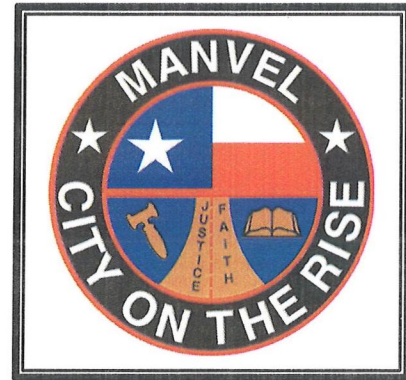


June 1, 2026 CITY COUNCIL MEETING AGENDA

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
JASON ALBERT, 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 June 1, 2026

NOTICE IS HEREBY GIVEN
5:00 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

Budget Presentation - Public Works, Parks, and Utilities.

Discussion on any topic as listed on the current agenda.

Workshop Session Continued

Executive Session

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

**BCS Capital Group (Manvel Crossing) ROW Abandonment*

**Redeemer Church, Sonmar of Albuquerque, LLC., Meldi Hospitality, L.P., and Milestone South Six Development, Ltd. ROW Abandonment*

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

Litigation Case No.135893-CV; City of Manvel v. Lakeland Manvel

Regular Session

Call To Order

Invocation

Inspirational Reading - Mayor Davis

Pledge

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

Presentations

Retiring Staff Recognition:

John Thomas - 2012-2026

Proclamation:

Juneteenth - June 19, 2026

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE WATER AND WASTEWATER IMPACT FEES AUDIT REPORT.

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.

Development Services Staff Update

Monthly update provided by Jose Abraham, Director of Development Services.

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-32;
RESOLUTION OF THE CITY OF MANVEL, TEXAS, GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 OF BRAZORIA COUNTY.

3. Consideration and possible action to approve Resolution 2026-R-33;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4102 ALLEN RD, MANVEL, TEXAS BEING A 9.538 ACRE TRACT, MORE OR LESS, BEING PART OF LOTS 34 AND 35 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBURBAN GARDENS SUBDIVISION IN THE H.T. & B.R.R. CO. SURVEY NO. 23, ABSTRACT 290, A SUBDIVISION PLAT RECORDED IN VOLUME 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.
4. Approve the second and final reading of Ordinance 2026-O-09;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF: A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS. VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
5. Acceptance of infrastructure for Water, Sanitary Sewer and Drainage Facilities, and Paving and Appurtenances to serve Valencia Section 11 for Brazoria County MUD No. 83 to begin the 2-year maintenance period.
6. Final acceptance of infrastructure for Lift Station No. 2 to serve Brazoria County MUD 57 and release of Associated Maintenance Bond.

Items Removed from Consent Agenda

Regular Agenda

1. Acceptance of the Independent Financial Audit for Water and Wastewater Impact Fees as prepared by Bakertilly.
2. Consideration and possible action to approve Resolution 2026-R-34;
A RESOLUTION BY THE COUNCIL OF THE CITY OF MANVEL, TEXAS, ESTABLISHING A PUBLIC HEARING TO DISCUSS AMENDMENT TO THE WATER AND WASTEWATER LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND IMPACT FEE PROVIDING FOR STATUTORY NOTICE AND PUBLIC AVAILABILITY REQUIREMENTS; AND DECLARING AN EFFECTIVE DATE.
3. Consideration and possible action to approve a Subdivision Variance Request;
BEING A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 2043 CR 206 (PID 170372), SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS., TO ALLOW DEVELOPMENT OF THE SUBJECT SITE WITHOUT CONSTRUCTION OF SIDEWALKS.

4. Consideration and possible action to approve the second and final reading of Ordinance 2024-O-28;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:
- A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; AND
- A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; AND
- A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., ET AL. B.C.C.F. NO. 2006018645; AND
- A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;
- VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
- (Forwarded with 7/0 favorable recommendation by PD&Z on July 22, 2024; City Council Public Hearing held on August 5, 2024; First reading of the Ordinance on February 2, 2026).*
5. Consideration and possible action to appoint a Charter review commission composed of eleven (11) citizens of the city.

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 salutory 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 salutory 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 May 26, 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



PUBLIC WORKS PRESENTATION





OVERVIEW

The Public Works Department maintains and improves the City's infrastructure, including streets, drainage, utilities, and public facilities.

DIVISIONS

UTILITIES

STREETS & DRAINAGE

PARKS





UTILITY DEPARTMENT PRESENTATION





OVERVIEW

THE UTILITY DEPARTMENT PROVIDES WATER AND WASTEWATER TREATMENT FROM ITS 3 WATER PLANTS AND 2 WASTEWATER PLANTS. THE DEPARTMENT ALSO OPERATES THE WATER DISTRIBUTION SYSTEM CONSISTING OF APPROX. 2200 CONNECTIONS AND THE SEWER COLLECTION SYSTEM AND LIFT STATIONS

DIVISIONS

PRODUCTION & TREATMENT

WATER DISTRIBUTION

WASTEWATER COLLECTION





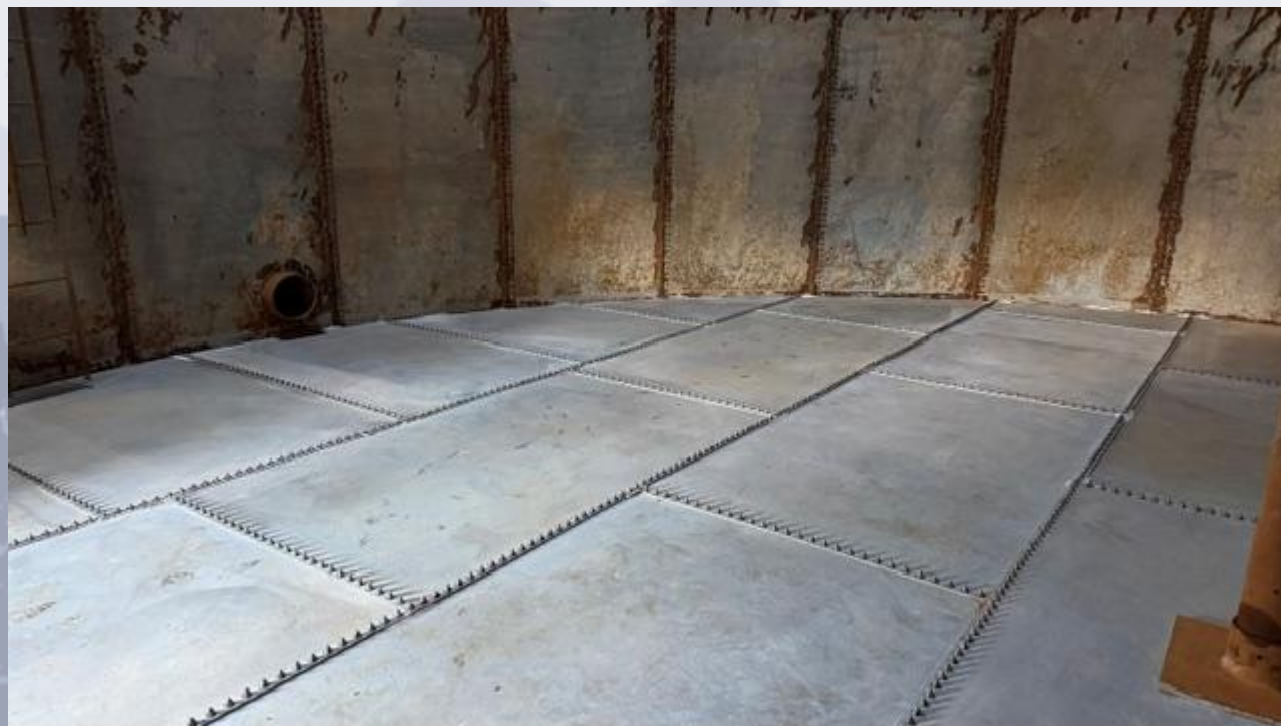
ACCOMPLISHMENTS

HWY 6 MANHOLE REHAB PHASE I

SewPer coat lining on 27 manholes along HWY 6 from Pollard to 288

GST REHAB AND REPLACEMENT

Replaced floor on 1 GST and replaced 3 aging storage tanks





BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Utility Department is requesting the following positions and equipment.

PERSONNEL

CHIEF WATER OPERATOR	\$30.00–\$34.00 hr
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CHIEF WASTEWATER OPERATOR	\$30.00–\$34.00 hr
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WASTEWATER OPERATOR II	\$24.00–\$27.00 hr
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BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Utility Department is requesting the following positions and equipment.



PERSONNEL

UTILITY MAINTENANCE TECH

\$28.00 – \$32.00 hr

UTILITY GROUNDS KEEPER

\$18.00 – \$22.00 hr

METER TECHNICIAN

\$20.00 – \$24.00 hr





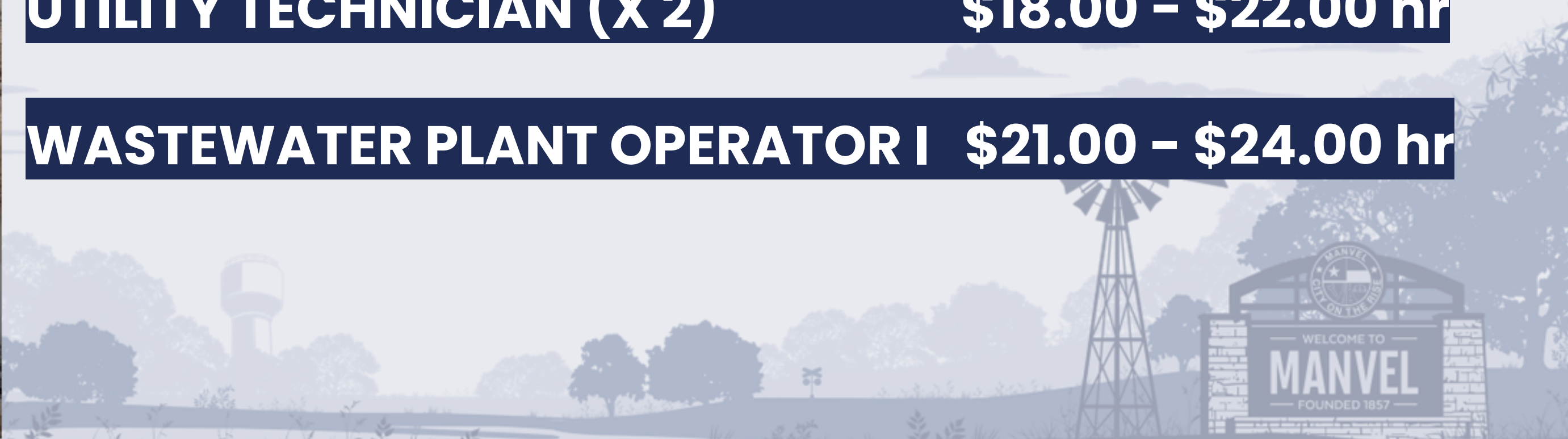
BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Utility Department is requesting the following positions and equipment.

PERSONNEL

UTILITY TECHNICIAN (X 2)	\$18.00 – \$22.00 hr
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WASTEWATER PLANT OPERATOR I	\$21.00 – \$24.00 hr
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BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Utility Department is requesting the following positions and equipment.

EQUIPMENT



2027 Kenworth T280 CRANE TRUCK	\$254,000
MISCELLANIOUS LAB EQUIPMENT	\$60,000
SAFETY EQUIPMENT	\$20,000



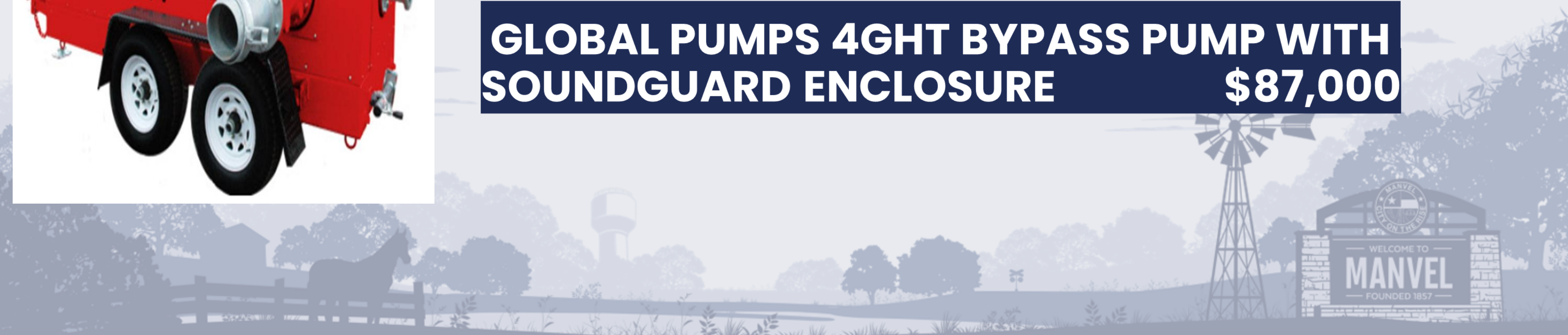


BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Utility Department is requesting the following positions and equipment.

EQUIPMENT

GLOBAL PUMPS 4GHT BYPASS PUMP WITH SOUNDGUARD ENCLOSURE	\$87,000
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BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Utility Department is requesting the following vehicles.

VEHICLES



2027 FORD F-150 XL 4X4 (2)	\$50,000 ea
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2027 FORD MAVERICK XL (2)	\$35,000 ea
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MBR STAFFING EXAMPLES

Texas WWTP Staffing Examples					
Facility	Size (MGD)	Type	Number of Operators	Number of Maintenance Staff	Total O&M Staff
Sandbrock WWTP	1	MBR	1 chief + 4 operators	Maintenance by operators	5
Lubbock Northwest WRP	1.2	MBR	1 chief + 2 operators	Maintenance on call from separate facility, as needed	3 + maint.
Alvin WWTP	5	Conventional	1 chief + 3 operators	Additional staff for maintenance as needed	4 + maint.
Typical (per Kubota)	1	MBR	2-3 operators	Additional staff for maintenance as needed	3 + maint.
<i>Manvel Central WRF (Recommended Min.)</i>	<i>1</i>	<i>MBR</i>	<i>1 chief + 2 operators</i>	<i>1 maintenance</i>	<i>3 + 1 maint.</i>



FUTURE CAPITAL PROJECTS NEEDED:

- 1. NEW WELL AT SCHOOL ROAD WATER PLANT *ASKING FOR ENGINEERING SERVICES THIS FY**
- 2. PHASE II EXPANSION AT MTC WATER PLANT *ASKING FOR ENGINEERING SERVICES THIS FY**
- 3. BOOSTER PUMP AND CONTROL UPGRADES AT MAVERICK WP**
- 4. RAVEN LINING OF ~ 200 MANHOLES IN LAKELAND AND "OLD MANVEL"**
- 5. SEWPER COATING OF ~ 20 MANHOLES ALONG HIGHWAY 6 FROM McCOY TO POLLARD**





UTILITY BUDGET REQUESTS

YEARLY O&M ESTIMATE FOR NEW MBR \$1,081,600.00

PERSONNEL:	\$499,840.00
EQUIPMENT:	\$421,000.00
TRUCKS:	\$170,000.00

TOTAL COST \$2,172,440.00





STREETS & DRAINAGE PRESENTATION





OVERVIEW

The Streets & Drainage Department maintains and improves the city's infrastructure and public spaces. Services include mowing, street sweeping, street and sidewalk repairs, drainage maintenance, street sign maintenance, right-of-way maintenance, and supporting city improvement projects to help keep the community safe and well maintained.

STREETS & DRAINAGE



...

ACCOMPLISHMENTS



Completed Road Improvement Program



Completed 9.2 Miles of Roadway
Improvements:

- Lewis Lane East – 0.49 miles
- Lewis Lane West – 0.59 miles
- Booth – 0.21 miles
- Reed – 0.27 miles
- King East – 0.39 miles
- King West – 0.54 miles
- Sprague – 0.23 miles
- Kemp – 0.07 miles
- Taylor – 0.14 miles
- Magnolia – 0.20 miles
- Russell North – 0.20 miles
- Russell South – 0.12 miles
- Louisiana / Airpark – 1.00 mile
- Wolf Creek – 0.06 miles
- Tammy – 0.30 miles
- Lira – 0.33 miles
- Del Bello Spur – 0.70 miles
- Pollard – 0.41 miles
- Furnace / Oak Hill – 0.84 miles
- Old Chocolate Bayou – 0.93 miles
- Scopel – 1.23 miles



• • •

ACCOMPLISHMENTS



Public Works Facility is completed

All staff is First Aid and CPR certified.

All staff obtained their flagger certificate

All staff obtained fire extinguishers certification with Fire Marshal

All staff completed ICS training 100, 200, 700, and 800

Expanded fleet and operational capacity

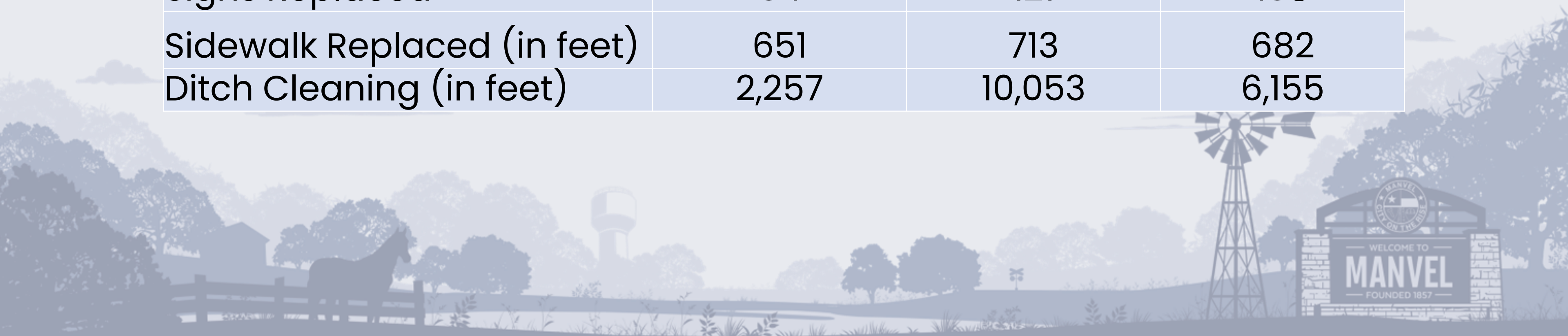
Increased efficiency in city services

John Thomas retired with 15 years of service





MyGov Requests	FY 2024-2025	FY 2025-2026	FY 2026-2027
Pot Holes Patched	441	479	445
Mowing (in miles)	314	595	746
Debris Pickup (in tons)	101	156	129
Trees Downed	11	40	25
Signs Replaced	94	121	108
Sidewalk Replaced (in feet)	651	713	682
Ditch Cleaning (in feet)	2,257	10,053	6,155



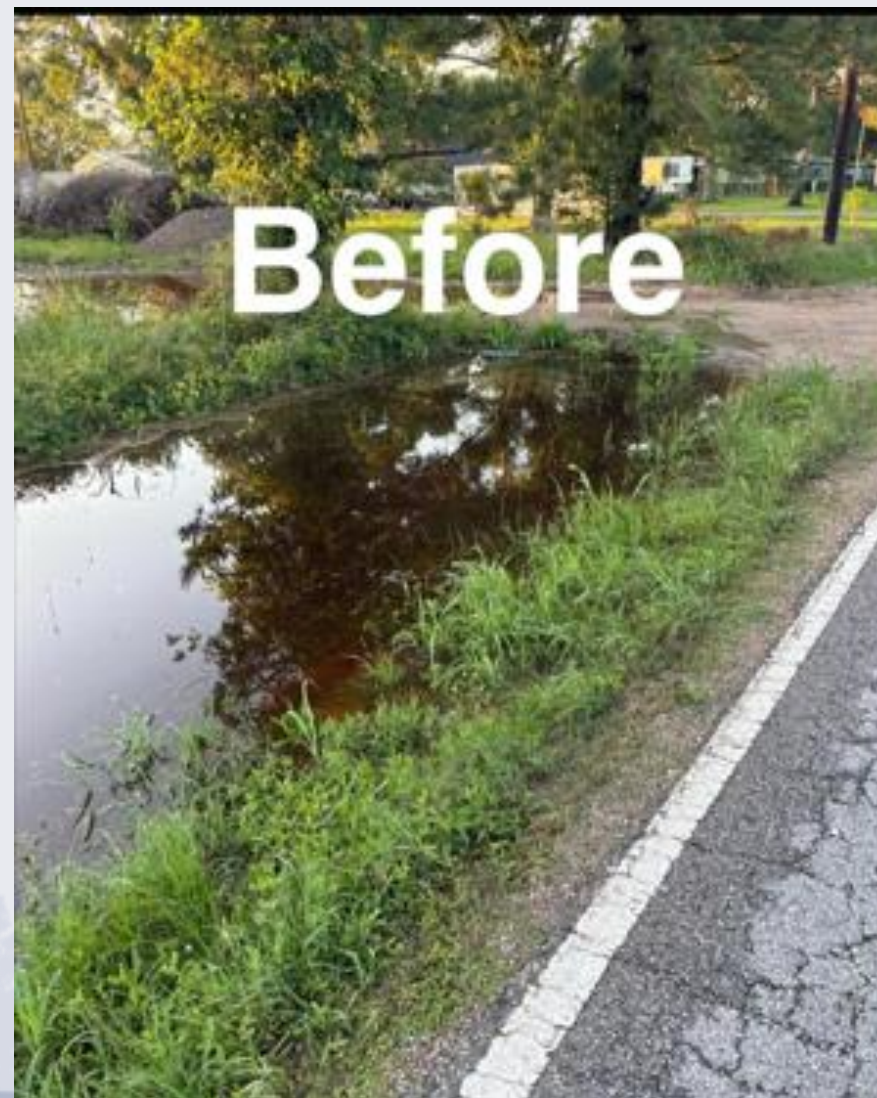
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CHALLENGES WE FACE

The city is growing at a rapid pace

Drainage concerns



...



Current Personnel for City Services

Mowing & Sweeping Crew

Roads, Drainage, Signs, Sidewalk Repair, Tree Trimming, Illegal Dumping, and much more





BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Public Works is requesting the following positions.

PERSONNEL

Heavy Equipment Operator (1) \$20–\$23 hr.

Maintenance Techs. (3) \$18–\$20 hr.



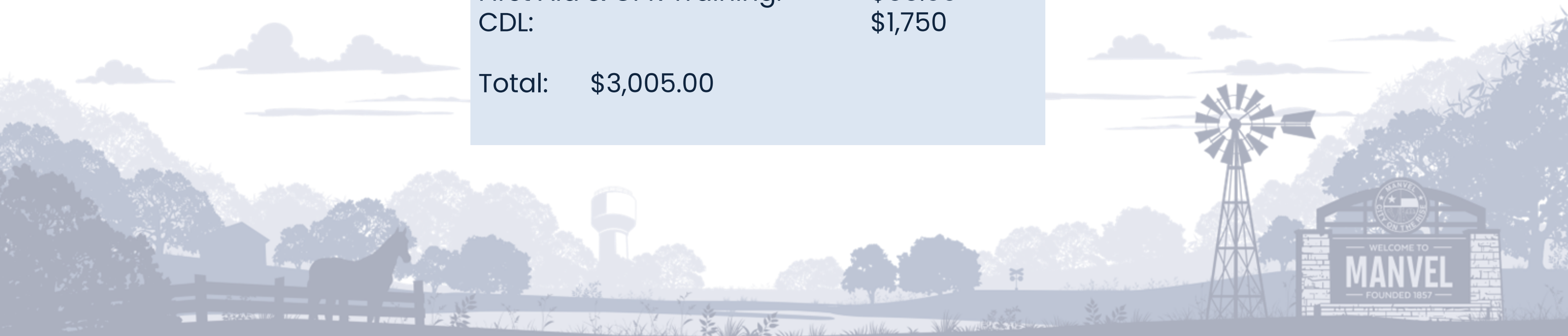


NEW HIRE PERSONNEL COST

Required Starting Equipment & Training

Uniform & Boots:	\$950.00
Reflective Jacket:	\$50.00
PPE:	\$105.00
Flagger Training:	\$95.00
First Aid & CPR Training:	\$55.00
CDL:	\$1,750

Total: \$3,005.00





BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Public Works is requesting the following equipment.

EQUIPMENT

Used Gradall \$110,000.00–\$450,000.00

New Gradall \$600,000.00





BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Public Works is requesting the following equipment.

EQUIPMENT

Forklift

\$50,000.00



BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Public Works is requesting the following vehicle.

New Vehicles

Ford F–250

\$75,000.00



BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Public Works is requesting the following vehicle.

Replacement Vehicle

Ford F-350

\$85,000.00



2015 Dodge Ram 1500





Projected Staffing Plan

Public Works Staffing Plan FY 26-27

Position	Current Staff	Proposed FY 26-27 Positions	Total Proposed Staff
Superintendent	1	0	1
Public Works Foreman	1	0	1
Shop Foreman	1	0	1
Public Works Crew Leader	1	0	1
Maintenance Techs	8	3	11
Heavy Equipment Operator	2	1	3
Total Staff	14	4	18





PUBLIC WORK BUDGET REQUESTS

PERSONNEL:	\$184,660.00
EQUIPMENT:	\$650,000.00
TRUCKS:	\$160,000.00

TOTAL COST	\$994,660.00
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PARKS PRESENTATION





PARKS BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Parks is requesting the following positions and equipment.

ALMOST HEAVEN

Walking Trail Lights	\$70,000.00
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Parking Lot	\$155,000.00
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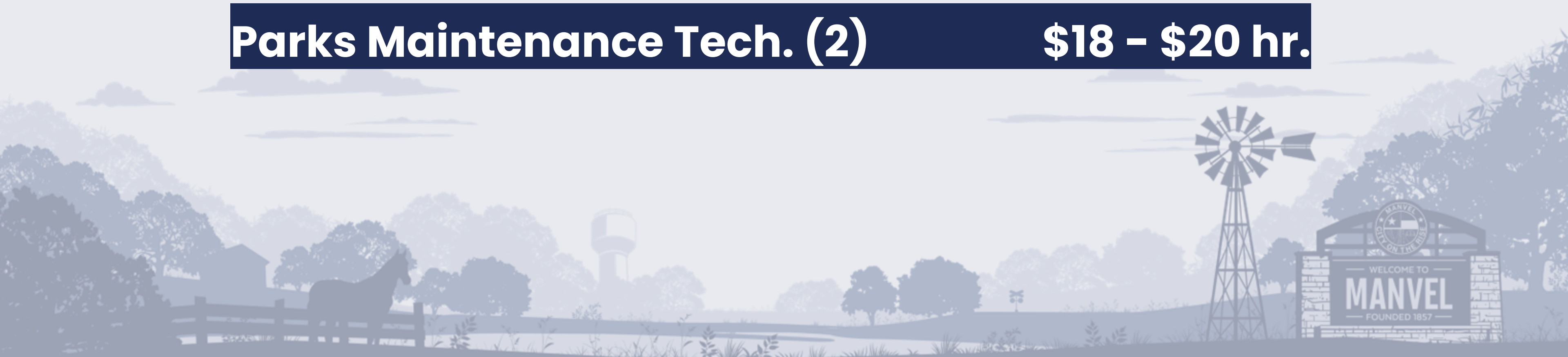
BUDGET REQUESTS

In the upcoming Fiscal Year 2026–2027 budget, the Public Works is requesting the following positions.

PERSONNEL

Parks Maintenance Tech. (2)

\$18 – \$20 hr.





PARKS BUDGET REQUESTS

PERSONNEL:	\$89,210.00
PARK UPGRADE:	\$225,000.00

TOTAL COST	\$314,210.00
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THANK YOU





ESTIMATED ANNUAL OPERATING COST

City of Manvel
Central WRF Expansion
New MBR Train - Phase 1 @ Startup



Assumed Initial Average Daily Flow = **0.5 MGD**

Rated 2-Hour Peak Flow = 4.0 MGD

PROJECT NO.	ESTIMATOR	CHECKED BY	DATE
MMV22106	Rachel Adkisson	Murali Erat	December 12, 2025

1. ELECTRICAL COSTS

Description ¹	Power Consumption Rate (HP)	% Operation in a day at Startup	kWhr/day	kWhr/year	Annual Power Cost	Notes
Influent Pumps (2)	60	25%	269	98,185	\$8,800	2 MGD Submersible
Mechanical Coarse Screen (1)	3	30%	17	6,205	\$600	10 MGD MultiRake
Washing+Compacting (1)	5	30%	27	9,855	\$900	
Mechanical Fine Screens (2)	6	30%	33	12,045	\$1,100	6.7 MGD Rotary Drum
Screw Conveyor (2)	4	30%	22	8,030	\$800	
Wash water booster pump (1)	7.5	30%	41	14,965	\$1,400	
Grit Removal						
Grit Washing+Dewatering (1)	1	100%	18	6,570	\$600	
Grit Pumps (1)	7.5	100%	135	49,275	\$4,500	
MBR Train						
EQ / PA Blowers (3)	120	70%	1,504	548,960	\$49,100	
MBR Blowers (3)	180	50%	1,612	588,380	\$52,600	
EQ Pumps (2)	10	70%	126	45,990	\$4,200	
Permeate Pumps (3)	60	50%	538	196,370	\$17,600	
RAS Pumps (2)	50	70%	627	228,855	\$20,500	
WAS Pumps (1)	5	50%	45	16,425	\$1,500	
Anoxic Basin Mixers (2)	5	100%	90	32,850	\$3,000	
UV Disinfection	10 kW	50%	120	43,800	\$4,000	Power consumption in kW at ADF
NPW Pumps (2)	18	60%	194	70,810	\$6,400	1 pump + 1 jockey pump
Aerobic Digester						
Blower (1)	50	100%	896	327,040	\$29,300	
Sludge Dewatering						10 hr/wk operation at startup
Belt Filter Press (1)	17	6%	18	6,570	\$600	Incl. booster pump, polymer system
Dumpster-Veyor (1)	2	6%	3	1,095	\$100	
Sludge Feed Pumps (1)	10	6%	11	4,015	\$400	
Odor Control (1)	12	100%	206	75,190	\$6,800	Fan + recirculation pump
Building HVAC & Lighting					\$27,600	\$2,300/mo assumed
TOTAL:					\$242,400	

Power Unit Price **\$0.089** /kWhr

per City, energy + delivery/misc charges (11/2025)

Notes:

1. Number in parenthesis is number of duty equipment.

2. MAINTENANCE COSTS

Description	Capital Mechanical Cost	Rate ¹	Annual Maintenance Cost
Influent Pumps	\$233,700	0.5%	\$1,169
Mechanical Coarse Screens	\$332,833	0.5%	\$1,664
Mechanical Fine Screens	\$1,141,633	0.5%	\$5,708
Grit Removal	\$650,633	0.5%	\$3,253
MBR Train	\$3,621,600	0.5%	\$18,108
UV Disinfection	\$860,100	0.5%	\$4,301
Aerobic Digester	\$371,600	0.5%	\$1,858
Sludge Dewatering	\$1,481,700	0.5%	\$7,409
Odor Control	\$465,600	0.5%	\$2,328
Building HVAC & Lighting	\$474,100	0.5%	\$2,371
Miscellaneous			\$20,000
TOTAL:			\$68,168

Notes:

1. Typical rule of thumb is 1-3% of equipment costs. Assuming less in startup year with new equipment.



ESTIMATED ANNUAL OPERATING COST

City of Manvel
Central WRF Expansion
New MBR Train - Phase 1 @ Startup



Assumed Initial Average Daily Flow = 0.5 MGD

Rated 2-Hour Peak Flow = 4.0 MGD

PROJECT NO.	ESTIMATOR	CHECKED BY	DATE
MNV22106	Rachel Adkisson	Murali Erat	December 12, 2025

3. CHEMICAL COSTS

Chemical	Annual Chemical Cost (\$/year)	
Dewatering Polymer	\$12,003	10 hr/wk operation in Ph 1
MBR Sodium Hypo & Citric Acid	\$2,543	Estimate per Kubota
Polymer Freight	\$2,500	
TOTAL:	\$17,046	

Note: Chemical costs vary. Obtain the latest cost from the chemical supplier for a precise estimate.

Polymer Usage

Dry solids Feed Rate	1,200	lbs/hr/unit
Polymer Consumption	24	lbs active polymer/dry ton solids per Alfa Laval submittal
Polymer Usage / Week	42	gal neat polymer solution/week
Tote size	275	gallon
No totes / week	0.15	
\$/tote	\$1,500	Per recent local bid tab
\$/wk	\$231	

4. SLUDGE DISPOSAL COSTS

Plant Average Flow (MGD)	Total Solids in Dewatering Influent (lb TS/d)	Total Solids to be Disposed (Ton/year)	Assumed Solids Disposal Unit Cost (\$/Ton)	Annual Solids Disposal Cost	
1	1,294	1,574	\$60	\$94,426	15% dewatered solids

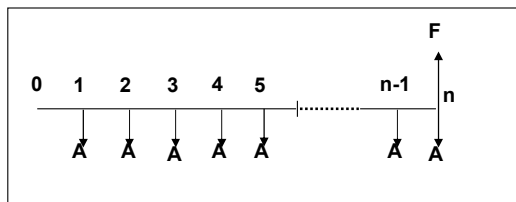
5. LABOR COSTS

No. of Plant Operators =	3	
Base Annual Salary =	\$65,000	
Labor Multiplier (for benefits) =	1.65	
Annual Cost =	\$321,750	
No. of Plant Maintenance Staff =	1	
Base Annual Salary =	\$50,000	
Labor Multiplier (for benefits) =	1.65	
Annual Cost =	\$82,500	
Total Annual Labor Cost =	\$404,250	Doesn't include existing Superintendent

6. REPLACEMENT COSTS

Current Year = 2025
Inflation, i = 4%

Description	Replacement Cost in Present Year Dollars	Replacement required every, (n) years	Inflated Cost for the Replacement Year (F)	Annualized Replacement Cost (A)	Notes
UV Lamp replacement	\$6,480	1	\$6,800	\$6,800	72 lamps total, assume 20% replaced/year
TOTAL:				\$6,800	



$$A = F \left[\frac{i}{(1+i)^n - 1} \right]$$

7. CONTINGENCY	20%	\$166,600
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TOTAL ANNUAL OPERATION & MAINTENANCE COST (2025 Dollars)	\$1,000,000
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Inflation = 4%

TOTAL ANNUAL OPERATION & MAINTENANCE COST (2027 Dollars)	\$1,081,600
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ESTIMATED ANNUAL OPERATING COST

City of Manvel
Central WRF Expansion
New MBR Train - Phase 1 Rated Capacity



Rated Average Daily Flow = **1.0 MGD**

Rated 2-Hour Peak Flow = 4.0 MGD

PROJECT NO.	ESTIMATOR	CHECKED BY	DATE
MMV22106	Rachel Adkisson	Murali Erat	December 12, 2025

1. ELECTRICAL COSTS

Description ¹	Power Consumption Rate (HP)	% Operation in a day	kWhr/day	kWhr/year	Annual Power Cost	Notes
Influent Pumps (2)	60	50%	538	196,370	\$17,600	2 MGD Submersible
Mechanical Coarse Screen (1)	3	30%	17	6,205	\$600	10 MGD MultiRake
Washing+Compacting (1)	5	30%	27	9,855	\$900	
Mechanical Fine Screens (2)	6	30%	33	12,045	\$1,100	6.7 MGD Rotary Drum
Screw Conveyor (2)	4	30%	22	8,030	\$800	
Wash water booster pump (1)	7.5	30%	41	14,965	\$1,400	
Grit Removal						
Grit Washing+Dewatering (1)	1	100%	18	6,570	\$600	
Grit Pumps (1)	7.5	100%	135	49,275	\$4,500	
MBR Train						
EQ / PA Blowers (3)	120	90%	1,934	705,910	\$63,100	
MBR Blowers (3)	180	70%	2,256	823,440	\$73,600	
EQ Pumps (2)	10	80%	144	52,560	\$4,700	
Permeate Pumps (3)	60	70%	752	274,480	\$24,600	
RAS Pumps (2)	50	100%	896	327,040	\$29,300	
WAS Pumps (1)	5	70%	63	22,995	\$2,100	
Anoxic Basin Mixers (2)	5	100%	90	32,850	\$3,000	
UV Disinfection	10 kW	100%	240	87,600	\$7,900	Power consumption in kW at ADF
NPW Pumps (2)	18	70%	226	82,490	\$7,400	1 pump + 1 jockey pump
Aerobic Digester						
Blower (1)	50	100%	896	327,040	\$29,300	
Sludge Dewatering						20 hr/wk operation in Ph 1
Belt Filter Press (1)	17	12%	36	13,140	\$1,200	incl. booster pump, polymer system
Dumpster-Veyor (1)	2	12%	5	1,825	\$200	
Sludge Feed Pumps (1)	10	12%	22	8,030	\$800	
Odor Control (1)	12	100%	206	75,190	\$6,800	Fan + recirculation pump
Building HVAC & Lighting					\$27,600	\$2,300/mo assumed
TOTAL:					\$309,100	

Power Unit Price **\$0.089** /kWhr

per City, energy + delivery/misc charges (11/2025)

Notes:

1. Number in parenthesis is number of duty equipment.

2. MAINTENANCE COSTS

Description	Capital Mechanical Cost	Rate ¹	Annual Maintenance Cost
Influent Pumps	\$233,700	3%	\$7,011
Mechanical Coarse Screens	\$332,833	3%	\$9,985
Mechanical Fine Screens	\$1,141,633	2%	\$22,833
Grit Removal	\$650,633	3%	\$19,519
MBR Train	\$3,621,600	2%	\$72,432
UV Disinfection	\$860,100	2%	\$17,202
Aerobic Digester	\$371,600	2%	\$7,432
Sludge Dewatering	\$1,481,700	2%	\$29,634
Odor Control	\$465,600	1%	\$4,656
Building HVAC & Lighting	\$474,100	1%	\$4,741
Miscellaneous			\$20,000
TOTAL:			\$215,445

Notes:

1. Typical rule of thumb is 1-3% of equipment costs.



ESTIMATED ANNUAL OPERATING COST

City of Manvel
Central WRF Expansion
New MBR Train - Phase 1 Rated Capacity



Rated Average Daily Flow = **1.0 MGD**

Rated 2-Hour Peak Flow = 4.0 MGD

PROJECT NO.	ESTIMATOR	CHECKED BY	DATE
MMV22106	Rachel Adkisson	Murali Erat	December 12, 2025

3. CHEMICAL COSTS

Chemical	Annual Chemical Cost (\$/year)	
Dewatering Polymer	\$24,006	20 hr/wk operation in Ph 1
MBR Sodium Hypo & Citric Acid	\$2,543	Estimate per Kubota
Polymer Freight	\$2,500	
TOTAL:	\$29,049	

Note: Chemical costs vary. Obtain the latest cost from the chemical supplier for a precise estimate.

Polymer Usage

Dry solids Feed Rate	1,200	lbs/hr/unit
Polymer Consumption	24	lbs active polymer/dry ton solids per Alfa Laval submittal
Polymer Usage / Week	85	gal neat polymer solution/week
Tote size	275	gallon
No totes / week	0.31	
\$/tote	\$1,500	Per recent local bid tab
\$/wk	\$462	

4. SLUDGE DISPOSAL COSTS

Plant Average Flow (MGD)	Total Solids in Dewatering Influent (lb TS/d)	Total Solids to be Disposed (Ton/year)	Assumed Solids Disposal Unit Cost (\$/Ton)	Annual Solids Disposal Cost	
1	2,587	3,148	\$60	\$188,851	15% dewatered solids

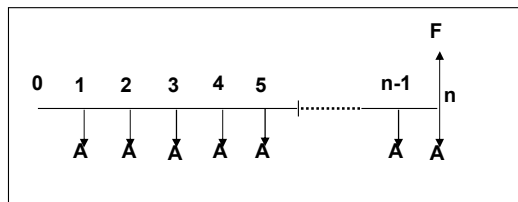
5. LABOR COSTS

No. of Plant Operators =	3	
Base Annual Salary =	\$65,000	
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Annual Cost =	\$321,750	
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Base Annual Salary =	\$50,000	
Labor Multiplier (for benefits) =	1.65	
Annual Cost =	\$82,500	
Total Annual Labor Cost =	\$404,250	Doesn't include existing Superintendent

6. REPLACEMENT COSTS

Current Year = 2025
Inflation, i = 4%

Description	Replacement Cost in Present Year Dollars	Replacement required every, (n) years	Inflated Cost for the Replacement Year (F)	Annualized Replacement Cost (A)	Notes
UV Lamp replacement	\$6,480	1	\$6,800	\$6,800	72 lamps total, assume 20% replaced/year
TOTAL:				\$6,800	



$$A = F \left[\frac{i}{(1+i)^n - 1} \right]$$

7. CONTINGENCY	20%	\$230,700
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TOTAL ANNUAL OPERATION & MAINTENANCE COST (2025 Dollars)	\$1,385,000
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Inflation = 4%

TOTAL ANNUAL OPERATION & MAINTENANCE COST (2027 Dollars)	\$1,498,016
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DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

April 13, 2026 – May 26, 2026

The following table provides an overview of Development Services Department activities from *April 13, 2026, through May 26, 2026.*

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
<i>Uzzell Road - East of the Public Works Department (Open-Single Family Residential District)</i>	Single Family Residential	<i>The applicant is doing their due diligence of the requirements for future development of a 50 Acre Tract.</i> <i>The applicant would like to develop ½ lots with a private water system.</i>
<i>6410 Old Chocolate Bayou Road (Open-Single Family Residential District)</i>	Single Family Residential	<i>The applicant is doing their due diligence of the requirements for future development.</i> <i>The applicant is inquiring about the utilities, thoroughfares, and the permitting process.</i>
<i>Lewis Lane, East of FM 1128 (PID: 228273) - Next to the Alvin ISD Lewis Lane Center (Open-Single Family Residential District)</i>	112 Acre Single Family Residential	<i>The applicant is doing their due diligence of the requirements for future development of a 112 Acre Tract.</i> <i>The applicant development via a PUD Process that will include multiple parks and green space.</i> <i>The applicant would like to schedule a workshop to discuss their development</i>
<i>7342 Rogers Road (Light Commercial District)</i>	Art Exhibit	<i>The applicant is doing their due diligence of the requirements for the final stages of the Art Exhibit.</i>
<i>McCoy Road & Wilson Road (Open-Single Family Residential District)</i>	Wedding & Event Venue	<i>The applicant is doing their due diligence of the requirements for a Wedding & Event Venue</i> <i>The applicant would like to know the requirements needed for their project to move forward.</i>
<i>3401 CR 56 (Pomona)</i>	8 Medical Offices and potential Carwash	<i>The applicant is doing their due diligence of the requirements for the 8 Medical Offices and potential Carwash.</i> <i>The applicant would like to know the requirements needed for their project to move forward.</i>



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

CERTIFICATE OF OCCUPANCY APPROVALS	
None	

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	DATE ISSUED	DESCRIPTION
17110 Highway 6	04/13/2026	Manvel Retail Building – 5,100 Sq FT
19500 Highway 6	04/23/2026	Market at Meridiana Building A – 11,124 Sq FT
19510 Highway 6	04/23/2026	Market at Meridiana Building B – 15,571 Sq FT

RESOLUTION NO. 2026-R-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4102 ALLEN RD, MANVEL, TEXAS BEING A 9.538 ACRE TRACT, MORE OR LESS, BEING PART OF LOTS 34 AND 35 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBURBAN GARDENS SUBDIVISION IN THE H.T. & B.R.R. CO. SURVEY NO. 23, ABSTRACT 290, A SUBDIVISION PLAT RECORDED IN VOLUME 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, Fangfang Sun submitted a petition for release of property located at 4102 Allen Rd. being a 9.538 acre tract, more or less, being part of Lots 34 and 35 of the Allison Richey Gulf Coast Home Company 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 Fangfang Sun 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: 4102 Allen Rd., being a 9.538 acre tract, more or less, being part of Lots 34 and 35 of the Allison Richey Gulf Coast Home Company 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. A metes and bounds description and map of said property is included in the Petition, attached as Exhibit A.

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



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: March 2, 2026

TOPIC: A request by BCS Manvel LLC to abandon a portion of 40' wide right-of-way shown in Emigration Land Company Subdivision, Section 71, according to the map or plat recorded in Volume 2, Page 81 - 82 of Plat Records of Brazoria County, Texas, situated in the H.T. & B. R.R. CO. Survey, Abstract 291, being a total of 0.8440 acres.

BACKGROUND: The applicant is requesting to abandon a portion of a 40' wide right-of-way (ROW), located within their property proposed for development. The proposed development was recently approved as a Planned Unit Development (Manvel Crossing). The applicant owns the property along both side of the ROW. The remaining portion of the ROW is located within the City's ETJ under Brazoria County's jurisdiction. The abandonment of the subject portion of the ROW will not result in any tract of land being deprived of access.

The subject ROW is not a major throughfare and the proposed abandonment will not have any detrimental impact in the area.

STAFF RECOMMENDATION: Staff recommends approval of this requested ROW abandonment with the approval of Ordinance No. 2026-O-09.

PDZ RECOMMENDATION: Planning Development and Zoning Commission recommends approval of this requested ROW abandonment with the approval of Ordinance No. 2026-O-09.

ATTACHMENTS: Ordinance No. 2026-O-09, ROW abandonment application packet.

FUNDING ISSUES

- ☒ **X** Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER

Jose Abraham, Director of
Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



January 7, 2026

City of Manvel
Attn: Dan Johnson, City Manager
20031 Morris Avenue
Manvel, Texas 77578

Re: Request for Consideration and Action – Abandonment of Public Right-of-Way (Exhibit A)

Dear Mr. Johnson,

On behalf of BCS Manvel LLC (“BCS”), we respectfully request the City of Manvel’s consideration and action regarding the abandonment of a portion of public right-of-way located within the City of Manvel, as depicted on Exhibit “A” (the “Subject ROW”).

The Subject ROW is a portion of an approximately forty-foot (40') wide right-of-way dedicated by a 1912 plat (the “Historical ROW”), shown on Exhibit “B,” traversing land within the City of Manvel and its extraterritorial jurisdiction (“ETJ”). The Subject ROW is unimproved, unnecessary for public travel or circulation, and no longer required for municipal purposes.

BCS owns and is developing the adjacent tracts within the City of Manvel, shown on Exhibit “C,” planned and advancing as Manvel Crossing. The continued existence of the Subject ROW creates unnecessary design constraints, and its abandonment would allow for a more efficient and cohesive site layout consistent with the development’s long-term vision.

The City is authorized to consider and act upon this request pursuant to Resolution No. 2015-R-10.

Abandonment of the Subject ROW will not prevent continued access to properties north of the City limits, as ETJ properties adjoining the Historical ROW will continue to have access via Rodeo Palms Parkway and the future extension of Kirby Drive. Public access, utility service, emergency response, and future connectivity will not be adversely affected. BCS is prepared to coordinate with City staff on all technical requirements.

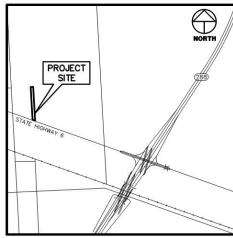
Upon receipt of our \$1,000 application fee being delivered today, we respectfully request staff review and initiation of the applicable process for Planning & Zoning Commission and City Council consideration. BCS is prepared to coordinate with City staff on all technical requirements and appreciates the City’s continued partnership.

Sincerely,

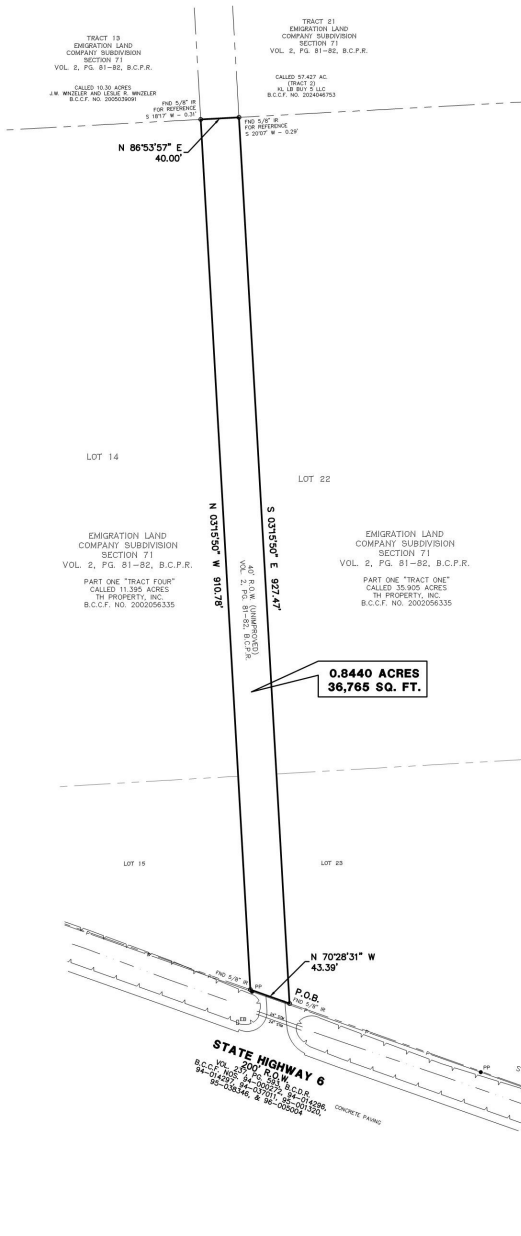
A handwritten signature in blue ink, appearing to read "Ryan Sweeney".

Ryan Sweeney
Partner
BCS Capital Group

Exhibit "A"



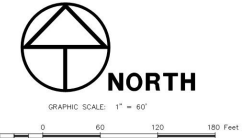
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000



LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- [illegible]



DESCRIPTION

BEING A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNIMPROVED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION, SECTION 7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 0.8440 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.)
LINE OF STATE HIGHWAY 6 (CALLED 200' WIDE) AS RECORDED UNDER VOL. 237, PG. 593,
B.C.R.D. AND BY BRAZORIA COUNTY CLERK'S FILE (B.C.F.C.) FILE #04-000272
94-04296, 94-04297, 94-03701, 95-00321, 95-03846, & 96-00504, FOR THE
SOUTHWEST CORNER OF CALLED 300 ACRES OF LAND, (KNOWN AS "TRACT
NUMBERED 1" DESCRIBED IN THE PROPERTY RECORDS OF LEBLANC, A TRACT
WHICH IS THE SAME AS THE TRACT DESCRIBED IN THE FORECLOSURE DEED, FROM WHICH
SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A
CAPPED 5/8 INCH IRON ROD STAMPED "BGE" MARKING THE SOUTH END OF A
OUTBACK CORNER OF THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID STATE
HIGHWAY 6 AND THE WESTERLY R.O.W. LINE OF "TRACT NUMBERED 1" DESCRIBED
UNDER PLAT NO. 2022037579 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)
BEARS FOR REFERENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST - 1,248.34 FEET;

THENCE, NORTH 70 TO 28.28 MIN. 31 SEC. WEST, WITH THE NORTH 0.0 LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 43.40 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 11.395 ACRES TRACT (KNOWN AS "TRACT FOUR") BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE 20025656335, SAID BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03.30 DECS. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 11.395 ACRES TRACT, A DISTANCE OF 910.78 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID EMIGRATION LAND COMPANY SUBDIVISION, SECTION 7, SAME, BEING THE SOUTHEAST CORNER OF SAID "TRACT FOUR" BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE 20025656335, SAID BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

LESLIE R. WINZELER AS RECORDED UNDER B.C.F. NO. 20005039091, THE NORTHEAST CORNER OF SAID 11.395 ACRES TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE 20025656335, SAID BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 18 DEG. 17 MIN. WEST - 0.31;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, OVER AND ACROSS SAID 40' WIDE UNNAMED ROAD, A DISTANCE OF 40.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 57.427 ACRE TRACT OF LAND (KNOWN AS TRACT 2) DESCRIBED TO KL LB BUY 5 LLC, AS RECORDED UNDER B.C.C.F. NO. 2024046753, SAME BEING THE NORTHWEST CORNER OF SAID 35.905 ACRE TRACT, AND SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 20 DEG. 07 MIN. WEST - 0.29 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 927.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, MORE OR LESS, AS SHOWN ON JOB NO. 59121--ROW--ABANDON PREPARED BY WINDROSE, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).

GENERAL NOTES

- SURVEY DO NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE PROPERTY DESCRIBED AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OF RESTRICTIONS THAT A PARTY MAY HAVE IN CONNECTION WITH THE SURVEY.
- THE BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THIS SURVEY WAS MADE BY THE FOLLOWING:
- 09/09/88/89
- ADDITION TO THE FEDERAL EROSION MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP 480303C1000. THIS SURVEY WAS MADE BY THE FOLLOWING:
- UNGAUGED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREIN WILL BE FREE FROM FLOODING. THE FLOODING POTENTIAL OF THE PROPERTY AND STRUCTURES AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS SURVEY WAS MADE BY THE FOLLOWING:
- READY TO USE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINNIE & ASSOCIATES, INC. FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE PROPERTY DESCRIBED AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OF RESTRICTIONS THAT A PARTY MAY HAVE IN CONNECTION WITH THE SURVEY.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CALCULATIONS OF THE SURVEY. THE SQUARE FOOTAGE TOTALS SHOWN HEREON DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE SURVEY.
- THE WORD "CERTIFY" OR "WARRANT" AS SHOWN AND USED HEREON MEANS AN OATH OR AFFIDAVIT OF THE SURVEYOR. NO GUARANTEE EXPRESSED OR IMPLIED AND NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR ANY LOSS OR DAMAGE.

SURVEYOR'S CERTIFICATION

TO: BCS CAPITAL GROUP

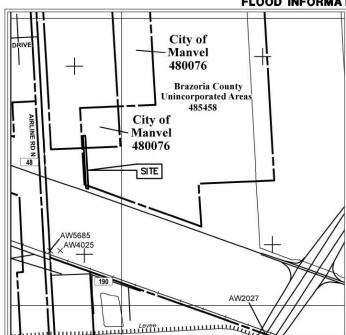
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THE FACTS PLAINED AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS TO THE SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY B, CONDITION 2, STANDARD LAND SURVEY. TO THE BEST OF MY KNOWLEDGE, THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2025.



MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

12/16/2025

FLOOD INFORMATION



FLOOD INSURANCE RATE MAP

**BRAZORIA COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 110 OF 925

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFF.
ALVIN, CITY OF	483451	0810	K
BRADDOCK COUNTY	483466	0810	K
IOWA COLONY, CITY OF	481071	0810	K
MANVEL, CITY OF	482076	0810	K
PEARLAND, CITY OF	482077	0810	K

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48039C0110K



MAP REVISED
DECEMBER 30, 2020



WINDROSE
LAND SURVEYING | PLATTING

5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281

STANDARD LAND SURVEY OF

0.8440 AC. / 36,765 SQ. FT.
SITUATED IN THE

SITUATED IN THE
H. T. & B. RR. CO. SURVEY, SECTION 71

T. & B. RR. CO. SURVEY, SECTION
ABSTRACT NO. 291

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORM OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FIELD BY: AR	CHECKED BY: CL	JOB NO. 59121-RAW-Aban
DRAWN BY: -	DATE: DECEMBER, 2005	SHEET NO. 1 of 1

Exhibit "B"

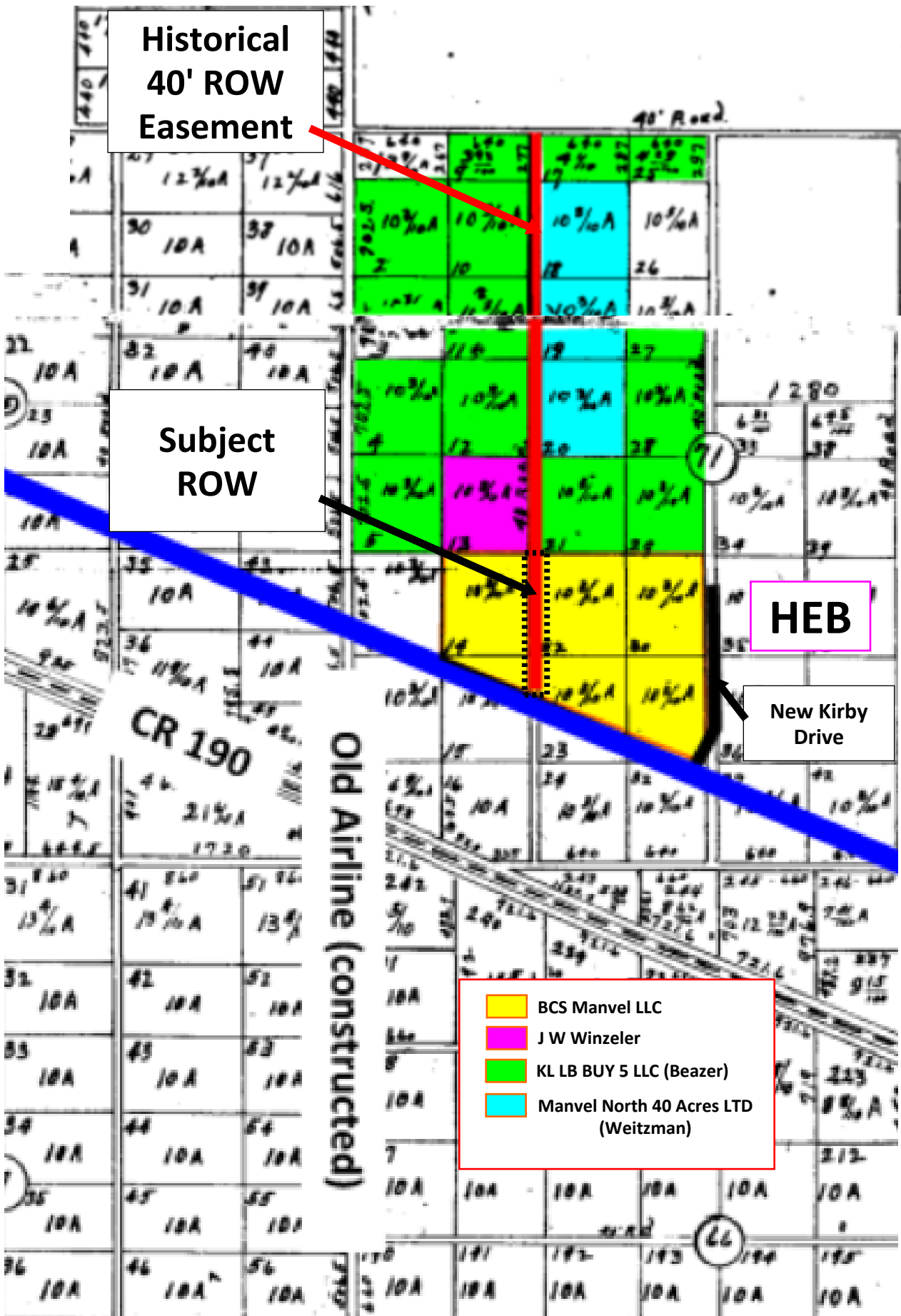
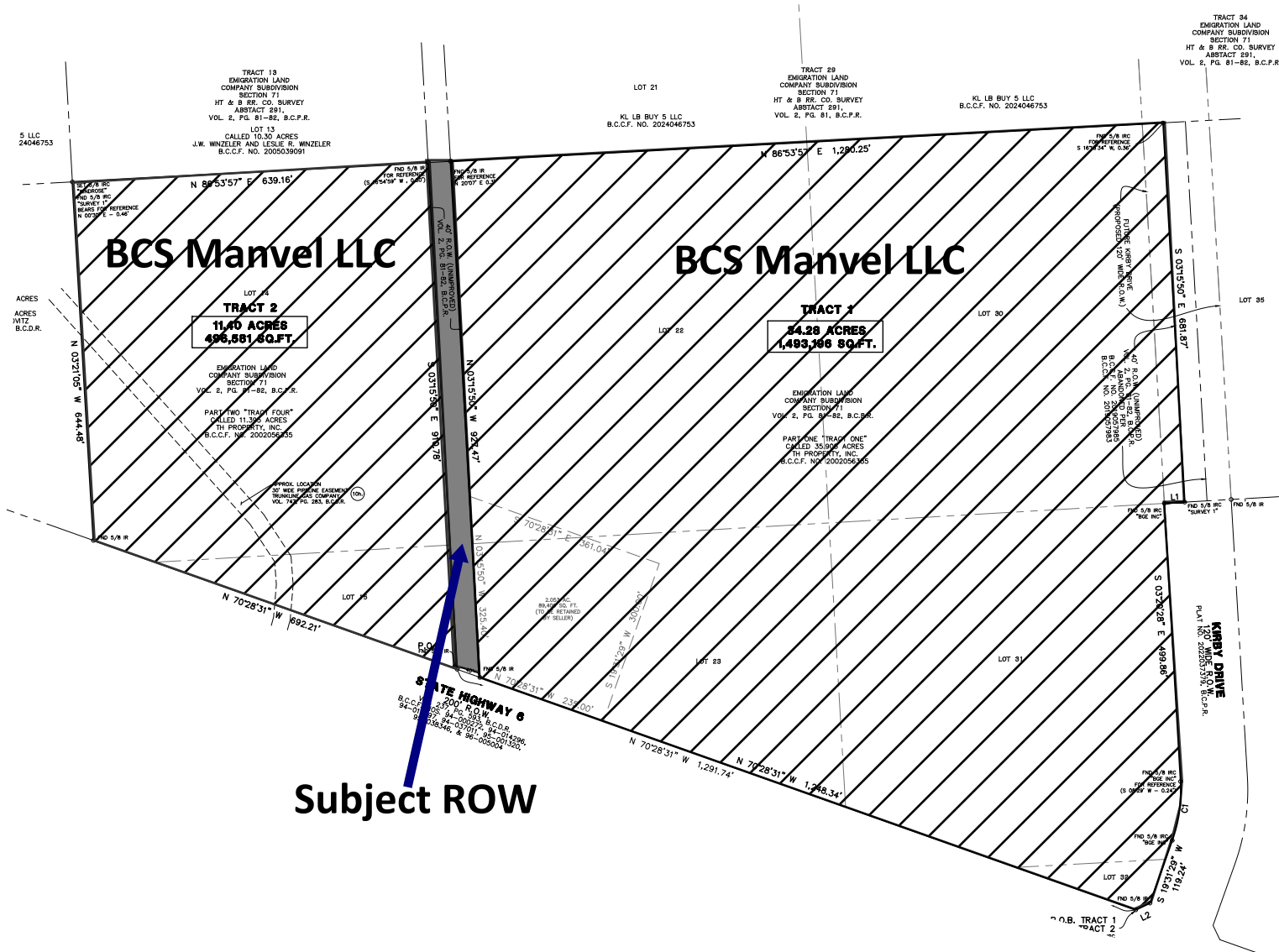


Exhibit "C"



ORDINANCE NO. 2026-O-09

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF:

A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS.

VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, BCS Manvel LLC (“BCS”), the property owner of an approximate forty-foot (40’) right-of-way (ROW) dedicated by a 1912 plat (the “Historical ROW”), shown on Exhibit “B,” traversing land within the City of Manvel and its extraterritorial jurisdiction (“ETJ”) (Applicant), has petitioned the City of Manvel, Texas, to vacate, abandon, and close the hereinafter described ROW abutting its property; and

WHEREAS, said right-of-way is known as a tract or parcel containing 0.8440 acres or 36,765 square feet of land, being a portion of a called 40’ wide unnamed road as shown on Emigration Land Company Subdivision Section 71, according to the map or plat thereof recorded under vol. 2, pg. 81-82, Brazoria County Plat Records (B.C.P.R.), situated in the H. T. and B. RR. Co. Survey, Section 71, Abstract No. 291, Brazoria County, Texas; and

WHEREAS, Applicant has submitted the necessary application and information and fees to the City to review the request for abandonment, said application attached hereto as Exhibit A;

WHEREAS, the City Council has determined that such public right-of-way is no longer necessary for public convenience and necessity and should be vacated, abandoned, and closed, and any interest in said right of way released; now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, STATE OF TEXAS:

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

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of city right-of-way consisting of a tract or parcel containing 0.8440 acres or 36,765 square feet of land, being a portion of a called 40' wide unnamed road as shown on Emigration Land Company Subdivision Section 71, according to the map or plat thereof recorded under vol. 2, pg. 81-82, Brazoria County Plat Records (B.C.P.R.), situated in the H. T. and B. RR. Co. Survey, Section 71, Abstract No. 291, Brazoria County, Texas and being more particularly described by metes and bounds, and shown by map, as attached as Exhibit B, attached hereto and incorporated herein.

Section 3. The right-of-way is hereby vacated, abandoned, and closed, and any public right of way interest therein is released.

Section 4. This abandonment is subject to, and contingent upon, payment of all fees and consideration (as determined by the appraisal commissioned in connection with this abandonment request, as may be modified by city council) by the Applicant, or other satisfaction of said consideration requirement as may determined by Council, as well as fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

Section 5. Upon satisfaction of the above, the Mayor and City Secretary are hereby authorized to execute and attest, respectively, a quitclaim deed, conveying the respective abandoned right of way interests to the abutting property owner(s), upon request.

Section 6. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 7. Severability. In the event any 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 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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

Abandonment application

Exhibit B

Metes and bounds

Map of area to be abandoned



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

ROW ABANDONMENT

Date: 2/3/26

Name of property owner: (Proof of ownership must be provided)

BCS Manvel LLC

Address: 1940 Fountain View Dr, Suite 220, Houston, TX 77057 Phone # 281-216-5717

Reason and intent for requested action:

Request for the abandonment of a portion of public right-of-way located within the City of Manvel, as depicted on Exhibit "A" (the "Subject ROW") of the enclosed letter.

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

Extent of the proposed Subject ROW abandonment reflected on the survey attached as Exhibit "A" of the enclosed letter

Ryan Sweeney

Signature of Applicant



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

Procedures:

Date of Action: _____

FEES PAID _____

Check Number _____

Collect the following documents

_____ A formal recent survey prepared by a registered professional land surveyor that identifies the location and physical configuration of the site. The survey shall also specify the acreage or square footage;

_____ The proper legal description of the property to be considered for abandonment, including, if appropriate, a metes and bounds description verified by a registered surveyor or by county records (that will identify the property by a legal instrument with volume, page, etc.); and

_____ Collect administration processing fee of \$1,000.00 to cover the cost of the title report, appraisal, staff and consultant review time, and the ordinance and deed preparation legal fees;

Staff procedures:

_____ Commission a title report of the area to be abandoned.

_____ Commission an independent appraisal of the area to be abandoned

_____ Send letters to all utility companies, drainage districts, affected city departments, and/or other interested agencies identifying the proposed action and requesting a letter of "no objection" from each of the concerned entities within thirty (30) days; and

_____ Determine if a utility easement is needed in the area considered to be abandoned and, if determined to be necessary, to have the new utility easement reserved in the deed of conveyance or obtained separately and recorded in the property deed record to be filed with the Brazoria County Clerk.

_____ Schedule Public Hearing Date for Planning, Development and Zoning

_____ Schedule Public Hearing Date for City Council (1st reading of the ordinance)

_____ Notice to property owners will be initiated ten (10) days prior to the scheduled hearing. The city shall provide written notice of such public hearing to each owner of real property, as indicated by the most recently approved city tax roll, whose property abuts or lies within 200 feet of the subject street, alley, right-of-way or easement.

_____ Collect tender/escrow by the applicant(s) of the appraised value of the abandoned area (must be collected prior to the second reading of the ordinance)

_____ Upon request by applicant, and the pre-payment of all recordation fees, a quitclaim deed will be prepared and filed in the deed records of the Brazoria County Clerk. The Mayor and City Manager are authorized to execute said quitclaim deeds.



January 7, 2026

City of Manvel
Attn: Dan Johnson, City Manager
20031 Morris Avenue
Manvel, Texas 77578

Re: Request for Consideration and Action – Abandonment of Public Right-of-Way (Exhibit A)

Dear Mr. Johnson,

On behalf of BCS Manvel LLC (“BCS”), we respectfully request the City of Manvel’s consideration and action regarding the abandonment of a portion of public right-of-way located within the City of Manvel, as depicted on Exhibit “A” (the “Subject ROW”).

The Subject ROW is a portion of an approximately forty-foot (40') wide right-of-way dedicated by a 1912 plat (the “Historical ROW”), shown on Exhibit “B,” traversing land within the City of Manvel and its extraterritorial jurisdiction (“ETJ”). The Subject ROW is unimproved, unnecessary for public travel or circulation, and no longer required for municipal purposes.

BCS owns and is developing the adjacent tracts within the City of Manvel, shown on Exhibit “C,” planned and advancing as Manvel Crossing. The continued existence of the Subject ROW creates unnecessary design constraints, and its abandonment would allow for a more efficient and cohesive site layout consistent with the development’s long-term vision.

The City is authorized to consider and act upon this request pursuant to Resolution No. 2015-R-10.

Abandonment of the Subject ROW will not prevent continued access to properties north of the City limits, as ETJ properties adjoining the Historical ROW will continue to have access via Rodeo Palms Parkway and the future extension of Kirby Drive. Public access, utility service, emergency response, and future connectivity will not be adversely affected. BCS is prepared to coordinate with City staff on all technical requirements.

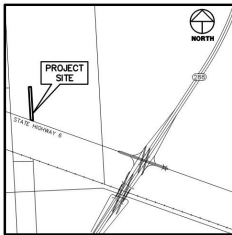
Upon receipt of our \$1,000 application fee being delivered today, we respectfully request staff review and initiation of the applicable process for Planning & Zoning Commission and City Council consideration. BCS is prepared to coordinate with City staff on all technical requirements and appreciates the City’s continued partnership.

Sincerely,

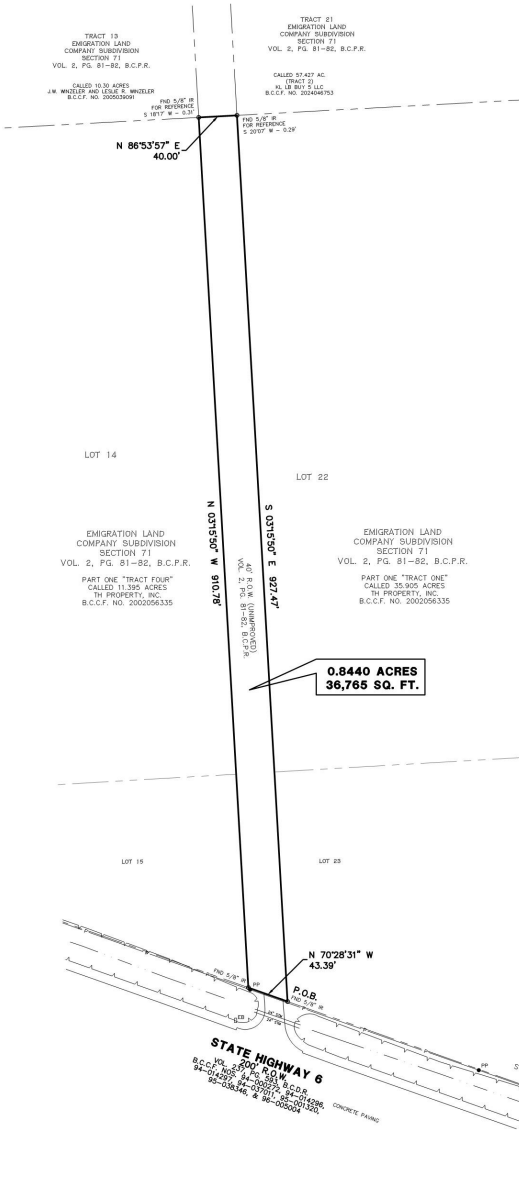
A handwritten signature in blue ink, appearing to read "Ryan Sweeney".

Ryan Sweeney
Partner
BCS Capital Group

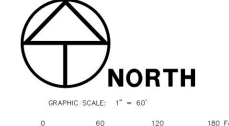
Exhibit "A"



CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



LEGEND	
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY	
1/8\"/>	PIPELINE MARKER
1/4\"/>	UNDERGROUND CABLE SIGN
1/2\"/>	CINEMATIC TEST LEAD
3/4\"/>	MONITORING WELL
1\"/>	PIPE FLAG/PART MARK
1 1/2\"/>	TOP OF CURB
2\"/>	SUTTER
3\"/>	TOP OF GRATE
4\"/>	FLOW LINE
6\"/>	UNDERGROUND
8\"/>	SANITARY SENDER
10\"/>	STORM SENDER
12\"/>	CORRUGATED METAL PIPE
14\"/>	CORRUGATED PLASTIC PIPE
16\"/>	REINFORCED CONCRETE PIPE
18\"/>	TELEPHONE
20\"/>	SOUTHWESTERN BELL TELEPHONE CO.
22\"/>	WATER
24\"/>	UNDERGROUND
26\"/>	ROAD
28\"/>	BRAZORIA COUNTY CLERK FILE
30\"/>	BRAZORIA COUNTY DEED RECORDS
32\"/>	BRAZORIA COUNTY MAP RECORDS
34\"/>	IRON PIPE
36\"/>	IRON ROD
38\"/>	NUMBER
40\"/>	PAVE
42\"/>	RIGHT-OF-WAY
44\"/>	SQUARE FEET
46\"/>	VOLUME
48\"/>	RAIL CODE
50\"/>	BUILDING LINE
52\"/>	UTILITY EXHIBIT
54\"/>	WIRE/SWIRE



DESCRIPTION

BEING A TRACT OF PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD, AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE N. 1/4 AND S. 1/4 SEC. 29, T. 12N., R. 10E., CO. 10, BRAZORIA COUNTY, TEXAS, WITH SAID 0.8440 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 6, A DISTANCE OF 43.40 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 11,395 ACRES TRACT (KNOWN AS 'TRACT FOUR') DESCRIBED TO THE PROPERTY, INC. AS RECORDED UNDER B.C.P.R. NO. 2002056335, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A CARRIED 5/8 INCH IRON ROD STAKED, BEING FORMERLY OWNED BY J.W. WINDLER AND BEING THE SOUTHWEST CORNER OF A CALLED 35,905 ACRES TRACT OF LAND (KNOWN AS 'TRACT ONE') DESCRIBED TO THE PROPERTY, INC. AS RECORDED UNDER B.C.P.R. NO. 2002056335, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A CARRIED 5/8 INCH IRON ROD STAKED, BEING FORMERLY OWNED BY J.W. WINDLER AND BEING THE SOUTHWEST CORNER OF A CALLED 11,395 ACRES TRACT (KNOWN AS 'TRACT FOUR') DESCRIBED TO THE PROPERTY, INC. AS RECORDED UNDER B.C.P.R. NO. 2002056335, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 70°28'31\"/>

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND SHOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (LADA). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999999301.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480302010K, REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO BE WITHIN UNINSURED ZONE 'X'. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT MEAN THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON PART OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE WORD 'CERTIFY' OR 'CERTIFICATE' AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE ACCURACY OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

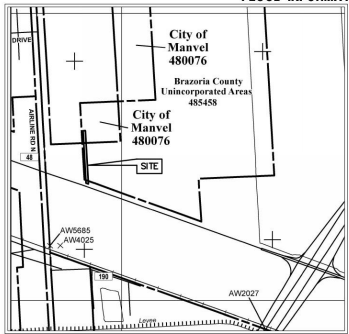
SURVEYOR'S CERTIFICATION

TO: BCS CAPITAL GROUP

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS MADE ON THE DATE AND AT THE PLACE AND UNDER THE CIRCUMSTANCES STATED, AND THAT THE SURVEY REPRESENTS THE PROPERTY, LEGALLY DESCRIBED HEREON, AND THAT THE FACTS SHOWN ON THE SURVEY ARE TRUE AND CORRECT. I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS, AND I AM NOT PROVIDING THIS SERVICE FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE AND SERVICES AS A VIOLATION OF FEDERAL COPYRIGHT LAW.

MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942
12/16/2025

FLOOD INFORMATION



FLOOD INSURANCE RATE MAP

BRAZORIA COUNTY, TEXAS
AND INCORPORATED AREAS
PANEL 110 OF 925
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SURVEY
BRAZORIA COUNTY	480076	010	A
BRAZORIA COUNTY	480076	010	A
BRAZORIA COUNTY	480076	010	A
BRAZORIA COUNTY	480076	010	A

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications to the subject community.

MAP NUMBER
48039C0110K
MAP REVISED
DECEMBER 30, 2020



WINDROSE
LAND SURVEYING & PLATTING

6305 W. LAKE HOUSTON PKWY. STE 100 • HOUSTON, TX 77061 | 713.458.2281
WWW.WINDROSELANDSURVEYING.COM

STANDARD LAND SURVEY OF
0.8440 AC. / 36,765 SQ. FT.

SITUATED IN THE
H. T. & B. RR. CO. SURVEY, SECTION 71
ABSTRACT NO. 291
BRAZORIA COUNTY, TEXAS

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FIELD BY: AR CHECKED BY: CL JOB NO. 59121-ROW-Abm
DRAWN BY: - DATE: DECEMBER 2025 SHEET NO. 1 of 1

Exhibit "B"

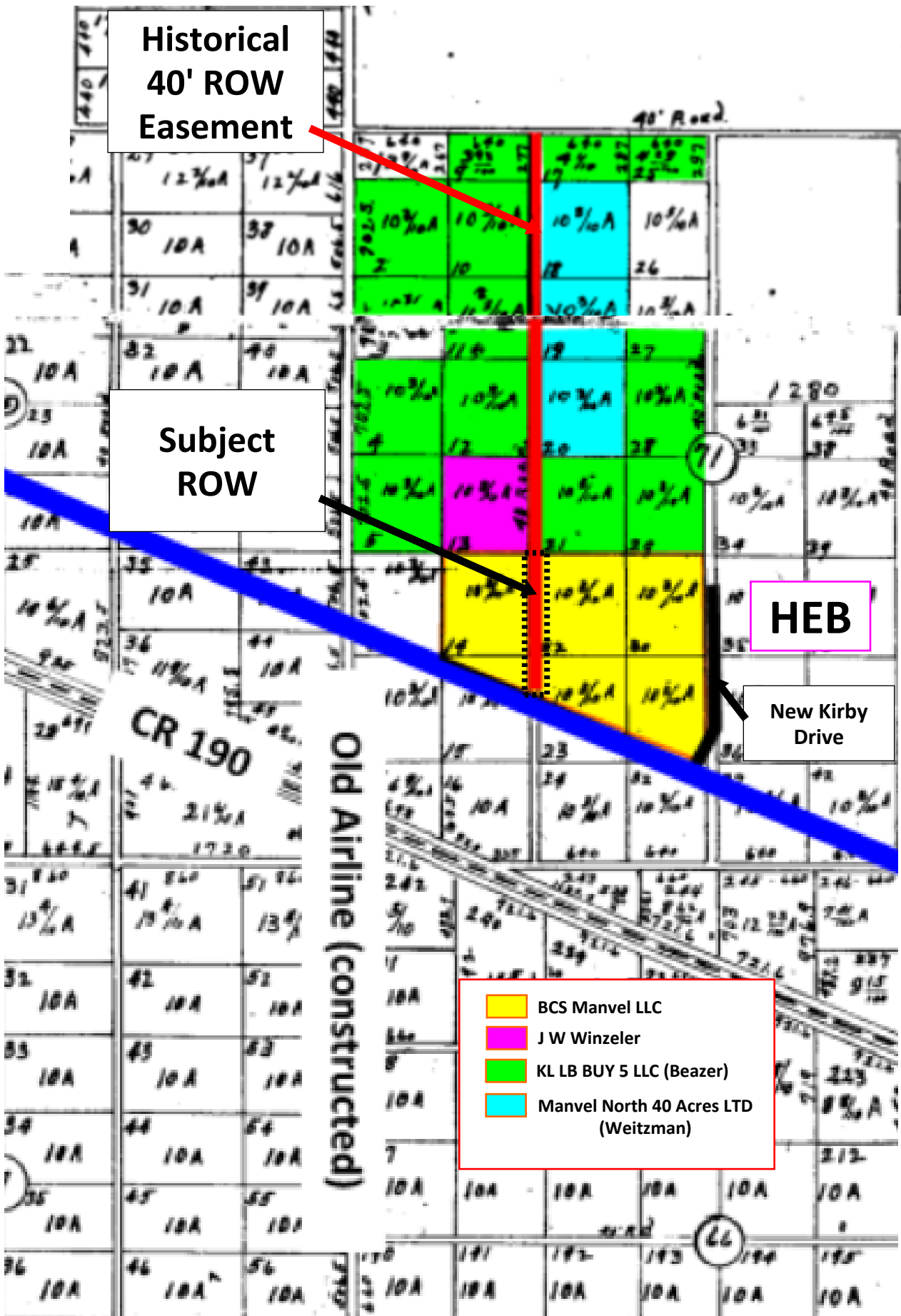
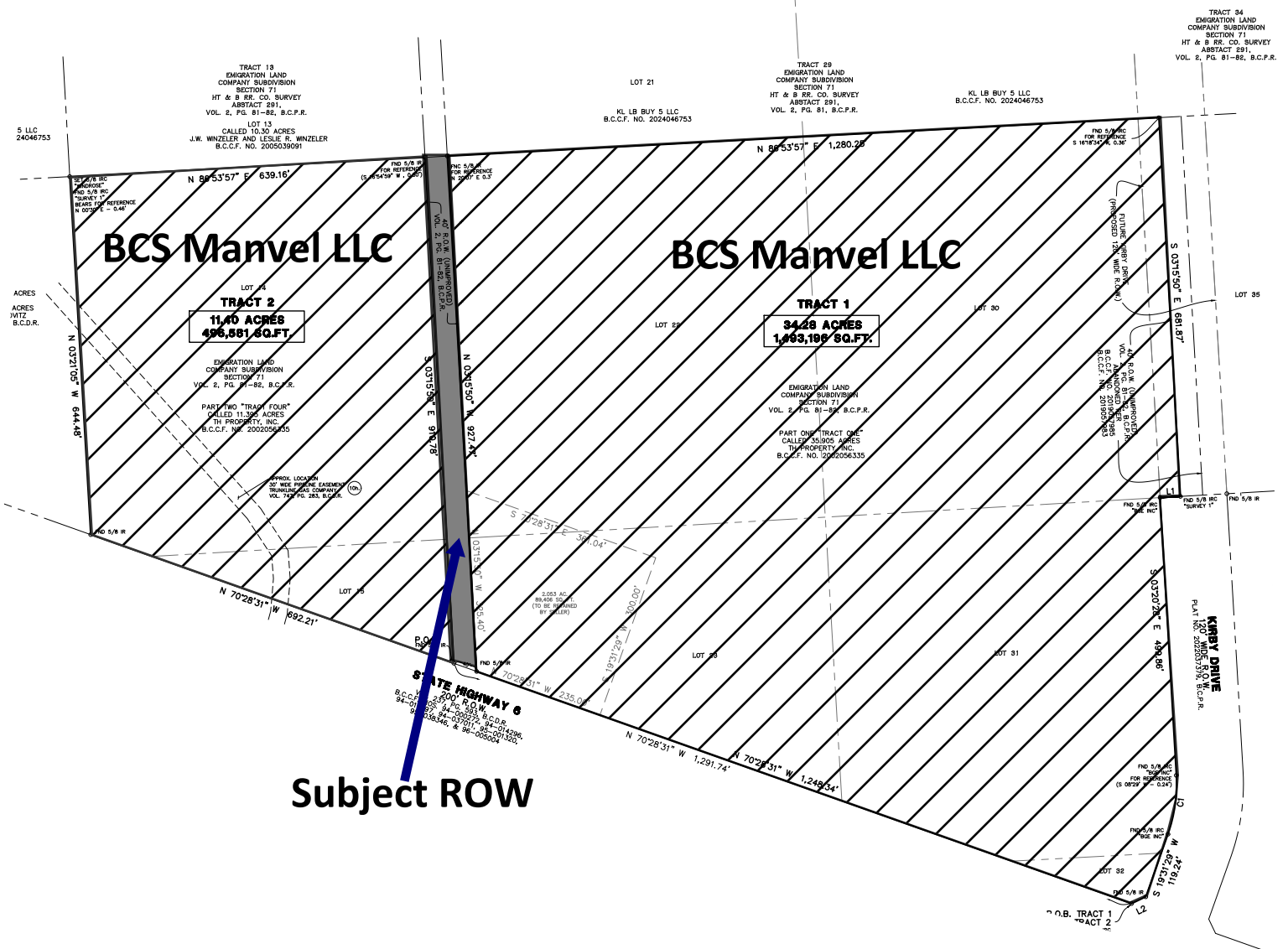


Exhibit "C"



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

SPECIAL WARRANTY DEED

Date: December 17 2025

Grantor: T HOANG PROPERTY INC., a Texas corporation
formerly known as TH Property, Inc.

Grantor's Mailing Address:

2505 Sunfire Lane
Pearland, Brazoria County, Texas 77584

Grantee: BCS CAPITAL GROUP LLC,
a Texas limited liability company

Grantee's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Consideration:

\$10.00 and other good and valuable consideration, the sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being a tract or parcel containing 2.053 acres of land in Brazoria County, Texas, being more particularly described on Exhibit A attached hereto, together with all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights of way; Grantor's interest in all leases, rents and security deposits, if any, and Grantor's interest in all licenses and permits related to the Property, if any.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Those set forth on Exhibit B attached hereto.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with

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

All taxes assessed against the Property for the year 2025 have been prorated between the parties, and Grantee hereby assumes and agrees to pay in full taxes all taxes assessed against the Property for subsequent years.

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

[Signatures to Follow on the Next Page]

This Special Warranty Deed is signed as of the date of the acknowledgements below, but shall be effective as of the date first set forth above.

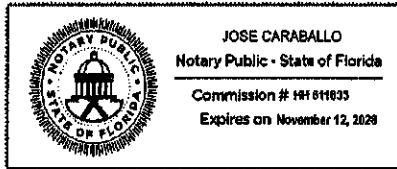
GRANTOR:

T HOANG PROPERTY INC.,
a Texas corporation
formerly known as TH Property, Inc.

By: Teresa Hoang
Name: Teresa Hoang
Title: Vice President

THE STATE OF ~~TEXAS~~ FL § Florida
§
COUNTY OF Miami-Dade §

This instrument was acknowledged before me, this 17th day of December, 2025, by Teresa Hoang, Vice-President of T HOANG PROPERTY INC., a Texas corporation company, on behalf of said corporation in the capacity stated.



[Signature]
Notary Public for the State of ~~Texas~~ FL Florida

Notarized remotely online using communication technology via Proof.

Produced Driver License as Identification.

AFTER RECORDING RETURN TO:

Select Title LLC
3424 FM 1092, Suite 200
Missouri City, Texas 77459

EXHIBIT A

Legal Description

A TRACT OR PARCEL CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND BEING OUT OF LOTS 22 AND 23, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND OUT OF A CALLED 35.905 ACRE TRACT, ALSO KNOWN AS PART ONE TRACT ONE, DESCRIBED IN DEED TO TH PROPERTY, INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 2.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND FOR THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 1,013.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 235.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST UNIMPROVED 40 FEET R.O.W., AS RECORDED UNDER VOL. 2, PG. 81-82, B.C.P.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 40 FEET R.O.W. LINE, A DISTANCE OF 325.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST, OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 361.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND.

EXHIBIT B**Permitted Exceptions**

1. A pipeline easement granted to Trunkline Gas Company, by instrument recorded in Volume 747, Page 283, of the Deed Records of Brazoria County, Texas, as affected by Assignment and assumption filed of record under Brazoria County Clerk's Fil Nos. 98 028304 and 98 028307.
2. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 382, Page 711 (87005301) Volume 382, Page 722 (87005306), Volume 409, Page 843 (87013858), Volume 409, Page 851 (87013860) Volume 409, Page 856 (87013861), Volume 415, Page 875 (87015741), Volume 415, Page 889 (87015745), Volume 432, Page 651 (87021228), Volume 477, Page 763 (87035917), Volume 559 Page 523 (88018747), Volume 617, Page 216 (88036885), Volume 652, Page 137 (890073391) Volume 652, Page 146 (89007340), Volume 652, Page 295 (89007392), Volume 652, Page 316 (89007397), Volume 933, Page 428 (91022626), Volume 933, Page 432 (91022627) Volume 933, Page 436 (91022628), Volume 933, Page 446 (91022632) and Volume 933, Page 454 (91022635) of the Official Records of Brazoria County, Texas.
3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 01-020975, 01-020976, 01-020977, 01-020978, 01-020985, 01-020986, 01-020993, 01-037844, 01-037845, 02-015491, and 2-017230 of the Official Records of Brazoria County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Clerk's Form T-7: Commitment for Title Insurance Page 6 Continuation of Schedule B GF No. SN2501255 File Nos. 2005009749, 2005034983, 2005034984, 2005034985, 2005042094, and 2006026491 of the Official Records of Brazoria County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 2008010066, 2008015240, 2008041366, 2008041367, 2008049197, 2009006791, and 2023003575, of the Official Public Records of Brazoria County, Texas.
6. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023013070.
7. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045178.
8. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File

No. 2023045209.

9. Terms, conditions, provisions, and stipulations contained in Manville City Ordinance No. 2019-O-02, filed for record under Brazoria County Clerk's File No. 2019031688.
10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 36, of the Deed Records of Brazoria County, Texas.
11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 366, of the Deed Records of Brazoria County, Texas.
12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 710, Page 1, of the Deed Records of Brazoria County, Texas.
13. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Brazoria County Clerk's File No. 02 056335.
14. Terms, conditions, provisions, and stipulations contained in Waiver of Surface Rights, filed for record under Brazoria County Clerk's File No. 02 064303.

FILED and RECORDED

Instrument Number: 2025060600

Filing and Recording Date: 12/17/2025 03:02:03 PM Pages: 7 Recording Fee: \$45.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-sierra

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

SPECIAL WARRANTY DEED

Date: December 17, 2025

Grantor: T HOANG PROPERTY INC., a Texas corporation,
formerly known as TH Property, Inc.

Grantor's Mailing Address:

2505 Sunfire Lane
Pearland, Brazoria County, Texas 77584

Grantee: BCS CAPITAL GROUP LLC,
a Texas limited liability company

Grantee's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Consideration:

\$10.00 cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being (i) a tract or parcel containing 34.28 acres of land in Brazoria County, Texas, SAVE AND EXCEPT that certain 2.053-acre tract ("Tract 1"), and (ii) and a tract or parcel containing 11.399 acres of land in Brazoria, County, Texas ("Tract 2"), Tract 1 and Tract 2 being more particularly described on Exhibit A attached hereto, together with all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights of way; Grantor's interest in all leases, rents and security deposits, if any, and Grantor's interest in all licenses and permits related to the Property, if any.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Those set forth on Exhibit B attached hereto.

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

All taxes assessed against the Property for the year 2025 have been prorated between the parties, and Grantee hereby assumes and agrees to pay in full taxes all taxes assessed against the Property for subsequent years.

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

[Signatures to Follow on the Next Page]

This Special Warranty Deed is signed as of the date of the acknowledgements below, but shall be effective as of the date first set forth above.

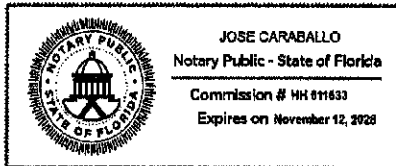
GRANTOR:

T HOANG PROPERTY INC.,
a Texas corporation, formerly known as TH Property, Inc.

By: Teresa Hoang
Name: Teresa Hoang
Title: Vice-President

THE STATE OF ~~TEXAS~~ FL § Florida
§
COUNTY OF Miami-Dade §

This instrument was acknowledged before me, this 17th day of December, 2025, by Teresa Hoang, Vice-President of T HOANG PROPERTY INC., a Texas corporation company, on behalf of said corporation in the capacity stated.



[Signature]
Notary Public for the State of ~~Texas~~ Florida

Notarized remotely online using communication technology via Proof.

Produced Driver License as Identification.

AFTER RECORDING RETURN TO:
Select Title LLC
3424 FM 1092, Suite 200
Missouri City, Texas 77459

EXHIBIT A**Legal Description****Tract 1:**

A TRACT OR PARCEL CONTAINING 34.28 ACRES OR 1,493,196 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, SAME BEING CALLED "PART ONE, TRACT ONE" OR 35.905 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC., RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) NO. 2022037379, AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, WITH SAID 34.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING, AT BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID STATE HIGHWAY NO. 6 (200' WIDE) AS RECORDED UNDER MAP OR PLAT NO. 2022037379, B.C.P.R. AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER MAP OR PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, ALONG THE SOUTH LINE OF SAID 35.905 ACRES AND NORTH LINE OF SAID HWY NO. 6, A DISTANCE OF 1,248.34 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF A 40 FEET R.O.W. (UNIMPROVED), AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81-82, B.P.C.R., AND THE SOUTHWEST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, ALONG THE EAST LINE OF SAID 40 FEET R.O.W. AND WEST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 927.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF SAID 40 FEET

R.O.W. AND THE SOUTHWEST CORNER OF CALLED LOT 21 BEING A PART OF CALLED 201.0164 ACRE TRACT OF LAND DESCRIBED IN DEED TO NEW RODEO 288, LTD., AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81, B.C.P.R. AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2006043836., AND THE NORTHWEST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, ALONG THE SOUTH LINE OF SAID 201.0164 ACRE TRACT AND NORTH LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 1,280.25 FEET TO A CORNER FOR THE SOUTHEAST CORNER OF CALLED LOT 29, BEING A PROTION OF SAID 201.0164 ACRE TRACT OF LAND AND ON THE WEST LINE OF CALLED 40 FEET R.O.W., AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81-82 B.C.P.R. AND B.C.C.F. NO. 2019057985, AND B.C.C.F. NO. 2019057983, AND SAME BEING THE NORTHEAST CORNER OF SAID 35.905 ACRE AND OF THE HERIEN DESCRIBED TRACT FROM A 5/8 INCH IRON ROD BEARS SOUTH 16 DEG. 18 MIN. 34 SEC. WEST FOR A DISTANCE OF 0.366 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST LINE OF SAID 40 FEET R.O.W. AND EAST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 681.87 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID 40 FEET R.O.W., AND MARKING THE MOST NORTHEASTERLY CORNER OF SAID KIRBY DRIVE AND THE MOST EASTERLY CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 39 MIN. 32 SEC. WEST, ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, A DISTANCE OF 36.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BGE INC." FOR THE NORTHWEST CORNER OF SAID KIRBY DRIVE AND THE EAST CORNER OF SAID 35.905 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 20 MIN. 28 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND THE EAST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 499.85 FEET, TO A POINT STARTING A NONTANGENT CURVE TO THE RIGHT FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 46 DEG. 58 MIN. 53 SEC. WEST FOR A DISTANCE OF 0.267 FEET;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.05 FEET, A CENTRAL ANGLE OF 22 DEG. 51 MIN. 57 SEC., AN ARC LENGTH OF 107.77 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEG. 05 MIN. 31 SEC. WEST, - 107.06 FEET TO A FOUND 5/8 INCH IRON ROD ON THE SAME SAID COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, A DISTANCE OF 119.23 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH END OF A CUT BACK CORNER OF THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND THE NORTH R.O.W. LINE OF SAID HWY 6, SAME BEING THE MOST SOUTHEASTERLY CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64 DEG. 31 MIN. 29 SEC. WEST, ALONG THE SAME SAID CUTBACK LINE OF THE INTERSECTION OF SAID HWY 6 AND SAID KIRBY DRIVE, A DISTANCE OF 28.29 FEET THE POINT OF BEGINNING AND CONTAINING 34.28 ACRES OR 1,493,196 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59121-BND, PREPARED BY WINDROSE.

[continued on the following page]

SAVE AND EXCEPT:

A TRACT OR PARCEL CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND BEING OUT OF LOTS 22 AND 23, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND OUT OF A CALLED 35.905 ACRE TRACT, ALSO KNOWN AS PART ONE TRACT ONE, DESCRIBED IN DEED TO TH PROPERTY, INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002058335, SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 2.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND FOR THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 1,013.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 235.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST UNIMPROVED 40 FEET R.O.W., AS RECORDED UNDER VOL. 2, PG. 81-82, B.C.P.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 40 FEET R.O.W. LINE, A DISTANCE OF 325.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST, OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 361.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND.

Tract 2:

A TRACT OR PARCEL CONTAINING 11.399 ACRES OR 496,581 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR.CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, SAME BEING CALLED "PART TWO OF TRACT FOUR" 11.395 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC., RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) NO. 2022037379, AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, WITH SAID 11.3999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING, AT BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200' WIDE) AS RECORDED UNDER PLAT NO. 2022037379, (B.C.P.R.) AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER PLAT NO. 2022037379, (B.C.P.R.), SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF CALLED 35.905 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC. AS RECORDED UNDER MAP OR PLAT NO. 2022037379 AND B.C.C.F. NO. 2002056335,;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID HWY 6 PASSING A FOUND 5/8 INCH IRON ROD FOR A DISTANCE OF 1248.34 FEET MARKING THE SOUTHEAST CORNER OF A 40 FEET R.O.W. (UNIMPROVED) RECORDED UNDER A MAP OR PLAT VOL.2, PG. 81-82, B.C.P.R., AND THE SOUTHWEST CORNER OF SAID 35.905 ACRE TRACT, TO A FOUND 5/8 INCH IRON ROD FOR A TOTAL DISTANCE OF 1291.68 FEET MARKING THE SOUTHWEST CORNER OF SAID 40 FEET R.O.W. AND THE SOUTHEAST CORNER OF SAID 11.395 ACRE TRACT SAME BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID HWY 6 AND THE SOUTH LINE OF SAID 11.395 ACRE TRACT, A DISTANCE OF 692.21 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF CALLED LOT 6 AND LOT 7, 8.28689 ACRES OF LAND DESCRIBED IN DEED TO JERRY A. ARGOVITZ, AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81, B.C.P.R. AND VOL. 1151, PG. 839 OF B.C.C.F., AND THE SOUTHWEST CORNER OF SAID 11.395 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 21 MIN. 05 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 7 AND SAID 11.395 ACRE TRACT, FOR A DISTANCE OF 644.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF CALLED LOT 5 BEING A PART OF CALLED 201.0164 ACRES OF LAND DESCRIBED IN DEED TO NEW RODEO 288, LTD., AS RECORDED UNDER MAP OR PLAT THEREOF VOL. 2, PG. 81, B.C.P.R. AND B.C.C.F. NO. 2005039031, AND VOL. 1181, PG. 884 OF B.C.C.F., AND THE SOUTHWEST CORNER OF CALLED LOT 13 OR CALLED 10.30 ACRES OF LAND DESCRIBED IN DEED TO J.W. WINZELLER AND LESLIE R. WINZELLER AS RECORDED UNDER MAP OR PLAT THEREOF VOL. 2, PG. 81-82, B.C.P.R. AND B.C.C.F. NO. 200539091 AND SAME BEING THE NORTHWEST CORNER OF SAID 11.395 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 13 AND 11.395 ACRE TRACT, A DISTANCE OF 639.16 FEET TO A CORNER ON THE WEST R.O.W. LINE OF SAID 40 FEET AND THE SOUTHEAST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF SAID 11.395 ACRE TRACT AND THE HEREIN DESCRIBED TRACT FROM WHICH FOUND 5/8 INCH IRON ROD BEARS SOUTH 16 DEG. 54 MIN. 59 SEC. WEST, FOR A DISTANCE OF .304 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID 40 FEET AND THE EAST LINE OF SAID 11.395 ACRE TRACT, A DISTANCE OF 910.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 11.3999 ACRES OR 496,581 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59121-BND, PREPARED BY WINDROSE.

EXHIBIT B**Permitted Exceptions**

1. A pipeline easement granted to Trunkline Gas Company, by instrument recorded in Volume 747, Page 283, of the Deed Records of Brazoria County, Texas, as affected by Assignment and assumption filed of record under Brazoria County Clerk's Fil Nos. 98 028304 and 98 028307.
2. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 382, Page 711 (87005301) Volume 382, Page 722 (87005306), Volume 409, Page 843 (87013858), Volume 409, Page 851 (87013860) Volume 409, Page 856 (87013861), Volume 415, Page 875 (87015741), Volume 415, Page 889 (87015745), Volume 432, Page 651 (87021228), Volume 477, Page 763 (87035917), Volume 559 Page 523 (88018747), Volume 617, Page 216 (88036885), Volume 652, Page 137 (890073391) Volume 652, Page 146 (89007340), Volume 652, Page 295 (89007392), Volume 652, Page 316 (89007397), Volume 933, Page 428 (91022626), Volume 933, Page 432 (91022627) Volume 933, Page 436 (91022628), Volume 933, Page 446 (91022632) and Volume 933, Page 454 (91022635) of the Official Records of Brazoria County, Texas.
3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 01-020975, 01-020976, 01-020977, 01-020978, 01-020985, 01-020986, 01-020993, 01-037844, 01-037845, 02-015491, and 2-017230 of the Official Records of Brazoria County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Clerk's Form T-7: Commitment for Title Insurance Page 6 Continuation of Schedule B GF No. SN2501255 File Nos. 2005009749, 2005034983, 2005034984, 2005034985, 2005042094, and 2006026491 of the Official Records of Brazoria County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria I. CountyvClerk's File Nos. 2008010066, 2008015240, 2008041366, 2008041367, 2008049197, 2009006791, and 2023003575, of the Official Public Records of Brazoria County, Texas.
6. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023013070.
7. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045178.
8. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File

No. 2023045209.

9. Terms, conditions, provisions, and stipulations contained in Manville City Ordinance No. 2019-O-02, filed for record under Brazoria County Clerk's File No. 2019031688.
10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 36, of the Deed Records of Brazoria County, Texas.
11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 366, of the Deed Records of Brazoria County, Texas.
12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 710, Page 1, of the Deed Records of Brazoria County, Texas.
13. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Brazoria County Clerk's File No. 02 056335.
14. Terms, conditions, provisions, and stipulations contained in Waiver of Surface Rights, filed for record under Brazoria County Clerk's File No. 02 064303.

FILED and RECORDED

Instrument Number: 2025060599

Filing and Recording Date: 12/17/2025 03:01:28 PM Pages: 11 Recording Fee: \$61.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-sierra

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

SPECIAL WARRANTY CONTRIBUTION DEED WITH ASSUMPTION

Effective Date: December 17, 2025

Grantor: BCS Capital Group LLC, a Texas limited liability company

Grantor's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Grantee: BCS Manvel LLC, a Texas limited liability company

Grantee's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Consideration:

As a contribution from Grantor to Grantee, and Grantee's assumption of and agreement to pay all obligations evidenced by a promissory note of even date, together with all interest, renewals, extensions and modifications thereof, according to the note's terms, the unpaid principal and earned interest in the original principal amount shown in the note, dated December 17, 2025, executed by BCS Capital Group LLC, and payable to the order of T Hoang Property Inc. The note is secured by a deed of trust dated December 17, 2025, from BCS Capital Group LLC to Bradley Elder, Trustee, recorded in the Official Public Records of Brazoria County, Texas under Clerk's File No. 2025060692. As further consideration, Grantee promises to keep and perform all of the covenants and obligations of the grantor named in that deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorneys' fees, expenses or claims attributable to a breach of default of any provision of this assumption by Grantee.

Property (including any improvements):

Being a tract or parcel containing 2.053 acres of land in Brazoria County, Texas, as more particularly described on Exhibit A attached hereto, together with all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title and interest in any

minerals, utilities, adjacent streets, alleys, strips, gores and rights of way; Grantor's interest in all leases, rents and security deposits, if any, and Grantor's interest in all licenses and permits related to the Property, if any.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Those set forth on Exhibit B attached hereto.

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

All taxes assessed against the Property for the year 2025 have been prorated between the parties, and Grantee hereby assumes and agrees to pay in full taxes all taxes assessed against the Property for subsequent years.

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

This Special Warranty Contribution Deed may be signed in multiple counterparts.

[Signatures to Follow on the Next Page]

This Special Warranty Contribution Deed is signed as of the date of the acknowledgements below, but shall be effective on the Effective Date provided above.

GRANTOR:

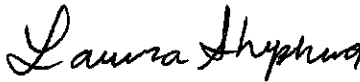
BCS CAPITAL GROUP LLC, a Texas limited liability company

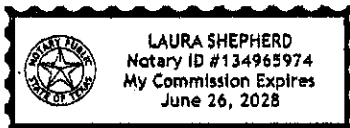
By: 
Robert Cannon, Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2025, by Robert Cannon, Manager of BCS Capital Group LLC, on behalf of said limited liability company and as an act of said company.

Commission expires:
06/26/2028


Notary Public, State of Texas



GRANTEE:

BCS Manvel LLC, a Texas limited liability company

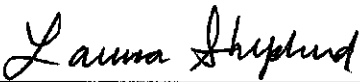
By: BCS Capital Management LLC, a Texas limited liability company, its manager

By: 
Robert Cannon, Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2025, by Robert Cannon, Manager of BCS Capital Management LLC, a Texas limited liability company, manager of BCS Manvel LLC, a Texas limited liability company, on behalf of said limited liability companies and as an act of said companies.

Commission expires:
06/16/2028


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Kelly Beaudry
Moody Law Group, PLLC
3003 West Alabama
Houston, Texas 77098

EXHIBIT A
The Property

A TRACT OR PARCEL CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND BEING OUT OF LOTS 22 AND 23, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND OUT OF A CALLED 35.905 ACRE TRACT, ALSO KNOWN AS PART ONE TRACT ONE, DESCRIBED IN DEED TO TH PROPERTY, INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 2.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BCE" FOUND FOR THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 1,013.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 235.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST UNIMPROVED 40 FEET R.O.W., AS RECORDED UNDER VOL. 2, PG. 81-82, B.C.P.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 40 FEET R.O.W. LINE, A DISTANCE OF 325.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST, OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 361.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND.

EXHIBIT B
Permitted Exceptions

1. A pipeline easement granted to Trunkline Gas Company, by instrument recorded in Volume 747, Page 283, of the Deed Records of Brazoria County, Texas, as affected by Assignment and assumption filed of record under Brazoria County Clerk's Fil Nos. 98 028304 and 98 028307.
2. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 382, Page 711 (87005301) Volume 382, Page 722 (87005306), Volume 409, Page 843 (87013858), Volume 409, Page 851 (87013860) Volume 409, Page 856 (87013861), Volume 415, Page 875 (87015741), Volume 415, Page 889 (87015745), Volume 432, Page 651 (87021228), Volume 477, Page 763 (87035917), Volume 559 Page 523 (88018747), Volume 617, Page 216 (88036885), Volume 652, Page 137 (890073391) Volume 652, Page 146 (89007340), Volume 652, Page 295 (89007392), Volume 652, Page 316 (89007397), Volume 933, Page 428 (91022626), Volume 933, Page 432 (91022627) Volume 933, Page 436 (91022628), Volume 933, Page 446 (91022632) and Volume 933, Page 454 (91022635) of the Official Records of Brazoria County, Texas.
3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 01-020975, 01-020976, 01-020977, 01-020978, 01-020985, 01-020986, 01-020993, 01-037844, 01-037845, 02-015491, and 2-017230 of the Official Records of Brazoria County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Clerk's Form T-7: Commitment for Title Insurance Page 6 Continuation of Schedule B GF No. SN2501255 File Nos. 2005009749, 2005034983, 2005034984, 2005034985, 2005042094, and 2006026491 of the Official Records of Brazoria County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria l. CountyvClerk's File Nos. 2008010066, 2008015240, 2008041366, 2008041367, 2008049197, 2009006791, and 2023003575, of the Official Public Records of Brazoria County, Texas.
6. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023013070.
7. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045178.
8. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File

No. 2023045209.

9. Terms, conditions, provisions, and stipulations contained in Manville City Ordinance No. 2019-O-02, filed for record under Brazoria County Clerk's File No. 2019031688.
10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 36, of the Deed Records of Brazoria County, Texas.
11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 366, of the Deed Records of Brazoria County, Texas.
12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 710, Page 1, of the Deed Records of Brazoria County, Texas.
13. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Brazoria County Clerk's File No. 02 056335.
14. Terms, conditions, provisions, and stipulations contained in Waiver of Surface Rights, filed for record under Brazoria County Clerk's File No. 02 064303.

FILED and RECORDED

Instrument Number: 2025060749

Filing and Recording Date: 12/18/2025 11:24:12 AM Pages: 8 Recording Fee: \$49.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-kali

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

SPECIAL WARRANTY CONTRIBUTION DEED WITH ASSUMPTION

Effective Date: December 17, 2025

Grantor: BCS Capital Group LLC, a Texas limited liability company

Grantor's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Grantee: BCS Manvel LLC, a Texas limited liability company

Grantee's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Consideration:

As a contribution from Grantor to Grantee, and Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest in the original principal amount shown in the note, dated December 17, 2025, executed by BCS Capital Group LLC, and payable to the order of Daniel Wade Clark. The note is secured by a deed of trust dated December 17, 2025, from BCS Capital Group LLC to Howard Cordray, Trustee, recorded in the Official Public Records of Brazoria County, Texas under Clerk's File No. 2025060693. As further consideration, Grantee promises to keep and perform all of the covenants and obligations of the grantor named in that deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorneys' fees, expenses or claims attributable to a breach of default of any provision of this assumption by Grantee.

Property (including any improvements):

Being (i) a tract or parcel containing 34.28 acres of land in Brazoria County, Texas, SAVE AND EXCEPT that certain 2.053-acre tract ("Tract 1"), (ii) a tract or parcel containing 11.399 acres of land in Brazoria, County, Texas ("Tract 2"), and (iii) a tract or parcel containing 1.649 acres of land in Brazoria County, Texas ("Tract 3"), Tract 1, Tract 2 and Tract 3 being more particularly described on Exhibit A attached hereto, together with all

rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights of way; Grantor's interest in all leases, rents and security deposits, if any, and Grantor's interest in all licenses and permits related to the Property, if any.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Those set forth on Exhibit B attached hereto.

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

All taxes assessed against the Property for the year 2025 have been prorated between the parties, and Grantee hereby assumes and agrees to pay in full taxes all taxes assessed against the Property for subsequent years.

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

This Special Warranty Contribution Deed may be signed in multiple counterparts.

[Signatures to Follow on the Next Page]

This Special Warranty Contribution Deed is signed as of the date of the acknowledgements below, but shall be effective on the Effective Date provided above.

GRANTOR:

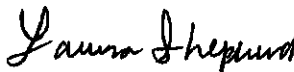
BCS CAPITAL GROUP LLC, a Texas limited liability company

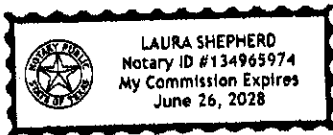
By: 
Robert Cannon, Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2025, by Robert Cannon, Manager of BCS Capital Group LLC, on behalf of said limited liability company and as an act of said company.

Commission expires:
06/26/2028


Notary Public, State of Texas



GRANTEE:

BCS Manvel LLC, a Texas limited liability company

By: BCS Capital Management LLC, a Texas limited liability company, its manager

By: 
Robert Cannon, Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2025, by Robert Cannon, Manager of BCS Capital Management LLC, a Texas limited liability company, manager of BCS Manvel LLC, a Texas limited liability company, on behalf of said limited liability companies and as an act of said companies.

Commission expires:
06/26/2028


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Kelly Beaudry
Moody Law Group, PLLC
3003 West Alabama
Houston, Texas 77098

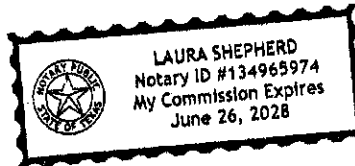


EXHIBIT A
The Property

Tract 1:

A TRACT OR PARCEL CONTAINING 34.28 ACRES OR 1,493,196 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, SAME BEING CALLED "PART ONE, TRACT ONE" OR 35.905 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC., RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) NO. 2022037379, AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, WITH SAID 34.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING, AT BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID STATE HIGHWAY NO. 6 (200' WIDE) AS RECORDED UNDER MAP OR PLAT NO. 2022037379, B.C.P.R. AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER MAP OR PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, ALONG THE SOUTH LINE OF SAID 35.905 ACRES AND NORTH LINE OF SAID HWY NO. 6, A DISTANCE OF 1,248.34 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF A 40 FEET R.O.W. (UNIMPROVED), AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81-82, B.P.C.R., AND THE SOUTHWEST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, ALONG THE EAST LINE OF SAID 40 FEET R.O.W. AND WEST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 927.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF SAID 40 FEET R.O.W. AND THE SOUTHWEST CORNER OF CALLED LOT 21 BEING A PART OF CALLED 201.0164 ACRE TRACT OF LAND DESCRIBED IN DEED TO NEW RODEO 288, LTD., AS RECORED UNDER MAP OR PLAT VOL. 2, PG. 81. B.C.P.R. AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2006043836., AND THE NORTHWEST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, ALONG THE SOUTH LINE OF SAID 201.0164 ACRE TRACT AND NORTH LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 1,280.25 FEET TO A CORNER FOR THE SOUTHEAST CORNER OF CALLED LOT 29, BEING A PROTION OF SAID 201.0164 ACRE TRACT OF LAND AND ON THE WEST LINE OF CALLED 40 FEET R.O.W., AS RECORDED UNDER

MAP OR PLAT VOL. 2, PG. 81-82 B.C.P.R. AND B.C.C.F. NO. 2019057985, AND B.C.C.F. NO. 2019057983, AND SAME BEING THE NORTHEAST CORNER OF SAID 35.905 ACRE AND OF THE HEREIN DESCRIBED TRACT FROM A 5/8 INCH IRON ROD BEARS SOUTH 16 DEG. 18 MIN. 34 SEC. WEST FOR A DISTANCE OF 0.366 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST LINE OF SAID 40 FEET R.O.W. AND EAST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 681.87 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID 40 FEET R.O.W., AND MARKING THE MOST NORTHEASTERLEY CORNER OF SAID KIRBY DRIVE AND THE MOST EASTERLY CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 39 MIN. 32 SEC. WEST, ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, A DISTANCE OF 36.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BGE INC." FOR THE NORTHWEST CORNER OF SAID KIRBY DRIVE AND THE EAST CORNER OF SAID 35.905 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 20 MIN. 28 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND THE EAST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 499.85 FEET, TO A POINT STARTING A NONTANGENT CURVE TO THE RIGHT FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 46 DEG. 58 MIN. 53 SEC. WEST FOR A DISTANCE OF 0.267 FEET;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.05 FEET, A CENTRAL ANGLE OF 22 DEG. 51 MIN. 57 SEC., AN ARC LENGTH OF 107.77 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEG. 05 MIN. 31 SEC. WEST, - 107.06 FEET TO A FOUND 5/8 INCH IRON ROD ON THE SAME SAID COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, A DISTANCE OF 119.23 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH END OF A CUT BACK CORNER OF THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND THE NORTH R.O.W. LINE OF SAID HWY 6, SAME BEING THE MOST SOUTHEASTERLY CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64 DEG. 31 MIN. 29 SEC. WEST, ALONG THE SAME SAID CUTBACK LINE OF THE INTERSECTION OF SAID HWY 6 AND SAID KIRBY DRIVE, A DISTANCE OF 28.29 FEET THE **POINT OF BEGINNING** AND CONTAINING 34.28 ACRES OR 1,493,196 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59121-BND, PREPARED BY WINDROSE.

SAVE AND EXCEPT:

A TRACT OR PARCEL CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND BEING OUT OF LOTS 22 AND 23, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND OUT OF A CALLED 35.905 ACRE TRACT, ALSO KNOWN AS PART ONE TRACT ONE, DESCRIBED IN DEED TO TH PROPERTY, INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 2.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND FOR THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 1,013.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 235.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST UNIMPROVED 40 FEET R.O.W., AS RECORDED UNDER VOL. 2, PG. 81-82, B.C.P.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 40 FEET R.O.W. LINE, A DISTANCE OF 325.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST, OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 361.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND.

Tract 2:

A TRACT OR PARCEL CONTAINING 11.399 ACRES OR 496.581 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR.CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, SAME BEING CALLED "PART TWO OF TRACT FOUR" 11.395 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC., RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) NO. 2022037379, AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, WITH SAID 11.3999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING, AT BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200' WIDE) AS RECORDED UNDER PLAT NO. 2022037379,(B.C.P.R.) AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER PLAT NO. 2022037379, (B.C.P.R.), SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF CALLED 35.905 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC. AS RECORDED UNDER MAP OR PLAT NO. 2022037379 AND B.C.C.F. NO. 2002056335,;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID HWY 6 PASSING A FOUND 5/8 INCH IRON ROD FOR A DISTANCE OF 1248.34 FEET MARKING THE SOUTHEAST CORNER OF A 40 FEET R.O.W. (UNIMPROVED) RECORDED UNDER A MAP OR PLAT VOL.2, PG. 81-82, B.C.P.R., AND THE SOUTHWEST CORNER OF SAID 35.905 ACRE TRACT, TO A FOUND 5/8 INCH IRON ROD FOR A TOTAL DISTANCE OF 1291.68 FEET MARKING THE SOUTHWEST CORNER OF SAID 40 FEET R.O.W. AND THE SOUTHEAST CORNER OF SAID 11.395 ACRE TRACT SAME BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTIUNG ALONG THE NORTH R.O.W. LINE OF SAID HWY 6 AND THE SOUTH LINE OF SAID 11.395 ACRE TRACT, A DISTANCE OF 692.21 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF CALLED LOT 6 AND LOT 7, 8.28689 ACRES OF LAND DESCRIBED IN DEED TO JERRY A. ARGOVITZ, AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81, B.C.P.R. AND VOL. 1151, PG. 839 OF B.C.C.F., AND THE SOUTHWEST CORNER OF SAID 11.395 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 21 MIN. 05 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 7 AND SAID 11.395 ACRE TRACT, FOR A DISTANCE OF 644.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF CALLED LOT 5 BEING A PART OF CALLED 201.0164 ACRES OF LAND DESCRIBED IN DEED TO NEW RODEO 288, LTD., AS RECORDED UNDER MAP OR PLAT THEREOF VOL. 2, PG. 81, B.C.P.R. AND B.C.C.F. NO.

2005039031, AND VOL. 1181, PG. 884 OF B.C.C.F., AND THE SOUTHWEST CORNER OF CALLED LOT 13 OR CALLED 10.30 ACRES OF LAND DESCRIBED IN DEED TO J.W. WINZELLER AND LESLIE R. WINZELLER AS RECORDED UNDER MAP OR PLAT THEREOF VOL. 2, PG. 81-82, B.C.P.R. AND B.C.C.F. NO. 200539091 AND SAME BEING THE NORTHWEST CORNER OF SAID 11.395 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 13 AND 11.395 ACRE TRACT, A DISTANCE OF 639.16 FEET TO A CORNER ON THE WEST R.O.W. LINE OF SAID 40 FEET AND THE SOUTHEAST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF SAID 11.395 ACRE TRACT AND THE HEREIN DESCRIBED TRACT FROM WHICH FOUND 5/8 INCH IRON ROD BEARS SOUTH 16 DEG. 54 MIN. 59 SEC. WEST, FOR A DISTANCE OF .304 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID 40 FEET AND THE EAST LINE OF SAID 11.395 ACRE TRACT, A DISTANCE OF 910.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 11.3999 ACRES OR 496,581 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59121-BND, PREPARED BY WINDROSE.

Tract 3:

BEING A TRACT OR PARCEL CONTAINING 1.649 ACRES OR 71,831 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, BEING PART OF AND OUT OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2, PAGES 81-82 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING ALL OF A CALLED 1.6366 ACRE TRACT OF LAND DESCRIBED IN DEED TO CATHERINE KECK WAGGONER AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2020042539, WITH SAID 1.649 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND IN THE WEST LINE OF RESTRICTED RESERVE "A", BLOCK 1 OF MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2023010263, B.C.P.R., SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF UNRESTRICTED RESERVE "B", BLOCK 1 OF MANVEL TOWN CENTER SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2022042761, B.C.P.R., AND SAME BEING THE SOUTHEAST CORNER OF LOT 40 OF SAID EMIGRATION LAND COMPANY SUBDIVISION AND THE SOUTHEAST CORNER OF A CALLED 52.788 ACRE TRACT OF LAND (TRACT 3) DESCRIBED TO KL LB BUY 5 LLC AS RECORDED UNDER B.C.C.F. NO. 2024046753, FROM WHICH AN IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A", SAME BEING AN INTERIOR CORNER OF SAID UNRESTRICTED RESERVE "B" BEARS FOR REFERENCE, SOUTH 03 DEG. 20 MIN. 28 SEC. EAST - 64.88 FEET;

THENCE, NORTH 03 DEG. 26 MIN. 07 SEC. WEST, ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "A", SAME BEING THE EAST LINE OF SAID LOT 40, A DISTANCE OF 676.26 FEET TO THE SOUTHEAST CORNER OF LOT 39 OF SAID EMIGRATION LAND COMPANY SUBDIVISION;

THENCE, SOUTH 86 DEG. 53 MIN. 57 SEC. WEST, ALONG THE COMMON LINE OF SAID LOTS 39 AND 40, AND WITH THE COMMON LINE OF LOTS 34 AND 35 OF SAID EMIGRATION LAND COMPANY SUBDIVISION, A DISTANCE OF 1,361.44 FEET TO THE COMMON EAST CORNER OF LOTS 29 AND 30 OF SAID EMIGRATION LAND COMPANY SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF SAID 1.6366 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**, FROM WHICH AN IRON ROD WITH PLASTIC CAP FOUND BEARS FOR REFERENCE, SOUTH 16 DEG. 19 MIN. WEST - 0.37 FEET, AND ALSO FROM WHICH AN IRON ROD WITH PLASTIC CAP STAMPED "SURVEY1" FOUND ON THE NORTH LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., BEARS FOR REFERENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST - 681.87 FEET;

THENCE, SOUTH 86 DEG. 53 MIN. 57 SEC. WEST, CONTINUING ALONG THE COMMON LINE OF SAID LOTS 29 AND 30 AND WITH THE SOUTH LINE OF SAID 1.6366 ACRE TRACT, A DISTANCE OF 269.03 FEET TO THE SOUTHWEST CORNER OF SAID 1.6366 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 57.427 ACRE TRACT OF LAND (KNOWN AS TRACT 2) DESCRIBED TO KL LB BUY 5 LLC AS RECORDED UNDER B.C.C.F. NO. 2024046753 BEARS FOR REFERENCE, SOUTH 86 DEG. 53 MIN. 57 SEC. WEST - 1,011.22 FEET;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, OVER AND ACROSS SAID LOT 29 AND WITH THE WEST LINE OF SAID 1.6366 ACRE TRACT, A DISTANCE OF 267.00 FEET TO THE NORTHWEST CORNER OF SAID 1.6366 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 72 DEG. 38 MIN. 17 SEC. WEST - 1,083.86 FEET;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, CONTINUING OVER AND ACROSS SAID LOT 39 AND WITH THE NORTH LINE OF SAID 1.6366 ACRE TRACT, A DISTANCE OF 269.03 FEET A POINT IN THE WEST LINE OF A CALLED 40' WIDE R.O.W. (UNIMPROVED) AS RECORDED UNDER VOLUME 2, PAGES. 81-82, B.C.P.R., SAID POINT BEING THE NORTHEAST CORNER OF SAID 1.6366 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, WITH THE COMMON LINE OF SAID 40' R.O.W. AND SAID 1.6366 ACRE TRACT, A DISTANCE OF 267.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.649 ACRES OR 71,831 SQUARE FEET OF LAND, MORE OR LESS, AS SHOWN ON JOB NO. 59121-1.6AC, PREPARED BY WINDROSE, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).

Exhibit B

Permitted Exceptions

1. A pipeline easement granted to Trunkline Gas Company, by instrument recorded in Volume 747, Page 283, of the Deed Records of Brazoria County, Texas, as affected by Assignment and assumption filed of record under Brazoria County Clerk's Fil Nos. 98 028304 and 98 028307. (As to Tract 1 and Tract 2 only)
2. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 382, Page 711 (87005301) Volume 382, Page 722 (87005306), Volume 409, Page 843 (87013858), Volume 409, Page 851 (87013860) Volume 409, Page 856 (87013861), Volume 415, Page 875 (87015741), Volume 415, Page 889 (87015745), — Volume 432, Page 651 (87021228), Volume 477, Page 763 (87035917), Volume 559 Page 523 (88018747), Volume 617, Page 216 (88036885), Volume 652, Page 137 (890073391) Volume 652, Page 146 (89007340), Volume 652, Page 295 (89007392), Volume 652, Page 316 (89007397), Volume 933, Page 428 (91022626), Volume 933, Page 432 (91022627) Volume 933, Page 436 (91022628), Volume 933, Page 446 (91022632) and Volume 933, Page 454 (91022635) of the Official Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)
3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 01-020975, 01-020976, 01-020977, 01-020978, 01-020985, 01-020986, 01-020993, 01-037844, 01-037845, 02-015491, and 2-017230 of the Official Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Clerk's Form T-7: Commitment for Title Insurance Page 6 Continuation of Schedule B GF No. SN2501255 File Nos. 2005009749, 2005034983, 2005034984, 2005034985, 2005042094, and 2006026491 of the Official Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria l. CountyvClerk's File Nos. 2008010066, 2008015240, 2008041366, 2008041367, 2008049197, 2009006791, and 2023003575, of the Official Public Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)
6. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023013070. (As to Tract 1 and Tract 2 only)
7. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045178. (As to Tract 1 and Tract 2 only)
8. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by

Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045209. (As to Tract 1 and Tract 2 only)

9. Terms, conditions, provisions, and stipulations contained in Manville City Ordinance No. 2019-O-02, filed for record under Brazoria County Clerk's File No. 2019031688. (As to Tract 1 and Tract 2 only)
10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 36, of the Deed Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)
11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 366, of the Deed Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)
12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 710, Page 1, of the Deed Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)
13. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Brazoria County Clerk's File No. 02 056335. (As to Tract 1 and Tract 2 only)
14. Terms, conditions, provisions, and stipulations contained in Waiver of Surface Rights, filed for record under Brazoria County Clerk's File No. 02 064303. (As to Tract 1 and Tract 2 only)
15. Terms, conditions, provisions, and stipulations contained in Oil, Gas, and Mineral Lease, recorded in Volume 381, Page 972, of the Deed Records of Brazoria County, Texas. (As to Tract 3 only)
16. Terms, conditions, provisions, and stipulations contained in Oil, Gas, and Mineral Lease Agreement, recorded in/under Document No. 2005073053, of the Official Public Records of Brazoria County, Texas. (As to Tract 3 only)

FILED and RECORDED

Instrument Number: 2025060752

Filing and Recording Date: 12/18/2025 11:27:03 AM Pages: 14 Recording Fee: \$73.00

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



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

Joyce Hudman, County Clerk
Brazoria County, Texas

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

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

cclerk-jessica



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 6/1/26

TOPIC: Requesting Acceptance of Public Infrastructure Improvements

Project Name: Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances
to serve Valencia Section 11

This is a request for: ☒ **Initial Acceptance** (Start 2-year maintenance period)
☐ **Final Acceptance** (Bond Release)

MUD District: Brazoria County Utility District No. 83

BACKGROUND:

- ☒ City Staff has approved the final walk through on this project for the civil site work.
- ☒ The applicant has submitted the Two-Year Maintenance Bond
- ☒ The As-Built Construction Plans have been submitted
- ☐ This is a Final Acceptance and release of associated Maintenance Bond.

STAFF RECOMMENDATION:

Staff recommends approval of this request:

☒ YES ☐ NO

Notes (if applicable):

ATTACHMENTS: Request Form and Project Details

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Percy Ben
Associate Engineer

PUBLIC WORKS DIRECTOR APPROVAL ☒

FINANCE DIRECTOR APPROVAL ☒

CITY MANAGER APPROVAL ☒

**DEVELOPMENT SERVICES**

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

INFRASTRUCTURE ACCEPTANCE REQUEST FORM**INSTRUCTIONS**

- This request form, along with any required documents must be sent to permits@cityofmanvel.com no later than **8 business days** before the proposed date of infrastructure acceptance by City Council (meeting date).
- Inspection (final walk) of the infrastructure proposed to be accepted must be completed and approved prior to submitting this form.
- For Initial Acceptance, this form must be submitted **on the same day or after** the paper copy of the Maintenance Bond has been delivered to Permits Department at City Hall Annex, 20025 Highway 6, Manvel, TX. 77578.
- Include a **copy of this form as cover sheet** when submitting paper copy of the maintenance bond.
- For Final Acceptance, provide accurate plat name below to avoid delay in plat recordation.

PROJECT DETAILS: This is a request for ☒ **Initial Acceptance** ☐ **Final Acceptance** (Bond Release)

Project Name: Valencia Section 11

Project Type: ☒ WS&D, ☒ Paving, ☐ Other | Total Project Cost: \$879,705.50

MUD (if applicable): BCMUD No. 83

MyGov Permit No.: 24-001301 Inspection (Final Walk) Approval Date: May 4, 2026

Proposed Acceptance Date (Council Meeting Date): June 1, 2026

Approved Plat Name: Final Plat of Valencia Section 11

REQUESTER CONTACT INFORMATION

Name & Company Name: Alicia Garcia, LJA Engineering

Email: aligarcia@lja.com Phone No. 281-822-7105

INFRASTRUCTURE ACCEPTANCE CHECKLIST: *(Please check applicable items in the following checklist)*

Required Documents	Check
➤ <u>Inspection (final walk) is complete and approved with no outstanding punch list items</u>	☒
➤ <u>Initial Acceptance required documents have been submitted or are provided with this form</u>	☒
• Physical copy of Two-year maintenance bond (100% of the total cost)	☒
• PDF Copy of Two-year maintenance bond (100% of the total cost)	☒
• Updated Original Tax Certificate (showing no delinquent taxes)	☒
• As-built Plans (PDF)	☒
➤ <u>Final Acceptance to release maintenance Bond. No Document Required.</u>	☐

Notes (if any): _____

Requester Signature: Alicia Garcia Date: May 20, 2026



INFRASTRUCTURE ACCEPTANCE PROJECT DETAILS

PROJECT DETAILS (To be filled in by requestor)

Project Name: Valencia Section 11

Project Cost: \$879,705.50

Project Type: WS&D, Paving, Other

WS&D Total Quantity (ft & in)

Water Line Size: 6", 8"	Water Line Length: 693', 777'
Sanitary Line Size: 8"	Sanitary Line Length: 482'
Storm Line Size: 24", 30", 36"	Storm Line Length: 540', 442', 123

Other Quantities:

Street Total Quantity (ft & in) by Street name (if applicable)

Street Name	Length	Width	Thickness
Annaglo Lane	630.39'	28' B-B	6"
Honeycrisp Garden Street	555.04'	28' B-B	6"

Sidewalk Total Quantity (ft & in) by Street name (if applicable)

Street Name	Length	Width	Thickness

Prepared by: Alicia Garcia

Company Name: LJA Engineering, Inc.

Email: aligarcia@lja.com Ph: 281-822-7105



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 6/1/26

TOPIC: Requesting Acceptance of Public Infrastructure Improvements

Project Name: Construction of Proposed Lift Station No. 2

This is a request for: ☐ **Initial Acceptance** (Start 2-year maintenance period)
☒ **Final Acceptance** (Bond Release)

MUD District: Brazoria County Utility District No. 57

BACKGROUND:

- ☐ City Staff has approved the final walk through on this project for the civil site work.
- ☐ The applicant has submitted the Two-Year Maintenance Bond
- ☐ The As-Built Construction Plans have been submitted
- ☒ This is a Final Acceptance and release of associated Maintenance Bond.

STAFF RECOMMENDATION:

Staff recommends approval of this request:

☒ YES ☐ NO

Notes (if applicable):

ATTACHMENTS: Request Form and Project Details

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Percy Ben
Associate Engineer

PUBLIC WORKS DIRECTOR APPROVAL ☒

FINANCE DIRECTOR APPROVAL ☒

CITY MANAGER APPROVAL ☒

**DEVELOPMENT SERVICES**

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-668-5061

INFRASTRUCTURE ACCEPTANCE REQUEST FORM**INSTRUCTIONS**

- This request form, along with any required documents must be sent to permits@cityofmanvel.com no later than **8 business days** before the proposed date of infrastructure acceptance by City Council (meeting date).
- Inspection (final walk) of the infrastructure proposed to be accepted must be completed and approved prior to submitting this form.
- For Initial Acceptance, this form must be submitted **on the same day or after** the paper copy of the Maintenance Bond has been delivered to Permits Department at City Hall Annex, 20025 Highway 6, Manvel, TX. 77578.
- Include a **copy of this form as cover sheet** when submitting paper copy of the maintenance bond.
- For Final Acceptance, provide accurate plat name below to avoid delay in plat recordation.

PROJECT DETAILS: This is a request for ☐ Initial Acceptance ☒ Final Acceptance (Bond Release)

Project Name: Brazoria County Municipal Utility District No. 57

Project Type: ☐ WS&D, ☐ Paving, ☒ Other | Total Project Cost: \$951,602.14

MUD (if applicable): BCMUD57

MyGov Permit No.: 25-000811 Inspection (Final Walk) Approval Date: 4/28/2026

Proposed Acceptance Date (Council Meeting Date): 5/18/2026

Approved Plat Name: BCMUD57 Lift Station No. 2

REQUESTER CONTACT INFORMATION

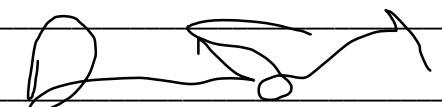
Name & Company Name: David Stredick, EHRA Engineering

Email: dstredick@ehra.team Phone No. 713-904-5712

INFRASTRUCTURE ACCEPTANCE CHECKLIST: (Please check applicable items in the following checklist)

Required Documents	Check
➤ Inspection (final walk) is complete and approved with no outstanding punch list items	☒
➤ Initial Acceptance required documents have been submitted or are provided with this form	☒
• Physical copy of Two-year maintenance bond (100% of the total cost)	☒
• PDF Copy of Two-year maintenance bond (100% of the total cost)	☒
• Updated Original Tax Certificate (showing no delinquent taxes)	☒
• As-built Plans (PDF)	☒
➤ Final Acceptance to release maintenance Bond. No Document Required.	☒

Notes (if any):

Requester Signature:  Date: 4/28/2026



INFRASTRUCTURE ACCEPTANCE PROJECT DETAILS

PROJECT DETAILS (To be filled in by requestor)

Project Name: BCMUD57 Lift Station No. 2

Project Cost: \$951,602.14

Project Type: WS&D, Paving, Other Lift Station No. 2

WS&D Total Quantity (ft & in)

Water Line Size: 3/4	Water Line Length: 45LF
Sanitary Line Size: 8"	Sanitary Line Length: 59LF
Storm Line Size: 12"	Storm Line Length: 20LF

Other Quantities: FM- (4")-58LF

Street Total Quantity (ft & in) by Street name (if applicable)

Street Name	Length	Width	Thickness

Sidewalk Total Quantity (ft & in) by Street name (if applicable)

Street Name	Length	Width	Thickness

Prepared by: David Stredick

Company Name: EHRA Engineering

Email: dstredick@ehra.team Ph: 713-904-5712

City of Manvel

Water and Wastewater Impact Fees Report

Agreed-Upon Procedures

October 1, 2021 to September 30, 2024

City of Manvel

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October 1, 2021 to September 30, 2024

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Independent Accountants' Report

To the Honorable Mayor, City Council, and Advisory Committee
Daniel Johnson, City Manager of
City of Manvel

We have performed the procedures enumerated below for this agreed-upon procedures engagement to assist management of the City of Manvel, Texas (the City), with the requirement set forth in Section 395.059 of the Texas Local Government Code (the Code) which requires that "before a political subdivision may increase an existing impact fee or adopt a new impact fee for a service area where an impact fee had previously been adopted, the political subdivision must conduct an independent financial audit in accordance with this section". As such, we have performed the procedures identified below, solely to assist users in evaluation of the City's compliance with the Code for the period from October 1, 2021 to September 30, 2024. The City is responsible for compliance with all legislative requirements defined by the Code.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the engagement which is determining compliance with Section 395.059 of the Code. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

- Procedure #1: We obtained from the City a detailed listing of impact fee funds collected by category, service area, and year. We compared this listing to the general ledger detail, the annual audited financial statements, the summary of collections provided by the City (Attachment 1), and a detailed listing of building permits issued. We selected a sample of 5 of these transactions (total population of 32), by selecting every 5th permit issued since the beginning of the period of testing until the sample size was met, and performed the following: 1) Agreed the category and service area assigned to supporting documentation. 2) Agreed the amounts charged to the impact fee schedule passed by City ordinance. 3) Traced the amounts charged to the bank statements.
 - Finding Number One: Three out of the five permits selected were charged a rate that did not match the rates approved by ordinance 2021-O-25. The City was basing the rate charged off a preliminary impact fee schedule that differed slightly from the final rate schedule that was approved by City ordinance. This was discovered during 2024 and the City subsequently passed resolution 2024-R-14 to correct this error. The total difference for the three permits mentioned above was a \$20 undercharge.
- Procedure #2: We obtained from the City a summary of interest income earned on impact fee funds by year, by type (Attachment 2). We agreed this summary to the general ledger detail, annual audited financial statements, and selected a sample of the transactions to trace to the bank statements and/or allocation support. We agreed the amount of interest accumulated related to refunds in Attachment 2 to supporting documentation and recalculated the amount disbursed compared to Section 395.025(d). Note that the procedures above related to selecting a sample and refunds were not applicable as the City has not been allocating interest income earned to the impact fee funds.

- Finding Number Two: Per Section 395.024(a) and (b) of the Code: The order, ordinance or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted. Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter. In addition, per Section 395.025(d) of the Code: Any refund shall bear interest calculated from the date of the collection to the date of the refund at the statutory rate as set forth in Section 302.002. The City has not been allocating interest income to the impact fee funds and no interest was factored into the refunds.
- Procedure #3: We obtained from the City a listing of projects by category/service area, identifying if each has been completed or not (Attachment 3). We compared the list to the capital improvements plan included in the impact fee study completed in 2021. We selected a sample of the completed projects (population was 7 and we selected the 2nd completed project in each fee type) to trace to supporting documentation to confirm the status of completion. For projects not completed, we confirmed if the impact fees were refunded, if required by Section 395.025. Lastly, we confirmed if the City is tracking whether impact fees are spent within 10 years after the date of payment, per Section 395.025(c). Our sample consisted of two projects, which was the entire population.
 - No exceptions or findings noted.
- Procedure #4: We agreed the balance of unspent funds at the end of each year provided by the City (Attachment 1 and 5) to the annual audited financial statements and bank statements. We recalculated the ending balances and observed that the amounts were shown as restricted fund balance in the annual audited financial statements.
 - No exceptions or findings noted.
- Procedure #5: We obtained from the City a detailed listing of expenditures, by category and service area, funded by impact fees. We compared this listing to the general ledger detail, the annual audited financial statements, and the summary of project spending provided by the City (Attachment 1). The total population of expenditures over the period of testing was 90 and we selected a sample of 10 of these expenditures (every 4th transaction until sample is met and 5 from each type of fee) to trace to an approved project in the capital improvements plan(s), compared the category and service area assigned to supporting documentation, and confirmed that it was an allowable expenditure per Section 395.012.
 - No exceptions or findings noted.
- Procedure #6: We obtained from the City a listing of waived impact fees under Section 395.016(g) and compared this to the listing of building permits obtained in the first procedure that had their impact fees waived. We selected a sample from this listing and inspected documentation confirming its qualification as affordable housing under 42 U.S.C Section 12745 and under any applicable City ordinance(s). As there were no waived impact fees during the period from October 1, 2021 to September 30, 2024, the planned procedures above related to selecting a sample were not applicable to complete.
 - No exceptions or findings noted.

- Procedure #7: We obtained from the City a detailed listing of any requested refunds of impact fees under Section 395.025 and compared the total to Attachment 4. We selected a sample of 2 transactions (total population of 4) from this detailed listing, and compared to the City's records related to the decision of disposition to both Section 395.025 and any applicable City ordinance(s).
 - No exceptions or findings noted.
- Procedure #8: We obtained from the City a detail listing of impact fees refunded under Section 395.025 and compared the total to Attachment 4 as well as the general ledger detail. We selected a sample of 2 transactions (total population of 3) from this detailed listing, and inspected documentation confirming its qualification under Section 395.025 and any applicable City ordinance(s).
 - No exceptions or findings noted.
- Procedure #9: We obtained all impact fee studies adopted between the period from October 1, 2021 to September 30, 2024 from the City and confirmed that they contained a credit under Section 395.014 (7)(A) or (7)(B) of the code. If Section 395.014(A) was used, we then compared this calculation to supporting documents and recalculated the credit.
 - No exceptions or findings noted.
- Procedure #10: We obtained from the City a listing of improvements constructed or financed by developers under Sections 395.019(2), 395.023, or 395.0231 of the code. We selected a sample of these improvements to compare the credit provided off the impact fee otherwise due to supporting documentation. As there were no improvements by developers under Sections 395.019(2), 395.023, or 395.0231 of the code during the period from October 1, 2021 to September 30, 2024, the planned procedures above related to selecting a sample were not applicable to complete.
 - No exceptions or findings noted.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an audit or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the City's compliance with the Code for the period from October 1, 2021 to September 30, 2024. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of management, the City Council and the Advisory Committee and is not intended to be, and should not be, used by anyone other than these specified parties.

Baker Tilly US, LLP

Madison, Wisconsin
February 13, 2026

City of Manvel

Attachments

Period From October 1, 2021 to September 30, 2024

Attachment #1 - Summary of Collections and Project Spending

	Fiscal Year-Ending		
	9/30/2022	9/30/2023	9/30/2024
Beginning Balance	\$ -	\$ 147,820	\$ -
Add:			
Collections:			
Water	109,870	100,569	974,935
Wastewater	37,950	136,452	2,838,535
Interest Income	-	-	-
Less:			
Project Spending:			
Water	-	104,986	125,000
Wastewater	-	128,921	125,000
Refunds	-	150,934	-
Ending Balance	<u>\$ 147,820</u>	<u>\$ -</u>	<u>\$ 3,563,470</u>

Attachment #2 - Interest Income

	Fiscal Year-Ending		
	9/30/2022	9/30/2023	9/30/2024
Interest Income	\$ -	\$ -	\$ -
Interest Income (refund related - not disbursed)	-	-	-
Interest Income (refund related - disbursed)	-	-	-
Total	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

City of Manvel

Attachments

Period From October 1, 2021 to September 30, 2024

Attachment #3 - Capital Projects and Current Status

Water

<u>Project*</u>	<u>Completed?*</u>	<u>Notes**</u>
Manvel City Center Interconnect	No	
Sowell Interconnect	Yes	Developer completed
Dogwood Avenue - Phase 1	Yes	Developer completed
Masters Line Waterline Extension Phase 3	Yes	
Dogwood Avenue - Phase 2	No	
Bissell Road Loop	No	
Del Bello interconnect	Yes	Developer completed
Del Bello and Masters Road Loop	Yes	
Manvel Parkway Waterline Extension	No	
Maverick Plant Improvements	No	Construction in progress
School Road Plant Improvements	No	
Pump Station Expansion	No	
Cemetery Road Loop Phase 2	No	
Del Bello Spur to Del Bello Blvd Loop	No	
Master Water Plan and Impact Fee Study (2025/26)	No	Impact Study in progress. Master plan not started
Master Water Plan and Impact Fee Study (2030/31)	No	

Wastewater

<u>Project*</u>	<u>Completed?*</u>	<u>Notes**</u>
1.0 MGD Expansion of the Central Regional Wastewater Treatment Plant (Phase 1)	No	Construction in progress
New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)	No	
12/15/18/30-inch Lines through Valencia Development	Yes	Developer completed
8-inch Gravity Main along McCoy Drive and Lewis Lane	Yes	
Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	No	
12-inch Del Bello SPUR Gravity Main	No	
Master Wastewater Plan and Impact Fee Study (2025/26)	No	Impact Study in progress. Master plan not started
Master Wastewater Plan and Impact Fee Study (2030/31)	No	

* Projects came from 2016 and 2021 impact fee studies.

** Completion status and notes were provided by the City.

Attachment #4 - Refunds

	Fiscal Year-Ending		
	9/30/2022	9/30/2023	9/30/2024
Requested Refunds	\$ -	\$ 150,934	\$ 1,350,000
Amount Refunded (Water)	-	(105,453)	-
Amount Refunded (Wastewater)	-	(45,481)	-
Refunds Owed, Not Yet Paid	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,350,000</u>

City of Manvel

Attachments

Period From October 1, 2021 to September 30, 2024

Attachment #5 - Ending Balance, by Type

	Fiscal Year-Ending		
	9/30/2022	9/30/2023	9/30/2024
Ending Balance:			
Water	\$ 109,870	\$ -	\$ 849,935
Wastewater	<u>37,950</u>	<u>-</u>	<u>2,713,535</u>
Total Ending Balance	<u>\$ 147,820</u>	<u>\$ -</u>	<u>\$ 3,563,470</u>



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: June 1, 2026

TOPIC: Subdivision variance request for an approximate 2.4848-acre tract of land located at 2043 County Road 206 (PID 170372), Manvel, Texas, within the City of Manvel Extraterritorial Jurisdiction (ETJ), requesting a variance from Chapter 62, Section 62-113 – *Sidewalks*, to allow development of the subject site without constructing sidewalks along the abutting street.

BACKGROUND: The subject site is an approximately 2.4848-acre tract located within the City of Manvel's ETJ on the north side of County Road 206 (PID 170372). The property is subject to the City's Subdivision Ordinance requirements. The applicant, Brandon Seay, representing the property owner Sweet Olive Homes, is proposing development of the subject site as a manufactured home lease community with flexibility in internal lot layout and site design. The applicant states that the requested variance is intended to support a unified development pattern consistent with a rental community concept rather than a traditional individually platted subdivision layout.

The applicant has coordinated with City staff regarding applicable subdivision requirements, including platting, potential right-of-way dedication based on the Major Thoroughfare Plan, and required infrastructure improvements such as sidewalks along applicable frontage.

According to Section 62-113 of the Subdivision Ordinance:

"Sidewalks shall be constructed at a minimum of five feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual. For non-residential development with frontage on rights-of-way owned and maintained by the County or State, a sidewalk shall be made part of the site development, if controlling authority does not permit construction of sidewalk within the right-of-way."

The subject site has frontage along County Road 206. Therefore, sidewalk construction is required as part of site development, even if the controlling authority does not permit construction within the right-of-way. The applicant, on behalf of the property owner, is requesting a subdivision variance to allow platting and developing the subject site without constructing sidewalks along the abutting streets.

STAFF FINDINGS: Pursuant to Section 62-5, Variance, staff reviewed the request and found the following:

- **Special Circumstances:** There are special circumstances affecting the subject site due to its location within the City's Extraterritorial Jurisdiction (ETJ) along County Road 206, a Brazoria County-maintained roadway. The roadway is an asphalt street with open drainage ditches and an approximate 60-foot right-of-way width. County Road 206 currently provides access to several existing developed residential properties and currently terminates at the Briscoe Canal, functioning as a dead-end local roadway. There are no existing sidewalks along either side of the roadway within the vicinity of the subject site. Additionally, Brazoria County does not permit sidewalk construction within its right-of-way under its current standards, limiting the feasibility of sidewalk installation.

- **Strict Enforcement:** Strict application of the ordinance would not deprive the applicant of reasonable property rights; however, it would increase project costs due to required sidewalk construction. It would also ensure compliance with the City's Subdivision Ordinance and Design Criteria Manual. However, adjacent properties along this corridor were developed primarily as residential uses without corresponding right-of-way or sidewalk improvements, and requiring sidewalks at this time may result in isolated segments that are not connected to a continuous pedestrian network. Future development along County Road 206, particularly if adjacent properties are developed for non-residential uses in the future, may provide opportunities for improved pedestrian connectivity and continuity over time. Full compliance would increase the overall scope and cost of the project, and based on existing development patterns, immediate pedestrian connectivity benefits along the subject frontage would be limited.
- **Impact on Public Welfare:** Based on existing conditions and the lack of a continuous pedestrian network in the immediate area, the variance is not expected to result in a material adverse impact on the public welfare or injurious to surrounding property or property rights in the vicinity.

STAFF RECOMMENDATION: Staff  recommending approval of this variance to sidewalk requirement based on the principle that sidewalks are a critical part of City's mobility-related infrastructure. However, if based on the circumstances discussed above, Council approves the request, following conditions may be considered:

1. The subdivision variance shall expire upon a change of use from a manufactured home lease community; or
2. The subdivision variance shall expire upon further subdivision or replatting of the property into multiple lots or reserves.

PD&Z RECOMMENDATION: The PD&Z Commission is recommending approval of the requested variance with conditions provided by staff with a vote of four (4) "Yeas" to one (1) "Nay" at their May 26, 2026, meeting.

ATTACHMENTS: Application Form, Vicinity Aerial Map, Major Thoroughfare Plan Map, Zoning Map, Survey, M&B Descriptions, and Proposed Site Plan for Manufactured Home Lease Community, Draft Development Agreement

FUNDING ISSUES

- ☒ **Not applicable**
☐ **Not budgeted**
☐ **Full amount already budgeted**
☐ **Funds to be transferred from Acct.#**

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL __NA__ CITY MANAGER APPROVAL __YES__
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DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBDIVISION VARIANCE APPLICATION

SITE INFORMATION

Project Name: Ruby Gardens Estates
Site Address or Legal Description: 2043 County Road 206 ALVIN TX 77511
Parcel/Tax ID# (s): See Filled Responses PG 3 Property Platted: YES ☐ NO ☒
Current Zoning: Not Zoned located in Total Acreage: 2.48 Total Lots: 2
Project Description: Affordable, Family Friendly, manufactured home sites for lease.

OWNER & APPLICANT INFORMATION

Applicant Name: BRANDON SAMP Company Name: Sweet Olive homes
Address: _____ City: _____
Phone #: _____ Email: _____
Owner Name: Sweet Olive homes Company Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone #: _____ Email: _____

SUBDIVISION VARIANCE INFORMATION

The subdivision variance requested is (cite section from Chapter 62, Subdivisions, in the Code of Ordinances):

SEE Responses PG 3 - 1

Are there special circumstances or conditions affecting the property?

SEE Responses PG 3 - 2

Will enforcement of the provisions of Chapter 62, Subdivisions, deprive the owner/applicant of a substantial property right?

SEE Responses PG 3 - 3



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

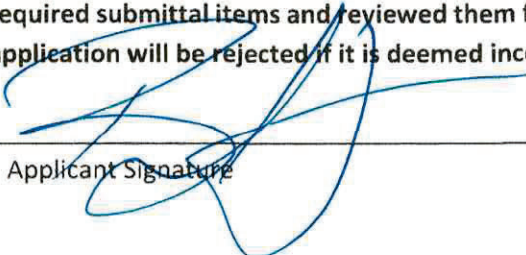
SUBMITTAL CHECKLIST

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

SUBDIVISION VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Subdivision Variance Application (with all signatures)	✓
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 ½" x 11", 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed structures)	✓
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Copies of Legal Description (metes & bounds if not platted)	✓
Two (2) Copies of Proposed Plat - <i>No subdividing of 2.48 Acres</i>	N/A
Letter of Authorization (if applicable)	N/A
PDF format on disc containing all application documents rotated and formatted	✓
Paid Application Fee of \$500.00 (non-refundable)	

APPLICANT CERTIFICATION

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


Applicant Signature

4-6-24
Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

LETTER OF AUTHORIZATION

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

Sweet Olive Homes
Owner Name

Owner Address /

Owner City, State Zip

4-6-24
Date

Development Services Department
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Sweet Olive Homes, certify that I am the owner of the project property located at _____ and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Brandon Seay with the company Sweet Olive Homes (if applicable) to act as my representative for this application. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this variance request – up to and including rejecting the application and forfeiting any fees paid.

Please contact me directly at _____ if you have any questions.

Sincerely,

Owner Name Sweet Olive Homes

Owner Signature _____



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

If a subdivision variance is granted, will it be detrimental to the public welfare or injurious to other property or property rights in the vicinity?

SEE Responses PH 3 - 4

DISCLAIMER & SIGNATURE

I certify that I am the owner or owner's representative of the property (with signed letter of authorization) and that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct.

4-6-26
Date

PG 3 - (Responses)

***Please see coordinated responses to the Sub-division Variance Application

Subdivision Variance Application – Filled Responses

Project Name: Ruby Gardens Estates

Site Address: 2043 County Road 206, Alvin, TX 77511

Total Acreage: 2.48 | Total Lots: 2

Parcel/Tax ID# (s) Description:

TRACT 1: A TRACT OF LAND CONTAINING 1.4848 ACRES (64,680 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED. TRACT 2: A TRACT OF LAND CONTAINING 1.0000 ACRES (43,560 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

Current Zoning: Un-zoned – Property is located within the City of Manvel Extraterritorial Jurisdiction (ETJ) and is subject to applicable subdivision regulations.

1. Subdivision Variance Requested:

The applicant is requesting a variance from Chapter 62, Subdivisions, to allow development of a manufactured home lease community with flexibility in lot layout, dimensions, and infrastructure design. The request is to permit a unified, professionally managed rental community rather than a traditional platted subdivision with individually owned lots.

2. Special Circumstances:

Yes. The property consists of approximately 2.48 acres within the Manvel ETJ and is uniquely suited for a cohesive lease community rather than a traditional subdivision. The tract size and configuration limit the efficiency of standard lot subdivision. Additionally, there is a growing demand for affordable housing options in the area. The proposed development provides a family-friendly environment with shared outdoor recreation areas.

3. Deprivation of Property Right:

Yes. Strict enforcement of Chapter 62 would prevent development as a manufactured home lease community, which is a reasonable and economically viable use. Without the variance, the property would be limited to traditional subdivision, which is not practical given the site constraints. Public Welfare Impact: No. The requested variance will not be detrimental to public welfare nor injurious to surrounding properties. The development will be professionally

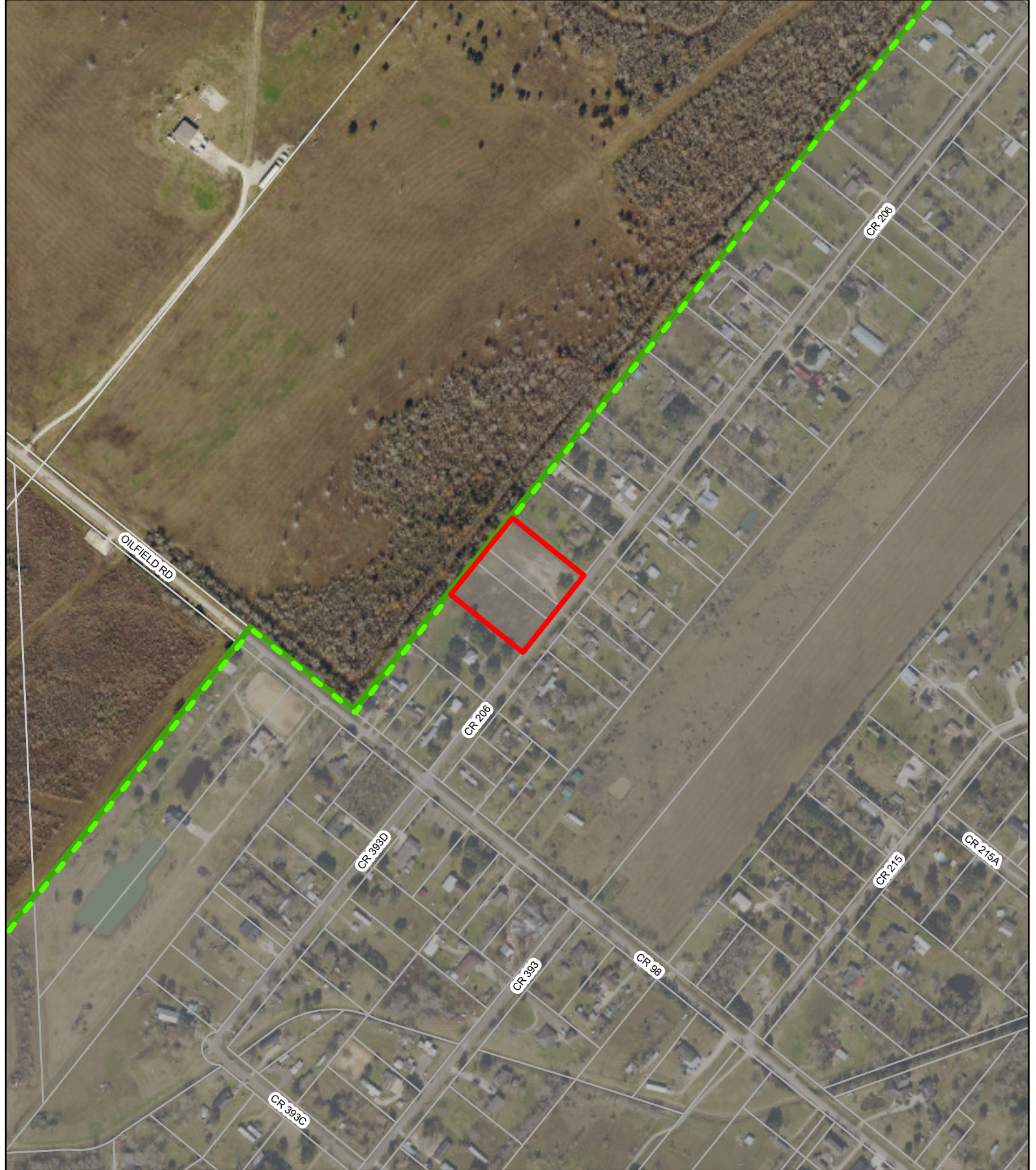
managed, compatible with surrounding land uses, and will not create adverse impacts related to traffic, drainage, or utilities. It will provide safe, affordable housing and improve the property.

4.

If a subdivision variance is granted, will it be detrimental to the public welfare or injurious to other property or property rights in the vicinity?

No. The requested variance will not be detrimental to the public welfare nor injurious to surrounding properties. The proposed development will be a professionally managed manufactured home lease community designed to provide safe, affordable housing in a family-friendly environment.

The project will maintain compatibility with surrounding land uses and will not create adverse impacts related to traffic, drainage, or utilities. The development will improve the property by introducing an organized and well-maintained residential use, while supporting the need for attainable housing in the area.



2043 County Road 206 (PID: 170372)

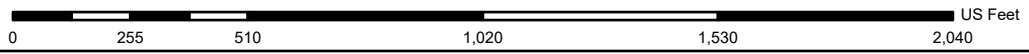


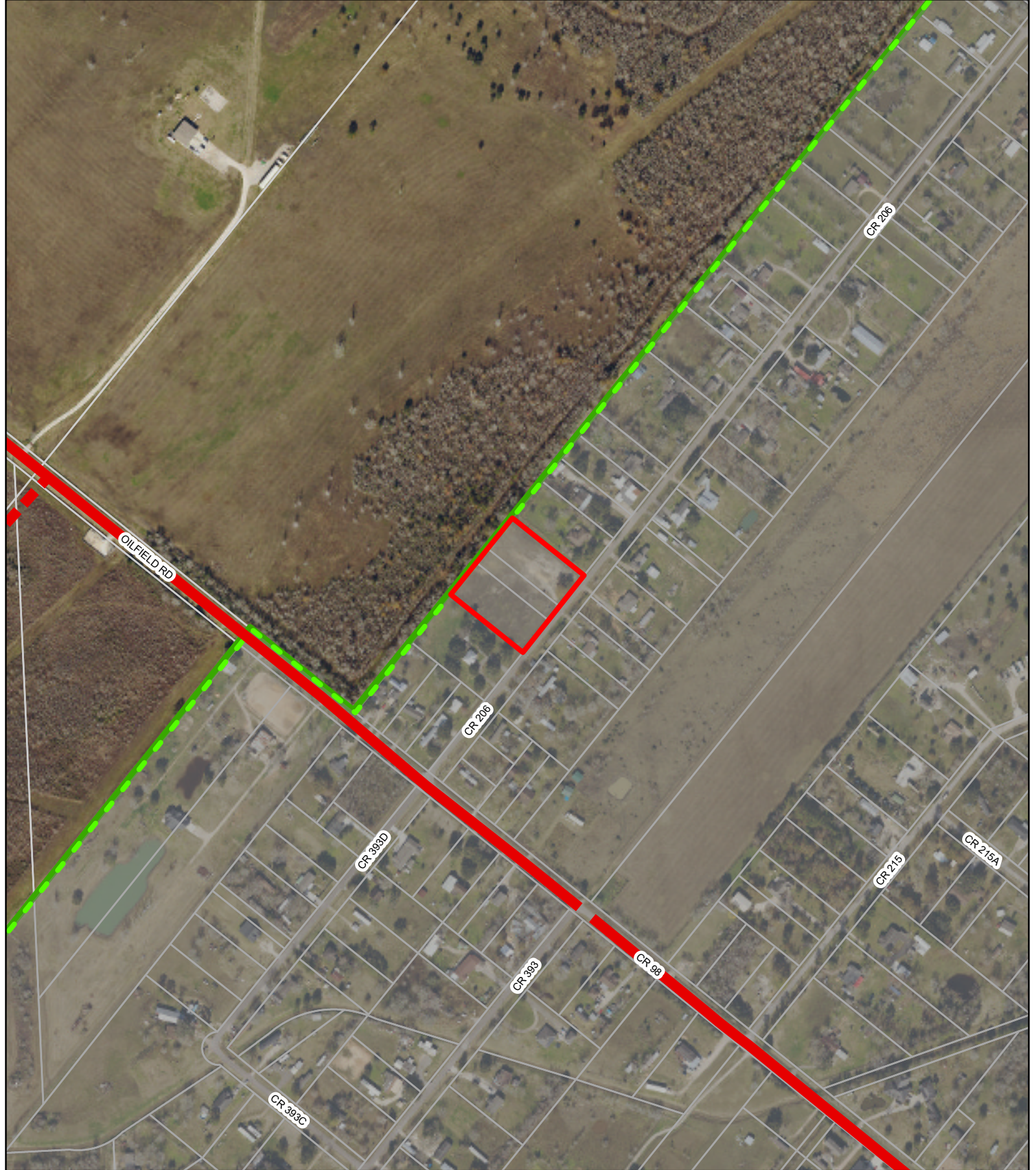
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

- Parcels
- City of Manvel City Limits
- City of Manvel ETJ
- 2043 County Road 206



Date: April 2026
Reference: 2026028
Data Source: City of Manvel,
Brazoria County Open Data

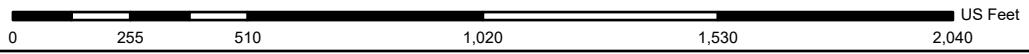




2043 County Road 206 (PID: 170372)

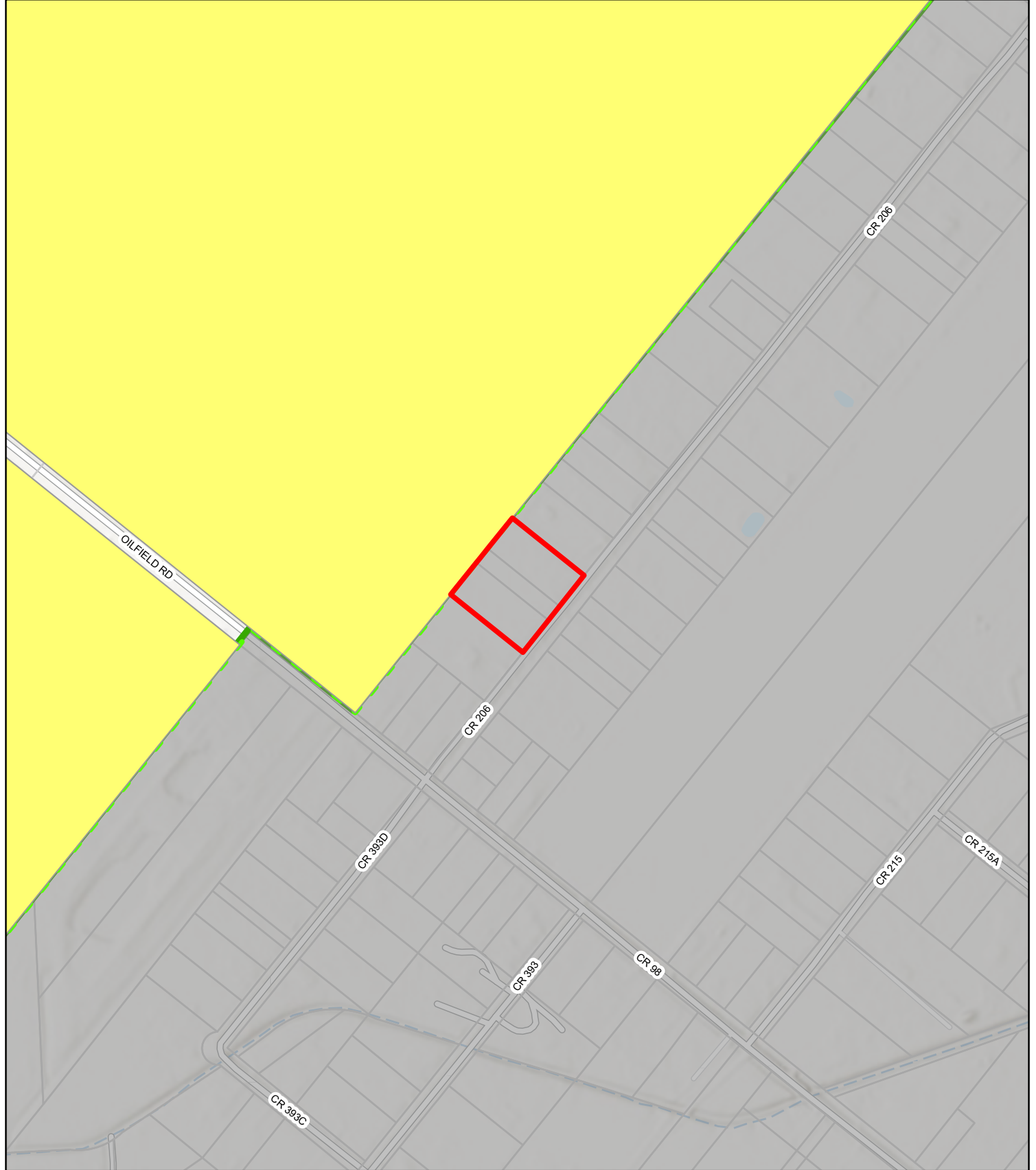


- | | | |
|------------------------------|--------------------|----------------------------|
| Arterial (100' ROW) | Parcels | City of Manvel City Limits |
| Proposed Arterial (100' ROW) | City of Manvel ETJ | 2043 County Road 206 |



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

Date: April 2026
Reference: 2026028
Data Source: City of Manvel, Brazoria County Open Data



2043 County Road 206 (PID: 170372)

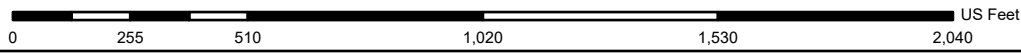


This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

- Parcels
- City of Manvel ETJ
- City of Manvel City Limits
- Open Single-Family Residential District
- 2043 County Road 206



Date: April 2026
Reference: 2026028
Data Source: City of Manvel,
Brazoria County Open Data





TRACT 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.4848 ACRES (64,680 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 1.4848 acres (64,680 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Frank Seay by deed as recorded under County Clerk's File No. 2018051043 of the Official Records of Brazoria County, Texas, being out of the Northwest 1/2 of Farm Lot 33, as recorded in Volume 1100, Page 837 of the Deed records of Brazoria County, Texas. Said 1.4848-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe for the west corner of said tract herein described, being located North 42°00'00" East, a distance of 535.60 feet (called 533.60 feet) from the west corner of said Lot 33;

THENCE North 42°00'00" East, a distance of 196.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the north corner of said tract herein described;

THENCE South 48°00'00" East, at 300.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" in the northwest right-of-way line of County Road 206 (60.00 feet wide) and continue for a total distance of 330.00 feet to a point in the centerline of said County Road 206 for the east corner of said tract herein described;

THENCE South 42°00'00" West, along said centerline, a distance of 196.00 feet to the south corner of said tract herein described;

THENCE North 48°00'00" West, at 30.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" in the northwest right-of-way line of said County Road 206, and continue for a total distance of 330.00 feet to the POINT OF BEGINNING and containing 1.4848 acres (64,680 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Nov. 08, 2023, job number 11-129321-23.



TRACT 2
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.0000 ACRES (43,560 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 1.0000 acres (43,560 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Frank Seay by deed as recorded under County Clerk's File No. 2018051043 of the Official Records of Brazoria County, Texas, being out of the Northwest 1/2 of Farm Lot 33, as recorded in Volume 1100, Page 837 of the Deed records of Brazoria County, Texas. Said 1.0000-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "Survey 1" for the west corner of said tract herein described, being located North 42°00'00" East, a distance of 731.60 feet from the west corner of said Lot 33;

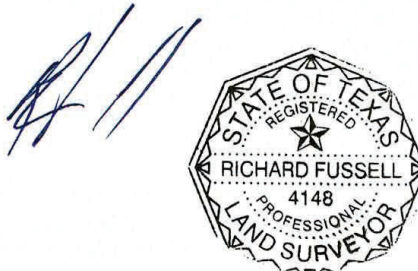
THENCE North 42°00'00" East, a distance of 132.00 feet to a found 5/8-inch iron rod for the north corner of said tract herein described;

THENCE South 48°00'00" East, at 300.00 feet passing a found 1/2-inch iron rod in the northwest right-of-way line of County Road 206 (60.00 feet wide) and continue for a total distance of 330.00 feet to a point in the centerline of said County Road 206 for the east corner of said tract herein described;

THENCE South 42°00'00" West, along said centerline, a distance of 132.00 feet to the south corner of said tract herein described;

THENCE North 48°00'00" West, at 30.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" in the northwest right-of-way line of said County Road 206, and continue for a total distance of 330.00 feet to the POINT OF BEGINNING and containing 1.0000 acres (43,560 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Nov. 08, 2023, job number 11-129321-23.



5' Off Property Line

10' Off Property Line

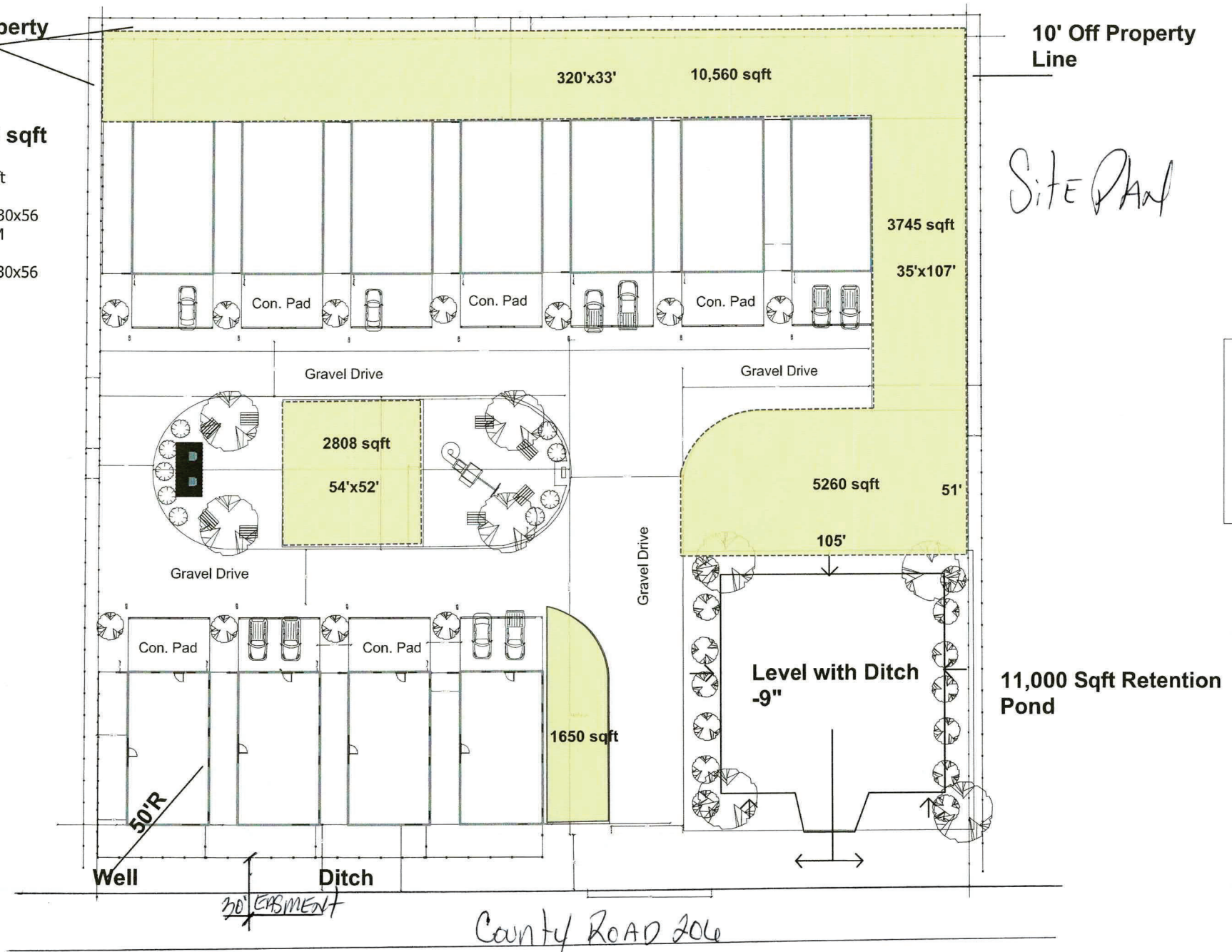
Sewer = 24,023 sqft

Septic Field: 24000 sqft

7 - 3 Bedroom 2 Bath 30x56
*GPM 240 = 1680 GPM

4 - 2 Bedroom 2 Bath 30x56
*GPM 180 = 720 GPM

Site Plan



5' Off Property Line

30' Drainage EASEMENT

Sewer = 24,023 sqft

Septic Field: 24000 sqft

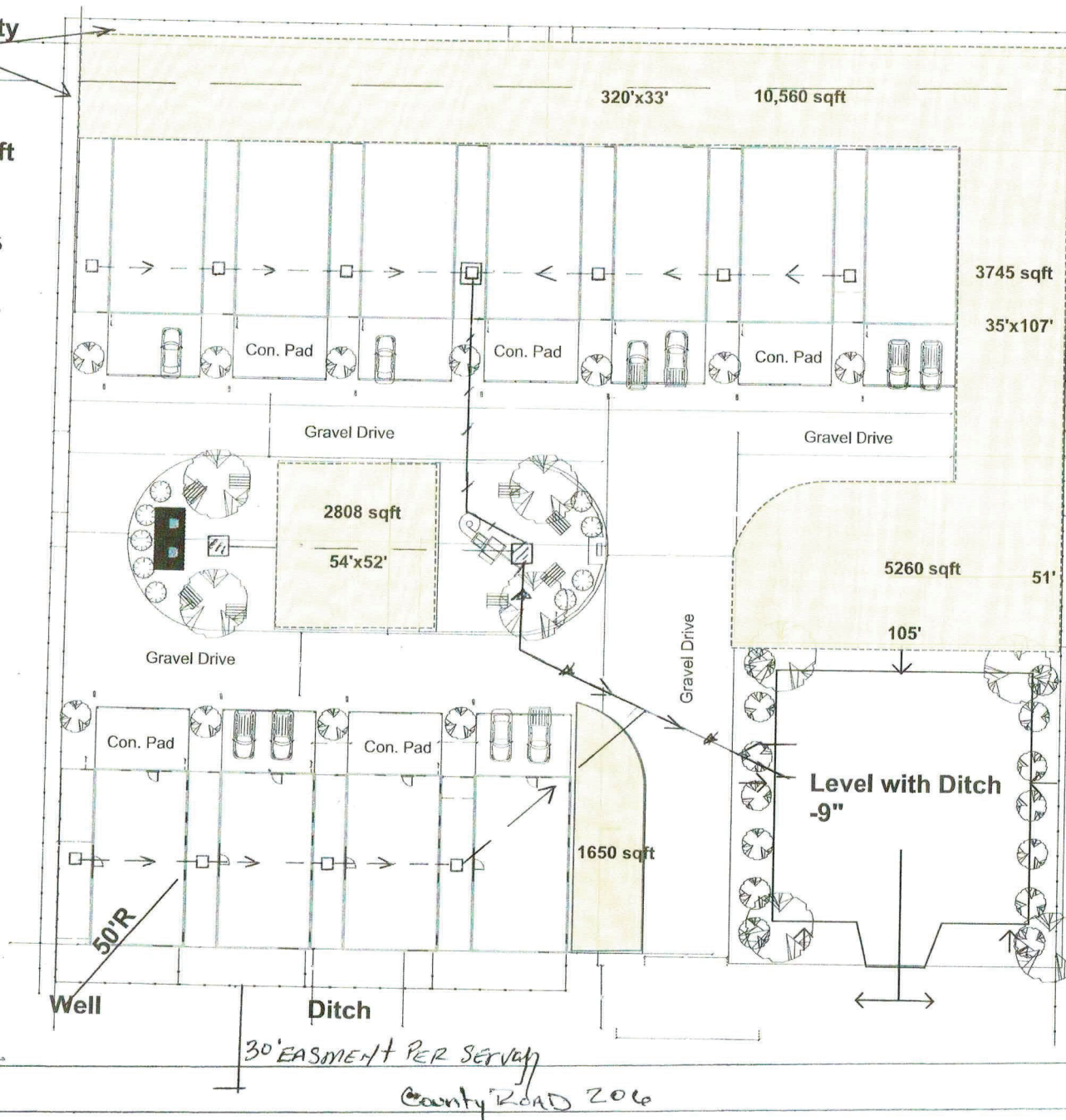
7 - 3 Bedroom 2 Bath 30x56

*GPM 240 = 1680 GPM

4 - 2 Bedroom 2 Bath 30x56

*GPM 180 = 720 GPM

10' Off Property Line



□ 12"x12" concrete Collection BASIN

□ 18"x18" Collection BASIN

▨ 24"x24" Collection BASIN

--- 4" SDR 35 PVC Drainage Pipe

--- 6" SDR 35 PVC Drainage Pipe

--- 8" SDR 35 PVC Drainage Pipe

11,000 Sqft Retention Pond

City of Houston 546198

JEREMY B. SEAY
4-6-26

Drainage Plan

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2026, is by and between the City of Manvel, Texas, (“City”) and Sweet Olive Homes LLC (“Developer”), property owner of certain hereinafter described property located within the City of Manvel Extra Territorial Jurisdiction (ETJ), all collectively referred to as the “Parties.” This Agreement is in regard to the platting and subdivision of an approximate 2.4848-acre tract of land to create a manufactured home rental community, located at 2043 county Road 206 (PID 170372), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Frank Seay by deed as recorded unto County Clerk’s File No. 2018051043 of the Official Records of Brazoria County.

WHEREAS, the Developer is requesting a variance from the City of Manvel’s requirements for non-residential development with frontage on rights-of-way owned and maintained by the County or State, to make sidewalk a part of site development, if controlling authority does not permit construction of sidewalk within the right-of-way; and

WHEREAS, developing the land will require approval of a plat and compliance with the City’s subdivision ordinance; and

WHEREAS, the plat approval is contingent upon approval drainage and infrastructure construction plan; and

WHEREAS, Section 62-113 of the City Code requires that sidewalks be constructed at a minimum of five feet wide or as determined by the city's Thoroughfare Plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual; and

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, said variance is granted by the City Council, if the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a 2.4848-acre tract of land located at 2043 county Road 206 (PID 170372), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Frank Seay by deed as recorded unto County Clerk’s File No. 2018051043 of the Official Records of Brazoria County. The Property is more fully described and depicted in the map and description attached as Exhibit “A”, attached hereto.

- 1.02 Project Description. This Agreement is in regard to subdivision of land to create to create a manufactured home rental community on the property, owned by Developer. The proposed concept site plan for the project is attached as Exhibit “B.”
- 1.02 Improving the property for business development will require approval of a plat and compliance with the City’s Subdivision Ordinance. The Developer/Owner is requesting a Subdivision Variance from the requirement of Section 62-113 of the City Code which requires construction of a sidewalk as part of site development for non-residential development with frontage on rights-of-way owned and maintained by the County or State, if controlling authority does not permit construction of sidewalk within the right-of-way

2. CITY APPROVAL

- 2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of 62-113.
- 2.02 Conditions. The required conditions are as follows:
1. The subdivision variance shall expire upon a change of use from a manufactured home lease community; or
 2. The subdivision variance shall expire upon further subdivision or replatting of the property into multiple lots or reserves.
- 2.03 City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a “plat note” on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

- 3.01 The Developer agrees to following:
- (i) Developer agrees to begin construction of development structures within two-years of City Council approval, and diligently pursue completion; and
 - (ii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the City.
- 3.02 Developer acknowledges that the City’s covenants are contingent upon the Developer constructing the development and associated infrastructure. Failure of the Developer to begin to construction within two-years of City Council approval and diligently pursue completion; shall constitute failure of this condition, and the agreement shall automatically be null and void.

4. MISCELLANEOUS

- 4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.

- 4.02. Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.
- 4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.
- 4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.
- 4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
- 4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.
- 4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.
- 4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.
- 4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City:	City of Manvel 20031 Morris Avenue Manvel, Texas 77578 ATTN:City Manager
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If to Developer:

Sweet Olive Homes, LLC
21930 Royal Montreal Dr,
Katy, Texas 77450

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 20__.

CITY OF MANVEL:

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DAN DAVIS, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

Notary, State of Texas

Sweet Olive Homes, LLC:

By: _____

Name: Brandon Seay

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

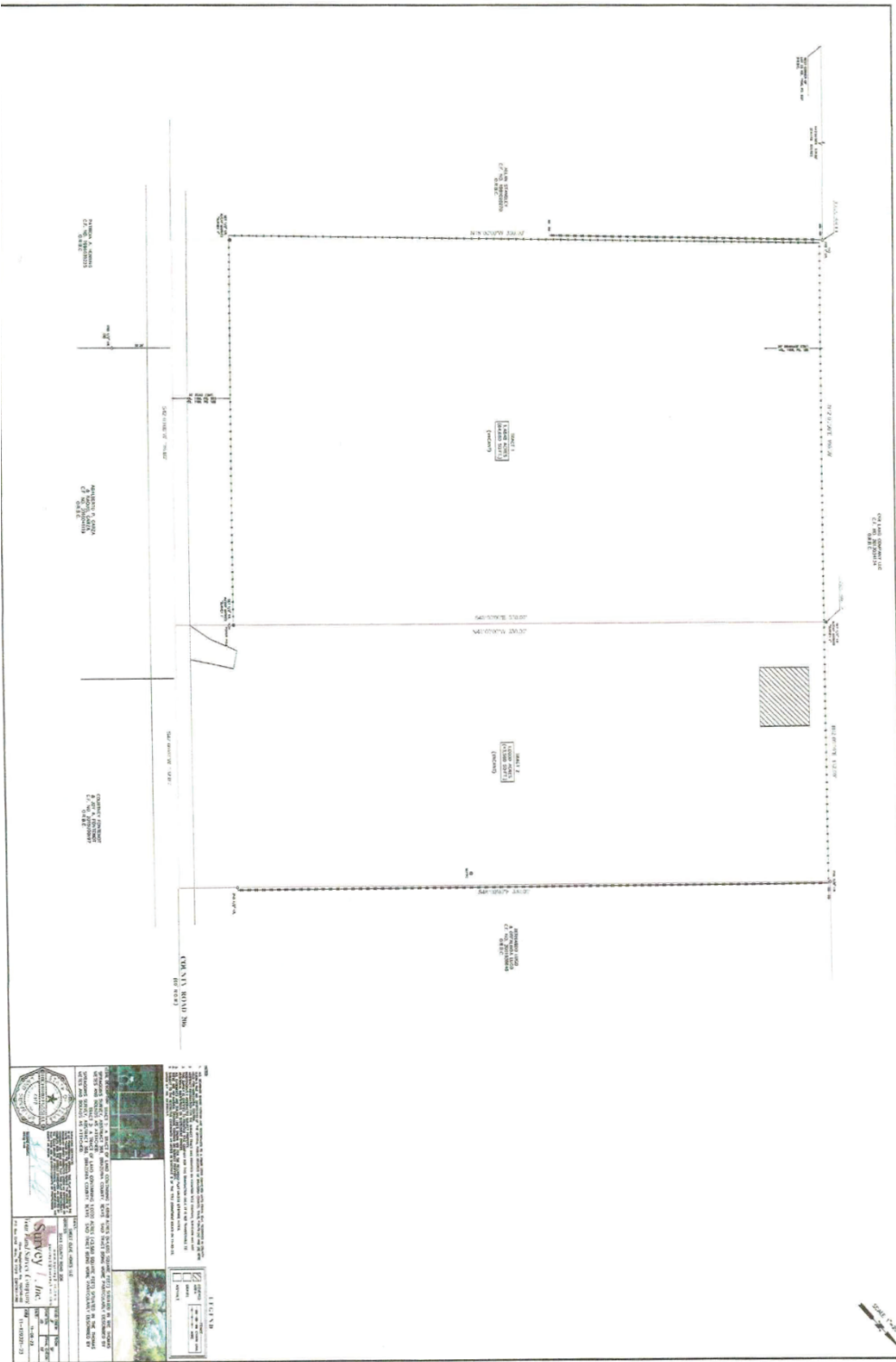
 This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

Exhibit A

2.4848-acre tract of land located at 2043 county Road 206 (PID 170372), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Frank Seay by deed as recorded unto County Clerk's File No. 2018051043 of the Official Records of Brazoria County



**TRACT 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.4848 ACRES (64,680 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 1.4848 acres (64,680 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Frank Seay by deed as recorded under County Clerk's File No. 2018051043 of the Official Records of Brazoria County, Texas, being out of the Northwest 1/2 of Farm Lot 33, as recorded in Volume 1100, Page 837 of the Deed records of Brazoria County, Texas. Said 1.4848-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe for the west corner of said tract herein described, being located North 42°00'00" East, a distance of 535.60 feet (called 533.60 feet) from the west corner of said Lot 33;

THENCE North 42°00'00" East, a distance of 196.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the north corner of said tract herein described;

THENCE South 48°00'00" East, at 300.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" in the northwest right-of-way line of County Road 206 (60.00 feet wide) and continue for a total distance of 330.00 feet to a point in the centerline of said County Road 206 for the east corner of said tract herein described;

THENCE South 42°00'00" West, along said centerline, a distance of 196.00 feet to the south corner of said tract herein described;

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Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Nov. 08, 2023, job number 11-129321-23.



TRACT 2
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.0000 ACRES (43,560 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

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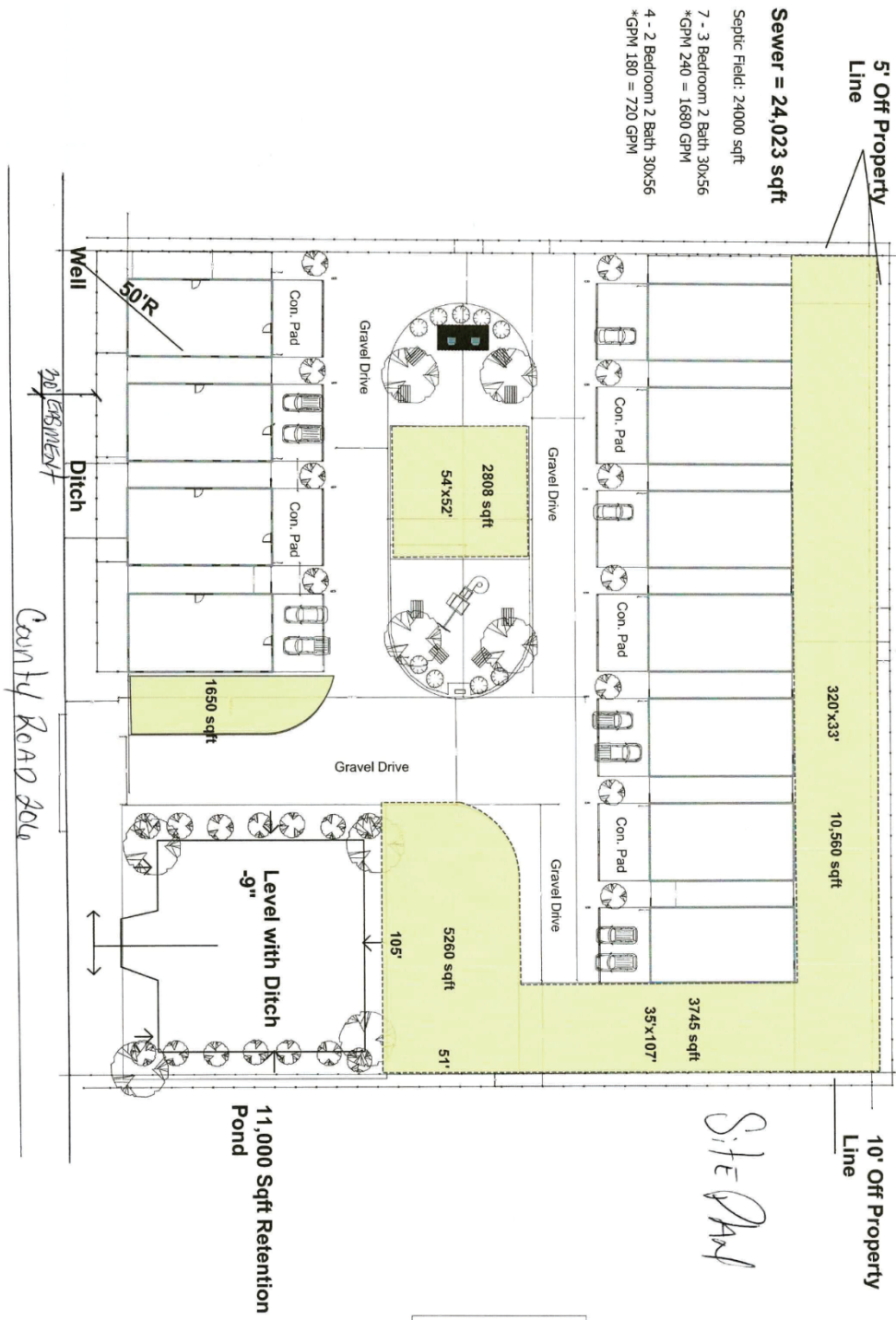
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www.survey1inc.com | survey1@survey1inc.com | P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382 | Nov. 08, 2023

Exhibit B (Concept Site Plan)





MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 6-1-2026

TOPIC

Appointment of 11 member Home Rule Charter Review Commission

BACKGROUND

Per the City Charter, this commission must be appointed at least every five years to review the Charter and determine whether any recommended changes should be considered.

During the April 6, City Council Meeting the council discussed the appointment process to include each Councilmember and the Mayor making one appointment, inclusion of a staff-selected representative, and representation from key City boards (Parks, MEDC, and PD&Z). Council emphasized the importance of selecting engaged and qualified individuals.

RECOMMENDATION

Approve the appointment of the following to the Home Rule Charter Review Commission:

1. Ben McMillon – Mayor Davis
2. Larry Akery – Councilmember Bonner
3. Delores Martin – Councilmember Lands
4. Mary Ann Atkinson – Councilmember Opliger
5. Crystal Sarmiento – Councilmember Robinson
6. – Councilmember Jason Albert
7. Kim Fought – Councilmember Knox
8. Kris Durrett – MEDC Vice Chair
9. Ryan Miller – PDZ Chair
10. Samuel Miller – Parks Chair
11. Nicole Mitchell – Staff Selected

SUBMITTING MEMBER

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____