



## CITY COUNCIL MEETING REGULAR SESSION

Tuesday, February 17, 2026 at 6:00 PM

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

### AGENDA

BE IT KNOWN that the City Council of the City of Sweeny will meet in **Regular Session** on **Tuesday, February 17, 2026 at 6:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda. 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.

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#### CALL TO ORDER/ROLL CALL

#### PLEDGES & INVOCATION

#### CEREMONIAL PRESENTATIONS

1. Proclamation: National Vietnam War Veterans Day, March 29, 2026 & Fair Housing Month, April 2026

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

*This item is available for those citizens wishing to address City Council on an issue not on the agenda. Any item discussed cannot be voted on but could be considered for placement on the agenda of the next regularly scheduled meeting. Limited to three (3) minutes.*

#### 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 items will be removed from the consent agenda and considered separately.*

2. Minutes: Regular Session, January 20, 2026
3. Financial Statements
4. Monthly Departmental Updates: FY 25/26, January 01-31
5. Boards & Agencies Updates: FY 25/26, January 01-31

**REGULAR AGENDA**

- 6. Discussion and possible action to update from Drainage District; John Richers
- 7. Discussion and potential action regarding the annexation process and related request.
- 8. Discussion and possible action to Resolution 26-R101, authorizing the City of Sweeny to enter into a multiple use agreement with the Texas Department of Transportation for installation and operation of automated license plate recognition cameras in the TxDot right of way.
- 9. Discussion and possible action to Ordinance 26-101, cancelling the General Election, May 02, 2026, and certifying the unopposed candidates; if applicable.
- 10. Discuss, consider, and approve a resolution authorizing signatories for GLO Resilient Communities Program grant CDBG-MIT 23-160-141-F570; 26-R102
- 11. Discuss, consider, and approve a resolution adopting required CDBG Civil Rights policies; 26-R103
- 12. Discussion and possible action to clarify previous motion regarding executive session item from the January 20, 2026, meeting for performance and evaluation of the City Manager.
- 13. Discussion and possible action to salaried employees and applicable budget adjustments if necessary.

**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 **February 17, 2026** was posted on the City Hall bulletin board on the 10th day of February, 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



**CITY OF SWEENY  
OFFICE OF THE MAYOR**

On March 29, 2012, President Barack Obama proclaimed this day as Vietnam Veterans Day to commemorate the 50-year anniversary of the Vietnam War. On March 28, 2017, President Donald Trump signed the Vietnam War Veterans Recognition Act of 2017 which officially recognizes March 29 as National Vietnam War Veterans Day.

Texas has always been willing to answer the call of Armed Forces to fight for the freedoms that our country stands for; the Vietnam War was no exception. In a time of social and political unrest, the members of our armed forces took on the task and gave themselves to the duty at hand. For this, we owe Vietnam veterans the utmost respect and should recognize the courage of our service members.

Many residents of our great city served during Vietnam and there were some that paid the ultimate price. Marine Lance Corporal Rockne Lamar Hardwick and Marine Private First-Class Frank Levi Swinford, III are memorialized for their sacrifice at the Vietnam Veterans Memorial in Washington, D.C.

At this time, I encourage my fellow citizens to learn more about the sacrifices and struggles of our Vietnam veterans and honor what they have done for us.

Therefore, I, Dusty Hopkins, Mayor of Sweeny, do hereby proclaim March 29<sup>th</sup>, 2026, to be

**National Vietnam War Veterans Day**

in Sweeny and urge the appropriate recognition whereof.

In official recognition whereof, I hereby affix my signature this the 17th day of February, 2026.

Mayor Dusty Hopkins

## PROCLAMATION OF APRIL AS FAIR HOUSING MONTH

WHEREAS Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS The principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS The National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, WE, the City Council of Sweeny, do proclaim April as Fair Housing Month in City of Sweeny and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing law.

Passed and adopted by City of Sweeny, State of Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**APPROVED:**

\_\_\_\_\_

Mayor

**ATTEST:**

\_\_\_\_\_

City Secretary



# **AGENDA MEMO**

Business of the City Council  
City of Sweeny, Texas

Item 2.

## **CONSENT AGENDA**

Minutes: Regular Session, January 20, 2026

## CITY COUNCIL MEETING REGULAR SESSION

Tuesday, January 20, 2026 at 6:00 PM

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

### MINUTES

BE IT KNOWN that the City Council of the City of Sweeny met in **Regular Session** on **Tuesday, January 20, 2026 at 6:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

#### **CALL TO ORDER/ROLL CALL**

Mayor Hopkins called the meeting to order at 6:00 PM. Neal Bess Jr., Brian Brooks, Sandra Blaine, and Caniel "Shaun" Massey were present. John Rambo was absent.

#### **PLEDGES & INVOCATION**

Pledges were led by Neal Bess Jr.  
Invocation was given by Attorney Stevenson.

#### **CEREMONIAL PRESENTATIONS**

1. Proclamation: African American History Month; February 2026  
Mayor Hopkins stated that he will sign the proclamation and it will be posted within City Hall proclaiming February to be African American History Month.

#### **CITIZENS WISHING TO ADDRESS CITY COUNCIL**

Leigh Ann Thornton, 702 Ave B, approached Council with concern of the upcoming cold weather. She asked what plans are being made, as the shelter is not completed yet? She has additional resources and contacts if needed. She does not want this to be a repeat of several years ago. She suggested the City contact the School District, as they have indoor climate-controlled kennels.

#### **CONSENT AGENDA**

2. Minutes: Regular Session, December 16, 2025  
Shaun Massey moved to approve the Regular Session, December 16, 2025 minutes. Sandra Blaine seconded. All in favor. Motion carried.
3. Financial Statements: Ending December 31, 2025
4. Quarterly Investment Report: First Quarter, FY 25/26  
Neal Bess Jr. moved to accept the Quarterly Investment Report for the first quarter of fiscal year 25/26. Seconded by Shaun Massey. All in favor. Motion carried.
5. Monthly Departmental Updates: December 01-31
6. Board Updates: December 01-31

#### **REGULAR AGENDA**

7. Discussion and possible action regarding meetings held with Keyur Gorji in reference to the City's water system.  
Keyur Gorji provided a presentation and cost proposals intended to mitigate water hardness and coloration issues within the City's water system. The treatment unit would be designed, installed, and engineered by Mr. Gorji and his firm. He expressed confidence that his method would be an effective solution and gave the following pricing options.

- Option 1: \$930,000 + SCADA integration of \$22,000 (40% down and 60 equal payments of \$10,785) to remove IX unity and piping inside building and the installation of the aeration and filtration unit outside.
- Option 2: \$875,000 for new IX unit inside existing building
- Option 3: \$1,750,000 to install new filter and new IX unit

*Discussion only; no action.*

8. Discussion and possible action to appointing members to the Crime Control and Prevention District.

*Shaun Massey moved to approve the appointment of the applicants selected and approved by the Crime Control and Prevention District consisting of Tolley, Wolf, Smith, Murray, Cissna, and Bynum. Seconded by Neal Bess Jr. All in favor. Motion carried.*

9. Discussion and possible action to Resolution 26-R100, updating the bank signers for the Crime Control and Prevention District.

*Shaun Massey moved to approve Resolution 26-R100, designating the following check signers at First State Bank: Woodrow Tolley, CCPD Chairman, Linda Wolf, CCPD Treasurer, and Karla Wilson, Finance Director. Seconded by Sandra Blaine. All in favor. Motion carried.*

10. Discussion and possible action to authorize the City Manager and staff to negotiate with the Fire Department for a new contract.

City Manager, David Jordan, stated that the contract with Sweeny Fire and Rescue has been expired for nearly two years. Sweeny Fire and Rescue is on the City's workers compensation insurance policy and utilizing city owned facilities. Negotiations are needed to establish a new contract.

*Shaun Massey moved to authorize the City Manager and staff to work with the Board of Directors of Sweeny Fire and Rescue to develop a new contract for the Council to approve. Seconded by Brian Brooks.*

Discussion: Neal Bess Jr. stated he believes the contract has expired longer than two years. The new group, formed in 1995, became incorporated because the old fire department was going to sell equipment that the City of Sweeny had purchased. After incorporation was when the contract was originally initiated.

*All in favor. Motion carried.*

11. Discussion and potential action regarding the annexation process and related request.

Council discussed the potential annexation including the City's utility capacities, utility expansion costs, drainage concerns, and projected development revenue.

*Neal Bess Jr. motioned to table the agenda item. Seconded by Brian Brooks. All in favor. Motion carried.*

12. Discussion and possible action regarding drainage projects and execution of interlocal agreements.

City Manager stated that the capital improvement project would be completed through an interlocal agreement with the Drainage District, utilizing their contractors. The scope would include regrading existing drainage ditches and cleaning culverts. Culvert replacement would be limited to collapsed culverts only. If we were to pursue an engineered study to regrade channels and install larger culverts, it would reduce the amount of work eligible for completion due to engineering costs. It is his opinion that we could get more for the money, or investment, to clean out and regrade ditches to the flowline and cover more footage of drainage, than we would with complete engineering and change out of culverts.

*Shaun Massey moved to allow City staff to work with the Drainage District and Brazoria County to clean and regrade ditches and only replace culverts that are severely damaged. Seconded by Brian Brooks.*

Discussion: Neal Bess Jr. questioned if the Slough could handle new development and it needs cleaning. Councilman Massey stated the west side of town needs relief too.

*All in favor. Motion carried.*

13. Discussion and possible action to approve the Certificate of Construction Completion for the GLO-MIT Contract, No. 22-02-007-D205, and to approve the final payments for the completed project.

*Mayor asked for a motion to approve the Certificate of Construction Completion for the GLO-MIT Contract, No. 22-02-007-D205, and to approve the final payments for the completed project. So moved stated Brian Brooks. Seconded by Shaun Massey. Brian Brooks, Sandra Blaine, and Shaun Massey were in favor. Neal Bess Jr. abstained. Motion carried.*

14. Discussion and possible action to modify current budget for possible equipment purchase and additional personnel to perform required construction on gas line project.

Installation of approximately three miles of gas line, mandated by the Railroad Commission, has been estimated by contractors at \$1 million to complete. City Manager believes he can hire two gas personnel and purchase a skid steer with a trencher attachment for less. He is requesting to move \$100,000.00 to the gas department to fund the equipment and employees to complete the project. Council discussed renting versus purchasing equipment, and alternative work programs for employee assistance.

*Brian Brooks moved to authorize the City Manager to reallocate the Capital Improvement budget in Gas Department to hire personnel and acquire equipment to install utility infrastructure. Seconded by Sandra Blaine.*

Discussion: Shaun Massey asked how much is in the budget for Capital Improvement Gas. City Manager responded that there is \$150,000 per department for gas, water, and sewer.

*Brian Brooks, Sandra Blaine, and Shaun Massey were in favor. Neal Bess Jr. opposed. Motion carried.*

15. Discussion and possible action to approve Ordinance 26-100, ordering the May 02, 2026 General Election, for Council Position No. 1, 3, & 5, and the Municipal Judge, all for terms of two years.

*Shaun Massey moved to approve ordinance 26-100 calling the May 2nd, 2026, General Election for Council Positions 1, 3, & 5 and the Municipal Judge. Seconded by Brian Brooks. All in favor. Motion carried.*

#### **EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE SECTION 551.071, 551.072 AND 551.074**

The City Council convened into executive session at 7:20 PM pursuant to the provision of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

16. Deliberation Regarding Personnel Matters regarding 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; City Manager Performance & Evaluation

#### **OPEN SESSION**

The City Council adjourned Executive Session and reconvened into Open Session at 7:47 PM pursuant to the Provisions of Chapter 551 Texas Government Code.

17. Action if any, on items discussed during Closed Executive Session pursuant to Section 551.074 of the Texas Government Code; Deliberation Regarding Personnel Matters

*Shaun Massey moved to recompensate, City Manager, David Jordan, for his insurance, in the amount of \$9,600.00, and review compensation at the next meeting. Seconded by Brian Brooks. Brian Brooks, Sandra Blaine, and Shaun Massey were in favor. Neal Bess Jr. opposed. Motion carried.*

#### **ITEMS OF COMMUNITY INTEREST**

Neal Bess Jr. showed Council a newspaper clipping of Paul Lindsay and the Sweeny Fire Department from 1947.

The Mayor noted that numerous incidents have occurred over the past year, directing his remarks to Chief Caudle. He commended the Chief and his Officers for their professionalism during the most recent incident and thanked them for the respect and compassion shown to the family involved.

Shaun Massey stated that the Parks and Recreation Board will be setting up a workday at MLK Park and the TJT Walking Trail.

**ADJOURN REGULAR SESSION**

Mayor adjourned the meeting at 7:51 PM.

Financial Statements are on file with the City Secretary's Office.

*Staff and Boards Present*

- City Manager, David Jordan
- Chief of Police, Brad Caudle
- Director of Public Works, DeLane Brown
- Finance Director / Personnel Services, Karla Wilson
- City Secretary, Kaydi Smith
- SEDC Exec. Director/ PW Office Manager, Michelle Medina
- Fire Department, Tim Webb
- Sweeny Beautification Committee, Sanci Kennedy
- Crime Control & Prevention District, Woody Tolley & Linda Wolf

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kaydi Smith -- City Secretary



# **AGENDA MEMO**

Business of the City Council  
City of Sweeny, Texas

Item 3.

## **CONSENT AGENDA**

### **FINANCIAL STATEMENTS FOR ACCEPTANCE**

- General Fund Income Statement
- Enterprise Fund Income Statement

Financial statements will be distributed directly to Council members. All submitted statements are maintained on file in the Office of the City Secretary



# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 4.

<b>Consent Agenda</b>	<b>Monthly Departmental Updates</b> FY 25/26 : January 01-31
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## Departments

- Police Department, Code Enforcement, & Humane
- Public Works Department: Water, Sewer, Gas, Streets, Vehicles, & Equipment
- City Secretary, Municipal Court, & Developmental Services



# Sweeny Police Department

Est. 1909 | Home of the Unknown Soldier  
123 N. Oak Street | Sweeny, Texas 77480  
Dispatch | 979-548-3111 | Office | 979-548-3112  
Brad Caudle, Chief of Police



Item 4.

## MONTHLY PRODUCTIVITY REPORT JANUARY 2026

Officer	Shifts Worked	Total Miles	Calls for Service	Reports	Citations	Warnings	Total Traffic Stops	Crash Reports	Arrests F/M
SGT FERREL	18	831	17	12	12	42	54	0	10/1
OFFICER NUNLEY	17	922	27	1	0	31	31	0	0/0
CPL PENA	15	852	52	6	3	27	30	0	0/1
CPL REYES	15	1112	39	6	4	33	37	2	1/0

- **1 vehicle seizure**
- **\$1800.00 cash seizure**





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Item 4.

### Code Enforcement Monthly Report

#### JANUARY 2026

##### Cases Started- 13

Tall Grass-3

Junk Yards-1

Unsafe Structures-1

Junk Vehicles-7

Trash/Rubbish/Debris-2

Total Cases-26

Certified Letter Sent-

Tickets To Owner-1

FOLLOW-UPS-20

##### Closed Cases-9

Tall Grass-3

Unsafe Structure-

Abandoned Sign-

Junk Yard-2

JUNK VEHICLE-4

##### Calls For Service-8

##### PERMITS CHECKED -20

Officer J. Burt 1405



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Item 4.

### MONTHLY Humane Report

1/26

#### Animal Control Officer Rodger Larsen

Dog Calls- 40

Dogs Picked up by ACO-4

Dogs Adopted- 1

Dogs Returned to Owner(s)-4

Dogs that went to Rescue Shelters-0

Dogs Euthanized- 0

Dogs in Animal Shelter- consistently full, average 10 TO 11 per month

Cat Calls- 0

Cats Picked up by ACO- 0

Cats Adopted- 0

Cats Returned to Owner(s)- 0

Cats that went to Rescue Shelters- 0

Cats Euthanized- 0

Cats in Animal Shelter- 0

Miscellaneous Calls- 35

Call Outs- 2

Dog Bite Report/Follow-up- 0

Animal Cruelty Case- 0

#### TRAINING

Brad Caudle

Chief of Police

Sweeny Police Department

Email: [bbcaudle@sweenytx.gov](mailto:bbcaudle@sweenytx.gov)



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Brad Caudle, Chief of Police



Item 4.

### The following audits have been completed

1. Chapter 59
2. Racial Profiling
3. CJIS
4. Opioid Abatement Trust Fund
5. LEOS (Training Funding)

Officer Kailin McMullin was hired as a new full time officer, which for a short time put us at full staff. However, Officer Dustin Walters resigned and went to work for Oyster Creek Police Department leaving one vacancy.

I reached out to Kelly Park with Sweeny Community Hospital and was able to secure the donation of a retired ambulance. With Davids approval to move forward with the donation, I have been working on it on my own time removing striping and lettering and getting it ready for service. The vehicle is in great physical and mechanical shape and equipped with an onboard generator.

The vehicle will become a Mobile Command and Crime Scene Vehicle. It will house all incident related equipment such as evidence bags and containers of all sizes, forensic collecting equipment, cameras, light towers, hand tools, narcotic test kits, Narcan, dry erase boards and so much more. This vehicle will be equipped to respond to all forms of events; active threats (bomb/active shooter), death investigations(suicide/homicide), burglaries (vehicle, building, habitation) and so on.





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Item 4.

Utilizing funds obtained through fund raisers, we purchased a second storage container and had it placed at the police department. I had this one and the current one, positioned end to end. I cut holes and installed walk through doors on both of them. One is being used to house files and the other will house evidence. Next step is to have power hooked to them for climate control and outlet power.



We are currently still waiting on a humane truck to be available given to us by Lake Jackson Police Department that will replace the old suburban being driven by Rodger. As soon as I get the Mobile Command Vehicle is in service, we will be giving Public Works our black Ford truck.

Sincerely,

Brad Caudle  
Chief of Police



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Item 4.

## SWEENEY PD FLEET MONTHLY REPORT JANUARY 2026

UNIT	MILEAGE	MONTHLY MAINTN COST	OCT-SEP COST
312	189,256	0	\$614.38
316	130,124	0	0
317	108,533	0	0
319	105,029	0	0
320	97,662.7	0	0
322	109,928	0	0
323	86,176	0	0
ANIMAL CONTROL	147,318	0	0
326	133,949	0	\$1,322.70
327	126,012	0	0
<b>TOTAL</b>	-----	0	<b>\$1,937.08</b>

- Multiple outstanding invoices for Month of January for oil changes.



## Office of Public Works January Update

	Month	YTD
<b>PUBLIC WORKS</b>		
	12.358	43.537
Water Treated	MGAL	MGAL
Water Turn On	14	84
Water Turn Off	10	30
Dirty Water	2	25
Non-Payment/Disconnects	0	53
Water Leaks City	10	34
Water Leaks Customer	2	10
Water Service Taps	0	0
Water Meter Repairs	0	0
Chlorine Used	511 LBS	2008 LBS
Polymer Used	223 GAL	734 GAL
Gas Sold	33436 CCF	80971 CCF
Gas Turn On	12	67
Gas Turn Off	9	25
Gas Taps	0	0
Gas Leaks City	0	6
Gas Leaks Customer	0	2
Gas Service Taps	0	0
Gas Meter Repairs	0	0
	10.299	27.388
Sewer Treated	MGAL	MGAL
Sewer Taps	0	0
Sewer Stoppages City	1	4
Sewer Stoppages Customer	2	10
Chlorine Used	385 GAL	1962 GAL
Manhole Repairs	0	0



## STREETS

Signs Repaired	3	4
Signs Replaced	0	1
Street Repairs Asphalt	3	9

## Drainage

Culverts Installed	1	2
Culverts Cleaned	0	0
Ditches Dug Out	0	0

Building Repairs	0	0
Major Equipment Repairs	0	3

	Monthly Repair Costs	YTD Repair Costs
<b>VEHICLES</b>		
UNIT NUMBER / MILEAGE		
100/44600.7	0	567.7
101/64296.3	666.17	692.47
103/161091.2	0	65.78
104/49336.1	0	16.74
105/92275	0	0

	Monthly Repair Costs	YTD Repair Costs
<b>EQUIPMENT</b>		
UNIT NUMBER / HOURS		
Backhoe/787.2	30.97	489.4
Mini Excavator/1628.9	0	11852.74
Tractor/632.7	936.07	936.07
Mower 151/152.3	562.41	562.41
Mower 160/406.4	0	210.15



## City Secretary – Monthly Departmental Update

Reporting Period FY25/26: January 01-31

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### Council/Board Related Activities

- Council Meetings Prepared: 1
  - Agendas, Packets, Minutes, and Prep/Finalizations
- CIC Meeting Prepared for 02/05 1
  - Agenda Creation, Minutes Worksheet, Chairmans Notes
- Resolutions Completed: 1
- Ordinances Completed: 1
- Notice of Potential Quorums: 1

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### Grants and Funding Opportunities

- GLO Project Closeout and Final Payments reconciliation; Final Construction Cert. approved on 01/20 agenda; Completion submittals
- CDBG MIT- LMI's & Tabulation Resubmittal
- CDBG -LMI's & Tabulation Resubmittal

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### Public Information Act (PIA)

- Public Information Requests:
  - Completed 9
  - Attorney General Opinions 1
  - Comptroller Bond Reporting Completed

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### Communications / IT

- Website Updates: *Content, Calendar, Newsfeeds, Closures, Elections, Inclement Weather, and Required Postings*
- CTY's

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### General Department Operations

- FundView Conversion Processing:
  - Citation Import Completed
  - Permitting documentation and information submitted for build out
- Engineering RFP in progress; Due 02/09/2025
- Annexation Preparation and Drafted Documents:
  - COS Annexation Plan, COS Service Plan, Tailored Service Plan, Service Plan Agreement, BOC Preparation, Re-platting Preparation
  - Meeting with Kirk 01/08
- Records Reconciliation Prep for February's Annual RCI Completion; Boxes transferred 01/26
- Audited by KM&L; last week of January in house
- Collaborative departmental review of Parks applications

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### Elections

- 2026 Elections: Applications accepted and processed upon receipt
- Election Ordered; Brazoria County filings submitted
- Online Statutory Filings Completed on website

City of Sweeny  
Municipal Court Council Report  
From 1/1/2026 to 1/31/2026

2/5/2026 8:

Item 4.

**Violations by Type**

Traffic	Penal	City Ordinance	Parking	Other	Total
24	2	1	0	0	27

**Financial**

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$1,945.29	\$1,033.53	\$1,880.79	\$27.69	\$33.91	\$4,921.21

**Warrants**

Issued	Served	Closed	Total
2	0	10	12

**FTAs/VPTAs**

FTAs	VPTAs	Total
0	0	0

**Dispositions**

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
14	0	2	4	6	26

**Trials & Hearings**

Jury	Bench	Appeal	IA	SC	PT	Total
0	0	0	40	8	10	58

**Omni/Scofflaw/Collection**

Omni	Scofflaw	Collections	Total
2	0	17	19



Developmental Services Report for Council Meeting 02/17/26

Report Period: January 01 – January 31, 2026

**Developmental Services- Permitting**

MyGov report attached for the report dates to include permits issued:

Permits Issued 01.01.2026 – 01.31.2026

Fees Collected 01.01.2026 – 01.31.2026

Permits Issued FY to Date

**Completed Inspections**

Mr. Jordan-11

Don Malone- 7

Devin Lemon – 2

Delane Brown – 3

**Total Fees Collected for the Month:** \$4,682.50

**Active Residential & Commercial Construction**

--Commercial Construction:

131 Calvie Brown Rd /new office building

SISD Project

Sweeny Hospital Project

111A Calvie Brown Rd / new office building

--Residential New Construction:

208 Silverleaf Rd

209 Silverleaf Rd

210 Silverleaf Rd

211 Silverleaf Rd

402 Pecan St -variance approved for current structure; 404 Pecan St – 2<sup>nd</sup> structure issued

1432 Camellia St

**Pre- Development Meetings for the Month:** 0

**Rentals:**

Community Center – 5 Rentals

Community Center Meeting Room- 4 Groups Occupying

Seniors Building – 5 Groups Occupying



# Activity Report - By Project Type

from feed: 01/01/2026 - 01/31/2026

**PROJECT TYPE**

**ISSUED PERMITS**

Building Permit (C)	2
Building Permit - Electrical (C)	2
Building Permit -Electrical (R)	1
Building Permit -Electrical RECONNECT	1
Building Permit Single Family (R)	1
Plumbing Permit (R)	5
Roofing Permit	3
Sign Permit	1
Tree Removal / Trimming Permit	3

**TOTAL**

**19.00**



# Fees Collected - By Project Type

Date Paid from Fees feed: 01/01/2026 - 01/31/2026

TITLE	AMOUNT PAID	DATE PAID
Building Permit (C)	\$ 2,000.00	01/27/2026 at 4:02 PM
Building Permit (C)	\$ 40.00	01/22/2026 at 2:59 PM
Electrical - Services	\$ 10.00	01/06/2026 at 11:30 AM
Electrical - Services	\$ 10.00	01/28/2026 at 2:43 PM
Electrical Permit Fee	\$ 50.00	01/06/2026 at 11:30 AM
Electrical Permit Fee	\$ 50.00	01/08/2026 at 1:32 PM
Electrical Permit Fee	\$ 50.00	01/08/2026 at 2:32 PM
Electrical Permit Fee	\$ 50.00	01/28/2026 at 2:43 PM
Electrical Re-Connect Inspection Only	\$ 50.00	01/07/2026 at 3:51 PM
Fixtures- Solar Panels	\$ 33.00	01/08/2026 at 2:32 PM
Illuminated Sign Fee	\$ 150.00	01/28/2026 at 2:52 PM
Plan Reviewal Fee- Commercial	\$ 1,000.00	01/27/2026 at 4:02 PM
Plumbing - Gas Piping /Gas Service Line; Outlets 1-4	\$ 5.00	01/12/2026 at 12:16 PM
Plumbing - Pressure Test	\$ 15.00	01/12/2026 at 12:16 PM
Plumbing - Sewer Line	\$ 5.00	01/08/2026 at 10:06 AM
Plumbing - Sewer Line	\$ 5.00	01/06/2026 at 10:29 AM
Plumbing - Sewer Line	\$ 5.00	01/12/2026 at 12:16 PM
Plumbing - Sinks	\$ 7.50	01/12/2026 at 12:16 PM
Plumbing - Tubs or showers	\$ 5.00	01/12/2026 at 12:16 PM
Plumbing - Washing Machine	\$ 2.50	01/12/2026 at 12:16 PM
Plumbing - Water Closets	\$ 5.00	01/12/2026 at 12:16 PM
Plumbing - Water Heater	\$ 2.50	01/12/2026 at 12:16 PM

TITLE	AMOUNT PAID	DATE PAID
Plumbing - Water Piping	\$ 5.00	01/12/2026 at 12:16 PM
Plumbing - Water Piping	\$ 5.00	01/06/2026 at 1:46 PM
Plumbing Permit Fee	\$ 60.00	01/14/2026 at 11:48 AM
Plumbing Permit Fee	\$ 60.00	01/08/2026 at 10:06 AM
Plumbing Permit Fee	\$ 60.00	01/06/2026 at 1:46 PM
Plumbing Permit Fee	\$ 60.00	01/06/2026 at 10:29 AM
Plumbing Permit Fee	\$ 60.00	01/12/2026 at 12:16 PM
Reconnect FEE	\$ 25.00	01/06/2026 at 11:30 AM
Reconnect FEE	\$ 25.00	01/08/2026 at 1:32 PM
Roofing Permit	\$ 50.00	01/20/2026 at 9:35 AM
Roofing Permit	\$ 50.00	01/13/2026 at 2:47 PM
Roofing Permit	\$ 50.00	01/14/2026 at 9:31 AM
Rough In Inspection Fee	\$ 50.00	01/12/2026 at 12:16 PM
Sewer Service Line/ Cleanout	\$ 5.00	01/14/2026 at 11:48 AM
Solar Panel Installation by Sq. Ft.	\$ 332.00	01/08/2026 at 2:29 PM
Solar Panel Reviewal Fee	\$ 100.00	01/08/2026 at 2:29 PM
Solar Panel TCI Inspection	\$ 50.00	01/08/2026 at 2:32 PM
Tree Trimming / Removal Permit Fee	\$ 25.00	01/07/2026 at 1:52 PM
Tree Trimming / Removal Permit Fee	\$ 25.00	01/09/2026 at 1:14 PM
Tree Trimming / Removal Permit Fee	\$ 25.00	01/14/2026 at 8:38 AM
Water Service Line	\$ 5.00	01/12/2026 at 12:16 PM
Water Service Line	\$ 5.00	01/06/2026 at 10:29 AM

<b>TOTAL</b>	<b>AMOUNT PAID</b>	<b>\$4,682.50</b>
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# Activity Report - By Project Type

from feed: 10/01/2025 - 01/31/2026

**PROJECT TYPE**

**ISSUED PERMITS**

Building Move Permit	1
Building Permit (C)	2
Building Permit - Electrical (C)	2
Building Permit - Mechanical (C)	4
Building Permit -Electrical (R)	7
Building Permit -Electrical RECONNECT	2
Building Permit Single Family (R)	7
Building Permit- Mechanical (R)	5
Civil, Flatwork, or Driveway Permit	3
Culvert Permit	1
Demolition Permit (R)	1
Fence Permit (C)	4
Fence Permit (R)	3
Fire Sprinkler	1
Manufactured Home Permit (R)	1

**PROJECT TYPE**

**ISSUED PERMITS**

Plumbing Permit (C)	5
Plumbing Permit (R)	19
Roofing Permit	9
Sign Permit	1
Tree Removal / Trimming Permit	8
<b>TOTAL</b>	<b>86.00</b>



# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 5.

<b>Consent Agenda</b>	Boards & Agencies Updates: January 2026
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## BOARDS & CONTACTUAL AGENCIES

- Sweeny Economic Development Corporation
- Fire Department
- Capital Improvements Committee
- Sweeny Beautification Committee
- Crime Control & Prevention District
- Parks & Recreation Board

## Executive Director Report

Item 5.

Sent emails requesting updates for Trilogy, Stark, Equipment Share.

Restrooms delivered and tied down.

Working on reports for Karla for the upcoming audit.

Reached out to NightPeak and set up a meeting with them.

Looked at old Dollar General building on Ashley Wilson Road.

Meeting with the Sign Guy to discuss signage for the Industrial Park.

Attended the 1<sup>st</sup> Birthday party for the Bulldog Market Place.

**Profit and Loss**  
**Sweeny Economic Development Corporation**  
**January 5-February 4, 2026**

<b>Distribution account</b>	<b>Total</b>
<b>Income</b>	
Bank Interest	596.82
Sales Tax Income	30,299.88
<b>Total for Income</b>	<b>\$30,896.70</b>
<b>Gross Profit</b>	<b>\$30,896.70</b>
<b>Expenses</b>	
Admin. Expense	
Legal Services Fees	125.00
Office Supplies	295.14
<b>Total for Admin. Expense</b>	<b>\$420.14</b>
Projects	
Backyard Park	12,649.83
<b>Total for Projects</b>	<b>\$12,649.83</b>
<b>Total for Expenses</b>	<b>\$13,069.97</b>
<b>Net Operating Income</b>	<b>\$17,826.73</b>
<b>Net Other Income</b>	
<b>Net Income</b>	<b>\$17,826.73</b>

**Balance Sheet**  
**Sweeny Economic Development Corporation**  
**As of February 4, 2026**

<b>Distribution account</b>	<b>Total</b>
Bank Accounts	
Money Market Acct #1038451	562.98
Now Acct. #1038478	78,855.77
TexPool	189,612.46
<b>Total for Bank Accounts</b>	<b>\$269,031.21</b>
Other Current Assets	
Loan	8,325.00
<b>Total for Other Current Assets</b>	<b>\$8,325.00</b>
<b>Total for Current Assets</b>	<b>\$277,356.21</b>
Fixed Assets	
Industrial Park Property	1,474,366.62
Phase I	221,145.32
Phase II	112,325.67
Phase III	98,321.12
Phase IV	23,125.20
<b>Total for Industrial Park Property</b>	<b>\$1,929,283.93</b>
<b>Total for Fixed Assets</b>	<b>\$1,929,283.93</b>
<b>Total for Assets</b>	<b>\$2,206,640.14</b>
Liabilities and Equity	
Current Liabilities	
Payroll Liabilities	9,173.00
Federal Taxes (941/943/944)	1,621.99
Federal Unemployment (940)	-43.32
Medical	2,508.73
<b>Total for Payroll Liabilities</b>	<b>\$13,260.40</b>
<b>Total for Current Liabilities</b>	<b>\$13,260.40</b>
Long-term Liabilities	
Southside Bank Loan	749,943.52
<b>Total for Long-term Liabilities</b>	<b>\$749,943.52</b>
<b>Total for Liabilities</b>	<b>\$763,203.92</b>
Equity	
Opening Bal Equity	9,990.00
Retained Earnings	1,389,917.22
Net Income	43,529.00
<b>Total for Equity</b>	<b>\$1,443,436.22</b>
<b>Total for Liabilities and Equity</b>	<b>\$2,206,640.14</b>

## February Report

The Capital Improvement Committee met on Thursday, 05 February, 2025, at 6 pm.

The Parks Committee presented a list of items for consideration, including restrooms, tables, benches, signage, and water fountains, not to exceed \$23,751.26. The CIC unanimously approved the the motion; funds are to come from the recent tax increase that allotted \$50,000 for parks improvements. This item will be presented to council for final consideration.

Mr. Jordan outlined a lengthy list of ongoing drainage improvements being completed in conjunction with the County. In addition, west side sewer and water improvements will start soon, along with city ditch work and street paving. Mr. Jordan also outlined efforts to secure further grant funding.

The CIC members agreed to begin meeting monthly on the first Thursday of each month at 6 pm.

Respectfully Submitted,

Michael Heinroth

CIC President



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

Item 6.

<b>Meeting Date</b>	02/17/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	John Richers
<b>Reviewed by City Attorney</b>		<b>Department</b>	Drainage District
<b>Subject</b>	Discussion and possible action to update from Drainage District; John Richers		
<b>Attachments / Supporting documents</b>			
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

John Richers, Director for Section 1 of West Brazoria County Drainage District No. 11, will provide Council with an update on work being completed to benefit Sweeny residents.



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	02/17/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	CM, CS
<b>Reviewed by City Attorney</b>	Yes	<b>Department</b>	Annexation/Development
<b>Subject</b>	Discussion and potential action regarding the annexation process and related request.		
<b>Attachments / Supporting documents</b>	Tailored Service Plan, Developers Agreement, Proposed Plat, Written Service Agreement		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		

### Executive Summary

Attached for Council review and approval (as needed):

- Annexation Tailored Service Plan
- Developer’s Agreement (potential rejection)
- Proposed plat
- Proposed written service agreement (if annexation is approved)

Estimated cost for City utility expansion to the property is approximately **\$80,000 (at todays costs)** covering water, sewer, and a bore under FM 524. Gas service is nearby.

Next steps:

- Schedule a joint BOC meeting
  - Hold **two public hearings:**
    1. Large-Scale Development with BOC
    2. Annexation request
- Possible dates: **March 25, 26, 30, 31**

These are good dates for BOC. Council would need to determine if these dates are sufficient to create a quorum as advertising will be expensive.

Preliminary Proposed Timeline of upcoming meetings and required actions is referenced on the following page.

### Recommended Action

**YOU MUST HOLD PUBLIC HEARING FOR THE ANNEXATION REQUEST NO MATTER WHAT.**

**IF PLANNING TO APPROVE, NEED A PH FOR BOTH BOC & ANNEXATION: Council will need to determine date and time for Public Hearings within motion.**

**MOTION:** To approve the City’s drafted Tailored Service Plan, Developers Agreement, and Written Service agreement for future annexation request, and to establish a public hearing for a joint meeting with Planning & Zoning Board of Commissioners, and a public hearing for requested annexation on **March \_\_\_\_\_** at **5:00 P.M.** In the event quorums cannot be established for date stated, **March \_\_\_\_\_** will be the secondary public hearing date at **5:00 PM.**

**ANNEXATION ONLY:** You still have to hold a public hearing pursuant to the annexation request. You just wont need to hold the joint meeting due to the large scale development, if you do not foresee approving the annexation.

**MOTION:** To schedule the public hearing pursuant to the annexation request for Tuesday, March 17<sup>th</sup>, 2026 at 6 PM.



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

Monthly Council Meeting	Key Actions & Council Meetings Due to property being appraised as Ag- Developer must reject Development Agreement
<b>February- Current Meeting Discussion Items</b>	<ul style="list-style-type: none"> <li>-Council review tailored service plan; get to Kirk for review</li> <li>- Council to review developer agreement; get to Kirk for review to reject</li> <li>- Preliminary Financing Plan for presentation/Cost Outline</li> <li>-TIRZ preliminary discussions</li> <li>-Re-platting Process discussion</li> <li>-Set dates for: (February meeting): BOC PH &amp; Joint BOC meeting as this is a large scaled development.</li> </ul>
<b>March 2 PH &amp; Joint BOC Mtg.</b>	<ul style="list-style-type: none"> <li>- 2 Public Hearings: BOC &amp; Annexation</li> <li><u>Action:</u> -BOC Large Scale Development (Preliminary Plat). BOC offer recommendation to Council.</li> <li>-COS accepts/approves/deny recommendation</li> <li>-COS Accepts Developer's Rejected Developers Agreement</li> <li>-COS approves/deny ordinance to annex property; COS Tailored Service Agreement Plan attached to ordinance as exhibit; Rejected developers agreement offered to be attached to Ordinance</li> <li>-TIRZ more in depth conversation if pursuing, Council action to hire attorney for TIRZ process</li> <li>(COS and developer will then negotiate the written service agreement following approval of annexation, COS to file annexation ordinance)</li> </ul>
<b>April-TENATIVE</b>	<ul style="list-style-type: none"> <li>- Handle Variance Requests (Sidewalks, Ditches, Roadways)</li> <li>- Complete Replat for Subdivision, File with County &amp; relevant entities -Propose Preliminary Financing Plan for TIRZ if Attorney hired, etc.</li> <li>- Begin TIRZ Board selection process discussions</li> </ul>
<b>May-TENATIVE</b>	<ul style="list-style-type: none"> <li>- Council Meeting: Final Financing Plan for TIRZ</li> <li>- If accepted: Set May PH date, publish notice, send letters</li> <li>- Send to State Comptroller</li> <li>- Go out for TIRZ Board applications</li> </ul>
<b>June- TENATIVE</b>	<ul style="list-style-type: none"> <li>- Council Meeting: Public Hearing on TIRZ Financing Plan</li> <li>- Discuss Tax Increment Fund (TIF)</li> <li>- Select TIRZ Board Members</li> <li>- Approve TIRZ Ordinance</li> <li>- Send Comptroller Form 50-806</li> <li>- Update City Mapping</li> <li>- Open TIRZ bank account</li> </ul>
<b>July- TENATIVE</b>	<ul style="list-style-type: none"> <li>- Council Meeting: TIRZ Board presents Project Plan &amp; Financing Plan for final approval by ordinance</li> <li>- Ensure plans conform to City Master Plan</li> </ul>
<b>August- TENATIVE</b>	<ul style="list-style-type: none"> <li>-TIRZ Board entered into an agreement with the Developer</li> </ul>

**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

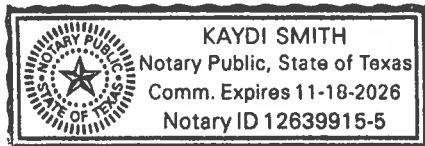
Signed: [Signature]

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.

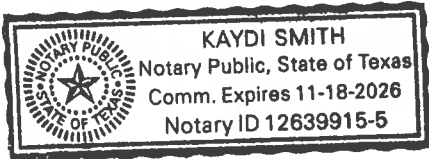


(Seal)

[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

## **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.

**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 and has held public hearings on \_\_\_\_\_ and \_\_\_\_\_, 2026; and

**WHEREAS**, the Owner desires to have the Property remain in the City’s extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

**WHEREAS**, this Agreement is entered into 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 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 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.** 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.** 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: 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 \_\_\_\_ day of \_\_\_\_\_, 2026.

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

Owner’s Printed Name: \_\_\_\_\_

Owner’s Signature: \_\_\_\_\_

Owner’s Printed Name: \_\_\_\_\_

Owner’s Signature: \_\_\_\_\_

City Manager’s Printed Name: \_\_\_\_\_

City Manager’s Signature: \_\_\_\_\_

City of Sweeny, Texas

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas  
Expiration Date \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas  
Expiration Date \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF BRAZORIA

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

\_\_\_\_\_  
Notary Public, State of Texas  
Expiration Date \_\_\_\_\_

**MUNICIPAL SERVICES AGREEMENT**  
**BETWEEN THE SWEENY, TEXAS**  
**AND NORTHLAND ESTATES SUBDIVISION;**  
**C & D DEVELOPMENT LLC**

This Municipal Services Agreement ("Agreement") is entered into on \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between the City of Sweeny, Texas, a home-rule municipality of the State of Texas, ("City") and C & D Development LLC ("Owner").

**RECITALS**

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

**WHEREAS**, the City is currently classified as a home rule municipality for purposes of annexation under the Texas Local Government Code ("LGC");

**WHEREAS**, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

**WHEREAS**, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation;

**WHEREAS**, Owner owns certain parcels of land situated in Brazoria County Texas, which consists of approximately 62.296 acres of land in the City's limits and extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference ("Property");

**WHEREAS**, Owner has filed a written request with the City for full-purpose annexation of the Property,

**WHEREAS**, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

**WHEREAS**, the Annexation Case and execution of this Agreement are subject to approval by the Sweeny City Council; and

**NOW THEREFORE**, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

### 3. MUNICIPAL SERVICES.

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
- i. Fire – The City’s Fire Department will provide emergency and fire protection services.
  - ii. Police – The City’s Police Department will provide protection and law enforcement services.
  - iii. Emergency Medical Services
  - iv. Planning, Zoning, and Building – The City’s Planning and Development Services Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
  - v. Publicly Owned Parks, Facilities, and Buildings
    1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities (including, community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor.
    2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
  - vi. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
  - vii. Streets - The City’s will maintain the public streets over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
  - viii. Water, Wastewater, and Natural Gas
    1. New homes will be required to connect to the City’s water, sewer system, and natural gas (if applicable) at the owner’s expense.
  - ix. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
  - x. Code Compliance – The City’s Code Compliance Department will provide education, enforcements, and abatement relating to code violations within the Property.
- b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
- c. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same

or similar services.

5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
8. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
9. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Brazoria County, Texas construed in conformity with the provisions of Texas Local Government Code Chapter 43.
10. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
11. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

13. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

14. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.

15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

**CITY OF SWEENY**

**C & D DEVELOPMENT LLC**

By: \_\_\_\_\_  
David Jordan  
City Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Approved as to Form and Legality:

\_\_\_\_\_  
City Attorney

Attest:

\_\_\_\_\_  
Kaydi Smith  
City Secretary

Approvals:  
Ordinance No. \_\_\_\_\_

**State of Texas** §  
**County of Brazoria** §

This instrument was acknowledged before me on the \_\_\_day of \_\_\_\_\_, 20\_\_, by Kaydi Smith, City Secretary of the City of Sweeny, a Texas municipal corporation, on behalf of said corporation.

By: \_\_\_\_\_

Notary Public, State of Texas

**State of Texas** §  
**County of \_\_\_\_\_** §

This instrument was acknowledged before me on the \_\_\_\_\_day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, \_\_\_\_\_ of [Name of individual signing, title (if any)] on behalf of said \_\_\_\_\_ [insert name of company or individual where applicable].

By: \_\_\_\_\_

Notary Public, State of Texas

After Recording Return to:  
City Secretary  
City of Sweeny  
PO BOX 248  
Sweeny, Texas 77480

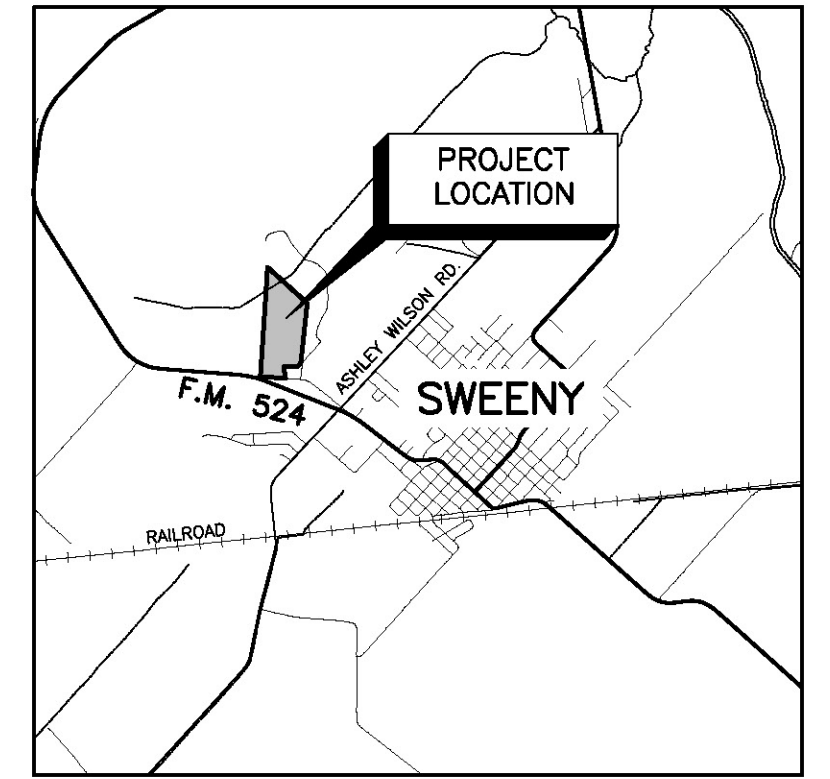
**EXHIBIT A**

MAP AND BOUNDARY DESCRIPTION



# BRAZORIA COUNTY, TEXAS

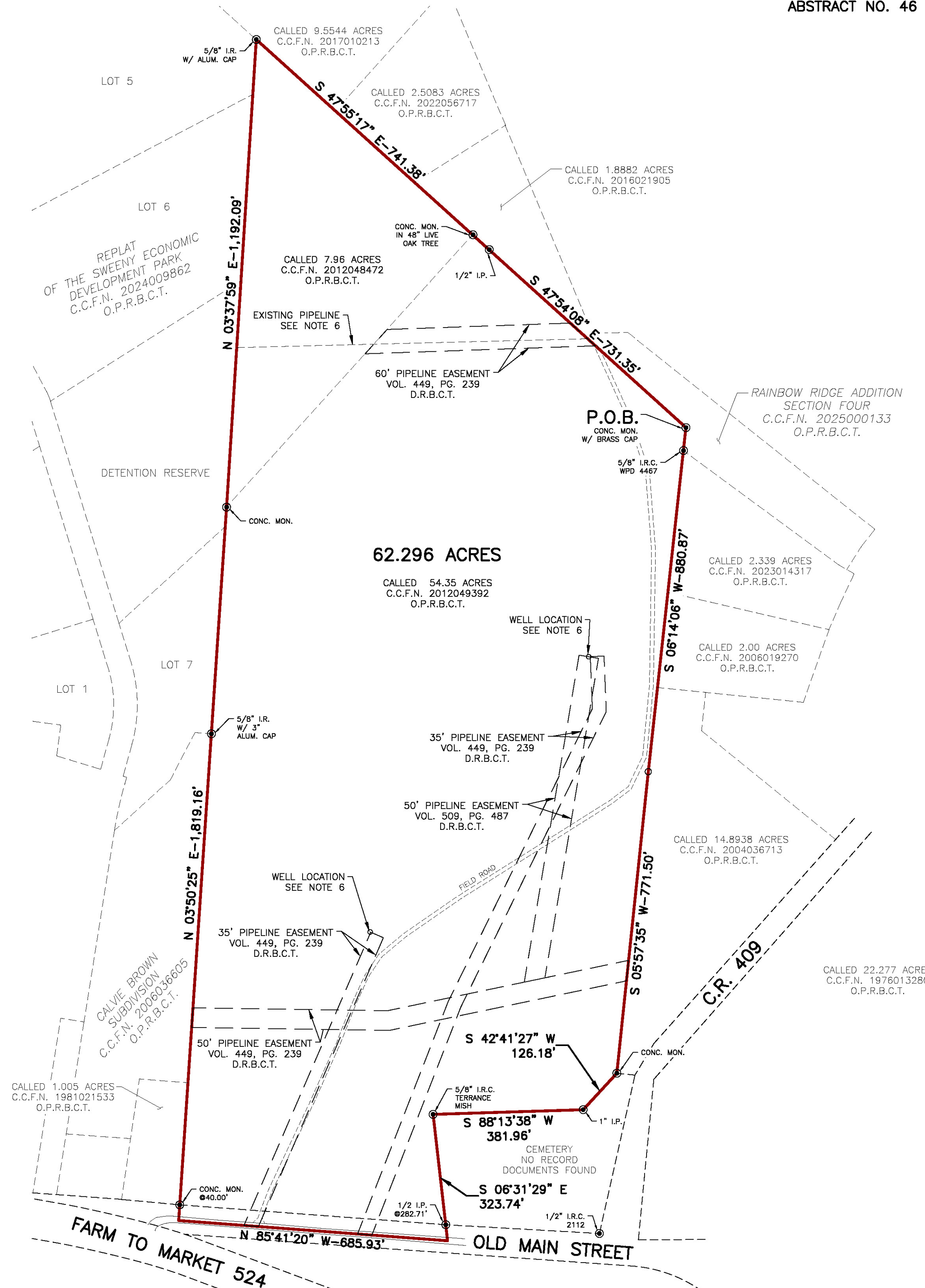
CHARLES BREEN LEAGUE  
ABSTRACT NO. 46



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



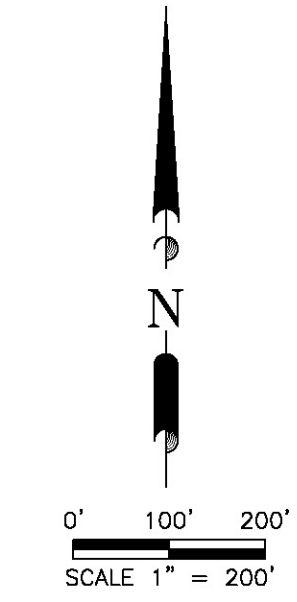
REPLAT  
OF THE SWEENEY ECONOMIC  
DEVELOPMENT PARK  
C.C.F.N. 2024009862  
O.P.R.B.C.T.

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

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

FARM TO MARKET 524

OLD MAIN STREET



**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 HEREON.

- SURVEYORS NOTES**
1. 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.
  2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
  3. 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.
  4. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
  5. THIS SURVEY PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SUBJECT TRACT.
  6. 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.
  7. 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

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



**Property Details**

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

**Property Values**

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

Appraised Value: ②

\$6, Item 7.

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 7.

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			





# CITY OF SWEENY

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321

## Zoning and/or Variance Application

Please complete each field. Incomplete applications will not be accepted.

### TYPE OF APPLICATION:

- Zoning Change (from zone) \_\_\_\_\_ (to zone) \_\_\_\_\_
- Variance Request to P & Z Exhibit, Section § \_\_\_\_\_
- Variance Request to Ordinance, Section § \_\_\_\_\_
- Re-Plat Type: Preliminary Plat

\*Plat Types include: Amending, Replats, Combination, Subdivide, Subdivision, Preliminary, Final

\*\*Re-plats/Mylars can only be accepted the 1<sup>st</sup> thru the 5<sup>th</sup> business day of each month to comply with HB 3167.

### PROJECT INFORMATION:

- Residential
  - Commercial
  - Survey attached?
  - Drawing attached?
- Project Name/Owners Name: Northland Estates Subdivision/C & D Development LLC  
 Brazoria County Appraisal District Property ID # 182654  
 Project Address/Location: FM 524 SPUR 2 TX 77480  
 Subdivision: Northland Estates No. of Lots: 24  
 Total Acreage &/or Square Footage: 62.296  
 (Any additional supporting information can be submitted and attached with this request.)

### Brief Description of Property & Reason for Proposed Request:

Prepare preliminary plat of the 62.296 acre tract into 2 blocks, 24 lots and 4 reserves

*Administration and/or their designee reserves the right to delay the item to the following regularly scheduled meeting if it is determined that more time is needed in order to compile information specific to the request.*

### PROPERTY OWNER'S INFORMATION:

Name: C & D Development LLC / Doug Kirk, President  
 Mailing Address: 34 Nelson Court  
 City: Jones Creek State: TX Zip: 77541  
 Phone: 979-482-2590  
 Email: americancraftedhomes@yahoo.com

### APPLICANT OR AGENT'S INFORMATION:

Name: Baker & Lawson, Inc. / Douglas Roesler, PE  
 Mailing Address: 4500 Technology Dr, Suite 1530  
 City: Angleton State: TX Zip: 77515  
 Phone: 979-849-6681  
 Email: drosler@bakerlawson.com

\*\*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by The City of Sweeny.

Zoning Change Requests are charged an advertisement fee per the official newspaper rate plus a \$20.00 administrative fee. Additional fees assessed for additional pages and/or additional administrative duties required. Current advertisement rates start at \$265.00. Any advertisement rate completed that is over the current minimum rate will be invoiced to the requestor. All zone change requests are subject to the discretion of the P&Z Board of Commissions and City Council.

Replats and variances are \$50.00 each. Re-plat and variance requests are not a guaranteed approval. All replats and variance requests are at the discretion of the City Council.

\*\*Owner's Signature: [Signature] Date: 12-4-2025

Agent's/Applicant's Signature: [Signature] Date: 12-4-25

Fees Paid: \_\_\_\_\_ General Receipt No. \_\_\_\_\_ Date: \_\_\_\_\_

### OFFICE USE ONLY:

Date Received: \_\_\_\_\_ Amount Collected: \_\_\_\_\_ City Representative: \_\_\_\_\_

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT C & D DEVELOPMENT, LLC, THROUGH ITS PRESIDENT DOUG KIRK, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF NORTHLAND ESTATES SUBDIVISION, DO HEREBY PLAT SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS AND BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND TITLE TO THE LAND SO DEDICATED.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DOUG KIRK, PRESIDENT
C & D DEVELOPMENT, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG KIRK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

CITY COUNCIL APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NORTHLAND SUBDIVISION, WAS APPROVED THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_ BY THE CITY COUNCIL OF THE CITY OF SWEENEY, TEXAS.

DUSTY HOPKINS MAYOR NEAL BESS JR. POSITION 1

JOHN RAMBO POSITION 2 BRIAN BROOKS POSITION 3

SANDRA BLAINE POSITION 4 DANIEL "SHAUN" MASSEY POSITION 5

R.C. "CHARLIE" STEVENSON CITY ATTORNEY KAYDI SMITH CITY SECRETARY

LIENHOLDER ACKNOWLEDGEMENT

I LONNIE KEY, FIRST STATE BANK, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS NORTHLAND ESTATES, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN DOCUMENT C.C.F.N. 2025006858 O.P.R.B.C.T., OF THE REAL PROPERTY RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN (OR LIENS), AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS) OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: SIGNATURE OF LIENHOLDER(S)
(NAME(S) AND TITLE PRINTED)

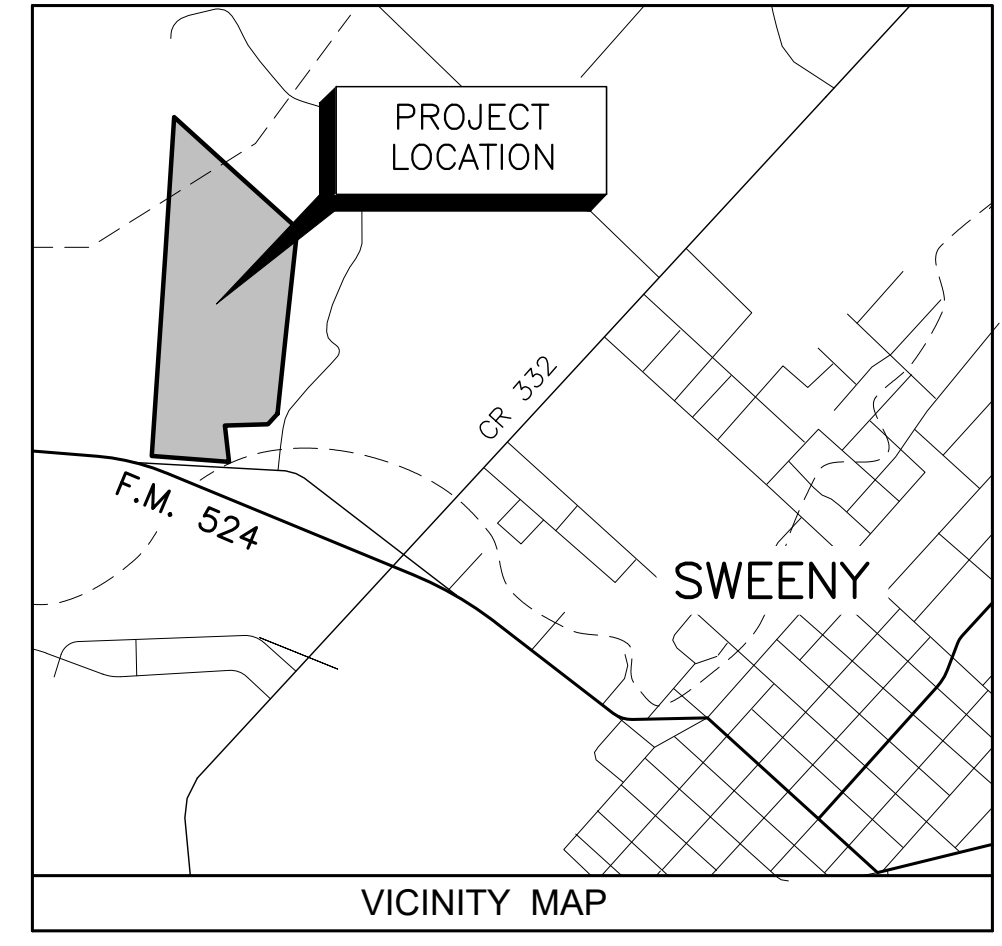
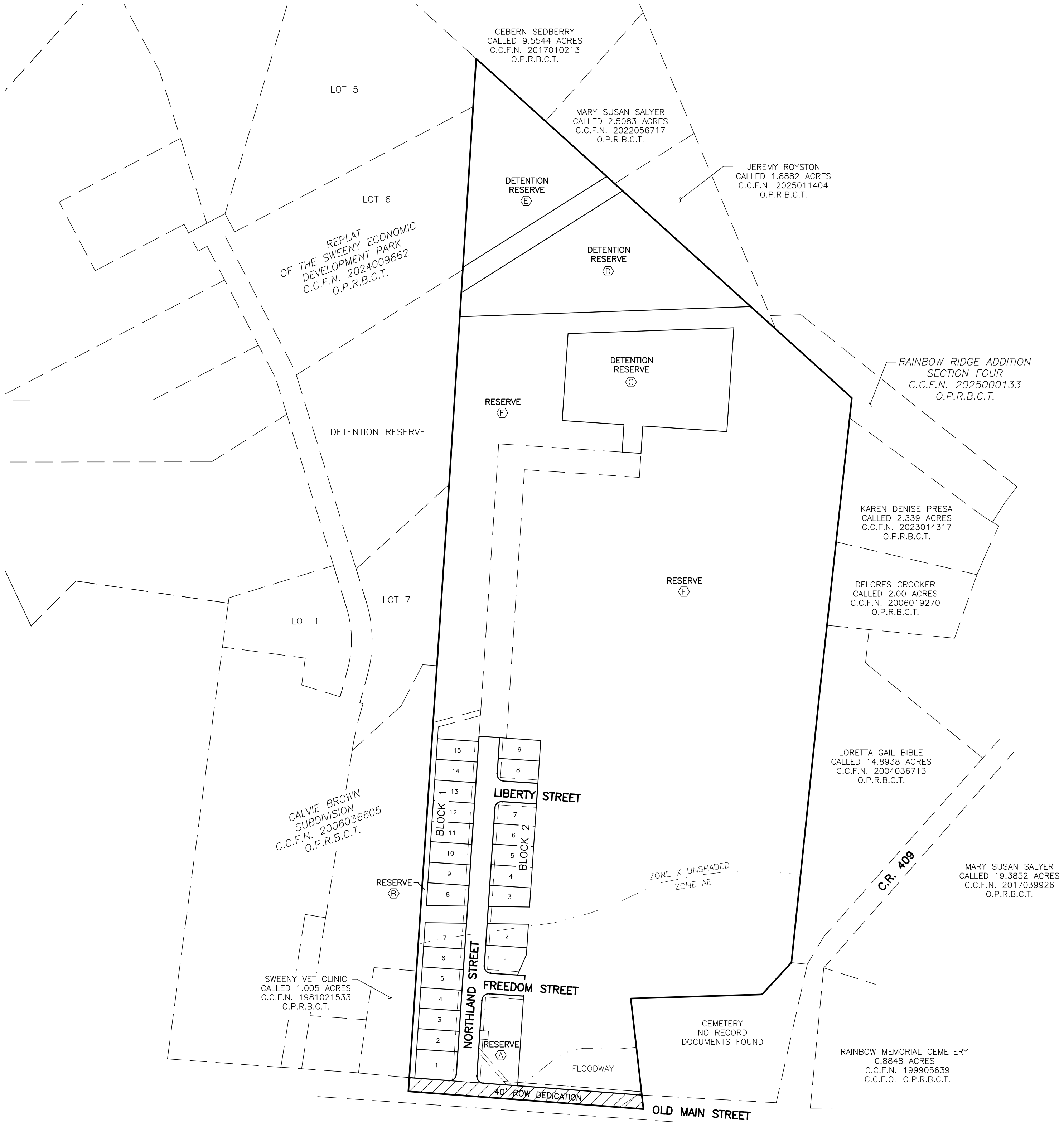
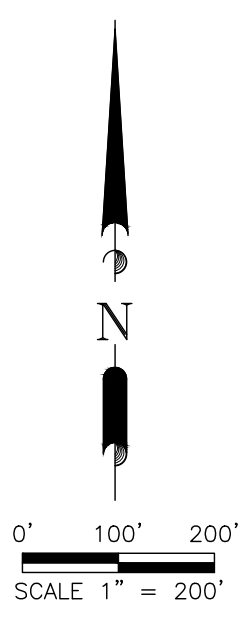
STATE OF §
COUNTY OF §

SWORN TO AND SUBSCRIBED BEFORE ME BY
ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 62.296 ACRE TRACT INTO 2 BLOCKS, 24 LOTS & 4 RESERVES.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 4803902056K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), ZONE AE, & ZONE AE FLOODWAY.
5. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.

BRAZORIA COUNTY, TEXAS
CHARLES BREEN LEAGUE
ABSTRACT NO. 46



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 62.296 ACRE TRACT, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2025006858 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER 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):

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°37'58" 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 SWEENEY 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.

RESERVE TABLE with columns: SYMBOL, RESERVE TYPE, RESERVE USE, AREA. Includes rows for Unrestricted, Restricted (Drainage & Detention), and Unrestricted (Remainder).

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

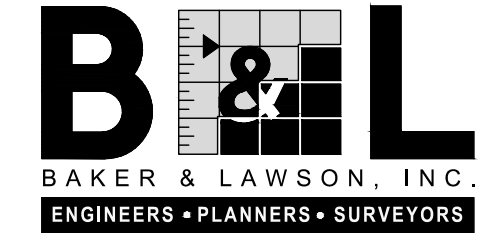
THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



OWNER & DEVELOPER:
DOUG KIRK, PRESIDENT
C & D DEVELOPMENT, LLC
34 NELSON COURT
JONES CREEK, TX 77541

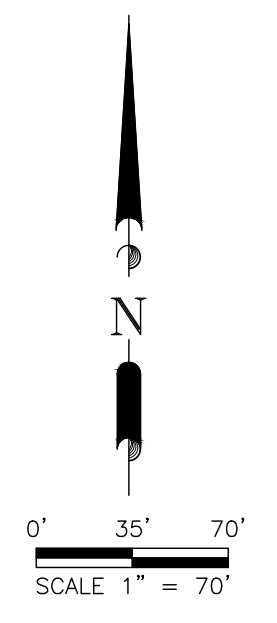


Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

SHEET 1 OF 3

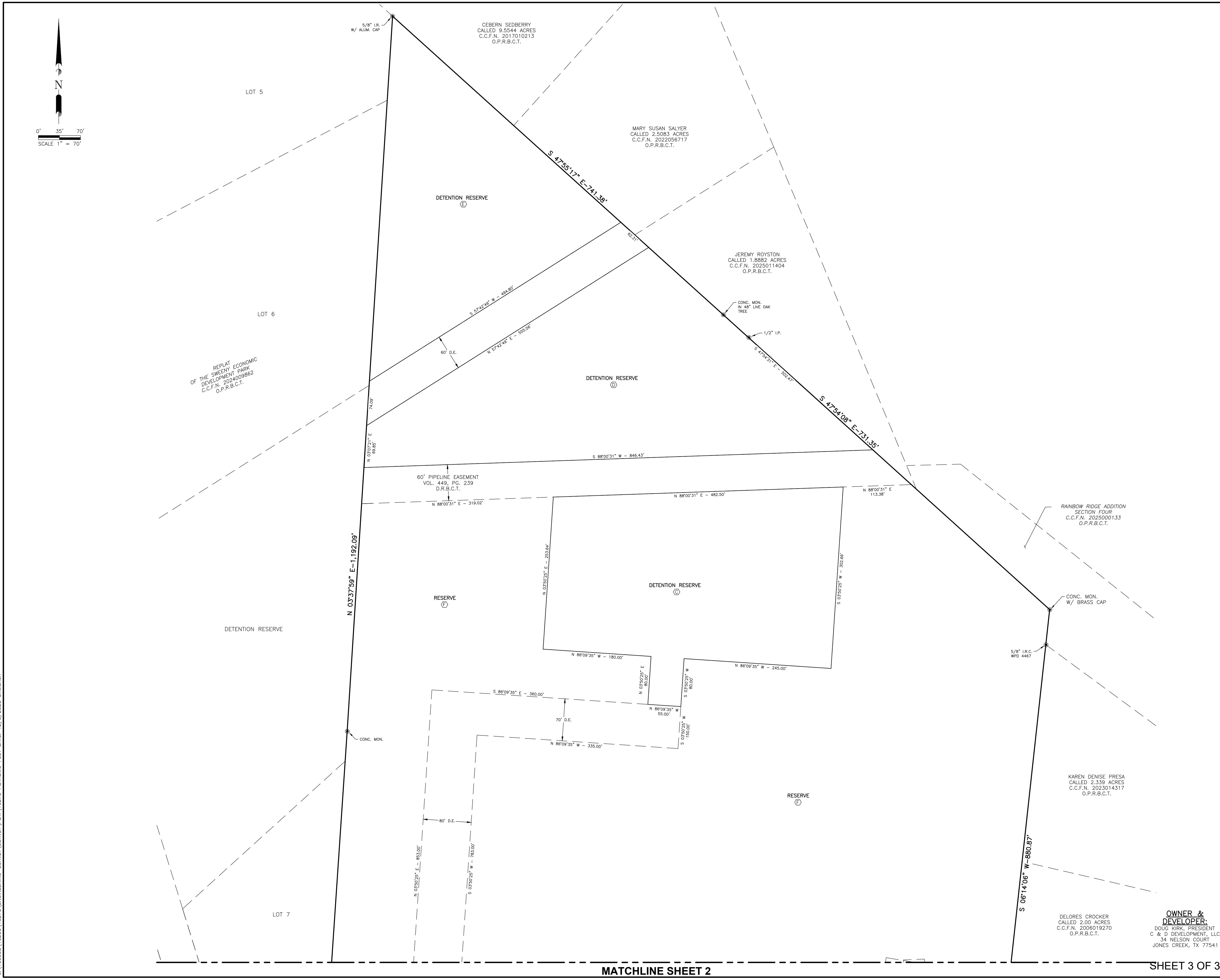
J:\160005\16200\16273\ENGINEERING-SURVEY\SURVEY\PLAT\16273 PLAT.DWG PLOT DATE: 12/5/2025 D:\dhdh





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
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- U.E. = UTILITY EASEMENT
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- I.P. = IRON PIPE
- = 5/8" I.R.C. SET "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)



CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.57'	20.00'	90°26'37"	N49°03'43"E	28.39'
C2	31.26'	20.00'	89°33'23"	S40°56'17"E	28.17'
C3	31.42'	20.00'	90°00'00"	S48°50'25"W	28.28'
C4	31.42'	20.00'	90°00'00"	S41°09'35"E	28.28'
C5	31.42'	20.00'	90°00'00"	S48°50'25"W	28.28'
C6	31.42'	20.00'	90°00'00"	S41°09'35"E	28.28'

**PRELIMINARY PLAT  
NORTHLAND ESTATES  
SUBDIVISION**  
CHARLES BREEN LEAGUE  
ABSTRACT NO. 46  
BRAZORIA COUNTY, TEXAS

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS

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

**OWNER & DEVELOPER:**  
DOUG KIRK, PRESIDENT  
C & D DEVELOPMENT, LLC  
34 NELSON COURT  
JONES CREEK, TX 77541

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

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

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

60° PIPELINE EASEMENT  
VOL. 449, PG. 239  
D.R.B.C.T.

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

J:\160005\16200\16273\ENGINEERING-SURVEY\PLAT\16273 PLAT.DWG PLOT DATE: 12/5/2025 D:\dhdh



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	02/17/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Brad Caudle / Kaydi Smith
<b>Reviewed by City Attorney</b>	Yes	<b>Department</b>	PD / CS- Resolution
<b>Subject</b>	Discussion and possible action to Resolution 26-R101, authorizing the City of Sweeny to enter into a multiple use agreement with the Texas Department of Transportation for installation and operation of automated license plate recognition cameras in the TxDot right of way.		
<b>Attachments / Supporting documents</b>	Resolution 26-R101		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

To permit Flock to install cameras within the rights-of-way, TxDOT requires the City to execute a Multiple Use Agreement (MUA). Prior to execution, City Council approval is required through a resolution authorizing the City of Sweeny to enter into the agreement and authorizing the City Manager to execute all related documents.

### Recommended Action

To approve Resolution 26-R101, authorizing the City of Sweeny to enter into a multiple use agreement with TxDot for the installation and operation of automated license plate recognition cameras within the TxDot right of way.

**RESOLUTION NO. 26-R101**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SWEENY, BRAZORIA COUNTY, TEXAS, AUTHORIZING THE CITY OF SWEENY TO ENTER INTO A MULTIPLE-USE AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ALLOWING THE INSTALLATION AND OPERATION OF AUTOMATED LICENSE PLATE RECOGNITION CAMERAS IN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Sweeny has determined that the addition of Automatic License Plate Recognition (ALPR) cameras will increase public safety and aid the Sweeny Police Department in its crime prevention efforts and strategies; and

WHEREAS, the City of Sweeny desires to engage with the Texas Department of Transportation (TxDOT) and ask that Flock Safety be allowed to place ALPR cameras in the TxDOT right-of-way on behalf of the City of Sweeny; and

WHEREAS, the City of Sweeny finds it to be in the public interest to authorize the City Manager to sign a Multiple Use Agreement with TxDOT.

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

**SECTION ONE (1):**

The City of Sweeny hereby authorizes the City Manager to enter into a Multiple-Use Agreement with TxDOT, for the installation and operation of the ALPR cameras in the TxDOT right-of-way.

**SECTION TWO (2):**

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
DUSTY HOPKINS, MAYOR  
CITY OF SWEENY, TEXAS

ATTEST:

\_\_\_\_\_  
KAYDI SMITH, CITY SECRETARY  
CITY OF SWEENY, TEXAS



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	02/17/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Kaydi Smith
<b>Reviewed by City Attorney</b>	Yes	<b>Department</b>	Elections
<b>Subject</b>	Discussion and possible action to Ordinance 26-101, cancelling the General Election, May 02, 2026, and certifying the unopposed candidates; if applicable.		
<b>Attachments / Supporting documents</b>	Ordinance 26-101		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

All positions on the ballot for the May 2, 2026, General Election are unopposed. Ordinance No. 26-101 provides for the cancellation of the General Election and certifies the election of all unopposed candidates.

All certified candidates will be sworn into office upon taking their oath at the City Council meeting following the May 2, 2026, election date.

### Recommended Action

To approve Ordinance 26-101 cancelling the General Election, May 02, 2026, and certifying the unopposed candidates.

ORDINANCE NO. 26-101

AN ORDINANCE OF THE CITY OF SWEENEY, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 2, 2026 GENERAL ELECTION ELECTED TO OFFICE; CANCELLING THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, the general election was called for May 2, 2026, for the purpose of electing members to City Council; and

WHEREAS, the City Secretary has certified in writing that there is no proposition on the ballot, that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office; and

WHEREAS, under these circumstances, subchapter C, Chapter 2, Election Code, authorizes Council to declare the candidates elected to office and cancel the election;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OS SWEENEY, TEXAS, THAT:

Section One (1): The following candidates, who are unopposed in the May 2, 2026 General City Election, are declared elected to office, and shall be issued certificates of election following the time the election would have been canvassed.

OFFICE OF CITY JUDGE

Robert J. Foster

CITY COUNCIL PERSON POSITION ONE

Leigh Ann Thornton

CITY COUNCIL PERSON POSITION THREE

Brian Brooks

CITY COUNCIL PERSON POSITION FIVE

Caniel "Shaun" Massey

Section Two (2): The May 2, 2026 General City Election is cancelled, and the City Secretary is directed to cause a copy of this ordinance to be posted on election day at each polling place that would have been used in the election.

Section Three (3): It is declared to be the intent of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance since the City Council would have enacted them without the invalid portion.

Section Four (4): This ordinance shall take effect upon its passage, and it is so ordained.

Section Five (4): It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED, APPROVED AND ADOPTED this \_\_\_\_ day of February, 2026.

\_\_\_\_\_  
DUSTY HOPKINS, Mayor of the City of Sweeny, Texas

ATTEST:

\_\_\_\_\_  
KAYDI SMITH, City Secretary



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	02/17/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	City Manager/ CS
<b>Reviewed by City Attorney</b>	Yes	<b>Department</b>	City Secretary & Grants
<b>Subject</b>	Discuss, consider, and approve a resolution authorizing signatories for GLO Resilient Communities Program grant CDBG-MIT 23-160-141-F570; 26-R102		
<b>Attachments / Supporting documents</b>	Resolution 26-R102		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

The City has been awarded a grant from the General Land Office through the Resilient Communities Program. As part of the grant startup requirements, a resolution is needed to designate authorized signatories for contractual, financial, and environmental documentation. Adoption of the resolution formally authorizes the designated individuals to execute documents on behalf of the City.

Under the proposed resolution, the Mayor and City Manager will be designated as authorized representatives for contractual documents.  
 The Mayor, City Manager, Finance Director, and City Secretary will be designated as authorized representatives for financial documents.  
 The Mayor will be designated as the authorized official to execute environmental reviews and related documentation.

This grant is in the amount of \$250,000.00 to develop a Comprehensive Plan.

### Recommended Action

To approve Resolution 26-R102 authorizing signatories for the GLO Resilient Communities Program, grant CDBG-MIT 23-160-141-F570.

Resolution No. 26-R102  
**RESOLUTION AUTHORIZING SIGNATORIES**

A RESOLUTION BY THE CITY OF SWEENEY DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION, (CDBG-MIT) GENERAL LAND OFFICE (GLO) STATE CONTRACT NUMBER 23-160-141-F570

**WHEREAS**, City of Sweeny has received a Community Development Block Grant – Mitigation award to provide Planning Activities; and

**WHEREAS**, it is necessary to appoint persons to execute contractual documents and documents requesting funds from the Texas General Land Office and;

**WHEREAS**, an original signed copy of the CDBG-MIT Depository/Authorized Signatories Designation Form is to be submitted with a copy of this Resolution, and;

**WHEREAS**, City of Sweeny acknowledges that in the event that an authorized signatory changes (elections, illness, resignations, etc.) the following will be required:

- a resolution stating the new authorized signatory (A new resolution is not required if this original resolution names only the title and not the name of the signatory); and
- a revised CDBG-MIT *Depository/ Authorized Signatories Designation Form*.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SWEENEY, TEXAS, AS FOLLOWS:**

SECTION 1: The City Manager, and Mayor be authorized to execute contractual documents between the Texas General Land Office and the City for the Community Development Block Grant - Mitigation.

SECTION 2: The City Manager, Mayor, Director of Finance, and City Secretary be authorized to execute the *State of Texas Purchase Voucher* and *Request for Payment Form* documents required for requesting funds approved in the Community Development Block Grant - Mitigation.

SECTION 3: The Mayor be authorized to execute environmental review and related documents as the responsible entity (RE) for the Community Development Block Grant – Mitigation.

**PASSED AND APPROVED BY THE CITY OF SWEENEY, TEXAS**, on \_\_\_\_\_, 2026.

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	02/17/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	City Manager/ CS
<b>Reviewed by City Attorney</b>	Yes	<b>Department</b>	City Secretary & Grants
<b>Subject</b>	Discuss, consider, and approve a resolution adopting required CDBG Civil Rights policies; 26-R103		
<b>Attachments / Supporting documents</b>	Resolution 26-R103		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

The City has been awarded a grant from the General Land Office through the Resilient Communities Program. As part of the grant startup requirements, a resolution is needed to adopt Civil Rights policies in accordance with CDBG guidelines.

This grant is in the amount of \$250,000.00 to develop a Comprehensive Plan.

### Recommended Action

To approve Resolution 26-R103, adopting required CDBG Civil Rights policies, pursuant to the Resilient Communities Program, grant CDBG-MIT 23-160-141-F570.

Resolution No. 26-R103**RESOLUTION REGARDING CIVIL RIGHTS  
CITY OF SWEENY, TEXAS**

Whereas, City of Sweeny, Texas, (hereinafter referred to as “City of Sweeny”) has been awarded a Community Development Block Grant – Mitigation (CDBG-MIT) grant from the Texas General Land Office (hereinafter referred to as “GLO”);

Whereas, City of Sweeny, in accordance with Section 109 of the Title I of the Housing and Community Development Act. (24 CFR 6); the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and for construction contracts greater than \$10,000, must take actions to ensure that no person or group is denied benefits such as employment, training, housing, and contracts generated by the CDBG-MIT activity, on the basis of race, color, religion, sex, national origin, age, or disability;

Whereas, City of Sweeny, in consideration for the receipt and acceptance of federal funding for the Contract, agrees to comply with all federal rules and regulations including those rules and regulations governing citizen participation and civil rights protections;

Whereas, City of Sweeny, in accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended, and 24 CFR Part 135 is required, to the greatest extent feasible, to provide training and employment opportunities to lower income residents and contract opportunities to businesses in the CDBG-MIT project area;

Whereas, City of Sweeny, in accordance with Section 104(1) of the Housing and Community Development Act, as amended, and State’s certification requirements at 24 CFR 91.325(b)(6), must adopt an excessive force policy that prohibits the use of excessive force against non-violent civil rights demonstrations;

Whereas, City of Sweeny, in accordance with Executive Order 13166, must take reasonable steps to ensure meaningful access to services in federally assisted programs and activities by persons with Limited English Proficiency (LEP) and must have an LEP plan in place specific to the locality and beneficiaries for each CDBG-MIT project;

Whereas, City of Sweeny, in accordance with Section 504 of the Rehabilitation Act of 1973, does not discriminate on the basis of disability and agrees to ensure that qualified individuals with disabilities have access to programs and activities that receive federal funds; and

Whereas, City of Sweeny, in accordance with Section 808(e)(5) of the Fair Housing Act (42 USC 3608(e)(5)) that requires HUD programs and activities be administered in a manner affirmatively to further the policies of the Fair Housing Act, agrees to conduct at least one activity during the contract period, to affirmatively further fair housing;

Whereas, City of Sweeny, has designated an overseer and will maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.

NOW, THEREFORE, BE IT RESOLVED BY The City of Sweeny, TEXAS, THAT City of Sweeny ADOPTS THE FOLLOWING:

1. Citizen Participation Plan and Grievance Procedures;
2. Excessive Force Policy;
3. Section 504 Policy and Grievance Procedures;
4. Code of Conduct Policy;

- 5. Fair Housing Policy; and
- 6. Section 3 Policy.

The City of Sweeny affirms its commitment to conduct a project-specific analysis and take all appropriate action necessary to comply with program requirements for the following:

- 1. Limited English Proficiency (LEP) Standards Plan; and
- 2. Affirmatively Further Fair Housing

**Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Signature of Elected Official  
City of Sweeny

Dusty Hopkins  
Printed Name of Elected Official

\_\_\_\_\_  
Attest: Kaydi Smith, City Secretary



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	02/17/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	Karla Wilson
<b>Reviewed by City Attorney</b>		<b>Department</b>	Human Resources
<b>Subject</b>	Discussion and possible action to clarify previous motion regarding executive session item from the January 20, 2026, meeting, for performance and evaluation of the City Manager.		
<b>Attachments / Supporting documents</b>			
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

**Executive Summary**

Provide clarification on the prior motion authorizing compensation to David Jordan in the amount of \$9,600. Staff initially interpreted the motion as approval of a one-time lump-sum payment; however, subsequent discussions suggest the intent may have been for the \$9,600 to be divided between each pay period moving forward. Council direction is requested to confirm whether the compensation of \$9,600 is intended to be a one-time payment in full **or** an additional pay amount allocated to each pay period to total \$9,600 over the next year.

*Previous Motion: Shaun Massey moved to recompensate, City Manager, David Jordan, for his insurance, in the amount of \$9,600.00, and review compensation at the next meeting. Seconded by Brian Brooks. Brian Brooks, Sandra Blaine, and Shaun Massey were in favor. Neal Bess Jr. opposed. Motion carried.*

**Recommended Action**

Council Discretion-  
 If Approving moving forward: To increase the salary of David Jordan to compensate for insurance allowances in the annual amount of \$9,600.00, to be allocated in an equal amount of \$369.23 per pay period (26 pay periods annually).



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	02/17/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	
<b>Reviewed by City Attorney</b>		<b>Department</b>	Administration / HR
<b>Subject</b>	Discussion and possible action to salaried employees and applicable budget adjustments if necessary.		
<b>Attachments / Supporting documents</b>			
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

Pursuant to the previous meeting, it was requested to re-visit compensation of the City Manager at the following meeting. This agenda item, depending on the amount of adjustment to the salaried employee, may require a future budget adjustment.

### Recommended Action

Council Discretion