at the front yard setback)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – ~~15~~10 feet minimum
      a. A minimum rear yard setback of fifteen (15) feet shall be required for Traditional Single-Family lots located along the perimeter of the PUD.
   ~~vii.~~viii. Building height – 40 feet maximum

b. 60' lots:
   i. Minimum lot size area: 7,200 square feet
   ii. Minimum width – 60 feet (measured at the front building line)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – ~~15~~10 feet minimum
      a. A minimum rear yard setback of fifteen (15) feet shall be required for Traditional Single-Family lots located along the perimeter of the PUD.
   ~~vii.~~viii. Building height – 40 feet maximum

c. 70' lots:
   i. Minimum lot size area: 8,400 square feet
   ii. Minimum width – 70 feet (measured at the front yard setback)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – ~~15~~10 feet minimum
      a. A minimum rear yard setback of fifteen (15) feet shall be required for Traditional Single-Family lots located along the perimeter of the PUD.
   ~~vii.~~viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

4. Single-Family Specialty Product

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.
Lot Sizes and Standards:

a. Front loaded detached lots:
   i. Minimum width – 42 feet (measured at the front yard setback)
   ii. Minimum depth – 120 feet
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – ~~15~~10 feet minimum
      a. A minimum rear yard setback of fifteen (15) feet shall be required for lots located along the perimeter of the PUD.
   ~~vii.~~viii. Building height – 40 feet maximum

b. Rear loaded (alley) detached lots:
   i. Minimum width – 35 feet (measured at the front yard setback)
   ii. Minimum depth – 100 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Building height – 40 feet maximum

c. Rear loaded (alley) attached lots:
   i. Minimum width – 28 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum between structures
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Common walls allowed on one side
   ix. Building height – 40 feet maximum

d. Rear loaded (alley) townhome lots:
   i. Minimum width – 25 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum between structures
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Common walls allowed on both sides

ix. Maximum number of attached units: Five
x. Minimum number of attached units: Two
xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
xii. Building height – 40 feet maximum

e. Zipper lots (single-family detached lots with alternating depth detached garages):
i. Minimum width – 25 feet (measured at the front yard setback)
ii. Minimum depth – 120 feet
iii. Front yard setback – 20 feet minimum
iv. Rear yard setback – 10 feet minimum
v. Side yard setback – 5 feet minimum
vi. Corner side yard setback – 10 feet minimum
vii. Garage building line – 25 feet minimum
viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
x. Building height – 40 feet maximum

f. Patio & Zero Lot Line Lots
i. Minimum width – 50 feet (measured at the front yard setback)
ii. Minimum depth – 120 feet
iii. Front yard setback – 20 feet minimum
iv. Garage front yard setback – 25 feet minimum
v. Rear yard setback – ~~15~~10 feet minimum
a. A minimum rear yard setback of fifteen (15) feet shall be required for lots located along the perimeter of the PUD.
~~v.~~vi. Side yard setback – 5 feet minimum
~~vi.~~vii. Corner side yard setback – 10 feet minimum
~~vii.~~viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
~~viii.~~ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
~~ix.~~x. Patio home structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
~~x.~~xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City's waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

5. Streets

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the

following modifications:

a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as C-08, as shown on the Conceptual Land Use Plan, Exhibit E. Section 1 (D-01) and Section 2 (D-02) shall share a boulevarded entry and second point of access, but shall be platted separately. All entry points as shown on Exhibit E shall provide sufficient access to address. Section 15 (D-05) shall have one boulevarded entry and a second connection via Section 2 (D-02).

b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.

c. Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.

d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsections 5.b. and 5.c. above.

e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.

f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

g. The parcel designated as C-08 shall only be required to provide one boulevarded point of access to Charlotte street due to existing development to the east and south, proposed detention pond to the west and size of the tract.

6. Commercial

a. Minimum lot width – 60 feet (measured at the front yard setback)
b. Minimum lot depth – 100 feet
c. Front yard setback – 25 feet minimum
d. Rear yard setback – 10 feet minimum
e. Side yard setback – 5 feet minimum
f. Corner side yard setback – 10 feet minimum
g. Building Height:
    i. Pad Site - No building may exceed thirty five feet in height.
    ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
h. Building Materials:
    i. All commercial buildings within the proposed commercial tracts must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall be based on the total square footage of all facades.
    ii. The following materials shall meet the masonry requirement:
        1. Stone
        2. Brick
        3. Concrete (including tilt wall)
        4. Hollow clay tile
        5. Concrete Masonry Unit (CMU)
        6. Glass block

7. True Stucco
8. Insulated concrete forms (ICF)

i. Non-masonry materials may not exceed 25% of the building's elevation.
ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
    1. Cementitious Fiber

j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).
k. Landscape Requirements
    i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
    ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
    iii. Street Trees
        1. A minimum of 1 tree is required for every 50 feet of street frontage.
        2. No street tree shall be less than three inch (3”) caliper
        3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.
    iv. Parking lot landscaping
        1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
            a. Are at least 9 feet wide;
            b. Each have a square footage minimum 180 square feet;
            c. Provides 1 tree island for every 10 parking spaces;
            d. The tree islands shall be planted with sod and/or other plantings.
        2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
        3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

a. Residential Single-Family Development Signage:

i. Primary Entry Monument: The overall primary entry monument shall consist of a primary monument sign, an attached sign blade wall, and an optional attached covered structure. The primary monument sign shall not exceed a sign area of 200 square feet. The sign blade wall shall attach the primary monument sign and the attached covered structure. The attached covered structure shall be open on three

sides and shall contain roof signage that shall not exceed 200 square feet. The combined sign area of the primary monument sign and structure roof sign shall not exceed 400 square feet. The overall building envelope including the primary monument sign, attached sign structure, and attached covered structure shall be no greater than twenty feet (20') in height, sixty feet (60') in length, and twenty feet (20') in depth. These signs will be placed at the major entry point to the project.

ii. Secondary Entry Monument: The secondary entry monument building envelope shall be no greater than twenty-five feet (25') in height, forty feet (40') in length, and fifteen feet (15') in depth. A water cistern twenty-five feet (25') in height by fifteen (15') in length shall contain signage on two walls of the water cistern. An ornamental/decorative fence may be provided as part of the overall design of the secondary entry monument and shall not be measured as part of the building envelope. The combined sign area of the tower and secondary monument sign shall not exceed 400 square feet. These signs will be placed at the secondary entry points to the project.

iii. Village/Park Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.

iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not ~~to~~ exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.

v. Temporary Construction Signs/For Sale Signs: To be used during construction of the development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 64 square feet in size and not to exceed eight feet (8') in height and eight feet (8') in width per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.

vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, sixteen (16) ~~ten (10)~~ offsite signs shall be permitted along these corridors:

- Four (4) along Pollard Boulevard from State Highway 6;
- Four (4) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard;
- Two (2) along State Highway 6 from State Highway 288 to Masters Road;
- Two (2) along the west side of SH-288 between Croix Road and Del Bello Blvd;
- One (1) at the northwest intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of CR-48 and Highway 6;
- One (1) at the intersection of Highway 6 and McCoy Road.

The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 30 days following the permanent resident occupancy of the last model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. Placement within State or County rights-of-way shall be subject to approval by the applicable governing agency as part of the sign permitting process. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

In the event the City of Manvel adopts a program to provide centralized new community directional signage, the following six (6) temporary signs permitted by this PUD amendment shall be removed upon availability of such signage. After removal of these signs, the developer may elect, but shall not be required, to participate in the City's centralized signage program.

- Two (2) along the west side of SH-288 between Croix Road and Del Bello Blvd;
- One (1) at the northwest intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of CR-48 and Highway 6;
- One (1) at the intersection of Highway 6 and McCoy Road.

b. Commercial Development Signage:

i. Building Mounted Signs

a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.
b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

i. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

a. All monument signs shall be located a minimum of 10 feet from the property line.
b. There shall be a minimum of 100 feet between monument signs.
c. All monument signs must be perpendicular to the right of way.
d. Single Tenant Monument Sign
    i. Height - Maximum 6 feet (including base)
    ii. Length – Maximum 13 feet
    iii. Sign Area - Maximum of 45 square feet
    iv. Location/Number: One single tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
    v. Illumination: Internal illumination shall be LED or white neon tubing

e. Multi-Tenant Monument Sign
    i. Height - Maximum 8 feet (including base)
    ii. Length – Maximum 13 feet.
    iii. Sign Area – Maximum of 65 square feet
    iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
    v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
    vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. Electronic Reader Boards
Electronic Reader Boards/ LED screens are permitted under the following regulations:
    i. LED signs are permitted for on premised signs and/or for tenants within a single development;
    ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
    iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
    iv. Automatic dimmer equipment must be installed and operational; Maximum wattage at 6,500.
    v. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
    vi. Size of the changeable area is no greater than 25 percent of the overall signage area

c. School Signage:

i. Building Mounted Signs
    a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.:
    b. Location/Number: Tenants are permitted to have one building fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
    c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

ii. Monument Signs
These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.
    a. All signage shall be located a minimum of 10 feet from the property line.
    b. All signage must be perpendicular to the right of way.
    c. Height - Maximum 6 feet (including base)
    d. Length – Maximum 13 feet
    e. Sign Area - Maximum of 45 square feet
    f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to

the adjacent public street.

g. Illumination: Internal illumination shall be LED or white neon tubing

h. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

i. LED signs are permitted for on premised signs;
ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
iv. Automatic dimmer equipment must be installed and operational;
v. Maximum wattage at 6,500.
vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
vii. Size of the changeable area is no greater than 25 percent of the overall signage area

8. Trails

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.

9. Utilities

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

10. Other Regulations

i. Residential Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height. The following fence types shall be permitted within this PUD and as shown on Exhibit O, P, and Q. The Homeowners Association (HOA) shall be responsible for enforcing all fencing guidelines and standards within the community. Any exterior modifications to homes, including fencing, shall be subject to review and approval by the Architectural Review Committee (ARC). Fence post installation shall be in accordance with the City of Manvel Code of Ordinances and Design Criteria Manual.

a. Wood Public Right-of-Way Fence

i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way.
ii. Applies to residential lots whose rear or street side property lines abut the collector streets of Dogwood Avenue and Charlotte Street.
iii. The fence must be a six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2"x6") standard rot board, a two-inch by six-inch (2"x6") cedar cap, and one-inch by four-inch (1"x4") cedar trim.

iv. The interior (yard-facing) side of the fence shall be constructed as a standard 3-rail fence.
v. Rot boards shall be required on all wood fences visible from the public right-of-way.

b. Wood Good Neighbor Fence
i. May be used where a uniform, shared appearance between adjoining properties is desired.
ii. Applies to residential lots whose rear property lines abut other residential lots and not visible from the public right-of-way.
iii. The fence must be standard six-foot (6') tall, 3-rail fence constructed with six inch (6'') pickets and 4x4 posts.
iv. Rot boards shall be required.

c. Wrought Iron Fence
i. May be used where visibility, openness, or enhanced aesthetics are desired.
ii. Applies to residential lots whose rear or side property lines abut a lake. The wrought iron fence shall extend on the side property line for a distance of not less than twenty feet (20') from the rear yard property line, except on corner lot street-side property lines.
iii. The fence shall be a minimum height of four feet (4').

d. Concrete Fence
i. May be used where additional durability, screening, or noise mitigation is desired.
ii. Applies to lots whose rear or side property lines abut Pollard Boulevard.
iii. The fence shall be a minimum height of six (6) feet.

ii. Commercial Fencing

a. Wood Public Right-of-Way Fence
i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way.
ii. The fence must be a minimum six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim.
iii. In lieu of a wood fence, a six-foot (6') tall concrete or masonry fence may be provided as an optional upgrade where additional durability, screening, or noise mitigation is desired.

b. Wrought Iron Fence
i. May be used where visibility, openness, or enhanced aesthetics are desired.
ii. The fence shall be a minimum height of four feet (4') and shall not exceed a height of eight feet (8').

~~i.~~iii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.

~~ii.~~iv. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

~~iii.~~v. Off-street parking areas – Off-street parking areas shall be provided for the use of community occupants and guests at the recreation center site. Twenty-five (25) off-street parking stalls will be provided for the recreation center site.

~~iv.~~vi. Paving Material – Permeable pavers, such as Trugrid or a comparable alternative, may be installed around non-residential buildings to fulfill fire code requirements.

V. PHASING / DEVELOPMENT SCHEDULE

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.

ORDINANCE NO. 2026-O-7

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING AMENDING ORDINANCE NO. 2024-O-12, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE VALENCIA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 457 ACRES OF LAND LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND GENERALLY WEST OF FARM-TO-MARKET 1128, BY AMENDING CERTAIN PROVISIONS RELATED TO FENCING REQUIREMENTS, SIGN REQUIREMENTS, AND MINIMUM REAR YARD SETBACKS; 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, Ordinance #2021-O-18 was adopted by City Council in the year 2021 to rezone an approximate 437.86 acres of land from Open-Single Family Residential (O-SFR) district to Planned Unit Development (PUD) district to allow a master planned development called "Valencia" by the developer Valencia 288 LLC., (Hillwood); and

WHEREAS, the Valencia PUD was amended in 2024 by the adoption of Ordinance #2024-O-12 to make several changes to the PUD document and development plan, including addition of an approximate 18.6 acres of land; and

WHEREAS, the Valencia development currently includes 457 acres of land, more particularly described in Exhibit "A" attached hereto; and

WHEREAS, LJA Engineering, Inc., ("Applicant"), on behalf of Valencia 288 LLC., (Hillwood) has made an application to the City requesting an amendment to the

Valencia PUD to amend certain provisions related to fence requirements, Temporary sign allowance, and minimum rear yard setbacks; and

WHEREAS, the Applicant, has requested to amend the PUD document to (a) reduce the minimum rear yard setback for residential lots from 15 feet to 10 feet; (b) Allow six (6) additional temporary signs, consistent in size with those previously approved, located at different locations; and (c) establish detailed standards for residential and commercial fences, expanding beyond maximum fence height, to include design, materials, placement, and enforcement; and

WHEREAS, pursuant to Section 7 of the City's Zoning Ordinance, the developer has modified the PUD document and associated development plan to revise the text and add exhibits to reflect the requested amendment; 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 said PUD amendment; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request with modifications, and the City Council deems it appropriate to approve the requested PUD amendment with additional modifications; 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 PUD document governing the development of 457 acres, currently zoned Planned Unit Development (PUD) District, generally east of State

Highway 288, North of Highway 6, generally south of Del Bello Boulevard, and West of Farm to Market Road 1128, is hereby amended.

Section 3. The City Council has reviewed the amended PUD document and associated development plan, attached hereto as Exhibit "B," and complies with the findings in accordance with following Section 77-29(o)(5) of the City's Zoning Ordinance.

Section 4. Development of the Property shall strictly comply with the **Valencia PUD Document**, attached hereto as Exhibit "B" and made a part of hereof for all purposes.

Section 5. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, as described and 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 6. The City Council hereby finds and determines that said rezoning comports to the City's comprehensive land use plan, and to the extent of any conflict, amends said 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 tracts as described above.

Section 7. 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 8. 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 _____, 2026.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2026.

_____

_____
Dan Davis, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

EXHIBIT A

VICINITY MAP
NOT TO SCALE

0 200 400
SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
IR	IRON ROD
IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CIP	CAST IRON PIPE
A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWEREPOLE
	GUY-WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

MATCHLINE–SHEET 2

SURVEYOR'S CERTIFICATE

I KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WESTBANK BAYOU, L.P., EASTBANK BAYOU, L.P., CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVY, ANDREW WARD SOWELL, AS CO-TRUSTEES OF THE CHARLES L. SOWELL FAMILY TRUST, FOUR FORTY-THREE, LTD., FOUR FORTY-THREE ANNEX NO. 1, LTD., CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY AND HILLWOOD ENTERPRISES, LP, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

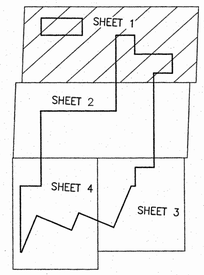
THE FIELD WORK WAS COMPLETED FEBRUARY, 2021.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797
DATED FEBRUARY 26, 2021

STATE OF TEXAS · KEITH W. MONROE · 4797 · REGISTERED · LAND SURVEYOR

3-19-21

REVISED ON MARCH 19, 2021 TO REFLECT UPDATED TITLE COMMITMENT.



ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

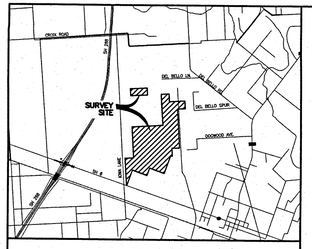
LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

S:\Sections\Survey\Projects\LJAS001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021

EXHIBIT A



SCALE: 1" = 200'

MATCHLINE–SHEET 1

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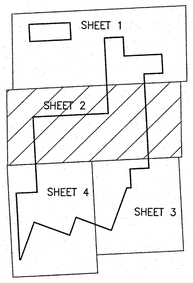
A.K.A.	ALSO–KNOWN–AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWERPOLE
	GUY–WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

TRACT 1
418.432 ACRES

ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES



MATCHLINE–SHEET 3
MATCHLINE–SHEET 4

LAND TITLE SURVEY OF 438.393 ACRES

ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001–2791–2101

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

3-19-21

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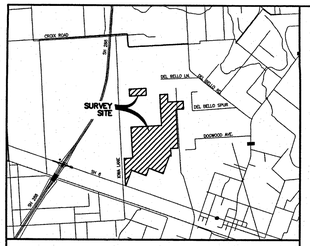
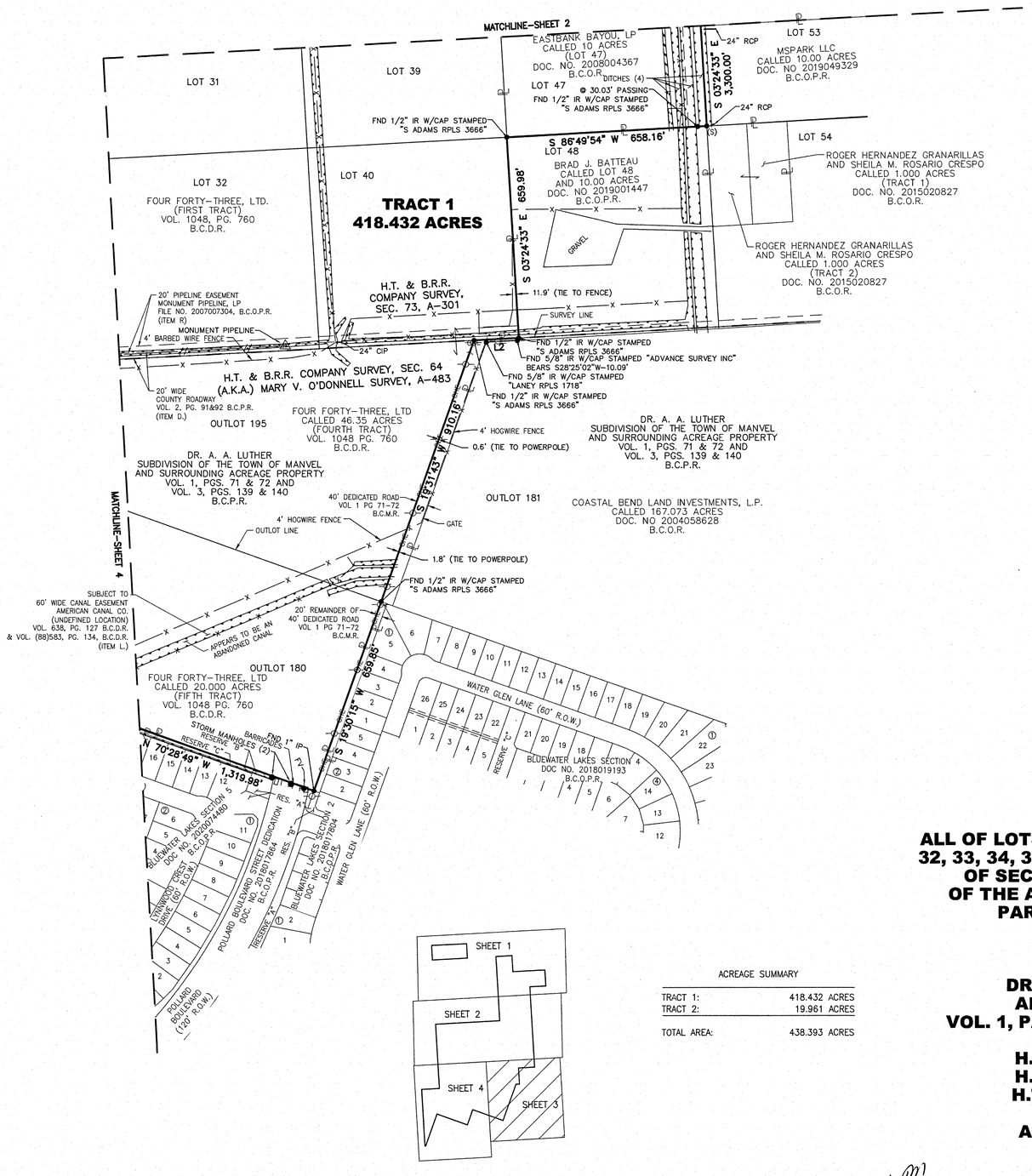
EXHIBIT A



VICINITY MAP
NOT TO SCALE

0 200 400

SCALE: 1" = 200'



LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
IR	IRON ROD
IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CIP	CAST IRON PIPE
A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
-o-	POWEREPOLE
	GUY-WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

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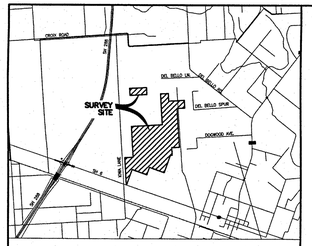
EXHIBIT A



VICINITY MAP
NOT TO SCALE

0 200 400
SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
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P.O.B.	POINT OF BEGINNING
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CIP	CAST IRON PIPE
A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWERPOLE
	GUY-WIRE
FV	FLUSHING VALVE
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ACREAGE SUMMARY

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LAND TITLE SURVEY OF
438.393 ACRES
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ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.
LOCATED IN THE
H.T. & B. R.R. CO. SURVEY, SEC 65, A-285,
H.T. & B. R.R. CO. SURVEY, SEC 73, A-301,
H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483,
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BRAZORIA COUNTY, TEXAS

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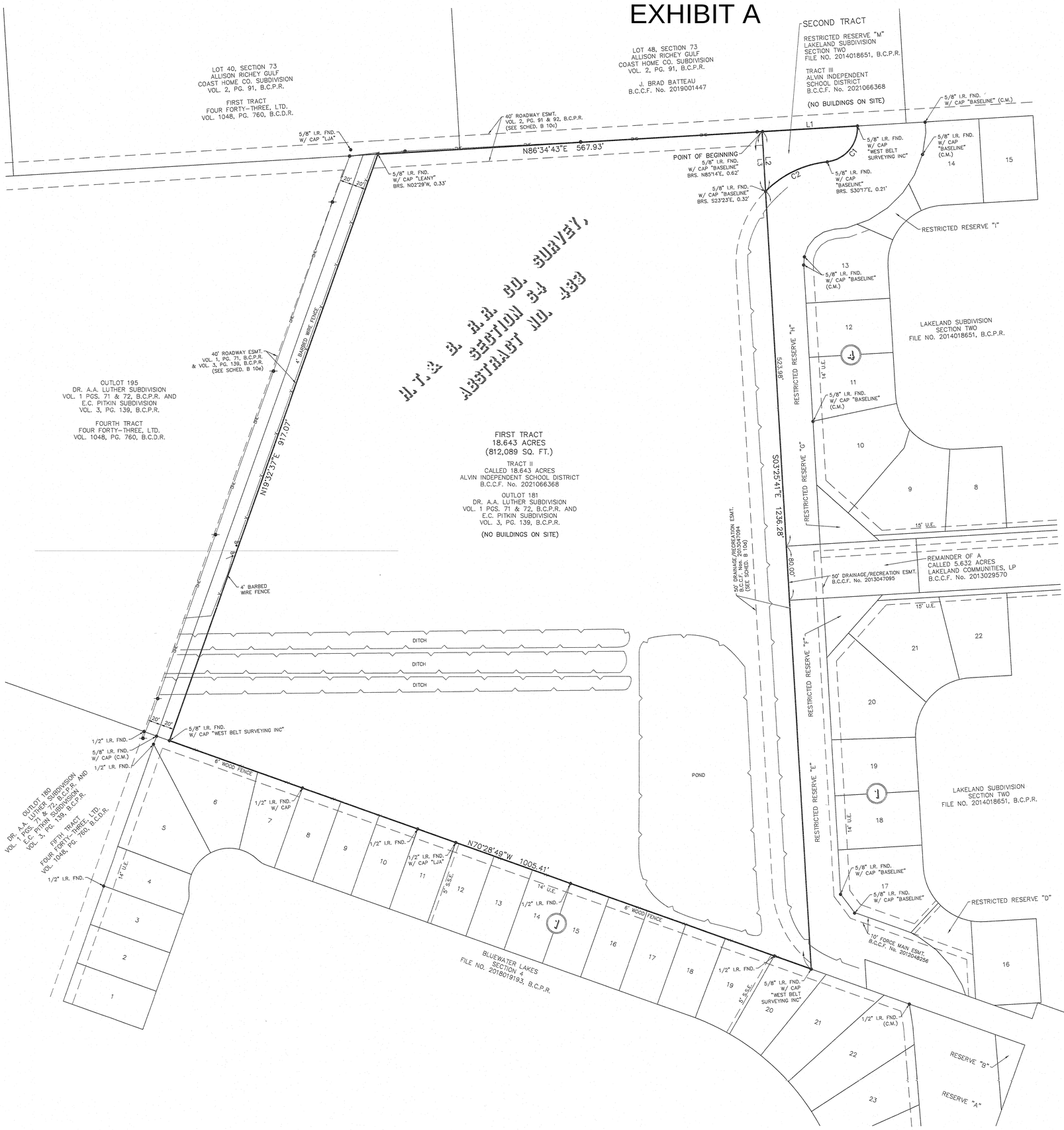
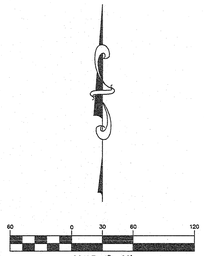
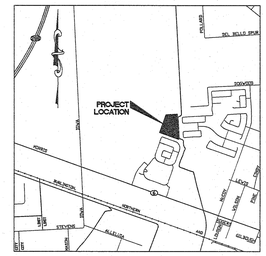


H.T.&B. R.R. CO. SURVEY,
SECTION 64
ABSTRACT NO. 483



VICINITY MAP



LEGEND

- GATE POST
- POWER POLE

ABBREVIATIONS

B.C.C.F.–BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.–BRAZORIA COUNTY DEED RECORDS
B.C.P.R.–BRAZORIA COUNTY PLAT RECORDS
BRS.–BEARS
C.M.–CONTROL MONUMENT
ESMT.–EASEMENT
FND.–FOUND
I.R.–IRON ROD
OHE–OVERHEAD ELECTRIC
PG.–PAGE
S.S.E.–SANITARY SEWER EASEMENT
U.E.–UTILITY EASEMENT
VOL.–VOLUME

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°34'43"E	141.29'
L2	N03°25'41"W	88.02'
L3	S03°25'41"E	88.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	76.36'	50.00'	87°29'47"	S40°19'36"W	69.15'
C2	102.93'	150.00'	39°18'54"	S64°25'03"W	100.92'

FIRST TRACT

18.643 ACRES
812,089 SQUARE FEET
H.T.&B. R.R. CO. SURVEY, SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 18.643 acre (812,089 square foot) tract of land located in the H.T.&B. R.R. Co. Survey, Section 64, Abstract Number 483, City of Manvel, Brazoria County, Texas and said 18.643 acre tract of land being all of Tract II, a called 18.643 acre tract described in the deed to Alvin Independent School District recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021066368, and being out of and a part of Outlot 181, Dr. A.A. Luther Subdivision recorded under Volume (Vol.) 1, Pages (Pg.) 71 & 72 of the Brazoria County Plat Records (B.C.P.R.) and the E.C. Pitkin Subdivision recorded under Vol. 3, Pg. 139, B.C.P.R., said 18.643 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING in the southerly line of Lot 48, Section 73, Allison Richey Gulf Coast Home Co. Subdivision, recorded under Vol. 2, Pg. 91, B.C.P.R. and being the northwest corner of Restricted Reserve "M", Lakeland Subdivision, Section Two recorded under File No. 2014018651, B.C.P.R. and the northeast corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Baseline" found bears, North 85 degrees 14 minutes East, 0.62 feet;

THENCE, South 03 degrees 25 minutes 41 seconds East, along the west line of said Restricted Reserve "M", passing at a distance of 88.02 feet, the southwest corner of said Restricted Reserve "M" and the most westerly northwest corner of Restricted Reserve "H", said Lakeland Subdivision, Section 2, from which a 5/8-inch iron rod with cap stamped "Baseline" bears, South 23 degrees 23 minutes East, 0.32 feet, continuing along the west line of said Restricted Reserve "H", passing at a distance of 612.00 feet, the southwest corner of said Restricted Reserve "H" and the northwest corner of the remainder of a called 5.632 acre tract described in the deed to Lakeland Communities, LP, recorded under B.C.C.F. No. 2013029570, continuing along the west line of said remainder of a called 5.632 acre tract, passing at a distance of 692.00 feet, the southwest corner of said remainder of a called 5.632 acre tract and the northwest corner of Restricted Reserve "E", said Lakeland Subdivision, Section Two, continuing along the west line of said Restricted Reserve "E", a total distance of 1,236.28 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 20, Block 1, Bluewater Lakes, Section 4, a subdivision recorded under File No. 2018019193, B.C.P.R. and marking the southwest corner of said Restricted Reserve "E" and the southeast corner of said Tract II and the herein described tract;

THENCE, North 70 degrees 28 minutes 49 seconds West, along the northeasterly line of said Block 1, Bluewater Lakes, Section 4, a distance of 1,005.41 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 6, Block 1, said Bluewater Lakes, Section 4 and the southeasterly line of a 40' wide roadway easement, recorded under Vol. 1, Pgs. 71 & 72, B.C.P.R. and Vol. 3, Pg. 139, B.C.P.R. and marking the southwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap found bears, North 70 degrees 28 minutes West, 20.00 feet and a 1/2-inch iron rod found bears, North 70 degrees 29 minutes West, 40.00 feet;

THENCE, North 19 degrees 32 minutes 37 seconds East, departing the northeasterly line of said Block 1, Bluewater Lakes, Section 4 and along the southeasterly line of said 40' wide roadway easement, a distance of 917.07 feet, to the southerly of Lot 40, Section 73, aforesaid Allison Richey Gulf Coast Home Co. subdivision and the northwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Leany" found bears, North 02 degrees 29 minutes West, 0.33 feet;

THENCE, North 86 degrees 34 minutes 43 seconds East, along the southerly line of said Lot 40, Section 73 and aforesaid Lot 48, Section 73, a distance of 567.93 feet, to the POINT OF BEGINNING and containing a computed area of 18.643 acres (812,089 square feet) of land.

SECOND TRACT

Restricted Reserve "M"
Lake Land Subdivision, Section Two
File No. 2014018651, B.C.P.R.

I certify hereby to Valencia 288, LLC, A Texas Limited Liability Company and Old Republic National Title Insurance Company that (a) this Survey conforms to the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II TSPS Land Title Survey, (b) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the 'Property') shown hereon; (c) such survey was conducted by the Surveyor, or under his supervision; (d) all monuments, shown hereon actually exist, and the location, size, and type of material thereof are correctly shown; (e) except as shown hereon, there are no visible protrusions onto the Property or therefrom, there are no improvements on the Property, there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts; (f) the size, location, and type of improvements are as shown hereon, and all are located within the boundaries of the Property and are set back from the Property lines the distances indicated; (i) all recorded easements and other exceptions, as noted in the Title Company's Commitment for Title Insurance No. 23003142A, effective date: November 2, 2023, Issue date: December 4, 2023, have been correctly platted hereon; (j) the boundaries, dimensions, and other details shown hereon are true and correct; and (k) the Property flood zone designation is noted, as defined by the Federal Emergency Management Agency, as reflected by Floor Insurance Rate Map Panel # 48039C0130K, map revised date: December 30, 2020, which such map panel covers the area in which the Property is situated.
Executed on December 4, 2023.

STATE OF TEXAS
REGISTERED
JOEL D. WALKER
5189
PROFESSIONAL LAND SURVEYOR

12/4/23
DATE

JOEL D. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

2. THE CAD FILE OF THE DRAWING SHOWN HEREIN IS BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE SURFACE VALUE (NAD83) AND MAY BE CONVERTED TO GRID BY SCALING THE DRAWING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998681151807.

3. ACCORDING TO F.I.R.M. MAP NO. 48039C0130K (COMMUNITY-PANEL NO. 4800760130K), MAP REVISED DATE: DECEMBER 30, 2020. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

4. ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISIBLE" EVIDENCE BY ON-SITE OBSERVATION UNLESS OTHERWISE NOTED.

5. THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF MANVEL FOR ZONE "SINGLE FAMILY RESIDENTIAL DISTRICT".

6. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUE. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 23003142A. EFFECTIVE DATE: NOVEMBER 2, 2023. ISSUE DATE: DECEMBER 4, 2023.

8. THE SUBJECT TRACT IS AFFECTED BY THE RESTRICTIVE COVENANTS RECORDED IN FILE No. 2014018651, B.C.P.R. AND B.C.C.F. Nos. 2014019226, 2014019758, 2014019759, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 1)

9. THE SUBJECT TRACT IS AFFECTED BY CITY OF MANVEL ORDINANCE No. 78-4 RECORDED UNDER VOL. 1447, PG. 442, B.C.D.R. (SEE SCHED. B 10l)

10. THE SUBJECT TRACT IS AFFECTED BY CITY OF MANVEL ORDINANCE No. 2008-O-12 RECORDED UNDER B.C.C.F. No. 2008026132. (SEE SCHED. B 10m)

11. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON, LLC RECORDED UNDER B.C.C.F. No. 2012048141. (AS TO SECOND TRACT) (SEE SCHED. B 10p)

12. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON, LLC RECORDED UNDER B.C.C.F. No. 2014002448. (AS TO SECOND TRACT) (SEE SCHED. B 10q)

13. THE SUBJECT TRACT IS AFFECTED BY THE EASEMENTS RECORDED UNDER B.C.C.F. No. 2014019226. (AS TO SECOND TRACT) (SEE SCHED. B 10r)

14. THE OIL, GAS AND OTHER MINERAL RIGHTS RECORDED UNDER VOL. 609, PG. 258, B.C.D.R., VOL. 609, PG. 260, B.C.D.R. AND B.C.C.F. Nos. 2008020855, 2013028725 AND 2015029838 THRU 2015029852 DO NOT LIE WITHIN THE BOUNDARY OF THE SUBJECT TRACT. (AS TO SECOND TRACT) (SEE SCHED. B 10s thru v)

15. THE SUBJECT TRACT IS AFFECTED BY THE ANNUAL ASSESSMENTS, SPECIAL ASSESSMENTS AND SPECIFIC ASSESSMENTS RECORDED UNDER B.C.C.F. Nos. 2014019226, 2014019758, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 10w)

16. THE SUBJECT TRACT IS AFFECTED BY THE WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF BRAZORIA COUNTY M.U.D. No. 61 RECORDED UNDER B.C.C.F. No. 2018002858. (AS TO SECOND TRACT) (SEE SCHED. B 10x)

ALVIN INDEPENDENT SCHOOL DISTRICT

LAND TITLE SURVEY

FIRST TRACT
18.643 ACRE TRACT AND
SECOND TRACT
RESTRICTED RESERVE "M",
LAKELAND SUBDIVISION,
SECTION TWO
OUT OF THE
H.T.&B. R.R. CO. SURVEY,
SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

WEST BELT
SURVEYING, INC.
21020 PARK ROW
KATY, TX. 77449
PHONE: (281) 599-8288
FAX: (281) 492-0926
CERTIFIED FIRM NO. 10073800

NO.	DATE	REVISIONS	BY
1	12/4/23	REFERENCED NEW TITLE COMMITMENT	MDL

DRAWN BY: MDL	CHECKED BY: KMH
SCALE: 1"=60'	APPROVED BY: JDW
PROJECT NO. S647-0337A	DATE: NOVEMBER 28, 2023

05 Dec 2023 3:21PM markl
G:_sdsk\proj\S647\0337A\DWG\LTS120423.dwg

EXHIBIT A

NOTES:

1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, GF NO. CTH-COM-CTT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:

10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)

10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 687, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 832, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(LOT 50), NO DEFINED WIDTH.

10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156.
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT

10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

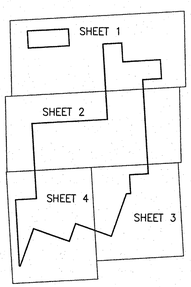
3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2'), AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."

4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.

5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.

6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.

7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.



ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. RR CO. SURVEY, SEC 65, A-285, H.T. & B. RR CO. SURVEY, SEC 73, A-301, H.T. & B. RR CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

3-19-21

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

S:\Section\Survey\Projects\LJAS001\2791\2101\CAD\SDWELL_LTS.dwg 3/19/2021

METES AND BOUNDS DESCRIPTION OF TRACT 1

EXHIBIT A

A 418.318 acre (18,221,949 square feet) tract, being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 301, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 19.919 acres (Lots 5-6), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.929 acres (Lot 8), recorded in B.C.C.F. No. 2007017868 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007018701 and being all of that certain tract conveyed to Charles L. Sowell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazoria County, Texas (B.C.D.R.), and being all of those certain tracts conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007022032, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008004369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008004367 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.00 acres (Lot 50), recorded in B.C.C.F. No. 2006045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 433.09 acres), recorded in Volume 1048, Page 760, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 74, Abstract 493, recorded in Volume 2, Page 66, B.C.P.R.) and being at the centerline intersection of 60 foot Pollard Drive (as occupied) (Platted as 40 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied)(Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Marcy D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2004072423 and 2007030104, the northwest corner of the Michael C. Black tract (called 4.00 acres), recorded in B.C.C.F. No. 96-015514 and the Northeast corner of said Section 73;

THENCE S 86°50'29" W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southeast corner of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 38°48'33" W, 3.08 feet, continuing along and with the common line of Section 73 and Division "O" and centerline of said 40 foot platted road, a total distance of 1974.26 feet (called 1980.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division "O", Abstract 469, the south line of the Sylvia Buffy Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015054435, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 5 acres), recorded in Volume 1459, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 73 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract:

THENCE S 03°24'40" E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northwest corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

THENCE N 86°49'54" E, along and with the common line of Lots 41, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2005013089, the northwest corner of the Jeffery Wayne Scopel tract (called 1.157 acres), recorded in B.C.C.F. No. 2005013109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. Tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 55, 56 and 50 of said Section 73;

THENCE S 03°25'11" E, along and with the common line of Lots 50 and 56 and east line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.67 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Douglas Varner Tract (called 1.157 acres), recorded in Volume (91) 906, Page 253, of the official records of Brazoria County, Texas (B.C.O.R.), the northwest corner of the Laura Loterbauer tract (called Minor Plat of 2.50 acres), recorded in B.C.C.F. No. 2018006317, the northeast corner of the Louis Lira tract (called 20 acres), recorded in Volume 1694, Page 653, B.C.D.R. and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

THENCE S 86°50'32" W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Lira tract, a distance of 657.24 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped "FMS" set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the northwest corner of said Lira tract, an interior corner of herein described tract and being the common corner of Lots 50, 51, 43 and 42 of said Section 73;

THENCE S 03°24'55" E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R. marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 40.0060 acres)(called Lot 61), recorded in B.C.C.F. No. 2006049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 3299.48 feet (called 3300.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004036528, the northwest corner of the Roger Hernandez Gandarillas and Sheila M. Rosario Crespo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015020827, the northeast corner of said Aspect Energy, LLC tract (called 10 acres), the southeast corner of the said Eastbank Bayou, LP tract (called 10 acres)(Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54" W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 iron rod with cap stamped "Adams RPLS 3666" found in the east line of the of said 443.09 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 39 and 47 of said Section 73;

THENCE S 03°24'40" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.09 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the north line of the Dr. A.A. Luther Subdivision of Manvel, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 167.073 acre tract), recorded in B.C.C.F. No. 2004058628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.09 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped "Base Line" found marking the southeast corner of said Section 73 bears, S 86°50'11" W, 1975.03 feet;

THENCE S 86°50'11" W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a distance of 147.66 feet to a 5/8 inch iron rod with cap stamped "FMS" set in said common line, marking the northeast corner of the Four Forty-Three, LTD. Tract (called 24.00 acres)(Outlot 195), recorded in Volume 1048, Page 760, B.C.D.R. and an interior corner of herein described tract and being the westerly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R.;

THENCE S 19°30'25" W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 909.98 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the northeasterly corner of the Four Forty-Three, LTD. Tract (called 20.00 acres)(North ½ of Outlot 180), continuing for a total distance of 1569.69 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.00 acre tract, the northeasterly corner of the Beazer Homes Texas, LP tract (called 19.99 acres)(south ½ Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beazer Homes Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

THENCE N 70°27'42" W, along and with the common line of said North ½ of Outlot 180 and the South ½ of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 46.35 acres)(Outlot 175), marking the common corner of the South ½ and North ½ of Outlot 180 and an interior corner of herein described tract;

THENCE S 19°29'54" W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped "LJA Eng" found, in the north line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 5.40 acre tract, the southeasterly corner of said 46.35 acre tract and the southwesterly corner of said 19.99 acre tract and an interior corner of herein described tract;

THENCE N 70°26'20" W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 27.7947 acres)(Outlot 174) and the westerly line of said 40 foot platted road, marking the southwesterly corner of said 46.35 acre tract and an interior corner of herein described tract;

THENCE S 19°28'54" W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1390.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue)(200' R.O.W.), recorded in B.C.C.F. No. 2013053500, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

THENCE N 70°30'10" W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southwesterly corner of said 27.7947 acre tract and the most southerly southwest corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southwesterly corner of a 0.217 acre tract, recorded in B.C.C.F. No. 2013053500 bears, N 70°30'10" W, 365.23 feet;

THENCE N 03°19'19" W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2310.10 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch pinched top pipe bears, N 09°17' W, 1.1 feet and from which an iron rod with cap stamped "Kalkomey" found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54" W, 328.14 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4819 acre tract, recorded in B.C.C.F. No. 2003061748 bears, N 02°13'14" W, 38.07 feet;

THENCE N 86°57'38" E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped "FMS" set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 460, marking the southeast corner of the Brazos River Authority tract (called 6.676 acres)(cause no. 54,761A), recorded in Volume 33, Page 154, district clerk records of Brazoria County, Texas (B.C.D.C.R.), the southwest corner of the Brazoria County MUD No. 43 Drainage Easement (called 1.675 acres, recorded in B.C.C.F. No. 2016026159, the southwest corner of said 9.929 acre tract and an interior corner of herein described tract;

THENCE N 03°28'57" W, along and with the common line of said Section 73 and Section 72 and centerline of said 40 foot platted road, at 40.00 feet pass a point marking the southwest corner of a 0.34 acre tract (Parcel 1) out of said called 41.4819 acre tract, continuing for a total distance of 2640.38 feet (called 2640.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 0.25 acre tract (Parcel 2), the northwest corner of said 19.919 acre tract, the northwest corner of a 3.430 acre drainage easement, recorded in B.C.C.F. No. 2016026156, the northeast corner of said Brazos River Authority tract (called 6.676 acres), the southeast corner of the Brazos River Authority Parcel "D" tract (called 3.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos River Authority Parcel "B" tract (called 0.61 acres), recorded in Volume 1070, Page 318, B.C.D.R., the southwest corner of the Brazoria County Municipal Utility District (M.U.D.) No. 43 Drainage Easement tract (called 1.739 acres), recorded in B.C.C.F. No. 2016011559 and the common corner of Lots 4 and 5, Section 73, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816, marking the southwest corner of the Joan Banneyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005003981 and the northwest corner of the Sonmar of Scottsdale, LLC tract (called 53.948 acres), bears S 86°37'46" W, 900.42 feet;

THENCE N 86°51'03" E, along and with the common line of herein described tract and said lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 102929 Brazoria Inc. tract (called 34.90 acres), recorded in B.C.C.F. No. 2005033429 and being the common corner of Lots 4, 12, 13 and 5, and at 1973.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 20, 28, 29 and 21, continuing for a total distance of 2632.44 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the west line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., marking an interior corner of said remainder of a 433.09 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

THENCE N 03°27'06" W, along and with the common line of Lots 28, 36, 27, 35, 26, 34, 25 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2641.03 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R. the south line of the John and Edith Lebourgeois tract (called 6.978 acres), recorded in B.C.C.F. No. 98-053061, the north line of the Eastbank Bayou, LP tract (called 19.950 acres), recorded in B.C.C.F. No. 2007022032 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 82°35" E, 14.3 feet;

THENCE N 86°50'29" E, along and with the common line of Section 73, Division "O", the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 659.60' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.

EXHIBIT A

FIRST TRACT

18.643 ACRES
812,089 SQUARE FEET
H.T.&B. R.R. CO. SURVEY, SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 18.643 acre (812,089 square foot) tract of land located in the H.T.&B. R.R. Co. Survey, Section 64, Abstract Number 483, City of Manvel, Brazoria County, Texas and said 18.643 acre tract of land being all of Tract II, a called 18.643 acre tract described in the deed to Alvin Independent School District recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021066368, and being out of and a part of Outlot 181, Dr. A.A. Luther Subdivision recorded under Volume (Vol.) 1, Pages (Pg.) 71 & 72 of the Brazoria County Plat Records (B.C.P.R.) and the E.C. Pitkin Subdivision recorded under Vol. 3, Pg. 139, B.C.P.R., said 18.643 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING in the southerly line of Lot 48, Section 73, Allison Richey Gulf Coast Home Co. Subdivision, recorded under Vol. 2, Pg. 91, B.C.P.R. and being the northwest corner of Restricted Reserve "M", Lakeland Subdivision, Section Two recorded under File No. 2014018651, B.C.P.R. and the northeast corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Baseline" found bears, North 85 degrees 14 minutes East, 0.62 feet;

THENCE, South 03 degrees 25 minutes 41 seconds East, along the west line of said Restricted Reserve "M", passing at a distance of 88.02 feet, the southwest corner of said Restricted Reserve "M" and the most westerly northwest corner of Restricted Reserve "H", said Lakeland Subdivision, Section 2, from which a 5/8-inch iron rod with cap stamped "Baseline" bears, South 23 degrees 23 minutes East, 0.32 feet, continuing along the west line of said Restricted Reserve "H", passing at a distance of 612.00 feet, the southwest corner of said Restricted Reserve "H" and the northwest corner of the remainder of a called 5.632 acre tract described in the deed to Lakeland Communities, LP, recorded under B.C.C.F. No. 2013029570, continuing along the west line of said remainder of a called 5.632 acre tract, passing at a distance of 692.00 feet, the southwest corner of said remainder of a called 5.632 acre tract and the northwest corner of Restricted Reserve "E", said Lakeland Subdivision, Section Two, continuing along the west line of said Restricted Reserve "E", a total distance of 1,236.28 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 20, Block 1, Bluewater Lakes, Section 4, a subdivision recorded under File No. 2018019193, B.C.P.R. and marking the southwest corner of said Restricted Reserve "E" and the southeast corner of said Tract II and the herein described tract;

THENCE, North 70 degrees 28 minutes 49 seconds West, along the northeasterly line of said Block 1, Bluewater Lakes, Section 4, a distance of 1,005.41 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 6, Block 1, said Bluewater Lakes, Section 4 and the southeasterly line of a 40' wide roadway easement, recorded under Vol. 1, Pgs. 71 & 72, B.C.P.R. and Vol. 3, Pg. 139, B.C.P.R. and marking the southwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap found bears, North 70 degrees 29 minutes West, 20.00 feet and a 1/2-inch iron rod found bears, North 70 degrees 29 minutes West, 40.00 feet;

THENCE, North 19 degrees 32 minutes 37 seconds East, departing the northeasterly line of said Block 1, Bluewater Lakes, Section 4 and along the southeasterly line of said 40' wide roadway easement, a distance of 917.07 feet, to the southerly of Lot 40, Section 73, aforesaid Allison Richey Gulf Coast Home Co. subdivision and the northwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Leany" found bears, North 02 degrees 29 minutes West, 0.33 feet;

THENCE, North 86 degrees 34 minutes 43 seconds East, along the southerly line of said Lot 40, Section 73 and aforesaid Lot 48, Section 73, a distance of 567.93 feet, to the POINT OF BEGINNING and containing a computed area of 18.643 acres (812,089 square feet) of land as depicted on the Land Title Survey dated: November 28, 2023, revised: December 4, 2023, prepared by West Belt Surveying, Inc., Project No. S647-0337A.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288

Joel D. Walker Date: 12/4/23
Texas Registration No. 5189

EXHIBIT A

Legal Description of Drill Site

[*Attached*]

August 19, 2021
Job No. LJAS001-2791-2104

DESCRIPTION OF
4.000 ACRES
DRILL SITE

Being 4.000 acres of land located in the H.T.& B. R.R. Company Survey, Section 64, (A.K.A.) Mary V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, and also being a portion of Outlot 195 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140 of the Plat Records of Brazoria County, Texas (B.C.P.R.), and a portion of that certain tract conveyed to Four Forty Three, Ltd. (described as Fourth Tract) by instrument of record in Volume 1048, Page 760, of the Deed Records of said Brazoria County, Texas (B.C.D.R.), said 4.000 acres being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 1/2-inch iron rod with cap stamped, "S ADAMS RPLS 3666" found for the southeast corner of said Fourth Tract and said Outlot 195, same being the northeast corner of that certain called 20.000 acre tract, conveyed to Four Forty Three, Ltd. (described as Fifth Tract) by instrument of record in Volume 1048, Page 760, B.C.D.R. and Outlot 180 of said Dr. A. A. Luther Subdivision, same being on the northwesterly line of a called 40 foot wide-right-of-way as shown on said Dr. A. A. Luther Subdivision;

Thence, North 19° 31' 43" East, along the east line of said Fourth tract and said Outlot 195, same being a northwesterly line of said 40 foot wide right-of-way, 454.12 feet to the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, South 89°45'12" West, departing said common line, 467.08 feet to a point for corner, the beginning of a curve;

4.000 Acres

August 19, 2021
Job No. LJAS001-2791-2104

Thence, 78.42 feet along the arc of a non-tangent curve to the left, having a radius of 1,860.00 feet, a central angle of 02° 24' 56", and a chord which bears North 21° 46' 51" West, 78.41 feet to a point for corner;

Thence, North 22° 59' 19" West, 225.66 feet to a point for corner, the beginning of a curve;

Thence, 49.74 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 95° 00' 00", and a chord which bears North 24° 30' 41" East, 44.24 feet to a point for corner, the beginning of a compound curve;

Thence, 324.76 feet along the arc of a non-tangent curve to the right, having a radius of 472.48 feet, a central angle of 39° 22' 55", and a chord which bears North 89° 47' 18" East, 318.40 feet to a point for corner;

Thence, South 70° 28' 17" East, 340.27 feet to a point for corner on the northwesterly right of way line of the aforementioned 40 foot wide-right-of-way, same being the southeasterly line of the aforementioned Fourth Tract and the aforementioned Outlot 195, from which a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the northwest corner of said 40 foot wide right-of-way, same being the northeast corner of said Fourth Tract, and said Outlot 195, said point lying on the south line of Lot 40 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, B.C.P.R. and that certain tract conveyed to Four Forty Three, Ltd. (described as First Tract) by instrument of record in Volume 1048, Page 760, B.C.D.R., same being the north line of the aforementioned Mary V. O'Donnell Survey bears North 19° 31' 43" East, 237.23 feet;

EXHIBIT A

4.000 Acres

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Thence, South 19° 31' 43" West, along the southeasterly line of said Fourth Tract and said Outlot 195, same being the northwesterly line of said 40 foot wide right-of-way, 218.81 feet to the POINT OF BEGINNING and containing 4.000 acres of land.

Corner monuments were not set at the Client's request.

LJA Surveying, Inc.

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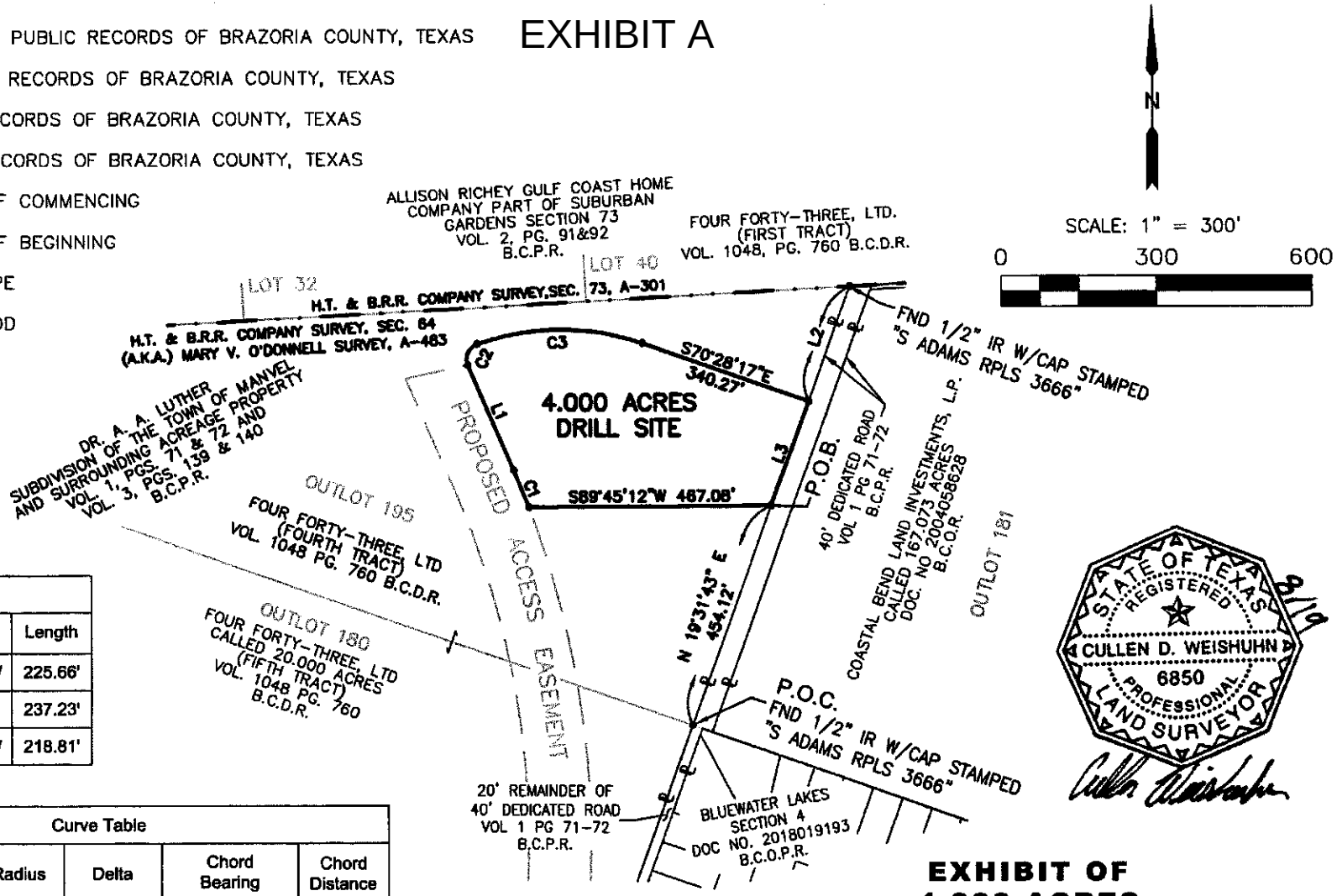
EXHIBIT A

LEGEND

B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
I.P.	IRON PIPE
I.R.	IRON ROD
VOL.	VOLUME
PG.	PAGE



Line Table		
Line #	Direction	Length
L1	N22° 59' 19"W	225.66'
L2	N19° 31' 43"E	237.23'
L3	S19° 31' 43"W	218.81'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	78.42'	1,860.00	2°24'56"	N21° 46' 51"W	78.41'
C2	49.74'	30.00	95°00'00"	N24° 30' 41"E	44.24'
C3	324.76'	472.48	39°22'55"	N89° 47' 18"E	318.40'

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

STATE OF TEXAS REGISTERED CULLEN D. WEISHUHN 6850 PROFESSIONAL LAND SURVEYOR 8/19

EXHIBIT OF
4.000 ACRES
DRILL SITE
IN THE
H.T. & B.R.R. COMPANY SURVEY, SEC. 64
(A.K.A.) MARY V. O'DONNELL SURVEY, A-483
BRAZORIA COUNTY, TEXAS

AUGUST 2021 JOB NO. LJAS001-2791-2104

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\2791\2104\CAD\V4.0 As-Drill Site.dwg

Valencia
Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

March 2026

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EXHIBITS

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Exhibit B – Project Aerial Exhibit
Exhibit C – Survey
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Exhibit E - Conceptual Land Use Exhibit
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Exhibit G - Conceptual Roadway Exhibit
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Exhibit N – Single-Family Residential Specialty Product
Exhibit O – Conceptual Fencing Exhibit
Exhibit P – Fencing Exhibit
Exhibit Q-1, Q-2, Q3 – Concrete Fencing Specifications

I. INTRODUCTION

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 457.0 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

The purpose of the amendment is to incorporate the addition of multiple fence types distinguished by location and material with specific height and design standards, as well as expanded signage regulations addressing use, type, size, and location, providing greater clarity within the overall PUD. This amendment also revises the single-family residential rear yard setback for interior lots to allow greater flexibility in home design.

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City’s future open space needs.

2. Justification

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or "zipper" lots (single-family lots with detached garages in alternating depths). The single- family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

4. Drill Site

A 4.0-acre drill site is located on the southeast side of the intersection of Pollard Boulevard and the future Charlotte Street extension. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the parkland dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

5. Potential School Site

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

6. Parks and Open Space

Parks and open space accounts for approximately 36.6% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H) shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

7. Other Land Uses

The Valencia PUD has four proposed commercial sites located throughout the development; ±4.7 acre and ±2.5 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ±2.6 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, and a ±10.5 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

III. ZONING

1. Proposed Zoning

To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.

2. Conversion of Specific Land Uses

a. The conversion of the Drill Sites, Parkland, and/or Potential School will only be allowed to convert to parkland or single-family residential uses.
b. Conversion of the Drill Sites and/or Potential School Site will be the only instance in which density may be increased within the development. However, the increase in density shall be limited to the traditional single-family lot products as described in Section III.V.3, Traditional Single-Family.
c. In the event that the drill sites or school site is converted to single-family residential, this conversion of land use shall not be counted towards the ten percent (10%) of change described in Section III.1.

A. Acreage per Land Use Summary

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints			
Major Thoroughfare & Collector Roadways	PUD-SFR	37.6	
Existing Utility & Canal Easements	PUD-SFR	33.5	
Drainage & Detention	PUD-SFR	83.8	
Chocolate Bayou	PUD-SFR	7.6	
Drill Site	PUD-SFR	4.0	
Subtotal		**166.5**	**36.4%**
Community Elements			
Recreation Center & Parks	PUD-SFR	5.6	
Elementary School	PUD-SFR	14.8	
Landscape/Open Space	PUD-SFR	33.3	
Subtotal		**53.4**	**11.7%**
Commercial			
Commercial	PUD-LC	20.3	
Subtotal		**20.3**	**4.4%**
Single-Family Residential			
Single-Family Residential	PUD-SFR	216.8	
Subtotal		**216.8**	**47.4%**
Totals		**457.0**	**100.0%**

B. Single-Family Residential Lot Distribution Table

Lot Size	Allowable Percentage of Total Lots	Approximate Acreage
50' X 120' (Typical)	30%	65.0
60' X 120' (Typical)	32%	69.4
70' X 130' (Typical)	10%	21.7
Specialty Product	28%	60.7
Gross Residential Total	**100%**	**216.8**

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section III.V.3 and Section III.V.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4

and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

C. Commercial Land Uses

The proposed five (5) commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book, and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities
- Other residential care facilities

c. Special Use Permit required (con't)

- Bed and breakfast
- All other amusement and recreational industries
- Mobile food services
- Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household
- Goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately ±11 acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply. Should the number of lots decrease from the estimated number of 1,100, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply.

Parkland Dedication will be credited based on the following criteria:

a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland.
b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
    i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
    ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
    iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
    i. Be located adjacent to parkland or open space that is designated for public use;
    ii. Maintain a constant water surface elevation;
    iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
    iv. Contain a minimum size of eight acres;
    v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
    vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

Open Space Amenity	**Acreage**
Recreation Center (Private)	±2.8 acres
Parks (Public)	±2.8 acres
Lake D-03 (Public)	±3.4 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	±2.0 acres (maximum 50% credit)
Total	**±11.0 acres**

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.

V. DEVELOPMENT REGULATIONS

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD document will govern.

1. Architectural Standards

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document. Below are additional regulations that apply to the architectural standards within the PUD:

a. Structures located within recreation center or park sites shall follow building material standards and setbacks set forth in the Valencia CCRs.

b. Structures not enclosed on at least three sides shall not be held to the Commercial Development Guidelines.

   i. Such structures shall not be required to comply with Commercial setback or exterior building material requirements and shall follow building material standards and setbacks set forth in the Valencia CCRs

2. Street and Circulation System

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.
- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the

future Manvel City Center;

- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD. The portion of Charlotte right-of-way located adjacent to C-08 and outside of the Valencia boundary shall only be developed as C-08 is developed;
- Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD.
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

3. Traditional Single-Family

Lot Sizes and Standards:

a. 50' lots:
   i. Minimum lot size area: 6,000 square feet
   ii. Minimum width – 50 feet (measured at the front yard setback)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – 10 feet minimum
      a. A minimum rear yard setback of fifteen (15) feet shall be required for Traditional Single-Family lots located along the perimeter of the PUD.
   viii. Building height – 40 feet maximum

b. 60' lots:
   i. Minimum lot size area: 7,200 square feet
   ii. Minimum width – 60 feet (measured at the front building line)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – 10 feet minimum
      a. A minimum rear yard setback of fifteen (15) feet shall be required for Traditional Single-Family lots located along the perimeter of the PUD.
   viii. Building height – 40 feet maximum

c. 70' lots:
   i. Minimum lot size area: 8,400 square feet
   ii. Minimum width – 70 feet (measured at the front yard setback)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – 10 feet minimum
      a. A minimum rear yard setback of fifteen (15) feet shall be required for Traditional Single-Family lots located along the perimeter of the PUD.
   viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

4. Single-Family Specialty Product

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.
Lot Sizes and Standards:

a. Front loaded detached lots:
   i. Minimum width – 42 feet (measured at the front yard setback)
   ii. Minimum depth – 120 feet
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – 10 feet minimum
      a. A minimum rear yard setback of fifteen (15) feet shall be required for lots located along the perimeter of the PUD.
   viii. Building height – 40 feet maximum

b. Rear loaded (alley) detached lots:
   i. Minimum width – 35 feet (measured at the front yard setback)
   ii. Minimum depth – 100 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Building height – 40 feet maximum

c. Rear loaded (alley) attached lots:
   i. Minimum width – 28 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum between structures
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Common walls allowed on one side
   ix. Building height – 40 feet maximum

d. Rear loaded (alley) townhome lots:
   i. Minimum width – 25 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum between structures
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Common walls allowed on both sides

ix. Maximum number of attached units: Five
x. Minimum number of attached units: Two
xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
xii. Building height – 40 feet maximum

e. Zipper lots (single-family detached lots with alternating depth detached garages):
i. Minimum width – 25 feet (measured at the front yard setback)
ii. Minimum depth – 120 feet
iii. Front yard setback – 20 feet minimum
iv. Rear yard setback – 10 feet minimum
v. Side yard setback – 5 feet minimum
vi. Corner side yard setback – 10 feet minimum
vii. Garage building line – 25 feet minimum
viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
x. Building height – 40 feet maximum

f. Patio & Zero Lot Line Lots
i. Minimum width – 50 feet (measured at the front yard setback)
ii. Minimum depth – 120 feet
iii. Front yard setback – 20 feet minimum
iv. Garage front yard setback – 25 feet minimum
v. Rear yard setback – 10 feet minimum
a. A minimum rear yard setback of fifteen (15) feet shall be required for lots located along the perimeter of the PUD.
vi. Side yard setback – 5 feet minimum
vii. Corner side yard setback – 10 feet minimum
viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
x. Patio home structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City's waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

5. Streets

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the

following modifications:

a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as C-08, as shown on the Conceptual Land Use Plan, Exhibit E. Section 1 (D-01) and Section 2 (D-02) shall share a boulevarded entry and second point of access, but shall be platted separately. All entry points as shown on Exhibit E shall provide sufficient access to address. Section 15 (D-05) shall have one boulevarded entry and a second connection via Section 2 (D-02).

b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.

c. Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.

d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsections 5.b. and 5.c. above.

e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.

f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

g. The parcel designated as C-08 shall only be required to provide one boulevarded point of access to Charlotte street due to existing development to the east and south, proposed detention pond to the west and size of the tract.

6. Commercial

a. Minimum lot width – 60 feet (measured at the front yard setback)
b. Minimum lot depth – 100 feet
c. Front yard setback – 25 feet minimum
d. Rear yard setback – 10 feet minimum
e. Side yard setback – 5 feet minimum
f. Corner side yard setback – 10 feet minimum
g. Building Height:
    i. Pad Site - No building may exceed thirty five feet in height.
    ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
h. Building Materials:
    i. All commercial buildings within the proposed commercial tracts must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall be based on the total square footage of all facades.
    ii. The following materials shall meet the masonry requirement:
        1. Stone
        2. Brick
        3. Concrete (including tilt wall)
        4. Hollow clay tile
        5. Concrete Masonry Unit (CMU)
        6. Glass block

7. True Stucco
8. Insulated concrete forms (ICF)

i. Non-masonry materials may not exceed 25% of the building's elevation.
ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
    1. Cementitious Fiber

j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).
k. Landscape Requirements
    i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
    ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
    iii. Street Trees
        1. A minimum of 1 tree is required for every 50 feet of street frontage.
        2. No street tree shall be less than three inch (3”) caliper
        3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.
    iv. Parking lot landscaping
        1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
            a. Are at least 9 feet wide;
            b. Each have a square footage minimum 180 square feet;
            c. Provides 1 tree island for every 10 parking spaces;
            d. The tree islands shall be planted with sod and/or other plantings.
        2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
        3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

a. Residential Single-Family Development Signage:

i. Primary Entry Monument: The overall primary entry monument shall consist of a primary monument sign, an attached sign blade wall, and an optional attached covered structure. The primary monument sign shall not exceed a sign area of 200 square feet. The sign blade wall shall attach the primary monument sign and the attached covered structure. The attached covered structure shall be open on three

sides and shall contain roof signage that shall not exceed 200 square feet. The combined sign area of the primary monument sign and structure roof sign shall not exceed 400 square feet. The overall building envelope including the primary monument sign, attached sign structure, and attached covered structure shall be no greater than twenty feet (20') in height, sixty feet (60') in length, and twenty feet (20') in depth. These signs will be placed at the major entry point to the project.

ii. Secondary Entry Monument: The secondary entry monument building envelope shall be no greater than twenty-five feet (25') in height, forty feet (40') in length, and fifteen feet (15') in depth. A water cistern twenty-five feet (25') in height by fifteen (15') in length shall contain signage on two walls of the water cistern. An ornamental/decorative fence may be provided as part of the overall design of the secondary entry monument and shall not be measured as part of the building envelope. The combined sign area of the tower and secondary monument sign shall not exceed 400 square feet. These signs will be placed at the secondary entry points to the project.

iii. Village/Park Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.

iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.

v. Temporary Construction Signs/For Sale Signs: To be used during construction of the development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 64 square feet in size and not to exceed eight feet (8') in height and eight feet (8') in width per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.

vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, sixteen (16) offsite signs shall be permitted along these corridors:

- Four (4) along Pollard Boulevard from State Highway 6;
- Four (4) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard;
- Two (2) along State Highway 6 from State Highway 288 to Masters Road;
- Two (2) along the west side of SH-288 between Croix Road and Del Bello Blvd;
- One (1) at the northwest intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of CR-48 and Highway 6;
- One (1) at the intersection of Highway 6 and McCoy Road.

The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 30 days following the permanent resident occupancy of the last model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. Placement within State or County rights-of-way shall be subject to approval by the applicable governing agency as part of the sign permitting process. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

In the event the City of Manvel adopts a program to provide centralized new community directional signage, the following six (6) temporary signs permitted by this PUD amendment shall be removed upon availability of such signage. After removal of these signs, the developer may elect, but shall not be required, to participate in the City's centralized signage program.

- Two (2) along the west side of SH-288 between Croix Road and Del Bello Blvd;
- One (1) at the northwest intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of CR-48 and Highway 6;
- One (1) at the intersection of Highway 6 and McCoy Road.

b. Commercial Development Signage:

i. Building Mounted Signs

a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.
b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

i. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

a. All monument signs shall be located a minimum of 10 feet from the property line.
b. There shall be a minimum of 100 feet between monument signs.
c. All monument signs must be perpendicular to the right of way.
d. Single Tenant Monument Sign
    i. Height - Maximum 6 feet (including base)
    ii. Length – Maximum 13 feet
    iii. Sign Area - Maximum of 45 square feet
    iv. Location/Number: One single tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
    v. Illumination: Internal illumination shall be LED or white neon tubing

e. Multi-Tenant Monument Sign
    i. Height - Maximum 8 feet (including base)
    ii. Length – Maximum 13 feet.
    iii. Sign Area – Maximum of 65 square feet
    iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
    v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
    vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. Electronic Reader Boards
Electronic Reader Boards/ LED screens are permitted under the following regulations:
    i. LED signs are permitted for on premised signs and/or for tenants within a single development;
    ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
    iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
    iv. Automatic dimmer equipment must be installed and operational; Maximum wattage at 6,500.
    v. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
    vi. Size of the changeable area is no greater than 25 percent of the overall signage area

c. School Signage:

i. Building Mounted Signs
    a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.:
    b. Location/Number: Tenants are permitted to have one building fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
    c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

ii. Monument Signs
These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.
    a. All signage shall be located a minimum of 10 feet from the property line.
    b. All signage must be perpendicular to the right of way.
    c. Height - Maximum 6 feet (including base)
    d. Length – Maximum 13 feet
    e. Sign Area - Maximum of 45 square feet
    f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to

the adjacent public street.

g. Illumination: Internal illumination shall be LED or white neon tubing

h. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

i. LED signs are permitted for on premised signs;
ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
iv. Automatic dimmer equipment must be installed and operational;
v. Maximum wattage at 6,500.
vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
vii. Size of the changeable area is no greater than 25 percent of the overall signage area

8. Trails

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.

9. Utilities

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

10. Other Regulations

i. Residential Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height. The following fence types shall be permitted within this PUD and as shown on Exhibit O, P, and Q. The Homeowners Association (HOA) shall be responsible for enforcing all fencing guidelines and standards within the community. Any exterior modifications to homes, including fencing, shall be subject to review and approval by the Architectural Review Committee (ARC). Fence post installation shall be in accordance with the City of Manvel Code of Ordinances and Design Criteria Manual.

a. Wood Public Right-of-Way Fence

i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way.
ii. Applies to residential lots whose rear or street side property lines abut the collector streets of Dogwood Avenue and Charlotte Street.
iii. The fence must be a six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim.

iv. The interior (yard-facing) side of the fence shall be constructed as a standard 3-rail fence.
v. Rot boards shall be required on all wood fences visible from the public right-of-way.

b. Wood Good Neighbor Fence
i. May be used where a uniform, shared appearance between adjoining properties is desired.
ii. Applies to residential lots whose rear property lines abut other residential lots and not visible from the public right-of-way.
iii. The fence must be standard six-foot (6') tall, 3-rail fence constructed with six inch (6'') pickets and 4x4 posts.
iv. Rot boards shall be required.

c. Wrought Iron Fence
i. May be used where visibility, openness, or enhanced aesthetics are desired.
ii. Applies to residential lots whose rear or side property lines abut a lake. The wrought iron fence shall extend on the side property line for a distance of not less than twenty feet (20') from the rear yard property line, except on corner lot street-side property lines.
iii. The fence shall be a minimum height of four feet (4').

d. Concrete Fence
i. May be used where additional durability, screening, or noise mitigation is desired.
ii. Applies to lots whose rear or side property lines abut Pollard Boulevard.
iii. The fence shall be a minimum height of six (6) feet.

ii. Commercial Fencing

a. Wood Public Right-of-Way Fence
i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way.
ii. The fence must be a minimum six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim.
iii. In lieu of a wood fence, a six-foot (6') tall concrete or masonry fence may be provided as an optional upgrade where additional durability, screening, or noise mitigation is desired.

b. Wrought Iron Fence
i. May be used where visibility, openness, or enhanced aesthetics are desired.
ii. The fence shall be a minimum height of four feet (4') and shall not exceed a height of eight feet (8').

iii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.

iv. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

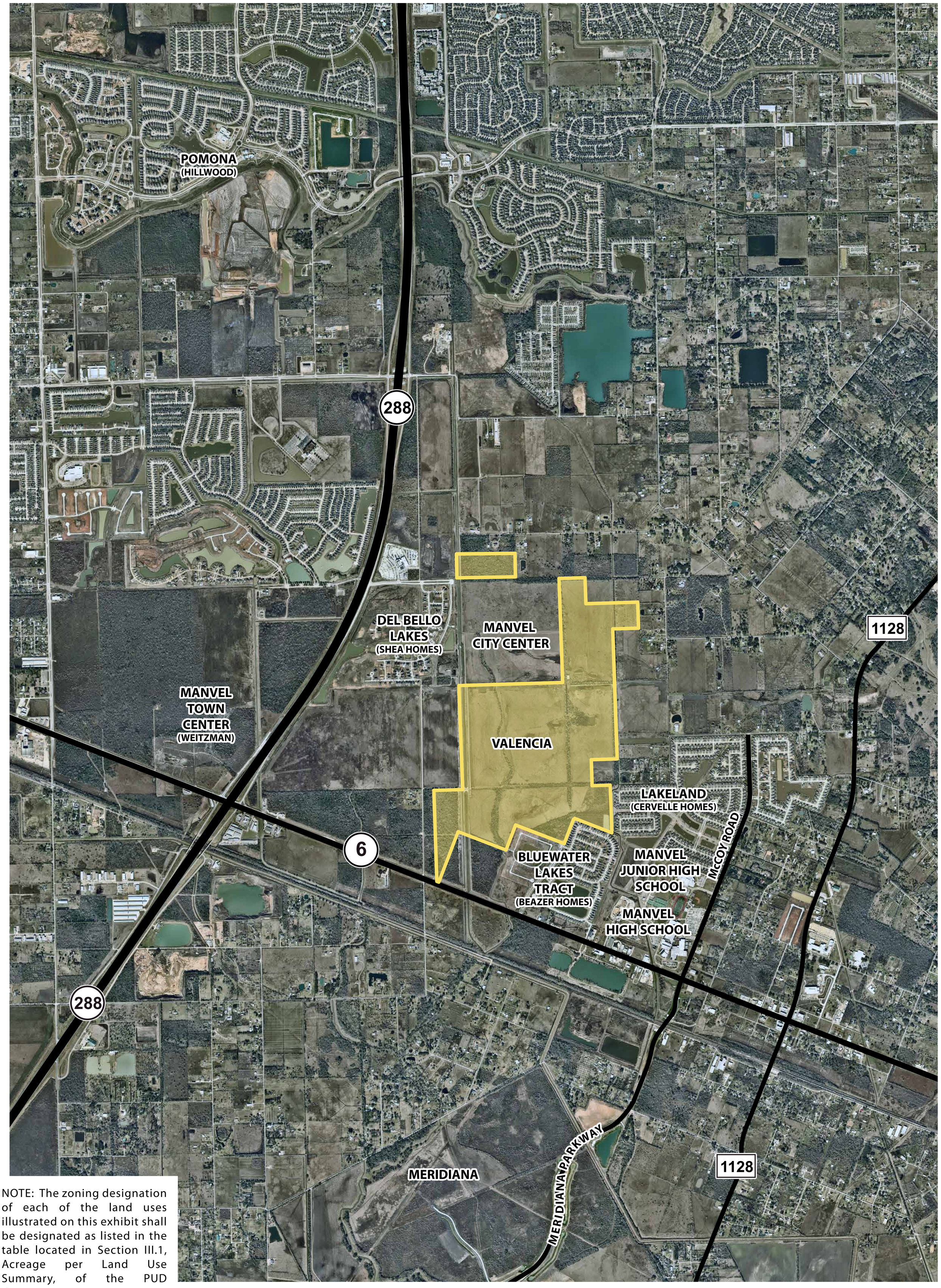
v. Off-street parking areas – Off-street parking areas shall be provided for the use of community occupants and guests at the recreation center site. Twenty-five (25) off-street parking stalls will be provided for the recreation center site.

vi. Paving Material – Permeable pavers, such as Trugrid or a comparable alternative, may be installed around non-residential buildings to fulfill fire code requirements.

V. PHASING / DEVELOPMENT SCHEDULE

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT A

Planned Unit Development
Area Location Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

Reference Date: 11.07.2025

NORTH

0 500 1000 2000

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

EXHIBIT B

Planned Unit Development
Project Aerial Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

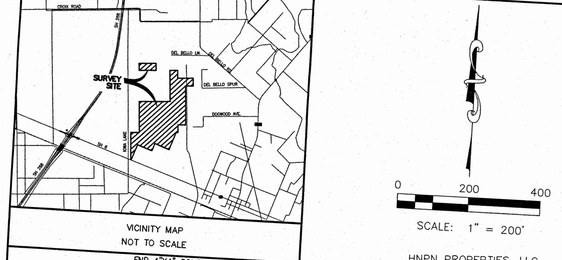
Reference Date: 02.03.2026

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



VICINITY MAP
NOT TO SCALE

0 200 400
SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
IR	IRON ROD
IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CIP	CAST IRON PIPE
A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWEREPOLE
	GUY-WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

FND 4"X4" CONC. MONUMENT W/ 3/8" IR (LEANING SLIGHTLY)

RESIDUE OF CALLED 99.9653 ACRES SLP 288 AND RODEO PALMS II, LP SLP 288 AND RODEO PALMS II, LP NOW KNOWN AS 288 RODEO PALMS, LP BY CERTIFICATE OF CONVERSION DOC. NO. 2017027740, B.C.O.P.R.

BOUNDARY LINE AGREEMENT DOC. NO. 2019016351, B.C.O.P.R.

GULF COAST WATER AUTHORITY DOC. NO. 2019016350, B.C.O.P.R.

UTILITY EASEMENT DOC. NO. 2019016540 B.C.O.P.R.

UTILITY EASEMENT DOC. NO. 2019016541 B.C.O.P.R.

N 03°15'28" W 3,540.42'

N 03°15'28" W 598.51'

20' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

BRAZOS RIVER AUTHORITY EASEMENT AND RIGHT-OF-WAY (WIDTH VARIES) VOL. 1067, PG 786, B.C.D.R.

FND 60D NAIL BEARS S80°23'16"W-6.20' @ 34.84' PASSING FND 5/8" IR (BENT)

(S) REMAINS OF A BARBED WIRE FENCE

WOODEN POST

SURVEY LINE

TRACT 2
19.961 ACRES

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH AND WEST LINES OF LOTS 6 &12) VOL. 145, PG. 245, B.C.D.R. (ITEM J)

P.O.B.

S.W. COR. LOT 6
S.W. COR. A-469
N.W. COR. A-301
S.E. COR. A-459
N.E. COR. A-460

GATE FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666" 18" CPP

15" CPP

4' BARBED WIRE FENCE

@ 1,436.21' PASSING FND 5/8" IR (BENT)

DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 1.790 ACRES DOC. NO. 2016011558, B.C.O.P.R.

20' STRIP (PARCEL "A") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 318 B.C.D.R.

105' STRIP (PARCEL "C") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 315 B.C.D.R.

BLOCK 73

FND 5/8" IR W/CAP STAMPED "FMS" FND 5/8" IR (BENT)

DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 1.771 ACRES FILE NO. 2016057460, B.C.O.P.R.

CITY OF MANVEL CALLED 10.00 ACRS DOC. NO. 2020000450 B.C.O.R.

20' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

FND 5/8" IR (BENT) FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

20' STRIP (PARCEL "B") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 318 B.C.D.R.

RESERVE "C"

RESERVE "B"

RESERVE "A"

BOUNDARY LINE AGREEMENT DOC. NO. 2019016350, B.C.O.P.R. DOC. NO. 2019016552, B.C.O.P.R.

DEL BELLO LAKES SECTION 1 DOC. NO. 20190601988 B.C.O.P.R.

MANVEL PARKWAY (120' R.O.W.) DOC. NO. 2019062193, B.C.O.P.R.

A.C.H. & B.R.R. COMPANY SURVEY, SEC. 90, (A.K.A.) KATE R. EHRMANN SURVEY, A-459

H.T. & B.R.R. COMPANY SURVEY, SEC. 72, (A.K.A.) KATE R. EHRMANN SURVEY, A-460

H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301

RIGHT-OF-WAY EASEMENT DEL BELLO BOULEVARD CALLED 0.3505 ACRE DOC. NO. 2019016545, B.C.O.P.R.

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6

HNPN PROPERTIES, LLC CALLED 10.002 ACRES DOC. NO. 2019060177 B.C.O.P.R.

MICHAEL M. MCNIERNEY AND HEATHER S. HEDAYATI CALLED 10.002 ACRES DOC. NO. 2001053665 B.C.O.R.

FND 4"X4" CONC. MON. 2 WOODEN POSTS

N 87°15'19" E 1,465.65'

@ 726.24' PASSING FND 5/8" IR WOODEN POST

FOUR FORTY-THREE, LTD. 20 ACRES (SECOND TRACT) VOL. 1048, PG. 760 B.C.D.R.

LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PG. 91 & 92 B.C.P.R.

60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

S 86°50'32" W 1,465.30'

6.6' (TIE TO FENCE) 5' BARBED WIRE FENCE

MARY V. O'DONNELL SURVEY, A-469

1,168.84'

(S) FND 1/2" IR FND 1/4" P

BEARS S15°37'01"E-0.90'

LOT 17 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L)

LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18

LOT LINE

2-8"X8" WOODEN POSTS

FND 5/8" IR

10.0' (TIE TO FENCE) 2 WOODEN POSTS @ BRIDGE (DESTROYED)

S 03°13'46" E 588.05'

MARY J MOUNTFORD MICHAEL H KASPAR AND MEDA M KASPAR CALLED 6.97 ACRES DOC. NO. 2014047736 B.C.O.P.R.

ALBERT N. DEL BELLO AND MARGARET DEL BELLO CALLED 1.50 ACRES VOL. 1310, PG. 741 B.C.D.R.

JOHN CRAIG LEBOURGEOIS CALLED 6.978 ACRES DOC. NO. 98-053061 B.C.O.R.

LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24

40' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

HERMANN HARTMANN CALLED 5.50 ACRES VOL. 788, PG. 580 B.C.D.R.

LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39

SYLVIA BUFFY ORNDORFF AND DUSTIN AARON DIFFERENT CALLED 13.93 ACRES DOC. NO. 2015054435 B.C.O.P.R.

FND 1/4" IP BEARS S55°51'35"W-6.79'

FND 5/8" IR W/YELLOW CAP (ILLEGIBLE) BEARS S35°02'12"W-0.66'

FND 5/8" IR W/CAP STAMPED "FMS" FND 1/2" IR BEARS S81°43'50"E-14.4'

N 86°50'32" E 659.90'

SURVEY LINE

FND 3/4" IR FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

4' BARBED WIRE FENCE

11.1' (TIE TO FENCE)

40.7' (TIE TO FENCE)

60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L)

EASTBANK BAYOU, L.P. REMAINDER OF CALLED 19.950 ACRES DOC. NO. 2007022032 B.C.O.R.

FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

N 86°49'56" E 1,313.92'

FOUR FORTY-THREE, LTD. (FIRST TRACT) VOL. 1048, PG. 760 B.C.D.R.

TRACT 1
418.432 ACRES

CITY OF MANVEL CALLED 149.639 ACRES DOC. NO. 2018034498 B.C.O.P.R.

60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

40' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

4' BARBED WIRE FENCE

60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L)

N 03°27'03" W 2,641.03'

S 03°24'33" E 660.67'

LOT 41

KATHERINE OTT MILES V CALLED WEST 1/2 OF LOT 41 AND 5 ACRES OF LOT 1 VOL. 145, PG. 245, B.C.D.R.

PEGGY COLDWELL AND CHARLES EUGENE COLDWELL JR. CALLED EAST 1/2 OF LOT 41 AND 5 ACRES FILE NO. 98-028237, B.C.D.R.

LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55

ELMORE OTT BABB CALLED WEST 1/2 OF LOT 49 AND 5.5 ACRES VOL. 134, PG. 160 B.C.D.R.

NANCY LEE STUFFLEBEME AND JANET SUE STUFFLEBEME CALLED EAST 1/2 OF LOT 49 AND 5.0 ACRES DOC. NO. 2019005980 B.C.O.P.R.

EASTBANK BAYOU, LP CALLED 19.944 ACRES DOC. NO. 2008004369 B.C.O.R.

4' BARBED WIRE FENCE

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH LINE OF LOT 42) VOL. 123, PG. 17, B.C.D.R. (ITEM G)

EASTBANK BAYOU, LP CALLED 19.944 ACRES DOC. NO. 2008004369 B.C.O.R.

FOUR FORTY THREE ANNEX NO. 1 LTD. CALLED 10 ACRES (LOT 50) DOC. NO 2006045403, B.C.O.R.

677.47' PASSING FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

4' HOGWIRE FENCES

4' BARBED WIRE FENCE

IRRIGATION EASEMENT (UNDEFINED WIDTH) BRAZOS VALLEY RICE COMPANY VOL. 702, PG. 667 & VOL. 832, PG. 278, B.C.D.R. (ITEM M.)

FND 1/2" IR W/CAP STAMPED "PIN POINT RPLS 6086"

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH LINE OF LOT 50) VOL. 130, PG. 301, B.C.D.R. (ITEM I)

4' HOGWIRE FENCE

4' BARBED WIRE FENCE

S 86°49'56" W 655.76'

@ 636.01' PASSING FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

S 03°24'33" E 3,300.00'

LOUIS LIRA VOL. 1694, PG.653 B.C.D.R.

ALFREDO G. ROLDAN AND MERIDA N. ROLDAN CALLED 4.540 ACRES DOC. NO. 2019059170 B.C.O.P.R.

(S) FND 3/4" IP BEARS S01°41'08"E-2.72'

FND 3/4" IP

FND 1" IP

S 03°24'33" E 660.00'

(S) LOTERBAUER MINOR PLAT LOT 1, BLOCK 1 DOC. NO. 2018013012 B.C.O.P.R.

N 86°50'32" E 1,973.81'

SURVEY LINE

FND 1/2" IR N.E. COR. OF LOT 55 N.E. COR. SEC 73

A JEFFERY WAYNE SCOPEL CALLED 1.157 ACRES DOC. NO. 2005013109 B.C.O.R.

B JEFFERY WAYNE SCOPEL CALLED 1.157 ACRES DOC. NO. 2020061362 B.C.O.P.R.

C JEFFERY WAYNE SCOPEL CALLED 1.157 ACRES DOC. NO. 2005013108 B.C.O.R.

D JEFFERY WAYNE SCOPEL CALLED 1.157 ACRES DOC. NO. 2005013107 B.C.O.R.

E ALEXANDRIA MacMILLAN AND BENJAMIN MacMILLAN CALLED 2.31 ACRES DOC. NO. 2019049484, B.C.O.P.R.

F DOUGLAS L. VARNER CALLED 1.157 ACRES DOC. NO. 2005049976 DESCRIBED IN DOC. NO. 94-045184 B.C.O.R.

G DOUGLAS L. VARNER CALLED 1.157 ACRES VOL. (87)421 PG. 194 B.C.O.R.

MATCHLINE-SHEET 2

SURVEYOR'S CERTIFICATE

I KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WESTBANK BAYOU, L.P., EASTBANK BAYOU, L.P., CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVY, ANDREW WARD SOWELL, AS CO-TRUSTEES OF THE CHARLES L. SOWELL FAMILY TRUST, FOUR FORTY-THREE, LTD., FOUR FORTY-THREE ANNEX NO. 1, LTD., CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY AND HILLWOOD ENTERPRISES, LP, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED FEBRUARY, 2021.

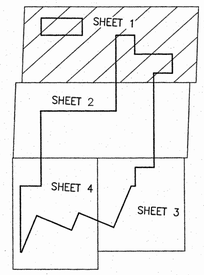
Keith L. Monroe

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797
DATED FEBRUARY 26, 2021

STATE OF TEXAS KEITH W. MONROE 4797 REGISTERED LAND SURVEYOR

3-19-21

EXHIBIT C



ACREAGE SUMMARY	
TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

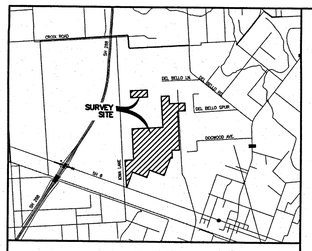
REVISED ON MARCH 19, 2021 TO REFLECT UPDATED TITLE COMMITMENT.

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm Registration No. 10194382

S:\Sections\Survey\Projects\LJAS001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021



VICINITY MAP
NOT TO SCALE

0 200 400
SCALE: 1" = 200'

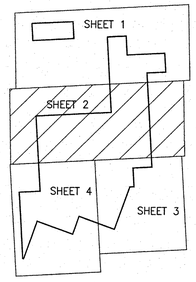
MATCHLINE–SHEET 1

LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
IR	IRON ROD
IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CIP	CAST IRON PIPE
A.K.A.	ALSO–KNOWN–AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWERPOLE
	GUY–WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

EXHIBIT C



MATCHLINE–SHEET 3
MATCHLINE–SHEET 4

ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

LAND TITLE SURVEY OF 438.393 ACRES

ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001–2791–2101

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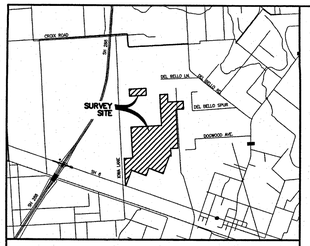

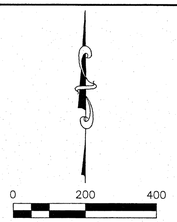

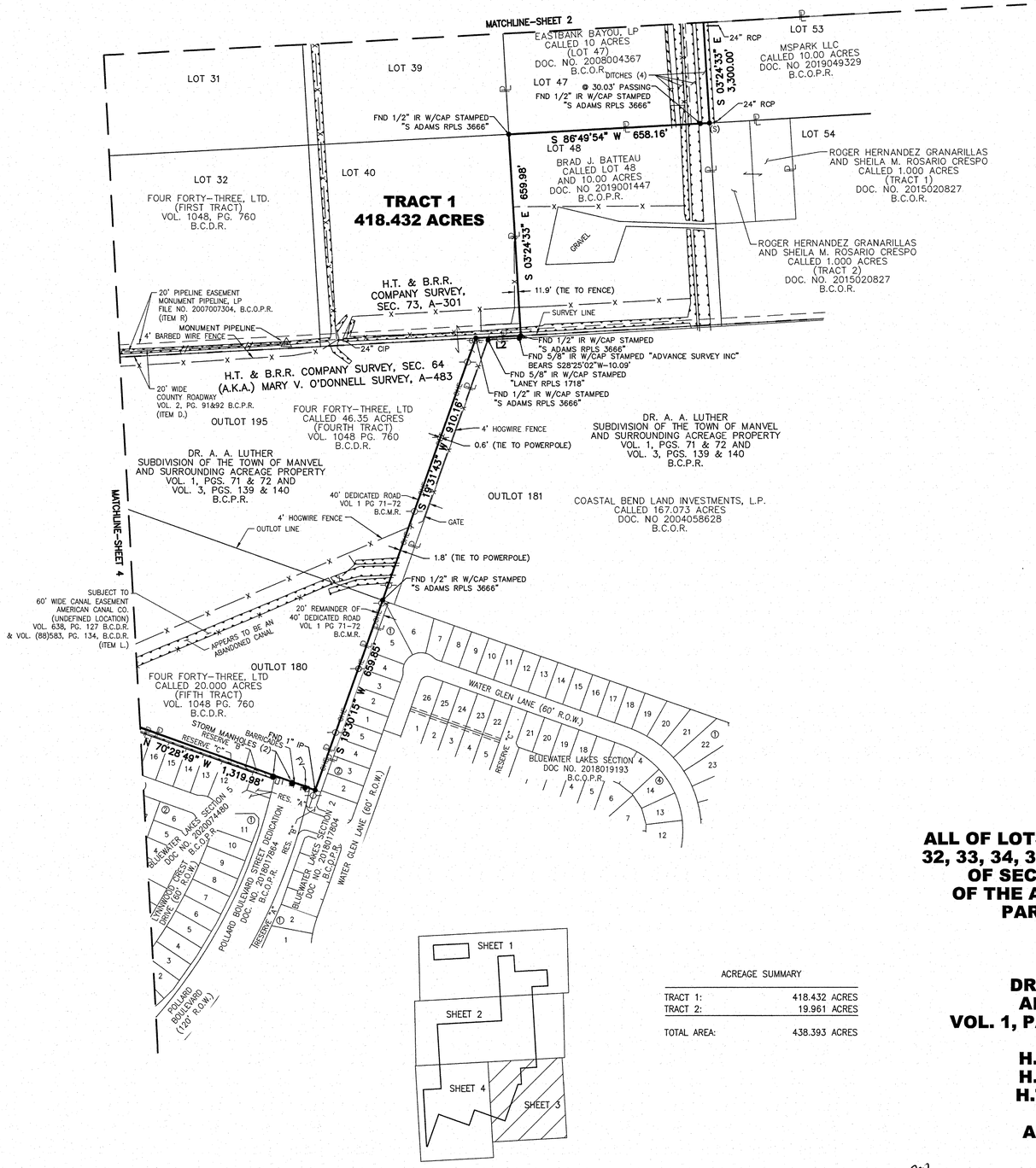

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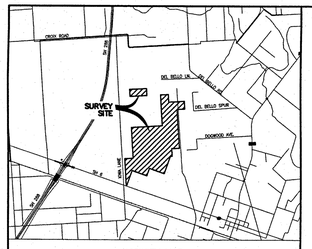

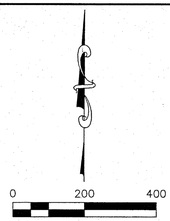

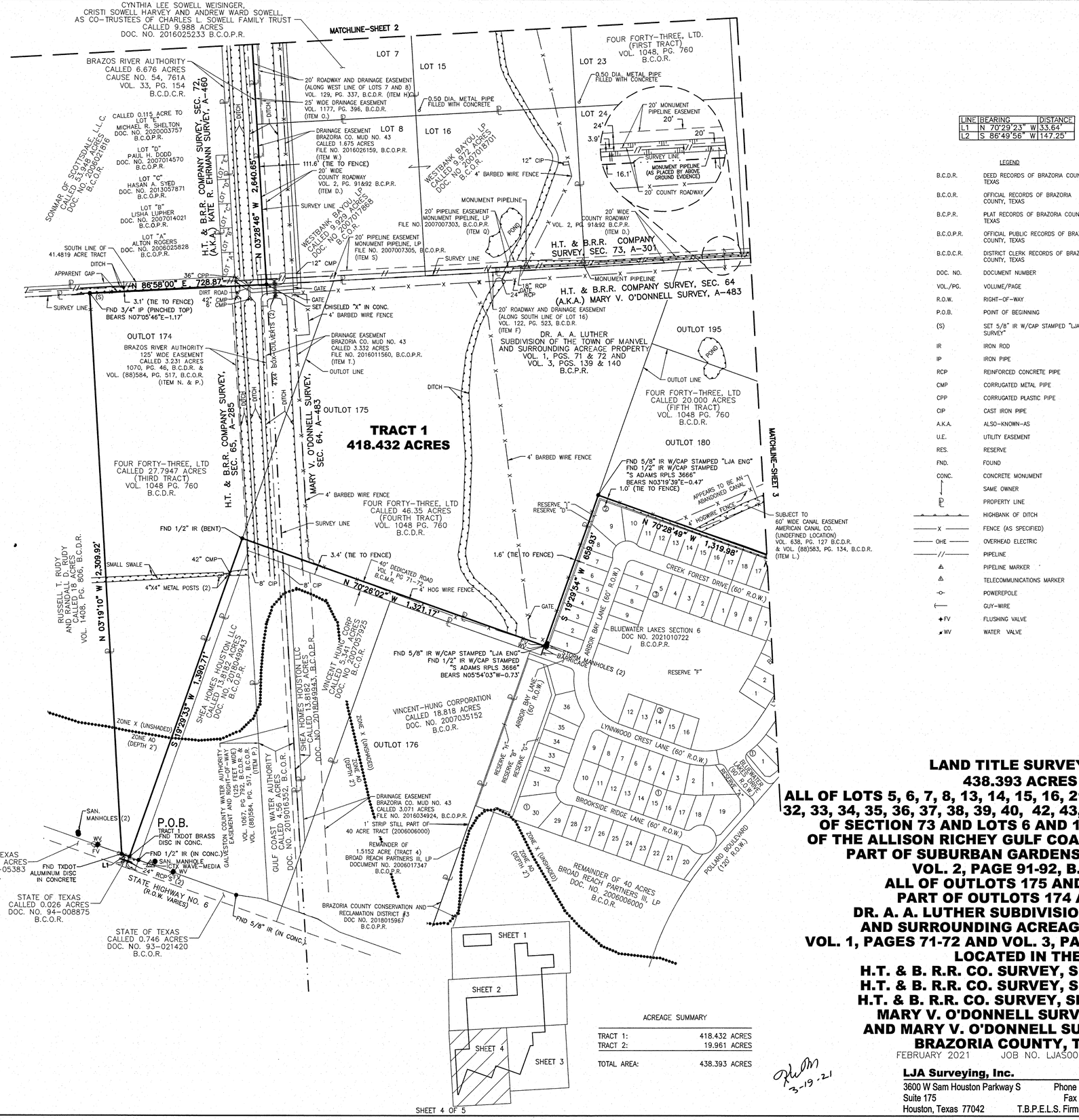

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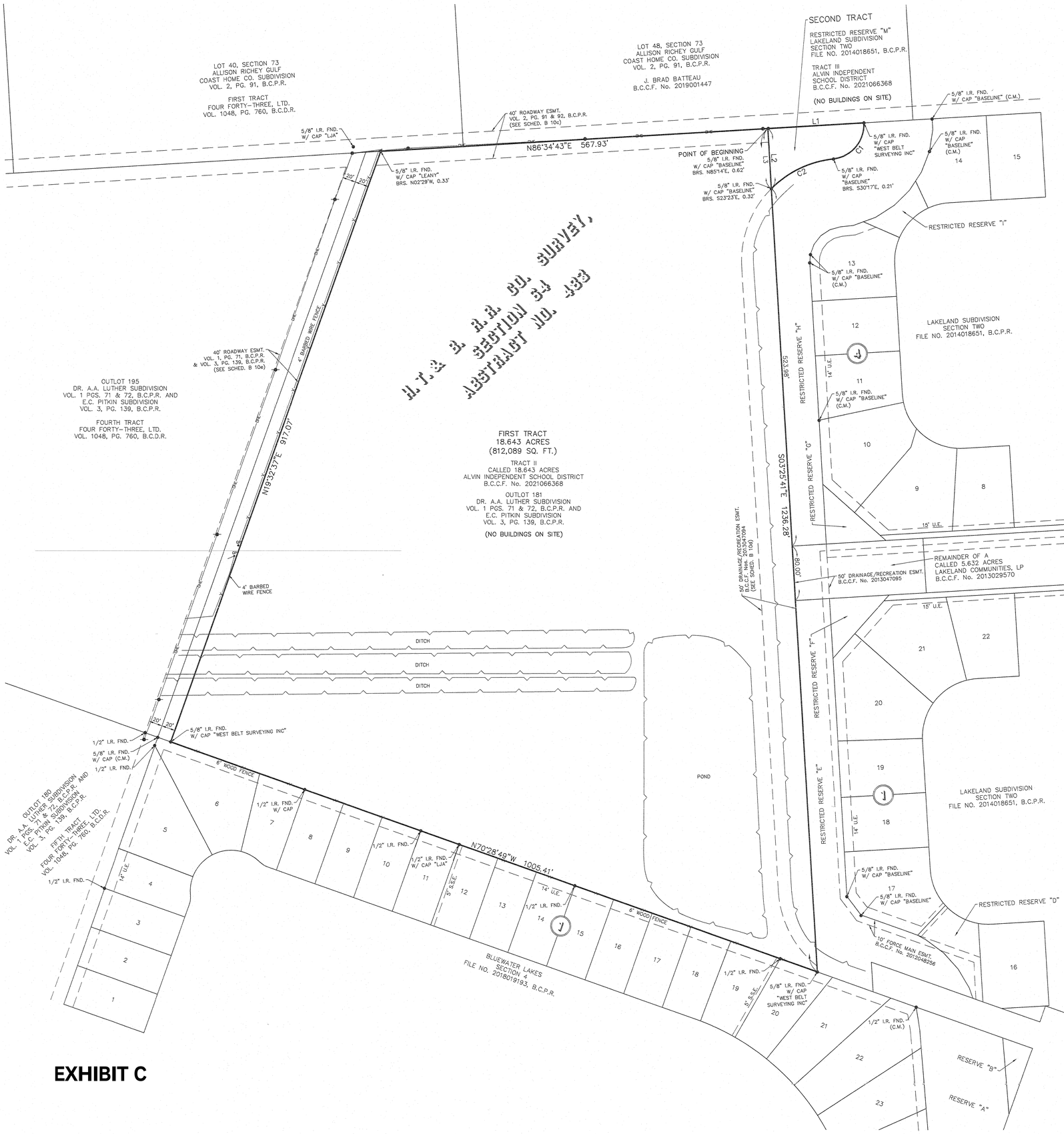
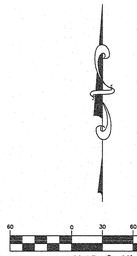
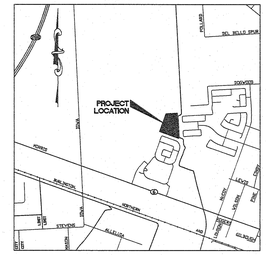


EXHIBIT C

VICINITY MAP



SCALE: 1"= 60'



KEY MAP 653T
SCALE 1" = 3000'

LEGEND

- GATE POST
- POWER POLE

ABBREVIATIONS

B.C.C.F.–BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.–BRAZORIA COUNTY DEED RECORDS
B.C.P.R.–BRAZORIA COUNTY PLAT RECORDS
BRS.–BEARS
C.M.–CONTROL MONUMENT
ESMT.–EASEMENT
FND.–FOUND
I.R.–IRON ROD
OHE–OVERHEAD ELECTRIC
PG.–PAGE
S.S.E.–SANITARY SEWER EASEMENT
U.E.–UTILITY EASEMENT
VOL.–VOLUME

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°34'43"E	141.29'
L2	N03°25'41"W	88.02'
L3	S03°25'41"E	88.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	76.36'	50.00'	87°29'47"	S40°19'36"W	69.15'
C2	102.93'	150.00'	39°18'54"	S64°25'03"W	100.92'

FIRST TRACT

18.643 ACRES
812,089 SQUARE FEET
H.T.&B. R.R. CO. SURVEY, SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 18.643 acre (812,089 square foot) tract of land located in the H.T.&B. R.R. Co. Survey, Section 64, Abstract Number 483, City of Manvel, Brazoria County, Texas and said 18.643 acre tract of land being all of Tract II, a called 18.643 acre tract described in the deed to Alvin Independent School District recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021066368, and being out of and a part of Outlot 181, Dr. A.A. Luther Subdivision recorded under Volume (Vol.) 1, Pages (Pg.) 71 & 72 of the Brazoria County Plat Records (B.C.P.R.) and the E.C. Pitkin Subdivision recorded under Vol. 3, Pg. 139, B.C.P.R., said 18.643 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING in the southerly line of Lot 48, Section 73, Allison Richey Gulf Coast Home Co. Subdivision, recorded under Vol. 2, Pg. 91, B.C.P.R. and being the northwest corner of Restricted Reserve "M", Lakeland Subdivision, Section Two recorded under File No. 2014018651, B.C.P.R. and the northeast corner of said Tract II and the herein described tract, from which a 5/8–inch iron rod with cap stamped "Baseline" found bears, North 85 degrees 14 minutes East, 0.62 feet;

THENCE, South 03 degrees 25 minutes 41 seconds East, along the west line of said Restricted Reserve "M", passing at a distance of 88.02 feet, the southwest corner of said Restricted Reserve "M" and the most westerly northwest corner of Restricted Reserve "H", said Lakeland Subdivision, Section 2, from which a 5/8–inch iron rod with cap stamped "Baseline" bears, South 23 degrees 23 minutes East, 0.32 feet, continuing along the west line of said Restricted Reserve "H", passing at a distance of 612.00 feet, the southwest corner of said Restricted Reserve "H" and the northwest corner of the remainder of a called 5.632 acre tract described in the deed to Lakeland Communities, LP, recorded under B.C.C.F. No. 2013029570, continuing along the west line of said remainder of a called 5.632 acre tract, passing at a distance of 692.00 feet, the southwest corner of said remainder of a called 5.632 acre tract and the northwest corner of Restricted Reserve "E", said Lakeland Subdivision, Section Two, continuing along the west line of said Restricted Reserve "E", a total distance of 1,236.28 feet, to a 5/8–inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 20, Block 1, Bluewater Lakes, Section 4, a subdivision recorded under File No. 2018019193, B.C.P.R. and marking the southwest corner of said Restricted Reserve "E" and the southeast corner of said Tract II and the herein described tract;

THENCE, North 70 degrees 28 minutes 49 seconds West, along the northeasterly line of said Block 1, Bluewater Lakes, Section 4, a distance of 1,005.41 feet, to a 5/8–inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 6, Block 1, said Bluewater Lakes, Section 4 and the southeasterly line of a 40' wide roadway easement, recorded under Vol. 1, Pgs. 71 & 72, B.C.P.R. and Vol. 3, Pg. 139, B.C.P.R. and marking the southwest corner of said Tract II and the herein described tract, from which a 5/8–inch iron rod with cap found bears, North 70 degrees 28 minutes West, 20.00 feet and a 1/2–inch iron rod found bears, North 70 degrees 29 minutes West, 40.00 feet;

THENCE, North 19 degrees 32 minutes 37 seconds East, departing the northeasterly line of said Block 1, Bluewater Lakes, Section 4 and along the southeasterly line of said 40' wide roadway easement, a distance of 917.07 feet, to the southerly of Lot 40, Section 73, aforesaid Allison Richey Gulf Coast Home Co. subdivision and the northwest corner of said Tract II and the herein described tract, from which a 5/8–inch iron rod with cap stamped "Leany" found bears, North 02 degrees 29 minutes West, 0.33 feet;

THENCE, North 86 degrees 34 minutes 43 seconds East, along the southerly line of said Lot 40, Section 73 and aforesaid Lot 48, Section 73, a distance of 567.93 feet, to the POINT OF BEGINNING and containing a computed area of 18.643 acres (812,089 square feet) of land.

SECOND TRACT

Restricted Reserve "M"
Lake Land Subdivision, Section Two
File No. 2014018651, B.C.P.R.

I certify hereby to Valencia 288, LLC, A Texas Limited Liability Company and Old Republic National Title Insurance Company that (a) this Survey conforms to the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II TSPS Land Title Survey, (b) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on–the–ground survey of the real property (the 'Property') shown hereon; (c) such survey was conducted by the Surveyor, or under his supervision; (d) all monuments, shown hereon actually exist, and the location, size, and type of material thereof are correctly shown; (e) except as shown hereon, there are no visible protrusions onto the Property or therefrom, there are no improvements on the Property, there are no visible easements or rights–of–way on the Property and there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts; (f) the size, location, and type of improvements are as shown hereon, and all are located within the boundaries of the Property and are set back from the Property lines the distances indicated; (i) all recorded easements and other exceptions, as noted in the Title Company's Commitment for Title Insurance No. 23003142A, effective date: November 2, 2023, Issue date: December 4, 2023, have been correctly platted hereon; (j) the boundaries, dimensions, and other details shown hereon are true and correct; and (k) the Property flood zone designation is noted, as defined by the Federal Emergency Management Agency, as reflected by Floor Insurance Rate Map Panel # 48039C0130K, map revised date: December 30, 2020, which such map panel covers the area in which the Property is situated.
Executed on December 4, 2023.

STATE OF TEXAS
REGISTERED
JOEL D. WALKER
5189
PROFESSIONAL LAND SURVEYOR

12/4/23
DATE

JOEL D. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

2. THE CAD FILE OF THE DRAWING SHOWN HEREIN IS BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE SURFACE VALUE (NAD83) AND MAY BE CONVERTED TO GRID BY SCALING THE DRAWING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998681151807.

3. ACCORDING TO F.I.R.M. MAP NO. 48039C0130K (COMMUNITY–PANEL NO. 4800760130K), MAP REVISED DATE: DECEMBER 30, 2020. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

4. ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISIBLE" EVIDENCE BY ON–SITE OBSERVATION UNLESS OTHERWISE NOTED.

5. THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF MANVEL FOR ZONE "SINGLE FAMILY RESIDENTIAL DISTRICT".

6. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUE. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 23003142A. EFFECTIVE DATE: NOVEMBER 2, 2023. ISSUE DATE: DECEMBER 4, 2023.

8. THE SUBJECT TRACT IS AFFECTED BY THE RESTRICTIVE COVENANTS RECORDED IN FILE No. 2014018651, B.C.P.R. AND B.C.C.F. Nos. 2014019226, 2014019758, 2014019759, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 1)

9. THE SUBJECT TRACT IS AFFECTED BY CITY OF MANVEL ORDINANCE No. 78–4 RECORDED UNDER VOL. 1447, PG. 442, B.C.D.R. (SEE SCHED. B 10l)

10. THE SUBJECT TRACT IS AFFECTED BY CITY OF MANVEL ORDINANCE No. 2008–O–12 RECORDED UNDER B.C.C.F. No. 2008026132. (SEE SCHED. B 10m)

11. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON, LLC RECORDED UNDER B.C.C.F. No. 2012048141. (AS TO SECOND TRACT) (SEE SCHED. B 10p)

12. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON, LLC RECORDED UNDER B.C.C.F. No. 2014002448. (AS TO SECOND TRACT) (SEE SCHED. B 10q)

13. THE SUBJECT TRACT IS AFFECTED BY THE EASEMENTS RECORDED UNDER B.C.C.F. No. 2014019226. (AS TO SECOND TRACT) (SEE SCHED. B 10r)

14. THE OIL, GAS AND OTHER MINERAL RIGHTS RECORDED UNDER VOL. 609, PG. 258, B.C.D.R., VOL. 609, PG. 260, B.C.D.R. AND B.C.C.F. Nos. 2008020855, 2013028725 AND 2015029838 THRU 2015029852 DO NOT LIE WITHIN THE BOUNDARY OF THE SUBJECT TRACT. (AS TO SECOND TRACT) (SEE SCHED. B 10s thru v)

15. THE SUBJECT TRACT IS AFFECTED BY THE ANNUAL ASSESSMENTS, SPECIAL ASSESSMENTS AND SPECIFIC ASSESSMENTS RECORDED UNDER B.C.C.F. Nos. 2014019226, 2014019758, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 10w)

16. THE SUBJECT TRACT IS AFFECTED BY THE WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF BRAZORIA COUNTY M.U.D. No. 61 RECORDED UNDER B.C.C.F. No. 2018002858. (AS TO SECOND TRACT) (SEE SCHED. B 10x)

ALVIN INDEPENDENT SCHOOL DISTRICT

LAND TITLE SURVEY

FIRST TRACT
18.643 ACRE TRACT AND
SECOND TRACT
RESTRICTED RESERVE "M",
LAKELAND SUBDIVISION,
SECTION TWO
OUT OF THE
H.T.&B. R.R. CO. SURVEY,
SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

WEST BELT
SURVEYING, INC.
21020 PARK ROW
KATY, TX. 77449
PHONE: (281) 599-8288
FAX: (281) 492-0926
CERTIFIED FIRM NO. 10073800

NO.	DATE	REVISIONS	BY
1	12/4/23	REFERENCED NEW TITLE COMMITMENT	MDL

DRAWN BY: MDL	CHECKED BY: KMH
SCALE: 1"=60'	APPROVED BY: JDW
PROJECT NO. S647–0337A	DATE: NOVEMBER 28, 2023

05 Dec 2023 3:21PM markl
G:_sdsk\proj\S647\0337A\DWG\LTIS120423.dwg

NOTES:

1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, GF NO. CTH-COM-CTT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:

10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)

10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 687, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 832, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(LOT 50), NO DEFINED WIDTH.

10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156.
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT

10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2'), AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."

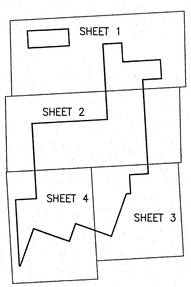
4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.

5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.

6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.

7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

EXHIBIT C



ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R.
ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.
LOCATED IN THE H.T. & B. RR CO. SURVEY, SEC 65, A-285, H.T. & B. RR CO. SURVEY, SEC 73, A-301, H.T. & B. RR CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

3-19-21

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\2791\2101\CAD\SDWELL_LTS.dwg 3/19/2021

EXHIBIT D

METES AND BOUNDS DESCRIPTION OF TRACT 1

A 418.318 acre (18,221,949 square feet) tract, being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 301, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 19.919 acres (Lots 5-6), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.929 acres (Lot 8), recorded in B.C.C.F. No. 2007017868 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007018701 and being all of that certain tract conveyed to Charles L. Sowell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazoria County, Texas (B.C.D.R.), and being all of those certain tracts conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007022032, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008004369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008004367 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.00 acres (Lot 50), recorded in B.C.C.F. No. 2006045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 433.09 acres), recorded in Volume 1048, Page 760, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 74, Abstract 493, recorded in Volume 2, Page 66, B.C.P.R.) and being at the centerline intersection of 60 foot Pollard Drive (as occupied) (Platted as 40 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied)(Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Marcy D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2004072423 and 2007030104, the northwest corner of the Michael C. Black tract (called 4.00 acres), recorded in B.C.C.F. No. 96-015514 and the Northeast corner of said Section 73;

THENCE S 86°50'29" W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southeast corner of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 38°48'33" W, 3.08 feet, continuing along and with the common line of Section 73 and Division "O" and centerline of said 40 foot platted road, a total distance of 1974.26 feet (called 1980.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division "O", Abstract 469, the south line of the Sylvia Buffy Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015054435, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 5 acres), recorded in Volume 1459, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 73 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract:

THENCE S 03°24'40" E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northwest corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

THENCE N 86°49'54" E, along and with the common line of Lots 41, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2005013089, the northwest corner of the Jeffery Wayne Scopel tract (called 1.157 acres), recorded in B.C.C.F. No. 2005013109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. Tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 55, 56 and 50 of said Section 73;

THENCE S 03°25'11" E, along and with the common line of Lots 50 and 56 and east line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.67 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Douglas Varner Tract (called 1.157 acres), recorded in Volume (91) 906, Page 253, of the official records of Brazoria County, Texas (B.C.O.R.), the northwest corner of the Laura Loterbauer tract (called Minor Plat of 2.50 acres), recorded in B.C.C.F. No. 2018006317, the northeast corner of the Louis Lira tract (called 20 acres), recorded in Volume 1694, Page 653, B.C.D.R. and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

THENCE S 86°50'32" W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Lira tract, a distance of 657.24 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped "FMS" set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the northwest corner of said Lira tract, an interior corner of herein described tract and being the common corner of Lots 50, 51, 43 and 42 of said Section 73;

THENCE S 03°24'55" E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R. marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 40.0060 acres)(called Lot 61), recorded in B.C.C.F. No. 2006049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 3299.48 feet (called 3300.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004036528, the northwest corner of the Roger Hernandez Gandarillas and Sheila M. Rosario Crespo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015020827, the northeast corner of said Aspect Energy, LLC tract (called 10 acres), the southeast corner of the said Eastbank Bayou, LP tract (called 10 acres)(Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54" W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 iron rod with cap stamped "Adams RPLS 3666" found in the east line of the of said 443.09 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 39 and 47 of said Section 73;

THENCE S 03°24'40" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.09 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the north line of the Dr. A.A. Luther Subdivision of Manvel, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 167.073 acre tract), recorded in B.C.C.F. No. 2004058628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.09 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped "Base Line" found marking the southeast corner of said Section 73 bears, S 86°50'11" W, 1975.03 feet;

THENCE S 86°50'11" W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a distance of 147.66 feet to a 5/8 inch iron rod with cap stamped "FMS" set in said common line, marking the northeast corner of the Four Forty-Three, LTD. Tract (called 24.00 acres)(Outlot 195), recorded in Volume 1048, Page 760, B.C.D.R. and an interior corner of herein described tract and being the westerly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R.;

THENCE S 19°30'25" W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 909.98 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the northeasterly corner of the Four Forty-Three, LTD. Tract (called 20.00 acres)(North ½ of Outlot 180), continuing for a total distance of 1569.69 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.00 acre tract, the northeasterly corner of the Beazer Homes Texas, LP tract (called 19.99 acres)(south ½ Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beazer Homes Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

THENCE N 70°27'42" W, along and with the common line of said North ½ of Outlot 180 and the South ½ of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 46.35 acres)(Outlot 175), marking the common corner of the South ½ and North ½ of Outlot 180 and an interior corner of herein described tract;

THENCE S 19°29'54" W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped "LJA Eng" found, in the north line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 5.40 acre tract, the southeasterly corner of said 46.35 acre tract and the southwesterly corner of said 19.99 acre tract and an interior corner of herein described tract;

THENCE N 70°26'20" W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 27.7947 acres)(Outlot 174) and the westerly line of said 40 foot platted road, marking the southwesterly corner of said 46.35 acre tract and an interior corner of herein described tract;

THENCE S 19°28'54" W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1390.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue)(200' R.O.W.), recorded in B.C.C.F. No. 2013053500, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

THENCE N 70°30'10" W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southwesterly corner of said 27.7947 acre tract and the most southerly southwest corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southwesterly corner of a 0.217 acre tract, recorded in B.C.C.F. No. 2013053500 bears, N 70°30'10" W, 365.23 feet;

THENCE N 03°19'19" W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2310.10 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch pinched top pipe bears, N 09°17' W, 1.1 feet and from which an iron rod with cap stamped "Kalkomey" found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54" W, 328.14 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4819 acre tract, recorded in B.C.C.F. No. 2003061748 bears, N 02°13'14" W, 38.07 feet;

THENCE N 86°57'38" E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped "FMS" set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 460, marking the southeast corner of the Brazos River Authority tract (called 6.676 acres)(cause no. 54,761A), recorded in Volume 33, Page 154, district clerk records of Brazoria County, Texas (B.C.D.C.R.), the southwest corner of the Brazoria County MUD No. 43 Drainage Easement (called 1.675 acres, recorded in B.C.C.F. No. 2016026159, the southwest corner of said 9.929 acre tract and an interior corner of herein described tract;

THENCE N 03°28'57" W, along and with the common line of said Section 73 and Section 72 and centerline of said 40 foot platted road, at 40.00 feet pass a point marking the southwest corner of a 0.34 acre tract (Parcel 1) out of said called 41.4819 acre tract, continuing for a total distance of 2640.38 feet (called 2640.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 0.25 acre tract (Parcel 2), the northwest corner of said 19.919 acre tract, the northwest corner of a 3.430 acre drainage easement, recorded in B.C.C.F. No. 2016026156, the northeast corner of said Brazos River Authority tract (called 6.676 acres), the southeast corner of the Brazos River Authority Parcel "D" tract (called 3.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos River Authority Parcel "B" tract (called 0.61 acres), recorded in Volume 1070, Page 318, B.C.D.R., the southwest corner of the Brazoria County Municipal Utility District (M.U.D.) No. 43 Drainage Easement tract (called 1.739 acres), recorded in B.C.C.F. No. 2016011559 and the common corner of Lots 4 and 5, Section 73, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816, marking the southwest corner of the Joan Banneyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005003981 and the northwest corner of the Sonmar of Scottsdale, LLC tract (called 53.948 acres), bears S 86°37'46" W, 900.42 feet;

THENCE N 86°51'03" E, along and with the common line of herein described tract and said lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 102929 Brazoria Inc. tract (called 34.90 acres), recorded in B.C.C.F. No. 2005033429 and being the common corner of Lots 4, 12, 13 and 5, and at 1973.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 20, 28, 29 and 21, continuing for a total distance of 2632.44 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the west line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., marking an interior corner of said remainder of a 433.09 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

THENCE N 03°27'06" W, along and with the common line of Lots 28, 36, 27, 35, 26, 34, 25 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2641.03 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R. the south line of the John and Edith Lebourgeois tract (called 6.978 acres), recorded in B.C.C.F. No. 98-053061, the north line of the Eastbank Bayou, LP tract (called 19.950 acres), recorded in B.C.C.F. No. 2007022032 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 82°35" E, 14.3 feet;

THENCE N 86°50'29" E, along and with the common line of Section 73, Division "O", the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 659.60' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.

EXHIBIT D

FIRST TRACT

18.643 ACRES
812,089 SQUARE FEET
H.T.&B. R.R. CO. SURVEY, SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 18.643 acre (812,089 square foot) tract of land located in the H.T.&B. R.R. Co. Survey, Section 64, Abstract Number 483, City of Manvel, Brazoria County, Texas and said 18.643 acre tract of land being all of Tract II, a called 18.643 acre tract described in the deed to Alvin Independent School District recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021066368, and being out of and a part of Outlot 181, Dr. A.A. Luther Subdivision recorded under Volume (Vol.) 1, Pages (Pg.) 71 & 72 of the Brazoria County Plat Records (B.C.P.R.) and the E.C. Pitkin Subdivision recorded under Vol. 3, Pg. 139, B.C.P.R., said 18.643 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING in the southerly line of Lot 48, Section 73, Allison Richey Gulf Coast Home Co. Subdivision, recorded under Vol. 2, Pg. 91, B.C.P.R. and being the northwest corner of Restricted Reserve "M", Lakeland Subdivision, Section Two recorded under File No. 2014018651, B.C.P.R. and the northeast corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Baseline" found bears, North 85 degrees 14 minutes East, 0.62 feet;

THENCE, South 03 degrees 25 minutes 41 seconds East, along the west line of said Restricted Reserve "M", passing at a distance of 88.02 feet, the southwest corner of said Restricted Reserve "M" and the most westerly northwest corner of Restricted Reserve "H", said Lakeland Subdivision, Section 2, from which a 5/8-inch iron rod with cap stamped "Baseline" bears, South 23 degrees 23 minutes East, 0.32 feet, continuing along the west line of said Restricted Reserve "H", passing at a distance of 612.00 feet, the southwest corner of said Restricted Reserve "H" and the northwest corner of the remainder of a called 5.632 acre tract described in the deed to Lakeland Communities, LP, recorded under B.C.C.F. No. 2013029570, continuing along the west line of said remainder of a called 5.632 acre tract, passing at a distance of 692.00 feet, the southwest corner of said remainder of a called 5.632 acre tract and the northwest corner of Restricted Reserve "E", said Lakeland Subdivision, Section Two, continuing along the west line of said Restricted Reserve "E", a total distance of 1,236.28 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 20, Block 1, Bluewater Lakes, Section 4, a subdivision recorded under File No. 2018019193, B.C.P.R. and marking the southwest corner of said Restricted Reserve "E" and the southeast corner of said Tract II and the herein described tract;

THENCE, North 70 degrees 28 minutes 49 seconds West, along the northeasterly line of said Block 1, Bluewater Lakes, Section 4, a distance of 1,005.41 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 6, Block 1, said Bluewater Lakes, Section 4 and the southeasterly line of a 40' wide roadway easement, recorded under Vol. 1, Pgs. 71 & 72, B.C.P.R. and Vol. 3, Pg. 139, B.C.P.R. and marking the southwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap found bears, North 70 degrees 29 minutes West, 20.00 feet and a 1/2-inch iron rod found bears, North 70 degrees 29 minutes West, 40.00 feet;

EXHIBIT D

THENCE, North 19 degrees 32 minutes 37 seconds East, departing the northeasterly line of said Block 1, Bluewater Lakes, Section 4 and along the southeasterly line of said 40' wide roadway easement, a distance of 917.07 feet, to the southerly of Lot 40, Section 73, aforesaid Allison Richey Gulf Coast Home Co. subdivision and the northwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Leany" found bears, North 02 degrees 29 minutes West, 0.33 feet;

THENCE, North 86 degrees 34 minutes 43 seconds East, along the southerly line of said Lot 40, Section 73 and aforesaid Lot 48, Section 73, a distance of 567.93 feet, to the POINT OF BEGINNING and containing a computed area of 18.643 acres (812,089 square feet) of land as depicted on the Land Title Survey dated: November 28, 2023, revised: December 4, 2023, prepared by West Belt Surveying, Inc., Project No. S647-0337A.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288

Joel D. Walker Date: 12/4/23
Texas Registration No. 5189

EXHIBIT D

Exhibit B

Legal Description of Drill Site

[*Attached*]

EXHIBIT D

August 19, 2021
Job No. LJAS001-2791-2104

DESCRIPTION OF
4.000 ACRES
DRILL SITE

Being 4.000 acres of land located in the H.T.& B. R.R. Company Survey, Section 64, (A.K.A.) Mary V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, and also being a portion of Outlot 195 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140 of the Plat Records of Brazoria County, Texas (B.C.P.R.), and a portion of that certain tract conveyed to Four Forty Three, Ltd. (described as Fourth Tract) by instrument of record in Volume 1048, Page 760, of the Deed Records of said Brazoria County, Texas (B.C.D.R.), said 4.000 acres being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 1/2-inch iron rod with cap stamped, "S ADAMS RPLS 3666" found for the southeast corner of said Fourth Tract and said Outlot 195, same being the northeast corner of that certain called 20.000 acre tract, conveyed to Four Forty Three, Ltd. (described as Fifth Tract) by instrument of record in Volume 1048, Page 760, B.C.D.R. and Outlot 180 of said Dr. A. A. Luther Subdivision, same being on the northwesterly line of a called 40 foot wide-right-of-way as shown on said Dr. A. A. Luther Subdivision;

Thence, North 19° 31' 43" East, along the east line of said Fourth tract and said Outlot 195, same being a northwesterly line of said 40 foot wide right-of-way, 454.12 feet to the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, South 89°45'12" West, departing said common line, 467.08 feet to a point for corner, the beginning of a curve;

EXHIBIT D

4.000 Acres

August 19, 2021
Job No. LJAS001-2791-2104

Thence, 78.42 feet along the arc of a non-tangent curve to the left, having a radius of 1,860.00 feet, a central angle of 02° 24' 56", and a chord which bears North 21° 46' 51" West, 78.41 feet to a point for corner;

Thence, North 22° 59' 19" West, 225.66 feet to a point for corner, the beginning of a curve;

Thence, 49.74 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 95° 00' 00", and a chord which bears North 24° 30' 41" East, 44.24 feet to a point for corner, the beginning of a compound curve;

Thence, 324.76 feet along the arc of a non-tangent curve to the right, having a radius of 472.48 feet, a central angle of 39° 22' 55", and a chord which bears North 89° 47' 18" East, 318.40 feet to a point for corner;

Thence, South 70° 28' 17" East, 340.27 feet to a point for corner on the northwesterly right of way line of the aforementioned 40 foot wide-right-of-way, same being the southeasterly line of the aforementioned Fourth Tract and the aforementioned Outlot 195, from which a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the northwest corner of said 40 foot wide right-of-way, same being the northeast corner of said Fourth Tract, and said Outlot 195, said point lying on the south line of Lot 40 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, B.C.P.R. and that certain tract conveyed to Four Forty Three, Ltd. (described as First Tract) by instrument of record in Volume 1048, Page 760, B.C.D.R., same being the north line of the aforementioned Mary V. O'Donnell Survey bears North 19° 31' 43" East, 237.23 feet;

EXHIBIT D

4.000 Acres

August 19, 2021
Job No. LJAS001-2791-2104

Thence, South 19° 31' 43" West, along the southeasterly line of said Fourth Tract and said Outlot 195, same being the northwesterly line of said 40 foot wide right-of-way, 218.81 feet to the POINT OF BEGINNING and containing 4.000 acres of land.

Corner monuments were not set at the Client's request.

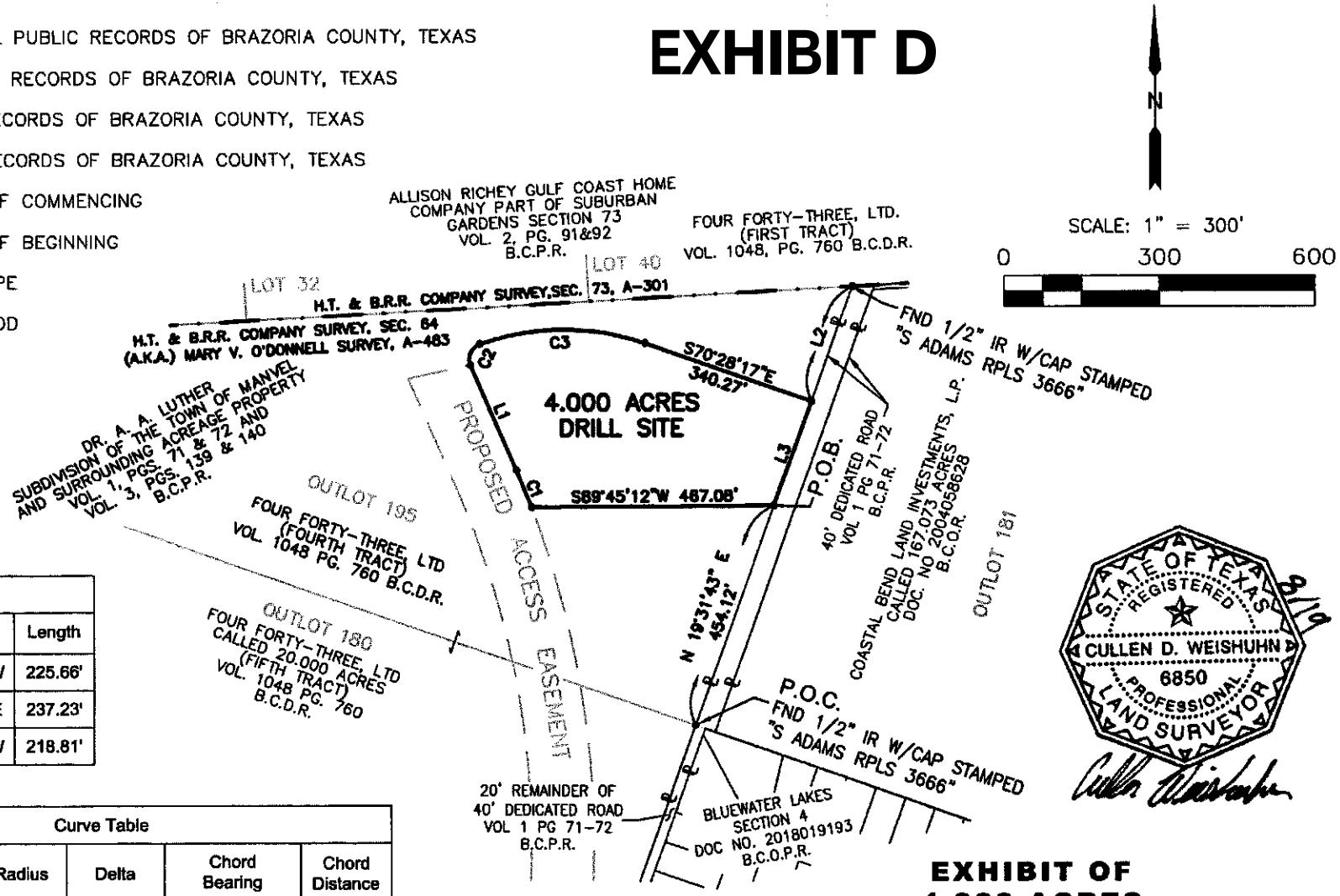
LJA Surveying, Inc.

S:\Sectors\Survey\Projects\LJAS001\2791\2104\LEGALS\4.000 Ac Drill Site.doc

EXHIBIT D

LEGEND

B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
I.P.	IRON PIPE
I.R.	IRON ROD
VOL.	VOLUME
PG.	PAGE



Line Table		
Line #	Direction	Length
L1	N22° 59' 19"W	225.66'
L2	N19° 31' 43"E	237.23'
L3	S19° 31' 43"W	218.81'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	78.42'	1,860.00	2°24'56"	N21° 46' 51"W	78.41'
C2	49.74'	30.00	95°00'00"	N24° 30' 41"E	44.24'
C3	324.76'	472.48	39°22'55"	N89° 47' 18"E	318.40'

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

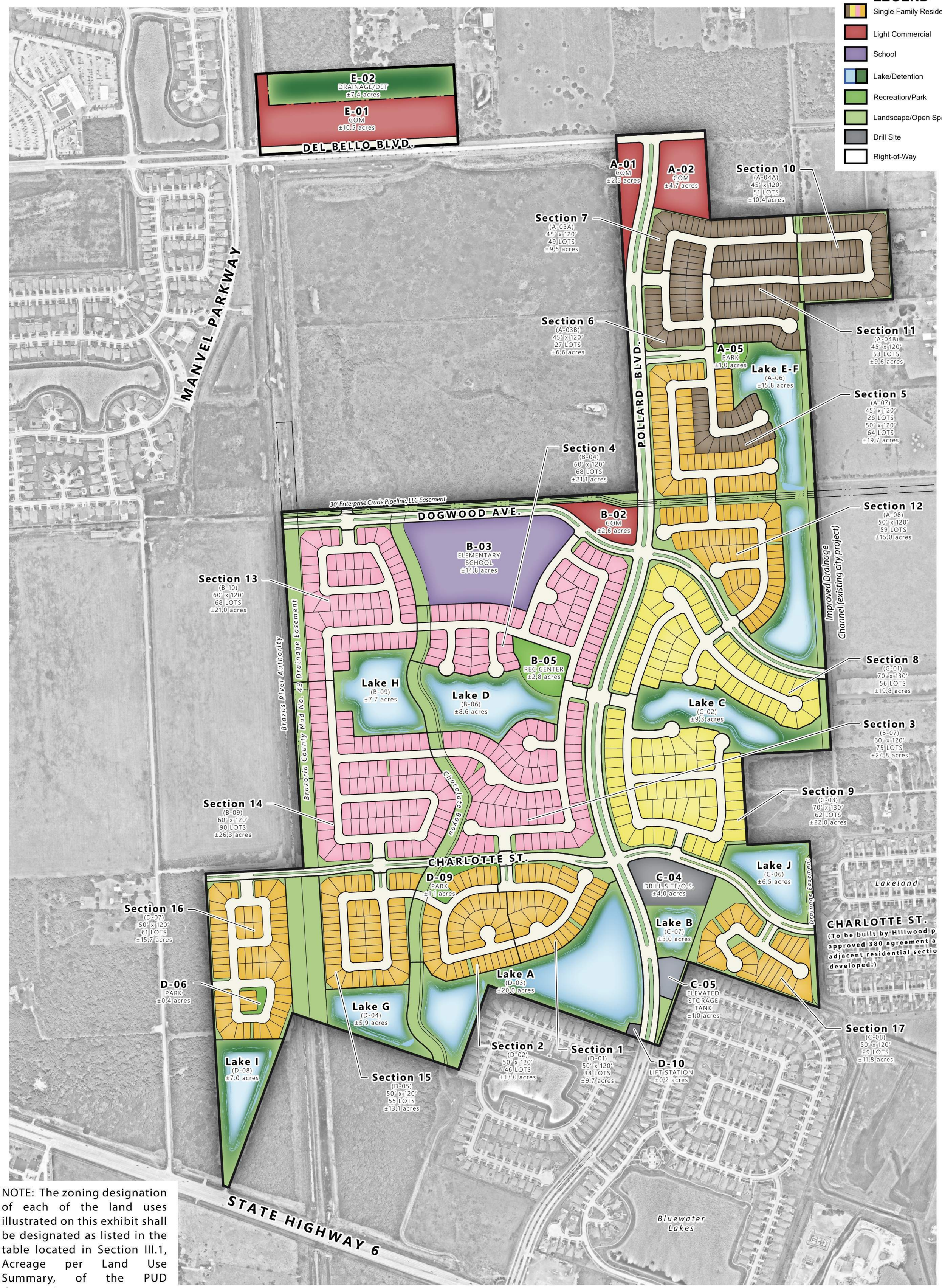
STATE OF TEXAS REGISTERED CULLEN D. WEISHUHN 6850 PROFESSIONAL LAND SURVEYOR 8/19

EXHIBIT OF
4.000 ACRES
DRILL SITE
IN THE
H.T. & B.R.R. COMPANY SURVEY, SEC. 64
(A.K.A.) MARY V. O'DONNELL SURVEY, A-483
BRAZORIA COUNTY, TEXAS

AUGUST 2021 JOB NO. LJAS001-2791-2104

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\2791\2104\CAD\V4.0 As-Drill Site.dwg



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT E

Planned Unit Development
Conceptual Land Use Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

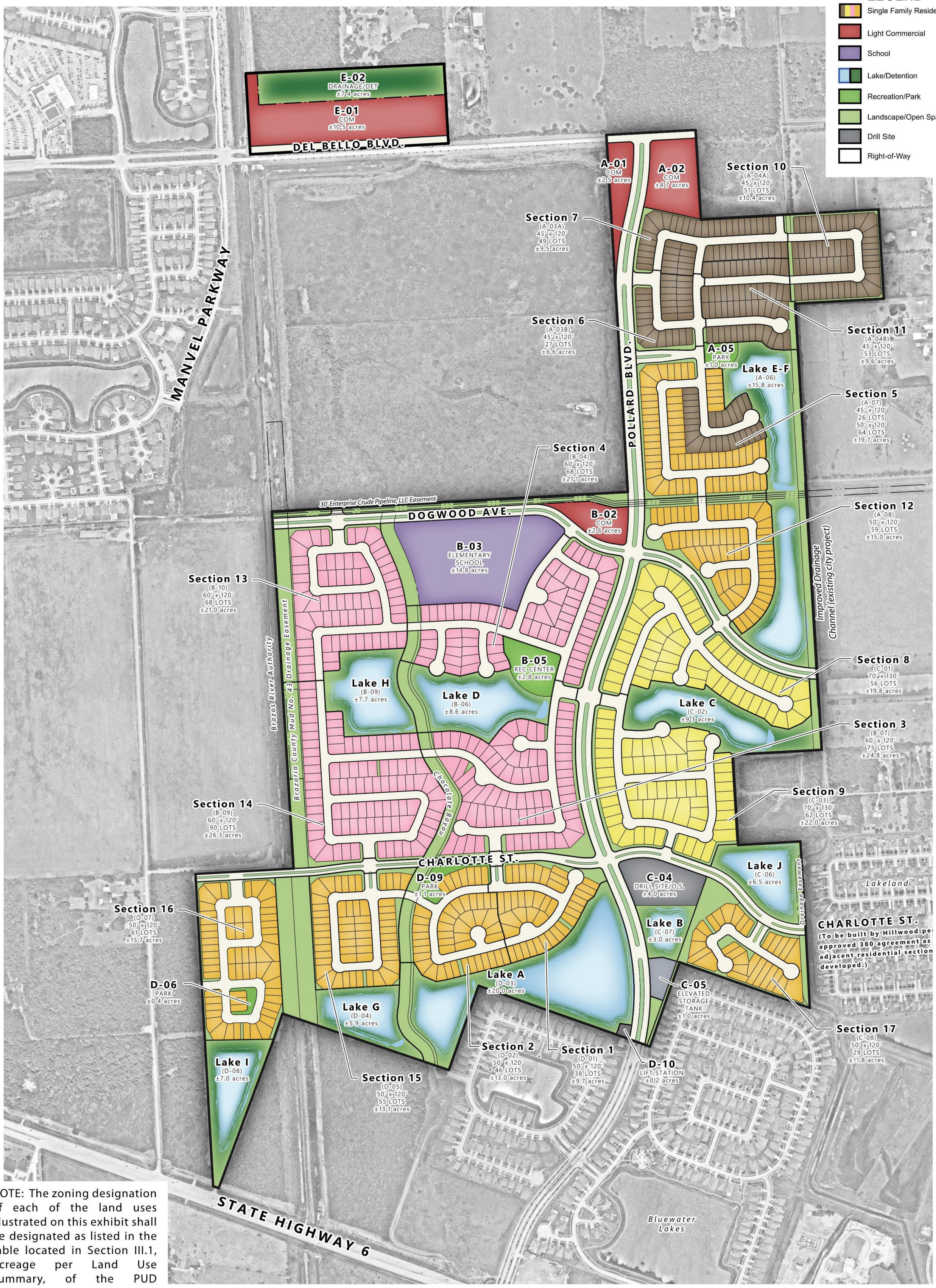
Reference Date: 12.02.2025

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT F

Planned Unit Development
Single Family Residential Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

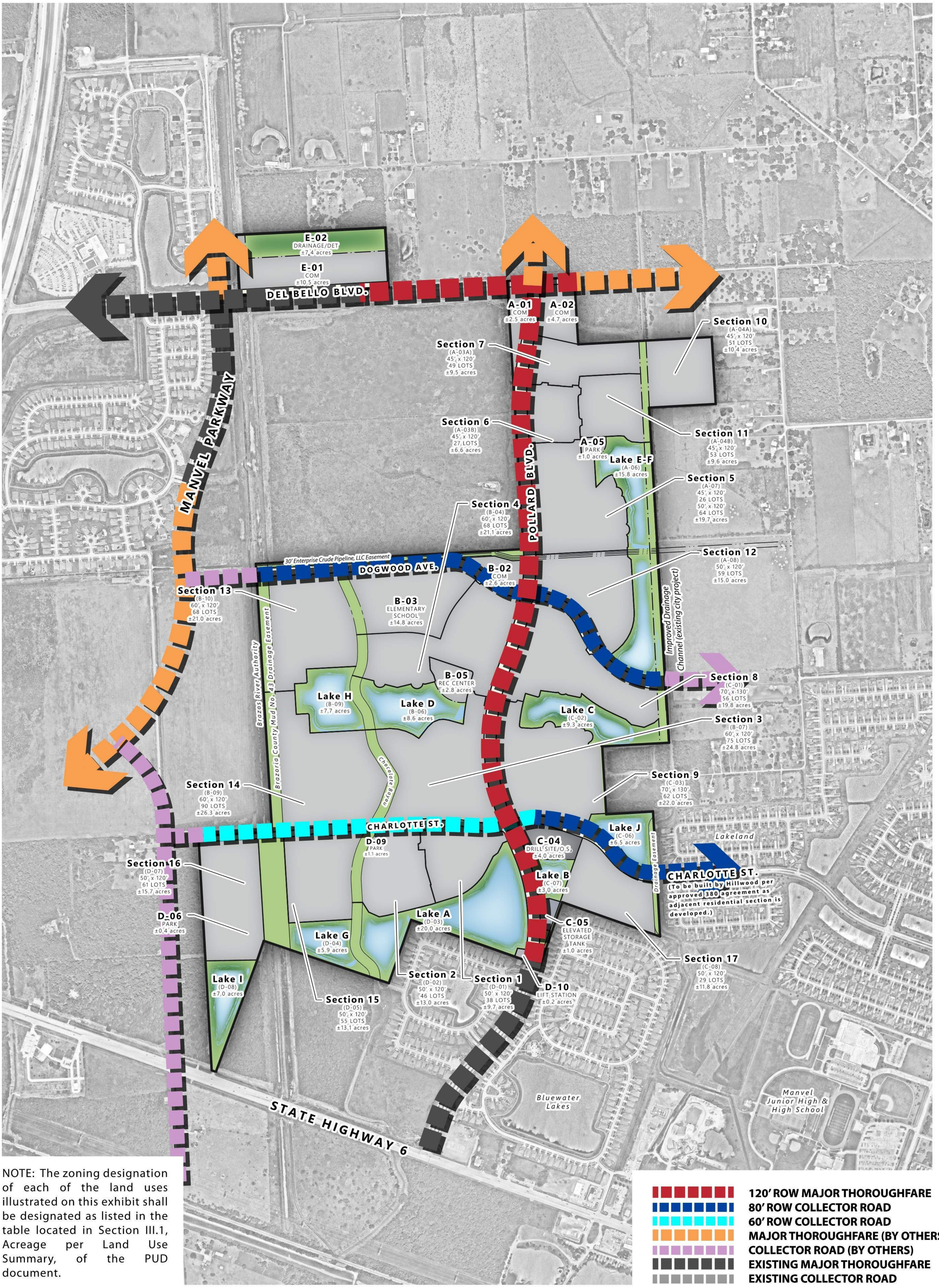
Reference Date: 12.02.2025

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

120' ROW MAJOR THOROUGHFARE
80' ROW COLLECTOR ROAD
60' ROW COLLECTOR ROAD
MAJOR THOROUGHFARE (BY OTHERS)
COLLECTOR ROAD (BY OTHERS)
EXISTING MAJOR THOROUGHFARE
EXISTING COLLECTOR ROAD

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT G

Planned Unit Development
Conceptual Roadway Exhibit

VALENCIA

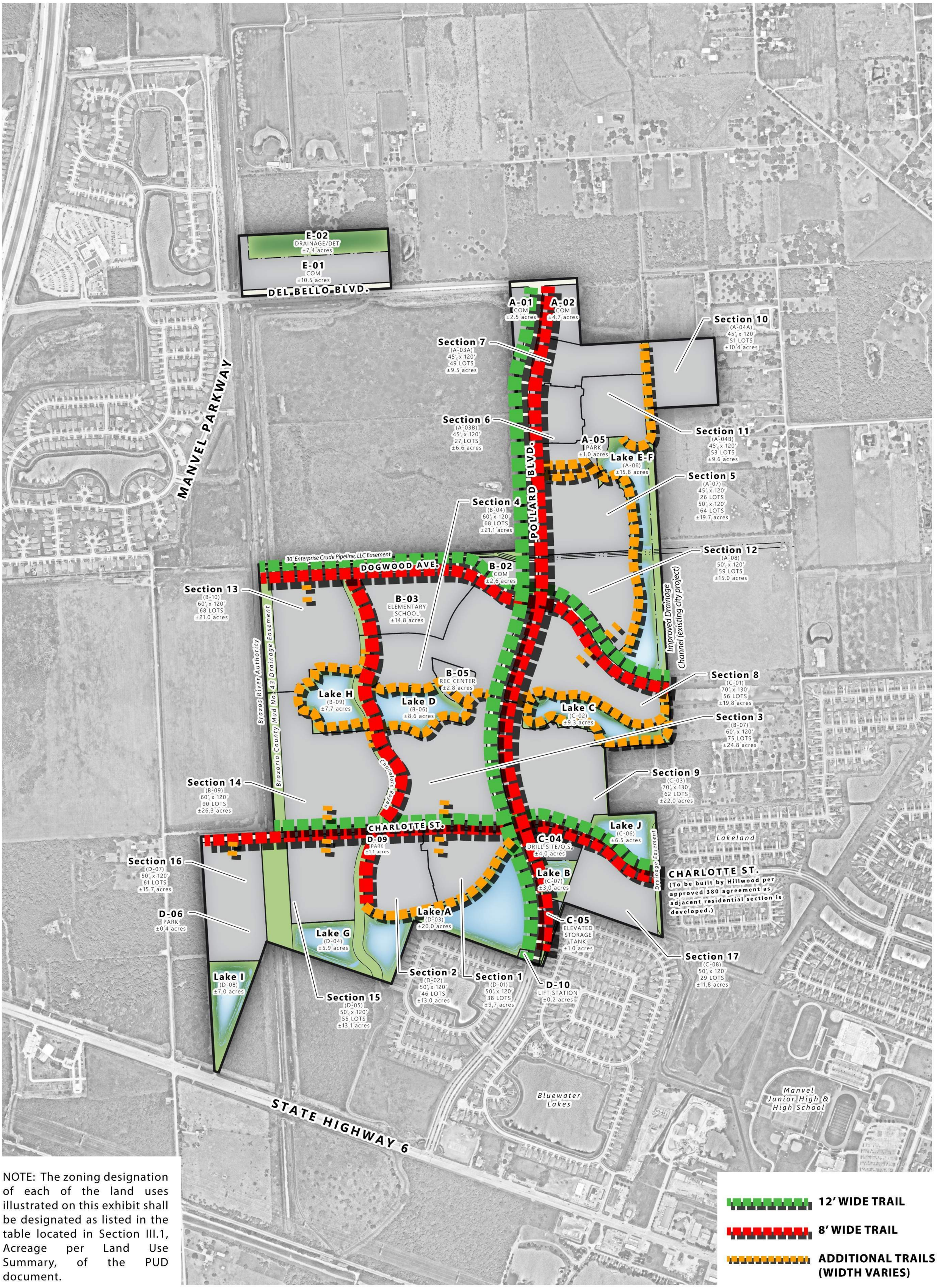
±457.0 Acres of Land
Manvel, Texas

Reference Date: 12.02.2025

NORTH
0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

12' WIDE TRAIL

8' WIDE TRAIL

ADDITIONAL TRAILS (WIDTH VARIES)

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EXHIBIT H

Planned Unit Development

Conceptual Amenities and Open Space Exhibit

VALENCIA

±457.0 Acres of Land

Manvel, Texas

Reference Date: 12.02.2025

NORTH

0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

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EXHIBIT I

Planned Unit Development
Phasing Exhibit

VALENCIA

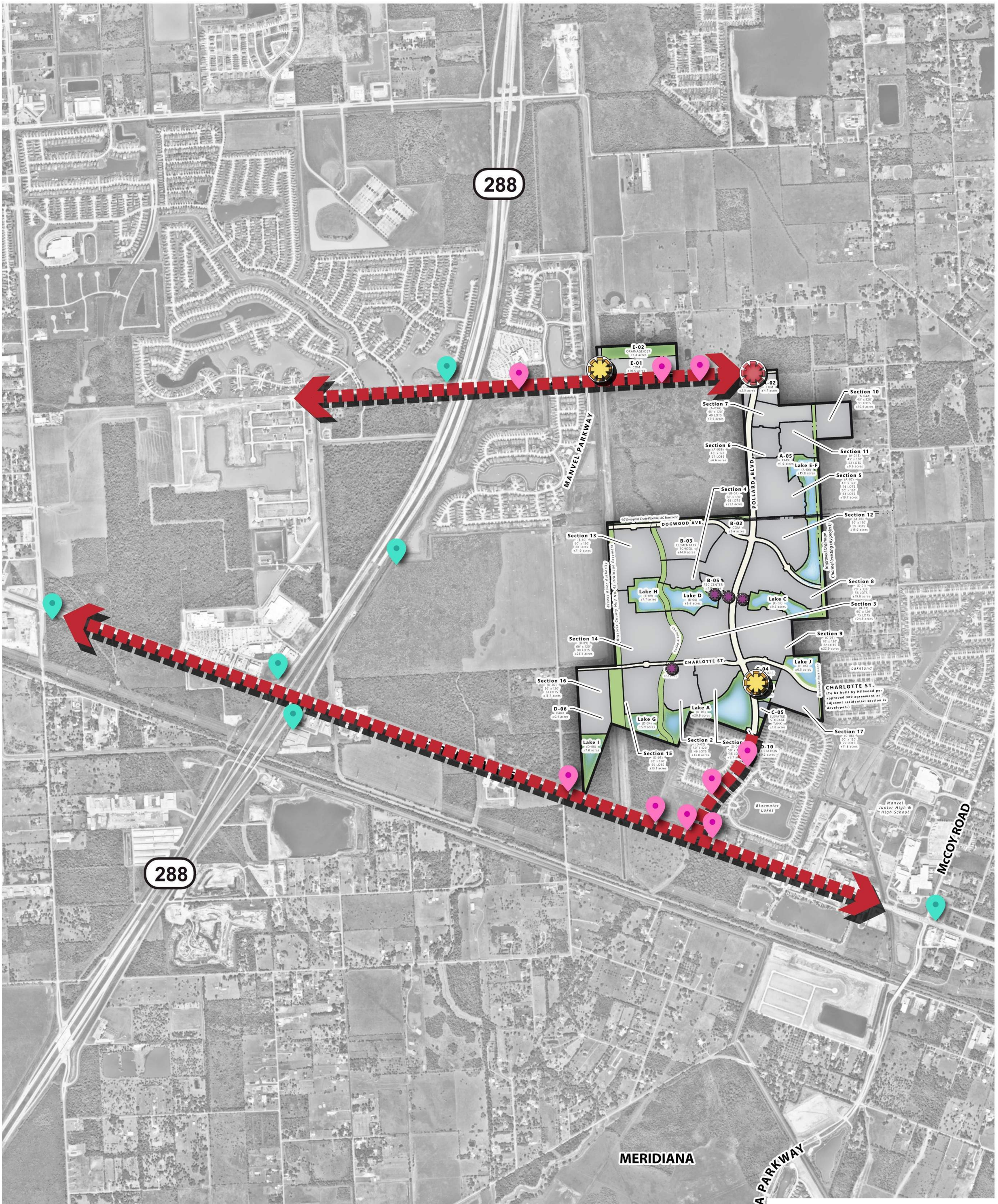
±457.0 Acres of Land
Manvel, Texas

Reference Date: 12.02.2025

NORTH 0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The location of the Model Home Monument, Temporary Construction Signs, and Temporary Builder Signs are not illustrated on this exhibit and are subject to the locations and standards as described in Section IV.7, Signage, of the PUD document.

- Proposed Temporary Signage
- Existing Temporary Signage
- Primary Entry Monument
- Secondary Entry Monument
- Village/Park Signage
- Temporary Sign Corridor

Reference Date: 12.02.2025

NORTH

0 400 800 1600

Prepared for

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EXHIBIT J

Planned Unit Development

Conceptual Project Signage Exhibit

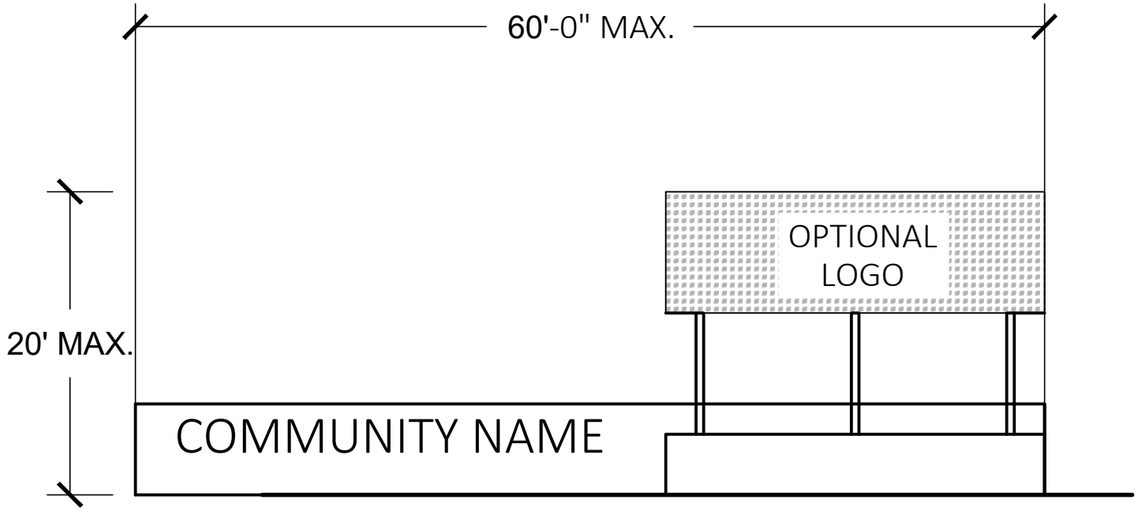
VALENCIA

±457.0 Acres of Land

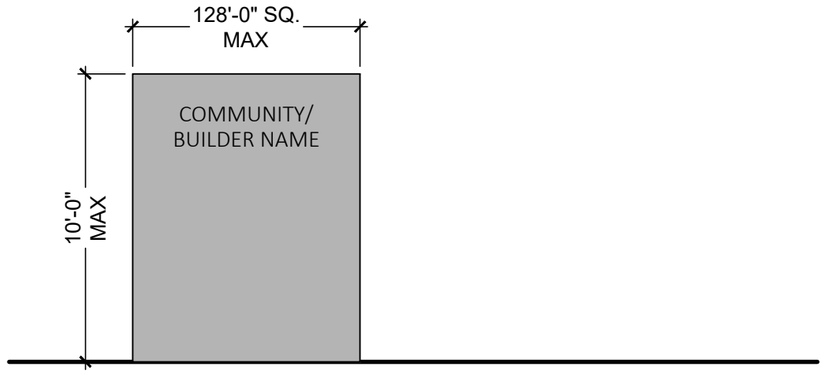
Manvel, Texas

LJA PLANNING & LANDSCAPE ARCHITECTURE

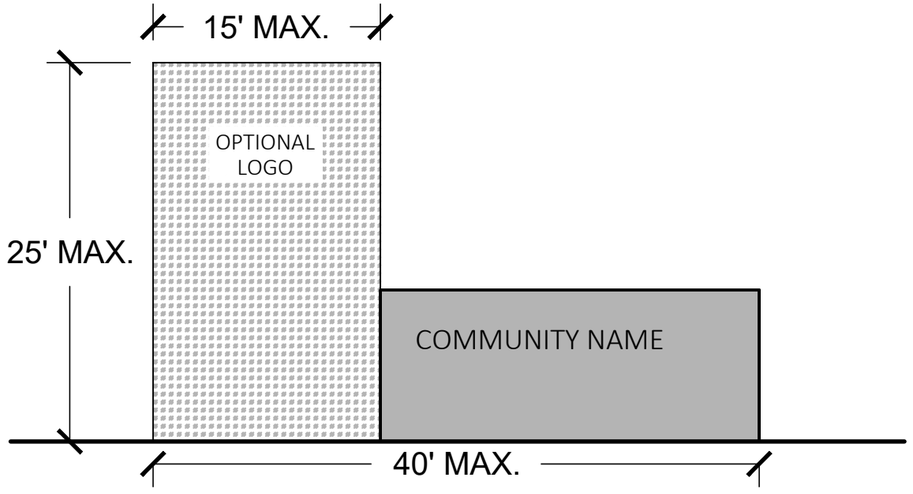
RELATIONSHIPS | PROCESS | DESIGN



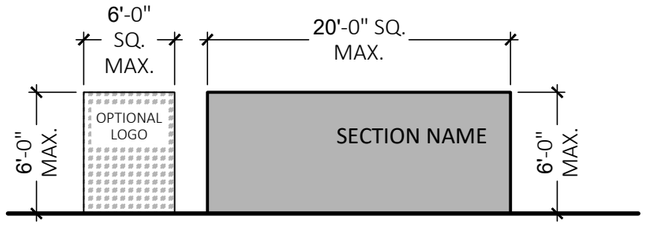
PRIMARY ENTRY MONUMENTS



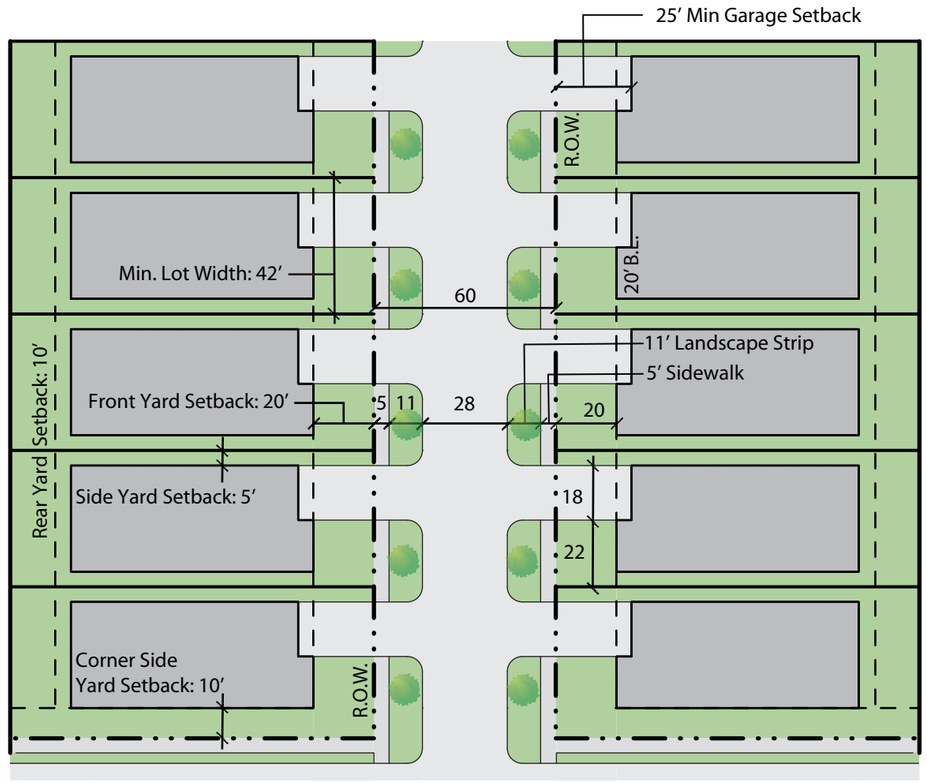
TEMPORARY COMMUNITY SIGNAGE

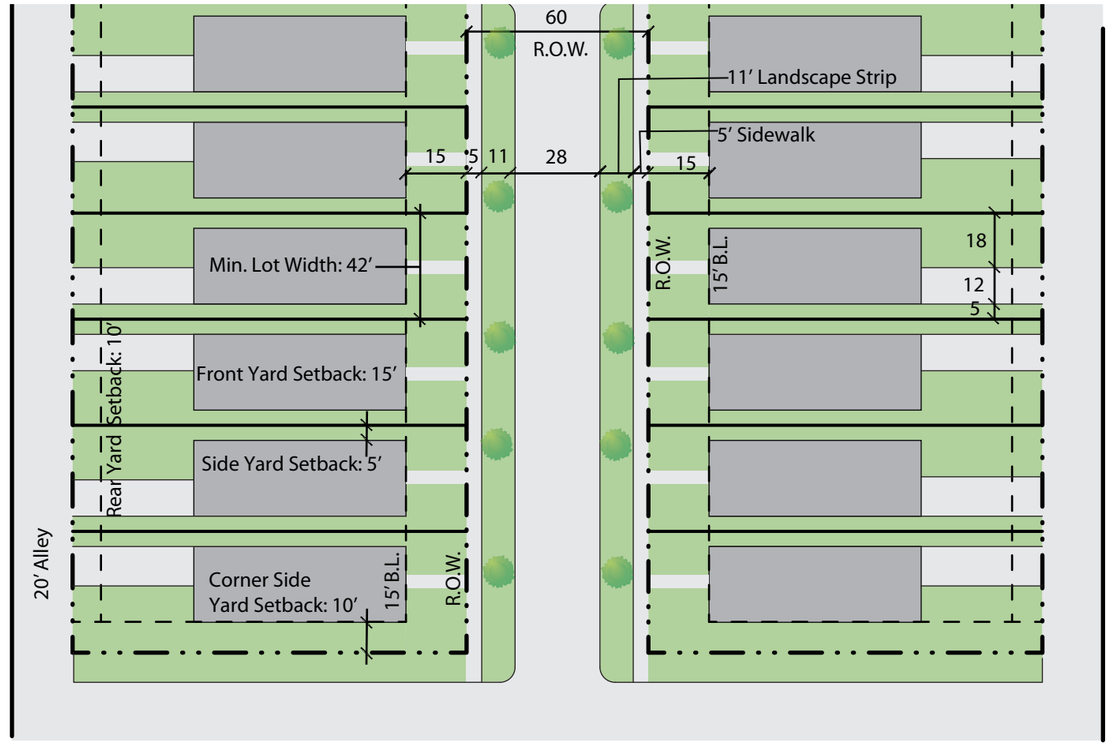


SECONDARY ENTRY MONUMENTS



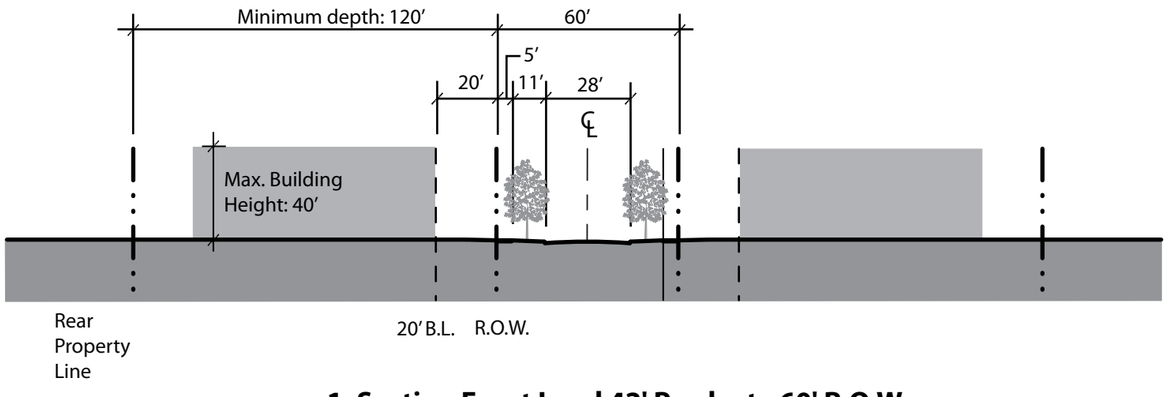
VILLAGE/PARK ENTRY MONUMENTS



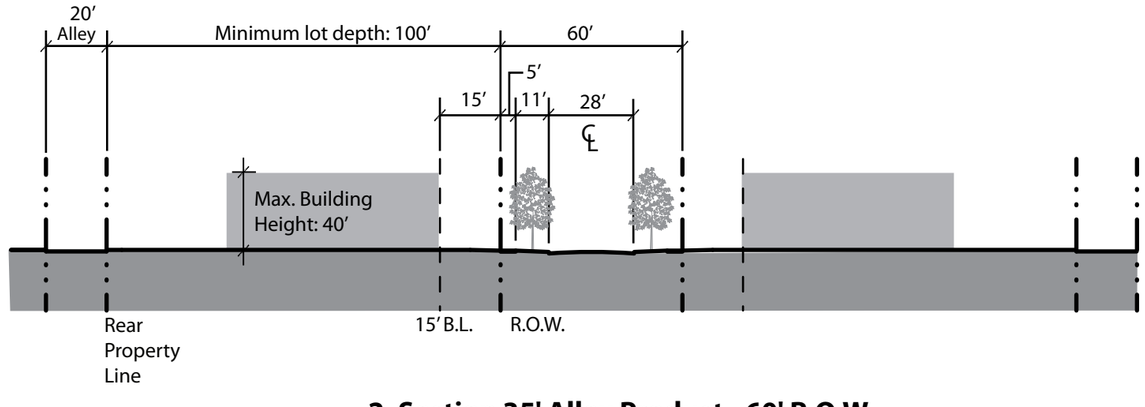


Front Load Product: A minimum rear yard setback of fifteen (15) feet shall be required for lots located along the perimeter of the PUD.

1. Plan Front Load 42' Product - 60' R.O.W.



2. Plan 35' Alley Product - 60' R.O.W.



1. Section Front Load 42' Product - 60' R.O.W.

2. Section 35' Alley Product - 60' R.O.W.

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EXHIBIT L

Planned Unit Development

Specialty Product Exhibits for Front Load and Alley Products

VALENCIA

±458.4 Acres of Land

Manvel, Texas

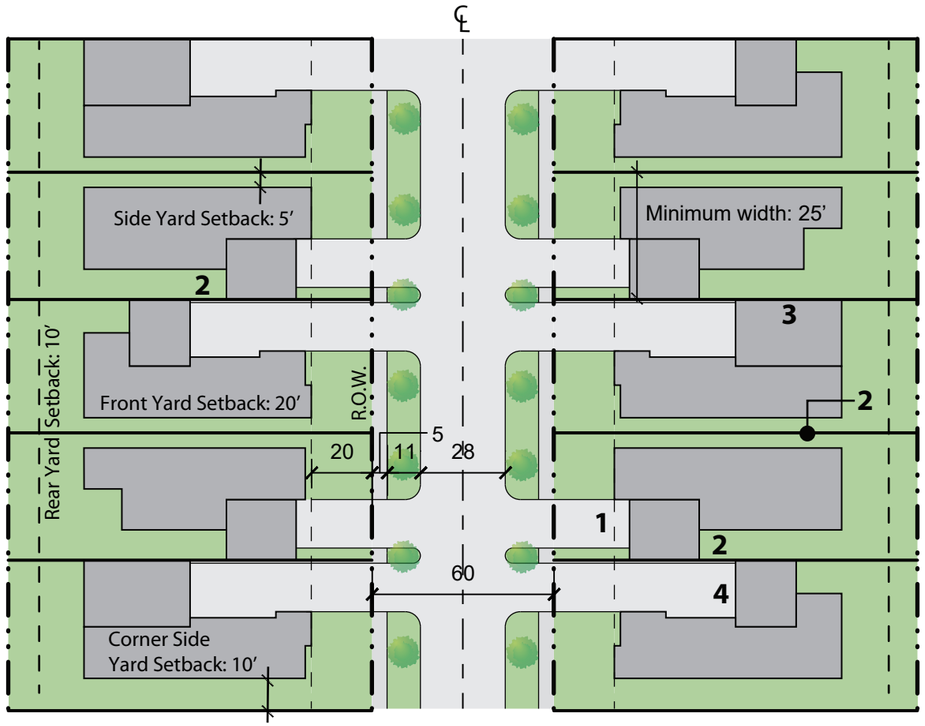
Reference Date: 02.27.2024

NORTH

0 25 50 100

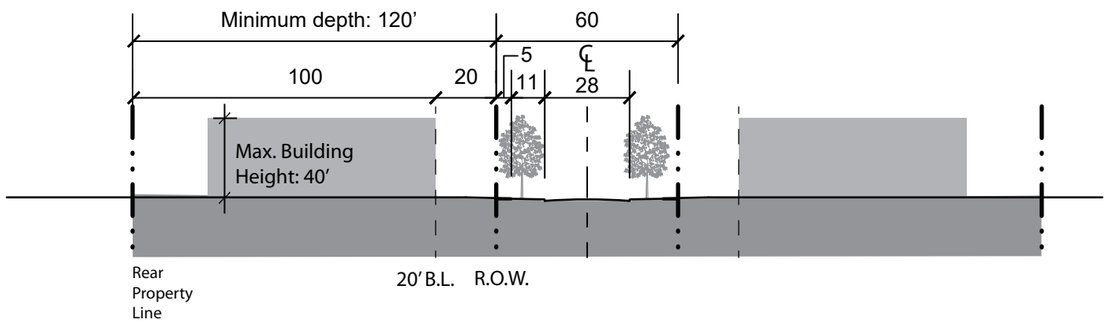
LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

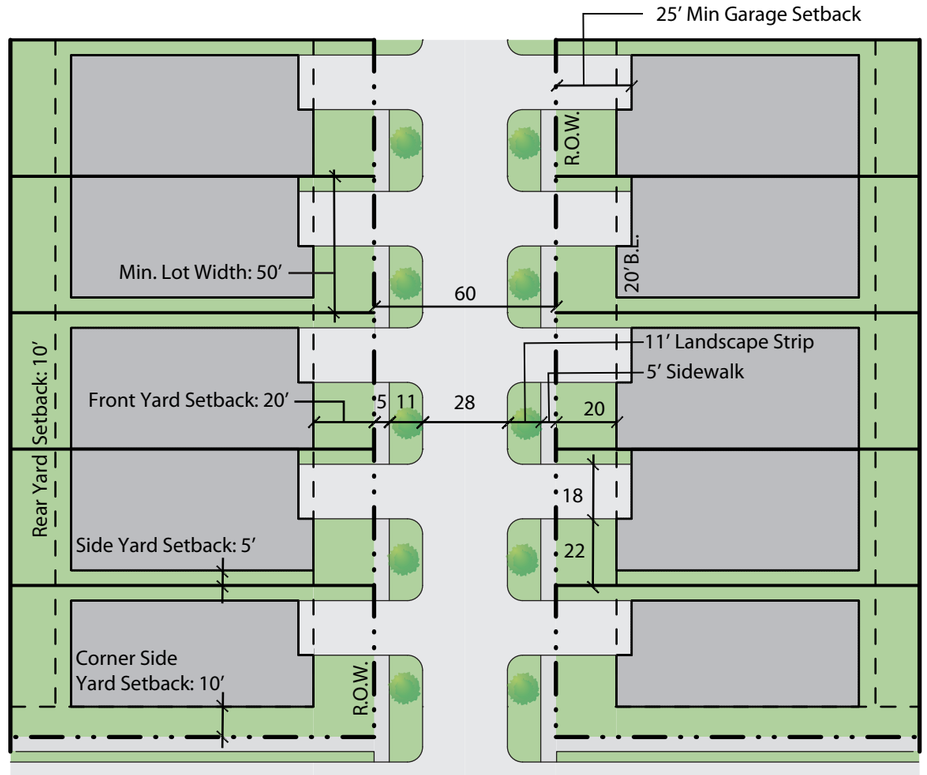


1. 25' Min Garage Setback
2. 10' Min. Building separation
3. Zero Lot line at garage, typ.
4. 50' Setback

5. Plan: Zipper Lot Product - 60' R.O.W.

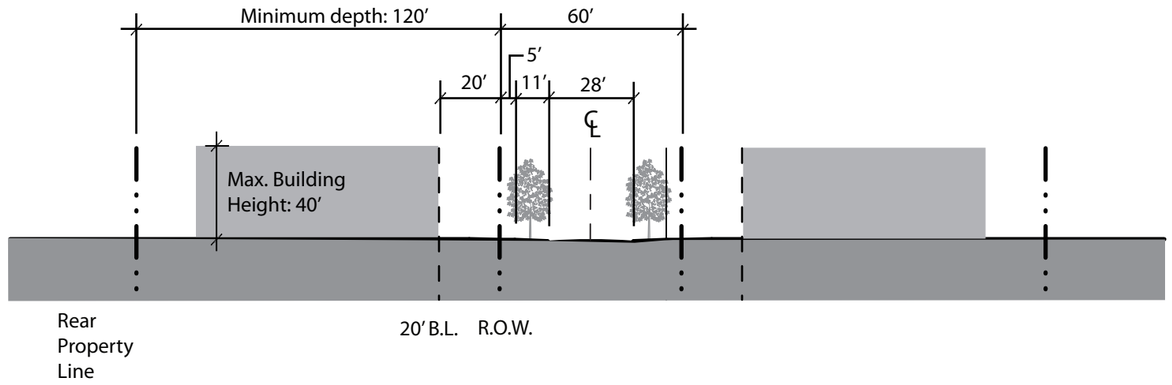


5. Section: Zipper Lot Product - 60' R.O.W.



Patio and Zero Lot Line Product: A minimum rear yard setback of fifteen (15) feet shall be required for lots located along the perimeter of the PUD.

6. Plan: Patio & Zero Lot Line Product - 60' R.O.W.



6. Section: Patio & Zero Lot Line Product - 60' R.O.W.

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EXHIBIT N

Planned Unit Development

Specialty Product Exhibits for Zipper Lot and Patio/Zero Lot Line Products

VALENCIA

±458.4 Acres of Land

Manvel, Texas

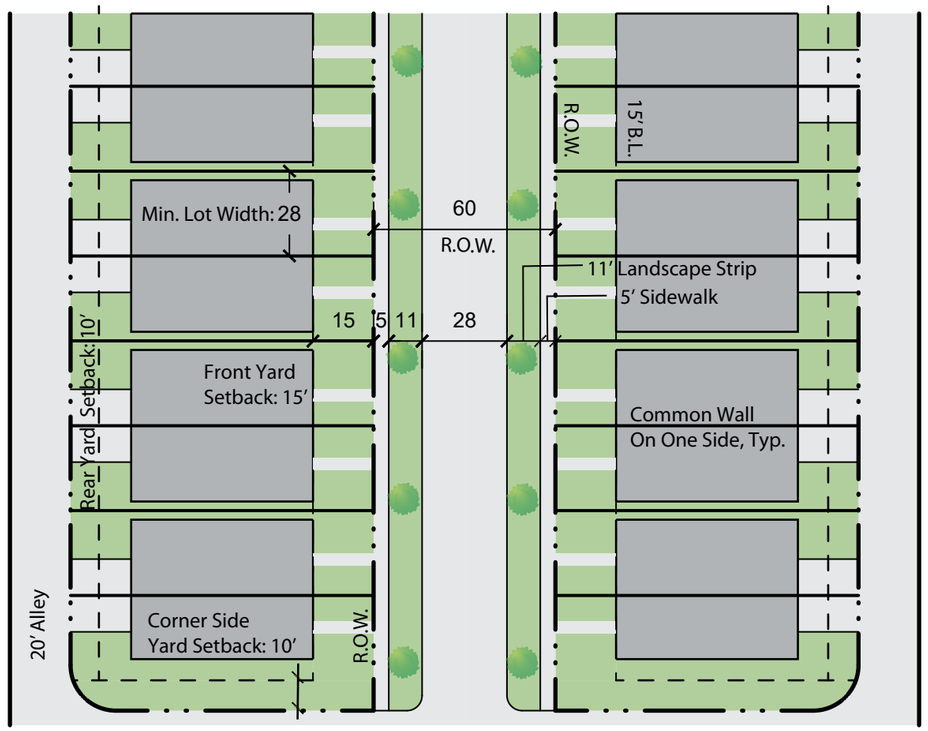
Reference Date: 02.27.2024

NORTH

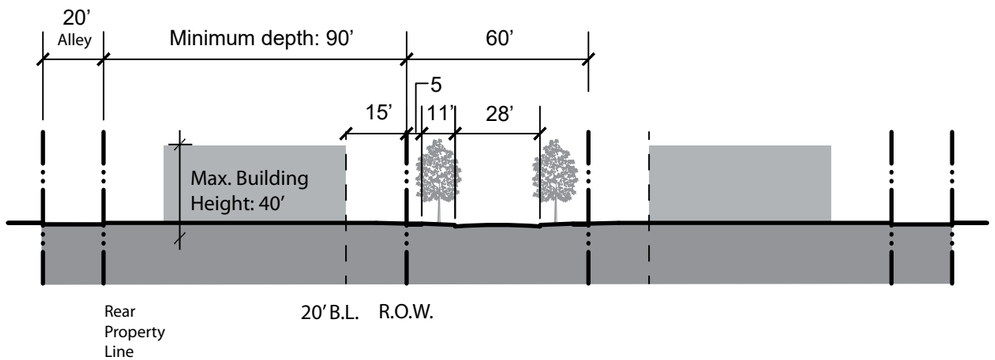
0 25 50 100

LJA PLANNING & LANDSCAPE ARCHITECTURE

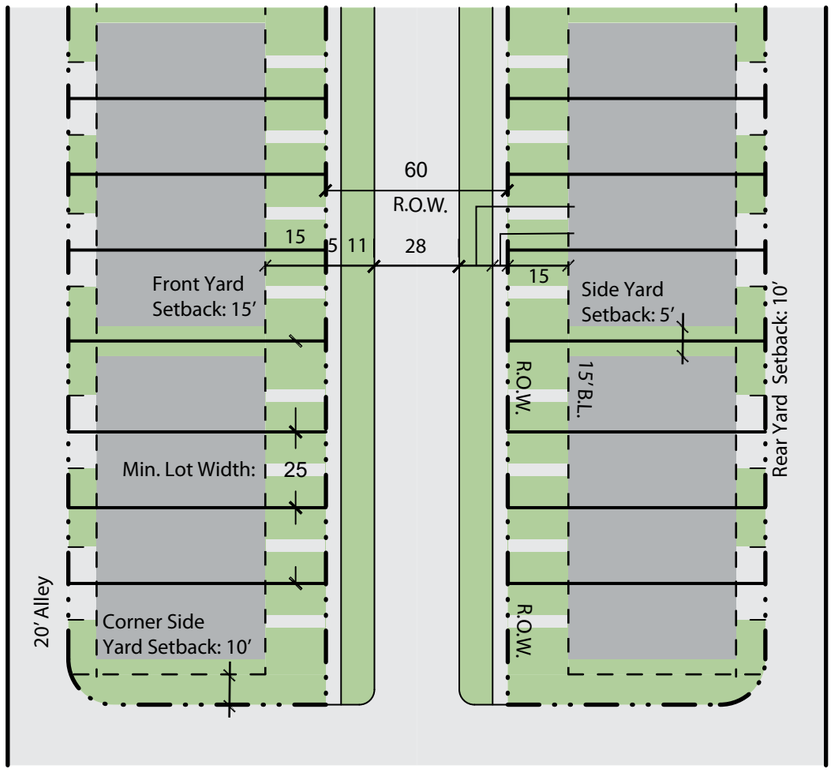
RELATIONSHIPS | PROCESS | DESIGN



3. Plan: Rear Load 28' Attached Product - 60' R.O.W.

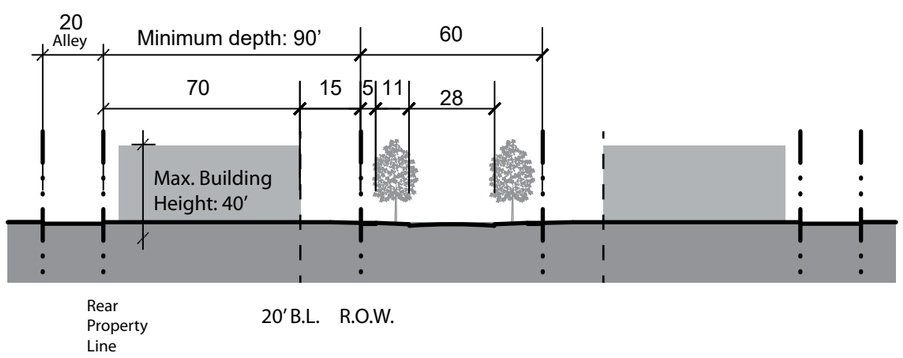


3 Section: Rear Load 28' Attached Product - 60' R.O.W.



4. Plan: Rear Load 25' Townhome Product - 60' R.O.W.

Note:
Max. Number of Attached Units: 5
Min. Number of Attached Units: 2



4. Section: Rear Load 25' Townhome Product - 60' R.O.W.

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EXHIBIT M

Planned Unit Development

Specialty Product Exhibits for Rear Load Attached and Townhome Products

VALENCIA

±458.4 Acres of Land

Manvel, Texas

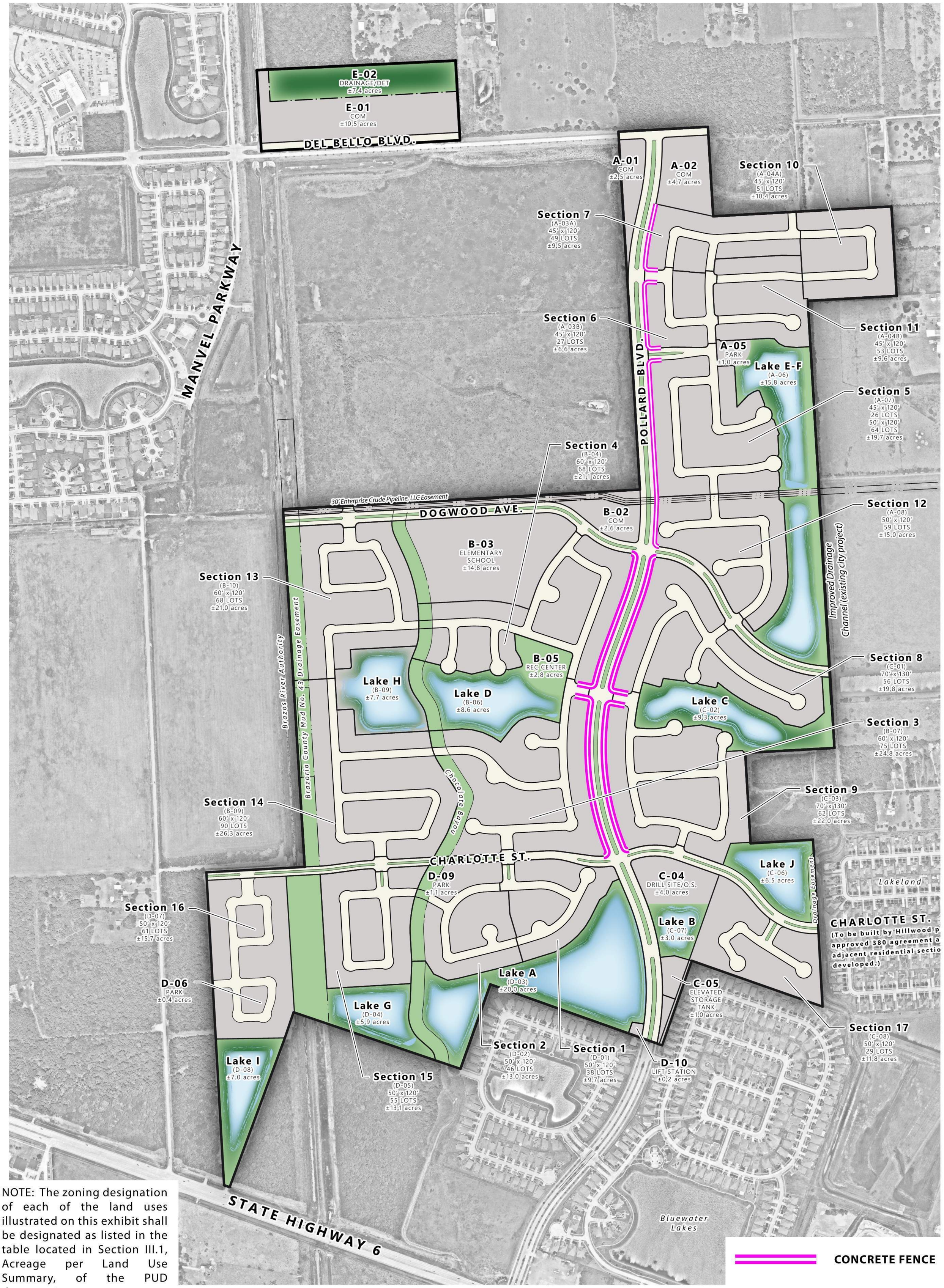
Reference Date: 02.27.2024

NORTH

0 25 50 100

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

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EXHIBIT O

Planned Unit Development
Conceptual Fencing Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

Reference Date: 12.02.2025

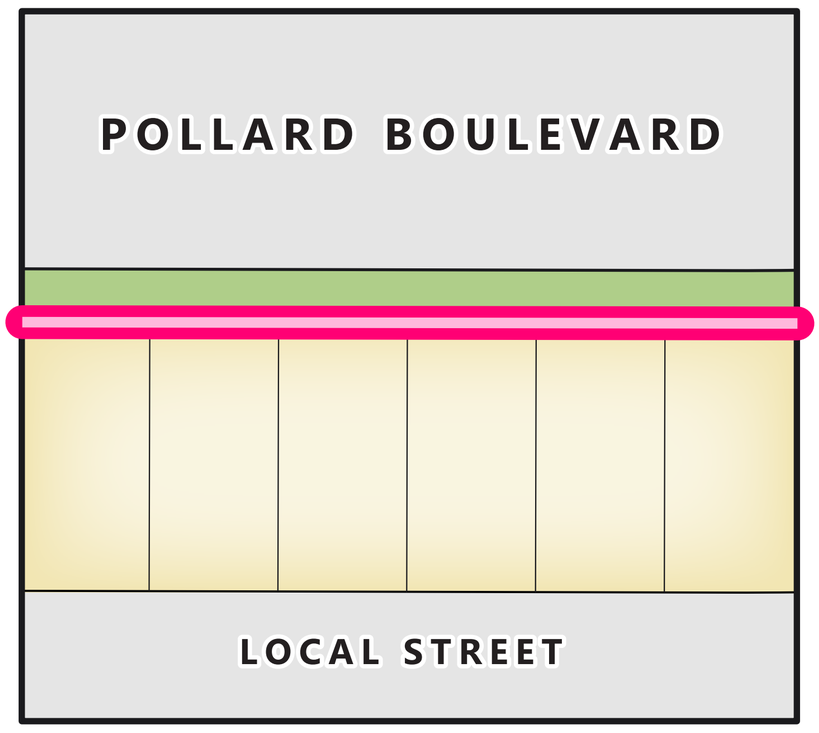
NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

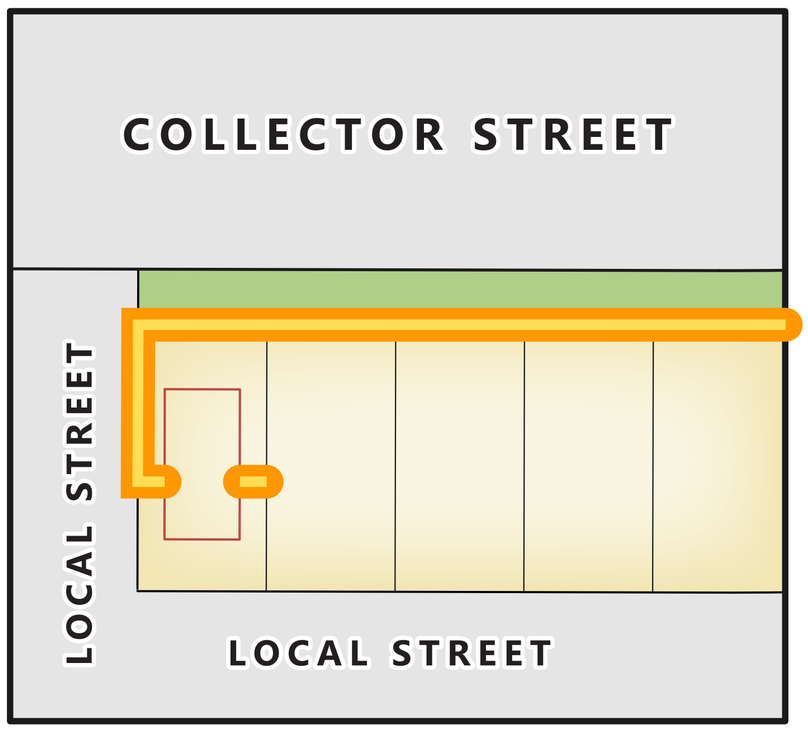
RELATIONSHIPS | PROCESS | DESIGN

CONCRETE FENCE



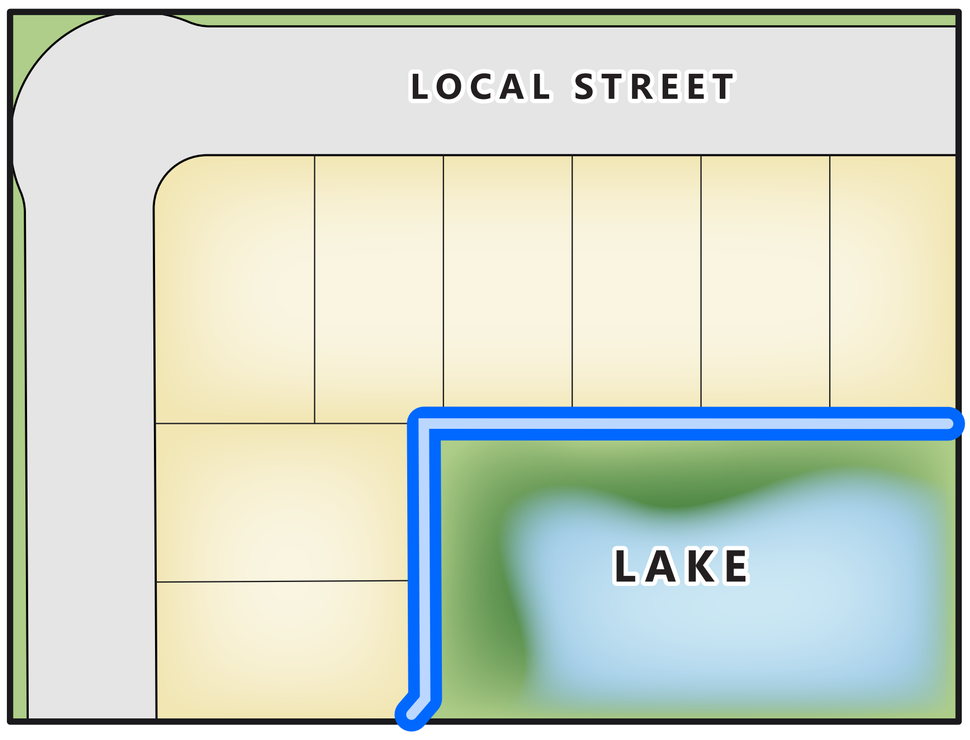
Applies to lots backing onto Pollard Boulevard

WOOD PUBLIC ROW FENCE



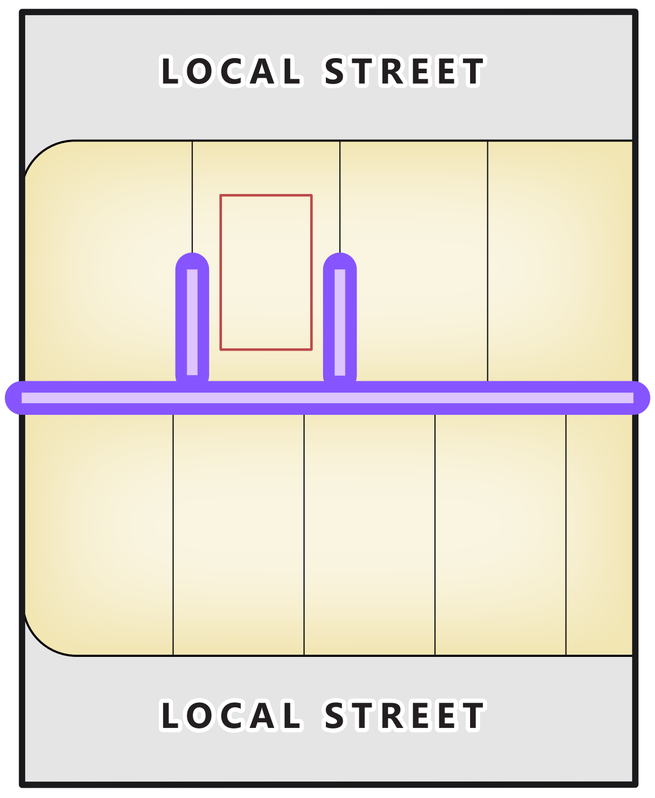
Applies to lots backing onto a collector street;
Applies to all lots with side yard fencing facing a public right-of-way

WROUGHT IRON FENCE



Applies to lots backing onto a lake

WOOD GOOD NEIGHBOR FENCE



Applies to all lots backing onto other lots and interior side lot lines

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EXHIBIT P

Planned Unit Development
Fencing Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

CONCRETE FENCE
WROUGHT IRON FENCE
WOOD PUBLIC ROW FENCE
WOOD GOOD NEIGHBOR FENCE

***Please note that multiple fence types may apply to a lot depending on it's location**

Reference Date: 12.19.2025

NORTH

0 25 50 100

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

GENERAL NOTES

BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE

WIND LOADING: DESIGN WIND SPEED: 141 MPH (ULTIMATE WIND SECOND PER ASCE 7-16)
WIND EXPOSURE CATEGORY C, RISK CATEGORY II

THE DETAILED SITE ELEMENTS MAY BE BUILT IN AREAS QUALIFIED AS WIND EXPOSURE B OR C.

THE SOIL GRADING ON BOTH SIDES OF THE FENCING MUST BE NO STEEPER THAN A 1 FOOT DROP IN A HORIZONTAL DISTANCE OF 8 FEET. THIS DESIGN ASSUMES THAT THERE IS NO OPEN DRAINAGE DITCH CLOSER THAN 8 FEET FROM THE FACE OF THE FENCING. NOTIFY BGA IF ANY OF THESE CRITERIA CANNOT BE MET.

EXISTING STRUCTURE AND EXISTING CONDITIONS:

FIELD VERIFY THE AREA OF NEW CONSTRUCTION TO DETERMINE IF EXISTING STRUCTURES, UNDERGROUND UTILITIES OR PLUMBING MAY INTERFERE WITH THE NEW CONSTRUCTION.

FOUNDATION AND EARTHWORK:

FOOTINGS HAVE BEEN DESIGNED FOR THE FOLLOWING ASSUMED ALLOWABLE BEARING PRESSURES:
TOTAL LOAD: 3000 PSF (END BEARING)
BEARING ELEVATION: 9 FEET MINIMUM BELOW FINISHED GRADE

IMPORTANT NOTE: SHALLOW WATER CONDITIONS MAY BE ENCOUNTERED IN THE PIERS. IT IS RECOMMENDED THAT THE CONTRACTOR DRILL SOME TEST HOLES TO VERIFY IF WATER WILL BE PRESENT. IF WATER IS PRESENT, THEN IT IS RECOMMENDED THAT THE HOLES NOT BE DRILLED TO FULL BEARING DEPTH UNTIL CONCRETE IS ON-SITE. IF MORE THAN 1" DEPTH OF WATER SEEPS INTO THE PIER UPON COMPLETION OF DRILLING THEN PUMP OUT THE EXCESS WATER PRIOR TO CONCRETING.

BEARING ELEVATIONS FOR BOTTOM OF FOOTINGS SHALL BE VERIFIED WITH FIELD CONDITIONS. THE FOOTINGS SHALL BEAR AT A SOILS STRATA RECOMMENDED IN THE SOILS REPORT. WHEN SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED AT SPECIFIED BEARING STRATA, THE SOILS CONSULTANT AND BGA ENGINEERS SHALL BE NOTIFIED.

FOOTINGS SHALL BE POURED AS SOON AS POSSIBLE AFTER EXCAVATION, CLEAN-OUT, INSPECTION AND INSTALLATION OF REINFORCING STEEL. NOTIFY GEOTECHNICAL ENGINEER AT LEAST 24 HOURS PRIOR TO DIGGING OF FOOTINGS TO SCHEDULE SITE VISITS. PROPER SOIL BEARING SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO POURING EACH FOOTING. FOOTINGS DRILLED TO FULL DEPTH SHALL NOT BE LEFT OPEN OVERNIGHT.

CONCRETE (PRECAST AND SITE-CAST):

CONCRETE SHALL BE NORMAL WEIGHT AND SHALL CONFORM TO ACI 318 REQUIREMENTS. CONCRETE WORK SHALL CONFORM TO ACI 301.
MINIMUM CONCRETE PROPERTIES:
PRECAST ELEMENTS - 5000 PSI COMPRESSIVE STRENGTH AND MAX. AGGREGATE 3/4" 5% AIR ENTRAINMENT, MAXIMUM WATER TO CEMENT RATIO OF 0.50

SITE CAST ELEMENTS - 3000 PSI COMPRESSIVE STRENGTH AND MAX. AGGREGATE 1 1/2" NO AIR ENTRAINMENT, MAXIMUM WATER TO CEMENT RATIO OF 0.53

STRENGTHS LISTED ARE FOR 28-DAY.
AGGREGATES SHALL MEET THE REQUIREMENTS OF ACI 302.1R (CHAPTER 5.4) AND CONFORM TO THE COMBINED AGGREGATE GRADING SPECIFIED IN SECTION 5.4.3 (ACI 302.1R).
FLY ASH, WHEN USED, MAY BE SUBSTITUTED FOR PORTLAND CEMENT IN QUANTITIES NOT TO EXCEED 25 PERCENT FLY ASH BY MASS OF CEMENTIOUS MATERIALS.
PROPERLY CONSOLIDATE ALL CONCRETE USING VIBRATORS DURING PLACEMENT. VIBRATE ALL CONCRETE INCLUDING THE TOP FIVE FEET OF DRILLED PIERS, FOOTINGS, GRADE BEAMS, SLABS, WALLS, COLUMNS, ETC. VIBRATE ALL CONCRETE SUCH THAT NO COLD JOINTS OR HONEYCOMBING (VOIDS) ARE PRESENT IN THE FINISHED CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF ANY STRUCTURAL REPAIRS TO CONCRETE DUE TO IMPROPER PLACEMENT. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH PROPOSED REPAIR MATERIALS PRIOR TO COMMENCEMENT OF ANY STRUCTURAL REPAIR WORK. THE ENGINEER MUST APPROVE IN WRITING THE PROPOSED PRODUCTS. NOTIFY BGA ENGINEERS FOR ADDITIONAL INSTRUCTIONS AT ANY CONDITIONS WHERE STRUCTURAL OR COSMETIC REPAIRS ARE NECESSARY TO EXPOSED CONCRETE.
PRECAST COLUMNS SHALL BE TEMPORARILY BRACED AFTER ERECTION. BRACING TO REMAIN IN PLACE UNTIL GROUT HAS BEEN INSTALLED AND HAS REACH A MINIMUM OF 75% OF ITS DESIGN 28 DAY STRENGTH.

REINFORCING STEEL:

REINFORCING BARS SHALL CONFORM TO ASTM A615-GRADE 60.
WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 OR A497. FURNISH IN FLAT SHEETS ONLY.
SMOOTH DOWELS SHALL CONFORM TO ASTM A36 OR ASTM A306.
REINFORCING STEEL DETAILING SHALL CONFORM TO ACI 315.
PROVIDE CHAIRS TO INSURE PROPER COVER FOR ALL REINFORCING IN PRECAST AND CAST-IN-PLACE CONCRETE FOR PRECAST CONCRETE, SUPPORTS AT EXPOSED TO VIEW SURFACES SHALL BE PLASTIC PROTECTED OR STAINLESS STEEL PROTECTED.
DUCTILE IRON INSERTS. ASTM A536 AS MANUFACTURED BY RICHMOND SCREW ANCHOR CO., HOHMAN & BARNARD INC., OR DAYTON SUPERIOR CORPORATION.
CONCRETE COVER (PLANT CAST PRECAST):
PRECAST COLUMNS 1 1/2" BOTTOM, 1" SIDES, AND 1 1/2" TOP
PRECAST WALL PANELS 2" EDGES (TOP, BOTTOM, SIDES) MAT REINFORCING TO BE CENTERED IN PANEL THICKNESS
CONCRETE COVER (SITE-CAST CONCRETE):
DRILLED PIERS 6" BOTTOM, 3" SIDES AND 2" TOP
CAPS/GRADE BEAMS 2" TOP, 3" BOTTOM, 2" SIDES
WELDING OF REINFORCING STEEL - ASTM A615-GRADE 60 REINFORCING STEEL SHALL NOT BE WELDED OR TACK WELDED FOR ANY REASON.

MASONRY:

MASONRY CONSTRUCTION SHALL CONFORM TO THE REFERENCED BUILDING CODE, ACI 530 AND ACI 530.1.
GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8", AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
PERIODIC INSPECTIONS OF THE MASONRY CONSTRUCTION PER THE APPLICABLE BUILDING CODES ARE REQUIRED. MASONRY CONTRACTOR TO PROVIDE AT LEAST 24 HOURS NOTICE. COORDINATE FREQUENCY OF VISITS AND SCHEDULE WITH THE CONTRACTOR AND OWNER'S REPRESENTATIVE.
ALL VOIDS CONTAINING REINFORCING STEEL SHALL BE FILLED SOLID WITH GROUT AT SPECIFIED ABOVE.
VERTICAL BARS SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 8'-0".

NON-SHRINK GROUT:

NON-SHRINK GROUT BETWEEN COLUMNS AND FOOTINGS AND FOR INFILLING OF LIFTING INSERTS SHALL BE A NON-METALLIC, SHRINKAGE RESISTANT, PREMIXED, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING PORTLAND CEMENT, SILICA SANDS, SHRINKAGE COMPENSATING AGENTS, AND FLUIDITY IMPROVING COMPOUNDS.
NON-SHRINK GROUT SHALL CONFORM TO CORPS OF ENGINEERS SPECIFICATION FOR NON-SHRINK GROUT, CE-CRD-C621. TWENTY-EIGHT DAY COMPRESSIVE STRENGTH AS DETERMINED BY GROUT CUBE TESTS, SHALL BE 6,000 PSI MINIMUM.
NON-SHRINK GROUT SHALL BE PLACED IN A FLUID FLOWABLE STATE UNDER BASEPLATES AND BEARING PLATES THAT HAVE A FORM BUILT AROUND THEM FOR GROUT CONFINEMENT.
NON-SHRINK GROUT MUST BE INSTALLED PRIOR TO FILLING COLUMN CAVITY WITH GROUT.

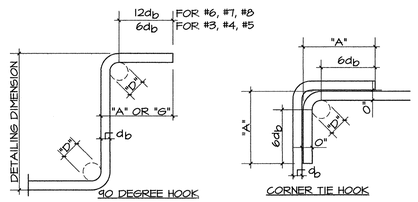
STRUCTURAL TESTS AND SPECIAL INSPECTIONS

REFER TO THE REFERENCED BUILDING CODE FOR ADDITIONAL INFORMATION, DEFINITIONS AND TESTING REFERENCES REGARDING SPECIAL INSPECTIONS. THIS SECTION OF NOTES IS BASED ON CHAPTER 17 OF THE IBC CODE.
THE OWNER SHALL HIRE ONE OR MORE SPECIAL INSPECTORS TO PROVIDE THE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE FOLLOWING TYPES OF STRUCTURAL WORK:
1. PRECAST AND CAST-IN-PLACE CONCRETE
2. FOUNDATION ELEMENTS

THIS SECTION IS LIMITED ONLY TO STRUCTURAL PORTIONS OF THE PROJECT. THIS SECTION DOES NOT COVER STANDARD INSPECTIONS TO BE PERFORMED BY THE BUILDING OFFICIAL OR PERIODIC SITE VISITS/OBSERVATIONS MADE BY REPRESENTATIVES OF BGA ENGINEERS, INC.
THE SPECIAL INSPECTOR FOR THE LISTED STRUCTURAL ITEMS SHALL BE ONE OR MORE OF THE FOLLOWING: A QUALIFIED TESTING LAB OR GEOTECHNICAL ENGINEER QUALIFIED TO INSPECT THE PARTICULAR TYPE OF CONSTRUCTION REQUIRING THE SPECIAL INSPECTION. THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE SPECIAL INSPECTIONS LISTED IN THIS SECTION, EXCEPT FOR ADDITIONAL INSPECTIONS REQUIRED DUE TO NON-CONFORMANCE OF WORK. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL COSTS INCURRED IF THE SPECIAL INSPECTOR MAKES ADDITIONAL TRIPS, REPORTS, ETC. FOR WORK FOUND TO BE NON-CONFORMING TO THE APPROVED CONSTRUCTION DOCUMENTS.
THE SPECIAL INSPECTOR(S) SHALL OBSERVE THE WORK TO ASCERTAIN TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED CONTRACT DRAWINGS AND SPECIFICATIONS OR NOT.
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE SPECIAL INSPECTOR(S) AND BGA ENGINEERS INC. AT LEAST 72 HOURS BEFORE COMMENCING ANY NEW TYPE OF STRUCTURAL WORK COVERED BY THIS SPECIAL INSPECTION SECTION. DURING THE ONGOING CONSTRUCTION OF A PARTICULAR TYPE OF STRUCTURAL WORK, THE NOTICE TIME MAY BE REDUCED TO 24 HOURS. THE GENERAL CONTRACTOR SHALL KEEP THE OWNER, ARCHITECT AND BGA ENGINEERS INC. INFORMED OF ANY SCHEDULING PROBLEMS OR DIFFICULTIES.
THE SPECIAL INSPECTOR(S) SHALL FURNISH COPIES OF ALL INSPECTION REPORTS TO THE EOR RESPONSIBLE FOR THE PORTION OF THE WORK BEING REVIEWED, THE ARCHITECT, GENERAL CONTRACTOR AND THE BUILDING OFFICIAL. ALL REPORTS SHALL INCLUDE THE NAME(S) OF THE INDIVIDUAL AND COMPANY PERFORMING THE SPECIAL INSPECTIONS, AS WELL AS THE DATE OF EACH INSPECTION, ITEMS REVIEWED, AREA OF EACH ITEM RELATIVE TO SPECIFIC GRID LINES/FLOOR LEVELS AND ANY DISCREPANCIES BETWEEN THE OBSERVED WORK AND APPROVED CONSTRUCTION DOCUMENTS.
IF ANY DISCREPANCIES OR DEFICIENCIES ARE NOTED, THE SPECIAL INSPECTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR (ON THE SAME DAY AS THE INSPECTION IF AT ALL POSSIBLE AND BEFORE THE INSPECTOR LEAVES THE SITE). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO RELAY THESE FINDINGS TO THE APPROPRIATE SUB-CONTRACTOR AND SHALL BE RESPONSIBLE FOR DIRECTING AND COORDINATING ALL CORRECTIVE ACTIONS NECESSARY TO CORRECT THE DISCREPANCIES OR DEFICIENCIES. THE SPECIAL INSPECTOR SHALL ALSO NOTIFY THE ARCHITECT AND ENGINEER WITHIN 24 HOURS, EITHER BY FAX OR PHONE CALL, AND WHAT CORRECTIVE ACTION WAS TAKEN, IF ANY AT THAT POINT, BY THE GENERAL CONTRACTOR. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CORRECTIVE ACTION IS TAKEN IN A TIMELY MANNER.
THE GENERAL CONTRACTOR SHALL CONTACT BGA ENGINEERS INC. AND/OR THE ARCHITECT IF THERE IS ANY QUESTION REGARDING THE PROPER CORRECTIVE ACTION TO TAKEN BASED ON THE SPECIAL INSPECTOR'S REPORTS AND RECOMMENDATIONS.
AT THE COMPLETION OF EACH TYPE OF STRUCTURAL WORK, THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED REPORT CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF THE PROJECT. THE REPORT SHALL STATE WHETHER THE INSPECTED WORK WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND WHETHER THE INSPECTED WORK WAS PERFORMED IN A WORKMANLIKE MANNER.
THE FOLLOWING IS A SUMMARY OF THE PERIODIC AND CONTINUOUS SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT. REFER TO THE BUILDING CODE FOR ADDITIONAL REFERENCES, IF NEEDED.
PRECAST AND CAST-IN-PLACE CONCRETE CONSTRUCTION (BASED ON IBC 1704.4):
1. INSPECTION OF ALL REINFORCING STEEL (INCLUDING SIZES, QUANTITIES AND PLACEMENT) - (PERIODIC)
2. INSPECTION OF ANY WELDING OF REINFORCING STEEL, INCLUDING DEFORMED BAR ANCHORS (CONTINUOUS)
3. INSPECT BOLTS OR ANCHORS INSTALLED IN CONCRETE PRIOR TO OR DURING THE PLACEMENT OF THE CONCRETE, INCLUDING SIZE, QUANTITY, LENGTH AND LAYOUT (PERIODIC)
4. VERIFY THE USE OF THE APPROVED CONCRETE DESIGN MIX (PERIODIC)
5. SAMPLING OF FRESH CONCRETE, PERFORMING SLUMP/AIR CONTENT/TEMPERATURE TESTS AND MAKING OF CONCRETE CYLINDERS FOR STRENGTH TESTS (CONTINUOUS)
6. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TECHNIQUES AND TEMPERATURES (PERIODIC)

CONCRETE MASONRY CONSTRUCTION (BASED ON IBC 1704.5):
1. PROPORTIONS OF SITE-MIXED GROUT (PERIODIC)
2. INSPECT GROUT SPACES PRIOR TO GROUTING AND PLACEMENT OF GROUT (CONTINUOUS)
3. ANCHORS OR CONNECTORS TO OTHER STRUCTURAL ITEMS (CONTINUOUS)

FOUNDATIONS (BASED ON IBC 1704.7 AND 1704.8):
1. DRILLED PIERS. PROVIDE CONTINUOUS INSPECTION OF ALL DRILLED PIERS. OBSERVE PIER DEPTH, VERIFY BEARING SOILS WITH SOILS REPORT, VERIFY PIER DIAMETER AND BELL SIZE (IF ANY), CLEANLINESS OF PIER BOTTOM, VERIFY REINFORCING STEEL SIZE, VERIFY PROPER VIBRATION OF THE TOP SECTION OF CONCRETE IN THE PIER, AND SAMPLE FRESH CONCRETE PER THE SECTION ABOVE. (CONTINUOUS)

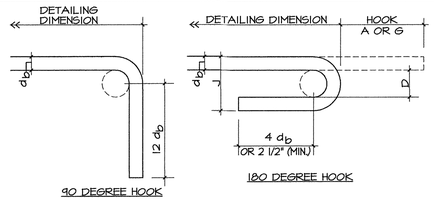


STIRRUP & TIE HOOK SCHEDULE

BAR SIZE	"D"	90 DEG HOOK "A" OR "G"	135 DEG HOOK "A" OR "G"
#3	1 1/2"	4"	4"
#4	2"	4 1/2"	4 1/2"
#5	2 1/2"	6"	5 1/2"

D = INSIDE DIAMETER OF BEND
d_b = BAR DIAMETER

TYPICAL STIRRUP AND TIE HOOK TYPES 01

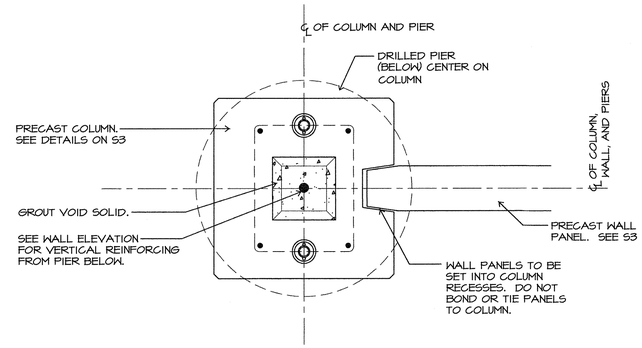


RECOMMENDED END HOOKS - ALL GRADES

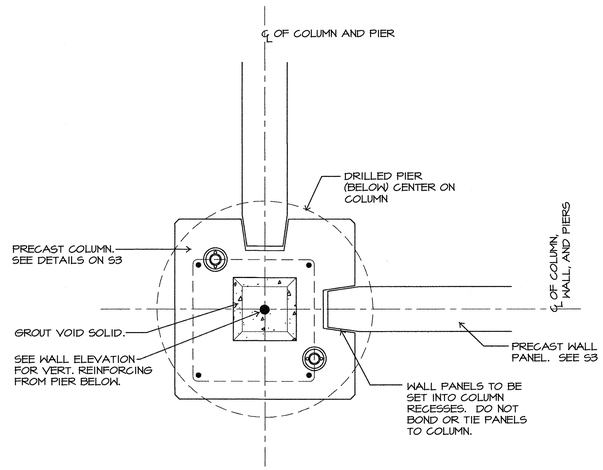
BAR SIZE	FINISHED BEND DIAMETER "D"	180° HOOKS "A" OR "G"	180° HOOKS "J"	90° HOOKS "A" OR "G"
#3	2 1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 3/4"	7"	5"	10"
#6	4 1/2"	8"	6"	12"

D = INSIDE DIAMETER OF BEND
d_b = BAR DIAMETER

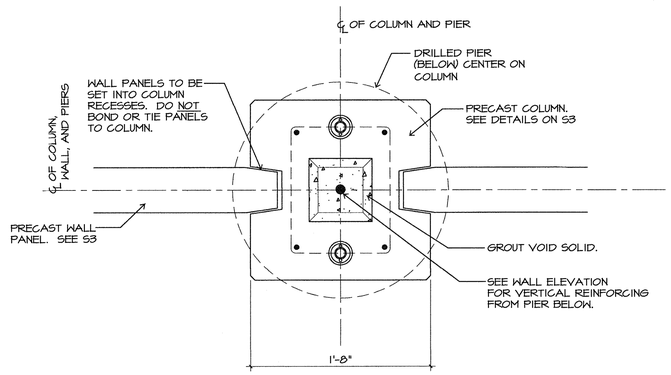
TYPICAL END HOOK TYPES 02



DETAIL 03B/S1
"EC" END COLUMN -PLAN VIEW
SCALE : 1-1/2"=1'-0"



DETAIL 03C/S1
"CC" CORNER COLUMN -PLAN VIEW
SCALE : 1-1/2"=1'-0"



DETAIL 03A/S1
"LC" LINE COLUMN -PLAN VIEW
SCALE : 1-1/2"=1'-0"

EXHIBIT Q-1

STRUCTURAL ENGINEERS
TX FIRM REG. #833
BGA ENGINEERS, INC.
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(713) 329-9922

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SEAL
BGA ENGINEERING PROJECT NO. 23070

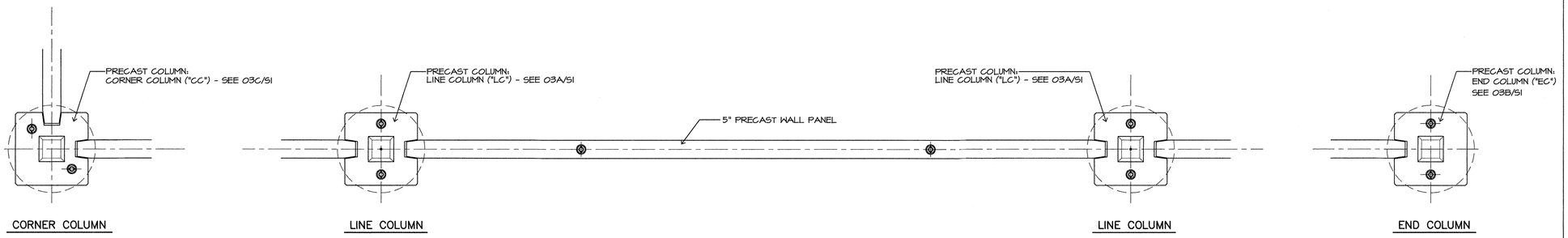
MIKE HULBERT, TX PE#76981

Valencia Phase 1
6Ft. Verticrete Precast Fence System
Client: Republic Masonry
Manvel (Brazoria County), Texas

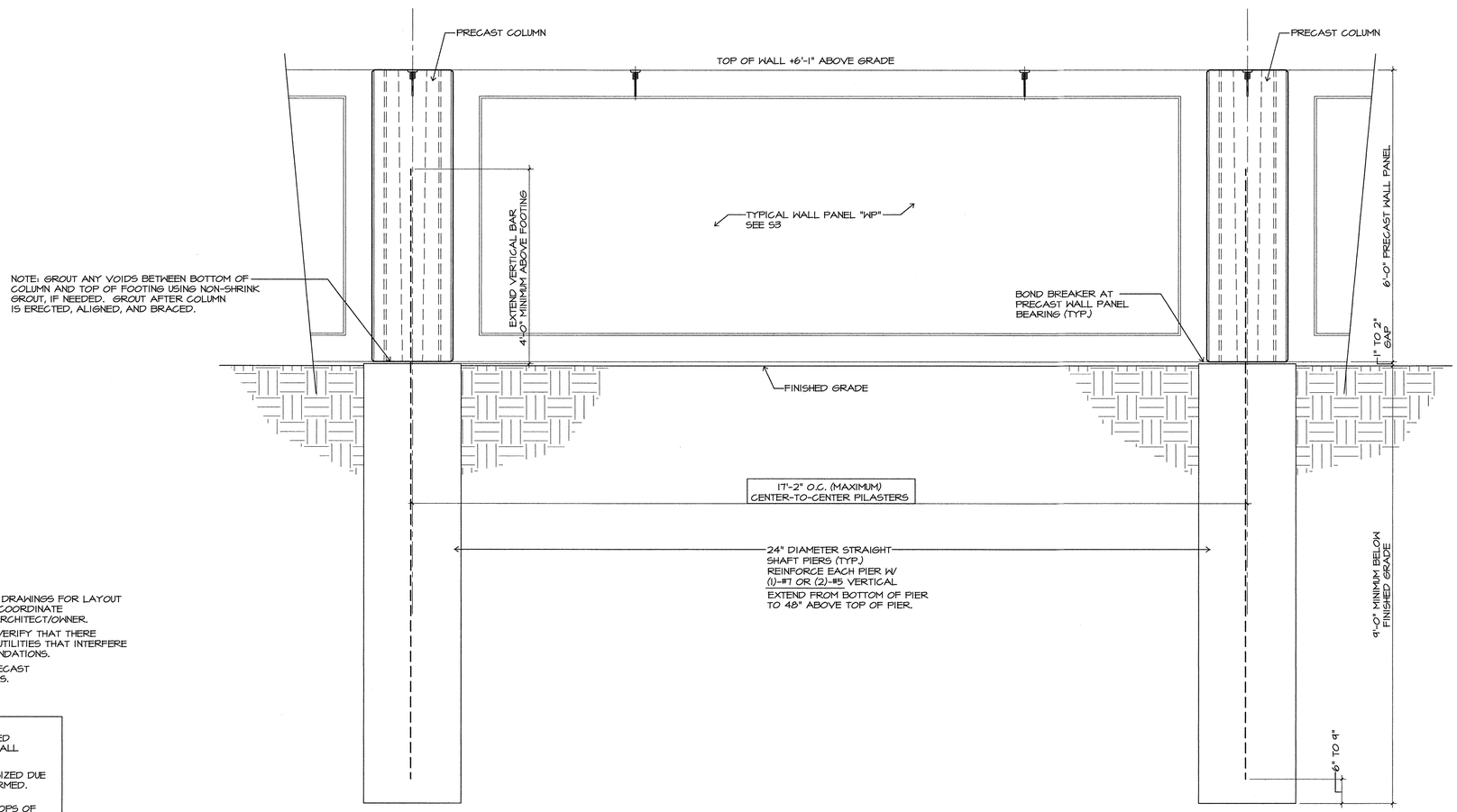
Standard Details and General Notes

Date: 09/25/2023
Scale: 3/4"=1'-0" (UNO)
Job No.: BGA #23070
Revised:

S-1



PLAN VIEW



NOTES:
1. REFER TO SITE PLAN/LANDSCAPE DRAWINGS FOR LAYOUT AND LOCATIONS OF ALL WALLS. COORDINATE FINAL LAYOUT WITH LANDSCAPE ARCHITECT/OWNER.
2. PRIOR TO CONSTRUCTION, FIELD VERIFY THAT THERE ARE NO EXISTING UNDERGROUND UTILITIES THAT INTERFERE WITH ANY OF THE PROPOSED FOUNDATIONS.
3. REFER TO SHEET S3 FOR ALL PRECAST WALL PANEL AND COLUMN DETAILS.

PIER CAP NOTES:

TOP OF ALL PIERS SHALL BE FORMED WHEN PIERS ARE INSTALLED AND SHALL HAVE VERTICAL FACES.

TOP OF CAPS SHALL NOT BE OVERSIZED DUE TO SOIL SLOUGHING OR BE SOIL FORMED.

ANY AND ALL VOIDS AROUND THE TOPS OF ALL PIER CAPS (DUE TO FORMWORK OR SOIL SLOUGHING) SHALL BE FILLED IN WITH APPROVED STRUCTURAL FILL MATERIALS AND SHALL BE COMPACTED ACCORDING TO THE GEOTECHNICAL REPORT. SPOILS FROM THE PIERS SHALL NOT BE USED AS STRUCTURAL FILL UNLESS THE GEOTECHNICAL ENGINEER APPROVES THE MATERIAL AS STRUCTURAL FILL.

DETAIL 01/S2
6'-0" TALL VERTICRETE FENCE – TYPICAL WALL PANEL AND COLUMNS
SCALE : 3/4" = 1'-0"

EXHIBIT Q-2

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SEAL
BGA ENGINEERS,INC. PROJECT NO. 23070

STATE OF TEXAS
MIKE HULBERT
76981
LICENSED
PROFESSIONAL ENGINEER
9/25/2023

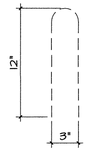
MIKE HULBERT, TX PE#76981

Valencia Phase 1
6Ft. Verticrete Precast Fence System
Client: Republic Masonry
Manvel (Brazoria County), Texas

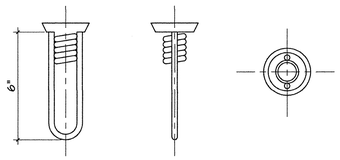
Typical Plan and Elevation

Date: 09/25/2023
Scale: 3/4"=1'-0" (UNO)
Job No.: BGA #23070
Revised:

S-2



DOWEL

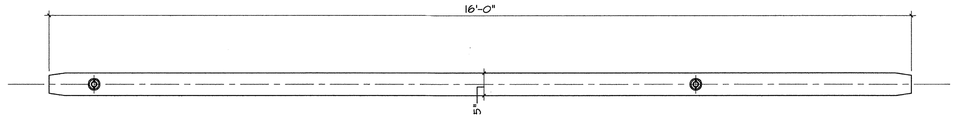


FRONT VIEW | SIDE VIEW | TOP VIEW

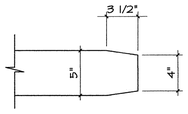
INSERT

NOTES:
1. ALL LIFTING INSERTS (UNO) TO BE: DAYTON SUPERIOR B-16 STRAIGHT COIL LOOP INSERT, 3/4" DIA. X 6" LONG, ELECTRO-PLATED.
2. PROVIDE 1/2" SET-BACK FROM FACE OF FORM.
3. AFTER ERECTION FILL ALL INSERT HOLES WITH NON-SHRINK GROUT.
4. PROVIDE (1)-#4 DOWEL (SEE ABOVE) THROUGH EACH INSERT.

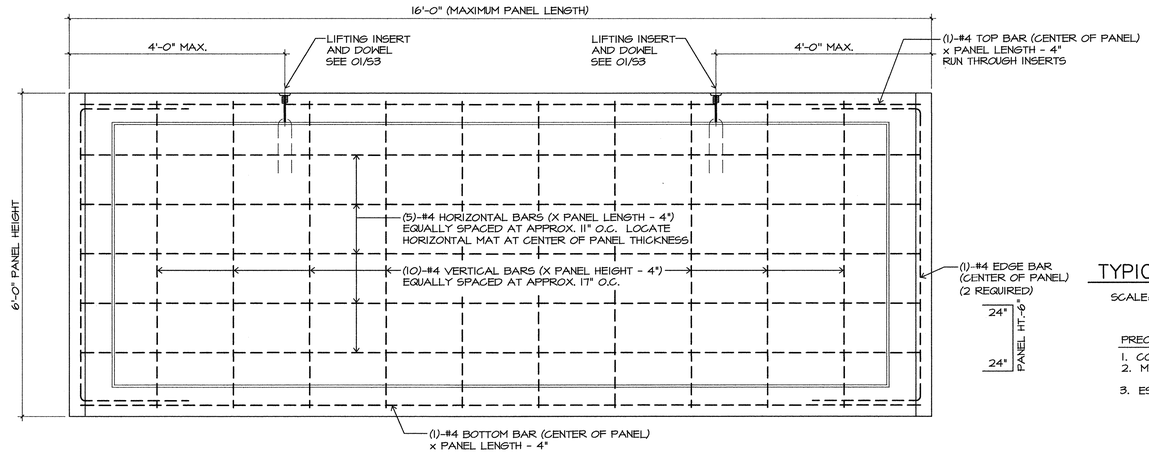
TYPICAL LIFTING INSERT | 01



TYPICAL WALL PANEL ("WP") – TOP VIEW



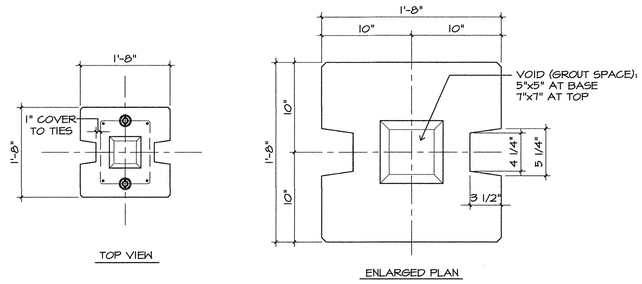
ENLARGED PLAN VIEW OF WALL ENDS



TYPICAL WALL PANEL ("WP") REINFORCING – ELEVATION

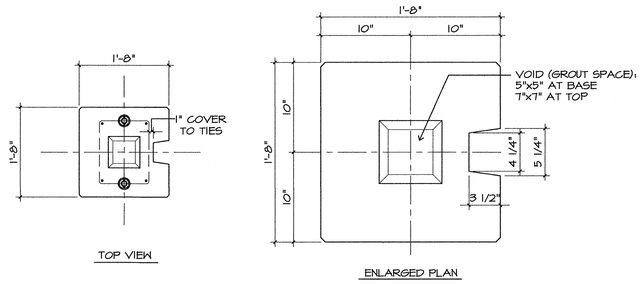
SCALE: 3/4"=1'-0"

PRECAST WALL PANEL NOTES:
1. COORDINATE REVEAL PATTERN WITH LANDSCAPE ARCHITECT.
2. MAXIMUM REVEAL DEPTH = 1/2" (FOR PATTERN ON BOTH FACES) OR 3/4" (FOR PATTERN ON ONE FACE)
3. ESTIMATED PANEL WEIGHT (FOR 6'x16' NOMINAL PANELS) = 6,000 LBS



TYPICAL LINE COLUMN ("LC") REINFORCING – ELEVATION

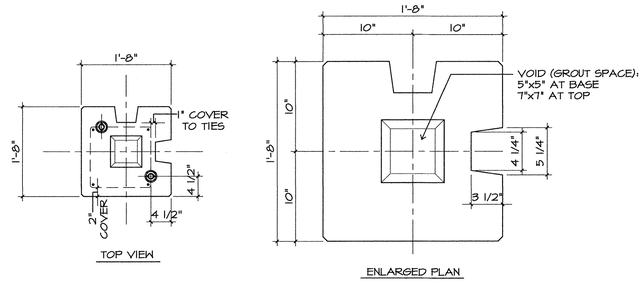
SCALE: 3/4"=1'-0"



TYPICAL END COLUMN ("EC") REINFORCING – ELEVATION

SCALE: 3/4"=1'-0"

PRECAST COLUMN NOTES:
1. COORDINATE REVEAL PATTERN WITH LANDSCAPE ARCHITECT.
2. MAXIMUM REVEAL DEPTH = 1/2" (PER FACE)
3. ESTIMATED COLUMN WEIGHT (FOR 6'x20"x20" NOMINAL COLUMNS) = 2,275 LBS (UNGROUTED)
4. PROVIDE 1/2" CHAMFERS ON ALL EXPOSED EDGES.



TYP. 90 DEG. CORNER COLUMN ("CC") REINFORCING–ELEVATION

SCALE: 3/4"=1'-0"

EXHIBIT Q-3

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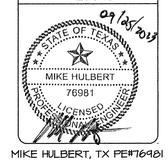
SEAL

BGA ENGINEERS,INC. PROJECT NO. 23070



MIKE HULBERT, TX PE#76981

Valencia Phase 1
6Ft. Verticrete Precast Fence System
Client: Republic Masonry
Manvel (Brazoria County), Texas

Precast Details

Date: 09/25/2023
Scale: 3/4"=1'-0" (UNO)
Job No.: BGA #23070
Revised:

S-3