



CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, SEPTEMBER 22, 2026 AT 6:00 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Desiree Henson

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, SEPTEMBER 22, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 SOUTH CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

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

CEREMONIAL PRESENTATIONS

1. Presentation of the National Night Out Proclamation.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

2. Discussion and possible action to approve the regular meeting minutes of August 25, 2026 and September 8, 2026.
3. Discussion and possible action on approving the Industrial District Agreements.
4. Discussion and possible action on approving an Interlocal Agreement with Brazoria County for street overlays.

REGULAR AGENDA

- [5.](#) Discussion and possible action on a concept plan review for the 7-Eleven Development, proposed for property located just west of the I-288 southbound off-ramp at FM523, Angleton, Texas.
- [6.](#) Discussion and possible action on selecting street overlays for the Fiscal Year 2027 Interlocal Agreement with Brazoria County.
- [7.](#) Discussion and possible action on a new street bond package for City-wide roadway improvements.

COMMUNICATIONS FROM MAYOR AND COUNCIL

EXECUTIVE SESSION

The City Council will hold executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

8. Consultation with counsel on legal matters pursuant to Section 551.071 of the Texas Government Code.
9. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Board and Commission Appointments)

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Desiree Henson, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Wednesday, September 16, 2026, by 6:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Desiree Henson

Desiree Henson, TRMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.

Office of the MAYOR

City of Angleton, Texas

Proclamation

WHEREAS, the National Association of Town Watch (NATW) is sponsoring an annual community-building campaign entitled “National Night Out” on October 6, 2026 that promotes police-community partnerships, neighborhood safety and camaraderie, awareness and cooperation; and

WHEREAS, the 43rd Annual “National Night Out” provides a unique opportunity for Angleton to join forces with thousand of communities across the nation and state in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, it is essential that all citizens of Angleton be aware of the importance of crime prevention programs and the impact that their participation can have on reducing crime, drugs and violence in Angleton; and

WHEREAS, City of Angleton encourages citizens to come together, to meet and greet local first responders at block parties across Angleton, and to build a partnership for the enrichment of the community.

NOW, THEREFORE, I, John Wright, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim October 6, 2026 as:

“National Night Out”

PROCLAIMED this 22nd day of September, 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 22, 2026

PREPARED BY: Desiree Henson

AGENDA CONTENT: Discussion and possible action to approve the regular meeting minutes of August 25, 2026 and September 8, 2026.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Approval of the regular meeting minutes of August 25, 2026 and September 8, 2026.

RECOMMENDATION:

Approve the regular meeting minutes of August 25, 2026 and September 8, 2026.



CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, AUGUST 25, 2026 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, AUGUST 25, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Barbara Simmons
 Council Member Blaine Smith
 Council Member Christiene Daniel
 Council Member Tanner Sartin

Acting City Manager Guadalupe "Lupe" Valdez
 City Attorney Scott Francis
 City Secretary Desiree Henson

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of Certificates of Recognition to Harrison Gregory and Gunner Gutzman for the Royal Rangers Gold Medal of Achievement Award.

Mayor Wright presented Certificates of Recognition to Harrison Gregory and Gunner Gutzman for the Royal Rangers Gold Medal of Achievement Award.

CONSENT AGENDA

2. Discussion and possible action to approve the special meeting minutes of August 6, 2026 and August 13, 2026 and the regular meeting minutes of August 11, 2026.
3. Discussion and possible action to approve the Quarterly Investment Reports for June 30, 2026.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Consent Agenda items No. 2 Discussion and possible action to approve the special meeting minutes of August 6, 2026 and August 13, 2026 and the regular meeting minutes of August 11, 2026 and No. 3 Discussion and possible action to approve the Quarterly Investment Reports for June 30, 2026. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

4. Conduct a public hearing, discussion and take possible action on approving Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, the 2023 National Electrical Code (NEC), and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes. (Note that this public hearing remained open and continued).

Otis Spriggs, Director of Development Services presented the agenda item.

Kyle Reynolds, Assistant Director of Development Services provided details of how the updated codes will affect builders in the community.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved to close the public hearing at 6:23 P.M.

Heather Cherry with SafeBUILT, Council, and Staff discussed the codes and how restrictions can be made through zoning regulations.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, the 2023 National Electrical Code (NEC), and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes to take effect on October 1, 2026. The motion was passed on a 6-0 vote.

REGULAR AGENDA

5. Discussion and possible action on Resolution No. 20260825-005 setting the proposed Fiscal Year 2026-2027 tax rate and setting the date(s) and time(s) for the required public hearing(s).

Susie Hernandez, Director of Finance presented the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved Resolution No. 20260825-005 setting the proposed Fiscal Year 2026-2027 tax rate at 0.515246 per \$100 of value and setting September 8, 2026 as the date and time for the required public hearing. The motion was passed on a 6-0 vote.

6. Discussion and possible action on a request for consideration of an Extension on an expired plat as of December 22, 2024 for the Smart Storage Final Plat and consideration of a variance interpretation of City Council's prior action.

Otis Spriggs, Director of Development Services presented the agenda item.

Rick Clark, representative of Smart Storage addressed Council in favor of an extension on an expired plat and consideration of a variance to split the 12 acres into an eight-acre tract and a four-acre tract.

Miguel *, * addressed Council to provide clarification on the variance. Mr. * quoted No. 12 on the plat, "If development of Lot One occurs first, it will require extending waterline from County Road 341 (Henderson Road) within the dedicated 20-foot utility easement adjacent to County Road 340 (Galaznik Road) to serve Lot one and lot two. It will also require extending sanitary sewer from Farm-to-Market (FM) 523 within the right-of-way of County Road 340 to serve Lot Two. Similarly, if block two is developed first, it will require any water line from County Road 341, within the dedicated 20-foot utility easement adjacent to county road 340 to serve lot one. It will also require extending sanitary sewer from FM 523 within the right-of-way to County Road 340."

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the variance with language to be added to No. 12 on the plat that articulates the owner is required to extend the waterline and the City is not responsible. The motion passed on a 6-0 vote.

7. Discussion and possible action on a proposed Texas Department of Transportation Hub Project.

Catherine McCreight, Director of District Transportation Planning with the Texas Department of Transportation (TxDOT) presented a PowerPoint on a TxDOT Hub project for their facility on East Orange to have parking for freight trucks and common vehicles that they have been awarded grant funding for.

Council expressed concerns over traffic, heavy trucks, intersection turns, road conditions, location, crime, noise and nearby residential neighborhoods.

Brandon Rubio, citizen, addressed Council in opposition of the proposed project.

No action was taken.

8. Discussion and possible action on the Animal Control Center.

Martha Eighme, Director of Communications and Marketing presented the agenda item and provided an overview of the cost estimates received in the past to build a new Animal Control Center.

Jaci Malovets, Animal Shelter Manager addressed Council regarding the smell and hazardous health and safety conditions for the employees and animals.

Brendaya Gillis, Animal Shelter Technician addressed Council regarding the smell and safety conditions and how it has affected her personal health.

Council directed Staff to explore temporary sewer and ventilation repairs for the current facility and modular buildings for the Animal Control Center employees while exploring options for a permanent solution.

JD Laughlin, citizen, commended the City's employees for their commitment and dedication to providing a quality service to the citizens and animals despite the challenging conditions.

No action was taken.

9. Discussion and possible action on the City Hall Annex.

Martha Eighme, Director of Communications and Marketing introduced the agenda item and provided history on the purchase of the City Hall Annex building, renovations made to the facility an update on how it currently serves the City, and options for how it could serve the City in the future.

Tina Goe, Businessowner with City Hall Annex rental space addressed Council to provide information that there was a plan drawn out and presented by an architect as to what City Offices being moved from City Hall to the City Hall Annex would like like.

Gina Guirre Adams, President of the Brazoria County Hispanic Chamber of Commerce addressed Council regarding their rental space at the City Hall Annex, the positive impact their plays in the area, and the positive benefits of the location. Ms. Adams requested that Council considers the small businesses that have made the City Hall Annex their home when options are considered.

Jovita Tolbert, Court Administrator addressed Council to propose Municipal Court be moved to the City Hall Annex to have room for a courtroom and upgraded safety features.

Susie Hernandez, Director of Finance addressed Council and stated that Utility Billing could move to the City Hall Annex and utilize the drive-thru area to serve customers.

Jason Crews, Director of Information Technology (IT) addressed Council and stated that the IT Department has ample space and likes the current office setup at the City Hall Annex.

Jason O'Mara, Assistant Director of Parks and Recreation addressed Council to provide details on the current condition of the building.

Mayor Wright requested that Staff provide financial calculations of the ramifications of renting, selling, renovating, or modifying the facility.

Joseph Garcia, Fire Chief addressed Council in support of the positive benefits the space provides and the potential future benefits it could provide.

No action was taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Council Member Daniel requested a paid time off sharing system be considered for the employees.

Mayor Wright requested an update on road overlays and other roads be added to the next agenda.

Mayor Wright requested the ordinances for Animal Control and the streets be added to the next agenda.

Council Member Daniel requested a review on our freight truck parking lot ordinance.

EXECUTIVE SESSION

The City Council held an executive session at 9:05 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

10. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session at 9:07 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

10. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved the Utility Easement Agreement with the American Legion and authorized Mayor and Staff to execute the documents accordingly. The motion passed on a 6-0 vote.

ADJOURNMENT

The meeting was adjourned at 9:08 P.M.

TAXPAYER IMPACT STATEMENT

Section 551.043(c)(a) of the Texas Government Code requires a Taxpayer Impact Statement to be included on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

	FY 2025-2026 Adopted Tax Rate	FY 2026-2027 Proposed Tax Rate	FY 2026-2027 No New Revenue Rate
Total Tax Rate (per \$100 of value)	\$0.515246	\$0.515246	\$0.508068
Median Homestead Taxable Value	\$213,012	\$215,016	\$215,016
Tax on Average Homestead	\$1,097.54	\$1,107.86	\$1,092.43

The proposed budget can be found online at <https://www.angleton.tx.us/165/Finance>.

These minutes were approved by Angleton City Council on this the 22nd day of September, 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, SEPTEMBER 08, 2026 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, SEPTEMBER 8, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Barbara Simmons (departed at 7:30 P.M.)
 Council Member Blaine Smith
 Council Member Christiene Daniel
 Council Member Tanner Sartin

Acting City Manager Guadalupe "Lupe" Valdez
 City Attorney Scott Francis
 City Secretary Desiree Henson

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

Pastor Mike Hammond with Angleton First Church provided the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Bonnie McDaniel, citizen addressed Council in favor of better conditions for the Animal Services facility and addressed the five dollar donation being proposed.

Gina Aguirre Adams, President of the Brazoria County Hispanic Chamber of Commerce addressed Council to announce that the Chamber has been awarded the Small Chamber of the Year award on a national level.

CEREMONIAL PRESENTATIONS

1. Presentation of the September 2026 Keep Angleton Beautiful Yard and Business of the Month.

*** with Keep Angleton Beautiful presented the September 2026 Yard of the Month to Gene and Shay Roberts and Business of the Month to J&M Custom Screen Printing and Refined Coffee Company.**

2. Presentation of the Hispanic Heritage Month Proclamation.

Mayor Wright presented the Hispanic Heritage Month Proclamation to Gina Aguirre Adams with the Brazoria County Hispanic Chamber of Commerce.

3. Presentation of employee service awards.

Colleen Martin, Director Human Resources presented an employee service award to Adrian Cerda for ten years of service. Candy Solis was unable to attend but was recognized for five years of service.

CONSENT AGENDA

4. Discussion and possible action to approve the renewal of the Texas Municipal League Property, Casualty and Cyber Liability coverage for Fiscal Year 2027.
5. Discussion and possible action on Resolution No. 20260908-005 approving the Amended and Restated Reimbursement Agreement for the Austin Colony Public Improvement District between the City of Angleton, Texas and Austin Colony Development LLC, the Developer. (This action ratifies the action by Council on August 11, 2026, for clean-up purposes).
6. Discussion and possible action to approve the Angleton Fire Department to perform the Fill the Boot Campaign.
7. Discussion and possible action on approving Resolution No. 20260908-007 directing the finance director to open a bank account for Austin Colony Public Improvement District created by the City of Angleton at the First State Bank and approving and authorizing designated persons who will act as signatories on the account; providing for repeal and providing for an effective date.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved consent agenda items: 4. Discussion and possible action to approve the renewal of the Texas Municipal League Property, Casualty and Cyber Liability coverage for Fiscal Year 2027; 5. Discussion and possible action on Resolution No. 20260908-005 approving the Amended and Restated Reimbursement Agreement for the Austin Colony Public Improvement District between the City of Angleton, Texas and Austin Colony Development LLC, the Developer. (This action ratifies the action by Council on August 11, 2026, for clean-up purposes); 6. Discussion and possible action to approve the Angleton Fire Department to perform the Fill the Boot Campaign; and 7. Discussion and possible action on approving Resolution No. 20260908-007 directing

the finance director to open a bank account for Austin Colony Public Improvement District created by the City of Angleton at the First State Bank and approving and authorizing designated persons who will act as signatories on the account; providing for repeal and providing for an effective date. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

8. Conduct a public hearing, discussion, and possible action on Ordinance No. 20260908-008 approving a Service and Assessment Plan and Assessment Roll for authorized improvements for the Austin Colony Public Improvement District (the "District"); making a finding of special benefit to certain property in the district; levying assessments against certain property within the district and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for severability and providing an effective date.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to open the public hearing at 6:16 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to close the public hearing at 6:17 P.M. The motion passed on a 6-0 vote.

Otis Spriggs, Director of Development Services presented the agenda item.

Sandy Rea, Austin Colony Developer addressed Council regarding the square footage, lot sizes, price range, and other specifications of the homes.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Ordinance No. 20260908-008 approving a Service and Assessment Plan and Assessment Roll for authorized improvements for the Austin Colony Public Improvement District (the "District"); making a finding of special benefit to certain property in the district; levying assessments against certain property within the district and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for severability and providing an effective date. The motion passed on a 6-0 vote.

9. Discussion and possible action on approving Ordinance No. 20260908-009 providing for the levy and collection of the Ad Valorem Property Tax of the City of Angleton, Texas for the year 2026; providing revenues for the payment of current municipal maintenance and operating expenses and for payment of interest and principal on outstanding City of Angleton debt; providing for the date on which such taxes shall be due and payable; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to open the public hearing at 6:31 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved to close the public hearing at 6:32 P.M. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Ordinance No. 20260908-009 providing for the levy and collection of the Ad Valorem Property Tax of the City of Angleton, Texas for the year 2026; providing revenues for the payment of current municipal maintenance and operating expenses and for payment of interest and principal on outstanding City of Angleton debt; providing for the date on which such taxes shall be due and payable; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability. The motion passed on a 6-0 vote.

Mayor Moved to Item No. 11 on the regular agenda.

REGULAR AGENDA

11. Discussion and possible action on City street overlays and City streets.

Hector Renteria, Director of Public Works presented the agenda item and provided an update on the City streets and problem streets to address with future funding.

Matt Hanks, County Engineer addressed Council to provide an update on the City street overlays and information on the overlay planning and scheduling process.

No action was taken.

Mayor Wright moved to Item No. 10.

10. Discussion and possible action on contract renewal and service modifications with Waste Connections.

Susie Hernandez, Director of Finance presented the agenda item and provided the proposed changes to the Waste Connections contract renewal. The proposed plan includes offering a city-wide recycling event once per month and trash pickup once per week with the option to rent a second trash can for an extra monthly fee as needed. Ms. Hernandez also stated that proposed is commercial billing will be handled by Waste Connections.

Matt Lowe with Waste Connections addressed Council to provide details of the contract renewal.

Council requested that surveys and education be provided to the citizens to solicit feedback from the residents.

No action was taken.

Mayor Wright moved to Item No. 17.

17. Discussion and possible action on approving Ordinance No. 20260908-017 amending the Code of Ordinances of the City of Angleton, Chapter 4, Animals, Article III. Impoundment of Certain Animals, by adding a new Section 4-85, Animal Shelter and Adoption Donation Program with subsections (a)(1) and reserving Sections 4-86 through 4-94; providing a repealing clause; providing a savings clause; and providing for severability.

Susie Hernandez, Director of Finance presented the agenda item.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Ordinance No. 20260908-017 amending the Code of Ordinances of the City of Angleton, Chapter 4, Animals, Article III. Impoundment of Certain Animals, by adding a new Section 4-85, Animal Shelter and Adoption Donation Program with subsections (a)(1) and reserving Sections 4-86 through 4-94; providing a repealing clause; providing a savings clause; and providing for severability. The motion passed on a 5-0 vote. Council Member Simmons was absent.

Mayor Wright moved to Item No. 12.

12. Update and discussion on current city projects by HDR Engineering.

John Peterson, HDR Engineer presented the agenda item and provided an update on current City projects.

No action was taken.

13. Discussion and possible action to adopt Resolution No. 20260609-005 of the Angleton City Council, approving the finding of a public necessity by Angleton Drainage District and approving the use of eminent domain by Angleton Drainage District to condemn in fee simple a tract of 0.169 acres, more or less, of property generally located at the northwest corner of Valderas Street and Brushy Bayou in Angleton, Texas for the public purposes of drainage, flood control, and related purposes. (Item was tabled on August 11, 2026)

This item was removed.

14. Discussion and possible action on approving Ordinance No. 20260908-014 adopting the 2026-2027 Fiscal Year Budget of the City of Angleton, Texas for the Fiscal year beginning on October 01, 2026, and ending on September 30, 2027; providing a severability clause; providing for repeal and penalty; and providing an effective date. THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$220,153 OR 2.19%, THAT AMOUNT IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

Susie Hernandez, Director of Finance presented the agenda item.

Upon a motion by Council Member Smith and seconded by Council Member Sartin, Council approved Ordinance No. 20260908-014 adopting the 2026-2027 Fiscal Year Budget of the City of Angleton, Texas for the Fiscal year beginning on October 01, 2026, and ending on September 30, 2027; providing a severability clause; providing for repeal

and penalty; and providing an effective date. The motion passed on a 5-0 vote. Council Member Simmons was absent.

15. Discussion and possible action on approving Ordinance No. 20260908-015 amending the utility rates in the City of Angleton fee schedule in Chapter 2 Administration Article X Section 2-266 of the Angleton, Texas Code of Ordinances; providing for an increase in the rates to be charged for utility services by the City of Angleton; providing for repeal, providing for severability; providing for a penalty; and providing an effective date.

Susie Hernandez, Director of Finance presented the agenda item.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Ordinance No. 20260908-015 amending the utility rates in the City of Angleton fee schedule in Chapter 2 Administration Article X Section 2-266 of the Angleton, Texas Code of Ordinances; providing for an increase in the rates to be charged for utility services by the City of Angleton; providing for repeal, providing for severability; providing for a penalty; and providing an effective date. The motion passed on a 5-0 vote. Council Member Simmons was absent.

16. Discussion and possible action on approving Ordinance No. 20260908-016 amending the Utility Rate Tables in Chapter 2 Administration Article X Section 2-266 Fee Schedule of the Angleton, Texas Code of Ordinances; providing for a discount in the rates to be charged for utility services by the City of Angleton; the discount will be \$5 for the water base rate and \$5 for the sewer base rate, to be applied to Senior Citizens over the age of 65, Disabled, and Veterans with the accounts in their name; providing for repeal, providing for severability; providing for a penalty; and providing an effective date.

Susie Hernandez, Director of Finance presented the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved Ordinance No. 20260908-016 amending the Utility Rate Tables in Chapter 2 Administration Article X Section 2-266 Fee Schedule of the Angleton, Texas Code of Ordinances; providing for a discount in the rates to be charged for utility services by the City of Angleton; the discount will be \$5 for the water base rate and \$5 for the sewer base rate, to be applied to Senior Citizens over the age of 65, Disabled, and Veterans with the accounts in their name; providing for repeal, providing for severability; providing for a penalty; and providing an effective date. The motion passed on a 5-0 vote. Council Member Simmons was absent.

18. Discussion and possible action on approving Ordinance No. 20260908-018 establishing a voluntary infrastructure improvement contribution program for streets, sidewalks, and drainage; providing for voluntary contributions through City utility billing; establishing restricted uses of contributions for administration; providing for severability; and providing an effective date.

Susie Hernandez, Director of Finance presented the agenda item.

No action was taken.

STAFF REPORTS

19. August Department Reports

Council and staff discussed the August Department Reports.

No action was taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Council Member Smith highlighted the efforts that are being made to clean up the town.

Mayor Wright recognized staff for organizing the Artisan Market Event and the partnership with the County.

Mayor Wright mentioned potentially moving the date of the first meeting in October.

EXECUTIVE SESSION

The City Council held an executive session at 8:41 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

20. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Municipal Court Judge and the Associate Judge).

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 9:09 P.M. pursuant to the provisions of Chapter 551 Texas Government Code to take action, if any, on item(s) discussed during Closed Executive Session.

20. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Municipal Court Judge and the Associate Judge).

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved a three percent pay increase for the Municipal Judge and Associate Judge to be effective at the beginning of Fiscal year 2026-2027. The motion passed on a 5-0 vote. Council Member Simmons was absent.

ADJOURNMENT

The meeting was adjourned at 9:10 P.M.

TAXPAYER IMPACT STATEMENT

Section 551.043(c)(a) of the Texas Government Code requires a Taxpayer Impact Statement to be included on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

	FY 2025-2026 Adopted Tax Rate	FY 2026-2027 Proposed Tax Rate	FY 2026-2027 No New Revenue Rate
Total Tax Rate (per \$100 of value)	\$0.515246	\$0.515246	\$0.508068
Median Homestead Taxable Value	\$213,012	\$215,016	\$215,016
Tax on Average Homestead	\$1,097.54	\$1,107.86	\$1,092.43

The proposed budget can be found online at <https://www.angleton.tx.us/165/Finance>.

These minutes were approved by Angleton City Council on this the 22nd day of September, 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: 09/22/2026

PREPARED BY: Susie Hernandez, Finance Director

AGENDA CONTENT: Discussion and possible action on approving the Industrial District Agreements.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

The City has Industrial Agreements with 3 parties in the North 288-B Industrial District of the City's ETJ. The agreements are with 1. RULICA/ANGLETON, LTD., 2. SUGAR CREEK BAPTIST CHURCH, and 3. ANGLETON 288 INDUSTRIAL PARK, LLC. All these agreements will expire on December 31, 2026. The current agreements allow for an extension, but agreement must be extended for an additional period or periods of time to prevent termination at the end of the agreement.

RECOMMENDATION:

Staff recommends council approve proposed agreements for all 3 parties with any minor changes to be negotiated and approved by the City Attorney.

INDUSTRIAL DISTRICT AGREEMENT

2014-01 INDUSTRIAL DISTRICT OF ANGLETON, TEXAS

This Industrial District Agreement (the "Agreement") is entered between the CITY OF ANGLETON, TEXAS, a municipal corporation, and home-rule city in Brazoria County, Texas, ("City"), and ANGLETON 288 INDUSTRIAL PARK LLC, a Texas Limited Liability Corporation with a place of business located at 2526 Lakeside Landing, Seabrook, Texas, 77586, designated as "Company".

WHEREAS, it is the established policy of City to adopt such reasonable measures from time-to-time as are permitted by law, to endeavor to attract industry and expand its growth and thereby enhance the economic stability and growth of the City; and

WHEREAS, on October 28, 2014, City enacted Ordinance No. 2014-O-10E, disannexing and discontinuing a 5.46-acre unimproved tract of land that is now in the City of Angleton's extraterritorial jurisdiction; and

WHEREAS on October 28, 2014, pursuant to such policy, City enacted Ordinance No. 2014-O-10F, designating the lands described therein as the 2014-01 INDUSTRIAL DISTRICT of the City of Angleton, Texas ("2014-01-ID"), in accordance with Texas Local Government Code, Section 42.044, and;

WHEREAS, Company owns land within the exclusive extraterritorial jurisdiction of the City of Angleton, within the 2014-01-ID, said land described on Exhibit "A" ("Land"), attached, and incorporated by reference; and

NOW, THEREFORE, in consideration of the premises and the mutual agreements of the parties contained herein, and pursuant to the authority granted to City under Section 42.044, Texas Local Government Code, City and Company hereby agree as follows:

Article I.

COMPANY'S OBLIGATIONS

A. Annual Payment. Commencing with the calendar year 2027, and each calendar year thereafter for the duration of this Agreement, the Company will pay the City a certain sum which will be computed on the assessed value of the Company's facilities and property, real, personal, and mixed located on Company's land covered by this Agreement. Company shall pay to City an amount which totals "in lieu of" taxes on Company's Property as of January 1st of the prior calendar year ("value year"). Said payments made "in lieu of" taxes under this Agreement shall be made in two (2) equal installments, the first being due on or before January 15, 2027, and the second being due on or before July 15, 2027, with the remaining payments due on or before January 15th and July 15th of each year thereafter, through and including the year 2031.

B. For purposes of this agreement "value year exemptions" means exemptions granted to Company by Brazoria County, Texas, for its taxing purposes. The parties agree the appraised value

for tax purposes of property lying within the corporate limits of the City, shall be determined by the Brazoria County Appraisal District ("BCAD").

C. The "in lieu of" taxes payable by Company will be calculated by first ascertaining the final Brazoria County Appraisal District ("BCAD") appraisal value after all appeals, protests, suits, if any, by the Company of the Property (Property is defined as land, improvements, and tangible personal property of every description, including without limitation, inventory, oil, gas, and mineral interests, items of leased equipment, pipelines, and products in storage located on the land) on January 1st of each value year less value year exemptions and applying the following formulas:

1. Payment of eighty per cent (80%) regardless of taxable value of the ad valorem taxes which would be payable to the City if all the Property which existed on January 1st of value year had been within the corporate limits of City and appraised at market value by BCAD.
2. There shall be no "in lieu of" payments during the term of this Agreement on new construction commenced after the date of this Agreement. The purpose of this section is to provide an incentive for new construction.

For the purposes of this section, "new construction" contemplates new improvements to realty and new construction and expansion of existing facilities which constitutes an integral, permanent part of the plant, buildings, structures, and facilities of Company. Purchases or acquisitions by Company of existing real or personal properties are excluded.

The new construction incentive provisions of this section terminate at the expiration of this Agreement regardless of the status year of any new construction.

D. Any such amounts not paid when due shall become delinquent on January 16th and July 16th, respectively, of that year, and will be subject to the same provisions for interest, penalty and attorney's fees as are applicable to delinquent ad valorem taxes on lands within the City limits.

ARTICLE II

CITY'S OBLIGATIONS

A. City and Company agree that during the term of this Agreement, the Land shall be designated as located in the 2014-01-ID within the exclusive extraterritorial jurisdiction. City agrees that it will not annex, attempt to annex or in any way cause or permit to be annexed any portion of the Land for the period of the Agreement.

B. Company and the Land already have City water and sewer services but shall have no right to any other City services; provided however City agrees to furnish fire protection to Company should such protection be requested by Company in the event an unusual emergency situation occurs. The City shall not extend, by ordinance, to the Company, its Land, and any property of Company situated on said Land any rules and regulations (a) governing plats and subdivisions of land, (b) prescribing any building, electrical, plumbing or inspection code or codes, or (c) attempting to exercise in any manner whatever control over the conduct of Company's business.

The Parties agree that City shall have the right to institute or intervene in any judicial or administrative proceeding authorized by: the Texas Water Code; the Texas Clean Air Act, Chapter 382, Health & Safety Code; and the Texas Solid Waste Disposal Act, Chapter 361, Health & Safety Code.

C. Company shall pay such amount to City or before January 15 and July 15 of each year as set forth in Art. II, Section A of this Agreement. Upon receiving the annual payment due, the Finance Officer of the City shall issue an official receipt of the City acknowledging full, timely, final, and complete payment due for the property involved in this Agreement for the year for which such payment is made. If payment is not made on or before any due date, City shall be entitled to a tax lien on Company's Property in payment of "in lieu of taxes" required in this Agreement the same penalties, interest, attorneys' fees, and costs of collection shall be recoverable by the City as would be collectible in the case of delinquent ad valorem taxes.

ARTICLE III.

COVENANTS

A. The parties hereby agree that for the purposes of this Agreement, all appraisal values will be those determined to be the final appraised values by the BCAD after all appeals, protests, suits, if any, by the Company for property owned by the Company and subject to this Agreement. The parties recognize that in making such appraisal for "in lieu of taxes" as described Article I. Paragraph C, of this agreement; such appraiser must, if necessary, appraise the entire Land, and the improvements and tangible personal property of Company located thereon.

B. Term. This Agreement shall extend for a five (5) year period, beginning on January 1, 2027, and ending on December 31, 2031, unless extended for an additional period or periods of time upon mutual consent of Company and City as provided by the Texas Local Government Code. Any extension of this Agreement shall be negotiated six (6) months prior to the expiration of this Agreement. Provided, however, in the event this Agreement is not so extended for an additional period or periods of time the covenant of City not to annex the Land shall terminate, and City shall have the right to commence annexation proceedings as to all of Company's Land and Property covered by this Agreement. In such event, Company agrees that the rights of the parties shall be determined in accordance with the provisions of the Texas Local Government Code Chapter 43, and specifically Section 43.0116, as amended.

C. This Agreement may be extended for an additional period or periods by agreement between City and Company pursuant to Texas Local Government Code Sec. 42.044(d). City has determined that industrial district agreements are conducive to the development of existing and future industry and are in the best interest of the City and encourages future City Councils to enter into future industrial district agreements, and to extend for additional periods permitted by law this Agreement upon request of Company. Provided, however, that nothing herein contained shall be deemed to obligate either party to agree to an extension of this Agreement.

D. This Agreement shall inure to the benefit of and be binding upon City and Company, and upon Company's successors and assigns, affiliates, and subsidiaries, and shall remain in force

whether Company sells, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property, and the agreements herein contained shall be held to be covenants running with the Land for so long as this Agreement or any extension thereof remains in force. Company shall notify City of any sale of any or all of Company's property to any person or entity if the value of such property substantially affects the current assessed value of the property as set forth by the Brazoria County Appraisal District. It is the intent of the parties that no sale of any of Company's Property will affect the amount to be paid to the City under this Agreement.

E. In the event any one or more words, phrases, clauses, sentences, paragraphs, sections or other parts of this Agreement or the application thereof to any person, firm, corporation or circumstances shall be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and separable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

F. The Agreement is not intended to, and shall not be construed to, create any joint enterprise between or among the Parties.

G. This Agreement shall in all respects be interpreted and construed in accordance with and governed by the laws of the State of Texas and the City, regardless of the place of its execution or performance. The place of making and the place of performance for all purposes shall be Angleton, Brazoria County, Texas.

H. **Venue and Applicable Law.** This Agreement is subject to all present and future valid laws, orders, rules, ordinances, and regulations of the United States of America, the State of Texas, the Parties, and any other regulatory body having jurisdiction. This Agreement shall be construed and governed according to the laws of the State of Texas. The sole venue for any action, controversy, dispute, or claim arising under this Agreement shall be exclusively in a court of appropriate jurisdiction in Brazoria County, Texas.

I. **Public Information.** This Agreement is public information. To the extent, if any, that any provision of this Agreement is in conflict with Texas Government Code Chapter 552 et seq., as amended (the "Texas Public Information Act"), such provision shall be void and have no force or effect.

J. **No Third-Party Beneficiaries.** This Agreement is entered solely by and between and may be enforced only by and among the Parties. Except as set forth herein, this Agreement shall not be deemed to create any rights in, or obligations to, any third parties.

K. **Entire Agreement.** This Agreement, including the exhibits, contains the entire agreement between the City and the Company and fully supersedes all prior agreements and understandings between the parties.

L. Severability Clause: The parties intend for the various provisions of this Agreement to be severable so that the invalidity, if any, of any one section (or more) shall not affect the validity of the remaining provisions or sections.

M. This document may be executed in any number of original signature counterparts, each of which shall for all purposes be deemed an original, and all such counterparts shall constitute one and the same document. Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective entity.

N. This Agreement represents the entire agreement of the parties and supersedes any verbal or written representations of, to or by the parties to each other. Each party agrees, represents, and conclusively stipulates that it has neither received nor relied upon any oral or written representations or promises concerning the subject matter of this agreement, except for the statements written in this document.

O. **Modification.** The Agreement cannot under any circumstance be modified orally, and no agreement shall be effective to waive, change, modify, or discharge this Agreement in whole or in part unless such agreement is in writing and is signed by both the City and the Company.

P. **Notices.** All notices, demands and requests which may be given, or which are required to be given by either party to the other, and any exercise of a right of termination provided by this Agreement, shall be in writing and shall be given in the aforesaid manner, and shall be deemed effective when personally delivered to the address of the party to receive such notice set forth below, or, whether actually received or not, three (3) days after such written notice, demand or request has been deposited in any post office or mail receptacle regularly maintained by the United States government, certified or registered mail, return receipt requested, postage prepaid, addressed as set forth on the signature pages attached hereto and made a part hereof for all purposes, or such other place as either party may from time to time designate by written notice to the other.

Any written notice to be given to the City shall be given to the City at the following addresses:

City of Angleton, Texas
121 South Velasco
Angleton, Texas 77515
Attn: Lupe Valdez, Acting City Manager

With a copy of any such notice to the City's attorney at:

J. Grady Randle
Randle Law Office Ltd., L.L.P.
Memorial City Plaza II
820 Gessner, Suite 1570
Houston, Texas 77024-4494

Any written notice to be given to the Company at the following address:

Angleton 288 Industrial Park LLC
2526 Lakeside Landing
Seabrook, Texas 77586

Q. The parties acknowledge that they have read, understand, and intend to be bound by the terms and conditions of this Agreement.

Effective Date. The Effective Date of this Agreement shall be the date on which the second of the two Parties executes this Agreement.

AGREED and SIGNED to be effective as of the Effective Date.

ANGLETON 288 INDUSTRIAL PARK LLC: **CITY:**

THE CITY OF ANGLETON, TEXAS

By: _____
Phil Newton

By: _____
John Wright
Mayor

ATTEST:

ATTEST:

By: _____

By: _____
Desiree Henson
City Secretary

ORDINANCE NO. 2014-O-10F

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, DESIGNATING A PART OF ITS EXTRATERRITORIAL JURISDICTION AS AN INDUSTRIAL DISTRICT TO BE KNOWN AS THE 2014-01 INDUSTRIAL DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN OPEN MEETINGS CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 2014-O-10E, the City of Angleton disannexed a 5.46 acre unimproved area as a part of the municipality pursuant to Texas Local Government Code §43.145; and

WHEREAS, Texas Local Government Code §42.044 authorizes the governing body of a municipality to designate any part of its extraterritorial jurisdiction as an industrial district and may treat the designated area in a manner considered by the governing body to be in the best interests of the municipality;

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

SECTION 1: That the City Council of the City of Angleton, Texas, hereby designates and creates the 2014-01 Industrial District containing 35.04 acres of land within the extraterritorial jurisdiction of the City of Angleton as more specifically described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2: That the City Council may enlarge or reduce the designated area of the 2014-01 Industrial District from time to time as permitted by law and hereby reserves all rights and powers of the City of Angleton with respect to such Industrial District.

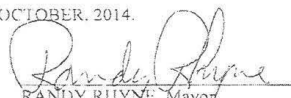
SECTION 3: That should any portion of the 35.04 acre area described in Exhibit "A" not actually be situated within the extraterritorial jurisdiction of the City of Angleton, Texas, and thus not be capable of being designated as a part of the 2014-01 Industrial District, such fact shall not effect the validity of the designation of the remaining portions of the area as part of the 2014-01 Industrial District.

SECTION 4: That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no wise affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

SECTION 5: That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code -- Chapter 551, as amended, and that a quorum of the City Council was present.

SECTION 6: That this Ordinance shall be effective immediately.

PASSED AND ADOPTED THIS 28th DAY OF OCTOBER, 2014.


RANDY RIIYVE, Mayor

ATTEST:


SHELLY DEISHER, City Secretary

APPROVED AS TO FORM:

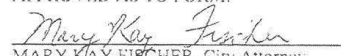

MARY KAY FISCHER, City Attorney

EXHIBIT A

File No. 20600-GAT91 (ME)
 Property: HWY 288, FM 521, Angleton, TX 77615

FIELD NOTES OF A 35.04 ACRE TRACT OF LAND OUT OF LOTS 61 AND 62 OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION OF THE J. de J. VALDERAS SURVEY, ABSTRACT 360, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 70, PAGE 141 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the South right-of-way line of County Road 341 with the West right-of-way line of State Highway 288;

THENCE, West 1535.43 feet, along the South right-of-way line of County Road 341, to a 1/2" iron rod found at the beginning of a curve to the left having a radius of 158.05 feet;

THENCE, Along said right-of-way line, around said curve to the left having a radius of 158.05 feet, an arc length of 100.55 feet, and a chord which bears South 71° 49' 28" West 98.86 feet to a 1/2" iron rod found for corner;

THENCE, South 53° 32' 53" West 65.60 feet, along said right-of-way line, to a 1/2" iron rod found at the beginning of a curve to the left having a radius of 119.44 feet;

THENCE, Along said right-of-way line, around said curve to the left having a radius of 119.44 feet, an arc length of 51.73 feet and a chord which bears South 41° 08' 25" West 51.33 feet to a 1/2" iron rod found for corner;

THENCE, South 78° 43' 56" West 39.94 feet, along said right-of-way line, to a 1/2" iron rod found at the beginning of a curve to the left having a radius of 381.53 feet;

THENCE, Along said right-of-way line, around said curve to the left having a radius of 381.53 feet, an arc length of 103.20 feet, and a chord which bears South 21° 02' 26" West 102.59 feet to a 1/2" iron rod found for corner;

THENCE, South 13° 20' 54" West 104.94 feet, along said right-of-way line, to a 1/2" iron rod found for corner in the Northeast right-of-way line of County Road 44 (Anchor Road);

THENCE, South 44° 10' East 918.08 feet, along the Northeast right-of-way line of County Road 44 (Anchor Road), to a 1/2" iron pipe found, marking the West corner of a 2.00 acre tract described in Volume 1606, Page 52 of the Deed Records of Brazoria County, Texas;

THENCE, North 54° 41' 01" East 120.74 feet, along the Northwest line of said 2.00 acre tract and the Northwest line of a 7.97 acre tract, to a 5/8" iron rod found for corner, said rod marking the Northwest corner of said 7.97 acre tract as described in a deed recorded in Volume 1570, Page 68 of the Deed Records of Brazoria County, Texas;

THENCE, South 89° 23' 59" East 172.70 feet, along the North line of said 7.97 acre tract and the North line of a 4.08 acre tract, to a 5/8" iron rod found for corner in the West right-of-way line of State Highway 288; said rod marking the Northeast corner of said 4.08 acre tract as described in a deed recorded in Volume 1570, Page 68 of the Deed Records of Brazoria County, Texas;

20600-GAT91

1-2-

Great American Title Company

File No. 170600-GAT81 (PS)
Date: June 05, 2014

TRWENCE: North 2° 52' 26" East 820.10 feet, along the West right-of-way line of State Highway 288, to a 1/2" iron rod found for corner at an angle point in said right-of-way line;

TRWENCE: North 40° 24' 42" West 69.10 feet, along the West right-of-way line of State Highway 288, to the Place of Beginning;

Said tract therein containing 35.94 Acres of Land.

A.P.N. 0360-0067 000 AND 0381-0067 1.

25509GAT.1

25509

INDUSTRIAL DISTRICT AGREEMENT

NORTH 288-B INDUSTRIAL DISTRICT OF ANGLETON, TEXAS

This Industrial District Agreement (the "Agreement") is entered between the CITY OF ANGLETON, TEXAS, a municipal corporation, and home-rule city in Brazoria County, Texas, ("City"), and RULICA/ANGLETON, LLC, a Texas Limited Liability Corporation with a place of business located at 11823 Wilcrest Drive, Houston, Angleton, Texas, 77031, designated as "Company".

WHEREAS, it is the established policy of City to adopt such reasonable measures from time-to-time as are permitted by law, to endeavor to attract industry and expand its growth and thereby enhance the economic stability and growth of the City; and

WHEREAS, on January 9, 1995, pursuant to such policy, City enacted Ordinance No. 2342 designating the lands described therein as the NORTH 288-B INDUSTRIAL DISTRICT of the City of Angleton, Texas ("NID"), in accordance with Texas Local Government Code, Section 42.044; formerly Article 970a, Section 5, Vernon's Annotated Texas Civil Statutes, and;

WHEREAS, Company owns land within the exclusive extraterritorial jurisdiction of the City of Angleton, within the NID, said land described on Exhibit "A" ("Land"), attached, and incorporated by reference; and

NOW, THEREFORE, in consideration of the premises and the mutual agreements of the parties contained herein, and pursuant to the authority granted to City under Section 42.044, Texas Local Government Code, City and Company hereby agree as follows:

Article I.

COMPANY'S OBLIGATIONS

A. Annual Payment. Commencing with the calendar year 2027, and each calendar year thereafter for the duration of this Agreement, the Company will pay the City a certain sum which will be computed on the assessed value of the Company's facilities and property, real, personal, and mixed located on Company's land covered by this Agreement. Company shall pay to City an amount which totals "in lieu of" taxes on Company's Property as of January 1st of the prior calendar year ("value year"). Said payments made "in lieu of" taxes under this Agreement shall be made in two (2) equal installments, the first being due on or before January 15, 2027, and the second being due on or before July 15, 2027, with the remaining payments due on or before January 15th and July 15th of each year thereafter, through and including the year 2031.

B. For purposes of this agreement "value year exemptions" means exemptions granted to Company by Brazoria County, Texas, for its taxing purposes. The parties agree the appraised value for tax purposes of property lying within the corporate limits of the City, shall be determined by the Brazoria County Appraisal District ("BCAD").

C. The "in lieu of" taxes payable by Company will be calculated by first ascertaining the final Brazoria County Appraisal District ("BCAD") appraisal value after all appeals, protests, suits, if any, by the Company of the Property (Property is defined as land, improvements, and tangible personal property of every description, including without limitation, inventory, oil, gas, and mineral interests, items of leased equipment, pipelines, and products in storage located on the land.) on January 1st of each value year less value year exemptions and applying the following formulas:

1. Payment of eighty per cent (80%) regardless of taxable value of the ad valorem taxes which would be payable to the City if all the Property which existed on January 1st of value year had been within the corporate limits of City and appraised at market value by BCAD.
2. There shall be no "in lieu of" payments during the term of this Agreement on new construction commenced after the date of this Agreement. The purpose of this section is to provide an incentive for new construction.

For the purposes of this section, "new construction" contemplates new improvements to realty and new construction and expansion of existing facilities which constitutes an integral, permanent part of the plant, buildings, structures, and facilities of Company. Purchases or acquisitions by Company of existing real or personal properties are excluded.

The new construction incentive provisions of this section terminate at the expiration of this Agreement regardless of the status year of any new construction.

D. Any such amounts not paid when due shall become delinquent on January 16th and July 16th, respectively, of that year, and will be subject to the same provisions for interest, penalty and attorney's fees as are applicable to delinquent ad valorem taxes on lands within the City limits.

ARTICLE II

CITY'S OBLIGATIONS

A. City and Company agree that during the term of this Agreement, the Land shall be designated as located in the NID within the exclusive extraterritorial jurisdiction. City agrees that it will not annex, attempt to annex or in any way cause or permit to be annexed any portion of the Land for the period of the Agreement.

B. Company and the Land already have City water and sewer services but shall have no right to any other City services; provided however City agrees to furnish fire protection to Company should such protection be requested by Company in the event an unusual emergency situation occurs. The City shall not extend, by ordinance, to the Company, its Land, and any property of Company situated on said Land any rules and regulations (a) governing plats and subdivisions of land, (b) prescribing any building, electrical, plumbing or inspection code or codes, or (c) attempting to exercise in any manner whatever control over the conduct of Company's business. The Parties agree that City shall have the right to institute or intervene in any judicial or

administrative proceeding authorized by: the Texas Water Code; the Texas Clean Air Act, Chapter 382, Health & Safety Code; and the Texas Solid Waste Disposal Act, Chapter 361, Health & Safety Code.

C. Company shall pay such amount to City or before January 15 and July 15 of each year as set forth in Art. II, Section A of this Agreement. Upon receiving the annual payment due, the Finance Officer of the City shall issue an official receipt of the City acknowledging full, timely, final, and complete payment due for the property involved in this Agreement for the year for which such payment is made. If payment is not made on or before any due date, City shall be entitled to a tax lien on Company's Property in payment of "in lieu of taxes" required in this Agreement the same penalties, interest, attorneys' fees, and costs of collection shall be recoverable by the City as would be collectible in the case of delinquent ad valorem taxes.

ARTICLE III.

COVENANTS

A. The parties hereby agree that for the purposes of this Agreement, all appraisal values will be those determined to be the final appraised values by the BCAD after all appeals, protests, suits, if any, by the Company for property owned by the Company and subject to this Agreement. The parties recognize that in making such appraisal for "in lieu of taxes" as described Article I. Paragraph C, of this agreement; such appraiser must, if necessary, appraise the entire Land, and the improvements and tangible personal property of Company located thereon.

B. Term. This Agreement shall extend for a five (5) year period, beginning on January 1, 2027, and ending on December 31, 2031, unless extended for an additional period or periods of time upon mutual consent of Company and City as provided by the Texas Local Government Code. Any extension of this Agreement shall be negotiated six (6) months prior to the expiration of this Agreement. Provided, however, in the event this Agreement is not so extended for an additional period or periods of time the covenant of City not to annex the Land shall terminate, and City shall have the right to commence annexation proceedings as to all of Company's Land and Property covered by this Agreement. In such event, Company agrees that the rights of the parties shall be determined in accordance with the provisions of the Texas Local Government Code Chapter 43, and specifically Section 43.0116, as amended.

C. This Agreement may be extended for an additional period or periods by agreement between City and Company pursuant to Texas Local Government Code Sec. 42.044(d). City has determined that industrial district agreements are conducive to the development of existing and future industry and are in the best interest of the City and encourages future City Councils to enter into future industrial district agreements, and to extend for additional periods permitted by law this Agreement upon request of Company. Provided, however, that nothing herein contained shall be deemed to obligate either party to agree to an extension of this Agreement.

D. This Agreement shall inure to the benefit of and be binding upon City and Company, and upon Company's successors and assigns, affiliates, and subsidiaries, and shall remain in force

whether Company sells, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property, and the agreements herein contained shall be held to be covenants running with the Land for so long as this Agreement or any extension thereof remains in force. Company shall notify City of any sale of any or all of Company's property to any person or entity if the value of such property substantially affects the current assessed value of the property as set forth by the Brazoria County Appraisal District. It is the intent of the parties that no sale of any of Company's Property will affect the amount to be paid to the City under this Agreement.

E. In the event any one or more words, phrases, clauses, sentences, paragraphs, sections or other parts of this Agreement or the application thereof to any person, firm, corporation or circumstances shall be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and separable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

F. The Agreement is not intended to, and shall not be construed to, create any joint enterprise between or among the Parties.

G. This Agreement shall in all respects be interpreted and construed in accordance with and governed by the laws of the State of Texas and the City, regardless of the place of its execution or performance. The place of making and the place of performance for all purposes shall be Angleton, Brazoria County, Texas.

H. **Venue and Applicable Law.** This Agreement is subject to all present and future valid laws, orders, rules, ordinances, and regulations of the United States of America, the State of Texas, the Parties, and any other regulatory body having jurisdiction. This Agreement shall be construed and governed according to the laws of the State of Texas. The sole venue for any action, controversy, dispute, or claim arising under this Agreement shall be exclusively in a court of appropriate jurisdiction in Brazoria County, Texas.

I. **Public Information.** This Agreement is public information. To the extent, if any, that any provision of this Agreement is in conflict with Texas Government Code Chapter 552 et seq., as amended (the "Texas Public Information Act"), such provision shall be void and have no force or effect.

J. **No Third-Party Beneficiaries.** This Agreement is entered solely by and between and may be enforced only by and among the Parties. Except as set forth herein, this Agreement shall not be deemed to create any rights in, or obligations to, any third parties.

K. **Entire Agreement.** This Agreement, including the exhibits, contains the entire agreement between the City and the Company and fully supersedes all prior agreements and understandings between the parties.

L. Severability Clause: The parties intend for the various provisions of this Agreement to be severable so that the invalidity, if any, of any one section (or more) shall not affect the validity of the remaining provisions or sections.

M. This document may be executed in any number of original signature counterparts, each of which shall for all purposes be deemed an original, and all such counterparts shall constitute one and the same document. Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective entity.

N. This Agreement represents the entire agreement of the parties and supersedes any verbal or written representations of, to or by the parties to each other. Each party agrees, represents, and conclusively stipulates that it has neither received nor relied upon any oral or written representations or promises concerning the subject matter of this agreement, except for the statements written in this document.

O. **Modification.** The Agreement cannot under any circumstance be modified orally, and no agreement shall be effective to waive, change, modify, or discharge this Agreement in whole or in part unless such agreement is in writing and is signed by both the City and the Company.

P. **Notices.** All notices, demands and requests which may be given, or which are required to be given by either party to the other, and any exercise of a right of termination provided by this Agreement, shall be in writing and shall be given in the aforesaid manner, and shall be deemed effective when personally delivered to the address of the party to receive such notice set forth below, or, whether actually received or not, three (3) days after such written notice, demand or request has been deposited in any post office or mail receptacle regularly maintained by the United States government, certified or registered mail, return receipt requested, postage prepaid, addressed as set forth on the signature pages attached hereto and made a part hereof for all purposes, or such other place as either party may from time to time designate by written notice to the other.

Any written notice to be given to the City shall be given to the City at the following addresses:

City of Angleton, Texas
121 South Velasco
Angleton, Texas 77515
Attn: Lupe Valdez, Acting City Manager

With a copy of any such notice to the City's attorney at:

J. Grady Randle
Randle Law Office Ltd., L.L.P.
Memorial City Plaza II
820 Gessner, Suite 1570
Houston, Texas 77024-4494

Any written notice to be given to the Company at the following address:

Mike Latimer
 Rulica/Angleton, LLC
 11823 Wilcrest Dr.
 Houston, Texas 77031-1919

Q. The parties acknowledge that they have read, understand, and intend to be bound by the terms and conditions of this Agreement.

Effective Date. The Effective Date of this Agreement shall be the date on which the second of the two Parties executes this Agreement.

AGREED and SIGNED to be effective as of the Effective Date.

RULICA/ANGLETON, LLC:

CITY:

THE CITY OF ANGLETON, TEXAS

By: _____
 Mike E. Latimer

By: _____
 John Wright
 Mayor

ATTEST:

ATTEST:

By: _____

By: _____
 Desiree Henson
 City Secretary

EXHIBIT "A"

BEING A 119.897 ACRE TRACT OF LAND IN THE J.W. CLOUD LEAGUE, ABSTRACT NO. 159, BRAZORIA COUNTY, TEXAS; SAID 119.897 ACRE TRACT BEING A PORTION OF THAT 338.705 ACRE TRACT CONVEYED TO SUGAR CREEK BAPTIST CHURCH FROM MART D. GREEN BY DEED DATED NOVEMBER 29, 2004 AND RECORDED UNDER COUNTY CLERK'S FILE NO. 2004075629 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.); THE BEARINGS USED IN THIS DESCRIPTION ARE REFERENCED TO THE DESCRIPTION OF SAID 338.705 ACRE TRACT; SAID 119.897 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a one-half inch iron rod found at an interior ell corner of said 338.705 acre tract and the northeast corner of a 27.03 acre tract conveyed to Walter Gary Jones, et al from Teddy R. Carr by deed dated March 30, 1998 and recorded under County Clerk's File No. 98-012896 of the O.R.B.C.T.; thence as follows:

South 89° 54' 49" West, along a northerly south line of said 338.705 acre tract and the north line of said 27.03 acre tract, a distance of 114.78 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for the POINT OF BEGINNING of the herein described tract at the intersection with the north line of a 70 feet wide easement conveyed to Houston Pipe Line Company from Minnie W. Mettler, et al by deed dated April 4, 1950 and recorded in Volume 478, Page 634 of the Deed Records of Brazoria County, Texas (O.R.B.C.T.);

THENCE South 89° 54' 49" West, along a northerly south line of said 338.705 acre tract and the north line of said 27.03 acre tract, a distance of 755.53 feet to a one-half inch iron rod found for angle point in said northerly south line;

THENCE South 78° 57' 06" West, continuing along said northerly south line of said 338.705 acre tract and the north line of said 27.03 acre tract, a distance of 569.34 feet to a one-half inch iron rod found at the most westerly southwest corner of said 338.705 acre tract and at the most easterly southeast corner of an 89.71 acre tract conveyed to Walter Gary Jones, et al by said deed recorded under County Clerk's File No. 98-012896 of the O.R.B.C.T.;

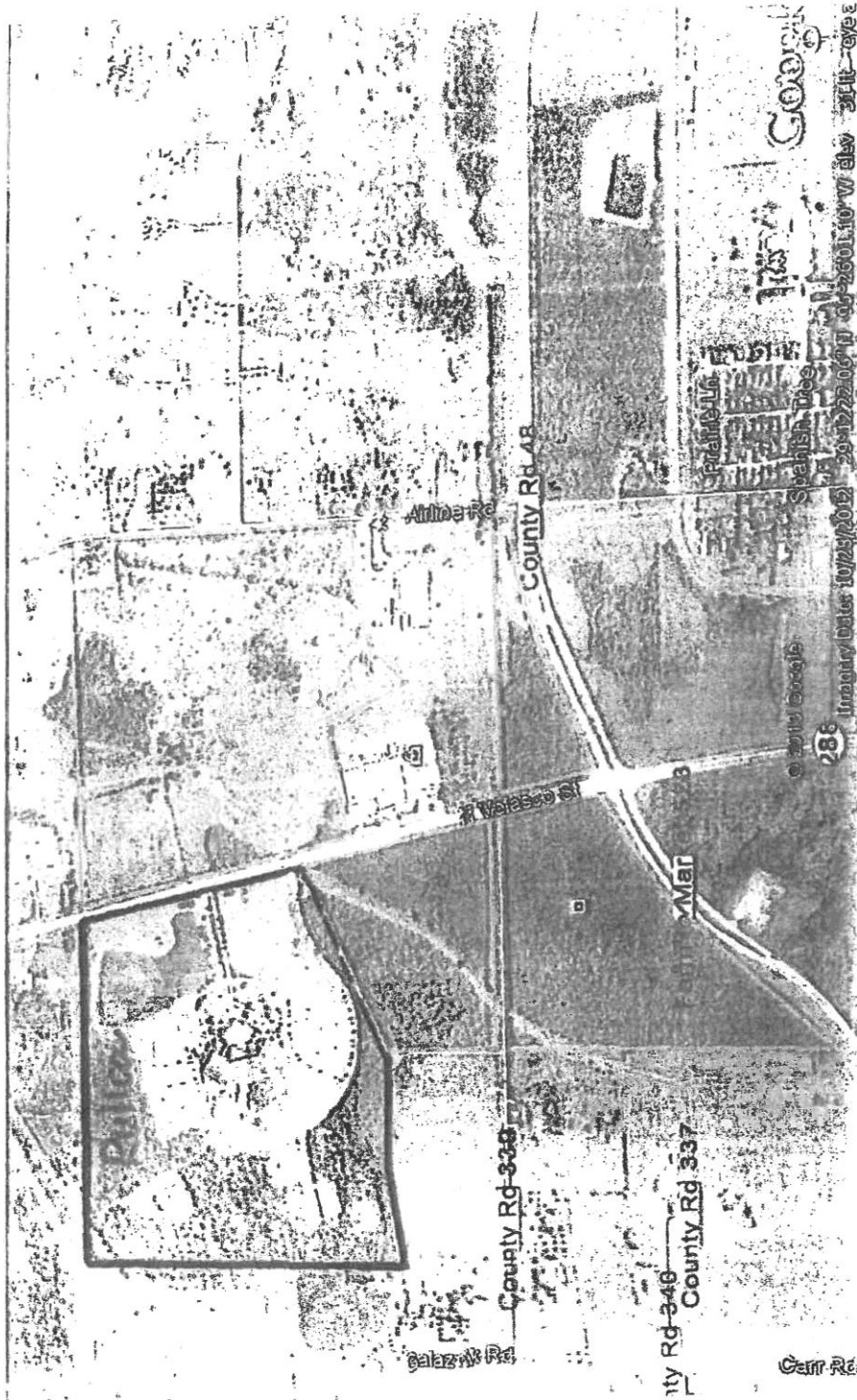
THENCE North 00° 00' 32" West, along the west line of said 338.705 acre tract and the east line of said 89.71 acre tract, at 842.19 pass a three-fourths inch iron rod found at the northeast corner of said 89.71 acre tract and the southeast corner of a tract conveyed to Mery G. Holland by Decree of Partition dated January 18, 1977 and recorded in Volume 1323, Page 467 of the D.R.B.C.T., continuing along the east line of said Holland tract, at 2,330.66 feet pass a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set on line in the approximate center of the Angleton Flood Protection Levee, and continuing for a total distance of 2,379.66 feet to a point in a ditch along the north side of said Angleton Protection Levee for the northwest corner of said 338.705 acre tract, said corner being on the north line of said J.W. Cloud League and the south line of the Shubael Marsh Survey, Abstract Nos. 81 and 52,

EXHIBIT "A"

THENCE South $89^{\circ} 59' 45''$ East, along said ditch along the north line of said J. W. Cloud League, the south line of said Shubael Marsh Survey and the north line of said 338.705 acre tract, a distance of 2,223.45 feet to a point for corner at the west right-of-way line of B.S. Highway 288B;

THENCE South $12^{\circ} 18' 42''$ East, along the west right-of-way line of B.S. Highway 288B, at 44.53 feet pass a one-half inch iron rod found on line in the approximate center of the Angleton Flood Protection Levee, and continuing for a total distance of 1,746.23 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner on the north line of said 10 feet wide Houston Pipe Line Company easement;

THENCE South $64^{\circ} 52' 01''$ West, along the north line of said 10 feet wide Houston Pipe Line Company easement, a distance of 1,408.81 to the POINT OF BEGINNING said containing 19.897 acres of land. This description is based on a survey performed on the ground in December 2002 and on October 2007 by Baker & Lawson, Inc.



Sandy

MEMO

Estimated payment to City from Company, RULICA for 2021 only, based upon draft agreement and using 2020 values. Both parties acknowledge and are aware that appraised value may change on an annual basis. Adjusted Appraised Value means appraised value less exemptions and inventory reduction.

Payment due in 2021 for 2020

<u>Account No.</u>	<u>Description</u>	<u>Value</u>	<u>Net</u>
0169-1019-005	Improvements	\$6,373,660.00	\$ 6,373,660.00
9200-2255-000	Personal Property	\$ 0	\$ 26,130.00
0169-1019-115	Land	\$ 1,126,340.00	<u>\$ 1,126,340.00</u>
TOTAL NON-ABATED			\$ 7,526,130.00
			x <u>.00665144</u>
REDUCED PERCENTAGE			\$ 50,059.60
			x <u>.80</u>
"IN LIEU OF" PAYMENT DUE			\$ 40,047.68
DUE 1-15-21		20,023.84	
DUE 7-15-21		20,023.84	

INDUSTRIAL DISTRICT AGREEMENT RULICA WITH THE CITY OF ANGLETON
FOR YEAR 2019 TO BE PAID IN 2020.

INDUSTRIAL DISTRICT AGREEMENT

NORTH 288-B INDUSTRIAL DISTRICT OF ANGLETON, TEXAS

This Industrial District Agreement (the "Agreement") is entered between the CITY OF ANGLETON, TEXAS, a municipal corporation, and home-rule city in Brazoria County, Texas, ("City"), and SUGAR CREEK BAPTIST CHURCH, a Texas Nonprofit Corporation with a place of business located at 13333 Southwest Freeway, Ste. 200, Sugar Land, Texas, 77478, designated as "Company".

WHEREAS, it is the established policy of City to adopt such reasonable measures from time-to-time as are permitted by law, to endeavor to attract industry and expand its growth and thereby enhance the economic stability and growth of the City; and

WHEREAS, on January 9, 1995, pursuant to such policy, City enacted Ordinance No. 2342 designating the lands described therein as the NORTH 288-B INDUSTRIAL DISTRICT of the City of Angleton, Texas ("NID"), in accordance with Texas Local Government Code, Section 42.044; formerly Article 970a, Section 5, Vernon's Annotated Texas Civil Statutes, and;

WHEREAS, Company owns land within the exclusive extraterritorial jurisdiction of the City of Angleton, within the NID, said land described on Exhibit "A" ("Land"), attached, and incorporated by reference; and

NOW, THEREFORE, in consideration of the premises and the mutual agreements of the parties contained herein, and pursuant to the authority granted to City under Section 42.044, Texas Local Government Code, City and Company hereby agree as follows:

Article I.

COMPANY'S OBLIGATIONS

A. Annual Payment. Commencing with the calendar year 2027, and each calendar year thereafter for the duration of this Agreement, the Company will pay the City a certain sum which will be computed on the assessed value of the Company's facilities and property, real, personal, and mixed located on Company's land covered by this Agreement. Company shall pay to City an amount which totals "in lieu of" taxes on Company's Property as of January 1st of the prior calendar year ("value year"). Said payments made "in lieu of" taxes under this Agreement shall be made in two (2) equal installments, the first being due on or before January 15, 2027, and the second being due on or before July 15, 2027, with the remaining payments due on or before January 15th and July 15th of each year thereafter, through and including the year 2031.

B. For purposes of this agreement "value year exemptions" means exemptions granted to Company by Brazoria County, Texas, for its taxing purposes. The parties agree the appraised value for tax purposes of property lying within the corporate limits of the City, shall be determined by the Brazoria County Appraisal District ("BCAD").

C. The "in lieu of" taxes payable by Company will be calculated by first ascertaining the final Brazoria County Appraisal District ("BCAD") appraisal value after all appeals, protests, suits, if

any, by the Company of the Property (Property is defined as land, improvements, and tangible personal property of every description, including without limitation, inventory, oil, gas, and mineral interests, items of leased equipment, pipelines, and products in storage located on the land) on January 1st of each value year less value year exemptions and applying the following formulas:

1. Payment of eighty per cent (80%) regardless of taxable value of the ad valorem taxes which would be payable to the City if all the Property which existed on January 1st of value year had been within the corporate limits of City and appraised at market value by BCAD.
2. There shall be no "in lieu of" payments during the term of this Agreement on new construction commenced after the date of this Agreement. The purpose of this section is to provide an incentive for new construction.

For the purposes of this section, "new construction" contemplates new improvements to realty and new construction and expansion of existing facilities which constitutes an integral, permanent part of the plant, buildings, structures, and facilities of Company. Purchases or acquisitions by Company of existing real or personal properties are excluded.

The new construction incentive provisions of this section terminate at the expiration of this Agreement regardless of the status year of any new construction.

D. Any such amounts not paid when due shall become delinquent on January 16th and July 16th, respectively, of that year, and will be subject to the same provisions for interest, penalty and attorney's fees as are applicable to delinquent ad valorem taxes on lands within the City limits.

ARTICLE II

CITY'S OBLIGATIONS

A. City and Company agree that during the term of this Agreement, the Land shall be designated as located in the NID within the exclusive extraterritorial jurisdiction. City agrees that it will not annex, attempt to annex or in any way cause or permit to be annexed any portion of the Land for the period of the Agreement.

B. Company and the Land already have City water and sewer services but shall have no right to any other City services; provided however City agrees to furnish fire protection to Company should such protection be requested by Company in the event an unusual emergency situation occurs. The City shall not extend, by ordinance, to the Company, its Land, and any property of Company situated on said Land any rules and regulations (a) governing plats and subdivisions of land, (b) prescribing any building, electrical, plumbing or inspection code or codes, or (c) attempting to exercise in any manner whatever control over the conduct of Company's business. The Parties agree that City shall have the right to institute or intervene in any judicial or administrative proceeding authorized by: the Texas Water Code; the Texas Clean Air Act, Chapter 382, Health & Safety Code; and the Texas Solid Waste Disposal Act, Chapter 361, Health & Safety Code.

C. Company shall pay such amount to City or before January 15 and July 15 of each year as set forth in Art. II, Section A of this Agreement. Upon receiving the annual payment due, the Finance Officer of the City shall issue an official receipt of the City acknowledging full, timely, final, and complete payment due for the property involved in this Agreement for the year for which such payment is made. If payment is not made on or before any due date, City shall be entitled to a tax lien on Company's Property in payment of "in lieu of taxes" required in this Agreement the same penalties, interest, attorneys' fees, and costs of collection shall be recoverable by the City as would be collectible in the case of delinquent ad valorem taxes.

ARTICLE III.

COVENANTS

A. The parties hereby agree that for the purposes of this Agreement, all appraisal values will be those determined to be the final appraised values by the BCAD after all appeals, protests, suits, if any, by the Company for property owned by the Company and subject to this Agreement. The parties recognize that in making such appraisal for "in lieu of taxes" as described Article I. Paragraph C, of this agreement; such appraiser must, if necessary, appraise the entire Land, and the improvements and tangible personal property of Company located thereon.

B. Term. This Agreement shall extend for a five (5) year period, beginning on January 1, 2027, and ending on December 31, 2031, unless extended for an additional period or periods of time upon mutual consent of Company and City as provided by the Texas Local Government Code. Any extension of this Agreement shall be negotiated six (6) months prior to the expiration of this Agreement. Provided, however, in the event this Agreement is not so extended for an additional period or periods of time the covenant of City not to annex the Land shall terminate, and City shall have the right to commence annexation proceedings as to all of Company's Land and Property covered by this Agreement. In such event, Company agrees that the rights of the parties shall be determined in accordance with the provisions of the Texas Local Government Code Chapter 43, and specifically Section 43.0116, as amended.

C. This Agreement may be extended for an additional period or periods by agreement between City and Company pursuant to Texas Local Government Code Sec. 42.044(d). City has determined that industrial district agreements are conducive to the development of existing and future industry and are in the best interest of the City and encourages future City Councils to enter into future industrial district agreements, and to extend for additional periods permitted by law this Agreement upon request of Company. Provided, however, that nothing herein contained shall be deemed to obligate either party to agree to an extension of this Agreement.

D. This Agreement shall inure to the benefit of and be binding upon City and Company, and upon Company's successors and assigns, affiliates, and subsidiaries, and shall remain in force whether Company sells, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property, and the agreements herein contained shall be held to be covenants running with the Land for so long as this Agreement or any extension thereof remains in force. Company shall notify City of any sale of any or all of Company's property to any person or entity if the value of such property substantially affects the current assessed value

of the property as set forth by the Brazoria County Appraisal District. It is the intent of the parties that no sale of any of Company's Property will affect the amount to be paid to the City under this Agreement.

E. In the event any one or more words, phrases, clauses, sentences, paragraphs, sections or other parts of this Agreement or the application thereof to any person, firm, corporation or circumstances shall be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and separable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

F. The Agreement is not intended to, and shall not be construed to, create any joint enterprise between or among the Parties.

G. This Agreement shall in all respects be interpreted and construed in accordance with and governed by the laws of the State of Texas and the City, regardless of the place of its execution or performance. The place of making and the place of performance for all purposes shall be Angleton, Brazoria County, Texas.

H. **Venue and Applicable Law.** This Agreement is subject to all present and future valid laws, orders, rules, ordinances, and regulations of the United States of America, the State of Texas, the Parties, and any other regulatory body having jurisdiction. This Agreement shall be construed and governed according to the laws of the State of Texas. The sole venue for any action, controversy, dispute, or claim arising under this Agreement shall be exclusively in a court of appropriate jurisdiction in Brazoria County, Texas.

I. **Public Information.** This Agreement is public information. To the extent, if any, that any provision of this Agreement is in conflict with Texas Government Code Chapter 552 et seq., as amended (the "Texas Public Information Act"), such provision shall be void and have no force or effect.

J. **No Third-Party Beneficiaries.** This Agreement is entered solely by and between and may be enforced only by and among the Parties. Except as set forth herein, this Agreement shall not be deemed to create any rights in, or obligations to, any third parties.

K. **Entire Agreement.** This Agreement, including the exhibits, contains the entire agreement between the City and the Company and fully supersedes all prior agreements and understandings between the parties.

L. Severability Clause: The parties intend for the various provisions of this Agreement to be severable so that the invalidity, if any, of any one section (or more) shall not affect the validity of the remaining provisions or sections.

M. This document may be executed in any number of original signature counterparts, each of which shall for all purposes be deemed an original, and all such counterparts shall constitute one and the same document. Each party has the full power and authority to enter into and perform this

Agreement, and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective entity.

N. This Agreement represents the entire agreement of the parties and supersedes any verbal or written representations of, to or by the parties to each other. Each party agrees, represents, and conclusively stipulates that it has neither received nor relied upon any oral or written representations or promises concerning the subject matter of this agreement, except for the statements written in this document.

O. **Modification.** The Agreement cannot under any circumstance be modified orally, and no agreement shall be effective to waive, change, modify, or discharge this Agreement in whole or in part unless such agreement is in writing and is signed by both the City and the Company.

P. **Notices.** All notices, demands and requests which may be given, or which are required to be given by either party to the other, and any exercise of a right of termination provided by this Agreement, shall be in writing and shall be given in the aforesaid manner, and shall be deemed effective when personally delivered to the address of the party to receive such notice set forth below, or, whether actually received or not, three (3) days after such written notice, demand or request has been deposited in any post office or mail receptacle regularly maintained by the United States government, certified or registered mail, return receipt requested, postage prepaid, addressed as set forth on the signature pages attached hereto and made a part hereof for all purposes, or such other place as either party may from time to time designate by written notice to the other.

Any written notice to be given to the City shall be given to the City at the following addresses:

City of Angleton, Texas
121 South Velasco
Angleton, Texas 77515
Attn: Lupe Valdez, Acting City Manager

With a copy of any such notice to the City's attorney at:

J. Grady Randle
Randle Law Office Ltd., L.L.P.
Memorial City Plaza II
820 Gessner, Suite 1570
Houston, Texas 77024-4494

Any written notice to be given to the Company at the following address:

Sugar Creek Baptist Church
13333 Southwest Freeway, Ste. 200
Sugar Land, Texas 77478

Q. The parties acknowledge that they have read, understand, and intend to be bound by the terms and conditions of this Agreement.

Effective Date. The Effective Date of this Agreement shall be the date on which the second of the two Parties executes this Agreement.

AGREED and SIGNED to be effective as of the Effective Date.

SUGAR CREEK BAPTIST CHURCH:

CITY:

THE CITY OF ANGLETON, TEXAS

By: _____

By: _____
John Wright
Mayor

ATTEST:

ATTEST:

By: _____

By: _____
Desiree Henson
City Secretary

EXHIBIT "A"

DESCRIPTION OF 338.705 ACRE TRACT

BEING A 338.705 ACRE TRACT OF LAND IN THE J DE J VALDERAS SURVEY, ABSTRACT NO 380 AND IN THE J W CLOUD LEAGUE, ABSTRACT NO 169, BRAZORIA COUNTY, TEXAS; SAID 338.705 ACRE TRACT BEING THE REMAINDER OF THAT 384.12 ACRE TRACT CONVEYED TO INTERMEDICS, INC. FROM RANCHO ISABELLA INVESTMENT CORPORATION BY DEED DATED NOVEMBER 6, 1981 AND RECORDED IN VOLUME 1604, PAGE 639 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), THE REST AND RESIDUE OF SAID 384.12 ACRE TRACT BEING CONVEYED TO SULZER INTERMEDICS INC. OF BRAZORIA COUNTY FROM SULZER MEDICA USA INC. BY WARRANTY DEED DATED NOVEMBER 3, 1998 AND RECORDED UNDER COUNTY CLERK'S FILE NO. 98-046557 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.). THE BEARINGS USED IN THIS DESCRIPTION ARE REFERENCED TO THE DESCRIPTION OF SAID 384.12 ACRE TRACT; SAID 338.705 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete right-of-way monument found at the intersection of the west right-of-way line of County Road 48 (80 feet width) with the north right-of-way line of F.M. Highway 523 (200 feet width); the north right-of-way line of F.M. Highway 523 being a curve to the left having a radius of 2,100.00 feet;

THENCE, in a westerly direction, along the south line of said 384.12 acre tract and the north right-of-way line of F.M. Highway 523, along said curve to the left having a radius of 2,100.00 feet, a central angle of 01° 09' 37", an arc distance of 42.53 feet, and a chord bearing and distance of South 88° 32' 56" West and 42.53 feet to a one-half inch iron rod found at the southeast corner of a 4.866 acre tract conveyed to Angleton Drainage District from Sulzermedica USA, Inc. by Gift Deed dated April 12, 1996 and recorded under County Clerk's File No. 96-013461 of the O.R.B.C.T.,

THENCE North 38° 54' 08" West, along the most easterly east line of said 4.866 acre tract, a distance of 209.59 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set for the most easterly northeast corner of said 4.866 acre tract;

THENCE North 89° 54' 00" West, along the most easterly north line of said 4.866 acre tract, a distance of 855.96 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set for an interior ell corner of said 4.866 acre tract;

THENCE North 00° 05' 07" West, along an east line of said 4.866 acre tract, a distance of 7.01 feet to a one-half inch iron rod found at the southwest corner of a 20.00 acre tract conveyed to Angleton Independent School District from Intermedics, Inc. by Special Warranty Deed dated March 7, 1990 and recorded in Volume (90)822, Page 573 of the O.R.B.C.T.; said corner being on the north line of a platted 50 foot road (unimproved) according to the plat recorded in Volume 78, Page 573 of the D.R.B.C.T.;

THENCE North 89° 58' 35" East, along the south line of said 20.00 acre tract and the north line of said 50 foot platted road, a distance of 1,029.85 feet to a five-eighths inch iron rod with plastic cap

EXHIBIT "A"

marked "Baker & Lawson" set for the southeast corner of said 20.00 acre tract, same being on the west right-of-way line of County Road 48;

THENCE North 00° 05' 07" West, along the east line of said 20.00 acre tract and the west right-of-way line of County Road 48, a distance of 920.00 feet to a one-half inch iron rod found at the northeast corner of said 20.00 acre tract;

THENCE South 89° 58' 35" West, along the north line of said 20.00 acre tract, a distance of 340.46 feet to a five-eighths inch iron rod found at the point of curvature of a tangent curve to the left having a radius of 820.00 feet;

THENCE, in a southwesterly direction, continuing along the north line of said 20.00 acre tract, along said curve to the left having a radius of 820.00 feet, a central angle of 50° 04' 02", an arc distance of 716.55 feet, and a chord bearing and distance of South 64° 56' 34" West and 693.97 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at the point of tangency of said curve;

THENCE South 39° 54' 33" West, along the northwest line of said 20.00 acre tract, a distance of 93.82 feet to a one-half inch iron rod found at the northwest corner of said 20.00 acre tract;

THENCE South 00° 05' 07" East, along the west line of said 20.00 acre tract, a distance of 176.64 feet to a one-half inch iron rod found for corner at an angle point on the east line of said 4.866 acre tract;

THENCE North 12° 18' 42" West, along the east line of said 4.866 acre tract, a distance of 825.06 feet to a one-half inch iron rod found at the northeast corner of said 4.866 acre tract;

THENCE South 77° 41' 18" West, along the north line of said 4.866 acre tract, a distance of 80.00 feet to a one-half inch iron rod found at the northwest corner of said 4.866 acre tract; same being the northeast corner of an 18.908 acre tract conveyed to Benchmark Electronics, Inc. from Intermedics Inc. by warranty deed dated January 21, 1994 and recorded under County Clerk's File No. 94-002599 of the O.R.B.C.T.;

THENCE South 77° 41' 18" West, along the north line of said 18.908 acre tract, a distance of 753.60 feet to a one-half inch iron rod found at the northwest corner of said 18.908 acre tract, same being on the east right-of-way line of B.S. Highway 288B;

THENCE South 12° 18' 42" East, along the west line of said 18.908 acre tract and the east right-of-way line of B.S. Highway 288B, a distance of 687.35 feet to a five-eighths inch iron rod found at the point of curvature of a tangent curve to the right having a radius of 24,635.35 feet;

THENCE, in a southerly direction, continuing along the west line of said 18.908 acre tract and the east right-of-way line of B.S. Highway 288B, along said curve to the right having a radius of

EXHIBIT "A"

24,635.35 feet, a central angle of $00^{\circ}47'46''$, an arc distance of 342.25 feet, and a chord bearing and distance of South $11^{\circ}54'49''$ East and 342.25 feet to a five-eighths inch iron rod found at the southwest corner of said 18.908 acre tract; same being on the north line of said 50 foot platted road;

THENCE North $89^{\circ}58'35''$ East, along the south line of said 18.908 acre tract and the north line of said 50 foot platted road, a distance of 693.70 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at the southeast corner of said 18.908 acre tract; same being on the west line of said 4.866 acre tract;

THENCE South $00^{\circ}05'07''$ East, along the west line of said 4.866 acre tract, a distance of 116.84 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at the most westerly southwest corner of said 4.866 acre tract, from which a found one-half inch iron rod bears North $01^{\circ}45'$ East, 2.41 feet;

THENCE South $89^{\circ}54'00''$ East, along the south line of said 4.866 acre tract, a distance of 883.14 feet to a bent one-half inch iron rod found at an interior ell corner of said 4.866 acre tract;

THENCE South $38^{\circ}54'08''$ East, along the southwest line of said 4.866 acre tract, a distance of 80.02 feet to a one-half inch iron rod found at the most southerly southwest corner of said 4.866 acre tract; same being on the south line of said 384.12 acre tract and the north right-of-way line of F.M. Highway 523, said right-of-way being a non-tangent curve to the left having a radius of 2,100.00 feet;

THENCE, in a southwesterly direction, along the south line of said 384.12 acre tract and the north right-of-way line of F.M. Highway 523, along said curve to the left having a radius of 2,100.00 feet, a central angle of $18^{\circ}13'07''$, an arc distance of 667.75 feet, and a chord bearing and distance of South $75^{\circ}10'58''$ West and 664.94 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at the point of tangency of said curve, from which a leaning concrete right-of-way monument bears North $77^{\circ}12'$ East, 1.02 feet;

THENCE South $66^{\circ}04'28''$ West, continuing along the south line of said 384.12 acre tract and the northwest right-of-way line of F.M. Highway 523, a distance of 877.43 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at an angle point in said northwest right-of-way line, from which a broken concrete right-of-way monument bears North $57^{\circ}16'$ East, 1.95 feet;

THENCE North $61^{\circ}53'24''$ West, continuing along the south line of said 384.12 acre tract and the northwest right-of-way line of F.M. Highway 523, a distance of 61.52 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at the intersection with the east right-of-way line of B.S. Highway 288B, from which a broken concrete right-of-way monument bears North $64^{\circ}40'$ East, 2.24 feet;

THENCE South $66^{\circ}04'03''$ West, continuing along the south line of said 384.12 acre tract across the B.S. Highway 288B right-of-way, a distance of 164.94 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at the intersection with the northwest right-of-way line of

EXHIBIT "A"

F.M. Highway 523, from which a concrete right-of-way monument bears North 67° 36' East, 2.23 feet,

THENCE South 28° 09' 25" West, continuing along the south line of said 384.12 acre tract and the northwest right-of-way line of F.M. Highway 523, a distance of 78.89 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at an angle point in said northwest right-of-way line, from which a leaning concrete right-of-way monument bears North 79° 47' East, 1.94 feet,

THENCE South 66° 04' 28" West, continuing along the south line of said 384.12 acre tract and the northwest right-of-way line of F.M. Highway 523, a distance of 26.95 feet to a concrete right-of-way monument found at the point of curvature of a tangent curve to the left having a radius of 2,100.00 feet,

THENCE, in a southwesterly direction, continuing along the south line of said 384.12 acre tract and the northwest right-of-way line of F.M. Highway 523, along said curve to the left having a radius of 2,100.00 feet, a central angle of 29° 58' 23", an arc distance of 1,098.57 feet, and a chord bearing and distance of South 51° 05' 17" West and 1,086.09 feet, to a concrete right-of-way monument found at the point of tangency of said curve,

THENCE South 36° 06' 05" West, continuing along the south line of said 384.12 acre tract and the northwest right-of-way line of F.M. Highway 523, a distance of 417.76 feet to a five-eighths inch iron rod with plastic cap marked "Baker & Lawson" set at the point of curvature of a tangent curve to the right having a radius of 1,900.00 feet, from which a concrete right-of-way monument bears North 34° 26' East, 2.15 feet,

THENCE, in a southwesterly direction, continuing the south line of said 384.12 acre tract and along the northwest right-of-way line of F.M. Highway 523, along said curve to the right having a radius of 1,900.00 feet, a central angle of 18° 17' 04", an arc distance of 606.34 feet, and a chord bearing and distance of South 45° 14' 37" West and 603.77 feet to a point for the southeast corner of the remainder of a 1.679 acre tract conveyed to the City of Angleton from Intermedics Inc. by deed dated September 17, 1986 and recorded in Volume (86)358, Page 545 of the O.R.B.C.T., from which a found one-half inch iron rod bears South 00° 12' 14" East, 0.58 feet,

THENCE North 00° 12' 14" West (called North 00° 12' 01" West), along the east line of said 1.679 acre tract, at 114.56 feet pass a one-half inch iron rod found at the northeast corner of said 1.679 acre tract and the southeast corner of a 4.753 acre tract conveyed to the Angleton Drainage District from Joe Galaznik by deed dated August 7, 1991 and recorded in Volume (91)937, Page 854 of the O.R.B.C.T., continuing along the southerly west line of said 384.12 acre tract and the east line of said 4.753 acre tract, at approximately 931.4 feet pass the northeast corner of said 4.753 acre tract and the southeast corner of a 2.49 acre tract conveyed to the Angleton Drainage District from Mary Galaznik Buiaich by deed dated August 7, 1991 and recorded in Volume (91)937, Page 847 of the O.R.B.C.T., continuing along the east line of said 2.49 acre tract, at 1,393.9 feet pass the northeast corner of said 2.49 acre tract and the southeast corner of a 27.87 acre tract conveyed to Marie Beth

EXHIBIT "A"

Jones from Teddy R. Carr by deed dated January 28, 1955 and recorded in Volume 612, Page 617 of the D.R.B.C.T., at 2,161.44 feet pass a one-half inch iron rod found at the northeast corner of said 27.87 acre tract on the south right-of-way line of County Road 339, at 2,221.44 feet pass a one-half inch iron rod found at the southeast corner of a 27.03 acre tract conveyed to Walter Gary Jones, et al from Teddy R. Carr by deed dated March 30, 1998 and recorded under County Clerk's File No. 98-012896 of the O.R.B.C.T., and continuing along the southerly west line of said 384.12 acre tract and the east line of said 27.03 acre tract a total distance of 3,014.75 feet to a one-half inch iron rod found at an interior ell corner of said 384.12 acre tract and the northeast corner of said 27.03 acre tract;

THENCE South 89° 54' 49" West, along a northerly south line of said 384.12 acre tract and the north line of said 27.03 acre tract, a distance of 870.31 feet (called South 89° 56' 56" West, 870.56 feet) to a one-half inch iron rod found for angle point in said northerly south line.

THENCE South 78° 57' 06" West, continuing along said northerly south line of said 384.12 acre tract and the north line of said 27.03 acre tract, a distance of 569.34 feet (called South 78° 57' 15" West, 569.40 feet) to a one-half inch iron rod found at the most westerly southwest corner of said 384.12 acre tract and at the most easterly southeast corner of an 89.71 acre tract conveyed to Walter Gary Jones, et al by said deed recorded under County Clerk's File No. 98-012896 of the O.R.B.C.T.;

THENCE North 00° 00' 32" West (called North 00° 00' 44" West), along the west line of said 384.12 acre tract and the east line of said 89.71 acre tract, at 842.19 pass a three-fourths inch iron rod found at the northeast corner of said 89.71 acre tract and the southeast corner of a tract conveyed to Mary G. Holland by Decree of Partition dated January 18, 1977 and recorded in Volume 1323, Page 467 of the D.R.B.C.T., continuing along the east line of said Holland tract, at 2,330.66 feet pass a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set on line in the approximate center of the Angleton Flood Protection Levee, and continuing for a total distance of 2,379.66 feet (called 2,279.16 feet) to a point in a ditch along the north side of said Angleton Protection Levee for the northwest corner of said 384.12 acre tract, said corner being on the north line of said J.W. Cloud League and the south line of the Shubael Marsh Survey, Abstract Nos. 81 and 82;

THENCE South 89° 59' 45" East, along said ditch along the north line of said J.W. Cloud League, the south line of said Shubael Marsh Survey and the north line of said 384.12 acre tract, a distance of 2,225.45 feet to an angle point at the west right-of-way line of B.S. Highway 288B;

THENCE North 88° 24' 45" East, continuing along the north line of said J.W. Cloud League, the south line of said Shubael Marsh Survey and the north line of said 384.12 acre tract, a distance of 162.84 feet across the right-of-way of B.S. 288B to an angle point at the east right-of-way line of B.S. Highway 288B;

THENCE North 89° 54' 54" East, continuing said ditch along the north line of said J.W. Cloud League, the south line of said Shubael Marsh Survey and the north line of said 384.12 acre tract, at approximately 450 feet depart said ditch, and continuing for a total distance of 2,165.47 feet to a one-

EXHIBIT "A"

half inch iron rod found at the northeast corner of said 384.12 acre tract; same being the northwest corner of a 2.50 acre tract conveyed to Elsie Avitts from Paul O'Farrell by deed dated October 6, 1999 and recorded under County Clerk's File No. 99-045808 of the O.R.B.C.T., a bent one and one-fourth inch iron pipe found at the southeast corner of the Morris Stern Survey, Abstract No. 734 bears North 89° 54' 54" East, 207.30 feet;

THENCE South 00° 05' 07" East, along a northerly east line of said 384.12 acre tract and the west line of said 2.50 acre tract, a distance of 330.00 feet to a one-half inch iron rod found for corner;

THENCE South 89° 54' 54" East, along a north line of said 384.12 acre tract and the south line of said 2.50 acre tract, at 290.00 feet pass a one-half inch iron rod found on the west right-of-way line of County Road 48, and continuing for a total distance of 330.00 feet to a point for corner at the centerline of County Road 48;

THENCE South 00° 05' 07" East, along the east line of said 384.12 acre tract and the centerline of County Road 48, a distance of 2,862.47 feet to a point for the southeast corner of said 384.12 acre tract;

THENCE North 89° 58' 32" West, along the south line of said 384.12 acre tract, a distance of 681 feet to a point for the point of curvature of a curve to the left having a radius of 2,100.00 feet;

THENCE, in a westerly direction, along the south line of said 384.12 acre tract, along said curve to the left having a radius of 2,100.00 feet, a central angle of 00° 54' 20", an arc distance of 33.19 feet, and a chord bearing and distance of South 89° 33' 45" West and 33.19 feet to the POINT OF BEGINNING and containing 338.705 acres of land. The herein described 338.705 acre tract includes 2.629 acres within the right-of-way of County Road 48, 13.996 acres within the right-of-way of B.S. Highway 268B; and 2.018 acres within the right-of-way of County Road 339, leaving a net area of 320.062 acres of land. This description is based on a survey performed on the ground in December 2002 by Baker & Lawson, Inc. and is prepared along with a survey plat of the property surveyed.

Save and except the following:

BEING A 119.897 ACRE TRACT OF LAND IN THE J.W. CLOUD EAGUE, ABSTRACT NO. 169, BRAZORIA COUNTY, TEXAS; SAID 119.897 ACRE TRACT BEING A PORTION OF THAT 338.705 ACRE TRACT CONVEYED TO SUGAR CREEK BAPTIST CHURCH FROM MARTIN D. GREEN BY DEED DATED NOVEMBER 29, 2004 AND RECORDED UNDER COUNTY CLERK'S FILE NO. 2004075629 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.); THE HEARINGS USED IN THIS DESCRIPTION ARE REFERENCED TO THE DESCRIPTION OF SAID 338.705 ACRE TRACT, SAID 119.897 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

EXHIBIT "A"

COMMENCING at a one-half inch iron rod found at an interior ell corner of said 338.705 acre tract and the northeast corner of a 27.03 acre tract conveyed to Walter Gary Jones, et al from Teddy R. Clark by deed dated March 30, 1998 and recorded under County Clerk's File No. 98-012896 of the O.R.B.C.T., thence as follows:

South 89° 54' 49" West, along a northerly south line of said 338.705 acre tract and the north line of said 27.03 acre tract, a distance of 114.78 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for the POINT OF BEGINNING of the herein described tract at the intersection with the north line of a 10 feet wide easement conveyed to Houston Pipe Line Company from Minnie W. Mettler, et al by deed dated April 4, 1950 and recorded in Volume 478, Page 634 of the Deed Records of Brazoria County, Texas (O.R.B.C.T.);

THENCE South 89° 54' 49" West, along a northerly south line of said 338.705 acre tract and the north line of said 27.03 acre tract, a distance of 755.53 feet to a one-half inch iron rod found for angle point in said westerly south line;

THENCE South 78° 57' 06" West, continuing along said northerly south line of said 338.705 acre tract and the north line of said 27.03 acre tract, a distance of 569.34 feet to a one-half inch iron rod found at the most westerly southwest corner of said 338.705 acre tract and at the most easterly southeast corner of an 89.71 acre tract conveyed to Walter Gary Jones, et al by said deed recorded under County Clerk's File No. 98-012896 of the O.R.B.C.T.;

THENCE North 00° 00' 32" West, along the west line of said 338.705 acre tract and the east line of said 89.71 acre tract, at 842.19 pass a three-fourths inch iron rod found at the northeast corner of said 89.71 acre tract and the southeast corner of a tract conveyed to Mary G. Holland by Decree of Partition dated January 18, 1977 and recorded in Volume 1323, Page 467 of the O.R.B.C.T., continuing along the east line of said Holland tract, at 2,330.66 feet pass a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set on line in the approximate center of the Angleton Flood Protection Levee, and continuing for a total distance of 2,379.66 feet to a point in a ditch along the north side of said Angleton Protection Levee for the northwest corner of said 338.705 acre tract; said corner being on the north line of said J.W. Cloud League and the south line of the Shubael Marsh Survey, Abstract Nos. 81 and 82;

THENCE South 89° 59' 45" East, along said ditch along the north line of said J.W. Cloud League, the south line of said Shubael Marsh Survey and the north line of said 338.705 acre tract, a distance of 2,225.45 feet to a point for corner at the west right-of-way line of B.S. Highway 288B,

THENCE South 12° 18' 42" East (Reference Bearing), along the west right-of-way line of B.S. Highway 288B, at 44.55 feet pass a one-half inch iron rod found on line in the approximate center of the Angleton Flood Protection Levee, and continuing for a total distance of 1,710.23 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner on the north line of said 10 feet wide Houston Pipe Line Company easement,

THENCE South 64° 52' 01" West, along the north line of said 10 feet wide Houston Pipe Line Company easement, a distance of 1,408.81 to the POINT OF BEGINNING and containing 119.897 acres of land. This description is based on a survey performed on the ground in December 2002 and on October 2007, and field verified in December 2009 by Baker & Lawson, Inc.

Property Identification #: 171384

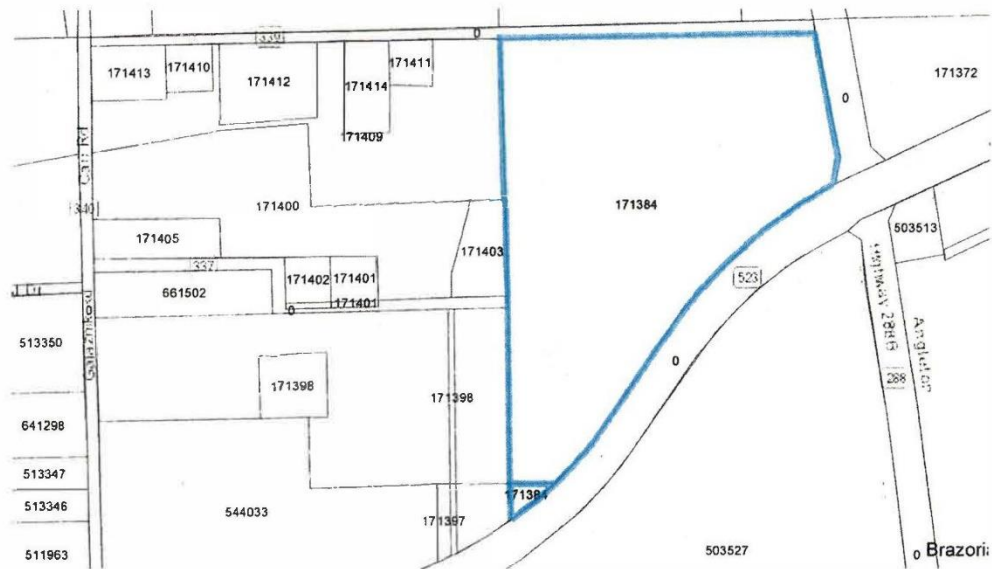
Property Information: 2019

Owner Identification #: Null

Geo ID: 0380-0179-140
 Situs Address: FM 523 TX
 Property Type: Real
 State Code: Null

Legal Description: Null
 Abstract: A0880
 Neighborhood: ABST 318,380,169
 Appraised Value: \$570,960.00
 Jurisdictions: SAN, HAD, GBC, CAD, DR1, NAV, ROB, EM3

Name: SUGAR CREEK BAPTIST CHURCH
 Exemptions:
 DBA: Null



Brazoria CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.

Property Identification #: 171372

Property Information: 2019

Owner Identification #: Null

Geo ID: 0380-0179-000
 Situs: HIGHWAY 288B @ FM 523
 Address: TX
 Property Type: Real
 State Code: Null

Legal Description: Null
 Abstract: A0380
 Neighborhood: ABST 318,380,169
 Appraised Value: \$176,730.00
 Jurisdictions: CAD, DR1, NAV, SAN, HAD, EM3, RDB, GBC

Name: SUGAR CREEK BAPTIST CHURCH
 Exemptions:
 DBA: Null



Brazoria CAD Map Search

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AGENDA ITEM SUMMARY FORM

MEETING DATE: September 22nd 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Brazoria County Interlocal Agreement Overlays

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND:

EXECUTIVE SUMMARY: This interlocal agreement is between Brazoria County and the City of Angleton. This agreement will allow the City of Angleton to enter into an agreement that allows Brazoria to perform road work for the City of Angleton. This is only to enter into the interlocal agreement. Once this is approved by both parties we can proceed with project selections.

RECOMMENDATION: Staff is looking for approval of this agreement.

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

INTERLOCAL AGREEMENT

This agreement is made at Angleton, Brazoria County, Texas between BRAZORIA COUNTY, TEXAS acting through its Commissioners' Court (hereinafter "COUNTY"), and the CITY OF ANGLETON, acting through its Mayor (hereinafter "CITY").

NOW THEREFORE, THE COUNTY AND THE CITY agrees as follows:

1.0 The term of this agreement shall be from October 1, 2026, to September 30, 2027. The AGREEMENT may be renewed annually by the written approval of COUNTY and CITY.

1.1 Pursuant to the Interlocal Cooperation Act, Texas Government Code, Chapter 791 and the Texas Transportation Code, Section 251.012, the COUNTY agrees to provide personnel and equipment at its own expense to assist in the construction, improvement, maintenance and/or repair of a street or alley located within the corporate limits of the CITY OF ANGLETON, subject to the approval of the County Engineer as set forth in Section 1.3, including sub grade preparation, base preparation, asphalt paving, culverts and ditch work, herbicide spraying, painting and striping roads, installation of permanent traffic signs, and other routine road maintenance operations. Any work performed on the City's streets and alleys which are not an integral part of, or a connecting link to, other roads and highways is allowed if such work is determined to be

a benefit to the County by Commissioners' Court. The CITY will provide materials, including fuel used by the equipment for these projects. All such materials shall be paid for by the CITY, and may be purchased through the County's suppliers. The CITY shall reimburse the cost of any work performed or obtained by the COUNTY, which is determined to be beyond the scope of this agreement, to the County.

1.2 The county work authorized by this AGREEMENT may be done:

- (1) By the COUNTY through use of county equipment;
- (2) By an independent contractor with whom the COUNTY has contracted for the provision of certain services and materials, conditioned on the CITY providing a purchase order to such independent contractor for the full amount of such services or materials.

1.3 During the term of this AGREEMENT when COUNTY work is requested, the Mayor of the City shall submit a request in writing to the County Engineer. The County Engineer and the Mayor of the City shall agree in writing as to the location and type of assistance to be provided pursuant to this AGREEMENT. It is expressly understood between the parties that the COUNTY shall have no authority or obligation to provide any service or work on any city street or alley not so agreed to in writing. The County Engineer is authorized to sign an acceptance statement for each project at the appropriate time and authorize the work subject to be completed as the Road and Bridge Department schedules permit.

1.4 The parties intend that the COUNTY in performing such services shall act as an independent contractor and shall have control of the work and the manner in which it is performed. The COUNTY shall not be considered an agent, employee, or borrowed servant of the CITY.

1.5 For and in consideration of the above agreement by the County, the CITY agrees to provide all warning and safety signs and other safety protections as required when such work is being performed by the COUNTY.

1.6 The parties further agree that such work and materials are provided by the COUNTY without warranty of any kind to the CITY or any third party, and that the COUNTY has no obligation to provide any supplemental warranty work after a project's completion. The CITY agrees to provide any engineering or design work required for work done pursuant to this agreement.

II.

2.0 The Parties expressly acknowledge that the City's and the County's authority to indemnify and hold harmless any third party is governed by [Article XI, Section 7 of the Texas Constitution](#), and any provision that purports to require indemnification by the City or the County is invalid. Nothing in this Agreement requires that either the City or County incur debt, assess or collect funds, or create a sinking fund.

2.1 Payment for services or materials under this agreement shall be payable from current revenues available to the paying party.

2.1 Payment for services or materials under this agreement shall be payable from current revenues available to the paying party.

III.

3.0 Either party may terminate this agreement upon thirty (30) day's written notice to the other party.

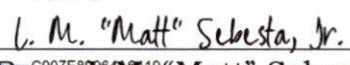
3.1 Nothing herein shall be construed to make either party a purchaser or consumer of goods or services from the other.

3.2 Nothing herein shall be construed to create any rights in third parties.

SIGNED AND ENTERED this the _____ day of _____, 2026.

BRAZORIA COUNTY, TEXAS

CITY OF _____

Signed by:

 By: L.M. "Matt" Sebesta Jr.
 Brazoria County Judge

By: Mayor

ATTEST:

 CITY SECRETARY



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 22, 2026

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on a concept plan review for the 7-Eleven Development, proposed for property located just west of the I-288 southbound off-ramp at FM523, Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item

BUDGETED AMOUNT: None.

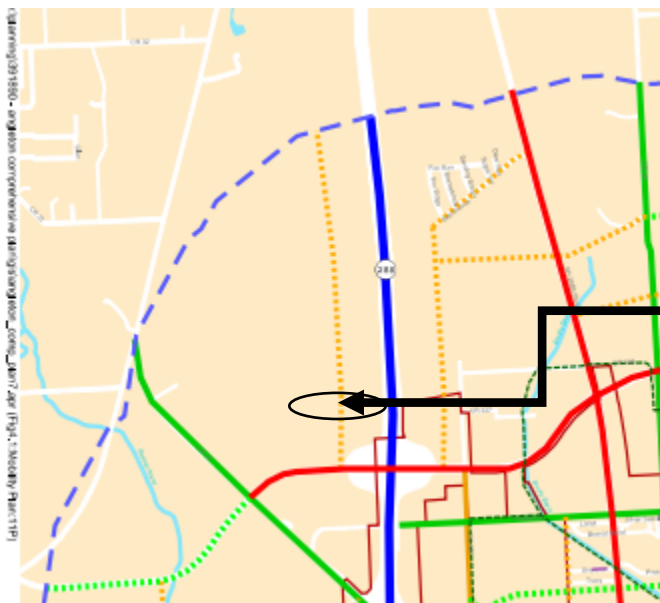
FUNDS REQUESTED: None.

FUND: None

EXECUTIVE SUMMARY

On August 11, 2026, City Council voted to annex the subject tract containing 5.234 acres, of which the 7-Eleven Gas Station/convenience store will be located. After staff met with the applicants ahead of the subdivision platting process, it was realized that the site is subject to a proposed minor collector right-of-way (See Mobility Plan), to be a future extension to the north and south as shown below.

The applicants have committed to complying with the adopted Impact Fee Zone in which this site is a part, and will extend the water and sewer, boring under FM523, and providing all necessary utility extensions and easements.

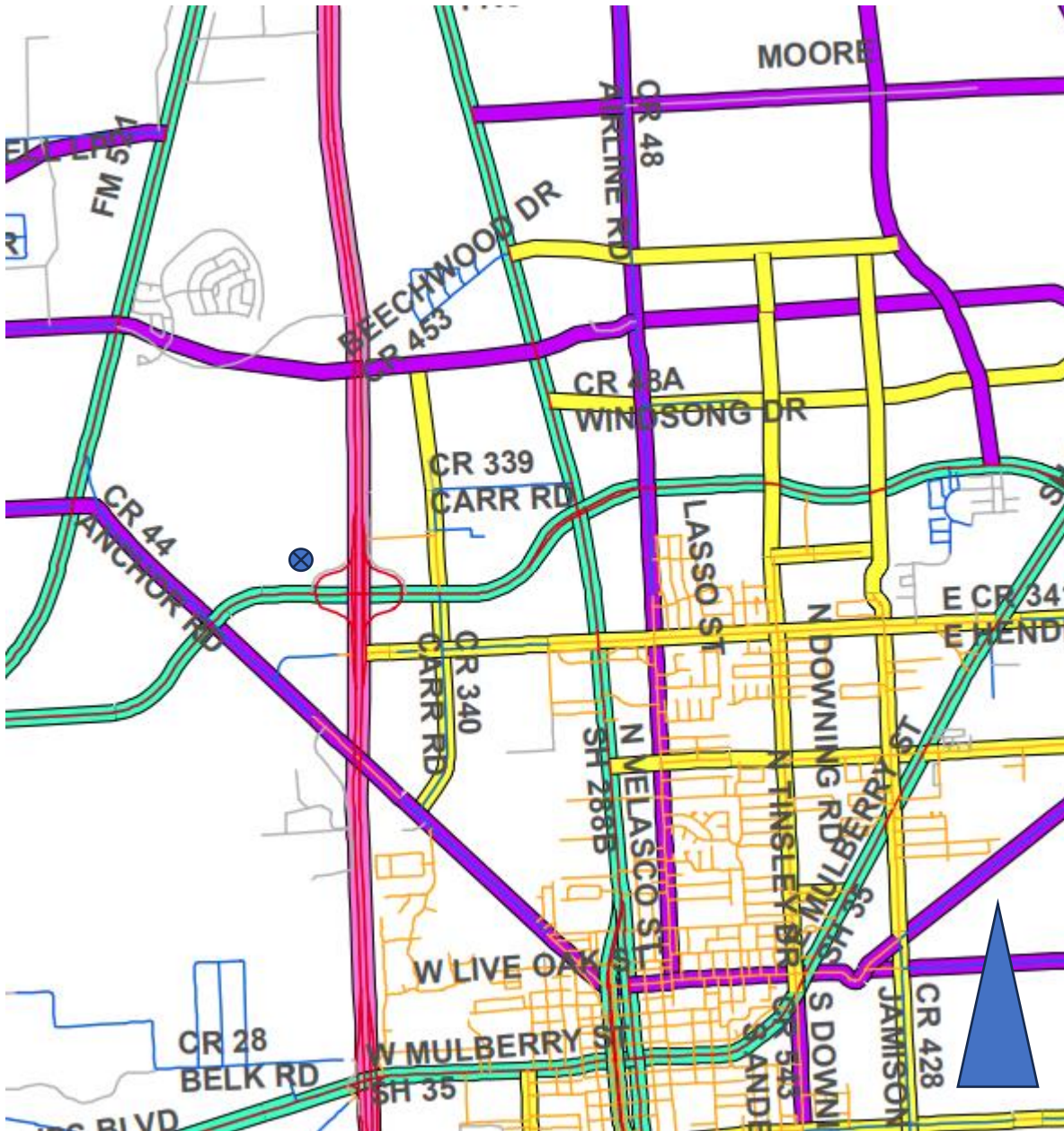


proposed minor collector

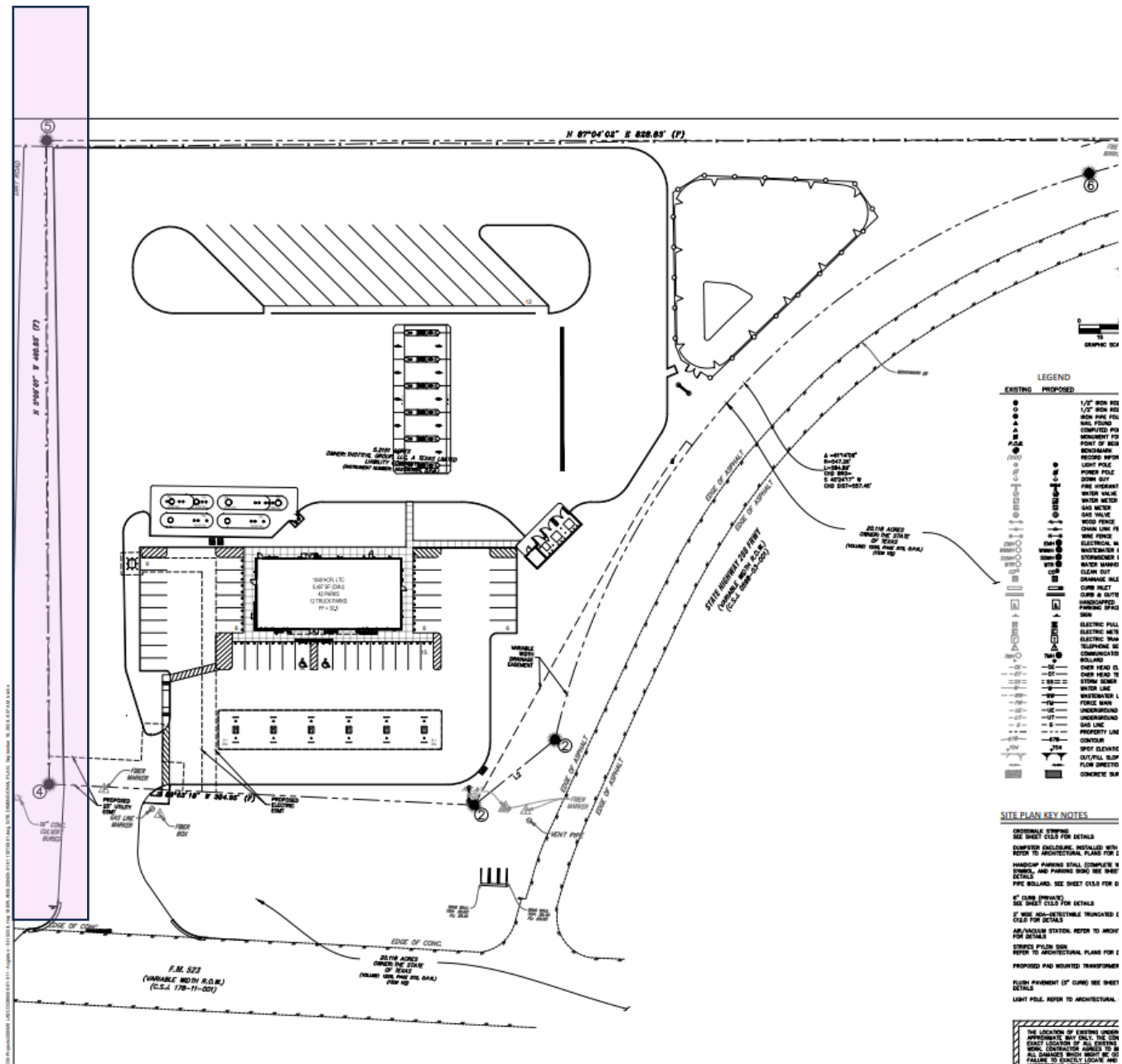
**Excerpt Map (Source: Angleton
2005 Comprehensive
Plan/Mobility Plan**

Staff is requesting City Council's input on the proposed minor collector alignment that was a part of the 2005 Comprehensive Plan, which is currently being updated by the CPAC Commission and by our Planning Consultants- the Ardurra Group.

The recommended preserved right-of-way for a **Minor Collector** is 70 ft. in width, with a pavement width typically of 44 ft. Note that this future corridor does not appear on the Brazoria County Thoroughfare Plan (as shown below).



Brazoria County Thoroughfare Plan



Proposed 7-Eleven Site Plan w/ new Collector Rd. Alignment

RECOMMENDATION:

The City Council should review the presented Mobility/Throughfare Plan and provide staff direction on its applicability to the 7-Eleven Development and the subdivision plat application processing.

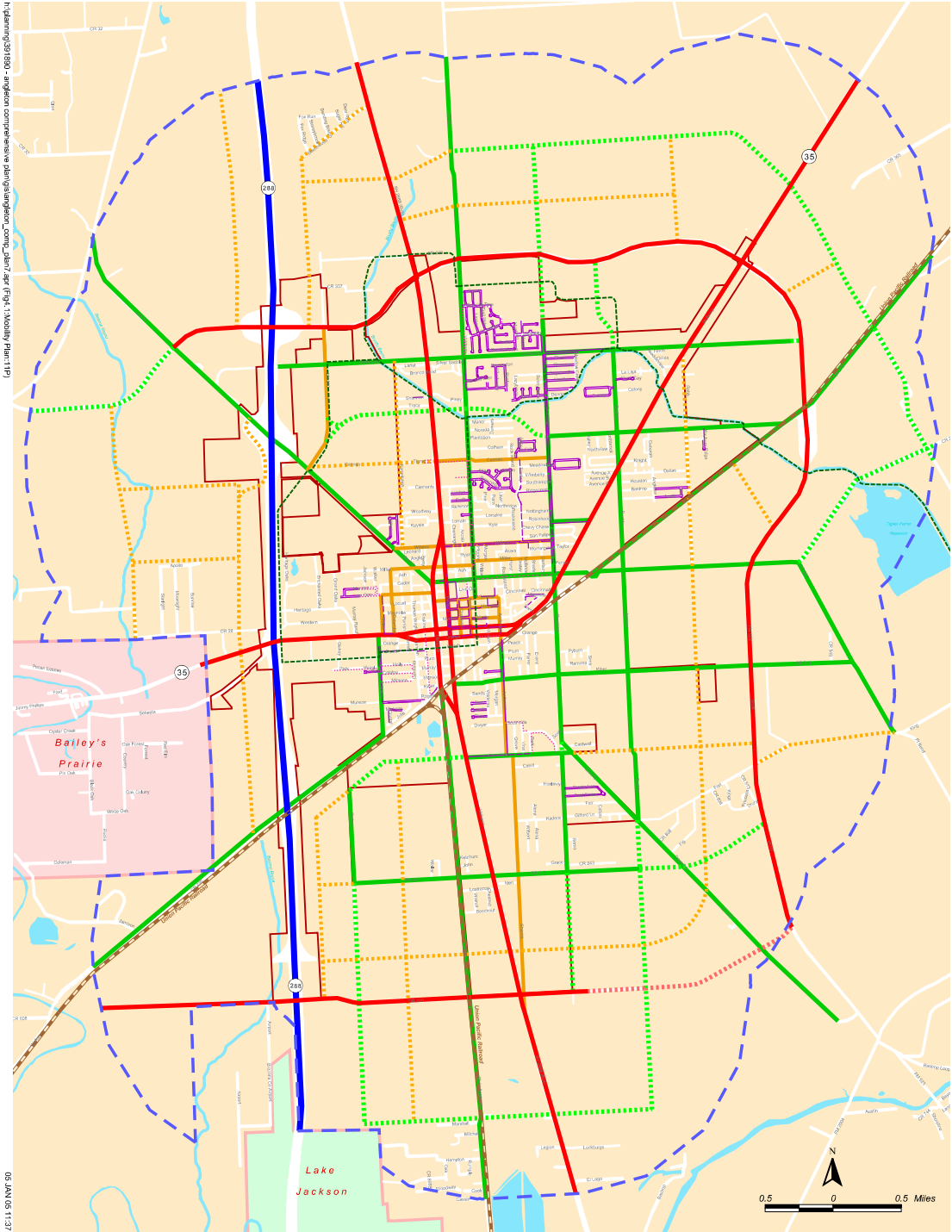
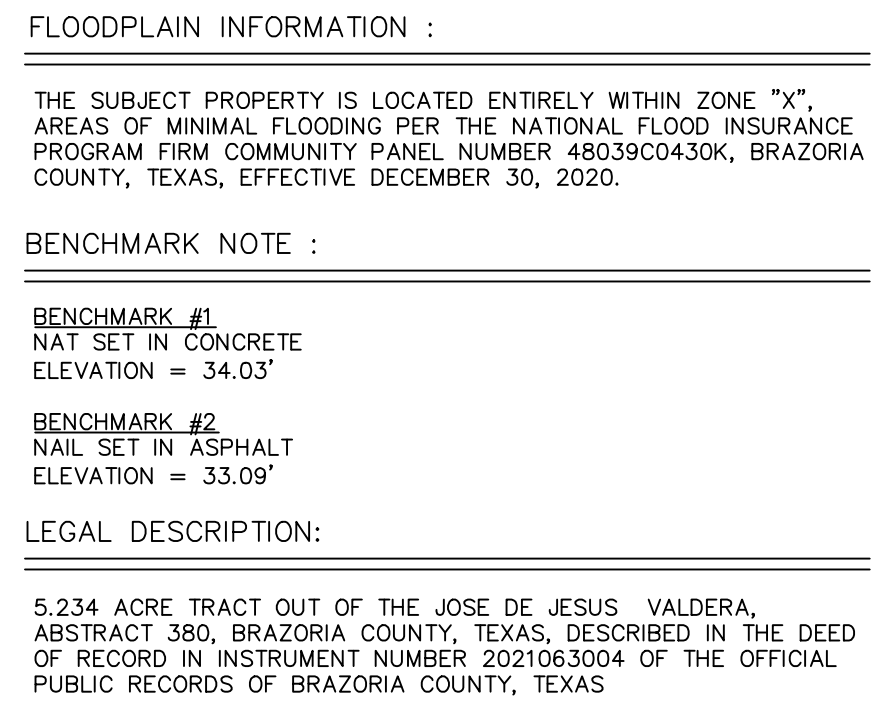


Figure 4.1
Mobility Plan

- | | |
|--------------------------|----------------------|
| Existing Freeway | Rail |
| Existing Arterial | Existing Sidewalk |
| Existing Major Collector | Proposed Sidewalk |
| Existing Minor Collector | Proposed Trail |
| Proposed Arterial | Angleton Study Area |
| Proposed Major Collector | Angleton City Limits |
| Proposed Minor Collector | |





USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
REQUIRED PARKING	4 FOR FIRST 400 S.F. 1:400 REMAINING	27	41
PROVIDED PARKING		2	2

- ## GENERAL SITE NOTES
1. THE PROPOSED BUILDING IS PARALLEL TO THE NORTH PROPERTY LINE.
 2. DIMENSIONS SHOWN ARE TAKING FROM THE FACE CURB UNLESS OTHERWISE NOTED
 3. STANDARD PARKING STALLS ARE 9'x20' (TYP) UNLESS NOTED OTHERWISE
 4. ALL CURB RADII NOT DIMENSIONED ARE 3'
 5. LIGHT POLES BEHIND CURB SHALL BE PLACED 5' BEHIND CURB (TYPICAL). IF SEPARATION CANNOT BE ACHIEVED, LIGHT POLE SHALL BE PROTECTED BY BOLLARDS
 6. WIDTH OF SIDEWALK AROUND BUILDING SHOWN IS MEASURED AT BUILDING CORNERS. ACTUAL WIDTH OF SIDEWALK MAY VARY BASED ON BUILDING FACADE/FINISHES. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
 7. CONTRACTOR TO SEED AND SOD EXPOSED DIRT AREAS UPON COMPLETION OF FINAL GRADE AND BACKFILL.
 8. ANY ON/OFFSITE AREAS DISTURBED AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO EXISTING CONDITIONS.
 9. COORDINATE ALL SIGNAGE WITH ARCHITECT PLANS PRIOR TO INSTALLATION.
 10. PER DEMOLITION PLAN, EXISTING SIGNS IN ROW TO BE RELOCATED PER CONTRACTOR COORDINATION WITH HIDALGO COUNTY.

- # SITE PLAN KEY NOTES
- | | |
|---|--|
| CROSSWALK STRIPING
SEE SHEET C12.0 FOR DETAILS | GAS PUMPING STATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS |
| DUMPSTER ENCLOSURE. INSTALLED WITH PIPE BOLLARDS. REFER TO ARCHITECTURAL PLANS FOR DETAILS | UNDERGROUND FUEL TANKS. REFER TO ARCHITECTURAL/FUELING PLANS FOR DETAILS |
| HANDICAP PARKING STALL (COMPLETE WITH STRIPING, SYMBOL, AND PARKING SIGN) SEE SHEET C13.0 FOR DETAILS | FUEL TAKE AIR VENT. REFER TO ARCHITECTURAL/FUELING PLANS FOR DETAILS |
| PIPE BOLLARD. SEE SHEET C13.0 FOR DETAILS | CONCRETE SIDEWALK, 4" THICK, 4,000 PSI REINFORCED CONCRETE. SEE SHEET C13.0 FOR DETAIL |
| 6" CURB (PRIVATE)
SEE SHEET C12.0 FOR DETAILS | 6' TALL WOODEN FENCE. SEE SHEET C12.0 FOR DETAIL |
| 2' WIDE ADA-DETECTABLE TRUNCATED DOMES. SEE SHEET C12.0 FOR DETAILS | PROPOSED GRATE INLET. SEE SHEET C9.0 FOR DETAIL |
| AIR/VACUUM STATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS | STRIPES DIRECTIONAL SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS. |
| STRIPES PYLON SIGN
REFER TO ARCHITECTURAL PLANS FOR DETAILS | PROPOSED STOP SIGN |
| PROPOSED PAD MOUNTED TRANSFORMER. | PROPOSED CURB INLET. SEE SHEET C9.0 FOR DETAIL |
| FLUSH PAVEMENT (0" CURB) SEE SHEET C13.0 FOR DETAILS | PROPOSED SLOPED END TREATMENT. SEE SHEET C9.0 FOR DETAIL |
| LIGHT POLE. REFER TO ARCHITECTURAL PLANS FOR DETAILS | |

CALL 2 DAYS BEFORE YOU DIG



3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
PHONE: 210-296-7680
EMAIL: bschock@osenginc.com

TBPE Registration No.: F-27337

Item 5.

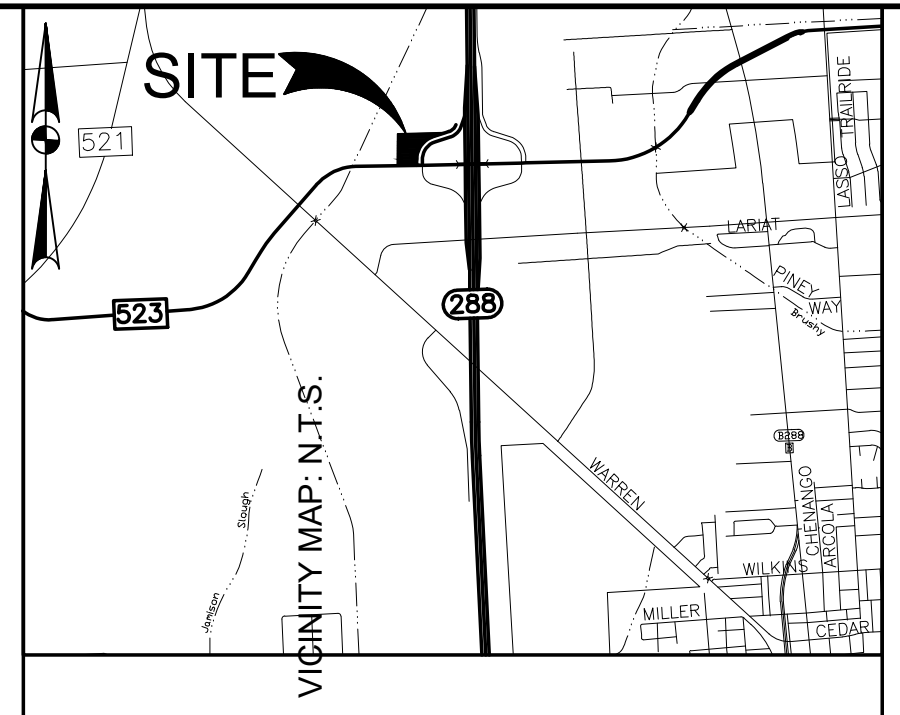
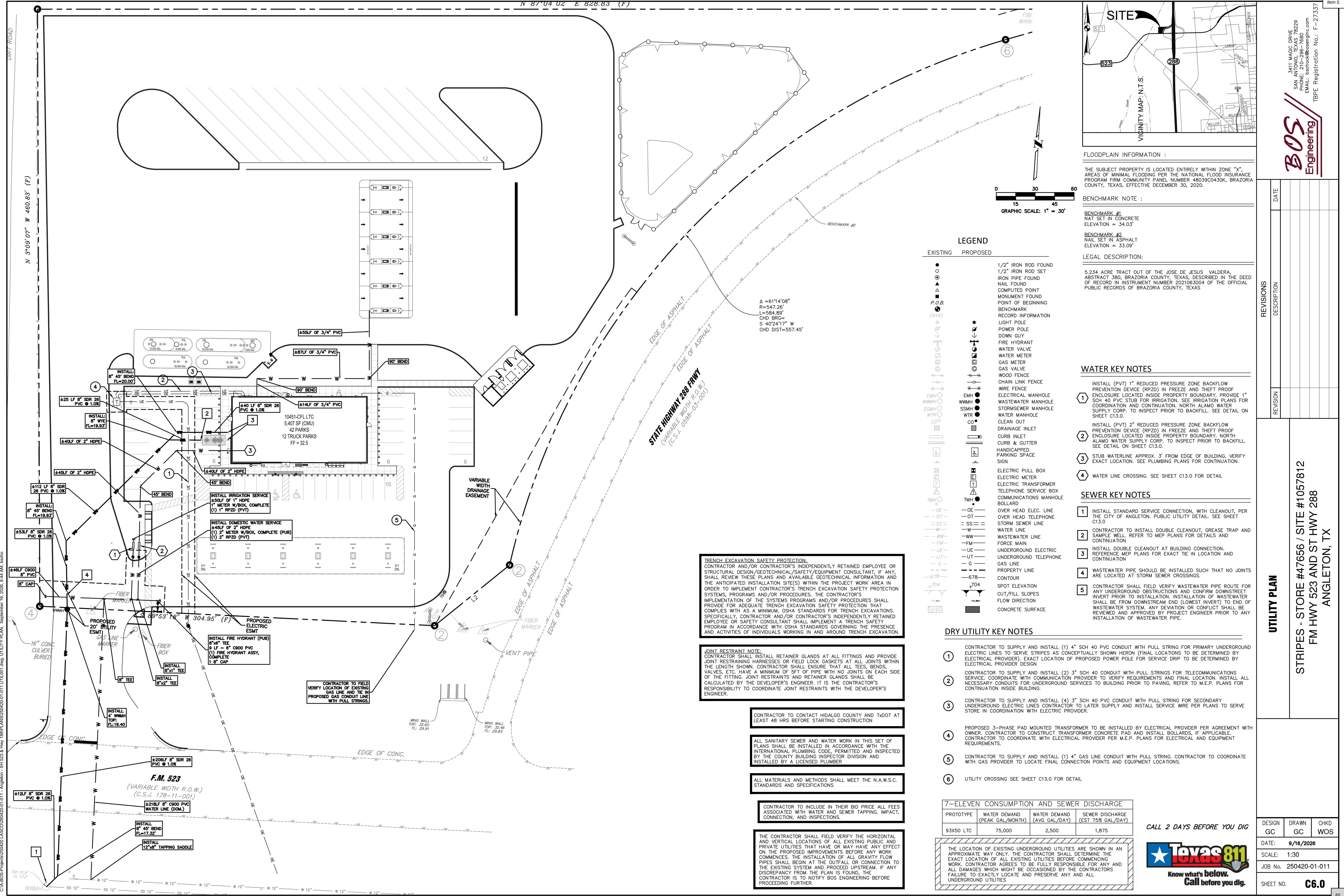
BOS
Engineering

[illegible]

SITE DIMENSIONAL PLAN

STRIPE - STORE #47656 / SITE #1057812
FM HWY 523 AND ST HWY 288
ANGLETON, TX

DESIGN GC	DRAWN GC	CHKD WOS
DATE: 9/16/2028		
SCALE: 1:30		
JOB No. 250420-01-011		
SHEET NO.		C5.0



FLOODPLAIN INFORMATION :

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X", AREAS OF MINIMAL FLOODING PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48039C0430K, BRAZORIA COUNTY, TEXAS, EFFECTIVE DECEMBER 30, 2020.

BENCHMARK NOTE :

BENCHMARK #1
NAIL SET IN CONCRETE
ELEVATION = 34.03'

BENCHMARK #2
NAIL SET IN ASPHALT
ELEVATION = 33.09'

LEGAL DESCRIPTION:

5.234 ACRE TRACT OUT OF THE JOSE DE JESUS VALDERA, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, DESCRIBED IN THE DEED OF RECORD IN INSTRUMENT NUMBER 2021063004 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

- WATER KEY NOTES**
- INSTALL (PVT) 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTION DEVICE (RPZD) IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED INSIDE PROPERTY BOUNDARY. PROVIDE 1" SCH 40 PVC STUB FOR IRRIGATION. SEE IRRIGATION PLANS FOR COORDINATION AND CONTINUATION. NORTH ALAMO WATER SUPPLY CORP. TO INSPECT PRIOR TO BACKFILL. SEE DETAIL ON SHEET C13.0.
 - INSTALL (PVT) 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTION DEVICE (RPZD) IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED INSIDE PROPERTY BOUNDARY. NORTH ALAMO WATER SUPPLY CORP. TO INSPECT PRIOR TO BACKFILL. SEE DETAIL ON SHEET C13.0.
 - STUB WATERLINE APPROX. 3' FROM EDGE OF BUILDING. VERIFY EXACT LOCATION. SEE PLUMBING PLANS FOR CONTINUATION.
 - WATER LINE CROSSING. SEE SHEET C13.0 FOR DETAIL.
- SEWER KEY NOTES**
- INSTALL STANDARD SERVICE CONNECTION, WITH CLEANOUT, PER THE CITY OF ANGLETON. PUBLIC UTILITY DETAIL. SEE SHEET C13.0
 - CONTRACTOR TO INSTALL DOUBLE CLEANOUT, GREASE TRAP AND CONTINUATION
 - CONTRACTOR TO INSTALL DOUBLE CLEANOUT AT BUILDING CONNECTION. REFERENCE MEP PLANS FOR EXACT TIE IN LOCATION AND CONTINUATION
 - WASTEWATER PIPE SHOULD BE INSTALLED SUCH THAT NO JOINTS ARE LOCATED AT STORM SEWER CROSSINGS.
 - CONTRACTOR SHALL FIELD VERIFY WASTEWATER PIPE ROUTE FOR ANY UNDERGROUND OBSTRUCTIONS AND CONFIRM DOWNSTREET INVERT PRIOR TO INSTALLATION. INSTALLATION OF WASTEWATER SHALL BE FROM DOWNSTREAM END (LOWEST INVERT) TO END OF WASTEWATER SYSTEM. ANY DEVIATION OR CONFLICT SHALL BE REVIEWED AND APPROVED BY PROJECT ENGINEER PRIOR TO ANY INSTALLATION OF WASTEWATER PIPE.

- LEGEND**
- | EXISTING | PROPOSED |
|----------|--------------------------------|
| ● | 1/2" IRON ROD FOUND |
| ▲ | 1/2" IRON ROD SET |
| △ | IRON PIPE FOUND |
| ◆ | NAIL FOUND |
| ■ | COMPUTED POINT |
| ● | POINT OF BEGINNING |
| ● | BENCHMARK |
| ● | RECORD INFORMATION |
| ● | LIGHT POLE |
| ● | POWER POLE |
| ● | DOWN GUY |
| ● | FIRE HYDRANT |
| ● | WATER VALVE |
| ● | WATER METER |
| ● | GAS METER |
| ● | GAS VALVE |
| ● | WOOD FENCE |
| ● | CHAIN LINK FENCE |
| ● | WIRE FENCE |
| ● | ELECTRICAL MANHOLE |
| ● | WWMH |
| ● | SSMH |
| ● | WTR |
| ● | CLEAN OUT |
| ● | DRAINAGE INLET |
| ● | CURB INLET |
| ● | CURB & GUTTER |
| ● | HANDICAPPED PARKING SPACE SIGN |
| ● | ELECTRIC PULL BOX |
| ● | ELECTRIC METER |
| ● | ELECTRIC TRANSFORMER |
| ● | TELEPHONE SERVICE BOX |
| ● | COMMUNICATIONS MANHOLE |
| ● | BOLLARD |
| ● | OVER HEAD ELEC. LINE |
| ● | OVER HEAD TELEPHONE |
| ● | STORM SEWER LINE |
| ● | WATER LINE |
| ● | FORCE MAIN |
| ● | UNDERGROUND ELECTRIC |
| ● | UNDERGROUND TELEPHONE |
| ● | GAS LINE |
| ● | PROPERTY LINE |
| ● | CONTOUR |
| ● | SPOT ELEVATION |
| ● | CUT/FILL SLOPES |
| ● | FLOW DIRECTION |
| ● | CONCRETE SURFACE |

- DRY UTILITY KEY NOTES**
- CONTRACTOR TO SUPPLY AND INSTALL (1) 4" SCH 40 PVC CONDUIT WITH PULL STRING FOR PRIMARY UNDERGROUND ELECTRIC LINES TO SERVE STRIPES AS CONCEPTUALLY SHOWN HERON (FINAL LOCATIONS TO BE DETERMINED BY ELECTRICAL PROVIDER). EXACT LOCATION OF PROPOSED POWER POLE FOR SERVICE DRIP TO BE DETERMINED BY ELECTRICAL PROVIDER DESIGN
 - CONTRACTOR TO SUPPLY AND INSTALL (2) 3" SCH 40 CONDUIT WITH PULL STRINGS FOR TELECOMMUNICATIONS SERVICE. COORDINATE WITH COMMUNICATION PROVIDER TO VERIFY REQUIREMENTS AND FINAL LOCATION. INSTALL ALL NECESSARY CONDUITS FOR UNDERGROUND SERVICES TO BUILDING PRIOR TO PAVING, REFER TO M.E.P. PLANS FOR CONTINUATION INSIDE BUILDING.
 - CONTRACTOR TO SUPPLY AND INSTALL (4) 3" SCH 40 PVC CONDUIT WITH PULL STRING FOR SECONDARY UNDERGROUND ELECTRIC LINES CONTRACTOR TO LATER SUPPLY AND INSTALL SERVICE WIRE PER PLANS TO SERVE STORE IN COORDINATION WITH ELECTRIC PROVIDER.
 - PROPOSED 3-PHASE PAD MOUNTED TRANSFORMER TO BE INSTALLED BY ELECTRICAL PROVIDER PER AGREEMENT WITH OWNER. CONTRACTOR TO CONSTRUCT TRANSFORMER CONCRETE PAD AND INSTALL BOLLARDS, IF APPLICABLE. CONTRACTOR TO COORDINATE WITH ELECTRICAL PROVIDER PER M.E.P. PLANS FOR ELECTRICAL AND EQUIPMENT REQUIREMENTS.
 - CONTRACTOR TO SUPPLY AND INSTALL (1) 4" GAS LINE CONDUIT WITH PULL STRING. CONTRACTOR TO COORDINATE WITH GAS PROVIDER TO LOCATE FINAL CONNECTION POINTS AND EQUIPMENT LOCATIONS.
 - UTILITY CROSSING SEE SHEET C13.0 FOR DETAIL

7-ELEVEN CONSUMPTION AND SEWER DISCHARGE

PROTOTYPE	WATER DEMAND (PEAK GAL/MONTH)	WATER DEMAND (AVG GAL/DAY)	SEWER DISCHARGE (EST 75% GAL/DAY)
93X50 LTC	75,000	2,500	1,875

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

CALL 2 DAYS BEFORE YOU DIG

Know what's below. Call before you dig.

TRENCH EXCAVATION SAFETY PROTECTION:
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

JOINT RESTRAINT NOTE:
CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE PLANS RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL ENSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY THE DEVELOPER'S ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE JOINT RESTRAINTS WITH THE DEVELOPER'S ENGINEER.

CONTRACTOR TO CONTACT HIDALGO COUNTY AND TxDOT AT LEAST 48 HRS BEFORE STARTING CONSTRUCTION

ALL SANITARY SEWER AND WATER WORK IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE COUNTY BUILDING INSPECTOR DIVISION AND INSTALLED BY A LICENSED PLUMBER

ALL MATERIALS AND METHODS SHALL MEET THE N.A.W.S.C. STANDARDS AND SPECIFICATIONS

CONTRACTOR TO INCLUDE IN THEIR BID PRICE ALL FEES ASSOCIATED WITH WATER AND SEWER TAPPING, IMPACT, CONNECTION, AND INSPECTIONS.

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES THAT HAVE OR MAY HAVE ANY EFFECT ON THE PROPOSED IMPROVEMENTS BEFORE ANY WORK COMMENCES. THE INSTALLATION OF ALL GRAVITY FLOW PIPES SHALL BEGIN AT THE OUTFALL OR CONNECTION TO THE EXISTING SYSTEM AND PROCEED UPSTREAM. IF ANY DISCREPANCY FROM THE PLAN IS FOUND, THE CONTRACTOR IS TO NOTIFY BOS ENGINEERING BEFORE PROCEEDING FURTHER.

3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
PHONE: 210-296-7680
EMAIL: benrick@bosengrinc.com
TBPE Registration No.: F-27337

REVISIONS		UTILITY PLAN	
DATE	DESCRIPTION	REVISION	

STRIPES - STORE #47656 / SITE #1057812
FM HWY 523 AND ST HWY 288
ANGLETON, TX

DESIGN	DRAWN	CHKD
GC	GC	WOS

DATE: 9/16/2026
SCALE: 1:30
JOB No. 250420-01-011
SHEET No. C6.0

C:\BOS-Projects\250420\LASCO\250420-01-011 - Angleton - SH 523 & Hwy 189\PLANS\250420-01-011 UTIL.DWG, UTILITY PLAN, September 16, 2026, 6:44 AM, benbo

LOCATION MAP
NOT TO SCALE

ZONING:
THIS PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS ACCORDING TO THE CITY OF ANGLETON CITY LIMITS MAP.

BENCHMARKS:
BENCHMARK #1= NAIL SET IN CONCRETE
ELEVATION= 34.03'
BENCHMARK #2= NAIL SET IN ASPHALT
ELEVATION= 33.09'

PARKING:
PARKING SPACES= N/A HANDICAP
PARKING SPACES= N/A TOTAL
PARKING SPACES= N/A

EXCEPTIONS LISTED UNDER ITEM 10 SCHEDULE B OF THE TITLE COMMITMENT REFERENCED UNDER GENERAL NOTE 1.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

a. This item is deleted in its entirety.

b. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

c. All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not, all as provided by Section 2703.056 (e) of the Texas Insurance Code.

Rights, If any, to use the surface of the Land for the extraction or development of any geothermal energy and associated resources below the surface of the Land resulting in damage to an improvement located on the Land on or after date of Policy (said rights).

*Company insures the insured against loss, if any, sustained by the insured under the terms of this Policy by reason of the enforcement of said rights as to the land. Company agrees to provide defense to the insured in accordance with the terms of this Policy if suit is brought against the insured to enforce said rights as to the land.

d. Rights of parties in possession. (Owners Policy Only)

e. Rights of tenants in possession under unrecorded leases or rental agreements.

f. Any encroachment encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

g. Any and all visible and apparent easements and/or rights of way encumbering the subject property for which the granting instrument(s) may not necessarily appear of record.

h. Access easement for oil and gas drilling and/or pipelines as reserved in Deed recorded in Volume 628, Page 356, of the Deed Records of Brazoria County, Texas. [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

i. Pipeline easement 50 feet in width, as evidenced by reference within and amended by instrument filed for record in Volume 732, Page 558, of the Deed Records of Brazoria County, Texas; as further amended by instrument filed for record under Brazoria County Clerk's File No. 87-01721. [SURVEYORS REMARKS: DOES NOT APPLY OR AFFECT.]

j. Terms, provisions, conditions, and an easement for right of way purposes contained in Agreed Judgement as set out in instrument recorded in Volume 1225, Page 572, of the Deed Records of Brazoria County, Texas. [SURVEYORS REMARKS: DOES NOT APPLY OR AFFECTS THE SUBJECT PROPERTY. AS SHOWN ON SURVEY AS AN ADJOINER.]

k. Terms, provisions, and conditions contained in Affidavits of Use, Possession & Non-Production filed for record under Brazoria County Clerk's File Nos. 02-003922 and 02-003923. [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

l. 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 some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 260, Page 330, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

m. 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 some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 352, Page 420, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

n. 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 some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 352, Page 420, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

o. 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 some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 658, Page 356, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

p. Oil, Gas and Mineral Lease(s) granted in instruments filed for record under Brazoria County Clerk's File Nos. 87-032218, 87-032217, 87-032671, 87-032672, 87-032673, 87-035920, 87-035923, 87-035944, 87-037219, 87-037755, 87-038489, 87-039213, 87-039214, 87-039221, 87-039506, 87-039507, 87-040476, 87-040477, 87-040478, 87-040479, 87-040480, 87-040481, 87-040484, 87-040486, 87-040487, 87-040488, 87-040489, 87-040490, 87-040491, 87-040492, 87-040493, 87-040494, 87-040495, 87-040496, 87-040497, 87-040498, 87-040499, 87-040500, 87-040501, 87-040502, 87-040503, 87-040504, 87-040505, 87-040506, 87-040507, 87-040508, 87-040509, 87-040510, 87-040511, 87-040512, 87-040513, 87-040514, 87-040515, 87-040516, 87-040517, 87-040518, 87-040519, 87-040520, 87-040521, 87-040522, 87-040523, 87-040524, 87-040525, 87-040526, 87-040527, 87-040528, 87-040529, 87-040530, 87-040531, 87-040532, 87-040533, 87-040534, 87-040535, 87-040536, 87-040537, 87-040538, 87-040539, 87-040540, 87-040541, 87-040542, 87-040543, 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AGENDA ITEM SUMMARY FORM

MEETING DATE: September 22nd 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Street Overlays Selection FY 27

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Update, discussion, and possible action on the selection of streets for the FY 27 interlocal agreement with the county.

RECOMMENDATION: Staff recommends selecting 1 mile of rehabilitation on asphalt roadways as our FY 27 project selections.

FY	Street/Location	TO-FROM
17	Shanks	Extension to 220
17	E Myrtle	Rock Island - Mulberry (HWY 35)
17	W Miller	N Walker - Dead End
17	W Ash	N Walker - Dead End
17	N Walker	Miller - Dead End
17	N Jackson	Miller - Dead End
17	N Chenango	Miller - E Wilkins
17	N Chenango	Wilkins - Richmond
17	N Arcola	Miller - E Wilkins
17	N Arcola	Wilkins - Lorraine
17	Lorraine	288B - Valderas
17	Ryan	N Arcola - Valderas
19	W. Orange	S. Erskine - Dead End
19	Marshall Alley	T J Wright - Dead End
19	Danbury	Wilkins - Cedar
19	Pecan	Downing - Danubury
19	Morgan	Locust - Mulberry
19	Lariat Lane	288-B - Dead End
19	W Bronco Bend	Lariat Lane - 288B
19	Alley behind Hurst	Cedar - Miller
19	Rodger	Erskine - Dead End
19	Kiber	Erskine - Dead End
19	Munson	Erskine - Dead End
19	Peach	Erskine - Hancock
19	Bates Park	The Loop
21	Grove	Soutside - Cemetary
21	Ash	288B - Chenango
21	N Chenango	HWY 35 - Locust
21	Arcola	HWY 35 - E Live Oak
21	Morningside	Downing - Shady
21	N Chenango	E Live Oak - E Cedar
21	Chestnut	Lostracco - Beechnut
21	Beechnut	Front St - Chestnut
21	Walnut	Lostracco - Beechnut
21	Magnolia	HWY 288B - Arcola
21	Western Avenue	35 - 35
21	Vine	Soutside - Cemetary
23	E Myrtle	E Magnolia - Rock Island
23	Myrtle Ct	
23	W Live Oak	Hancock - TJ Wright
23	Shady Lane	Miller - Cedar
23	W Locust	Walker - Parrish
23	Ryan St	Arcola - Valderas
23	Higgins	Wilkins - Miller
23	N Morgan	Wilkins - Miller
23	N Anderson	Miller - Cedar

23	N Rock Island	Wilkins - Akers
23	Akers	Rock Island - Tinsley
23	N Tinsley	Wilkins - Miller
23	Pecan	N Downing - 35
23	S Arcola	HWY 35 - Plum
24	W Wilkins	Anchor Road - 274
24	S Walker	Bryan St - City Limits
24	W Cedar	N Parris - N Walker - N Columbia
24	Marshall	W Live Oak - W Live Oak
24	W Locust	N Parrish - N Walker
25	Arcola	E Mulberry - RR Tracks
25	Magnolia	N Rock Island - E Mulberry
25	Valderas	Locust - Magnolia
25	Anderson	Magnolia - Locust
25	Rock Island	Mulberry - Orange
26	Western Avenue	35 - 35
26	Henderson Road	35- End of Asphalt

Type	Length
New Construction	1200
Mill/Overlay	1700
Mill/Overlay	725
Mill/Overlay	725
Mill/Overlay	455
Mill/Overlay	455
Mill/Overlay	750
Mill/Overlay	1400
Mill/Overlay	750
Mill/Overlay	860
Mill/Overlay	1100
Mill/Overlay	350
Mill/Overlay	283
Mill/Overlay	500
Mill/Overlay	600
Mill/Overlay	450
Mill/Overlay	1100
Mill/Overlay	1100
Mill/Overlay	1100
Mill/Overlay	1150
Mill/Overlay	600
Mill/Overlay	300
Mill/Overlay	300
Mill/Overlay	240
Mill/Overlay	5400
Mill/Overlay	1200
Mill/Overlay	355
Mill/Overlay	1044
Mill/Overlay	1400
Mill/Overlay	862
Mill/Overlay	374
Mill/Overlay	810
Mill/Overlay	999
Mill/Overlay	818
Mill/Overlay	770
Mill/Overlay	3386
Mill/Overlay	834
Mill/Overlay	1365
Mill/Overlay	560
Mill/Overlay	558
Mill/Overlay	619
Mill/Overlay	758
Mill/Overlay	379
Mill/Overlay	615
Mill/Overlay	618
Mill/Overlay	620

Mill/Overlay	327
Mill/Overlay	1076
Mill/Overlay	600
Mill/Overlay	420
Mill/Overlay	1050
Mill/Overlay	3484
Rebuild	2904
Mill/Overlay	2164
Mill/Overlay	1742
Mill/Overlay	780
Mill/Overlay	1133
Mill/Overlay	1541
Mill/Overlay	335
Mill/Overlay	332
Mill/Overlay	307
Rebuild	2850
Rebuild	4170
Total Mileage	12.832

FY 27 Project Summary

Gifford Road – Cemetery Road – County Line

This road is rated as 6 in our 2023 Pavement Condition Assessment. It is rated as moderate traffic. 0.53 miles.



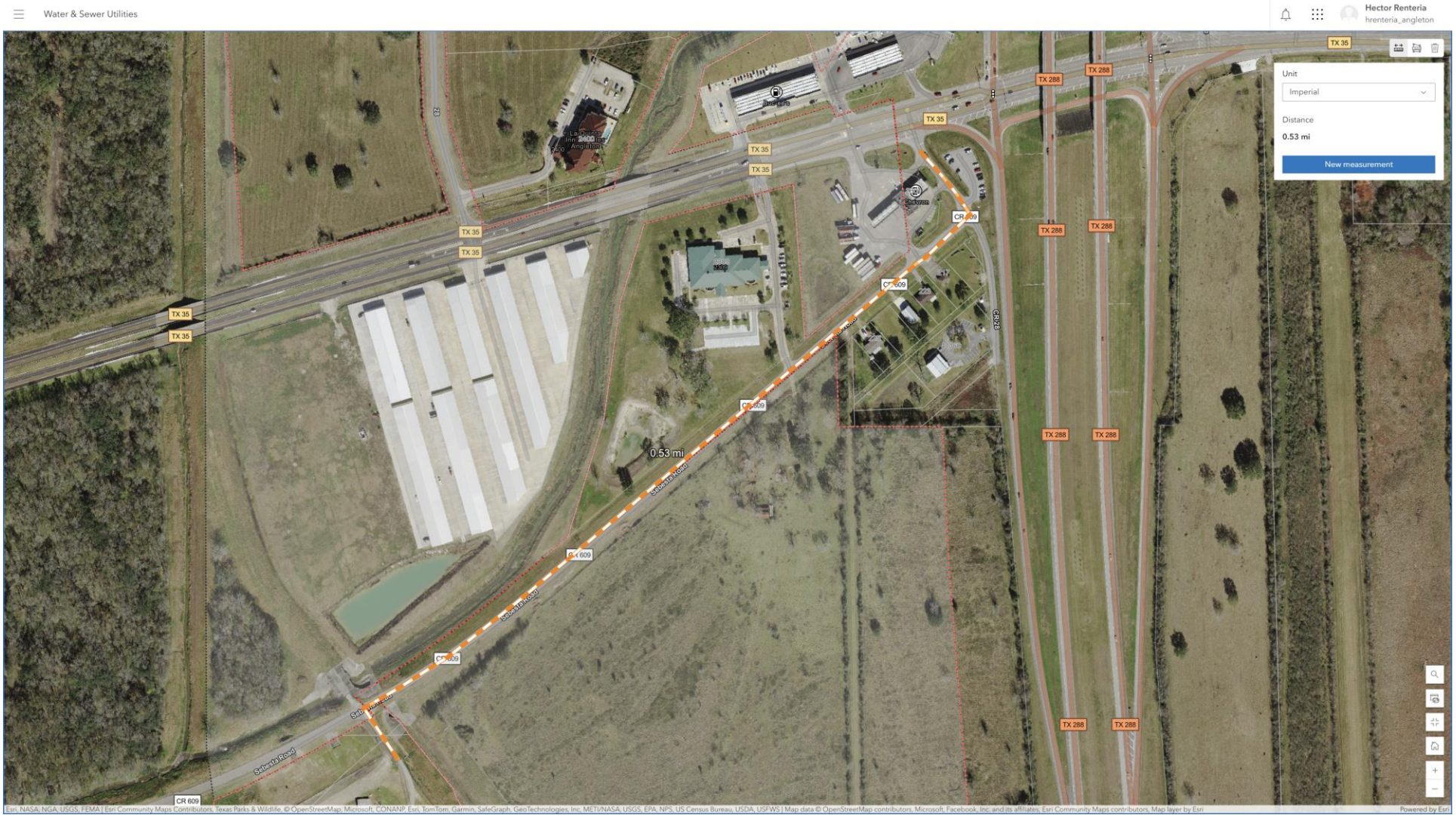
Gifford Lane – Gifford Road – South Downing

This road is rated as 4 in our 2023 Street Condition Assessment. It is rated as low traffic. 0.48 miles



Sebesta Road –

This road has been rated as 4 in our 2023 Street Condition Assessment. There has been one work order in 2025 for pothole repairs. It is also rated as a low level of traffic. This is the road to our wastewater treatment facility. 0.53



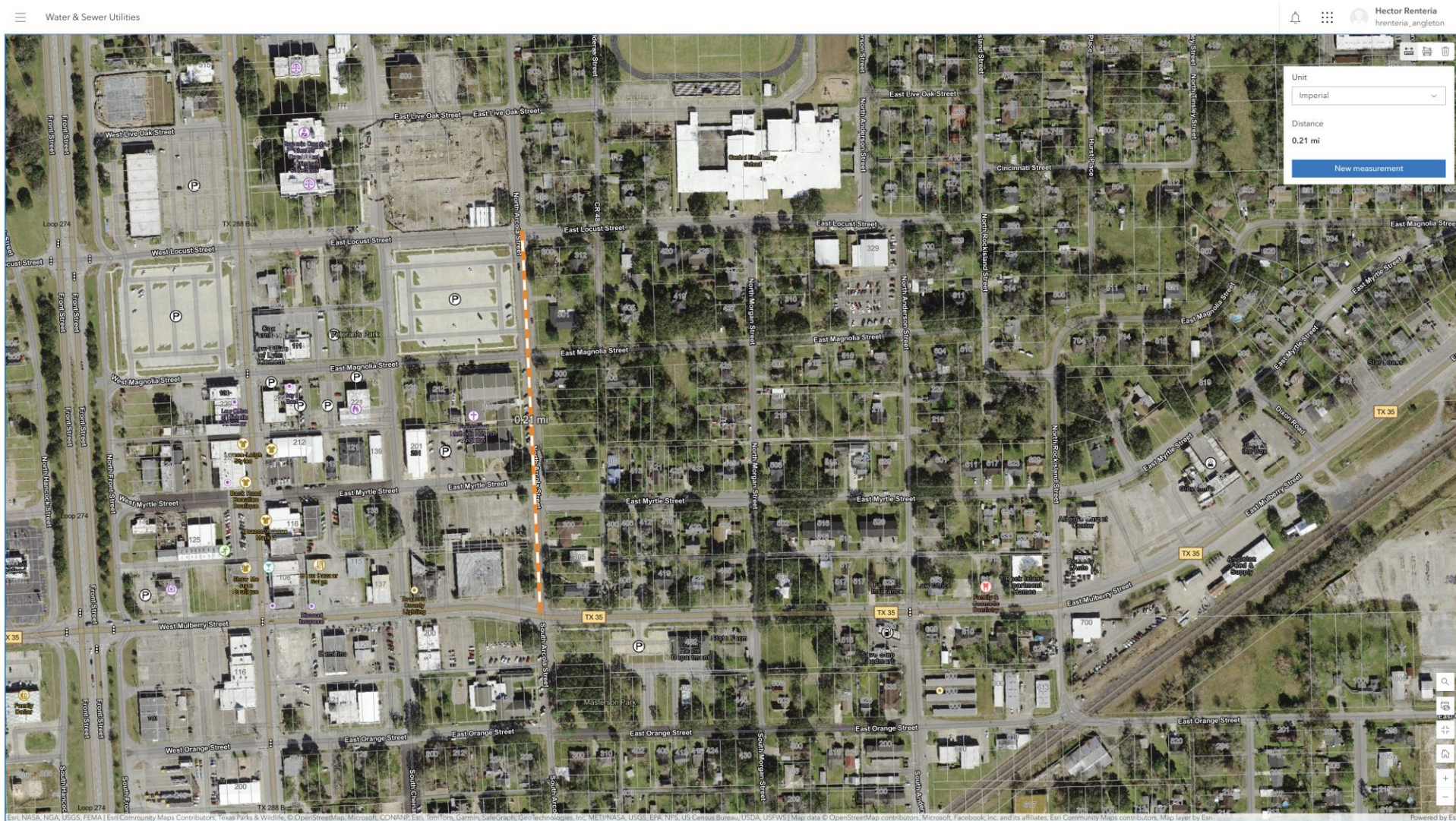
Cedar Street – Dead End – N Parrish

This small stretch of roadway is in poor condition, rated at a 2 in our 2023 Street Condition Assessment. It is rated as low traffic loads.



N Arcola – Locust – HWY 35

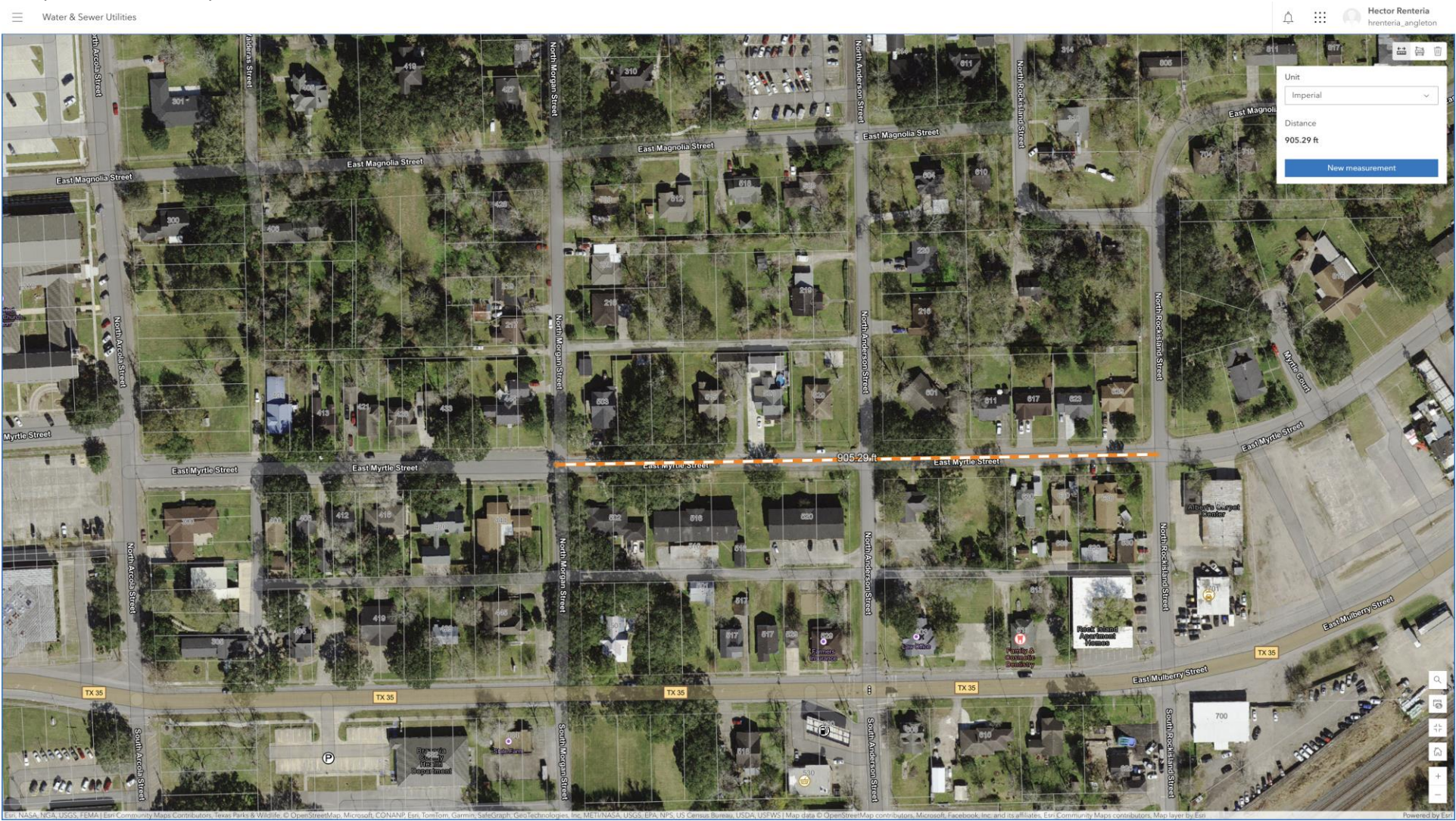
This section of Arcola is rated as 4 in our 2023 Pavement Condition Assessment. It is rated as moderate traffic loads. 0.21 miles



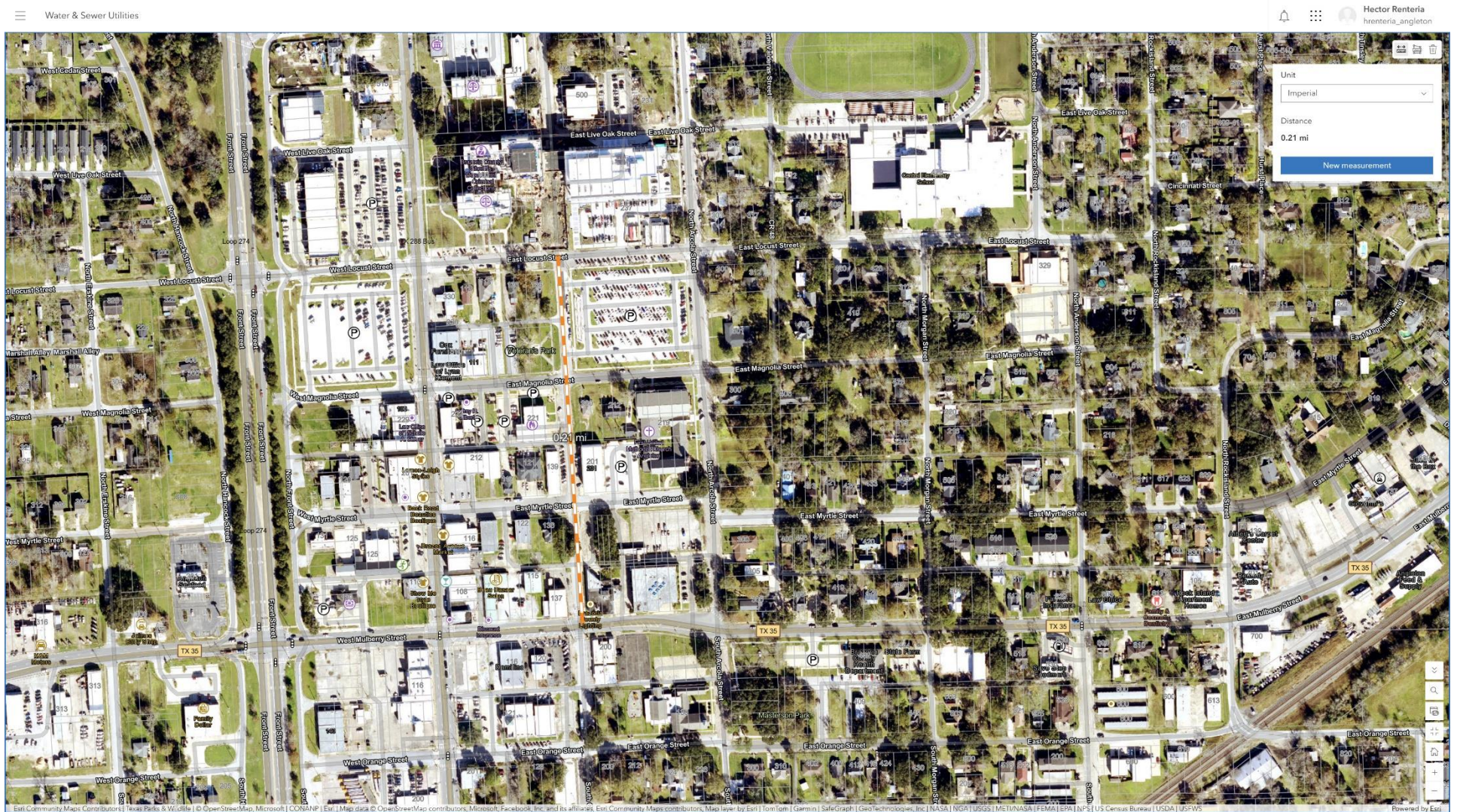
Myrtle – N Rock Island – Morgan

Item 6.

This portion of roadway is rated as 3 in our 2023 Street Condition Assessment. It is rated as low traffic. 905.29 feet/0.17 miles



Chenango – 35 to Locust – This stretch of roadway was rated at a 4 on our 2023 paving assessment, with low traffic. 0.21 miles



Patten Road – W Phillips – UPRR yard – 0.66 miles
This roadway is rated as 2 in our 2023 Street Condition Assessment. It is rated at low traffic rates.



Sims, Pyburn – These roads were rated at a 5 in our 2023 pavement assessment, with low traffic. 0.58 miles



Unpaved Roads: Wanne Drive, Kaylin Lane, and Patten Road



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 22, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Discussion and possible action on new street bond package.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

The City had requested HDR to prepare budgetary costs to rehabilitate multiple streets throughout the City. Rehabilitation costs include pavement improvements, water line replacement, sanitary sewer rehabilitation, and storm sewer improvements. HDR has provided Opinion of Probable Construction Cost and a write-up for all eleven streets.

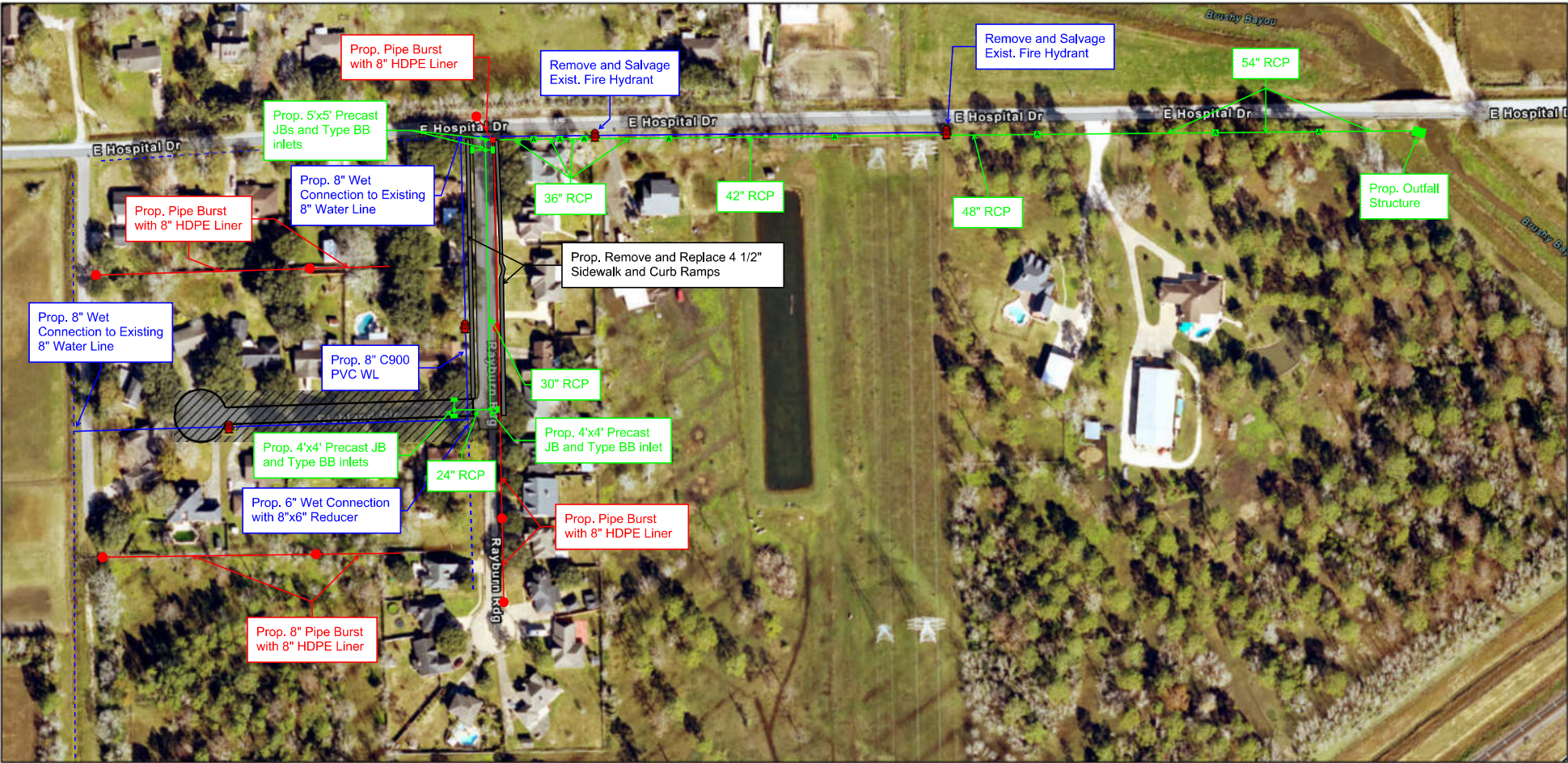
RECOMMENDATION:

City to provide a direction on how they would like to proceed.

City of Angleton, Texas	
2026 Street Reconstruction Cost Evaluation	
Summary of Costs	
Roadway	Proposed Cost
<u>Rayburn Ridge and Richland Circle</u>	\$ 3,244,637.50
From E. Hospital Dr to intersection between Rayburn Ridge and Richland Circle (975 LF of roadway, additional 1500 LF for storm sewer improvements down E. Hospital Drive): Asphalt rehabilitation of Richland Circle, converting an existing asphalt roadway to a concrete curb and gutter on Rayburn Ridge, concrete sidewalks, drainage improvements, and utility improvements	
<u>Warren Street (Asphalt)</u>	\$ 984,652.50
From W. Wilkins Street to 75 feet west of TX-274 Loop (1825 LF): Asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements	
<u>Warren Street (Concrete Curb and Gutter)</u>	\$ 4,306,575.00
From W. Wilkins Street to 75 feet west of TX-274 Loop (1400 LF): Replacement of an existing asphalt roadway with a boulevard section concrete curb and gutter roadway, drainage improvements, and utility improvements	
<u>East Locust Street</u>	\$ 1,445,210.00
From N. Arcola Street to N. Rock Island Street (1400 LF): Asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements	
<u>Various Point Repairs</u>	\$ 1,499,420.00
Various concrete panel replacements, concrete point repairs, and storm sewer point repairs where needed	
<u>Cemetery Road</u>	\$ 3,389,425.00
From 90 feet east of Parklane Street to 75 feet west of S. Downing Street (1450 LF): Lowering an existing asphalt roadway, expanding cross section to match 40' wide concrete curb and gutter section, converting to a concrete curb and gutter roadway, concrete sidewalks, drainage improvements, and utility improvements	
<u>Swift Street</u>	\$ 1,351,350.00
From N. Chenango Street to N. Valderas Street (750 LF): Reconstruction of existing concrete curb and gutter roadway, drainage improvements, and utility improvements	
<u>Tinsley Street</u>	\$ 5,365,587.50
From Cannan Drive to W. Wilkins Street (3300 LF): Reconstruction of an existing asphalt curb and gutter roadway with a concrete curb and gutter roadway, sidewalk improvements, drainage improvements, and utility improvements	
<u>West Miller Street</u>	\$ 6,312,670.00
From 30 feet east of N. Parrish Street to outfall at intersection with W. Ash Street (1825 LF): Lowering an existing asphalt roadway, expanding cross section to 36' wide concrete curb and gutter section, concrete sidewalks, drainage improvements, and utility improvements	
<u>North Parrish Street</u>	\$ 2,078,992.50
From W. Live Oak Street to W. Miller Street (975 LF): Lowering existing asphalt roadway with roadside ditches, converting to a concrete curb and gutter roadway, concrete sidewalks, drainage improvements, and utility improvements	

<u>East Kiber Road (Asphalt)</u>	\$ 4,556,565.00
From 288B to S. Downing Street (4000 LF): Asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements	
<u>East Kiber Road (Concrete Curb and Gutter)</u>	\$ 7,184,060.00
From 288B to S. Downing Street (4000 LF): Replacement of an existing asphalt roadway with concrete curb and gutter roadway, drainage improvements, and utility improvements	
<u>Dwyer Street</u>	\$ 568,262.50
From 90- degree bend in roadway to 288B (450 LF): Realignment of an existing asphalt roadway, drainage improvements, and utility improvements	
<u>Tigner Drive</u>	\$ 1,506,700.00
From dead end to Austin Colony subdivision limit (350 LF):Extension of an existing concrete curb and gutter roadway past drainage ditch into Austin Colony Subdivision	

Rayburn Ridge and Richland Circle Paving, Drainage, & Utility Improvements Project



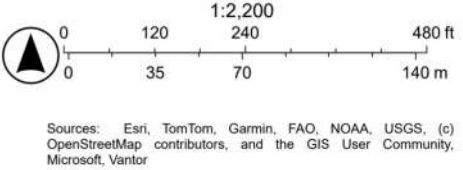
Prop. Roadway and Sidewalk Improvements

Prop. Sanitary Sewer Improvements

Prop. Water Improvements

Prop. Storm Sewer Improvements

- Prop. Asphalt Reclamation and 2" Type D HMA Overlay
- Prop. 7" Reinforced Concrete Pavement
- Prop. Manhole Rehabilitation and Inflow Protector
- Prop. Sump Manhole
- Prop. Fire Hydrant
- Prop. Type A Inlet



Roadway:		Richland Circle and Rayburn Ridge			
Length of Proposed Reconstruction/Rehabilitation		975 L.F.			
Width of Proposed Roadway		Match Exist.			
Pavement Rating:		7			
Type of Reconstruction		From E. Hospital Dr to intersection between Rayburn Ridge and Richland Circle (975 LF of roadway, additional 1500 LF for storm sewer improvements down E. Hospital Drive): Asphalt rehabilitation of Richland Circle, converting an existing asphalt roadway to a concrete curb and gutter on Rayburn Ridge, concrete sidewalks, drainage improvements, and utility improvements			
Rayburn Ridge and Richland Circle					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 75,000.00	\$ 75,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 100,000.00	\$ 100,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 7,500.00	\$ 7,500.00
Subtotal General Items				\$ 182,500.00	
Roadway Items					
4	Removal of Existing Asphalt Pavement and Curb, complete in place, the sum of:	S.Y.	1,900	\$ 25.00	\$ 47,500.00
5	Recycled Cement Stabilized Base Course, 8" minimum depth, including the removal of any excess material and Microcracking of stabilized base, complete in place, the sum of:	S.Y.	2,200	\$ 15.00	\$ 33,000.00
6	Cement for Base Course (8% by weight), complete in place, the sum of:	TON	65	\$ 325.00	\$ 21,125.00
7	Prime Coat, complete in place, the sum of:	GAL.	800	\$ 5.00	\$ 4,000.00
8	2" Type D HMAc overlay, including tack coat, complete in place, the sum of:	S.Y.	2,000	\$ 40.00	\$ 80,000.00
9	6" Thick Reinforced Monolithic Concrete Curb, complete in place, the sum of:	L.F.	1,100	\$ 40.00	\$ 44,000.00
10	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	950	\$ 10.00	\$ 9,500.00
11	Asphalt transition to connect Richland Circle to Rayburn Ridge and Rayburn Ridge to Hospital Drive consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	S.Y.	120	\$ 300.00	\$ 36,000.00
12	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	1,900	\$ 85.00	\$ 161,500.00
13	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	2,300	\$ 15.00	\$ 34,500.00
14	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	60	\$ 400.00	\$ 24,000.00
15	4-1/2" Thick Concrete Sidewalk, complete in place, the sum of:	S.F.	5,000	\$ 10.00	\$ 50,000.00
16	Concrete Curb Ramps, complete in place, the sum of:	EA.	2	\$ 3,500.00	\$ 7,000.00
17	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	250	\$ 125.00	\$ 31,250.00
18	Concrete paving header, complete in place, the sum of:	L.F.	40	\$ 30.00	\$ 1,200.00
19	Temporary driveways, complete in place, the sum of:	EA.	5	\$ 1,500.00	\$ 7,500.00
Subtotal Roadway Items:				\$ 592,075.00	
Storm Sewer Items					
20	Remove Existing Inlet, all sizes, complete in place, the sum of:	EA.	1	\$ 600.00	\$ 600.00
21	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	75	\$ 150.00	\$ 11,250.00
21	Furnish and Install 30" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	450	\$ 190.00	\$ 85,500.00
22	Furnish and Install 36" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	350	\$ 260.00	\$ 91,000.00
23	Furnish and Install 42" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	400	\$ 300.00	\$ 120,000.00
24	Furnish and Install 48" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	400	\$ 315.00	\$ 126,000.00
25	Furnish and Install 54" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	650	\$ 425.00	\$ 276,250.00
26	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	E.A.	13	\$ 6,000.00	\$ 78,000.00

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
27	Furnish and Install 5'x5' Precast Storm Sewer Junction Box, complete in place, the sum of:	E.A.	3	\$ 6,500.00	\$ 19,500.00
28	Furnish and Install 6'x6' Utility Conflict Storm Junction Box, complete in place, the sum of:	EA.	1	\$ 10,000.00	\$ 10,000.00
29	Regrade swale to promote positive drainage, complete in place, the sum of:	L.F.	1,700	\$ 20.00	\$ 34,000.00
30	Remove existing outfall, complete in place, the sum of:	S.F.	315	\$ 10.00	\$ 3,150.00
31	18" Thick Class B Riprap, complete in place, the sum of:	S.Y.	35	\$ 165.00	\$ 5,775.00
32	6" thick reinforced concrete paving for outfall structure, complete in place, the sum of:	S.F.	510	\$ 20.00	\$ 10,200.00
33	Full rough 2'x12'x16' pressure treated timbers, complete in place, the sum of:	L.F.	30	\$ 110.00	\$ 3,300.00
34	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	2,325	\$ 5.00	\$ 11,625.00
Subtotal Storm Sewer Items:					\$ 886,150.00
Water Line Items					
35	8" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	3,400	\$ 125.00	\$ 425,000.00
36	2" Diameter Wet Connection, complete in place, the sum of:	EA.	2	\$ 600.00	\$ 1,200.00
37	6" Diameter Wet Connection, complete in place, the sum of:	EA.	1	\$ 2,500.00	\$ 2,500.00
38	8" Diameter Wet Connection, complete in place, the sum of:	EA.	1	\$ 2,700.00	\$ 2,700.00
39	2" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00
40	6" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	1	\$ 800.00	\$ 800.00
41	8" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	1	\$ 1,000.00	\$ 1,000.00
42	8" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	4	\$ 4,200.00	\$ 16,800.00
43	6" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	4	\$ 3,000.00	\$ 12,000.00
44	Remove and Salvage Fire Hydrant Assembly, complete in place, the sum of:	EA.	2	\$ 1,000.00	\$ 2,000.00
45	Fire Hydrant Assembly, complete in place, the sum of:	EA.	4	\$ 8,000.00	\$ 32,000.00
46	Service Line Reconnection, complete in place, the sum of:	EA.	23	\$ 3,000.00	\$ 69,000.00
47	Trench Protection for Water Line, complete in place, the sum of:	L.F.	3,400	\$ 5.00	\$ 17,000.00
Subtotal Water Line Items:					\$ 583,000.00
Sanitary Sewer Items					
48	Pipe Burst existing 6" Sanitary Sewer with 8" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1,100	\$ 65.00	\$ 71,500.00
49	Pipe Burst existing 8" Sanitary Sewer with 8" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	825	\$ 65.00	\$ 53,625.00
50	Furnish and Install 5'x5' Precast Utility Conflict Box with Sump, including steel casing, complete in place, the sum of:	EA.	1	\$ 8,000.00	\$ 8,000.00
51	4-inch and 6-inch service connection (by excavation), all depth, with or without stack, including new cleanout at the right-of-way, complete in place, the sum of:	EA.	33	\$ 2,500.00	\$ 82,500.00
52	Rehabilitate existing manhole by 1-inch cementitious liner, complete in place, the sum of:	V.F.	40	\$ 450.00	\$ 18,000.00
53	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	8	\$ 1,500.00	\$ 12,000.00
54	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	8	\$ 300.00	\$ 2,400.00
55	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	825	\$ 5.00	\$ 4,125.00
Subtotal Sanitary Sewer Items:					\$ 252,150.00
Subtotal Base Items:					\$ 2,495,875.00
30% Contingency:					\$ 748,762.50
Total Preliminary Cost:					\$ 3,244,637.50

* Due to increases of flow, mitigation will be required at Brushy Bayou. HDR will need to conduct a hydraulic analysis to determine the amount of mitigation for the proposed improvements

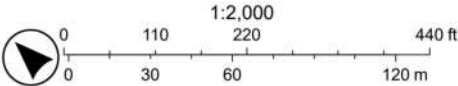
Warren Street Asphalt Rehabilitation Project



Prop. Roadway and Sidewalk Improvements

Prop. Storm Sewer Improvements

-  Prop. Asphalt Reclamation and 2" Type D HMAC Overlay
-  Prop. clean existing culverts
-  Prop. regrade existing ditches



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Roadway:		Warren Street			
Length of Proposed Reconstruction/Rehabilitation		1825 L.F.			
Width of Proposed Roadway		30 L.F.			
Pavement Rating:		4			
Type of Reconstruction		From W. Wilkins Street to 75 feet west of TX-274 Loop (1825 LF): Asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements			
Warren Street					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 30,000.00	\$ 30,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 20,000.00	\$ 20,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 10,000.00	\$ 10,000.00
				Subtotal General Items	\$ 60,000.00
Roadway Items					
4	Removal of Existing Asphalt Pavement and Curb, complete in place, the sum of:	S.Y.	7,250	\$ 25.00	\$ 181,250.00
5	Recycled Cement Stabilized Base Course, 8" minimum depth, including the removal of any excess material and Microcracking of stabilized base, complete in place, the sum of:	S.Y.	8,000	\$ 15.00	\$ 120,000.00
6	Cement for Base Course (8% by weight), complete in place, the sum of:	TON	225	\$ 325.00	\$ 73,125.00
7	Prime Coat, complete in place, the sum of:	GAL.	2,850	\$ 5.00	\$ 14,250.00
8	2" Type D HMAc overlay, including tack coat, complete in place, the sum of:	S.Y.	7,250	\$ 40.00	\$ 290,000.00
				Subtotal Roadway Items:	\$ 678,625.00
Storm Sewer Items					
9	Clean existing culverts, complete in place, the sum of:	L.F.	470	\$ 40.00	\$ 18,800.00
				Subtotal Storm Sewer Items:	\$ 18,800.00
				Subtotal Base Items:	\$ 757,425.00
				30% Contingency:	\$ 227,227.50
				Total Preliminary Cost:	\$ 984,652.50

Warren Street Widening Project

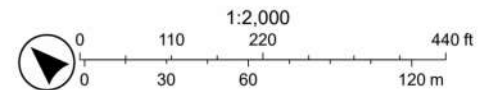


Prop. Roadway and Sidewalk Improvements

Prop. Storm Sewer Improvements



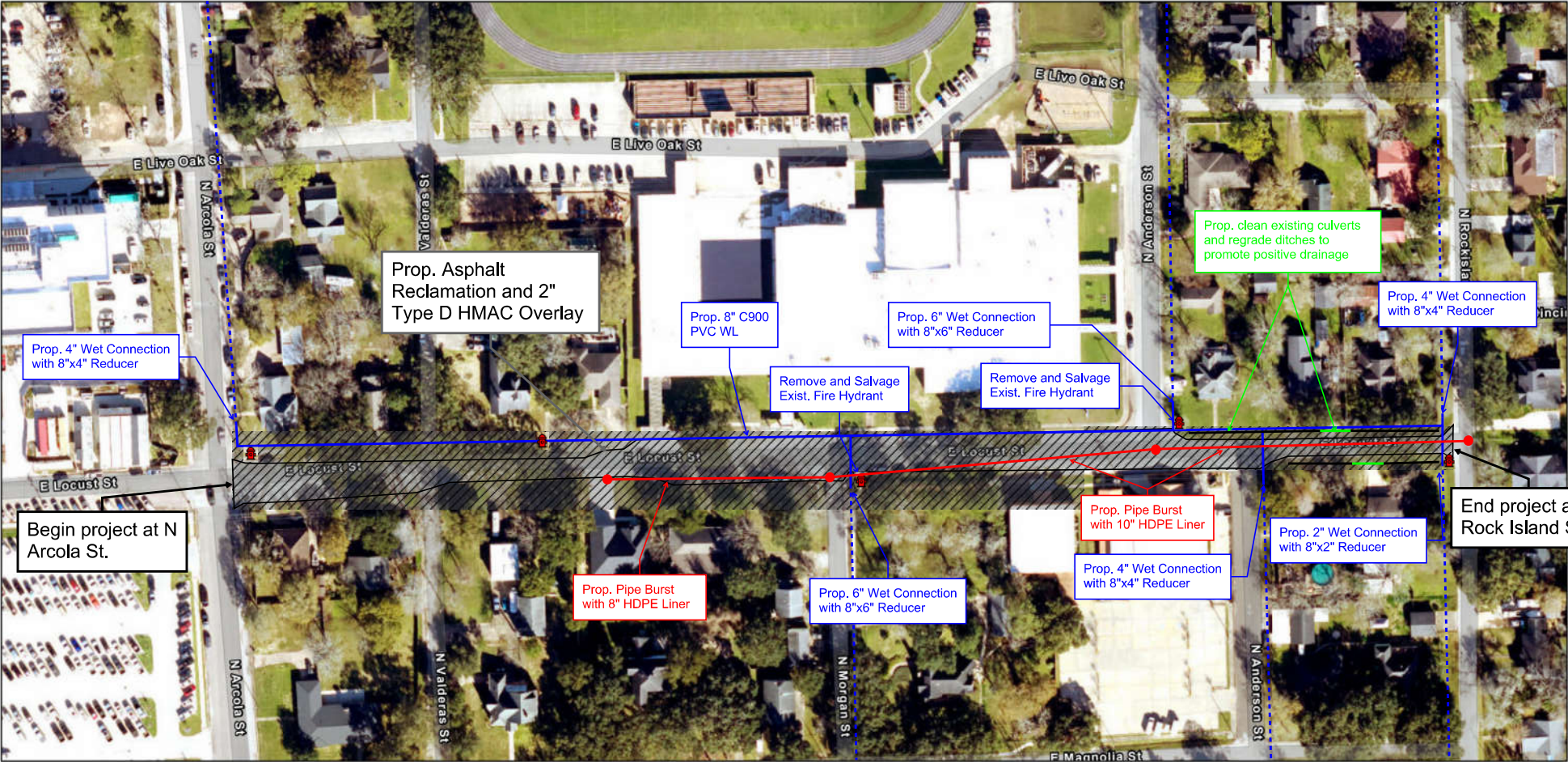
Prop. 7" Reinforced
Concrete Pavement



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Roadway:		Warren Street			
Length of Proposed Reconstruction/Rehabilitation		1890 L.F.			
Width of Proposed Roadway		62 L.F.			
Pavement Rating:		4			
Type of Reconstruction		From W. Wilkins Street to 75 feet west of TX-274 Loop (1400 LF): Replacement of an existing asphalt roadway with a boulevard section concrete curb and gutter roadway, drainage improvements, and utility improvements			
Warren Street					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 110,000.00	\$ 110,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 200,000.00	\$ 200,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 75,000.00	\$ 75,000.00
4	Cut for lowering roadway, complete in place, the sum of:	C.Y.	12,500	\$ 25.00	\$ 312,500.00
Subtotal General Items				\$	697,500.00
Roadway Items					
4	Removal of Existing Asphalt Pavement, complete in place, the sum of:	S.Y.	7,250	\$ 25.00	\$ 181,250.00
5	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	11,500	\$ 85.00	\$ 977,500.00
6	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	13,500	\$ 15.00	\$ 202,500.00
7	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	350	\$ 400.00	\$ 140,000.00
8	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	7,600	\$ 10.00	\$ 76,000.00
9	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	500	\$ 125.00	\$ 62,500.00
10	Asphalt transition to connect Warren Street to existing asphalt pavement header near TX 274 and to connect proposed Warren Street to existing asphalt pavement on Warren Street, consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	S.Y.	200	\$ 200.00	\$ 40,000.00
11	Temporary driveways, complete in place, the sum of:	EA.	7	\$ 1,500.00	\$ 10,500.00
Subtotal Roadway Items:				\$	1,690,250.00
Storm Sewer Items					
12	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	500	\$ 150.00	\$ 75,000.00
13	Furnish and Install 30" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	550	\$ 190.00	\$ 104,500.00
14	Furnish and Install 54" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	1,300	\$ 425.00	\$ 552,500.00
15	Furnish and Install 4'x4' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	3	\$ 5,000.00	\$ 15,000.00
16	Furnish and Install 7'x7' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	5	\$ 11,000.00	\$ 55,000.00
17	Furnish and Install 8'x8' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	1	\$ 17,500.00	\$ 17,500.00
18	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	EA.	11	\$ 6,000.00	\$ 66,000.00
19	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	1,800	\$ 5.00	\$ 9,000.00
20	Remove existing outfall, complete in place, the sum of:	S.F.	50	\$ 10.00	\$ 500.00
21	Outfall structure, complete in place, the sum of:	EA.	1	\$ 30,000.00	\$ 30,000.00
Subtotal Storm Sewer Items:				\$	925,000.00
Subtotal Base Items:				\$	3,312,750.00
30% Contingency:				\$	993,825.00
Total Preliminary Cost:				\$	4,306,575.00

East Locust Street Asphalt Rehabilitation Project



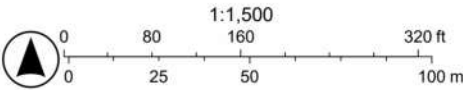
Prop. Roadway and Sidewalk Improvements

Prop. Sanitary Sewer Improvements

Prop. Water Improvements

Prop. Storm Sewer Improvements

- Prop. Asphalt Reclamation and 2" Type D HMAC Overlay
- Prop. Manhole Rehabilitation and Inflow Protector
- Prop. Fire Hydrant
- Prop. clean existing culverts
- Prop. regrade existing ditches



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

LIMITED DRAINAGE IMPROVEMENTS CAN BE ON E. LOCUST STREET PERFORMED PRIOR TO N. ARCOLA STREET IMPROVEMENTS

Roadway:		East Locust Street			
Length of Proposed Reconstruction/Rehabilitation		1400 L.F.			
Width of Proposed Roadway		Match. Exist.			
Pavement Rating:		6			
Type of Reconstruction		From N. Arcola Street to N. Rock Island Street (1400 LF): Asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements			
East Locust Steet					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 30,000.00	\$ 30,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 30,000.00	\$ 30,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 10,000.00	\$ 10,000.00
Subtotal General Items					\$ 70,000.00
Roadway Items					
4	Recycled Cement Stabilized Base Course, 8" minimum depth, including the removal of any excess material and Microcracking of stabilized base, complete in place, the sum of:	S.Y.	6,900	\$15.00	\$103,500.00
5	Cement for Base Course (8% by weight), complete in place, the sum of:	TON	200	\$325.00	\$65,000.00
6	Prime Coat, complete in place, the sum of:	GAL.	2,400	\$5.00	\$12,000.00
7	2" Type D HMAC overlay, including tack coat, complete in place, the sum of:	S.Y.	6,200	\$40.00	\$ 248,000.00
8	6" Thick Reinforced Monolithic Concrete Curb, complete in place, the sum of:	L.F.	1,400	\$ 40.00	\$ 56,000.00
Subtotal Roadway Items:					\$ 484,500.00
Storm Sewer Items					
9	Regrade swale to promote positive drainage, complete in place, the sum of:	L.F.	1,200	\$ 20.00	\$ 24,000.00
10	Clean existing culverts, complete in place, the sum of:	L.F.	500	\$ 40.00	\$ 20,000.00
Subtotal Storm Sewer Items:					\$ 44,000.00
Water Line Items					
11	8" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	1,900	\$ 125.00	\$ 237,500.00
12	4" Diameter Wet Connection, complete in place, the sum of:	EA.	2	\$ 1,500.00	\$ 3,000.00
13	6" Diameter Wet Connection, complete in place, the sum of:	EA.	3	\$ 2,500.00	\$ 7,500.00
14	8" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	9	\$ 4,200.00	\$ 37,800.00
15	4" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	2	\$ 650.00	\$ 1,300.00
16	6" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	3	\$ 800.00	\$ 2,400.00
17	Remove and Salvage Fire Hydrant Assembly, complete in place, the sum of:	EA.	2	\$ 1,000.00	\$ 2,000.00
18	Fire Hydrant Assembly, complete in place, the sum of:	EA.	5	\$ 8,000.00	\$ 40,000.00
19	Service Line Reconnection, complete in place, the sum of:	EA.	15	\$ 3,000.00	\$ 45,000.00
20	Trench Protection for Water Line, complete in place, the sum of:	L.F.	1,900	\$ 5.00	\$ 9,500.00
Subtotal Water Line Items:					\$ 386,000.00
Sanitary Sewer Items					
21	Pipe Burst existing 6" Sanitary Sewer with 8" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	650	\$ 65.00	\$ 42,250.00
	Pipe Burst existing 10" Sanitary Sewer with 10" Sanitary Sewer with 12.75-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	400	\$ 70.00	\$ 28,000.00
22	4-inch and 6-inch service connection (by excavation), all depth, with or without stack, including new cleanout at the right-of-way,complete in place, the sum of:	EA.	15	\$ 2,500.00	\$ 37,500.00

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
23	Rehabilitate existing manhole by 1-inch cementitious liner, complete in place, the sum of:	V.F.	20	\$ 450.00	\$ 9,000.00
24	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	4	\$ 1,500.00	\$ 6,000.00
25	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	4	\$ 300.00	\$ 1,200.00
26	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	650	\$ 5.00	\$ 3,250.00
Subtotal Sanitary Sewer Items:					\$ 127,200.00
Subtotal Base Items:					\$ 1,111,700.00
30% Contingency:					\$ 333,510.00
Total Preliminary Cost:					\$ 1,445,210.00

Roadway:		Various Roads			
Length of Proposed Reconstruction/Rehabilitation		Varies			
Width of Proposed Roadway		Match. Exist			
Type of Reconstruction		Various concrete panel replacements, concrete point repairs, and storm sewer point repairs where needed			
Various Point Repairs					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 45,000.00	\$ 45,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 20,000.00	\$ 20,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 10,000.00	\$ 10,000.00
Subtotal General Items					\$ 75,000.00
Roadway and Drainage Items					
4	Full Depth Concrete Point Repair, including proper removal and disposal of concrete pavement and subgrade, full depth saw cut, subgrade, 12" Thick cement stabilized sand, proof rolling, 7" Thick Reinforced Concrete Pavement, including reinforcement, doweling into existing pavement, undercut/header, joints, and grading, complete in place, the sum of:	S.Y.	4750	\$ 200.00	\$ 950,000.00
5	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	6000	\$ 10.00	\$ 60,000.00
6	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	280	\$ 150.00	\$ 42,000.00
7	Furnish and Install 4'x4' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	5	\$ 5,000.00	\$ 25,000.00
8	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	280	\$ 5.00	\$ 1,400.00
Subtotal Roadway and Drainage Items:					\$ 1,078,400.00
Subtotal Base Items:					\$ 1,153,400.00
30% Contingency:					\$ 346,020.00
Total Preliminary Cost:					\$ 1,499,420.00

Cemetery Road Widening Project



Prop. Roadway and Sidewalk Improvements

Prop. Sanitary Sewer Improvements

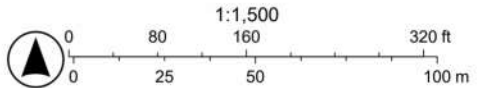
Prop. Water Improvements

Prop. Storm Sewer Improvements

Prop. 7" Reinforced
Concrete Pavement

● Prop. Manhole Rehabilitation
and Inflow Protector

Prop. Sump
Manhole

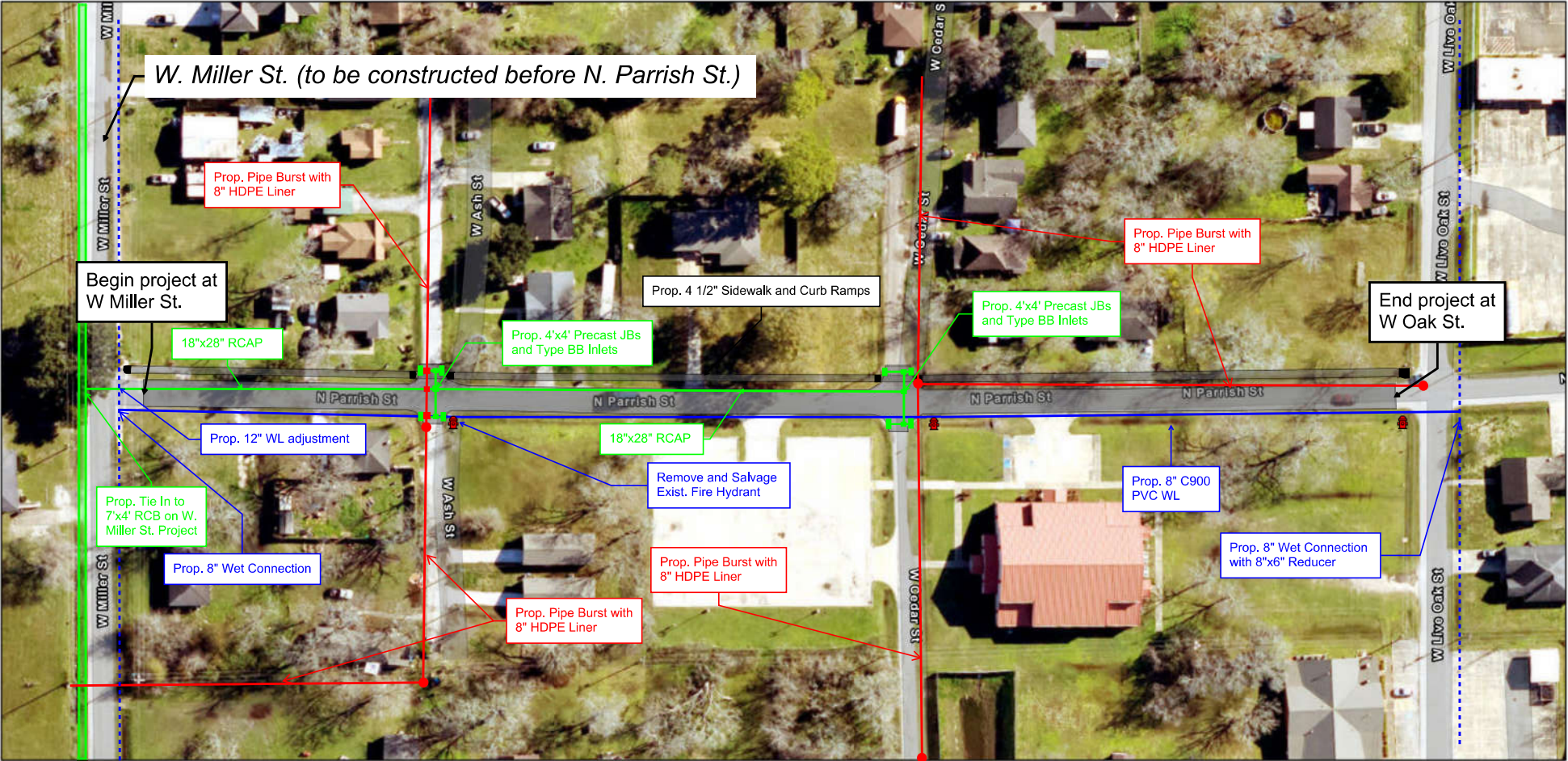


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Roadway:		Cemetery Road			
Length of Proposed Reconstruction/Rehabilitation		1450 L.F.			
Width of Proposed Roadway		40 L.F.			
Pavement Rating:		6			
Type of Reconstruction		From 90 feet east of Parklane Street to 75 feet west of S. Downing Street (1450 LF): Lowering an existing asphalt roadway, expanding cross section to match 40' wide concrete curb and gutter section, converting to a concrete curb and gutter roadway, concrete sidewalks, drainage improvements, and utility			
Cemetery Road					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 75,000.00	\$ 75,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 150,000.00	\$ 150,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 50,000.00	\$ 50,000.00
4	Cut for lowering roadway, complete in place, the sum of:	C.Y.	5,400	\$ 25.00	\$ 135,000.00
Subtotal General Items					\$ 410,000.00
Roadway Items					
4	Removal of Existing Asphalt Pavement, complete in place, the sum of:	S.Y.	4,000	\$ 25.00	\$ 100,000.00
5	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	6,000	\$ 85.00	\$ 510,000.00
6	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	7,000	\$ 15.00	\$ 105,000.00
7	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	200	\$ 400.00	\$ 80,000.00
8	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	3,000	\$ 10.00	\$ 30,000.00
9	4-1/2" Thick Concrete Sidewalk, complete in place, the sum of:	S.F.	7,000	\$ 10.00	\$ 70,000.00
10	Concrete Curb Ramps, complete in place, the sum of:	EA.	4	\$ 3,500.00	\$ 14,000.00
11	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	700	\$ 125.00	\$ 87,500.00
12	Asphalt transition to connect Cemetery Road to Gifford Road, consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	S.Y.	100	\$ 200.00	\$ 20,000.00
13	Concrete paving header, complete in place, the sum of:	L.F.	140	\$ 30.00	\$ 4,200.00
14	Temporary driveways, complete in place, the sum of:	EA.	10	\$ 1,500.00	\$ 15,000.00
Subtotal Roadway Items:					\$ 1,035,700.00
Storm Sewer Items					
15	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	300	\$ 150.00	\$ 45,000.00
16	Furnish and Install 54" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	550	\$ 425.00	\$ 233,750.00
17	Furnish and Install 60" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	800	\$ 475.00	\$ 380,000.00
18	Furnish and Install 4'x4' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	2	\$ 5,000.00	\$ 10,000.00
19	Furnish and Install 8'x8' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	4	\$ 17,500.00	\$ 70,000.00
20	Outfall structure, complete in place, the sum of:	L.S.	1	\$ 30,000.00	\$ 30,000.00
21	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	EA.	10	\$ 6,000.00	\$ 60,000.00
22	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	1,500	\$ 5.00	\$ 7,500.00
Subtotal Storm Sewer Items:					\$ 836,250.00
Water Line Items					
23	12" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	450	\$ 225.00	\$ 101,250.00
24	12" Diameter Wet Connection, complete in place, the sum of:	EA.	2	\$ 3,000.00	\$ 6,000.00
25	8" Diameter Wet Connection, complete in place, the sum of:	EA.	1	\$ 2,700.00	\$ 2,700.00
26	12" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	5	\$ 6,000.00	\$ 30,000.00
27	8" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	1	\$ 1,000.00	\$ 1,000.00
28	12" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	2	\$ 1,500.00	\$ 3,000.00
29	Trench Protection for Water Line, complete in place, the sum of:	L.F.	450	\$ 5.00	\$ 2,250.00
Subtotal Water Line Items:					\$ 146,200.00

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
Sanitary Sewer Items					
23	Pipe Burst existing 8" Sanitary Sewer with 8.625" O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1,500	\$ 65.00	\$ 97,500.00
24	Furnish and Install 4'x4' Precast Utility Conflict Box with Sump, including steel casing, complete in place, the sum of:	EA.	4	\$ 6,200.00	\$ 24,800.00
25	4-inch and 6-inch service connection (by excavation), all depth, with or without stack, including new cleanout at the right-of-way, complete in place, the sum of:	EA.	10	\$ 2,500.00	\$ 25,000.00
26	Rehabilitate existing manhole by 1-inch cementitious liner, complete in place, the sum of:	V.F.	30	\$ 450.00	\$ 13,500.00
27	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	6	\$ 1,500.00	\$ 9,000.00
28	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	6	\$ 300.00	\$ 1,800.00
29	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	1,500	\$ 5.00	\$ 7,500.00
Subtotal Sanitary Sewer Items:					\$ 179,100.00
Subtotal Base Items:					\$ 2,607,250.00
30% Contingency:					\$ 782,175.00
Total Preliminary Cost:					\$ 3,389,425.00

North Parrish Street (West Miller to East Live Oak) Paving, Drainage, & Utility Improvements Project



Prop. Roadway and Sidewalk Improvements

Prop. Sanitary Sewer Improvements

Prop. Water Improvements

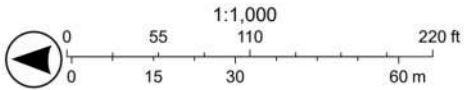
Prop. Storm Sewer Improvements

Prop. 7" Reinforced Concrete Pavement

Prop. Manhole Rehabilitation and Inflow Protector

Prop. Fire Hydrant

Prop. Sump Manhole



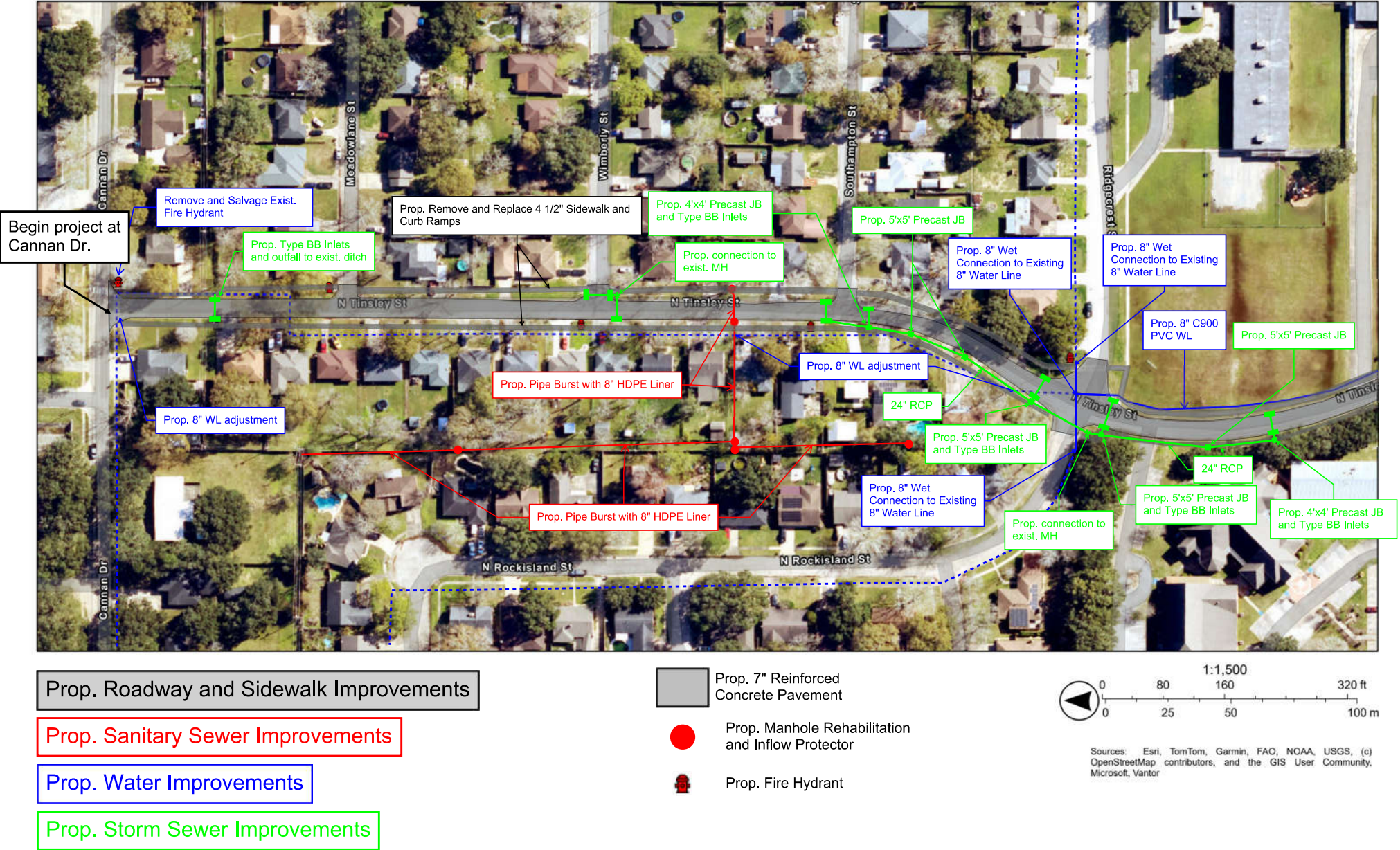
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

LIMITED DRAINAGE IMPROVEMENTS CAN BE ON N. PARRISH STREET PERFORMED PRIOR TO W. MILLER STREET IMPROVEMENTS

Roadway:		North Parrish Street			
Length of Proposed Reconstruction/Rehabilitation		975 L.F.			
Width of Proposed Roadway		28 L.F.			
Pavement Rating:		6			
Type of Reconstruction		From W. Live Oak Street to W. Miller Street (975 LF): Lowering existing asphalt roadway with roadside ditches, converting to a concrete curb and gutter roadway, concrete sidewalks, drainage improvements, and utility improvements			
North Parrish Street					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 75,000.00	\$ 75,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 150,000.00	\$ 150,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 50,000.00	\$ 50,000.00
4	Cut for lowering roadway, complete in place, the sum of:	C.Y.	2,100	\$ 25.00	\$ 52,500.00
				Subtotal General Items	\$ 327,500.00
Roadway Items					
4	Removal of Existing Asphalt Pavement, complete in place, the sum of:	S.Y.	2,200	\$ 25.00	\$ 55,000.00
5	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	2,200	\$ 85.00	\$ 187,000.00
6	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	2,750	\$ 15.00	\$ 41,250.00
7	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	70	\$ 400.00	\$ 28,000.00
8	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	2,000	\$ 10.00	\$ 20,000.00
9	4-1/2" Thick Concrete Sidewalk, complete in place, the sum of:	S.F.	4,800	\$ 10.00	\$ 48,000.00
10	Concrete Curb Ramps, complete in place, the sum of:	EA.	6	\$ 3,500.00	\$ 21,000.00
11	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	325	\$ 125.00	\$ 40,625.00
12	Asphalt transition, consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	L.F.	120	\$ 200.00	\$ 24,000.00
13	Concrete paving header, complete in place, the sum of:	L.F.	30	\$ 30.00	\$ 900.00
14	Temporary driveways, complete in place, the sum of:	EA.	8	\$ 1,500.00	\$ 12,000.00
				Subtotal Roadway Items:	\$ 477,775.00
Storm Sewer Items					
15	Remove existing storm sewer pipe, all types, complete in place, the sum of:	L.F.	500	\$ 30.00	\$ 15,000.00
16	Furnish and Install 18"x28" Diameter Reinforced Concrete Arch Pipe, ASTM C506, Class A-III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	900	\$ 275.00	\$ 247,500.00
17	Furnish and Install 4'x4' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	4	\$ 5,000.00	\$ 20,000.00
18	Furnish and Install 5'x5' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	2	\$ 6,500.00	\$ 13,000.00
19	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	EA.	8	\$ 6,000.00	\$ 48,000.00
20	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	1,600	\$ 5.00	\$ 8,000.00
				Subtotal Storm Sewer Items:	\$ 336,500.00
Water Line Items					
21	8" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	1,000	\$ 225.00	\$ 225,000.00
22	8" Diameter Wet Connection, complete in place, the sum of:	EA.	2	\$ 2,700.00	\$ 5,400.00
23	8" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	2	\$ 1,000.00	\$ 2,000.00
24	8" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	4	\$ 4,200.00	\$ 16,800.00
25	Remove and Salvage Fire Hydrant Assembly, complete in place, the sum of:	EA.	2	\$ 1,000.00	\$ 2,000.00
26	Fire Hydrant Assembly, complete in place, the sum of:	EA.	3	\$ 8,000.00	\$ 24,000.00
27	Trench Protection for Water Line, complete in place, the sum of:	L.F.	1,000	\$ 5.00	\$ 5,000.00
				Subtotal Water Line Items:	\$ 280,200.00

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
Sanitary Sewer Items					
28	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	5	\$ 300.00	\$ 1,500.00
29	Pipe Burst existing 6" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	800	\$ 65.00	\$ 52,000.00
30	Pipe Burst existing 8" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1,100	\$ 65.00	\$ 71,500.00
31	Furnish and Install 5'x5' Precast Utility Conflict Box with Sump, including steel casing, complete in place, the sum of:	EA.	3	\$ 8,000.00	\$ 24,000.00
32	Rehabilitate existing manhole by 1-inch cementitious liner, complete in place, the sum of:	V.F.	25	\$ 450.00	\$ 11,250.00
33	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	5	\$ 1,500.00	\$ 7,500.00
34	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	1,900	\$ 5.00	\$ 9,500.00
Subtotal Sanitary Sewer Items:					\$ 177,250.00
Subtotal Base Items:					\$ 1,599,225.00
30% Contingency:					\$ 479,767.50
Total Preliminary Cost:					\$ 2,078,992.50

North Tinsley Street Paving, Drainage, & Utility Improvements Project



North Tinsley Street Paving, Drainage, & Utility Improvements Project



Prop. Roadway and Sidewalk Improvements

Prop. Sanitary Sewer Improvements

Prop. Water Improvements

Prop. Storm Sewer Improvements

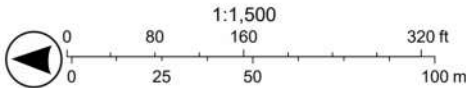
Prop. 7" Reinforced Concrete Pavement

Prop. Manhole Rehabilitation and Inflow Protector

Prop. Fire Hydrant

Prop. Type A Inlet

Prop. Sump Manhole

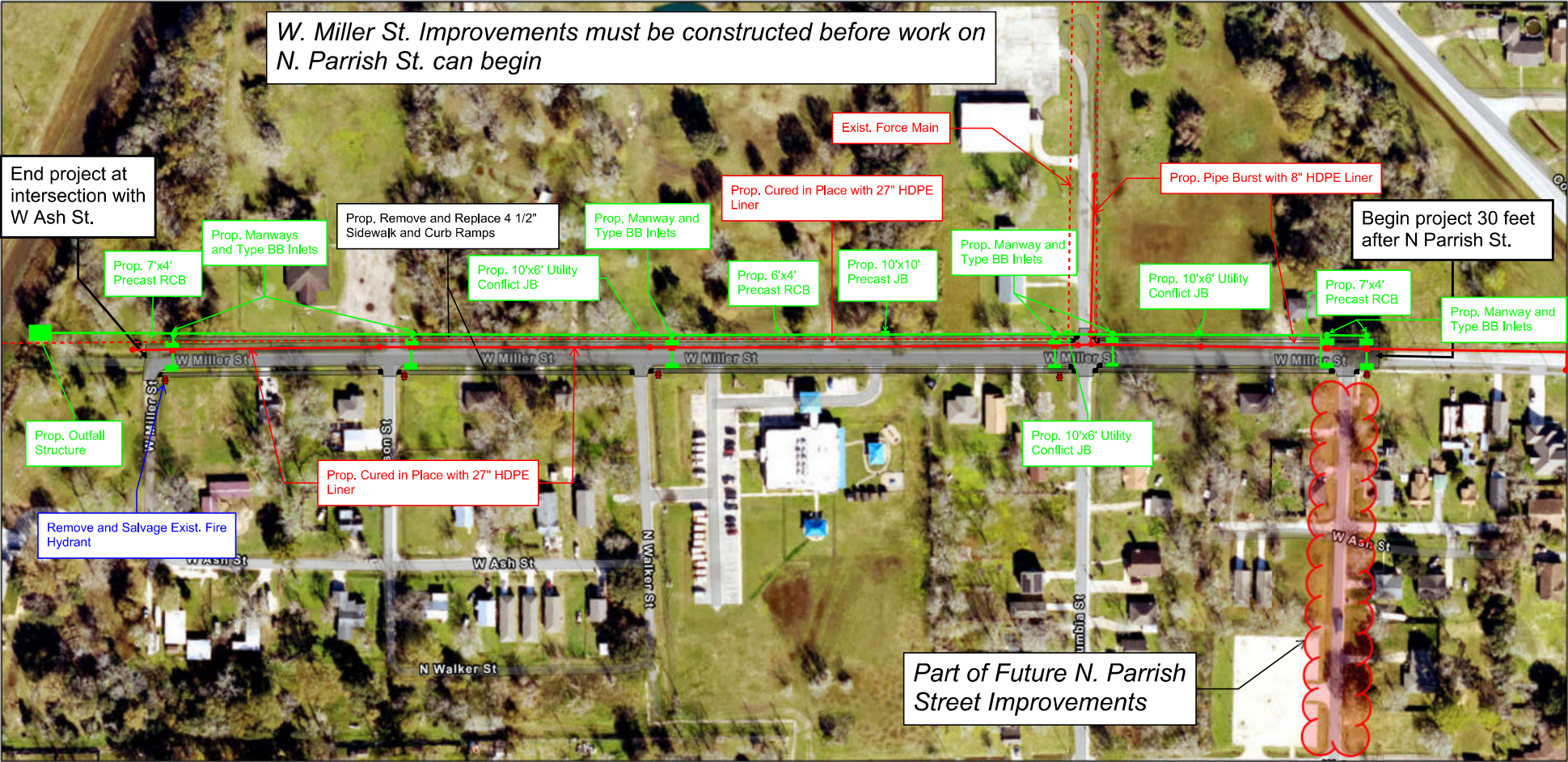


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Roadway:		North Tinsley Street			
Length of Proposed Reconstruction/Rehabilitation		3120 L.F.			
Width of Proposed Roadway		Match Exist.			
Pavement Rating:		5			
Type of Reconstruction		From Cannan Drive to W. Wilkins Street (3300 LF): Reconstruction of an existing asphalt curb and gutter roadway with a concrete curb and gutter roadway, sidewalk improvements, drainage improvements, and utility improvements			
Tinsley Street					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 75,000.00	\$ 75,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 150,000.00	\$ 150,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 50,000.00	\$ 50,000.00
4	Cut for lowering roadway, complete in place, the sum of:	C.Y.	6,200	\$ 25.00	\$ 155,000.00
Subtotal General Items					\$ 430,000.00
Roadway Items					
5	Removal of Existing Asphalt Pavement, complete in place, the sum of:	S.Y.	9,800	\$ 25.00	\$ 245,000.00
6	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	9,800	\$ 85.00	\$ 833,000.00
7	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	11,500	\$ 15.00	\$ 172,500.00
8	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	300	\$ 400.00	\$ 120,000.00
9	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	6,300	\$ 10.00	\$ 63,000.00
10	Remove and Replace 4-1/2" Thick Concrete Sidewalk, complete in place, the sum of:	S.F.	31,570	\$ 10.00	\$ 315,700.00
11	Concrete Curb Ramps, complete in place, the sum of:	EA.	28	\$ 3,500.00	\$ 98,000.00
12	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	1,325	\$ 125.00	\$ 165,625.00
13	Asphalt transition to connect existng Tinsley Street and side streets, consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	S.Y.	520	\$ 200.00	\$ 104,000.00
14	Concrete paving header, complete in place, the sum of:	L.F.	325	\$ 30.00	\$ 9,750.00
15	Temporary driveways, complete in place, the sum of:	EA.	53	\$ 1,500.00	\$ 79,500.00
Subtotal Roadway Items:					\$ 2,206,075.00
Storm Sewer Items					
16	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	1,650	\$ 150.00	\$ 247,500.00
17	Furnish and Install 30" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	900	\$ 190.00	\$ 171,000.00
18	Furnish and Install 4'x4' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	6	\$ 5,000.00	\$ 30,000.00
19	Furnish and Install 5'x5' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	6	\$ 6,500.00	\$ 39,000.00
20	Remove existing inlet, all types, complete in place, the sum of:	EA.	13	\$ 600.00	\$ 7,800.00
21	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	EA.	27	\$ 6,000.00	\$ 162,000.00
22	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	1,650	\$ 5.00	\$ 8,250.00
Subtotal Storm Sewer Items:					\$ 665,550.00
Water Line Items					
23	8" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	3,100	\$ 125.00	\$ 387,500.00
24	2" Diameter Wet Connection, complete in place, the sum of:	EA.	3	\$ 600.00	\$ 1,800.00
25	8" Diameter Wet Connection, complete in place, the sum of:	EA.	7	\$ 2,700.00	\$ 18,900.00
26	10" Diameter Wet Connection, complete in place, the sum of:	EA.	1	\$ 2,750.00	\$ 2,750.00
27	2" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	3	\$ 500.00	\$ 1,500.00
28	8" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	7	\$ 1,000.00	\$ 7,000.00

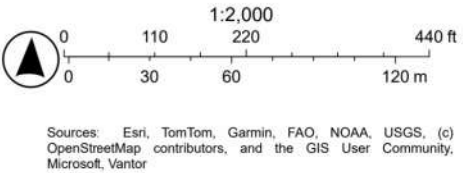
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
29	10" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	1	\$ 1,250.00	\$ 1,250.00
30	8" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	20	\$ 4,200.00	\$ 84,000.00
31	Remove and Salvage Fire Hydrant Assembly, complete in place, the sum of:	EA.	7	\$ 1,000.00	\$ 7,000.00
32	Fire Hydrant Assembly, complete in place, the sum of:	EA.	8	\$ 8,000.00	\$ 64,000.00
33	Trench Protection for Water Line, complete in place, the sum of:	L.F.	3,100	\$ 5.00	\$ 15,500.00
Subtotal Water Line Items:					\$ 591,200.00
Sanitary Sewer Items					
34	Pipe Burst existing 6" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1,200	\$ 65.00	\$ 78,000.00
35	Pipe Burst existing 8" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1,400	\$ 65.00	\$ 91,000.00
36	Furnish and Install 5'x5' Precast Utility Conflict Box with Sump, including steel casing, complete in place, the sum of:	EA.	1	\$ 8,000.00	\$ 8,000.00
37	Rehabilitate existing manhole by 1-inch cementitious liner, complete in place, the sum of:	V.F.	55	\$ 450.00	\$ 24,750.00
38	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	11	\$ 1,500.00	\$ 16,500.00
39	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	11	\$ 300.00	\$ 3,300.00
40	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	2,600	\$ 5.00	\$ 13,000.00
Subtotal Sanitary Sewer Items:					\$ 234,550.00
Subtotal Base Items:					\$ 4,127,375.00
30% Contingency:					\$ 1,238,212.50
Total Preliminary Cost:					\$ 5,365,587.50

West Miller Street Paving, Drainage, & Sanitary Sewer Improvements Project



- Prop. Roadway and Sidewalk Improvements
- Prop. Sanitary Sewer Improvements
- Prop. Water Improvements
- Prop. Storm Sewer Improvements

- Prop. 7" Reinforced Concrete Pavement
- Prop. Manhole Rehabilitation and Inflow Protector
- Prop. Sump Manhole
- Prop. Fire Hydrant



Roadway:		West Miller Street			
Length of Proposed Reconstruction/Rehabilitation		1825 L.F.			
Width of Proposed Roadway		36 L.F.			
Pavement Rating:		6			
Type of Reconstruction		Street (1825 LF): Lowering an existing asphalt roadway, expanding cross section to 36' wide concrete curb and gutter section, concrete sidewalks, drainage improvements, and utility improvements			
West Miller Street					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 125,000.00	\$ 125,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 100,000.00	\$ 100,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 7,500.00	\$ 7,500.00
4	Cut for lowering roadway, complete in place, the sum of:	C.Y.	5,000	\$ 25.00	\$ 125,000.00
Subtotal General Items					\$ 232,500.00
Roadway Items					
5	Removal of Existing Asphalt Pavement and Curb, complete in place, the sum of:	S.Y.	4,100	\$ 25.00	\$ 102,500.00
6	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	7,500	\$ 85.00	\$ 637,500.00
7	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	8,700	\$ 15.00	\$ 130,500.00
8	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	300	\$ 400.00	\$ 120,000.00
9	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	3,700	\$ 10.00	\$ 37,000.00
10	4-1/2" Thick Concrete Sidewalk, complete in place, the sum of:	S.F.	17,200	\$ 10.00	\$ 172,000.00
11	Concrete Curb Ramps, complete in place, the sum of:	EA.	15	\$ 3,500.00	\$ 52,500.00
12	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	900	\$ 125.00	\$ 112,500.00
13	Asphalt transition to connect existing W. Miller St. and side streets, consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	S.Y.	475	\$ 300.00	\$ 142,500.00
14	Temporary driveways, complete in place, the sum of:	EA.	20	\$ 1,500.00	\$ 30,000.00
Subtotal Roadway Items:					\$ 1,537,000.00
Storm Sewer Items					
15	Remove existing storm sewer pipe, all types, complete in place, the sum of:	L.F.	650	\$ 30.00	\$ 19,500.00
16	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	E.A.	14	\$ 6,000.00	\$ 84,000.00
17	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	350	\$ 150.00	\$ 52,500.00
18	Furnish and Install 7'x4' Precast Reinforced Concrete Box, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	1,200	\$ 800.00	\$ 960,000.00
19	Furnish and Install 6'x4' Precast Reinforced Concrete Box, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	1,100	\$ 700.00	\$ 770,000.00
20	Furnish and Install 10'x10' Precast Storm Sewer Junction Box, complete in place, the sum of:	E.A.	1	\$ 40,000.00	\$ 40,000.00
21	Furnish and Install 10'x6' Utility Conflict Storm Junction Box, complete in place, the sum of:	EA.	3	\$ 45,000.00	\$ 135,000.00
22	Furnish and Install Precast Manway, complete in place, the sum of:	EA.	7	\$ 800.00	\$ 5,600.00
23	Outfall structure, complete in place, the sum of:	EA.	1	\$ 30,000.00	\$ 30,000.00
24	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	3,000	\$ 5.00	\$ 15,000.00
Subtotal Storm Sewer Items:					\$ 2,111,600.00
Water Line Items					
25	Remove and Salvage Fire Hydrant Assembly, complete in place, the sum of:	EA.	4	\$ 1,000.00	\$ 4,000.00
26	Fire Hydrant Assembly, complete in place, the sum of:	EA.	5	\$ 8,000.00	\$ 40,000.00
27	Trench Protection for Water Line, complete in place, the sum of:	L.F.	100	\$ 5.00	\$ 500.00
Subtotal Water Line Items:					\$ 44,500.00
Sanitary Sewer Items					
28	Pipe Burst existing 6" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1,300	\$ 65.00	\$ 84,500.00
29	Pipe Burst existing 8" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	300	\$ 65.00	\$ 19,500.00

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
30	Furnish and Install 27" Sanitary Sewer, cured in place with HDPE liner, complete in place, the sum of:	L.F.	1,500	\$ 475.00	\$ 712,500.00
31	Force Main Adjustment, complete in place, the sum of:	EA.	3	\$ 7,500.00	\$ 22,500.00
32	Furnish and Install 4'x4' Precast Utility Conflict Box with Sump, including steel casing, complete in place, the sum of:	EA.	7	\$ 6,200.00	\$ 43,400.00
33	Rehabilitate existing manhole by 1-inch cementitious liner, complete in place, the sum of:	V.F.	40	\$ 450.00	\$ 18,000.00
34	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	8	\$ 1,500.00	\$ 12,000.00
35	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	8	\$ 300.00	\$ 2,400.00
36	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	3,100	\$ 5.00	\$ 15,500.00
Subtotal Sanitary Sewer Items:					\$ 930,300.00
Subtotal Base Items:					\$ 4,855,900.00
30% Contingency:					\$ 1,456,770.00
Total Preliminary Cost:					\$ 6,312,670.00

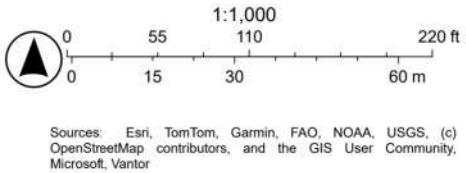
* Due to increases of flow, mitigation will be required at Brushy Bayou. HDR will need to conduct a hydraulic analysis to determine the amount of mitigation for the proposed improvements

Swift Street Paving, Drainage, & Utility Improvements Project



- Prop. Roadway and Sidewalk Improvements
- Prop. Sanitary Sewer Improvements
- Prop. Water Improvements
- Prop. Storm Sewer Improvements

- Prop. 7" Reinforced Concrete Pavement
- Prop. Manhole Rehabilitation and Inflow Protector
- Prop. Sump Manhole



Roadway:		Swift Street			
Length of Proposed Reconstruction/Rehabilitation		745 L.F.			
Width of Proposed Roadway		Match Exist.			
Pavement Rating:		3			
Type of Reconstruction		existing concrete curb and gutter roadway, drainage improvements, and utility improvements			
Swift Street					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 40,000.00	\$ 40,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 15,000.00	\$ 15,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 50,000.00	\$ 50,000.00
Subtotal General Items					\$ 105,000.00
Roadway Items					
4	Removal of Existing Concrete Pavement and Curb, complete in place, the sum of:	S.Y.	1,850	\$ 25.00	\$ 46,250.00
5	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	1,850	\$ 85.00	\$ 157,250.00
6	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	2,200	\$ 15.00	\$ 33,000.00
7	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	60	\$ 400.00	\$ 24,000.00
8	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	1,375	\$ 10.00	\$ 13,750.00
9	Remove and Replace 4-1/2" Thick Concrete Sidewalk, complete in place, the sum of:	S.F.	5,250	\$ 10.00	\$ 52,500.00
10	Concrete Curb Ramps, complete in place, the sum of:	EA.	4	\$ 3,500.00	\$ 14,000.00
11	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	450	\$ 125.00	\$ 56,250.00
12	Concrete paving header, complete in place, the sum of:	L.F.	75	\$ 30.00	\$ 2,250.00
13	Temporary driveways, complete in place, the sum of:	EA.	18	\$ 1,500.00	\$ 27,000.00
Subtotal Roadway Items:					\$ 426,250.00
Storm Sewer Items					
14	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	700	\$ 150.00	\$ 105,000.00
15	Furnish and Install 4'x4' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	3	\$ 5,000.00	\$ 15,000.00
16	Remove existing storm sewer inlet, complete in place for:	EA.	1	\$ 600.00	\$ 600.00
17	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	EA.	4	\$ 6,000.00	\$ 24,000.00
18	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	700	\$ 5.00	\$ 3,500.00
Subtotal Storm Sewer Items:					\$ 148,100.00
Water Line Items					
19	8" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	800	\$ 125.00	\$ 100,000.00
20	8" Diameter Wet Connection, complete in place, the sum of:	EA.	2	\$ 2,700.00	\$ 5,400.00
21	8" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	4	\$ 4,200.00	\$ 16,800.00
22	2" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00
23	Service Line Reconnection, complete in place, sum of:	EA.	13	\$ 3,000.00	\$ 39,000.00
23	Trench Protection for Water Line, complete in place, the sum of:	L.F.	800	\$ 5.00	\$ 4,000.00
Subtotal Water Line Items:					\$ 166,200.00
Sanitary Sewer Items					
24	Pipe Burst existing 6" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1,500	\$ 65.00	\$ 97,500.00
25	Pipe Burst existing 10" Sanitary Sewer with 10.75-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	400	\$ 70.00	\$ 28,000.00
26	Furnish and Install 4'x4' Precast Utility Conflict Box with Sump, including steel casing, complete in place, the sum of:	EA.	1	\$ 6,200.00	\$ 6,200.00
27	4-inch and 6-inch service connection (by excavation), all depth, with or without stack, including new cleanout at the right-of-way,complete in place, the sum of:	EA.	10	\$ 2,500.00	\$ 25,000.00

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
28	Furnish and install 4' diameter sanitary sewer manhole, 8' - 12' depth, complete in place, the sum of:	EA.	1	\$ 7,500.00	\$ 7,500.00
29	Rehabilitate existing manhole by 1-inch cementitious liner, complete in place, the sum of:	V.F.	25	\$ 450.00	\$ 11,250.00
30	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	5	\$ 1,500.00	\$ 7,500.00
31	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	5	\$ 300.00	\$ 1,500.00
32	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	1,900	\$ 5.00	\$ 9,500.00
Subtotal Sanitary Sewer Items:					\$ 193,950.00
Subtotal Base Items:					\$ 1,039,500.00
30% Contingency:					\$ 311,850.00
Total Preliminary Cost:					\$ 1,351,350.00

East Kiber Street Asphalt Rehabilitation & Utility Improvements Project



Prop. Roadway and Sidewalk Improvements

Prop. Sanitary Sewer Improvements

Prop. Water Improvements

Prop. Storm Sewer Improvements

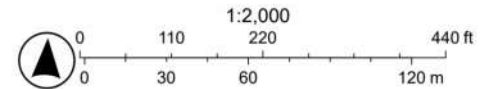
 Prop. 2" Type D
HMAC Overlay

 Prop. Manhole Rehabilitation
and Inflow Protector

 Prop. Fire Hydrant

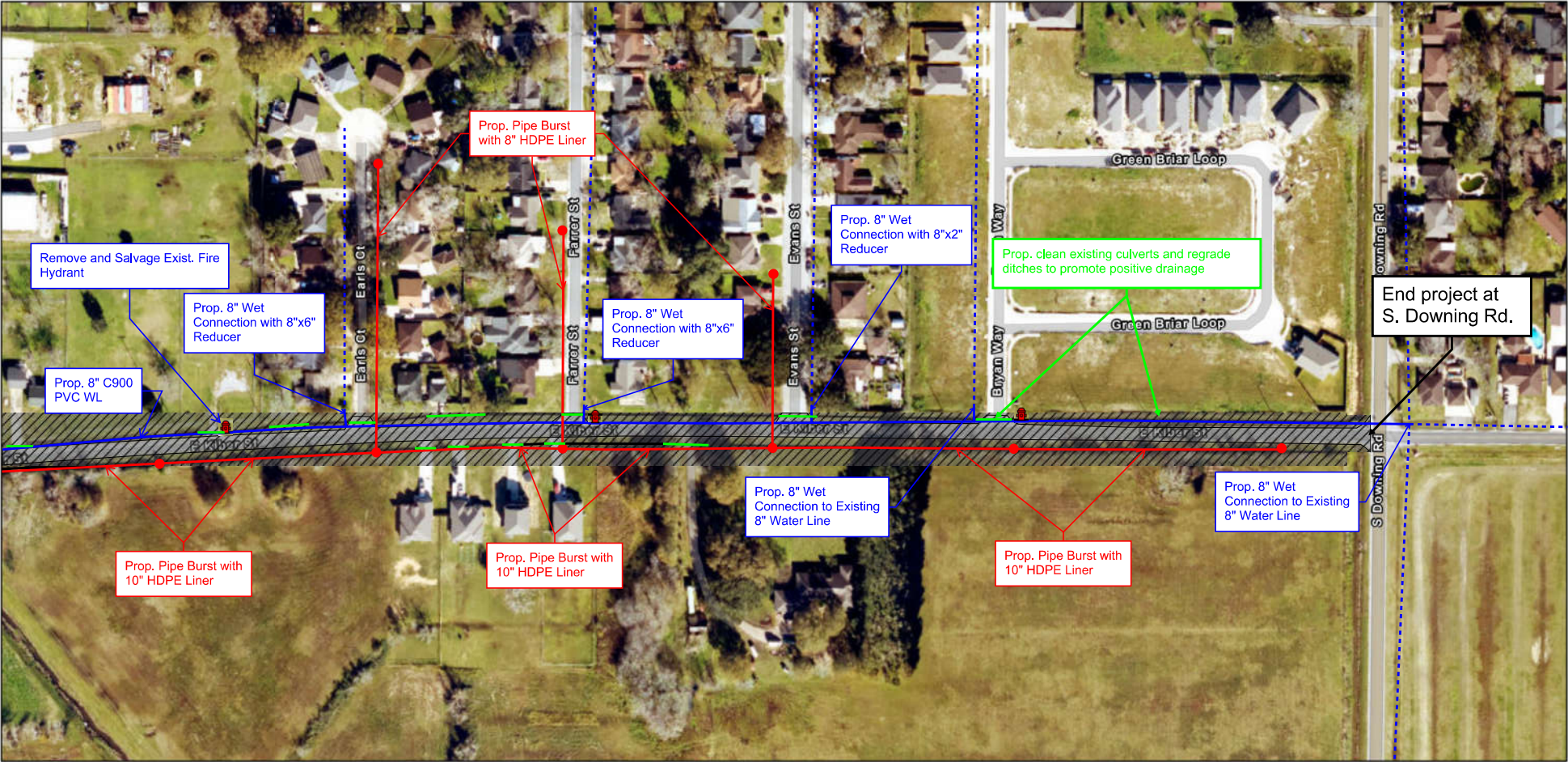
Prop. clean
existing culverts

— Prop. regrade
existing ditches



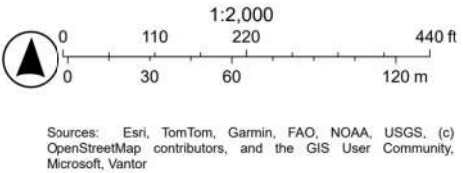
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

East Kiber Street Asphalt Rehabilitation & Utility Improvements Project



- Prop. Roadway and Sidewalk Improvements
- Prop. Sanitary Sewer Improvements
- Prop. Water Improvements
- Prop. Storm Sewer Improvements

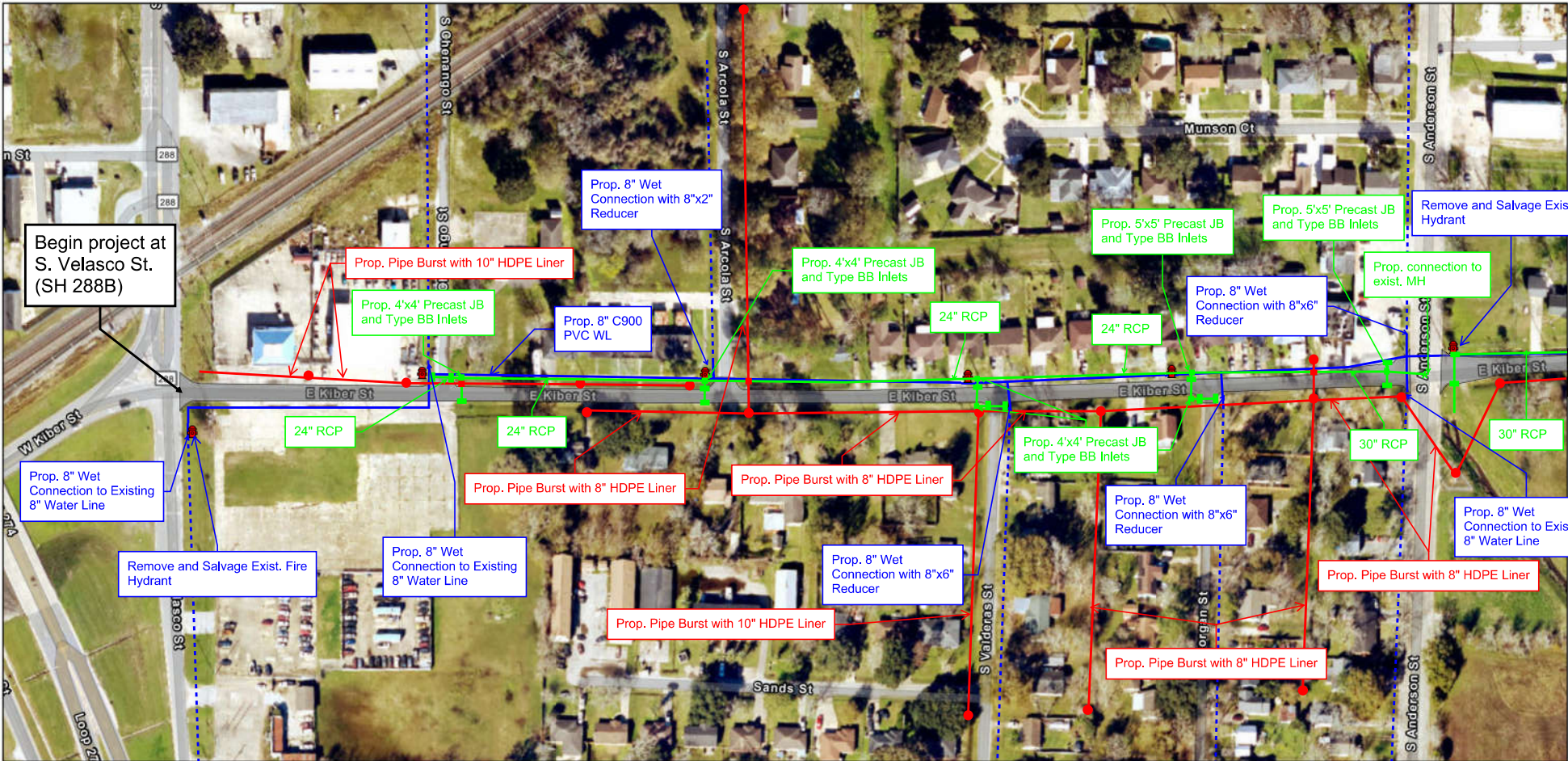
- Prop. 2" Type D HMA Overlay
- Prop. Manhole Rehabilitation and Inflow Protector
- Prop. Fire Hydrant
- Prop. clean existing culverts
- Prop. regrade existing ditches



Roadway:		East Kiber Street			
Length of Proposed Reconstruction/Rehabilitation		3950 L.F.			
Width of Proposed Roadway		Match Exist.			
Pavement Rating:		6			
Type of Reconstruction		From 288B to S. Downing Street (4000 LF): Asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements			
East Kiber Road					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 75,000.00	\$ 75,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 150,000.00	\$ 150,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 50,000.00	\$ 50,000.00
Subtotal General Items				\$	275,000.00
Roadway Items					
4	Removal of Existing Asphalt Pavement, complete in place, the sum of:	S.Y.	10,100	\$ 25.00	\$ 252,500.00
5	Recycled Cement Stabilized Base Course, 8" minimum depth, including the removal of any excess material and Microcracking of stabilized base, complete in place, the sum of:	S.Y.	10,100	\$ 15.00	\$ 151,500.00
6	Cement for Base Course (8% by weight), complete in place, the sum of:	TON	300	\$ 85.00	\$ 25,500.00
7	Prime Coat, complete in place, the sum of:	GAL.	3,550	\$ 15.00	\$ 53,250.00
8	2" Type D HMAc overlay, including tack coat, complete in place, the sum of:	S.Y.	2,000	\$ 400.00	\$ 800,000.00
9	Asphalt transition to connect Kiber Street to Anderson Street, consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	S.Y.	190	\$ 200.00	\$ 38,000.00
Subtotal Roadway Items:				\$	1,320,750.00
Storm Sewer Items					
10	Regrade swale to promote positive drainage, complete in place, the sum of:	L.F.	5,500	\$ 20.00	\$ 110,000.00
11	Clean existing culverts, complete in place, the sum of:	L.F.	2,100	\$ 40.00	\$ 84,000.00
Subtotal Storm Sewer Items:				\$	194,000.00
Water Line Items					
12	8" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	4,300	\$ 225.00	\$ 967,500.00
13	2" Diameter Wet Connection, complete in place, the sum of:	EA.	2	\$ 600.00	\$ 1,200.00
14	6" Diameter Wet Connection, complete in place, the sum of:	EA.	6	\$ 1,500.00	\$ 9,000.00
15	8" Diameter Wet Connection, complete in place, the sum of:	EA.	4	\$ 2,700.00	\$ 10,800.00
16	2" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00
17	6" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	6	\$ 800.00	\$ 4,800.00
18	8" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	4	\$ 1,000.00	\$ 4,000.00
19	8" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	12	\$ 4,200.00	\$ 50,400.00
20	Remove and Salvage Fire Hydrant Assembly, complete in place, the sum of:	EA.	5	\$ 1,000.00	\$ 5,000.00
21	Fire Hydrant Assembly, complete in place, the sum of:	EA.	9	\$ 8,000.00	\$ 72,000.00
22	Trench Protection for Water Line, complete in place, the sum of:	L.F.	4,300	\$ 5.00	\$ 21,500.00
Subtotal Water Line Items:				\$	1,147,200.00
Sanitary Sewer Items					
23	Pipe Burst existing 6" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1400	\$ 65.00	\$ 91,000.00
24	Pipe Burst existing 8" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	2700	\$ 65.00	\$ 175,500.00

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
25	Pipe Burst existing 10" Sanitary Sewer with 10.75-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	3100	\$ 70.00	\$ 217,000.00
26	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	27	\$ 300.00	\$ 8,100.00
27	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	27	\$ 1,500.00	\$ 40,500.00
28	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	7,200	\$ 5.00	\$ 36,000.00
Subtotal Sanitary Sewer Items:					\$ 568,100.00
Subtotal Base Items:					\$ 3,505,050.00
30% Contingency:					\$ 1,051,515.00
Total Preliminary Cost:					\$ 4,556,565.00

East Kiber Street Paving, Drainage, & Utility Improvements Project



Prop. Roadway and Sidewalk Improvements

Prop. Sanitary Sewer Improvements

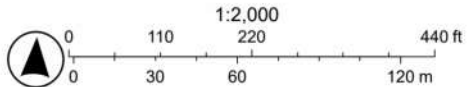
Prop. Water Improvements

Prop. Storm Sewer Improvements

Prop. 7" Reinforced
Concrete Pavement

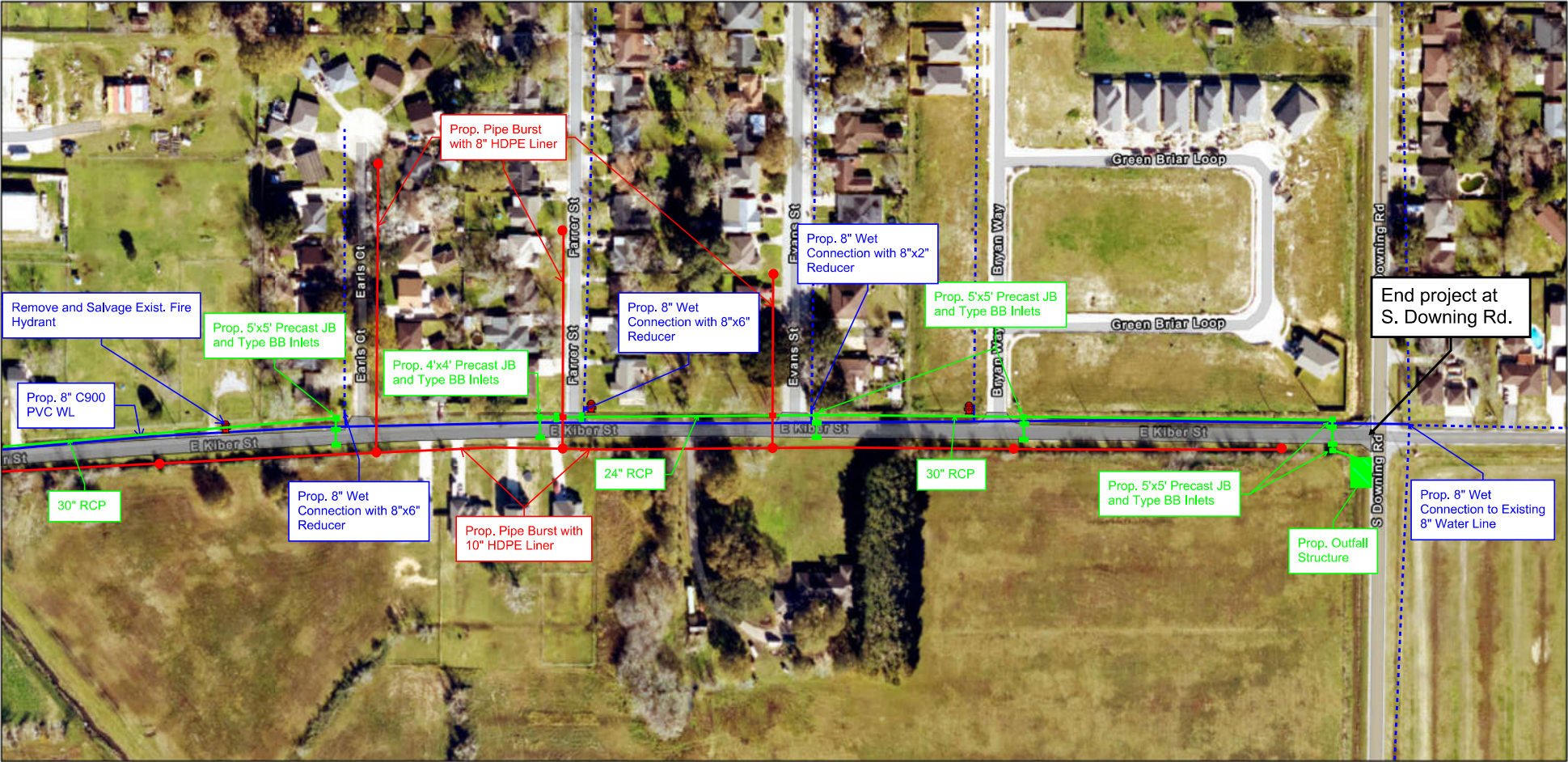
● Prop. Manhole Rehabilitation and Inflow Protector

Prop. Sump
Manhole

 Prop. Fire Hydrant

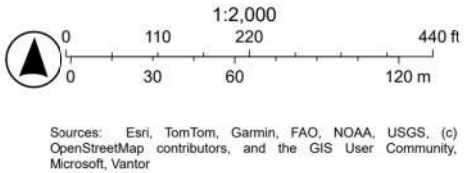
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

East Kiber Street Paving, Drainage, & Utility Improvements Project



- Prop. Roadway and Sidewalk Improvements
- Prop. Sanitary Sewer Improvements
- Prop. Water Improvements
- Prop. Storm Sewer Improvements

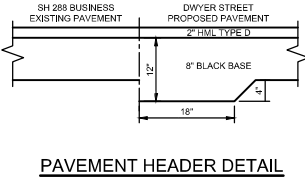
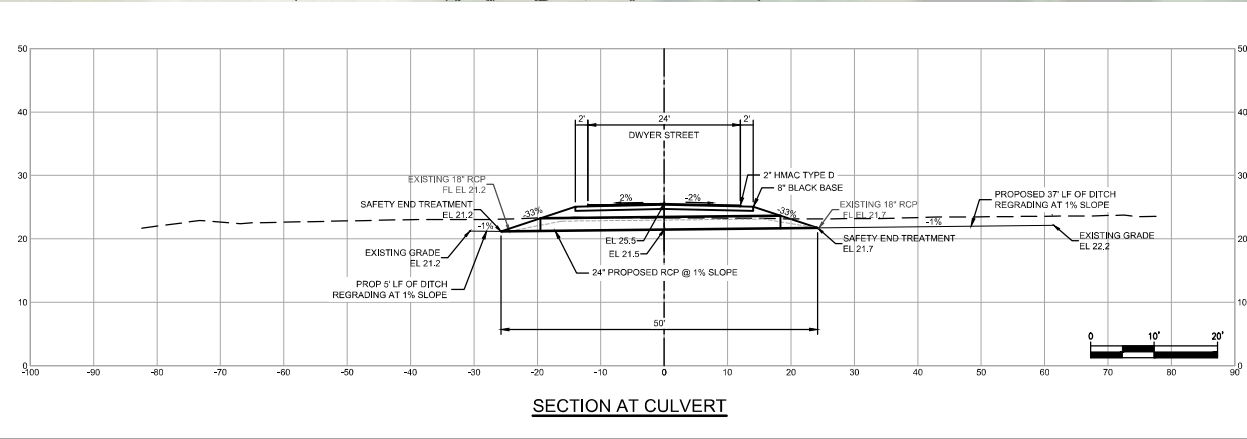
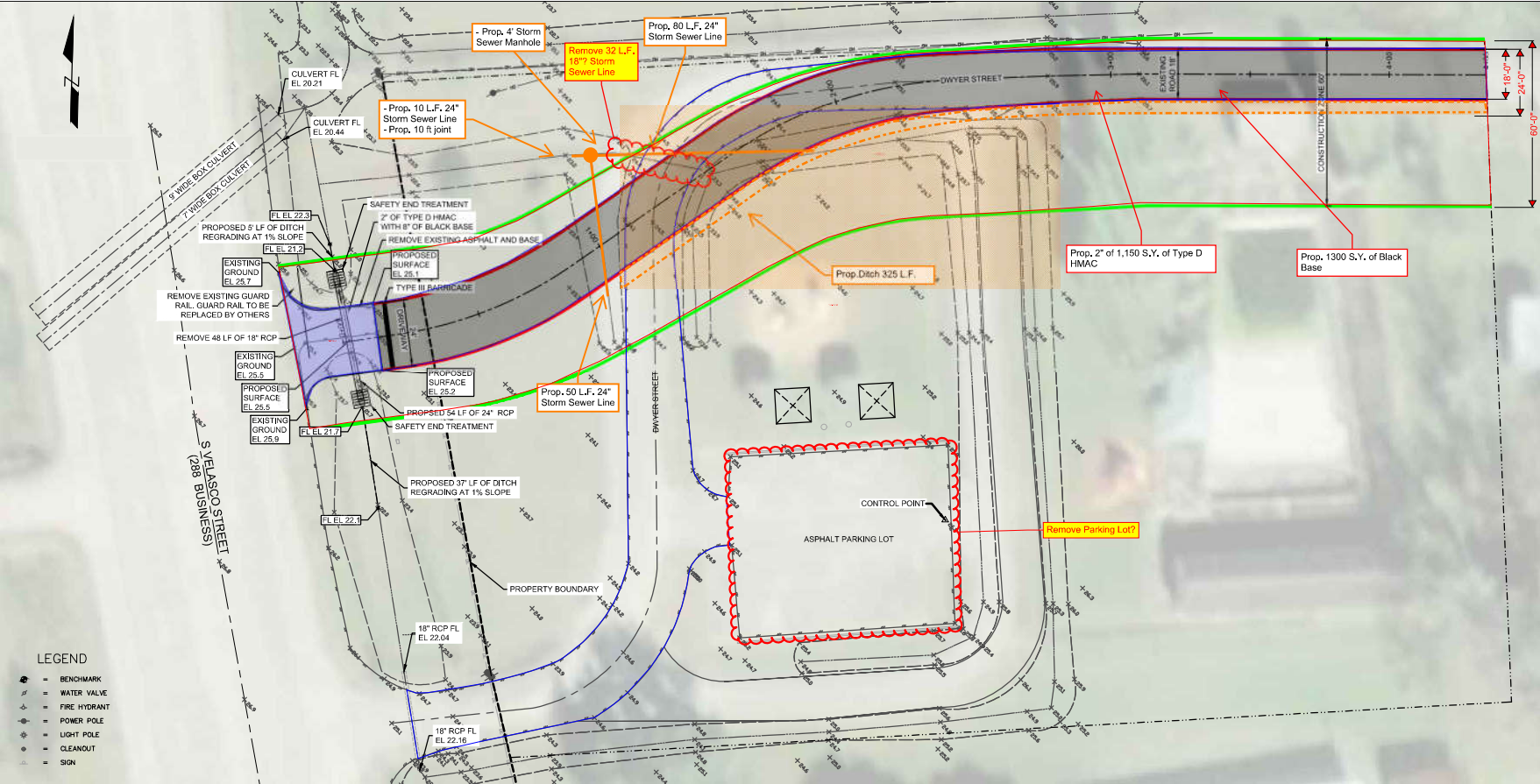
- Prop. 7" Reinforced Concrete Pavement
- Prop. Manhole Rehabilitation and Inflow Protector
- Prop. Fire Hydrant
- Prop. Sump Manhole



Roadway:		East Kiber Street			
Length of Proposed Reconstruction/Rehabilitation		3950 L.F.			
Width of Proposed Roadway		28 L.F.			
Pavement Rating:		6			
Type of Reconstruction		From 288B to S. Downing Street (4000 LF): Replacement of an existing asphalt roadway with concrete curb and gutter roadway, drainage improvements, and utility improvements			
East Kiber Road					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 175,000.00	\$ 175,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 150,000.00	\$ 150,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 50,000.00	\$ 50,000.00
4	Cut for lowering roadway, complete in place, the sum of:	C.Y.	10,500	\$ 25.00	\$ 262,500.00
Subtotal General Items				\$	637,500.00
Roadway Items					
5	Removal of Existing Asphalt Pavement, complete in place, the sum of:	S.Y.	10,500	\$ 25.00	\$ 262,500.00
6	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	12,750	\$ 85.00	\$ 1,083,750.00
7	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	12,000	\$ 15.00	\$ 180,000.00
8	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	275	\$ 400.00	\$ 110,000.00
9	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	7,050	\$ 10.00	\$ 70,500.00
10	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	1,800	\$ 125.00	\$ 225,000.00
11	Asphalt transition to connect Kiber Street to Anderson Street, consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	S.Y.	190	\$ 200.00	\$ 38,000.00
12	Concrete paving header, complete in place, the sum of:	L.F.	180	\$ 30.00	\$ 5,400.00
13	Temporary driveways, complete in place, the sum of:	EA.	31	\$ 1,500.00	\$ 46,500.00
Subtotal Roadway Items:				\$	2,021,650.00
Storm Sewer Items					
14	Remove existing storm sewer pipe, all types, complete in place, the sum of:	L.F.	2,150	\$ 30.00	\$ 64,500.00
15	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	2,100	\$ 150.00	\$ 315,000.00
16	Furnish and Install 30" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	2,000	\$ 260.00	\$ 520,000.00
17	Furnish and Install 4'x4' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	6	\$ 5,000.00	\$ 30,000.00
18	Furnish and Install 5'x5' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	7	\$ 6,500.00	\$ 45,500.00
19	Remove existing inlet, all types, complete in place, the sum of:	EA.	11	\$ 600.00	\$ 6,600.00
20	Outfall structure, complete in place, the sum of:	L.S.	1	\$ 30,000.00	\$ 30,000.00
21	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	EA.	26	\$ 6,000.00	\$ 156,000.00
22	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	6,250	\$ 5.00	\$ 31,250.00
Subtotal Storm Sewer Items:				\$	1,198,850.00
Water Line Items					
23	8" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	4,300	\$ 225.00	\$ 967,500.00
24	2" Diameter Wet Connection, complete in place, the sum of:	EA.	2	\$ 600.00	\$ 1,200.00
25	6" Diameter Wet Connection, complete in place, the sum of:	EA.	6	\$ 1,500.00	\$ 9,000.00
26	8" Diameter Wet Connection, complete in place, the sum of:	EA.	4	\$ 2,700.00	\$ 10,800.00
27	2" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00
28	6" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	6	\$ 800.00	\$ 4,800.00
29	8" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	4	\$ 1,000.00	\$ 4,000.00
30	8" Gate Valve & Box, AWWA C509, mechanical joint, resilient wedge, NRS open counter clockwise with valve boxes, complete in place, the sum of:	EA.	20	\$ 4,200.00	\$ 84,000.00
31	Trench Protection for Water Line, complete in place, the sum of:	L.F.	4,200	\$ 5.00	\$ 21,000.00
Subtotal Water Line Items:				\$	1,103,300.00

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
Sanitary Sewer Items					
32	Pipe Burst existing 6" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	1400	\$ 65.00	\$ 91,000.00
33	Pipe Burst existing 8" Sanitary Sewer with 8.625-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	2700	\$ 65.00	\$ 175,500.00
34	Pipe Burst existing 10" Sanitary Sewer with 10.75-inch O.D. HDPE liner, all depths, including pre and post cleaning and televised videos, complete in place, the sum of:	L.F.	3100	\$ 70.00	\$ 217,000.00
35	Furnish and Install 4'x4' Precast Utility Conflict Box with Sump, including steel casing, complete in place, the sum of:	EA.	4	\$ 6,200.00	\$ 24,800.00
36	Furnish and Install 5'x5' Precast Utility Conflict Box with Sump, including steel casing, complete in place, the sum of:	EA.	1	\$ 8,000.00	\$ 8,000.00
37	Furnish and install sanitary sewer manhole inflow protector, all sizes, complete in place, the sum of:	EA.	27	\$ 300.00	\$ 8,100.00
38	Remove and replace existing sanitary sewer manhole ring and cover with 32" ring and cover and adjust existing sanitary sewer manholes to grade complete in place, the sum of:	EA.	27	\$ 1,500.00	\$ 40,500.00
39	Sanitary sewer trench safety, all depths, complete in place, the sum of:	L.F.	7,200	\$ 5.00	\$ 36,000.00
Subtotal Sanitary Sewer Items:					\$ 564,900.00
Subtotal Base Items:					\$ 5,526,200.00
30% Contingency:					\$ 1,657,860.00
Total Preliminary Cost:					\$ 7,184,060.00

Dwyer Street Paving and Drainage Improvements Project





HDR
Texas P.E. Firm
Registration No. F-754

HDR Engineering, Inc.
4828 Loop Central Drive, Suite 800
Houston, Texas 77081
P 713.622.5264 F 713.622.5265
www.hdrinc.com

PROJECT FOR

**DWYER STREET APRON
TIE-IN AT VELASCO
STREET (SH 288B)**

THE HEART OF BRAZORIA COUNTY


PRIVATE UTILITY LINES SHOWN
AT LEAST 48 HOURS BEFORE EXCAVATING IN STREET R.O.W. OR
EASEMENTS CALL THE ONE STOP NOTIFICATION 713-223-4567.
TO AVOID PROBLEMS TO BE TURNED ON OR OFF, CALL TEXAS ONE STOP POWER AT 846-4444.

NOTICE:
For your safety, you are required by Texas Law to call 811 at least 48 hours before you dig,
so that underground lines can be marked. This signature does not release your obligation to call 811.

VERIFICATION OF PRIVATE UTILITY LINES

Date:
CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown.) This signature not to be used for credit verification.
Signature Valid for six months.
Date:
Texas New Mexico Power Co. (Approved Only for Crossing Underground Ductlines, Unless Otherwise Noted.) Valid at Time of Review Only.
Date:
Approved for AT&T Texas/WBT Underground Conduit Facilities ONLY. Signature Valid for one year.

MARK	DATE	DESCRIPTION

PROJECT NUMBER	10147669
CHECKED BY	D. JORGENSEN
DRAWN BY	L. TEFFT

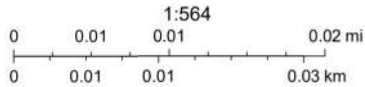
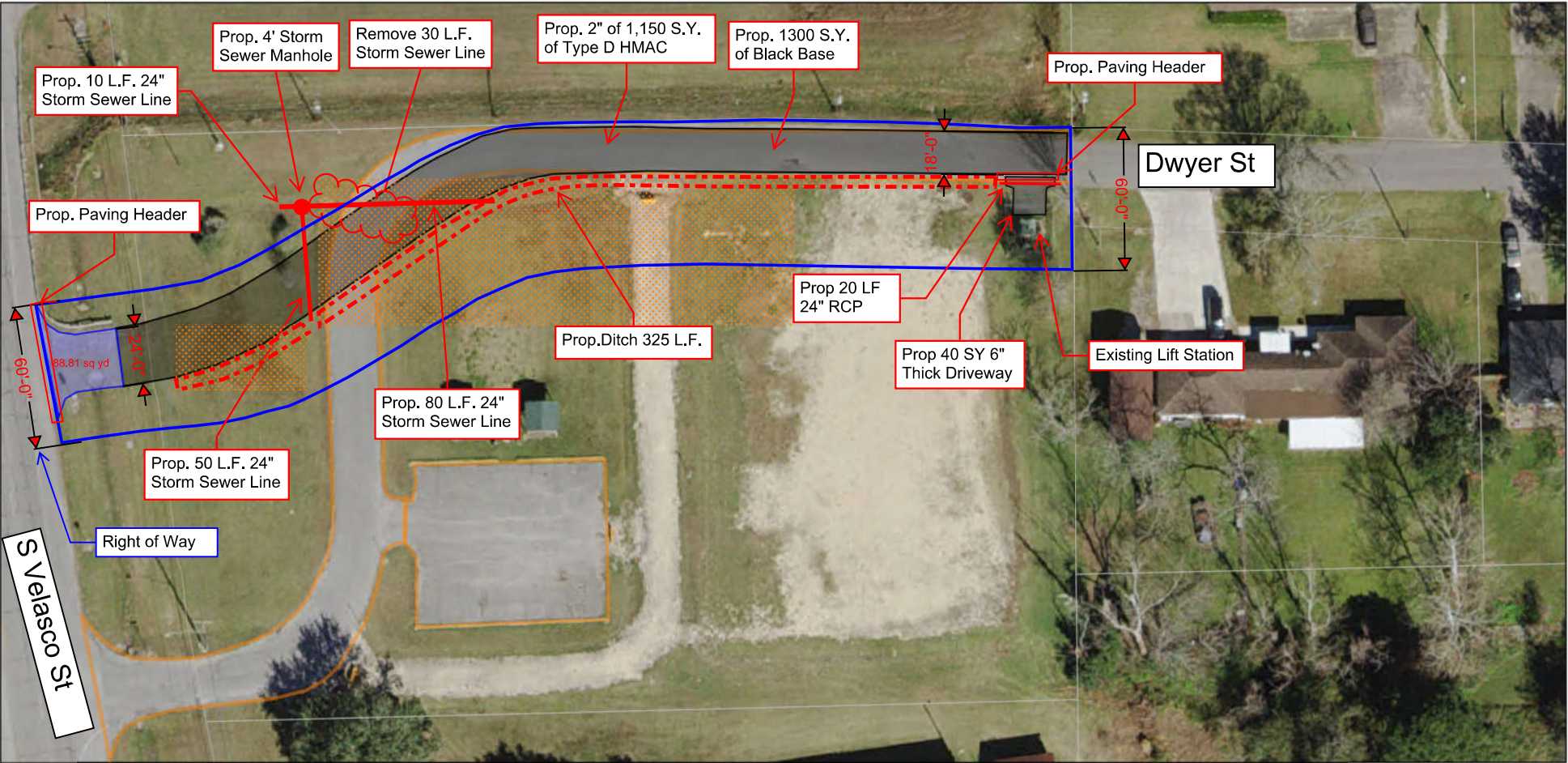


JANUARY, 2020
JOHN PETERSON
TX. LIC. 99319
NOT FOR PUBLIC USE

SHEET NAME	DWYER STREET DRIVEWAY INTERSECTION AT SOUTH VELASCO STREET (288 BUSINESS)
SCALE	
SHEET NUMBER	1 OF 1
FILE NAME	2023-10-10 COA Dwyer St Plan and Profile with Proposed Road.dwg

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Dwyer Street Paving and Drainage Improvements Project



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom.

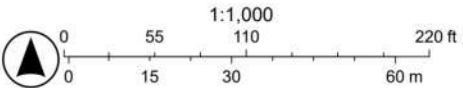
Roadway:		Dwyer Street			
Length of Proposed Reconstruction/Rehabilitation		450 L.F.			
Width of Proposed Roadway		Match Exist.			
Type of Reconstruction		From 90- degree bend in roadway to 288B (450 LF): Realignment of an existing asphalt roadway, drainage improvements, and utility improvements			
Dwyer Street					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 10,000.00	\$10,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 5,000.00	\$5,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 5,000.00	\$5,000.00
Subtotal General Items				\$	20,000.00
Roadway Items					
4	Removal of Existing Asphalt Pavement, complete in place, the sum of:	SY	1,280	\$ 25.00	\$ 32,000.00
5	2" Type D HMAC overlay, including tack coat, complete in place, the sum of:	SY	1,280	\$ 40.00	\$ 51,200.00
6	8" Type A HMAC Black Base, complete in place, the sum of:	SY	1,425	\$ 115.00	\$ 163,875.00
7	Prime Coat, complete in place, the sum of:	GAL	500	\$ 5.00	\$ 2,500.00
8	Asphalt transition to connect Dwyer Street to S. Velasco Street, consisting of 2" thick Type D Asphalt Overlay, 6" thick Black Base, and 8" thick Cement Stabilized Sand Subgrade, complete in place, the sum of:	SY	70	\$ 300.00	\$ 21,000.00
9	Remove Existing Guardrail, complete in place, the sum of:	L.F.	45	\$ 20.00	\$ 900.00
10	Install MTL W-Beam GD Fen (Steel Post), complete in place, the sum of:	L.F.	110	\$ 140.00	\$ 15,400.00
11	Remove and Replace 6" Thick Concrete Driveway, complete in place, the sum of:	S.Y.	150	\$ 125.00	\$ 18,750.00
12	Temporary driveways, complete in place, the sum of:	EA.	3	\$ 1,500.00	\$ 4,500.00
Subtotal Roadway Items:					\$310,125.00
Storm Sewer Items					
13	Remove Existing Storm Sewer, complete in place, the sum of:	L.F.	80	\$ 30.00	\$ 2,400.00
14	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	180	\$ 150.00	\$ 27,000.00
15	Furnish and Install 5'x5' Precast Storm Sewer Junction Box, complete in place, the sum of:	EA.	1	\$ 6,500.00	\$ 6,500.00
16	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	180	\$ 5.00	\$ 900.00
17	Proposed Ditch, complete in place, the sum of:	L.F.	430	\$ 20.00	\$ 8,600.00
Subtotal Storm Sewer Items:					\$45,400.00
Water Line Items					
18	8" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	400	\$ 125.00	\$ 50,000.00
19	6" Diameter Wet Connection, complete in place, the sum of:	EA.	2	\$ 2,500.00	\$ 5,000.00
20	6" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	2	\$ 800.00	\$ 1,600.00
21	Service Line Reconnection, complete in place, the sum of:	EA.	1	\$ 3,000.00	\$ 3,000.00
22	Trench Protection for Water Line, complete in place, the sum of:	L.F.	400	\$ 5.00	\$ 2,000.00
Subtotal Water Line Items:				\$	61,600.00
Subtotal Base Items:				\$	437,125.00
30% Contingency:				\$	131,137.50
Total Preliminary Cost:				\$	568,262.50

Tigner Drive Extension Project



- Prop. Roadway and Sidewalk Improvements
- Prop. Sanitary Sewer Improvements
- Prop. Water Improvements
- Prop. Storm Sewer Improvements

Prop. 7" Reinforced Concrete Pavement



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Roadway:		Tigner Drive			
Length of Proposed Reconstruction/Rehabilitation		350 L.F.			
Width of Proposed Roadway		Match Exist.			
Type of Reconstruction		From dead end to Austin Colony subdivision limit (350 LF):Extension of an existing concrete curb and gutter roadway past drainage ditch into Austin			
Tigner Drive					
*Storm sewer was not sized using hydraulic calculations and an assumption was made based off of the 48" RCP to the east of the proposed Tigner Drive extension.					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
General Items					
1	Mobilization, complete in place, the sum of:	L.S.	1	\$ 15,000.00	\$ 15,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 50,000.00	\$ 50,000.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 100,000.00	\$ 100,000.00
4	Fill for existing drainage ditch, complete in place, the sum of:	C.Y.	3,500	\$ 50.00	\$ 175,000.00
				Subtotal General Items	\$ 340,000.00
Roadway Items					
5	7" Thick Reinforced Concrete Pavement, complete in place, the sum of:	S.Y.	2,700	\$ 85.00	\$ 229,500.00
6	8" Thick Lime Stabilized Subgrade, complete in place, the sum of:	S.Y.	3,000	\$ 15.00	\$ 45,000.00
7	Lime for Lime Stabilized Subgrade, complete in place, the sum of:	TON	80	\$ 400.00	\$ 32,000.00
8	6" Thick Reinforced Concrete Curb, complete in place, the sum of:	L.F.	800	\$ 10.00	\$ 8,000.00
				Subtotal Roadway Items:	\$ 314,500.00
Storm Sewer Items					
9	Remove existing inlet, all types, complete in place, the sum of:	EA.	2	\$ 600.00	\$ 1,200.00
10	Furnish and Install 24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	60	\$ 150.00	\$ 9,000.00
11	Furnish and Install 60" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	600	\$ 475.00	\$ 285,000.00
12	Furnish and Install 7'x7' Precast Reinforced Concrete Box for ditch crossing, all depths, cement stabilized sand, bedding and backfill, complete in place, the sum of:	L.F.	80	\$ 900.00	\$ 72,000.00
13	Furnish and Install Storm Sewer Inlet, complete in place, the sum of:	EA.	6	\$ 6,000.00	\$ 36,000.00
14	Trench Protection for Storm Sewer, complete in place, the sum of:	L.F.	660	\$ 5.00	\$ 3,300.00
				Subtotal Storm Sewer Items:	\$ 406,500.00
Water Line Items					
15	12" Diameter PVC C-900 Water Line, complete in place, the sum of:	L.F.	375	\$ 225.00	\$ 84,375.00
16	10" Diameter Wet Connection, complete in place, the sum of:	EA.	1	\$ 2,750.00	\$ 2,750.00
17	12" Cut, Plug, and Abandon Existing Water Line, complete in place, the sum of:	EA.	1	\$ 1,500.00	\$ 1,500.00
18	Trench Protection for Water Line, complete in place, the sum of:	L.F.	375	\$ 5.00	\$ 1,875.00
				Subtotal Water Line Items:	\$ 90,500.00
Sanitary Sewer Items					
19	Force Main Adjustment, complete in place, the sum of:	EA.	1	\$ 7,500.00	\$ 7,500.00
				Subtotal Sanitary Sewer Items:	\$ 7,500.00
				Subtotal Base Items:	1,159,000.00
				30% Contingency:	\$ 347,700.00
				Total Preliminary Cost:	\$ 1,506,700.00