



**JOINT PLANNING & ZONING BOARD OF COMMISSIONERS &
CITY COUNCIL SPECIAL MEETING**

Thursday, March 26, 2026 at 5:00 PM

City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas

AGENDA

BE IT KNOWN that the Planning and Zoning Board of Commissioners and the City Council of the City of Sweeny will meet in Special Session on **Thursday, March 26, 2026 at 5:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda. P & Z BOC and the Council is conducted under modified Roberts Rules of Order as approved by Resolution 102-16; July 19, 2016. In accordance with Chapter §551 of the Texas Government Code, if required, the Council may conduct an executive session on any of the agenda items provided the City Attorney is present.

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING BOARD OF COMMISSIONERS FOR THE CITY OF SWEENY, ALONG WITH THE SWEENY CITY COUNCIL, WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MARCH 26, 2026 AT 5:00 P.M., AT THE CITY OF SWEENY CITY HALL WITHIN THE COUNCIL CHAMBERS, LOCATED AT 102 W. ASHLEY WILSON ROAD, SWEENY, TEXAS 77480.

CALL TO ORDER/ROLL CALL; CITY COUNCIL & P&Z BOC

PLEDGES & INVOCATION

PUBLIC HEARINGS AND ACTION ITEMS

1. PUBLIC HEARING: PROPOSED LARGE SCALE DEVELOPMENT

Property Identification No.: 182654; Situs Address: FM 524 SPUR 2 Sweeny, Tx 77480

Legal Description: ARCH MCDONALD SD TR 6-7-11-12 (A0046 C BREEN) LOT 12-12A-12B-16, ACRES 62.296

Proposed large scale residential development on 62.296 acres; Phase I to consist of 24 homes; approximately 144 total homes.

2. PUBLIC HEARING: ANNEXATION

Property Identification No.: 182654, Situs Address: FM 524 SPUR 2 Sweeny Tx 77480

Legal Description: ARCH MCDONALD SD TR 6-7-11-12 (A0046 C BREEN) LOT 12-12A-12B-16, ACRES 62.296

Owner/Requestors: C & D Development LLC

REGULAR AGENDA; P&Z BOC

- 3. Discussion and possible action to proposed large-scale residential development.

REGULAR AGENDA; CITY COUNCIL

- 4. Discussion and possible action to accept or deny Planning & Zoning Board of Commissioners recommendation for the proposed large scale development.
- 5. Discussion and possible action to annexation request for 62.296 acres requested by owners C & D Development LLC and pursuant to LGC §43.0673.
- 6. Discussion and possible action to Ordinance 26-101 to annex 62.296 acres requested by owners C & D Development LLC; *if applicable* pursuant to previous agenda item.

AN ORDINANCE OF THE CITY OF SWEENEY, TEXAS, ANNEXING APPROXIMATELY 62.296 ACRES OF LAND LOCATED IN BRAZORIA COUNTY, TEXAS, ALL OF WHICH IS LYING WITHIN AND ADJACENT TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND TO INCORPORATE SUCH PROPERTY INTO THE CITY OF SWEENEY, AS SHOWN IN THE ATTACHED EXHIBITS; MAKING FINDINGS OF FACT; PROVIDING A SEVERBILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

ITEMS OF COMMUNITY INTEREST

ADJOURN REGULAR SESSION

I certify that the notice and agenda of items to be considered by the Sweeny City Council on **March 26, 2026** was posted on the City Hall bulletin board on the _____ day of _____, 2026, at approximately _____AM / PM.

Kaydi Smith, City Secretary

I hereby certify that this Public Notice was removed from the City Hall bulletin board on the _____ day of _____, 2026 at approximately _____AM / PM.

Kaydi Smith, City Secretary

NOTICE OF PUBLIC HEARING

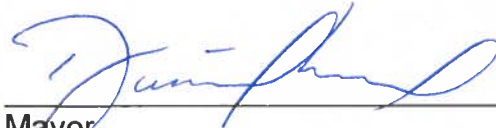
NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Sweeny, Texas proposes hear development proceedings on a large scale residential development with both the Planning and Zoning Board of Commissioners and the Sweeny City Council, pertaining to the following described territory, to-wit:

Property Identification No.: 182654
Situs Address: FM 524 SPUR 2 TX 77480
Legal Description: ARCH MCDONALD SD TR 6-7-11-12
(A0046 C BREEN) LOT 12-12A-12B-16 ACRES 62.296

A public hearing will be held by and before the City Council of the City of Sweeny, Texas on the 26 day of March, 2026 at 5:00 PM in the City Council Chamber of the City Hall of the City of Sweeny, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

By order of the City Council of the City of Sweeny, Texas this the 17 day of February, 2026.



Mayor

ATTEST: 

City Secretary



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Sweeny, Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit:


Property Identification No.: 182654
Situs Address: FM 524 SPUR 2 TX 77480
Legal Description: ARCH MCDONALD SD TR 6-7-11-12
(A0046 C BREEN) LOT 12-12A-12B-16 ACRES 62.296

A public hearing will be held by and before the City Council of the City of Sweeny, Texas on the 26 day of March, 2026 at 5:00PM in the City Council Chamber of the City Hall of the City of Sweeny, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

By order of the City Council of the City of Sweeny, Texas this the 17 day of February, 2026.



Mayor

ATTEST: 

City Secretary





AGENDA MEMO

Subject/ Agenda Item	Discussion and possible action to proposed large-scale residential development.
Acting Board	PLANNING AND ZONING BOARD OF COMMISSIONERS

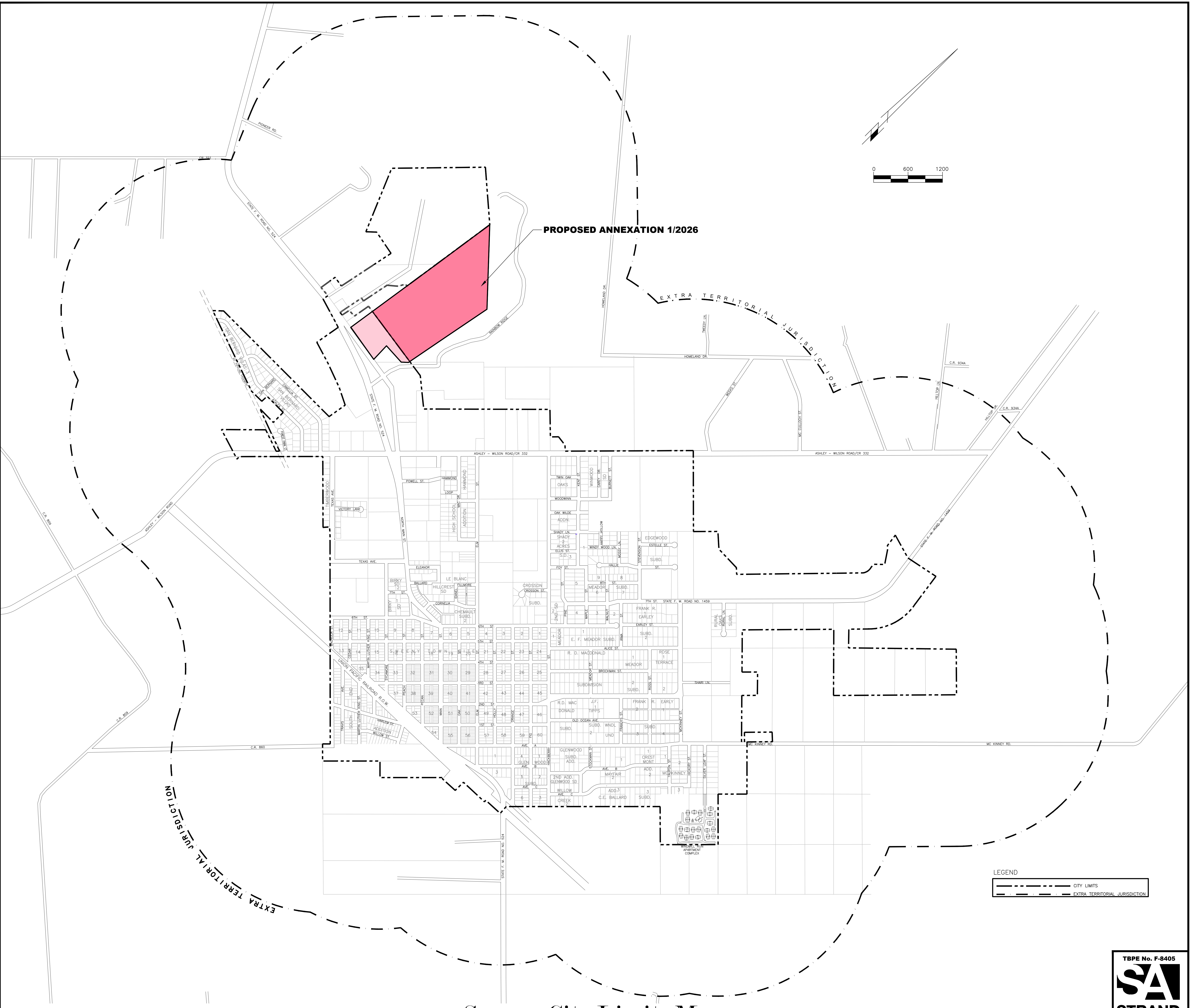
Executive Summary

The map, survey, and proposed site plans for the residential large-scale development are attached.

This subdivision would consist of 140 + homes with the first phase consisting of 24 homes.

Action

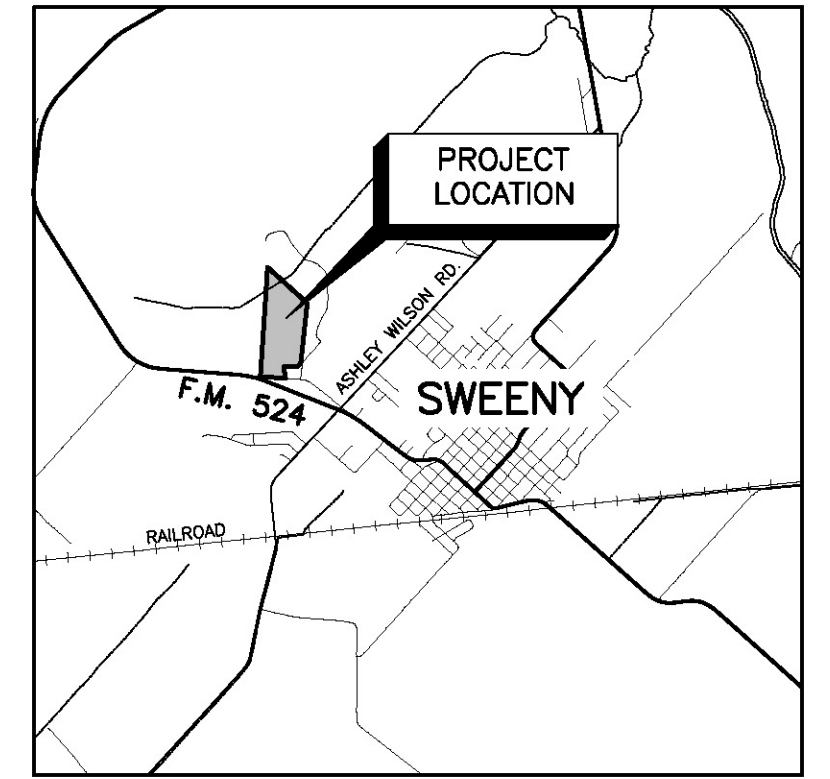
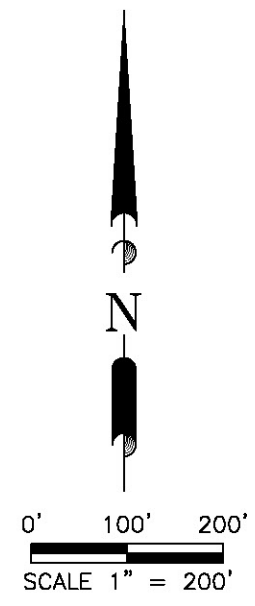
Recommend approval **or** denial of the proposed large-scale development.



Sweeny City Limits Map

BRAZORIA COUNTY, TEXAS

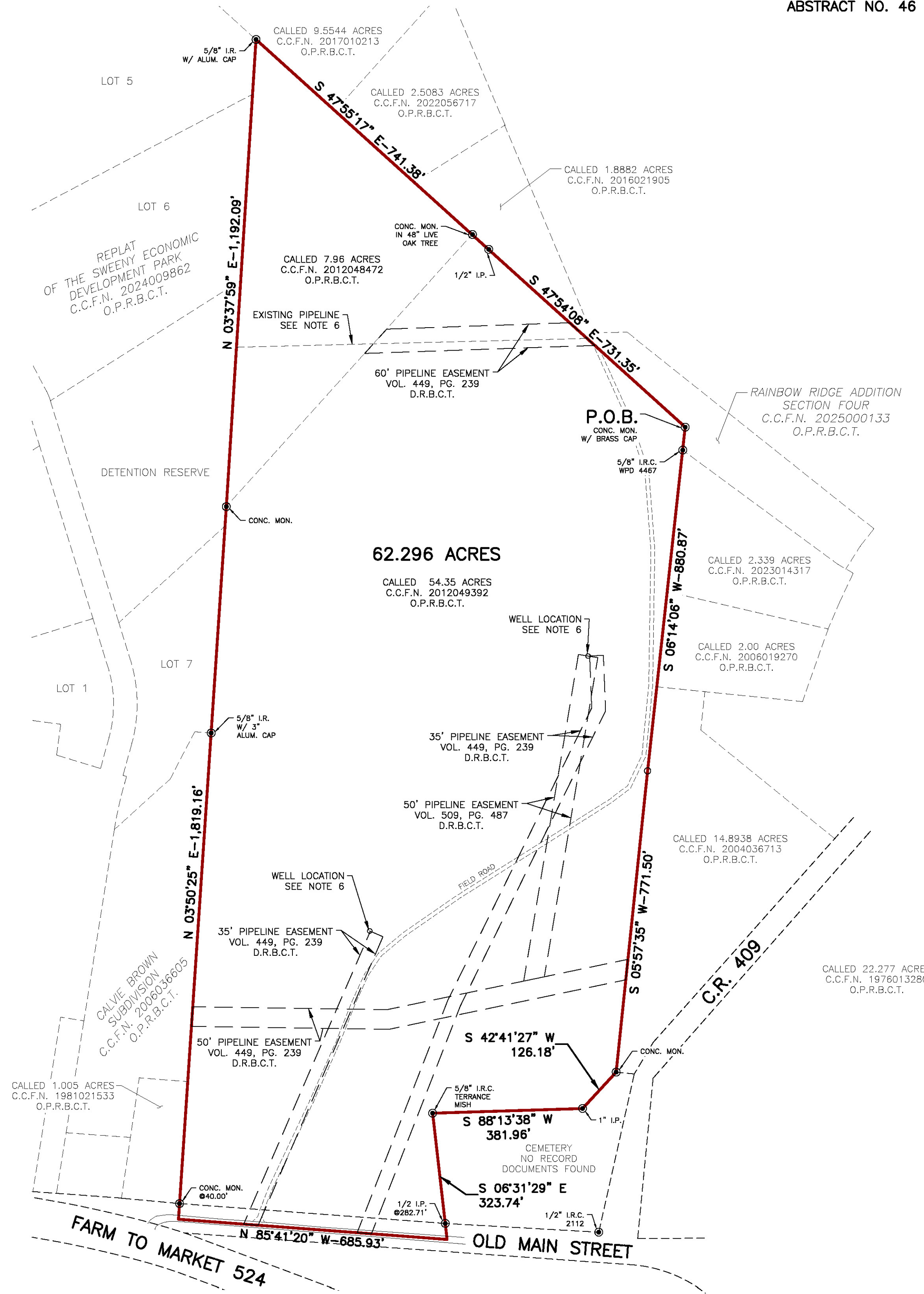
CHARLES BREEN LEAGUE
ABSTRACT NO. 46



VICINITY MAP

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- VOL. PG. = VOLUME, PAGE
- = 5/8" I.R.C. SET
- = "BAKER & LAWSON" FOUND MONUMENT (AS NOTED)
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- I.P. = IRON PIPE
- C.M. = CONCRETE MONUMENT
- P.O.B. = POINT OF BEGINNING



FOR: C & D DEVELOPMENT, LLC
ADDRESS: F.M. 524 SPUR 2, SWEENEY TX

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 2495878
ISSUED DATE: JANUARY 21, 2025

TITLE COMMITMENT NOTES:

- 10e. EASEMENT TO BRAZORIA COUNTY, AS RECORDED IN VOL. 231, PG. 352, D.R.B.C.T. - NOT LOCATABLE.
- 10f. PIPELINE EASEMENT, AS RECORDED IN VOL. 449, PG. 239 D.R.B.C.T. - PLOTTED HERON.
- 10g. PIPELINE EASEMENT, AS RECORDED IN VOL. 509, PG. 487 D.R.B.C.T. - PLOTTED HERON.

- SURVEYORS NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
 - ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 - THIS SURVEY DOES NOT ADDRESS ANY MATTERS PERTAINING LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS OR MINERAL RIGHTS, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT ADDRESSED HEREON.
 - AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
 - THIS SURVEY PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SUBJECT TRACT.
 - PIPELINES AND WELL LOCATIONS SHOWN HEREON ARE PER THE TEXAS RAILROAD COMMISSION DATABASE, THEY ARE SHOWN HEREON FOR REFERENCE ONLY AND HAVE NOT BEEN FIELD LOCATED OR VERIFIED BY SURVEYOR.
 - SOME PIPELINE EASEMENTS SHOWN HEREON ARE CALLED TO BE TIED TO AN EXISTING WELL LOCATION. SEE NOTE 6 IN REF. TO WELL LOCATIONS SHOWN HEREON.

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND, SURVEYED ON JANUARY 14, 2025.

Darrel Heidrich 1/24/2025

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

SURVEY PLAT 62.296 ACRES

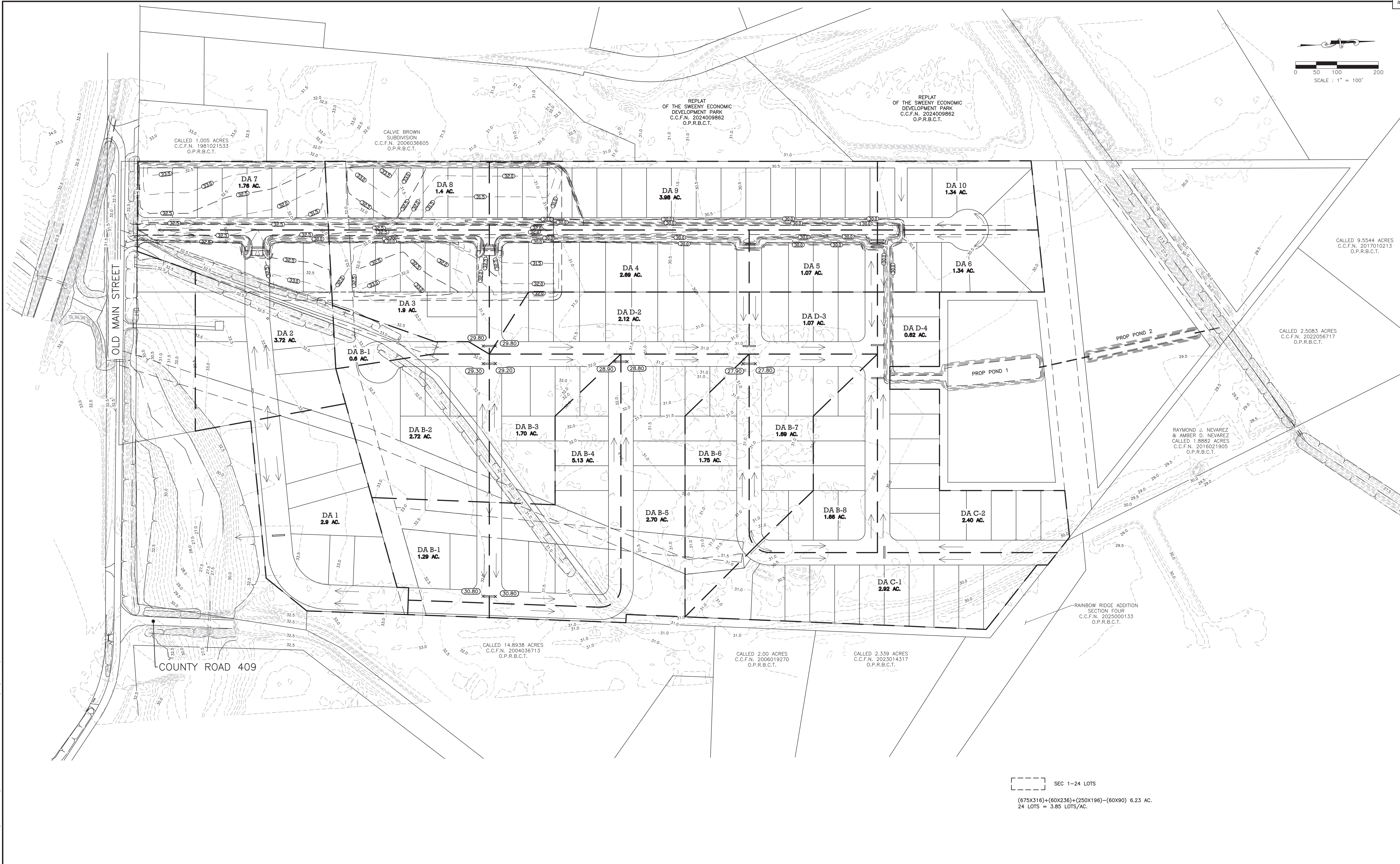
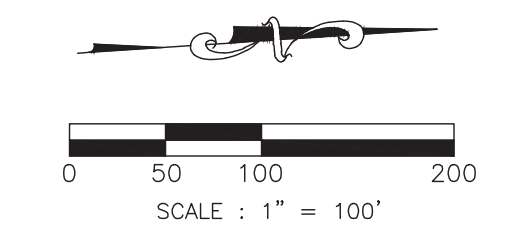
ALL OF
A CALLED 54.35 ACRE TRACT
C.C.F.N. 2012049392
O.P.R.B.C.T.
&
A CALLED 7.96 ACRE TRACT
C.C.F.N. 2012048472
O.P.R.B.C.T.

CHARLES BREEN LEAGUE
 ABSTRACT NO. 46
 BRAZORIA COUNTY, TEXAS

Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 16273 LTS 62.296 AC - PLAT	DRAWN BY: DH	CKED BY:
JOB NO.: 16273	SCALE: 1" = 200'	DATE: 1/24/2025
REV. NO.:		7

J:\160005\16273\ENGINEERING-SURVEY\SURVEYS\BODY SURVEY\16273 LTS 62.296 AC - PLAT.DWG PLOT DATE: 1/24/2025 D:heidrich



CALLED 1.005 ACRES
C.C.F.N. 1981021533
O.P.R.B.C.T.

CALVE BROWN
SUBDIVISION
C.C.F.N. 2006036605
O.P.R.B.C.T.

REPLAT
OF THE SWEENEY ECONOMIC
DEVELOPMENT PARK
C.C.F.N. 2024009862
O.P.R.B.C.T.

REPLAT
OF THE SWEENEY ECONOMIC
DEVELOPMENT PARK
C.C.F.N. 2024009862
O.P.R.B.C.T.

CALLED 9.5544 ACRES
C.C.F.N. 2017010213
O.P.R.B.C.T.

CALLED 2.5083 ACRES
C.C.F.N. 2022036717
O.P.R.B.C.T.

RAYMOND J. NEVAREZ
& AMBER D. NEVAREZ
CALLED 1.8882 ACRES
C.C.F.N. 2016021905
O.P.R.B.C.T.

RAINBOW RIDGE ADDITION
SECTION FOUR
C.C.F.N. 2025000133
O.P.R.B.C.T.

CALLED 14.8938 ACRES
C.C.F.N. 2004036713
O.P.R.B.C.T.

CALLED 2.00 ACRES
C.C.F.N. 2006019270
O.P.R.B.C.T.

CALLED 2.339 ACRES
C.C.F.N. 2023014317
O.P.R.B.C.T.

COUNTY ROAD 409

OLD MAIN STREET

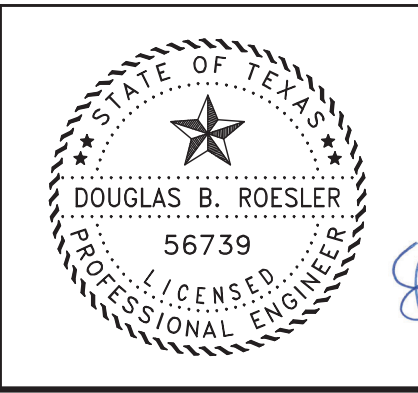
SEC 1-24 LOTS
(675X316)+(60X236)+(250X196)-(60X90) 6.23 AC.
24 LOTS = 3.85 LOTS/AC.

J:\160005\16200\16223\ENGINEERING-SURVEY\ENGINEERING\16223 SHEET SET.DWG PLOT DATE:11/21/2025 .dgn

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED DR
 DRAWN BT
 CHECKED
 DATE 11/21/2025

B & L
BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4005 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-825



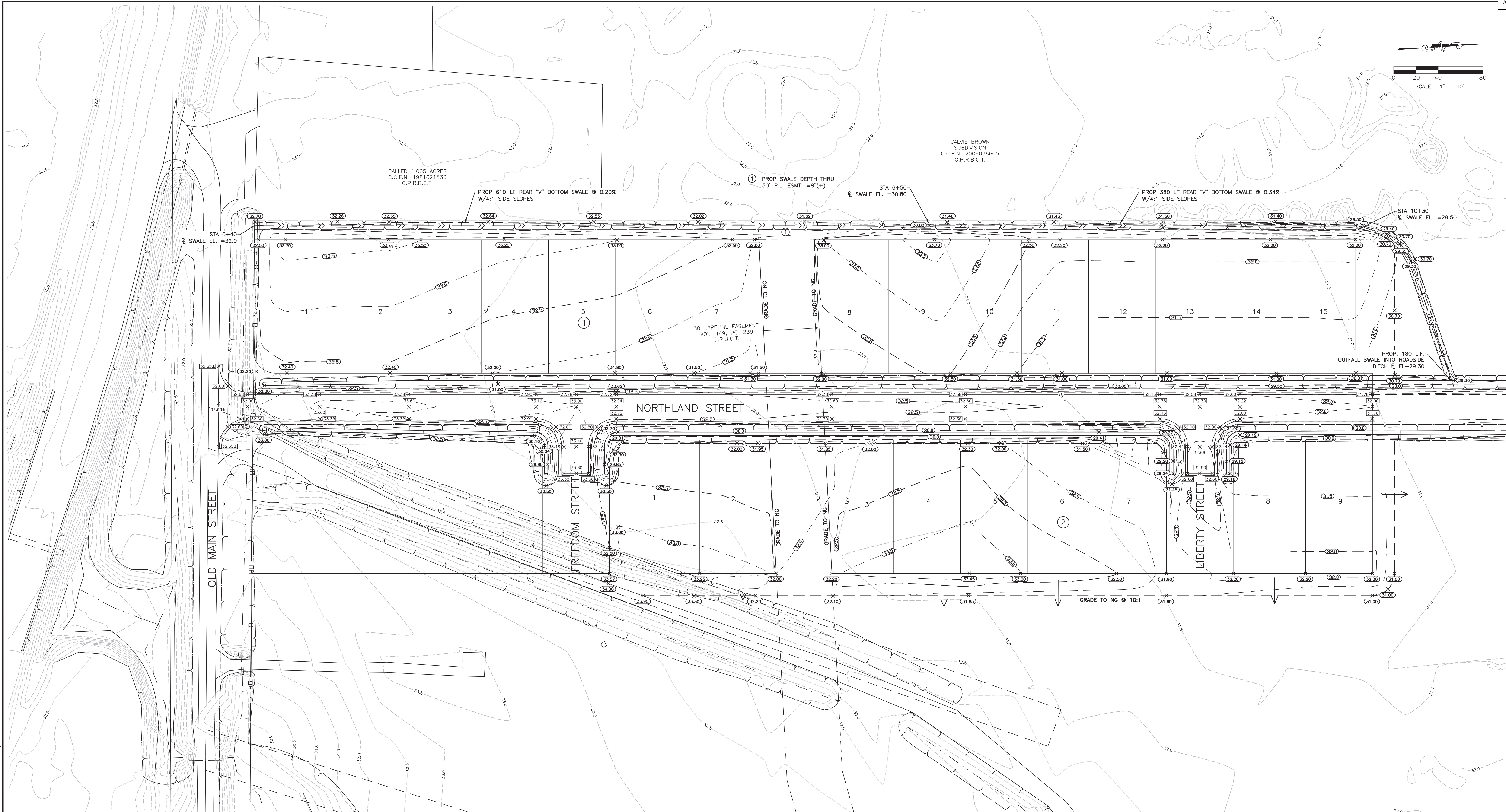
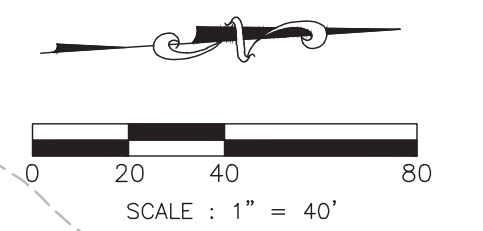
The seal appearing on this document was authorized by Douglas B. Roesler P.E. 56739
 12-04-2025

OWNER:
**NORTHLAND ESTATES
 C AND D DEVELOPMENT
 34 NELSON COURT
 JONES CREEK, TEXAS**

PLAN: 1" = 100'
 PROFILE:
 HORIZONTAL:
 VERTICAL:

**NORTHLAND ESTATES
 SWEENEY, TEXAS**

DRAINAGE AREA MAP
 PROJECT NO. 16273



THE EXCAVATION ESTIMATES (ROADWAY, CHANNELS AND DETENTION) ARE BASED ON ORIGINAL SURVEYED NATURAL GROUND ELEVATIONS AND FINAL PROPOSED DESIGN ELEVATIONS AS SHOWN ON THE PLANS. PLAN QUANTITIES WILL BE USED FOR FINAL PAYMENT UNLESS DESIGN CHANGES ARE MADE DURING CONSTRUCTION. BIDDERS MAY REQUEST AUTOCAD DRAWINGS FOR THE PURPOSE OF UTILIZING THEIR IN-HOUSE EARTHWORK PROGRAMS TO VERIFY THE BID QUANTITY. BIDDER SHOULD ADJUST HIS UNIT PRICE BID IF HIS DETERMINATION IS LESS OR MORE EXCAVATION QUANTITY THAN BID QUANTITY. QUANTITY LISTED FOR ROADWAY AND DETENTION EXCAVATION IN THE BID SCHEDULE OF ITEMS WILL REMAIN THE BASIS FOR PAYMENT. ALL EXCAVATION QUANTITIES USED FOR BIDDING SHALL BE BASED ON TIGHT YARDAGE.

SYMBOLS LEGEND

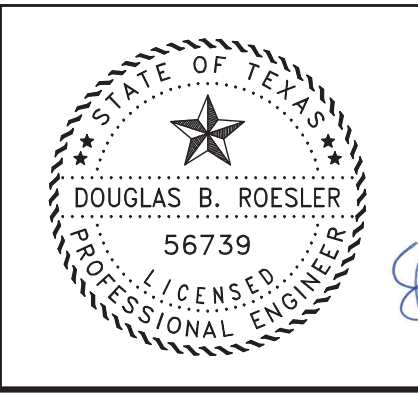
- EXIST. NATURAL GROUND ELEVATION
- PROP. GRADE ELEVATION
- PROP. TOP OF 4" CURB ELEVATION
- PROP. RIM ELEVATION OF CURB INLET
- PROP. GUTTER LINE ELEVATION
- PROP. TOP OF GRATE INLET
- TOP BANK

J:\160005\16200\16223\ENGINEERING-SURVEY\ENGINEERING\16223 SHEET SET.DWG - PLOT DATE:11/21/2025 .ipma

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED DR
 DRAWN BT
 CHECKED
 DATE 11/21/2025

B & L
BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4005 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-825



The seal appearing on this document was authorized by Douglas B. Roesler P.E. 56739
DOR 12-04-2025

OWNER:
NORTHLAND ESTATES C AND D DEVELOPMENT
34 NELSON COURT
JONES CREEK, TEXAS

PLAN: 1" = 40'
 PROFILE:
 HORIZONTAL:
 VERTICAL:

NORTHLAND ESTATES
SWEENEY, TEXAS

LOT GRADING PLAN
 PROJECT NO. 16273

Property Details

Account		
Property ID:	182654	Geographic ID: 1337-0030-000
Type:	R	Zoning: 03-25-14AMS/CJC
Property Use:		
Location		
Situs Address:	FM 524 SPUR 2 TX 77480	
Map ID:		Mapsco:
Legal Description:	ARCH MCDONALD SD TR 6-7-11-12 (A0046 C BREEN) LOT 12-12A-12B-16 ACRES 62.296	
Abstract/Subdivision:	S1337	
Neighborhood:	(SSW.ABS) SWEENEY ISD ABSTRACTS	
Owner		
Owner ID:	1244484	
Name:	C & D DEVELOPMENT LLC	
Agent:		
Mailing Address:	34 NELSON CT JONES CREEK, TX 77541-9743	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$726,260 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$726,260 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	
Circuit Breaker: ⓘ	\$1

Appraised Value: ②

\$6, Item 3.

Ag Use Value:

\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: C & D DEVELOPMENT LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$726,260	\$624,384	\$0.00	
CSW	CITY OF SWEENY	0.901224	\$726,260	\$99,215	\$894.15	
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.014781	\$726,260	\$624,384	\$92.29	
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.078971	\$726,260	\$624,384	\$493.08	
GBC	BRAZORIA COUNTY	0.262548	\$726,260	\$624,384	\$1,639.31	
HSW	SWEENY HOSPITAL DISTRICT	0.195748	\$726,260	\$624,384	\$1,222.22	
NAV	PORT FREEPORT	0.000000	\$726,260	\$624,384	\$0.00	
RDB	ROAD & BRIDGE FUND	0.042210	\$726,260	\$624,384	\$263.55	
SSW	SWEENY INDEPENDENT SCHOOL DISTRICT	0.843900	\$726,260	\$624,384	\$5,269.18	

Total Tax Rate: 2.339382

Estimated Taxes With Exemptions: \$9,873.78

Estimated Taxes Without Exemptions: \$16,989.99

Property Land

Item 3.

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	FRONT ACREAGE	62.30	2,713,613.76	0.00	0.00	\$726,260	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$726,260	\$0	\$0	\$624,384
2024	\$0	\$166,850	\$0	\$0	\$166,850
2023	\$0	\$199,680	\$0	\$0	\$199,680
2022	\$0	\$155,550	\$0	\$0	\$155,550
2021	\$0	\$130,710	\$0	\$0	\$130,710
2020	\$0	\$130,710	\$0	\$0	\$130,710
2019	\$0	\$88,860	\$0	\$0	\$88,860
2018	\$0	\$81,360	\$0	\$0	\$81,360
2017	\$0	\$81,360	\$0	\$0	\$81,360

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/13/2025	DV	DEED RETAINING VENDORS LIEN	ESTATE OF LYNDON MAYBERRY	C & D DEVELOPMENT LLC	2025	006858	
3/15/2023	WT	WILL & TESTAMENTS			2024	008111	
1/27/2023	WT	WILL & TESTAMENTS	MAYBERRY LYNDON	ESTATE OF LYNDON MAYBERRY			



AGENDA MEMO

Subject/ Agenda Item	Discussion and possible action to accept or deny Planning & Zoning Board of Commissioners recommendation for the proposed large scale development.
Acting Board	COUNCIL

Executive Summary

Council must decide to accept Planning and Zoning Board of Commissioners' recommendation or deny.

Continued discussions eligible on proposal of large-scale development.

Action

Motion to accept or deny the BOC recommendation **and** APPROVE or DENY the proposed large-scale development.



AGENDA MEMO

Item 5.

Subject/ Agenda Item	Discussion and possible action to annexation request for 62.296 acres requested by owners C & D Development LLC and pursuant to LGC §43.0673.
Acting Board	COUNCIL

Executive Summary

Council will need to determine if they want to annex the requested property.

**If denying the annexation request, the next agenda item is null and void.

Action

Council must make a motion to accept & approve **OR** deny the requested annexation.

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS
TO THE MAYOR OF THE GOVERNING BODY OF SWEENY, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby [if applicable: waive the requirement to be offered a development agreement pursuant to Section 43.016, and] petition your honorable Body to extend the present city limits so as to include as part of the City of Sweeny, Texas, the following described territory, to wit:

Property Identification No.: 182654
Situs Address: FM 524 SPUR 2 TX 77480
Legal Description: ARCH MCDONALD SD TR 6-7-11-12
(A0046 C BREEN) LOT 12-12A-12B-16 ACRES 62.296

Owner Name: C & D Development LLC
Owner Mailing Address: 34 Nelson Ct
Jones Creek, Texas 77541-9743

We certify that the above described tract of land is contiguous and adjacent to the City of Sweeny, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: [Signature]

Printed Name: Doug Kirk

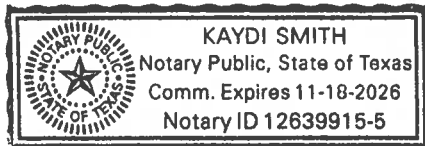
Signed: [Signature]

Printed Name: Cecil Stark

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Doug Kirk, and [Signature], known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 21 day of January, 2026.

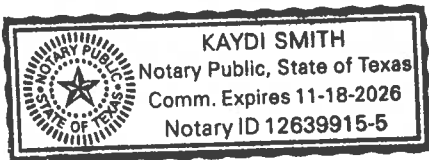


(Seal)

[Signature]
Notary Public in and for Brazoria County, Texas.
Expiration Date 11-18-2026

BEFORE ME, the undersigned authority, on this day personally appeared Cecil Stark, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 22 day of January, 2026.



[Signature]
Notary Public in and for Brazoria County, Texas.
Expiration Date 11/18/2026

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF SWEENY

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.016 and 212.172 of the Texas Local Government Code by and between the City of Sweeny, Texas (the “City”) and the undersigned property owner(s) (the “Owner”). The term “Owner” includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the “Property”) in Brazoria County, Texas, which is more particularly and separately described in the attached Exhibit “A”; and

WHEREAS, the City has begun the process to institute annexation proceedings on all or portions of Owner’s Property at the request of the Owner and a public hearing on is set to consider the annexation request on March 26, 2026; and

WHEREAS, the Owner is being given the opportunity to have the Property remain in the City’s extraterritorial jurisdiction, if the Owner chooses, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into or rejected pursuant to Sections 43.016 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement, if entered, is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement, if entered, is to be recorded in the Real Property Records of Brazoria County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. If this agreement is entered, The City guarantees the continuation of the extraterritorial status of the Owner’s Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of the Texas Local Government Code.

Section 2. If this agreement is entered, The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code, except for existing single-family residential use of the property, without the prior written consent of the City.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property with Brazoria County or the City until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any buildings on the Property that would require a building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City. The Owner also covenants and agrees that the City's [most restrictive zoning, e.g. Agricultural Open Space District zoning requirements] apply to the Property, and that the Property shall be used only for Agricultural Open Space District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may construct an accessory structure to an existing single family dwelling in compliance with all applicable City ordinances and codes.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges that if any plat or related development document is filed in violation of this Agreement, or if the Owner commences development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute a petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents pursuant to Section 212.172(b)(7). Owner hereby waives any requirement in Chapter 43 related to procedures or service provision. Services will be provided to Owner's Property in accordance with existing city policy on the date of annexation, and as amended thereafter.

Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.016(b)(1)(B) of the Texas Local Government Code, the City is authorized to enforce all of the City's regulations and planning authority that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement.

Section 5. The term of this Agreement (the “Term”) is [a maximum of 45 years] from the date that the City Manager’s signature to this Agreement is acknowledged by a public notary.

The Owner, and all of the Owner’s heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents pursuant to Section 212.172(b)(7). Owner hereby waives any requirement in Chapter 43 related to procedures or service provision. Services will be provided to Owner’s Property in accordance with existing city policy on the date of annexation, and as amended thereafter.

Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

In connection with annexation pursuant to this section, the Owners hereby waive any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned [most restrictive, e.g., Agricultural] pursuant to the City’s Code of Ordinances, pending determination of the property’s permanent zoning in accordance with the provisions of applicable law and the City’s Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner’s heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Sweeny
Attn: John David Jordan
City Manager
M: PO BOX 248
P: 102 W Ashley Wilson
Road, Sweeny, Texas 77480
E: citymanager@sweenytx.gov

Section 8. This Agreement shall run with the Property and be recorded in the real property records of Brazoria County, Texas.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary

annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City’s ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. Venue for this Agreement shall be in Brazoria County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 3, 4, and 5 herein.

Entered into this ____ day of _____, 2026.

Rejected this 25 day of February, 2026.

Owner of Property ID No. 182654 listed as C & D Development, LLC. Each name signing as a Managing Member.

Owner’s Printed Name: Doug Kirk

Owner’s Signature: 

Owner’s Printed Name: Cecil Stark

Owner’s Signature: 

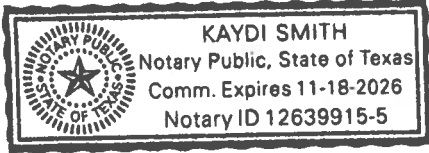
City Manager’s Printed Name: JOHN DAVID JORDAN

City Manager’s Signature: 
City of Sweeny, Texas

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 25 day of February, 2026, by Doug Kirk, Owner.

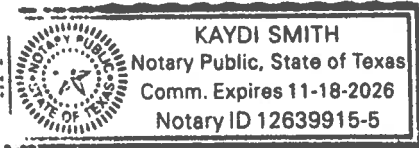


[Signature]
Notary Public, State of Texas
Expiration Date 11-18-2026

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 5th day of March, 2026, by Cecil Stark, Owner.

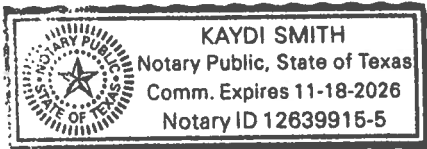


[Signature]
Notary Public, State of Texas
Expiration Date 11-18-2026

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 5th day of March, 2026, by John David Jordan, City Manager, City of Sweeny, Texas.



[Signature]
Notary Public, State of Texas
Expiration Date 11-18-2026





AGENDA MEMO

Item 6.

Subject/ Agenda Item	Discussion and possible action to Ordinance 26-101 to annex 62.296 acres requested by owners C & D Development LLC; <i>if applicable</i> pursuant to previous agenda item.
Acting Board	COUNCIL

Executive Summary

AN ORDINANCE OF THE CITY OF SWEENEY, TEXAS, ANNEXING APPROXIMATELY 62.296 ACRES OF LAND LOCATED IN BRAZORIA COUNTY, TEXAS, ALL OF WHICH IS LYING WITHIN AND ADJACENT TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND TO INCORPORATE SUCH PROPERTY INTO THE CITY OF SWEENEY, AS SHOWN IN THE ATTACHED EXHIBITS; MAKING FINDINGS OF FACT; PROVIDING A SEVERBILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

Mayor will need to read the entire ordinance aloud and Council must approve the ordinance to annex.

Action

If Approving: Motion to approve Ord. 26-101, annexing 62.296 acres.

ORDINANCE NO. 26-101

AN ORDINANCE OF THE CITY OF SWEENEY, TEXAS, ANNEXING APPROXIMATELY 62.296 ACRES OF LAND LOCATED IN BRAZORIA COUNTY, TEXAS, ALL OF WHICH IS LYING WITHIN AND ADJACENT TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND TO INCORPORATE SUCH PROPERTY INTO THE CITY OF SWEENEY, AS SHOWN IN THE ATTACHED EXHIBITS; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, The City of Sweeny, Texas, is a home rule city established under the laws of the State of Texas and authorized under State law and City Charter to annex territory lying adjacent and contiguous to the City; and

WHEREAS, the property owners, C and D Development, LLC (herein the Petitioners) being the owner of approximately 62.296 acres of land located within Brazoria County, Texas, have petitioned the City for annexation of said tract into the city limits; and

WHEREAS, the property is adjacent and contiguous to the present city limits and within the extraterritorial jurisdiction; and

WHEREAS, all procedural requirements imposed by State law for this annexation have been met; and

WHEREAS, the City Council has heard and decided to grant the owners request that the City annex said property; and

WHEREAS, a public hearing required by law was conducted prior to consideration of this ordinance in accordance with Section 43.0673 of the Texas Local Government Code; and

WHEREAS, the Petitioners have agreed and consented to the negotiated municipal service plan and the annexation of the property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted; and

WHEREAS, the City intends to provide services to the property to be annexed according to the service plan attached hereto as Exhibit “C”.

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

Section One (1): The City Council hereby finds that the facts recited herein are true and correct.

Section Two 2): That the following described property (hereinafter referred to as the “Annexed Property”) is hereby annexed into the corporate limits of the City of Sweeny; All that tract being approximately 62.296 acres of land located in Brazoria County, Texas, and being more particularly described in Exhibit “A” and shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

Section Three (3): That the Service Plan submitted herewith is approved as part of this ordinance made a part hereon and attached hereto as Exhibit “C”.

Section Four (4): That the future owners and inhabitants of this Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto and are further bound by all acts, ordinances and all other legal action now in full force and effect and all those which here be hereafter adopted.

Section Five (5): That the official map and boundaries of the City, heretofore adopted, be amended so as to include the Annexed Property as part of the City.

Section Six (6): That the Annexed Property, a Large Scale Development, be zoned as Residential, as provided in the City Zoning Ordinance.

Section Seven (7): That if any provision of this Ordinance or the application of any provision of this Ordinance is held invalid, the invalidity shall not effect other provisions of

applications of this Ordinance, which can be given without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section Eight (8): This ordinance shall be effective immediately from and after its passage.

Section Nine (9): That it is officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act of the State of Texas.

PASSED AND ADOPTED this _____ day of March, 2026.

DUSTY HOPKINS, Mayor of the City of Sweeny, Texas

ATTEST:

KAYDI SMITH, City Secretary

Property Details

Account		
Property ID:	182654	Geographic ID: 1337-0030-000
Type:	R	Zoning: 03-25-14AMS/CJC
Property Use:		
Location		
Situs Address:	FM 524 SPUR 2 TX 77480	
Map ID:		Mapsco:
Legal Description:	ARCH MCDONALD SD TR 6-7-11-12 (A0046 C BREEN) LOT 12-12A-12B-16 ACRES 62.296	
Abstract/Subdivision:	S1337	
Neighborhood:	(SSW.ABS) SWEENEY ISD ABSTRACTS	
Owner		
Owner ID:	1244484	
Name:	C & D DEVELOPMENT LLC	
Agent:		
Mailing Address:	34 NELSON CT JONES CREEK, TX 77541-9743	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$726,260 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$726,260 (=)
Agricultural Value Loss:	\$0 (-)
HS Cap Loss:	
Circuit Breaker:	\$1

Appraised Value: ②

\$6, Item 6.

Ag Use Value:

\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: C & D DEVELOPMENT LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$726,260	\$624,384	\$0.00	
CSW	CITY OF SWEENY	0.901224	\$726,260	\$99,215	\$894.15	
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.014781	\$726,260	\$624,384	\$92.29	
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.078971	\$726,260	\$624,384	\$493.08	
GBC	BRAZORIA COUNTY	0.262548	\$726,260	\$624,384	\$1,639.31	
HSW	SWEENY HOSPITAL DISTRICT	0.195748	\$726,260	\$624,384	\$1,222.22	
NAV	PORT FREEPORT	0.000000	\$726,260	\$624,384	\$0.00	
RDB	ROAD & BRIDGE FUND	0.042210	\$726,260	\$624,384	\$263.55	
SSW	SWEENY INDEPENDENT SCHOOL DISTRICT	0.843900	\$726,260	\$624,384	\$5,269.18	

Total Tax Rate: 2.339382

Estimated Taxes With Exemptions: \$9,873.78

Estimated Taxes Without Exemptions: \$16,989.99

Property Land

Item 6.

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	FRONT ACREAGE	62.30	2,713,613.76	0.00	0.00	\$726,260	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$726,260	\$0	\$0	\$624,384
2024	\$0	\$166,850	\$0	\$0	\$166,850
2023	\$0	\$199,680	\$0	\$0	\$199,680
2022	\$0	\$155,550	\$0	\$0	\$155,550
2021	\$0	\$130,710	\$0	\$0	\$130,710
2020	\$0	\$130,710	\$0	\$0	\$130,710
2019	\$0	\$88,860	\$0	\$0	\$88,860
2018	\$0	\$81,360	\$0	\$0	\$81,360
2017	\$0	\$81,360	\$0	\$0	\$81,360

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/13/2025	DV	DEED RETAINING VENDORS LIEN	ESTATE OF LYNDON MAYBERRY	C & D DEVELOPMENT LLC	2025	006858	
3/15/2023	WT	WILL & TESTAMENTS			2024	008111	
1/27/2023	WT	WILL & TESTAMENTS	MAYBERRY LYNDON	ESTATE OF LYNDON MAYBERRY			

County: Brazoria County
Project: 62.296 Acres
Job No.: 16273

DESCRIPTION OF 62.296 ACRES

Being a 62.296 acre tract of land located within the Charles Breen League, Abstract No. 46, Brazoria County, Texas, being all of a called 54.35 acre tract, as recorded in County Clerks File No. (C.C.F.N.) 2012049392 and a called 7.96 acre tract, as recorded in C.C.F.N. 2012048472 of the O.P.R.B.C.T., combined referred to hereafter as the above referenced tract of land, said 62.296 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at concrete monument with brass cap found for the Northeast corner of the above referenced tract, same being an interior corner of Rainbow Ridge Addition, Section Four, as recorded in C.C.F.N. 2025000133 of the O.P.R.B.C.T.

THENCE South 06°14'06" West, along the East line of the above referenced tract, same being the West line of a called 2.339 acre tract, as recorded in C.C.F.N. 2023014317 of the O.P.R.B.C.T., the West line of a called 2.00 acre tract, as recorded in C.C.F.N. 2006019270 of the O.P.R.B.C.T., the West line of a called 14.8938 acre tract, as recorded in C.C.F.N. 2004036713 of the O.P.R.B.C.T., a distance of 880.87 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE South 05°57'35" West, along the East line of the above referenced tract, same being the West line of said called 14.8938 acre tract, a distance of 771.50 feet to a concrete monument found for the Northerly Southeast corner of the above referenced tract;

THENCE South 42°41'27" West, along the South line of the above referenced tract, same being the North line of a cemetery tract, no record documents found, a distance of 126.18 feet to a 1-inch iron pipe found for a Southerly corner of the above referenced tract;

THENCE South 88°13'38" West, along the South line of the above referenced tract, same being the North line of said cemetery tract, a distance of 381.96 feet to a 5/8-inch iron rod with cap stamped "Terrance Mish" found for a Southerly interior corner of the above referenced tract;

THENCE South 06°31'29" East, along the East line of the above referenced tract, same being the West line of said cemetery tract, passing a 1/2-inch iron pipe found at a distance of 282.71 feet, continuing for a total distance of 323.74 feet to the Southeast corner of the above referenced tract, being in the Right-of-Way (R.O.W.) of Old Main Street;

THENCE North 85°41'20" West, along the South line of the above referenced tract, same being in the R.O.W. of said Old Main Street, a distance of 685.93 feet to the Southwest corner of the above referenced tract;

THENCE North 03°50'25" East, along the West line of the above referenced tract, passing a concrete monument found at a distance of 40.00 feet, continuing along the West line of the above referenced tract, and same being the East line of the Calvie Brown Subdivision, as recorded in C.C.F.N. 2006036605 of the O.P.R.B.C.T., a distance of 1,819.16 feet to a concrete monument found for corner;

THENCE North 03°37'59" East, along the West line of the above referenced tract, a distance of 1,192.09 feet to a 5/8-inch iron rod with aluminum cap found for the Northwest corner of the above referenced tract, same being the Northeast corner of the Replat of the Sweeny Economic Development Park, as recorded in C.C.F.N. 2024009862 of the O.P.R.B.C.T.,

THENCE South 47°55'17" East, along the North line of the above referenced tract, the South line of a called 9.5544 acre tract, as recorded in C.C.F.N. 2017010213 of the O.P.R.B.C.T., the South line of a called 2.5083 acre tract, as recorded in C.C.F.N. 2022056717 of the O.P.R.B.C.T., the South line of a called 1.8882 acre tract, as recorded in C.C.F.N. 2016021905 of the O.P.R.B.C.T., a distance of 741.38 feet to a concrete monument found in a 48" Live Oak Tree;

THENCE South 47°54'08" East, along the North line of the above referenced tract, the South line of said called 1.8882 acre tract, the South line of said Rainbow Ridge Addition, Section Four, a distance of 731.35 feet to the **POINT OF BEGINNING** of the herein described tract of land, and containing 62.296 acres of land, more or less.

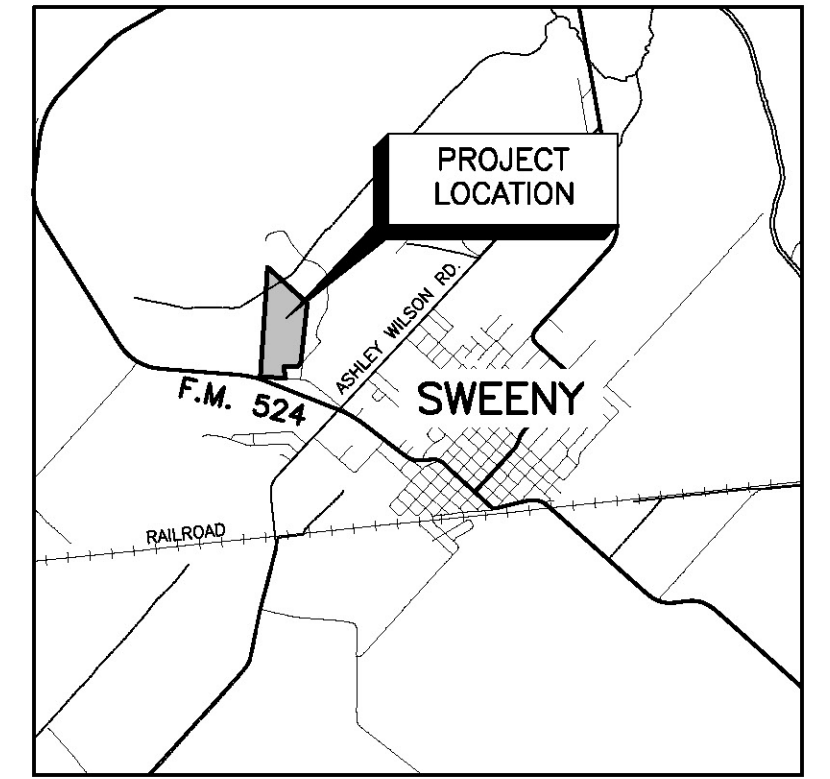
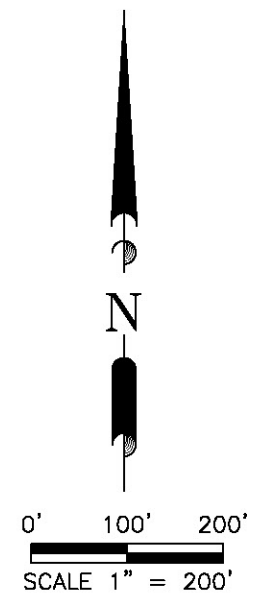
The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

Darrel Heidrich 01/24/2025

Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378



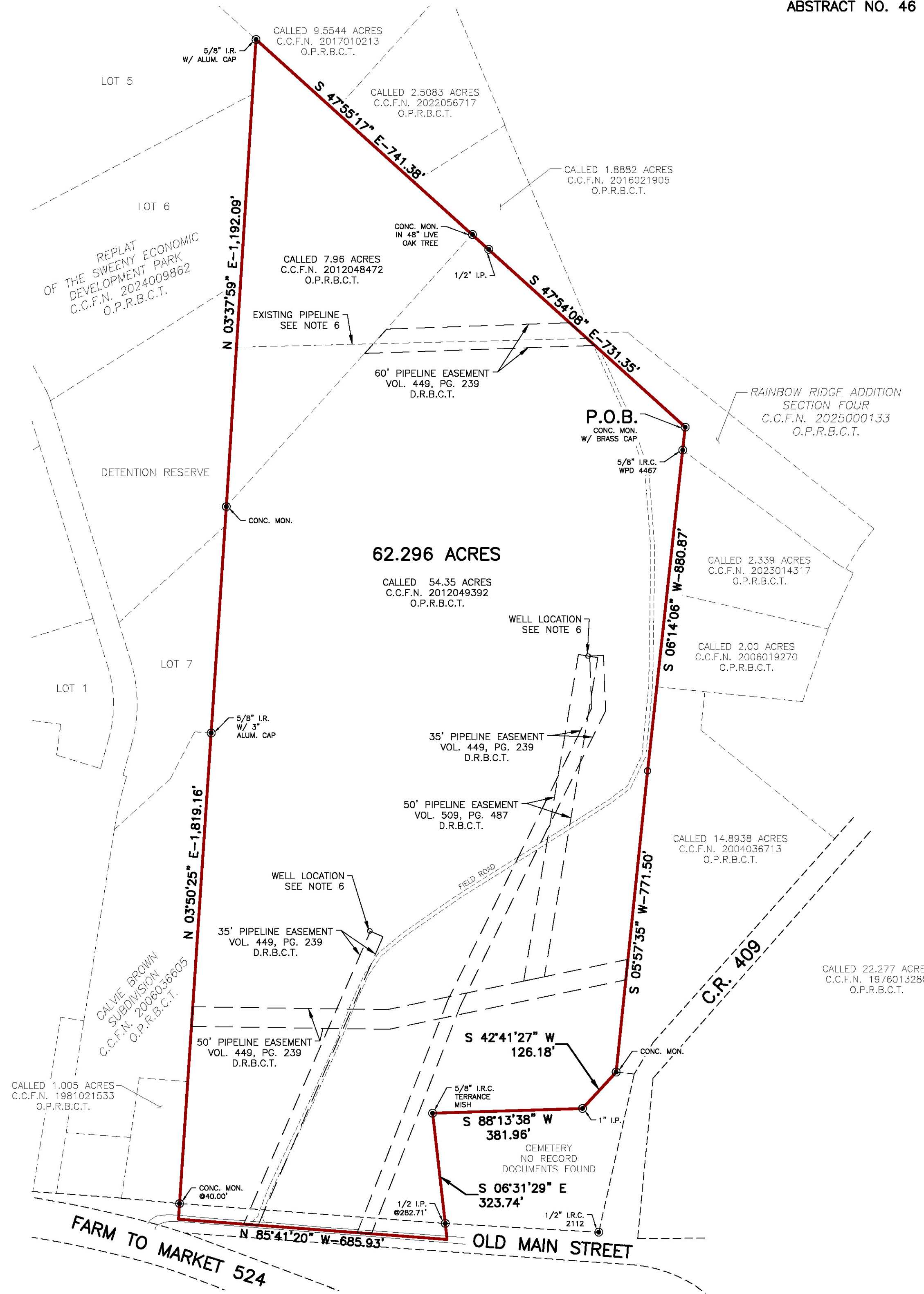
BRAZORIA COUNTY, TEXAS
CHARLES BREEN LEAGUE
ABSTRACT NO. 46



VICINITY MAP

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- VOL. PG. = VOLUME, PAGE
- = 5/8" I.R.C. SET
- = "BAKER & LAWSON" FOUND MONUMENT (AS NOTED)
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- I.P. = IRON PIPE
- C.M. = CONCRETE MONUMENT
- P.O.B. = POINT OF BEGINNING



FOR: C & D DEVELOPMENT, LLC
ADDRESS: F.M. 524 SPUR 2, SWEENEY TX

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 2495878
ISSUED DATE: JANUARY 21, 2025

TITLE COMMITMENT NOTES:

- 10e. EASEMENT TO BRAZORIA COUNTY, AS RECORDED IN VOL. 231, PG. 352, D.R.B.C.T. - NOT LOCATABLE.
- 10f. PIPELINE EASEMENT, AS RECORDED IN VOL. 449, PG. 239 D.R.B.C.T. - PLOTTED HERON.
- 10g. PIPELINE EASEMENT, AS RECORDED IN VOL. 509, PG. 487 D.R.B.C.T. - PLOTTED HERON.

- SURVEYORS NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
 - ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 - THIS SURVEY DOES NOT ADDRESS ANY MATTERS PERTAINING LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS OR MINERAL RIGHTS, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT ADDRESSED HEREON.
 - AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
 - THIS SURVEY PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SUBJECT TRACT.
 - PIPELINES AND WELL LOCATIONS SHOWN HEREON ARE PER THE TEXAS RAILROAD COMMISSION DATABASE, THEY ARE SHOWN HEREON FOR REFERENCE ONLY AND HAVE NOT BEEN FIELD LOCATED OR VERIFIED BY SURVEYOR.
 - SOME PIPELINE EASEMENTS SHOWN HEREON ARE CALLED TO BE TIED TO AN EXISTING WELL LOCATION. SEE NOTE 6 IN REF. TO WELL LOCATIONS SHOWN HEREON.

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND, SURVEYED ON JANUARY 14, 2025.

Darrel Heidrich 1/24/2025

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

SURVEY PLAT
62.296 ACRES

ALL OF
A CALLED 54.35 ACRE TRACT
C.C.F.N. 2012049392
O.P.R.B.C.T.
&
A CALLED 7.96 ACRE TRACT
C.C.F.N. 2012048472
O.P.R.B.C.T.

CHARLES BREEN LEAGUE
 ABSTRACT NO. 46
 BRAZORIA COUNTY, TEXAS

Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 16273 LTS 62.296 AC - PLAT	DRAWN BY: DH	CKED BY:
JOB NO.: 16273	SCALE: 1" = 200'	DATE: 1/24/2025
REV. NO.		36

J:\160005\16273\ENGINEERING-SURVEY\SURVEYS\BODY SURVEY\16273 LTS 62.296 AC - PLAT.DWG PLOT DATE:1/24/2025 D:heidrich

CITY OF SWEENEY MUNICIPAL SERVICE PLAN

NORTHLAND ESTATES SUBDIVISION C&D DEVELOPMENT LLC

JANUARY 01, 2026

FIRE

Existing Services: Property Currently within City Limits; Remaining proposed to be annexed- NONE.

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation.

POLICE

Existing Services: Property Currently within City Limits; Remaining proposed to be annexed- NONE.

Services to be Provided: Upon annexation, the City of Sweeny Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation. In addition, animal control services will be provided to the area as needed by the City of Sweeny.

BUILDING INSPECTION

Existing Services: Property Currently within City Limits; Remaining proposed to be annexed- NONE.

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Sweeny.

PLANNING AND ZONING

Existing Services: Property Currently within City Limits; Remaining proposed to be annexed- NONE.

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Sweeny. The Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Sweeny Subdivision Ordinance. These services can be provided within the department's current budget.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Property Currently within City Limits; Remaining proposed to be annexed- NONE.

Services to be Provided: The Brazoria County Health Department will implement the enforcement of the City of Sweeny's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation. Annexation requested is to be residential only and should need not apply.

STREET

Existing Services: Property Currently within City Limits; Remaining proposed to be annexed- NONE.

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: Property Currently within City Limits; Remaining proposed to be annexed- NONE.

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City and/or Drainage District Engineers at time of completion. The City will then maintain the drainage upon approval.

STREET LIGHTING

Existing Services: NONE

Services to be Provided: The City of Sweeny will coordinate any request for improved street lighting with the local electrical provider in accordance with standard policy at the expense of the developer.

WATER SERVICE

Existing Services: NONE.

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICE

Existing Services: NONE

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: NONE

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

NATURAL GAS SERVICES

Existing Services: NONE

Services to be Provided: Natural Gas Services shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Sweeny's established policies governing extension of municipal services to newly annexed areas.

Passed and approved by the Sweeny City Council on the ^{17th} ~~20th~~ day of ^{February} ~~January~~, 2026.



Mayor
Dusty Hopkins



Attest:
Kaydi Smith
City Secretary