



Town of Upper Marlboro

SPECIAL TOWN MEETING

14211 School Lane, Upper Marlboro, Maryland, 20772

Tuesday, June 09, 2026 at 7:00 PM

AGENDA

This meeting will be conducted in person.

Persons who are unable to attend the meeting may attend virtually via phone or the following Zoom Video Teleconference link <https://uppermarlboromd-gov.zoom.us/j/81528051514> Persons who desire to speak during public comment shall sign-in with the Clerk.

SPECIAL TOWN MEETING AGENDA: 7:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Review of Agenda**
5. **Business**

A. FY 2027 Budget(Council Vote)

B. AN ANNEXATION RESOLUTION OF THE COUNCIL OF THE TOWN OF UPPER MARLBORO TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN OF UPPER MARLBORO BY ANNEXING INTO THE TOWN CERTAIN REAL PROPERTY LOCATED EAST OF THE EXISTING CORPORATE BOUNDARIES OF THE TOWN CONSISTING OF 76 PROPERTIES AND PORTIONS OF MARYLAND ROUTE 202, MARLBORO PIKE AND BUCKS LANE, TOTALING 184.89 +/- ACRES CONTIGUOUS TO AND ADJOINING THE TOWN'S EXISTING CORPORATE BOUNDARIES, WHICH IS COMPRISED OF ALL THOSE PROPERTIES DEPICTED ON THE MAP OF THE THIRD ANNEXATION OF THE TOWN OF UPPER MARLBORO ATTACHED HERETO AS EXHIBIT A, DESCRIBED IN THE ATTACHED METES AND BOUNDS DESCRIPTION OF THE THIRD ANNEXATION (EXHIBIT B), AND REFLECTED IN THE TABLE SET FORTH IN THE RESOLUTION (EXHIBIT C) ("THE ANNEXATION AREA"), AND GENERALLY ALL MATTERS RELATING TO THE ANNEXATION OF THE ANNEXATION AREA (Introduction)

6. **Public Comment**
For items not necessarily on the immediate agenda (3 minutes per item)
7. **Preliminary Approval of Next Meeting Agenda**
8. **Motion to go into a Closed Session**
9. **Adjournment**

Video of the meeting will be posted to the Town YouTube Channel within 1 business days of the meeting.

All meetings are subject to closure in accordance with the State Open Meetings Act—House Bill 217

**AN ORDINANCE
OF THE TOWN COUNCIL OF THE TOWN OF UPPER MARLBORO**

ORDINANCE: 2026-02
SESSION: Regular Town Meeting
INTRODUCED: May 26, 2026
DATE ENACTED: June 09, 2026
EFFECTIVE DATE: June 29, 2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF UPPER MARLBORO APPROVING AND ADOPTING THE BUDGET FOR THE TOWN OF UPPER MARLBORO FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 (FY2027), ESTABLISHING THE VARIOUS TOWN TAX RATES FOR FY2027, INCLUDING A VACANT PROPERTY TAX RATE, AND TO ESTABLISH CERTAIN PROCEDURES FOR REVIEWING AND AMENDING SAME, AS MORE PARTICULARLY SET FORTH HEREIN.

WHEREAS, the legislative body of every incorporated municipality in this State pursuant to Local Government ("LG") Article, § 5-205 of the Annotated Code of Maryland ("State Code") is delegated express ordinance-making powers to expend municipal funds for any purpose deemed to be public and which affects the safety, health, and general welfare of the municipality and its occupants; and

WHEREAS, every municipal legislative body is further expressly delegated ordinance-making powers pursuant to said section of the State Code to expend municipal funds provided that any funds not appropriated at the time of the annual levy, shall not be expended, nor shall any funds appropriated be expended for any purpose other than that for which appropriated, except by a two-thirds vote of all members elected to the said legislative body; and

WHEREAS, Section 82-40 of the Charter of the Town of Upper Marlboro ("Charter") requires that the Town Manager at least thirty days before the beginning of each fiscal year. submit a budget to the Town Council ("Council"); and

WHEREAS, the fiscal year for each municipal corporation in the State of Maryland is mandated by State Code, LG Article, Section 16-101, and Charter, Section 82-39 to begin on July 1 of a calendar year and end on June 30 of the next calendar year; and

WHEREAS, Charter, Section 82-40 further prescribes that the budget shall provide a complete financial plan for the budget year and shall contain estimates of anticipated revenues and proposed expenditures for the coming year; and

WHEREAS, the Town Council of the Town of Upper Marlboro, Maryland proposes to set the following tax rates for Fiscal Year 2027 for the Town of Upper Marlboro: \$0.38 per \$100 of assessed valuation of residential real property; \$0.55 of assessed valuation for business personal property; \$0.57 of assessed valuation for commercial real property; \$1.50 for vacant property, \$0.25 agricultural use and \$2.50 of assessed valuation for public utility operating real personal property, subject to taxation by the Town of Upper Marlboro for general fund purposes, including debt service purposes. No increase in any of the tax rates are proposed for Fiscal Year 2027;

WHEREAS, Charter, Section 82-41 prescribes that before adopting the budget the Council may hold a public hearing thereon upon such notice as may be deemed appropriate and that the Council may increase, decrease or eliminate any item in the budget and may add new items thereto; and

WHEREAS, Charter, Section 82-41 further prescribes that the budget shall be adopted in the form of an ordinance and that a favorable vote of at least a majority of the total elected members of the Council shall be necessary for adoption; and

WHEREAS, Charter, Section 82-11 mandates that except in cases of emergency, no ordinance shall be passed at the same meeting at which it is introduced and that at any regular or special meeting of the Council held not less than six nor more than sixty days after the meeting at which the ordinance was introduced, it shall be passed, or passed as amended, or rejected, or its consideration deferred to some specified future date; and

WHEREAS, Charter, Section 82-11 further mandates that each ordinance shall be posted in the Town office, and each ordinance or a fair summary thereof, shall be published at least once, on the Town website; and

WHEREAS, Charter, Section 82-42 prescribes that no public money may be expended without having been appropriated by the Council, and that from the effective date of the budget, the several amounts stated therein as proposed expenditures shall be and become appropriated to the several objects and purposes named therein; and

WHEREAS, Charter, Section 82-43 prescribes that any transfer of funds between major appropriations for different purposes by the Town Manager must be approved by the Council before becoming effective; and

WHEREAS, Charter, Section 82-44 proscribes any expenditures or contracts to expend money or to incur any monetary liability in excess of the amounts appropriated for or transferred to a particular general classification of expenditure in the budget, and

WHEREAS, Charter, Section 82-48 mandates that prior to June 30th of every year the Council shall determine the tax rates for the ensuing fiscal year, which determination shall constitute the tax levy for such year.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE TOWN COUNCIL OF THE TOWN OF UPPER MARLBORO, MARYLAND, AS FOLLOWS:

Section 1. The Fiscal Year 2027 Budget Ordinance ("FY2027 Budget Ordinance") shall be divided into the following major anticipated revenue funds or groups having the estimated amounts as indicated below:

| REVENUE SOURCE | BUDGET AMOUNT |
|--------------------------|-----------------------|
| Taxes | \$1,702,791.00 |
| Fines Licenses & Permits | \$1,181,900.00 |
| Intergovernmental | \$79,000.00 |
| Miscellaneous Revenue | \$80,000.00 |
| Grants/ Transfers | \$1,062,961.19 |
| Total Revenues | \$4,106,652.19 |

Section 2. The total of the anticipated revenues and any estimated fund balance available for expenditure during the fiscal year within each of the aforesaid categories of the FY2027 Budget Ordinance shall equal or exceed the total of the proposed expenditures within the following general classifications of expenditures as set forth in the appropriations with the amounts as indicated below:

| EXPENDITURES | BUDGET AMOUNT |
|---------------------------|-----------------------|
| General Government | \$1,049,820.19. |
| Public Safety | \$1,450,112.00 |
| Public Works Department | \$1,586,602.00 |
| Capital Improvements | \$20,118.00 |
| Total Expenditures | \$4,106,652.19 |

Section 3. Notwithstanding this budget ordinance, the FY2027 Budget shall be presented and discussed in further detail by enumerating additional sub-categories or detailed items

pertaining to either revenues or expenditures as deemed necessary and expedient by the Town Manager and/or the (the "Detailed Budget"). Although not considered incorporated by reference or formally part of this FY2027 Budget Ordinance, the Detailed Budget, unless subsequently modified by the Town Manager, with approval of the Council as set forth in Section 4 below, shall reflect the various items discussed therein and shall remain substantially uniform throughout the fiscal year having essentially the same format and items as presented to the Council at the Town meeting wherein the FY2027 Budget was approved.

Section 4. All budget amendments transferring monies between general classifications of expenditure or appropriations as reflected in this FY2027 Budget Ordinance shall be submitted to the Council for approval, from time to time, by ordinance. Budget changes or amendments occurring within certain specified sub-categories or the various detailed items not reflected herein but shown in the Detailed Budget shall be approved from time to time by the Mayor subject to review and approval by the Council as recorded in the journal of its proceedings.

BE IT FURTHER ENACTED AND ORDAINED by the Town Council of the Town of Upper Marlboro, Maryland that the tax rates for Fiscal Year 2027 for the Town of Upper Marlboro shall hereby be set at \$0.38 per \$100.00 of assessed valuation of residential real property; \$0.55 per \$100.00 of assessed valuation for business personal property; \$0.57 per \$100.00 of assessed valuation for commercial real property; \$1.50 per \$100 of assessed valuation for vacant property, \$0.25 per \$100.00 of assessed valuation for agricultural use and \$2.50 per \$100.00 of assessed valuation for public utility operating real personal property, subject to taxation by the Town of Upper Marlboro for general fund purposes, including debt service purposes; and

AND BE IT FURTHER ENACTED AND ORDAINED by the Town Council of the Town of Upper Marlboro, Maryland that this ordinance shall become effective at the expiration of twenty (20) calendar days following approval by the Town Council; and

BE IT FURTHER ENACTED AND ORDAINED by the Town Council of the Town of Upper Marlboro, Maryland, that this ordinance shall be posted in the Town Hall office, and this FY 2027 Budget Ordinance or a fair summary of it shall be published on the Town's website.

INTRODUCED in a public session of the Council on this 26th day of May 2026.

ORDAINED, APPROVED, AND finally passed by the Town Council of the Town of Upper Marlboro, Maryland on this 9th day of June, 2026, by:

Attest:

THE TOWN COUNCIL OF THE TOWN
OF UPPER MARLBORO, MARYLAND

Telaya Bush, Town Clerk

Charles Colbert, Mayor

Derrick Brooks, Vice Mayor

Sarah Franklin, Councilmember

Karen Lotts, Councilmember

Joseph Hourcle', Councilmember

Reviewed and Approved for Legal Sufficiency

Karen Ruff, Esq., Town Attorney

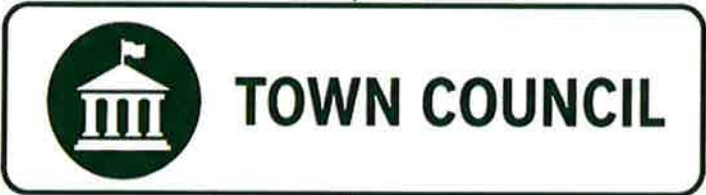
Date: _____



**Town of Upper Marlboro
FY 2027 Budget Book**



TOWN OF UPPER MARLBORO GOVERNMENT ORG CHART



Acknowledgments

Town Council

Charles Colbert, Mayor
Derrick Brooks, Vice Mayor
Sarah Franklin, Councilmember
Karen Lott, Councilmember
Joseph “ Joe” Hourcle, Councilmember

Administration

Clayton Anderson, Town Manager
Telaya Bush, Deputy Town Manager/ Town Clerk
David Burse, Police Chief
Darnell Bond, Public Works

Town Attorney

Karen Ruff, Esq.

TOWN OF UPPER MARLBORO

Office of the Mayor

14211 School Lane • Upper Marlboro, Maryland 20772

Tel: (301) 627-6905 • www.uppermarlobomd.gov

Mayor: Charles Colbert • Vice Mayor: Derrick Brooks • Councilmember Sarah Franklin • Councilmember Karen Lott • Councilmember Joseph Hourcle

Message from the Mayor

Dear Neighbors,

On behalf of the Town Council, it is my honor to present the Town of Upper Marlboro's Fiscal Year 2027 Budget. This document represents our shared commitment to preserving the character of our community while making thoughtful investments that position Upper Marlboro for continued success.

The annual budget is one of the most important responsibilities of municipal government. It serves as a blueprint for how we deliver essential services, maintain public infrastructure, support community programs, and enhance the quality of life for everyone who calls Upper Marlboro home. Throughout this budget process, we have remained focused on fiscal responsibility, transparency, and the efficient and effective use of taxpayer resources.

This budget reflects our commitment to strengthening the Town's financial foundation while investing in priorities that matter most to our residents. From maintaining our public spaces and facilities to supporting economic development opportunities and community engagement initiatives, this spending plan is designed to meet today's needs while preparing for tomorrow's opportunities.

As one of Maryland's oldest municipalities and the seat of Prince George's County, Upper Marlboro continues to honor its rich heritage while embracing a bright future. The coming year will bring opportunities for residents and visitors to come together through community events, celebrations, and initiatives that showcase the unique spirit of our Town. As we look ahead to the nation's 250th anniversary and Upper Marlboro's continued role in our region's history, we remain committed to preserving what makes our community special while building for future generations.

I extend my sincere appreciation to the Town staff, the Town Council, and residents who contributed their time, expertise, and feedback throughout the budget process. This was a collaborative process that relied on all stakeholders being engaged and accounted for. Your engagement helps ensure that our decisions reflect the priorities and aspirations of the community we serve.

Together, we will continue moving Upper Marlboro forward while preserving the small-town charm, character, and sense of community that make our Town such a special place.

Sincerely,



Charles J. Colbert
Mayor
Town of Upper Marlboro

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Budget Book FY 27

This book is a guide to Upper Marlboro's Budget for the Fiscal Year 2027. The Town's Fiscal Year runs from July 1st through June 30th. The Operating Budget described in this book covers the anticipated revenues and planned expenses for the operation of the Town government during this fiscal year. The Capital Improvement Plan accounts for expenses that are large investments by the Town and need to be planned for, with costs spread across multiple years. This allows the Town to responsibly plan for the future.

This book is organized into sections. To make it easier to find the information you want, this page provides a guide to the budget book's outline.

Public Engagement

These are the shared goals set forth by the Town Council and supported by the residents of Upper Marlboro.

Town of Upper Marlboro

This section includes a summary of Town History and Demographic Data that describes characteristics of our community.

Revenues & Expenses

This section describes the Town's sources of revenue and expenses. This is where you will find information about residential and business taxes.

Operating Budget

The Operating Budget allocates funding for the day-to-day operations of the Government of the Town of Upper Marlboro. The Town has three departments: General Government, Public Safety, and Public Works.

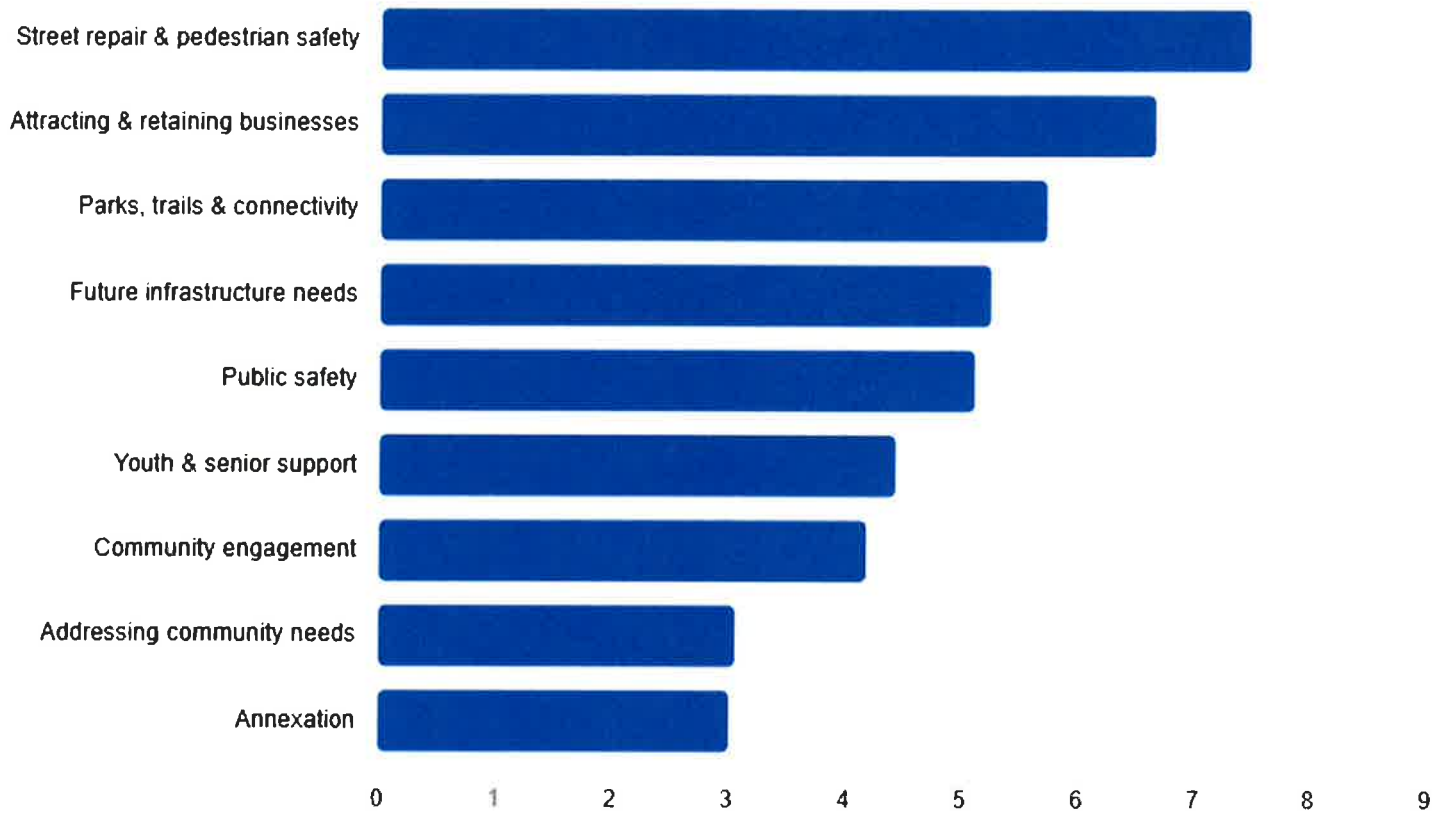
Capital Improvement Plan (CIP)

Large expenditures that are multi-year investments. Includes current year expenses and planned expenses for a five-year period.

Public Engagement

Public involvement is extremely important to the Town Council. Through regular meetings, dedicated budget sessions, and a community-wide survey, the Town ensured that council priorities were directly shaped by residents' needs and voices. The Town also has a community engagement portal on its website.

The goals that were described in the survey included Economic Development and Sustainability, Street Repair and Pedestrian Safety, Economic Development, Public Safety, Future infrastructure needs, Youth and Senior Support, Parks and Trail expansion, and Community engagement.



Town of Upper Marlboro

History

The Town of Upper Marlboro has a rich history. Originally settled on the ancestral lands of the Piscataway people in 1695 and known as Colonel Belt's Landing, the Town was incorporated in 1706. Named for a member of the British nobility, the Duke of Marlborough, the area was an active port in the trade of tobacco and enslaved peoples. Its incorporation was largely driven by its economic importance to the tobacco industry.

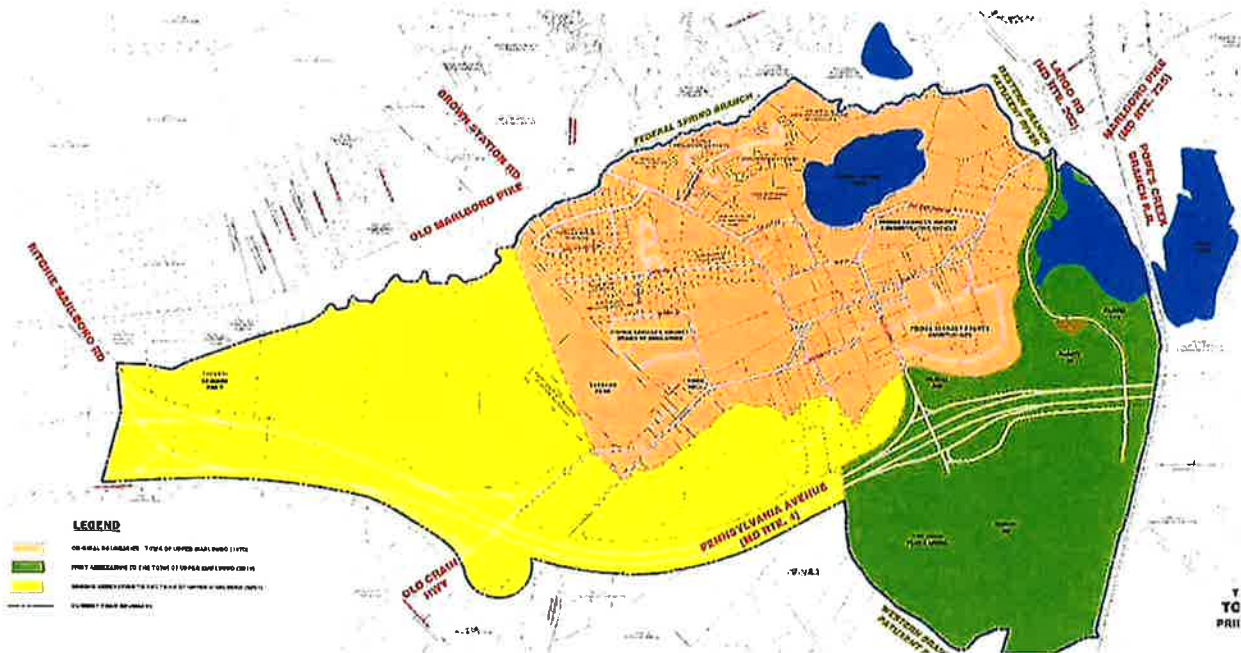
In 1721, the courthouse was located in Upper Marlboro, making it the seat of Prince George's County government. Valley Lane, annexed into the Town in 2024, was a center of the free Black community in Upper Marlboro. This area was the original location of Union Chapel and the ancestor of today's Frederick Douglass School. Many of the buildings in the area have been lost over time. The Union United Methodist Church (the descendant of Union Chapel) maintains a historic cemetery on Valley Lane.

In 1927, Crain Highway officially opened, establishing the first direct road connection between Southern Maryland and Baltimore. In 1922, a monument was erected at the intersection of Old Crain Highway, Main Street, and Old Marlboro Pike to commemorate and symbolize connection and progress. In 2022, the Town celebrated the 100th anniversary of the Crain Monument's construction by welcoming delegations from surrounding counties to honor its historical significance.

The Town has also been a key location in Maryland's equestrian history. For generations, it has hosted horse shows at the Showplace Arena and Equestrian Center. Prince George's County and the Maryland National Capital Park and Planning Commission have been revitalizing this resource in recent years. Today, this tradition continues with a full season of equestrian events that runs from April through November. Major equestrian events throughout the season, such as the Capital Challenge Horse Show, the Bill Pickett Rodeo, and the Washington International Horse Show, draw regional and national attention.

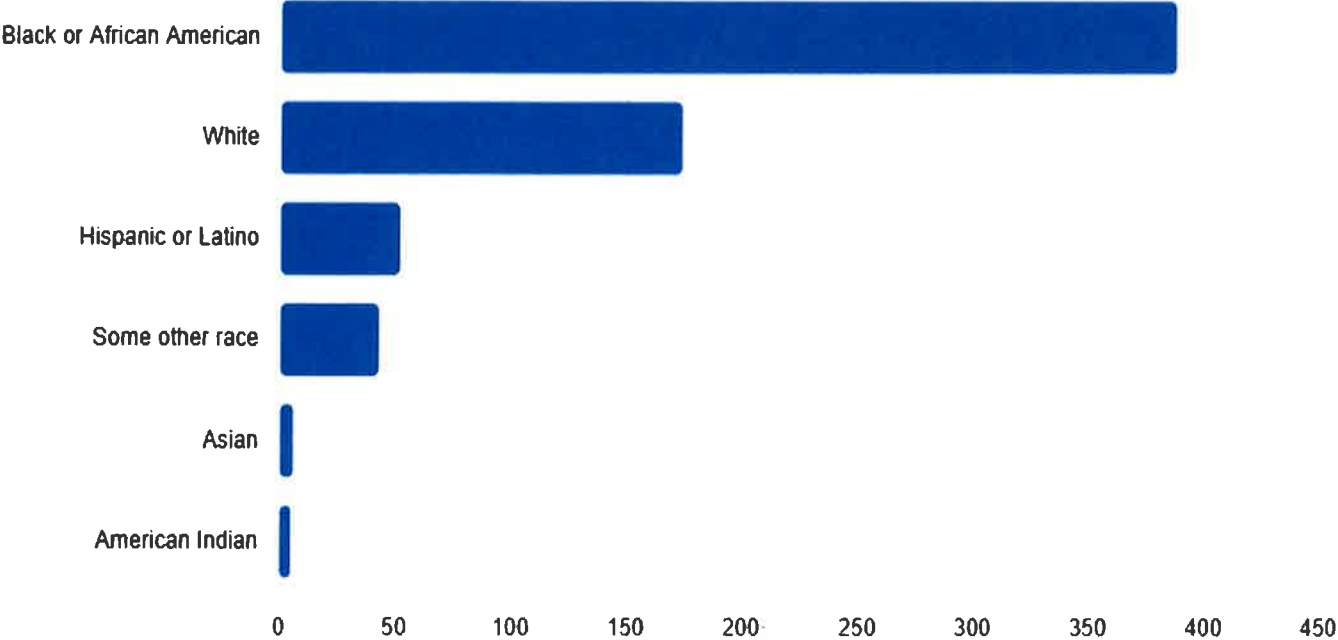
Demographics

Today, Upper Marlboro is one square mile between Maryland Routes 4 and 202 and between John Rodgers Boulevard and the Show Place Arena.



According to the 2020 American Community Survey, the Town of Upper Marlboro is home to 652 residents who live in a total of 302 households. The median age for residents is 38.5 years. Around half of these households have children living in them. The Town of Upper Marlboro has an employment rate of 77.4%. The median household income is \$116,875.00, and 52,8% of residents have earned a bachelor's degree or higher.

Residents by Race



Revenue

Accurately projecting the Town's expected revenues is essential to ensure that the priorities and plans for the coming year can be realized. The chart on this page shows the breakdown of revenues by one of the following five categories:

Fines, licenses, and permits - This category includes parking fees and fines, the Town's business licensing program, and other small fees.

Intergovernmental Revenue - This category includes funding from other levels of government in the form of rebates for Town services and other small remittances.

Taxes - This category includes residential and commercial property taxes, income tax, business personal property tax, and utilities taxes.

Miscellaneous Revenue - This category includes small services rendered by Town Hall staff that have an associated fee, Event Revenue, and transfers from the Reserve Fund.

Grants - This category includes grants and bond bills from state and county government.

Fiscal Year 2027 Revenue

| Acct | Description | FY27 Budget |
|---|---|-----------------------|
| 4000 — Taxes | | |
| 4010 | Real Estate Taxes | \$503,255.00 |
| 4100 | Personal Property Taxes | \$49,536.00 |
| 4150 | PPT Public Utilities | \$925,000.00 |
| 4310 | Income Taxes | \$225,000.00 |
| | Total 4000 — Taxes | \$1,702,791.00 |
| 4200 — Fines, Licenses & Permits | | |
| 4220 | Town Permits | \$1,000.00 |
| 4230 | Business License | \$9,000.00 |
| 4240 | Parking Meters | \$197,000.00 |
| 4250 | Speed & Red Light Cameras | \$910,000.00 |
| 4260 | Parking Fines / Penalties | \$55,000.00 |
| 4280 | Pub/Edu/Govt Broadcasting | \$3,900.00 |
| 4290 | Trader's Franchise Fees | \$6,000.00 |
| | Total 4200 — Fines, Licenses & Permits | \$1,181,900.00 |
| 4300 — Intergovernmental | | |
| 4320 | Highway User Fee | \$45,000.00 |
| 4330 | State Police Aid | \$34,000.00 |
| | Total 4300 — Intergovernmental | \$79,000.00 |
| 4400 — Miscellaneous Revenue | | |
| 4410 | Miscellaneous | \$15,000.00 |
| 4420 | Interest Earnings / Investment Pool | \$63,000.00 |
| 4430 | Town Hall Services — Misc Revenue | \$1,000.00 |
| 4440 | Transfer from Reserve | |
| 4450 | Special Events / Donations | \$1,000.00 |
| | Total 4400 — Miscellaneous Revenue | \$80,000.00 |

| 4500 — Grants & Transfers | | |
|--|---|-----------------------|
| 4530 | FIP (DHCD) Grant | \$50,000.00 |
| 4560 | Transfer from MLGIP Snow Equip / | \$40,000.00 |
| 4592 | FY22 Bond Bill in 26 / M&T Transfer in 27 | \$18,000.00 |
| 4594 | FY23 Bond Bill in 26 / M&T Transfer in 27 | \$13,800.00 |
| 4596 | PGCO CIP | \$240,000.00 |
| 4630 | BJAG | |
| 4640 | Police Security Installation — Savings Rollover | \$50,000.00 |
| 4593 | NED 2026 030/Splash PAD LBI | \$150,000.00 |
| 4594 | 22-661 Bond Bill Spalsh Pad | \$275,000.00 |
| 4595 | 19-G122 Down town Upper Marlboro | \$155,000.00 |
| 4650 | Community Parks & Playgrounds Grant | \$71,161.19 |
| Total 4500 — Grants & Transfers | | \$1,062,961.19 |

| | |
|----------------------|-----------------------|
| TOTAL REVENUE | \$4,106,652.19 |
|----------------------|-----------------------|

Revenue Estimates

In estimating the Town's revenues, a combination of methods was used. This section outlines the Town's sources of revenue. Taxes are explained and analyzed in detail at the end of this section.

Income Taxes

For FY27 projections, Income Taxes are based on state-provided projected income tax data.

Property Taxes

Property Taxes (Residential & Commercial) for the Town were calculated based on FY 26 income.

Utility Taxes

The State sends us the assessed values for utilities. We then bill the utilities based on our tax rate.

Vacant Property Tax

Vacant developed property tax is a real property tax classification for vacant buildings, different from those established under the Maryland code. Vacant developed property is classified with Prince George's County and billed accordingly. The Town Council adopted this tax to compensate for the loss of Business Personal Property Taxes because of vacant property as well as to encourage property owners to maintain and rent vacant spaces in the interest of the Town's growth and economic development.

Highway User Fee

The Maryland Department of Transportation sends a letter with the amount that will be given to the Town in highway user fees.

Speed Cameras

This budget projects FY27 income from speed cameras based on the previous year's activity. This budget also accounts for speed cameras to be installed in the annexation area within six months of annexation.

Taxes

Taxpayers have many questions regarding taxes. What is the tax rate, how are tax dollars spent, and what is the difference between town taxes and county taxes? This section addresses the most common questions and concerns regarding taxes.

Tax Rates

| Tax Classification | FY25 Rate | FY27 Rate | Classification Description |
|----------------------------|------------------|------------------|-------------------------------------|
| Residential Property | \$0.38 | \$0.38 | Residentially zoned properties |
| Commercial Property | \$0.57 | \$0.57 | Commercial zoned properties |
| Business Personal Property | \$0.55 | \$0.55 | Business's personal property |
| Public Utilities | \$2.50 | \$2.50 | Pepco, Verizon, WSSC, Comcast, etc. |
| Vacant Property | | \$1.50 | Vacant property |

County Taxes & Municipal Differential

Town taxes are only a portion of our tax bills. Residents pay taxes in the County and the Town each year. The County taxes pay for services the County provides, not the Town. This includes public schools, the fire service, and the library. The breakdown of how your tax dollars are spent on Town services is provided above. The following table illustrates what part of your tax bill goes to County taxes and what part goes to Town.

| Assessment* | County Tax | Town Tax | Total in-town bill |
|---------------|--------------------|-------------|--------------------|
| \$ 50,000.00 | \$ 464.00 | \$ 190.00 | \$ 654.00 |
| \$ 100,000.00 | \$ 928.00 | \$ 380.00 | \$ 1,308.00 |
| \$ 150,000.00 | \$ 1,392.00 | \$ 570.00 | \$ 1,962.00 |
| \$ 200,000.00 | \$ 1,856.00 | \$ 760.00 | \$ 2,616.00 |
| \$ 250,000.00 | \$ 2,320.00 | \$ 950.00 | \$ 3,270.00 |
| \$ 300,000.00 | \$ 2,784.00 | \$ 1,140.00 | \$ 3,924.00 |
| \$ 350,000.00 | \$ 3,248.00 | \$ 1,330.00 | \$ 4,578.00 |
| \$ 400,000.00 | \$ 3,712.00 | \$ 1,520.00 | \$ 5,232.00 |
| \$ 450,000.00 | \$ 4,176.00 | \$ 1,710.00 | \$ 5,886.00 |
| \$ 500,000.00 | \$ 4,640.00 | \$ 1,900.00 | \$ 6,540.00 |
| \$ 550,000.00 | \$ 5,104.00 | \$ 2,090.00 | \$ 7,194.00 |
| \$ 600,000.00 | \$ 5,568.00 | \$ 2,280.00 | \$ 7,848.00 |
| \$ 650,000.00 | \$ 6,032.00 | \$ 2,470.00 | \$ 8,502.00 |
| \$ 700,000.00 | \$ 6,496.00 | \$ 2,660.00 | \$ 9,156.00 |
| \$ 750,000.00 | \$ 6,960.00 | \$ 2,850.00 | \$ 9,810.00 |
| \$ 800,000.00 | \$ 7,424.00 | \$ 3,040.00 | \$ 10,464.00 |

**This is not the price you could get for your home, but the value the County assesses your home at. You can find this information at: <http://taxinquiry.princegeorgescountymd.gov/> or <https://sdat.dat.maryland.gov/RealPropertyIPages/default.aspx>*

Expenditures

General Government ensures the Town's administrative functions are met, provides quality customer service to residents, and administers improvements to the Town, including funding for committees and events. Responsible for the daily operations of town government, General Government coordinates with departments and other stakeholders to keep the Town running smoothly.

General Government works directly with the business community and other stakeholders to support a thriving local environment. The department also prepares the annual budget and actively seeks out grants and other funding opportunities to advance Town priorities and services.

Public Safety ensures that the Town is a safe place to work, live, and play. The Police Department is responsible for maintaining public safety and enforcing parking regulations throughout the community.

The Police Department is committed to building strong relationships with residents through active community engagement. Officers connect with the public through events such as National Night Out, Coffee with a Cop, and Movies in the Park, fostering trust and partnership between law enforcement and the community.

Public Works ensures that the Town's roads are clear and well-maintained, public areas are kept in great condition, and the Town remains beautiful year-round. The department is responsible for snow removal on Town roads, maintaining parks and downtown amenities, and ensuring that Town streetlights are operational and properly maintained throughout the community.

Public Works also oversees the Town's disposal contract and coordinates bulk item pickup for residents. Additional services include a dump truck rental program available to residents. Through these wide-ranging services, Public Works engage with the community daily, playing a vital role in the quality of life for everyone who lives, works, and visits the Town.

The expenditure section of the budget represents the Town's plan for allocating resources and achieving its goals across all departments. Each department provides a wide range of services to residents, businesses, workers, and visitors, and the breakdown of expenses by department offers a transparent view of how public funds are put to work. The chart below illustrates how the Town's budget is distributed, reflecting the community's priorities and the commitment to delivering quality services in every area of Town operations.

GENERAL GOVERNMENT



Leading, Managing, Supporting Our Community.



OPERATIONS

Operational coordination and daily support



BUDGET

Planning, forecasting and responsible allocation of resources



PAYROLL

Accurate and timely employee compensation



HR

Supporting our employees and organization



FINANCE

Accounting, reporting and financial stewardship



ADMIN

Administrative support and organizational excellence



GRANTS

Identifying opportunities and managing grants to support our community



WORKING TOGETHER FOR FISCAL RESPONSIBILITY, TRANSPARENCY AND EXCEPTIONAL SERVICE.

The General Government Department continued to advance the Town's strategic priorities through successful grant acquisition, economic development initiatives, community engagement, and responsive customer service. During FY26, staff focused on securing external funding, supporting Main Street revitalization efforts, enhancing public spaces, and improving services for residents and businesses. Key accomplishments include:

- Secured \$250,000 in federal funding for flood mitigation projects to improve stormwater management and community resilience.
- Obtained a \$250,000 Capital Improvement Program (CIP) allocation from Prince George's County to support economic development initiatives.
- Awarded \$50,000 in grant funding for Main Street façade improvements to enhance the appearance and attractiveness of the Town's commercial district.
- Initiated development of a five-year Main Street Strategic Revitalization Plan to guide future economic growth and redevelopment efforts.
- Partnered with a consultant to develop plans for upgrades and enhancements to the Main Street Pocket Park, creating a more vibrant public gathering space.
- Successfully hosted the Town's annual Trunk-or-Treat event, attracting nearly 800 residents and visitors and strengthening community engagement.
- Hosted the annual holiday event for the community.
- Welcomed several new businesses to Main Street, including Michael's Restaurant, Study Buddy, Mix and Mingle, and Centre Point Counseling, contributing to economic growth and business development.
- Continued progress toward the opening of the Town's highly anticipated Splash Pad, scheduled to open in Summer 2026.
- Provided exceptional customer service by responding to approximately 20,000 calls and emails between August 2025 and April 2026.
- Published the Landings Quarterly Newsletter.
- Supports the Economic Development Work Group, Historic Committee, and the Events Committee.
- Supported Town operations through effective administration, intergovernmental coordination, grant management, and public engagement initiatives.

These accomplishments demonstrate the General Government Department's commitment to advancing economic development, improving public amenities, securing external funding, and delivering high-quality services that enhance the quality of life for residents and businesses throughout the Town.

| FY 2027 GENERAL GOVERNMENT BUDGET | | |
|-----------------------------------|--|---------------------|
| Code | Description | FY27 |
| 5000 | GENERAL GOVERNMENT | |
| 5105 | GG Commissioner Salaries | \$34,000.00 |
| 5107 | GG Commission Conferences and Fees / Expenses | \$10,000.00 |
| 5110 | GG Salaries | \$338,600.00 |
| 5111 | GG Salaries - Bonuses | \$3,300.00 |
| 5120 | GG FICA | \$28,000.00 |
| 5130 | GG Health/Life/Dental Benefits | \$42,754.00 |
| | GG Reserve | \$10,062.19 |
| | GG Pension Benefits | \$21,500.00 |
| 5100 | TOTAL GENERAL GOVERNMENT | \$488,216.19 |
| 5300 | GG PROFESSIONAL SERVICES | |
| 5310 | GG Accounting | \$36,000.00 |
| 5320 | GG Audit | \$14,000.00 |
| 5330 | GG Payroll Processing | |
| 5340 | GG Town Attorney & Legal | \$35,000.00 |
| 5350 | GG IT Support & Equipment | \$24,000.00 |
| 5360 | GG Media Relations | \$1,000.00 |
| 5370 | GG Government Relations | \$36,000.00 |
| 5380 | GG Human Resources Services | \$4,500.00 |
| 5390 | GG Planning Firm | \$5,000.00 |
| | Total 5300 GG Professional Services | \$155,500.00 |
| 5400 | GG OPERATING | |
| 5200 | GG Town Hall / General Government Insurance & Benefits | |
| 5410 | GG Contingency | \$10,000.00 |
| 5415 | GG Merchant Services Fees | \$10,306.00 |
| 5435 | GG Training | \$7,000.00 |
| 5440 | GG Dues & Subscriptions | \$25,000.00 |
| 5445 | GG Postage | \$3,500.00 |
| 5450 | GG Printing | \$11,500.00 |
| 5455 | GG General Supplies / Staff Refreshments | \$7,000.00 |
| 5460a | GG Communications upgrades | \$10,059.00 |
| 5465 | GG Town Hall Office Phones | \$9,000.00 |
| 5470 | GG Mobile Phones | \$5,000.00 |
| 5475 | GG Town Elections | \$3,000.00 |
| 5480 | GG Town Hall Utilities | \$14,000.00 |
| 5485 | GG Town Hall Repair & Maintenance | |
| 5490 | GG Other / Vehicle Fuel | \$3,030.00 |
| 5495 | GG Resident Assistance / Contributions | \$4,000.00 |
| 5496 | GG Annexation | 10,000.00 |

| | | |
|-------------|---|-----------------------|
| | Total 5400 GG Operating | \$ |
| 5900 | GG COMMITTEE EXPENSES | |
| 5905 | Events Committee | \$2,000.00 |
| 5910 | CERT Team | \$964.00 |
| 5915 | Historical Committee | \$1,195.00 |
| 5925 | Green Team | \$2,000.00 |
| 5930 | TOUM Event | \$2,500.00 |
| 5935 | Trunk or Treat | \$2,500.00 |
| 5940 | Marlboro Day | \$17,000.00 |
| 5950 | Community Day | \$2,500.00 |
| 5955 | Winter Holiday | \$2,250.00 |
| | Total 5900 GG Committee Expenses | \$32,909.00 |
| | TOTAL 5000 GENERAL GOVERNMENT | \$788,899.00 |
| 6000 | PRINCE GEORGES COUNTY CIP | |
| 6100 | Prince Georges County CIP Funding | \$240,000.00 |
| | Total Prince Georges County CIP | \$240,000.00 |
| | TOTAL EXPENDITURES | \$1,049,820.19 |



PUBLIC SAFETY

Protecting, Serving, and Responding for Our Community.



POLICE

Law enforcement, patrol, and public protection



COMMUNITY POLICING

Building trust, outreach, and neighborhood engagement



PARKING ENFORCEMENT

Managing parking compliance and safe access



EMERGENCY

Emergency response, preparedness, and rapid support



WORKING TOGETHER TO KEEP OUR COMMUNITY SAFE, SUPPORTED AND PREPARED.

Public Safety Department – FY26 Highlights and Achievements

The Town of Upper Marlboro Police Department continued to enhance public safety services, strengthen community partnerships, and improve operational effectiveness throughout FY26. The Department remained committed to proactive policing, community engagement, and modernizing its services to better meet the needs of residents, businesses, and visitors. Key accomplishments during the fiscal year include:

- Hired a full-time Investigator, expanding the Department's capacity to conduct criminal investigations internally and improving investigative response and case management.
- Modernized and upgraded the Town's Parking Enforcement Program, increasing efficiency and improving enforcement capabilities.
- Continued operations from the Town's dedicated Police Office, providing a visible and accessible public safety presence within the community.
- Hosted a Police Department Open House, creating opportunities for residents to learn about police operations, meet officers, and strengthen community relationships.
- Conducted multiple Coffee with a Cop events, fostering meaningful dialogue between officers, residents, business owners, and community stakeholders.
- Increased patrol hours and days of coverage, enhancing police visibility and proactive public safety efforts throughout the Town.
- Participated in National Night Out, promoting crime prevention awareness and strengthening partnerships between law enforcement and the community.
- Supported Purple Lights Night, raising awareness for victims and survivors of domestic violence and demonstrating the Town's commitment to community advocacy.
- Partnered with and supported the Marlboro Mustangs Football Team, reinforcing positive youth engagement and community involvement.
- Partnered with the Prince George's County Police Dept to support the Special Olympics
- Continued to build trust and collaboration with residents through proactive outreach, visibility, and community-based policing initiatives.

These accomplishments reflect the Department's ongoing commitment to public safety, community engagement, and the delivery of high-quality police services that contribute to a safe and welcoming environment for all who live, work, and visit the Town of Upper Marlboro.

| FY 2027 PUBLIC SAFETY BUDGET | | |
|------------------------------|--|---------------------|
| Code | DESCRIPTION | FY27 Budget |
| 6000 | PUBLIC SAFETY | |
| 6110 | PS Salaries | \$380,000.00 |
| 6111 | PS Overtime | \$20,000.00 |
| 6112 | PS Bonus(Holiday) | \$5,000.00 |
| 6120 | PS FICA | \$33,000.00 |
| 6130 | PS Health Benefits | \$20,000.00 |
| 6150 | PS Pension Benefits | \$51,000.00 |
| 6200 | PS Uniforms | \$6,000.00 |
| 6210 | PS Weapons & Duty Equipment | \$20,000.00 |
| 6220 | PS Training & Memberships | \$5,000.00 |
| 6230 | PS Pre Employment | \$5,000.00 |
| 6260 | PS Mobile Technology and IT | \$8,000.00 |
| 6270 | PS Supplies | \$8,000.00 |
| 6300 | PS Professional Services - Legal Fees | \$5,000.00 |
| 6400 | PS Occupancy | \$105,000.00 |
| 6500 | PS Miscellaneous | \$3,000.00 |
| 6505 | PS Petty Cash | \$500.00 |
| 6510 | PS Community Engagement | \$2,000.00 |
| 6515 | PS Contingency | \$10,000.00 |
| 6600 | PS Utilities | \$5,000.00 |
| 6700 | PS Vehicle Repairs | \$15,000.00 |
| 6710 | PS Vehicle Fuel | \$18,000.00 |
| 6720 | PS Insurance | \$22,500.00 |
| 6750 | GOCCP Police State Aid | \$34,000.00 |
| | PS Public Safety Budget Total | \$781,000.00 |
| 6850 | PS SPEED CAMERA BUDGET | |
| 6851 | PS Speed Camera Admin Fee - 4 Cameras | \$200,000.00 |
| 6852 | PS Speed Camera Service Fees | \$68,000.00 |
| 6853 | PS Speed Camera Salaries | \$180,000.00 |
| 6854 | PS Speed Camera FICA | \$10,000.00 |
| 6855 | PS Speed Camera Occupancy | \$80,000.00 |
| 6856 | PS Speed Camera General Supplies | \$2,000.00 |
| 6857 | PS Speed Camera Overtime | \$8,000.00 |
| 6858 | PS Speed Camera Uniforms | \$2,000.00 |
| 6859 | PS Speed Camera Weapons & Duty Equipment | \$1,000.00 |
| 6860 | PS Speed Camera Training & Membership | \$200.00 |
| 6861 | PS Speed Camera Pre-Employment | \$2,500.00 |
| 6862 | PS Speed Camera Mobile Technology | \$5,000.00 |
| 6863 | PS Speed Camera Supplies | \$500.00 |

| | | |
|--|--|-----------------------|
| 6864 | PS Speed Camera Vehicle Repairs | |
| 6865 | PS Speed Camera Vehicle Fuel | \$3,000.00 |
| 6866 | PS Speed Camera Miscellaneous | \$1,500.00 |
| 6867 | PS Speed Camera FY27 Police Vehicle #1 | \$18,000.00 |
| 6868 | PS Speed Camera FY27 Police Vehicle #2 | \$18,000.00 |
| 6869 | PS Speed Camera FY27 Police Vehicle #3 | \$18,000.00 |
| 6870 | PS Speed Camera Marlboro VFD Support | \$10,000.00 |
| 6872 | PS Speed Camera Health Benefits | \$19,412.32 |
| 6873 | PS Speed Camera Pension Benefits | \$10,000.00 |
| 6874 | PS Speed Camera Pedestrian Safety | \$10,000.00 |
| 6880 | PS Speed Camera Due to State | |
| Total 6850 PS Speed Camera Budget | | \$669,112.00 |
| TOTAL PUBLIC SAFETY EXPENDITURES | | \$1,450,112.00 |

PUBLIC WORKS



Maintaining, Improving, and Preparing Our Community.



FACILITIES

Maintaining public buildings and infrastructure



FLEET VEHICLES

Managing and servicing municipal vehicles and equipment



STREET MAINTENANCE & LIGHTS

Caring for roads, signs, and street lighting



EMERGENCY PREPAREDNESS

Planning, coordination, and readiness for emergencies



SNOW REMOVAL

Keeping roads clear and safe during winter weather



ROAD PROJECTS

Improving transportation routes and public infrastructure



PARKS & BEAUTIFICATION

Enhancing parks, green spaces, and community appearance

 **WORKING TO KEEP OUR COMMUNITY SAFE, FUNCTIONAL, AND BEAUTIFUL.**

The Public Works Department plays a critical role in maintaining the Town's infrastructure, facilities, and public spaces, as well as the Town's overall operational readiness. Throughout FY26, the Department continued to advance key capital improvement projects, enhance public safety, support beautification efforts, and respond to weather-related events while ensuring the efficient maintenance of Town assets. Key accomplishments include:

- Led the evaluation of the historic Stone Building to assess its condition and structural viability.
- Coordinated the Town's annual Community Clean-Up Day, promoting neighborhood pride and environmental stewardship.
- Continued to advance the Town's Stormwater and Flood Mitigation Plan in partnership with engineering consultants, supporting long-term infrastructure resilience and flood reduction efforts.
- Finalized the design and proposed paving improvements for the Church Street Parking Lot, enhancing accessibility and parking capacity in the Town.
- Monitored and maintained all **TOWN-owned streetlights**, helping to ensure public safety and visibility throughout the community.
- Managed ongoing Main Street beautification efforts, including landscaping, maintenance, and enhancements that contribute to the Town's appearance and economic vitality.
- Repaired and maintained potholes on all **Town-owned roads**, improving roadway conditions and transportation safety.
- Successfully cleared all **TOWN-owned roads and rights-of-way** of snow and ice within 24 hours following winter weather events, ensuring safe travel for residents and visitors.
- Prepared for and responded to various weather-related emergencies, including snowstorms, wind events, and flooding, helping to protect public infrastructure and maintain essential services.
- Maintained all Town facilities, ensuring municipal buildings remained safe, functional, and operational throughout the year.
- Supports all Town-sponsored events
- Manages the Town's waste disposal contractor
- Responsible for the Town's bulk item removal program
- Manages the Town's flatbed use program, which allows residents to load acceptable waste for removal
- Responsible for the Town's tree canopy and overall tree maintenance
- Responsible for all grass cutting on **TOWN-owned roads**, ditches, and parks
- Continued to provide responsive and efficient public works services that enhance the quality of life, public safety, and appearance of the Town.

These accomplishments reflect the Public Works Department's commitment to maintaining critical infrastructure, supporting capital improvement projects, ensuring operational readiness, and delivering essential services that keep the Town of Upper Marlboro safe, attractive, and well-maintained.

FY 2027 PUBLIC WORKS BUDGET

Section 5, Item A.

| Code | Description | FY27 |
|-------------|---|-----------------------|
| 7000 | PUBLIC WORKS | |
| 7110 | PW Salaries | \$380,000.00 |
| 7111 | PW Overtime | \$11,000.00 |
| 7112 | PW Bonus | \$6,500.00 |
| 7120 | PW FICA | \$25,000.00 |
| 7130 | PW Health-Life-Dental | \$55,000.00 |
| 7150 | PW Pension Benefits | \$50,000.00 |
| | Total 7000 PUBLIC WORKS | \$527,500.00 |
| 7240 | PUBLIC WORKS OPERATING | |
| 7210 | PW Waste Collection/Disposal Fees | \$6,500.00 |
| 7220 | PW Waste Disposal/Contractor | \$78,030.00 |
| 7250 | PW Beautification | \$10,000.00 |
| 7254 | PW Facility Repairs | \$12,000.00 |
| 7252 | PW Facility Maintenance | \$15,000.00 |
| 7253 | PW Splash Pad Maintenance | \$5,000.00 |
| 7260 | PW Training & Memberships - Dues | \$7,000.00 |
| 7270 | PW Miscellaneous | \$3,500.00 |
| 7271 | PW Petty Cash | \$500.00 |
| 7279 | PW Street Light Maintenance for Marlborough Towne | \$14,000 |
| 7280 | PW Streets Maintenance | \$45,000.00 |
| 7281 | PW Marlborough Towne Electricity | \$5,000.00 |
| 7282 | PW Tree Removal / Arborist | \$7,000.00 |
| 7284 | PW Contingency | \$10,000.00 |
| | PW Splash Pad | \$598,622.00 |
| 7285 | PW Tractor/Vehicle Debt | \$64,250.00 |
| 7340 | PW Vehicle Maintenance | \$16,000.00 |
| 7350 | PW Utilities | \$4,000.00 |
| 7360 | PW Mobile Phone | \$10,000.00 |
| 7370 | PW Small Tools & Equipment | \$12,000.00 |
| 7372 | PW Office Supplies | \$2,000.00 |
| 7374 | PW Computer Software & Equipment | \$4,000.00 |
| 7380 | PW Septic Tank | \$3,000.00 |
| 7385 | PW Uniforms | \$6,000.00 |
| 7390 | PW Weather Related Expenses | \$10,000.00 |
| 7397 | PW Vehicle Fuel | \$19,500.00 |
| 7400 | PW Streetlight Electricity | \$9,000.00 |
| 7410 | PW Facilities and Fleet Insurance | \$35,000.00 |
| 7420 | PW Mosquito Control | \$4,700.00 |
| 7450 | PW Holiday | \$2,500.00 |
| 7453 | UTV/ Maintenance Equipment | \$40,000.00 |
| | Total 7240 Public Works Operating | \$1,059,102.00 |
| | TOTAL EXPENDITURES | \$1,586,602.00 |

Capital Improvement Budget (CIP)

| | | |
|--|------------------------------|--------------------|
| | Roads Fund | \$10,059.00 |
| | Roof Maintenance Fund | \$10,059.00 |
| | | |
| | Total CIP | \$20,118.00 |
| | | |

The Town of Upper Marlboro has adopted a balanced budget totaling **\$4,106,652.19**. This budget reflects the Town Council's commitment to fiscal responsibility while ensuring that essential services, programs, and infrastructure needs are adequately funded. The budget is designed to meet the current and future needs of residents, support community priorities, and advance the strategic goals established by the Town Council. Through careful planning and resource allocation, the Town continues to maintain financial stability while investing in services that enhance the quality of life for all who live, work, and visit Upper Marlboro.

TOTAL EXPENDITURES

\$4,106,652.19

Appendix A: Description of Line Items Fiscal Year 2027 Budget

| | |
|---|--|
| 4010 Real Estate Taxes | Property Taxes from homeowners and property owners |
| 4100 Personal Property Taxes | Property Taxes from businesses |
| 4150 PPT Public Utilities | Taxes on public utilities located in the Town of Upper Marlboro |
| 4310 Income Taxes | Income taxes from residents distributed by the State of Maryland |
| 4220 Town Permits | Parking permits, room rentals, |
| 4230 Business License | In-town business licensing program |
| 4240 Parking Meters | Payments to parking meters including via parking apps |
| 4250 Speed Cameras | Speed camera income, expenses are restricted |
| 4260 Parking Fines/Penalties | Tickets and fines for illegal parking |
| 4280 Pub/Edu/Govt Broadcasting | Fee distributed to the Town for cable access |
| 4290 Trader's Franchise Fees | Miscellaneous fees collected by the court system for banks and institutions in town. |
| 4320 Highway User Fee | Money from the state for streets maintenance and infrastructure projects |
| 4330 State Police Aid | Money from the state to enhance the Town Police Department |
| 4410 Miscellaneous | Misc. Revenues |
| 4420 Interest Earnings | Interest on MLGIP investment pool account |
| 4430 Town Hall Services - Misc Rev | Notary services, room rentals, etc. |
| 4440 Transfer from Reserve | |
| 4450 Special Events/Donations | Sponsorships, vendor booth fees |
| 4530 FIP | Community Legacy Grant for facade improvement on Main Street |
| 4560 DHCD Circuit Rider Grant | Grant that funds our grant writer position |
| 4630 BJAG Grant | Federal funding to support the Police Dept. |
| 4594 Bond Bill 22-661 | |
| 5105 GG Commissioner Salaries | Town Council Salaries |
| 5107 GG Commission Conferences and Training | Conferences, Per Diem, Dues, |
| 5110 GG Salaries | Staff Salaries |
| 5111 GG Salaries - Bonuses | Holiday Bonuses |
| 5120 GG FICA | Federal Payroll Taxes |

| | | |
|------|--|---|
| 5130 | GG Health/Life/Dental Benefits | Employee Health Benefits |
| 5150 | GG Pension Benefits | Maryland State Retirement Plan |
| 5310 | GG Accounting | Accounting Services |
| 5320 | GG Audit | Annual Audit |
| 5330 | GG Payroll Processing | Payroll Processing Service |
| 5340 | GG Town Attorney & Legal | Legal Fees |
| 5350 | GG IT Support & Equipment | IT Services, Subscriptions, and Equipment |
| 5360 | GG Media Relations | Media Relations Support |
| 5370 | GG Government Relations | Government Relations Firm |
| 5380 | GG Human Resources Services | Human Resources Support |
| 5390 | GG Planning Firm | Economic Development/ Strategic Planning |
| 5200 | GG Town Facility and Vehicle Insurance | Insurance through Local Government Insurance Trust (LGIT) |
| 5415 | GG Merchant Services Fees | Fees for credit card payments and systems |
| 5435 | GG Training | Staff Training |
| 5440 | GG Dues & Subscriptions | Professional and Software Subscriptions |
| 5445 | GG Postage | Postage |
| 5450 | GG Printing | Internal Printing, Newsletters, Flyers, Signs, Banners |
| 5455 | GG General Supplies | General office supplies |
| 5465 | GG Town Hall Office Phones | Office Phones (Verizon and AT and T) |
| 5470 | GG Mobile Phones | Mobile Phones (Verizon) |
| 5475 | GG Town Elections | Elections |
| 5480 | GG Town Hall Utilities | Electricity, Water, etc. |
| 5490 | GG Other | Misc. |
| 5495 | GG Resident Assistance | Donations and Resident Assistance |
| 5510 | Contingency | Contingency for unplanned emergency expenses |
| 5905 | Events Committee | Events Committee for community events |
| 5910 | CERT Team | CERT |
| 5496 | Vehicle Fuel and Maintenance | Fuel for Gen Gov Vehicle |
| 5500 | Staff accommodations/ Dinner | Coffee, water, snacks, food |
| 5505 | Annexation | Survey Costs, advertising cost, posting cost |
| 5915 | Historical Committee | Historical Committee |
| 5925 | Green Team | Green Team |
| 5930 | TOUM Event | Small Town events & Hosting partners |

| | |
|--|--|
| 5935 Trunk or Treat | Trunk-or-Treat |
| 5940 Marlboro Day | Marlboro Day |
| 5950 Economic Development Working Group | Economic Development Workgroup |
| 5955 Winter Holiday | Tree Lighting |
| 6100C Code Vehicle Maintenance | Vehicle Maintenance |
| 6200C Code Parking Meter Maintenance | Parking Meter Maintenance |
| 6110 PS Salaries | Police Department Salaries |
| 6111 PS Overtime | Overtime for Police Department |
| 6112 PS Bonus | Holiday Bonuses |
| 6120PS FICA | Federal Payroll Taxes |
| 6130 PS Health Benefits | Employee Benefits |
| 6150 PS Pension Benefits | MSRP pension |
| 6200 PS Uniforms | Uniforms |
| 6210 PS Weapons & Duty Equipment | Weapons and other equipment for officers |
| 6220 PS Training & Memberships | Training for Police Officers |
| 6230 PS Pre Employment | Pre-employment expenses for police officers |
| 6260 PS Mobile Technology and IT | Mobile Phones and NTI |
| 6270 PS Supplies | General supplies |
| 6300 PS Professional Services | Accounting, HR, Legal, etc. |
| 6400 PS Occupancy | Police Office Space |
| 6600 PS Utilities | Electric, Water, etc. |
| 6700 PS Vehicle Repairs | Repairs to police vehicles |
| 6710 PS Vehicle Fuel | Fuel for police vehicles |
| 6720 PS Insurance | Insurance |
| 6750 Police State Aid | The State Aid for Police Protection Fund is a formula-driven funding program used to supplement resources for police protection in our local communities. State funds provide additional revenue to support the operational costs of local and county police agencies. |
| 6851 PS Speed Camera Admin Fee - 4 Cameras | Fees for speed cameras |
| 6852 PS Speed Camera Service Fees | Service fees for speed cameras |

AN ANNEXATION RESOLUTION OF THE COUNCIL OF THE TOWN OF UPPER MARLBORO TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN OF UPPER MARLBORO BY ANNEXING INTO THE TOWN CERTAIN REAL PROPERTY LOCATED EAST OF THE EXISTING CORPORATE BOUNDARIES OF THE TOWN CONSISTING OF 75 PROPERTIES AND PORTIONS OF MARYLAND ROUTE 202, MARLBORO PIKE AND BUCKS LANE, CELESTIAL COURT, TRANRAIL DRIVE, SW ROBERT CRAIN HIGHWAY, ROBERT CRAIN HIGHWAY, LARGO ROAD TOTALING 184.89 +/- ACRES CONTIGUOUS TO AND ADJOINING THE TOWN'S EXISTING CORPORATE BOUNDARIES, WHICH IS COMPRISED OF ALL THOSE PROPERTIES DEPICTED ON THE MAP OF THE THIRD ANNEXATION OF THE TOWN OF UPPER MARLBORO ATTACHED HERETO AS EXHIBIT A, DESCRIBED IN THE ATTACHED METES AND BOUNDS DESCRIPTION OF THE THIRD ANNEXATION (EXHIBIT B), AND REFLECTED IN THE TABLE SET FORTH IN THE RESOLUTION (EXHIBIT C) ("THE ANNEXATION AREA"), AND GENERALLY ALL MATTERS RELATING TO THE ANNEXATION OF THE ANNEXATION AREA

WHEREAS, pursuant to Local Government Article, Division II Municipalities, Title 4 In General, Subtitle 4 Annexation of the Annotated Code of Maryland ("Local Gov't Art."), the Council of the Town of Upper Marlboro ("the Town Council") is vested with the authority and discretion to enlarge the corporate boundaries of the Town in accordance with the provisions of Subtitle 4; and

WHEREAS, pursuant to § 4-403 of the Local Gov't Art., an annexation resolution may be initiated by the legislative body of a municipality in accordance with the requirements and practices applicable to its legislative enactments and the requirements of § 4-303(a) of the Local Gov't Art.; and

WHEREAS, the Town Council desires to annex certain real property consisting of 184.99 +/- acres into the corporate limits of the Town of Upper Marlboro, referred to herein as the Annexation Area, which is more further identified in Exhibit C hereton, and to initiate the annexation of the properties by this Resolution; and

WHEREAS, the Town of Upper Marlboro entered into Annexation Agreements with the owners of four properties within the Annexation Area, which Agreements contain the property owners' consent to the annexation of their properties into the corporate limits of the Town of Upper Marlboro; and

WHEREAS, the Annexation Agreements also provide for the consent of registered voters who are residents of the properties to which the Annexation Agreements apply; and

WHEREAS, the Town has also obtained consents to annexation from other owners of property within the Annexation Area; and

WHEREAS, the Town Council has obtained the consent to annexation from the owners of at least 25% of the assessed valuation of the total acreage of the real property in the area to be annexed, as required by State law; and

WHEREAS, there are (19) persons who are known to reside within the area to be annexed who are registered voters; and

WHEREAS, as is required by Md. Code Ann., Local Gov't Art., § 4-403 the Town has obtained the consent to annexation of seven (7) persons, which is more than 25% of the persons who reside within the annexation area who are registered voters; and

WHEREAS, the Town does not have zoning authority. Accordingly, the Town does not propose to change the zoning of any of the properties within the Annexation Area. The zoning of all properties within the Annexation Area shall remain the same and remain the purview of the Prince George's County Council Sitting as the District Council and the Maryland-National Capital Park and Planning Commission; and

WHEREAS, after this Resolution to approve the annexation of the Annexation Area into the Town was introduced at a public meeting of the Town Council on the ____ day of _____, 2026, the Resolution was scheduled for a public hearing and all notifications and publications required by Local Gov't Art, § 4-406 were made; and

WHEREAS, a public hearing regarding this Resolution was conducted by the Town Council, no sooner than 15 days after the final required publication of the public notice, at Town Hall on the ____ day of _____, 2026 to receive public comment. Upon completion of the public hearing, the public record was closed to further public comment; and

WHEREAS, the Town deems it to be in the best interest of its citizens and for the good government of the Town, to annex the Annexation Area as herein set forth; and

WHEREAS, the Town Council, upon consideration of the Annexation Agreements, Consents, the Boundary Survey, the Legal Description of the Annexation Area, all public comments and written testimony, has determined the following:

- A) All procedures for initiation of the Annexation by the Town conform to the applicable requirements of the Local Government Article, Sections 4-401, et seq. of the Maryland Annotated Code, and all other applicable laws; and
- B) The Annexation Area is contiguous and adjoining to the existing corporate boundaries of the Town and is a logical extension of the corporate boundaries and is consistent with the systematic expansion of the Town limits; and
- C) Annexation of the Annexation Area will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the Town,

real property proposed to be within the Town, or any combination thereof (i.e., enclave); and

- D) The Town Council has obtained the consent to annexation from the owners of at least 25% of the assessed valuation of the real property within the area to be annexed; and
- E) The Town Council has obtained consent to annexation from at least 25% of the registered voters who are residents of the Annexation Area, as is required by State law; and
- E) Annexation of the Annexation Area is in the public interest, convenience and welfare of the citizens of the Town.

NOW THEREFORE BE IT RESOLVED, by the Town Council, that the foregoing Recitals are, by this reference, made operative provisions of this Annexation Resolution.

BE IT FURTHER RESOLVED by the Town Council, that the land herein designated as the Annexation Area, ie. area to be annexed, as shown on the Map of the Third Annexation of the Town of Upper Marlboro attached here as Exhibit A, and described in a metes and bounds description, referred to as “Third Annexation. Boundaries of Upper Marlboro” set forth in attached Exhibit B hereto, shall be and hereby is added to the corporate boundaries of the Town of Upper Marlboro, and shall be subject to the provisions of the Town Charter, Town Code, Ordinances, Resolutions and other rules and regulations of the Town of Upper Marlboro, as well as Town taxes, and the Town Council agrees that there shall be no conditions of annexation that apply to any of the properties within the Annexation Area, except to those four properties as may be stated in the Annexation Agreements, and as they pertain solely to properties that are the subject of those Annexation Agreements. All properties within the Annexation Area shall receive all municipal services upon the effective date of the Annexation Resolution.

BE IT FURTHER RESOLVED, the Town Council is authorized to adopt an Annexation Plan, and to execute an annexation agreement, which is an agreement for the extension of public services and facilities, and/or other agreements of a similar nature with regard to the Annexation of properties, including any special treatment for municipal taxation, services and facilities as permitted by State law, provided that the terms of the Annexation Resolution shall prevail over any inconsistent term(s) in any such agreement. The annexation agreements referenced herein shall be considered to be incorporated by reference herein.

BE IT FURTHER RESOLVED, by the Town Council, that this Resolution shall become effective forty-five (45) days following its adoption, unless a prompt petition for referendum thereon shall be filed within the forty-five (45) day period as permitted by law.

BE IT FURTHER RESOLVED, by the Town Council, that after the annexation resolution is introduced, the Town Manager shall notify commercial property owners in the area to be annexed of all personal property taxes and fees imposed by the Town and the date, time and place

of the public hearing on the proposed annexation, and place a public notice of the annexation resolution, at least four times at not less than weekly intervals, in at least one newspaper of general circulation in the Town and the area to be annexed. Immediately after the first publication of the public notice, the Town Manger shall provide a copy of the public notice to the Prince George’s County Council and the Maryland-National Capital Park and Planning Commission.

BE IT FURTHER RESOLVED, by the Town Council, that within ten (10) days after this Resolution takes effect, the Town Manager shall send copies of this Annexation Resolution and all exhibits thereto to the following:

- The Town Clerk
- Department of Legislative Reference;
- Clerk of the Circuit for Prince George’s County;
- Supervisor of Assessments for Prince George’s County;
- Maryland-National Capital Park and Planning Commission, and
- The Maryland Department of Planning.

INTRODUCED by the Council of the Town of Upper Marlboro at a regular meeting on _____, 2026.

ADOPTED by the Council of Upper Marlboro this ____ day of _____, 2026, after a public hearing on the ____ day of _____, 2026.

WITNESS:

THE COUNCIL OF THE TOWN OF
UPPER MARLBORO

Clayton Anderson, Town Manager

Charles Colbert, Mayor

Derrick Brooks, Vice Mayor

Karen Lott, Councilmember

Sarah Franklin, Councilmember

Joseph Hourcle, Councilmember

THIS IS TO CERTIFY that the foregoing Annexation Resolution was introduced by the Council of the Town of Upper Marlboro on the ____ day of _____ 2026, and Adopted by the Council of the Town of Upper Marlboro, in a public meeting, on the ____ day of _____, 2026.

This annexation will become effective on the ____ day of _____, 2026.

Clayton Anderson Town Manager

RESOLUTION NO. 04-2026

**A RESOLUTION OF THE COUNCIL OF THE TOWN OF UPPER MARLBORO
ADOPTING AN ANNEXATION PLAN FOR CERTAIN REAL PROPERTY
CONSISTING OF 184.99 +/- ACRES, CONTIGUOUS TO AND ADJOINING THE
TOWN OF UPPER MARLBORO'S EXISTING CORPORATE BOUNDARIES,
LOCATED EAST OF THE EXISTING CORPORATE BOUNDARIES, WHICH
PROPERTY IS THE SUBJECT OF AN ANNEXATION INITIATED BY THE COUNCIL
OF THE TOWN OF UPPER MARLBORO VIA ANNEXATION RESOLUTION NO. -04-
2026**

WHEREAS, pursuant to Local Government Article, Title 4, Subtitle 4 of the Annotated Code of Maryland, § 4-401 et seq., the Council of the Town of Upper Marlboro is vested with the authority and discretion to enlarge the corporate boundaries of the Town; and

WHEREAS, Md. Code Ann., Local Government Article, § 4-415, requires municipalities to prepare an annexation plan for each new annexation consistent with the municipal growth element of the comprehensive plan of the municipality, and that it be adopted by the legislative body of the municipality in addition to an annexation resolution; and

WHEREAS, the Council of the Town of Upper Marlboro desires to enlarge the corporate boundaries of the Town through the annexation of property contiguous and adjoining the corporate boundaries of the Town, identified hereinabove as the Annexation Area and described in the attached Exhibit A and depicted in the attached Exhibit B, which constitutes the logical extension of the Town's boundaries; and

WHEREAS, the Council of the Town of Upper Marlboro has met the requirements of the Local Government Art. of the Annotated Code of Maryland for the annexation of the proposed annexation area, including the consent of the owners of at least 25% of the assessed valuation of the real property that constitutes the annexation area; and

WHEREAS, as is required by Md. Code Ann., Local Government Article, § 4-415, at least thirty (30) days before the public hearing on Annexation Resolution R-03-2026, which proposes to annex the Property into the Town of Upper Marlboro, a copy of the annexation plan was provided to the Prince George’s County Council, the Maryland-National Capital Park and Planning Commission, and the Maryland Department of Planning; and

WHEREAS, Exhibit C constitutes the Annexation Plan for the proposed annexation of the Annexation Area and demonstrates that the proposed annexation meets all the applicable requirements of State law.

Section 1. NOW, THEREFORE, BE IT RESOLVED, by the Council of the Town of Upper Marlboro that the Annexation Plan for the annexation of the Annexation Area, which is attached hereto as Exhibit C, is adopted.

Section 2. BE IT FURTHER RESOLVED by the Council of the Town of Upper Marlboro that this Resolution is contingent upon the annexation of the Property and shall become effective concurrent with the effective date of an Annexation Resolution annexing the subject property into the Town.

INTRODUCED by the Council of the Town of Upper Marlboro, Maryland, at a regular meeting on _____, 2026.

ADOPTED by the Council of the Town of Upper Marlboro this ____ day of _____, 2026, after a public hearing.

WITNESS:

COUNCIL OF THE TOWN OF UPPER MARLBORO

Clayton Anderson, Town Manager

Charles Colbert, Mayor

Derrick Brooks, Vice-Mayor

Sarah Franklin, Councilmember

Karen Lott, Councilmember

Joseph Hourcle, Councilmember

THIS IS TO CERTIFY that the foregoing Resolution was introduced by the Council of the Town of Upper Marlboro on the ____ day of _____ 2026 and Adopted by the Council of the Town of Upper Marlboro, in a public meeting, on the ____ day of _____, 2026.

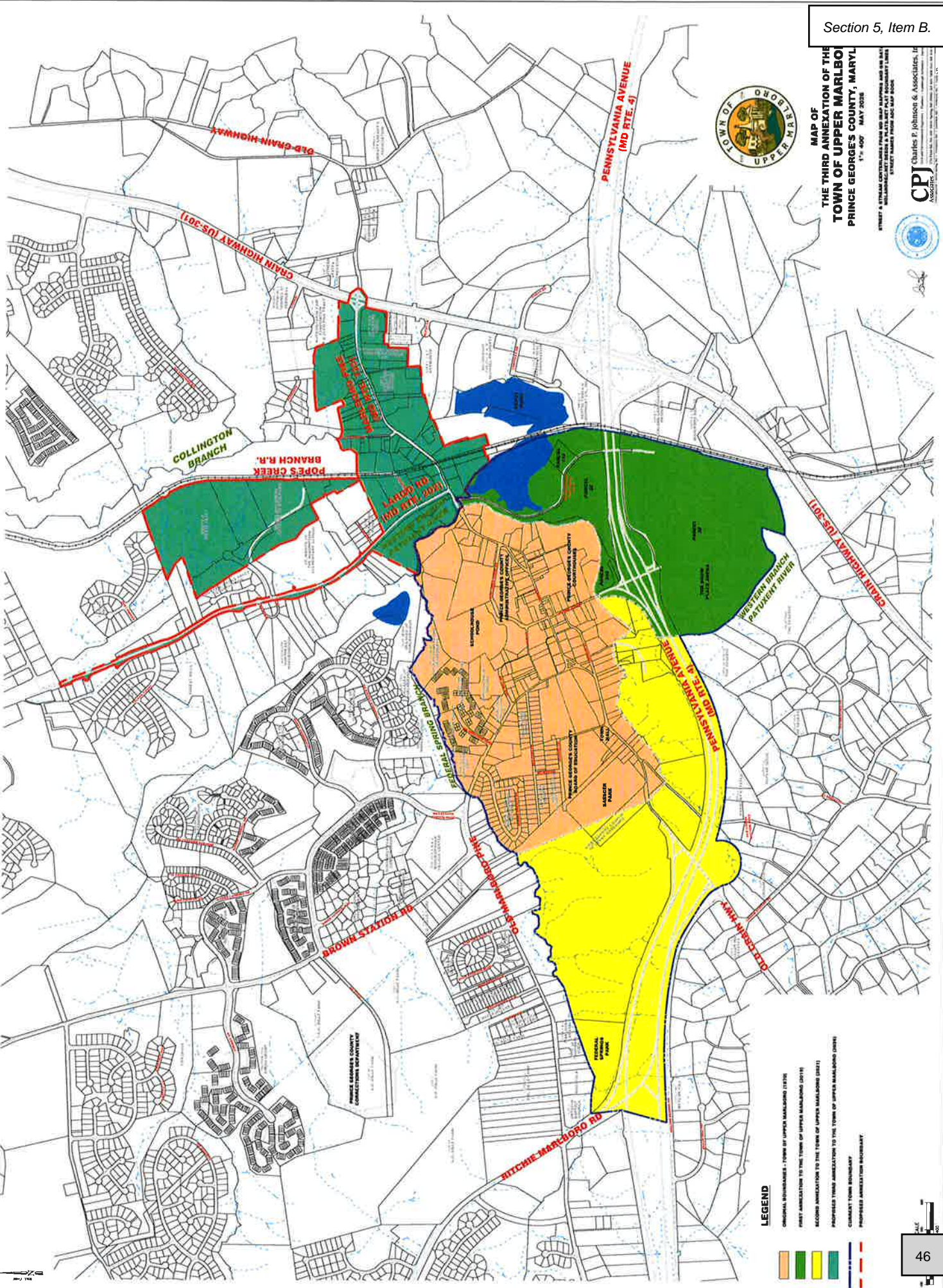
Clayton Anderson, Town Manager



**MAP OF
THE THIRD ANNEXATION OF THE
TOWN OF UPPER MARLBORO
PRINCE GEORGE'S COUNTY, MARYLAND**

1st 400' MAY 2028
STREET & LOT LINES FROM THE 2016 MAP, ADDRESS MAP AND THE 2017
MULTIBLOCK MAP FROM THE 2016 MAP BOOK
STREET MAP FROM 2016 MAP BOOK

CPJ
Charles F. Johnson & Associates, Inc.
Associates



- LEGEND**
- ORIGINAL BOUNDARIES - TOWN OF UPPER MARLBORO (1978)
 - FIRST ANNEXATION TO THE TOWN OF UPPER MARLBORO (1978)
 - SECOND ANNEXATION TO THE TOWN OF UPPER MARLBORO (1981)
 - PROPOSED THIRD ANNEXATION TO THE TOWN OF UPPER MARLBORO (2028)
 - COMPLETE TOWN BOUNDARY
 - PROPOSED ANNEXATION BOUNDARY

Owner Name

Address

| | |
|-----------------------------------|---|
| 15193 MARLBORO PIKE LLC | 15207 Marlboro Pike, Upper Marlboro, MD 20772 |
| A B GREENE LLC | 15500 Marlboro Pike, Upper Marlboro, MD 20772 |
| ANDERSEN SCOTT K & DENISE E | 15224 Marlboro Pike, Upper Marlboro, MD 20772 |
| AS AUTO CLINIC LLC | 15108 Marlboro Pike, Upper Marlboro, MD 20772 |
| AS AUTO CLINIC LLC | 15106 Marlboro Pike, Upper Marlboro, MD 20772 |
| AS AUTO CLINIC LLC | 15100 Marlboro Pike, Upper Marlboro, MD 20772 |
| AS PROPERTIES LLC | 15006 Marlboro Pike, Upper Marlboro, MD 20772 |
| AS PROPERTIES LLC | 15004 Marlboro Pike, Upper Marlboro, MD 20772 |
| AS PROPERTIES LLC | 15243 Marlboro Pike, Upper Marlboro, MD 20772 |
| AS PROPERTIES LLC | 15241 Marlboro Pike, Upper Marlboro, MD 20772 |
| AS PROPERTIES LLC | 0 Largo Rd, Upper Marlboro, MD 20772 |
| BINGER BROS INC | 15011 Marlboro Pike, Upper Marlboro, MD 20772 |
| BRICK INN LLC | 15114 Marlboro Pike, Upper Marlboro, MD 20772 |
| BRICK INN LLC | 15112 Marlboro Pike, Upper Marlboro, MD 20772 |
| BUCK LANE HOLDING LLC | 15200 Buck Ln, Upper Marlboro, MD 20772 |
| BUCK LANE HOLDING LLC | 4500 Tranrail Dr, Upper Marlboro, MD 20772 |
| BUCK LANE HOLDING LLC | 15100 Buck Ln, Upper Marlboro, MD 20772 |
| BUCKLANE L L C | 15050 Buck Ln, Upper Marlboro, MD 20772 |
| DASH IN FOOD STORES INC | 15501 Marlboro Pike, Upper Marlboro, MD 20772 |
| DORSEY JOSEPH JR | 4810 Largo Rd, Upper Marlboro, MD 20772 |
| EGRI WILLIAM P ETAL | 4830 Largo Rd, Upper Marlboro, MD 20772 |
| FORT KNOX UPPER MARLBORO II LLC | 15301 Marlboro Pike, Upper Marlboro, MD 20772 |
| FORT KNOX UPPER MARLBORO II LLC | 15305 Marlboro Pike, Upper Marlboro, MD 20772 |
| FOUR THOUSAND FOUR BRANCH AVE LLC | 15015 Buck Ln, Upper Marlboro, MD 20772 |
| FOUR THOUSAND FOUR BRANCH AVE LLC | 15017 Buck Ln, Upper Marlboro, MD 20772 |
| GARDNER VICTORIA L ETAL | 4807 Largo Rd, Upper Marlboro, MD 20772 |
| GREEN CENTURY PARTNERS | 15312 Marlboro Pike, Upper Marlboro, MD 20772 |
| GREEN CENTURY PARTNERS | 15402 Marlboro Pike, Upper Marlboro, MD 20772 |
| GREEN CENTURY PARTNERS | 15412 Marlboro Pike, Upper Marlboro, MD 20772 |
| GREEN CENTURY PARTNERS | 15404 Marlboro Pike, Upper Marlboro, MD 20772 |

GREEN CENTURY PARTNERS
 GREEN CENTURY PARTNERS
 GREEN CENTURY PARTNERS LLC
 HART3 LLC
 HART3 LLC
 HART3 LLC
 HART3 LLC
 JUNPAN LLC
 JUNPAN LLC
 KRESS LEO M & LEDA M
 LOYAL ORD OF MSE MARLBORO LG 1856
 MCDONALDS CORPORATION
 MESENI REALTY LLC
 MORSE WILLIAM A JR
 NEW YORK CENTRAL LINES LLC
 NEW YORK CENTRAL LINES LLC
 OYEMADE AYODELE Z ETAL
 PARKER ELLIS J & NANCY B
 PARKER NANCY B & ELLIS J
 PARKER NANCY B & ELLIS J
 PARKER NANCY B & ELLIS J
 PIERCE HARD LIMITED PARTNRSH
 PIERCE HARDY L P
 PIERCE HARDY LIMITED PARTNRSH
 PRINCE GEORGES COUNTY
 PRINCE GEORGES COUNTY
 PRINCE GEORGES COUNTY
 RIDGELY MICHEL A & FRANCIS A ETAL
 RIPPLE JOSEPH A & JOHN R ETAL
 RIPPLES SERVICE INC
 SEERAM ENTERPRISE LLC

15406 Marlboro Pike, Upper Marlboro, MD 20772
 15408 Marlboro Pike, Upper Marlboro, MD 20772
 4671 Robert Crain Hwy, Upper Marlboro, MD 20772
 15242 Marlboro Pike, Upper Marlboro, MD 20772
 15302 Marlboro Pike, Upper Marlboro, MD 20772
 15248 Marlboro Pike, Upper Marlboro, MD 20772
 15246 Marlboro Pike, Upper Marlboro, MD 20772
 0 Marlboro Pike, Upper Marlboro, MD 20772
 15005 Marlboro Pike, Upper Marlboro, MD 20772
 15204 Marlboro Pike, Upper Marlboro, MD 20772
 15103 Marlboro Pike, Upper Marlboro, MD 20772
 15475 Marlboro Pike, Upper Marlboro, MD 20772
 15222 Marlboro Pike, Upper Marlboro, MD 20772
 15308 Marlboro Pike, Upper Marlboro, MD 20772
 15012 Marlboro Pike, Upper Marlboro, MD 20772
 0 Marlboro Pike, Upper Marlboro, MD 20772
 15228 Marlboro Pike, Upper Marlboro, MD 20772
 0 Marlboro Pike, Upper Marlboro, MD 20772
 0 Marlboro Pike, Upper Marlboro, MD 20772
 15304 Marlboro Pike, Upper Marlboro, MD 20772
 15225 Marlboro Pike, Upper Marlboro, MD 20772
 15321 Marlboro Pike, Upper Marlboro, MD 20772
 15409 Marlboro Pike, Upper Marlboro, MD 20772
 15325 Marlboro Pike, Upper Marlboro, MD 20772
 0 Old Marlboro Pike, Upper Marlboro, MD 20772
 0 Largo Rd, Upper Marlboro, MD 20772
 15000 Marlboro Pike, Upper Marlboro, MD 20772
 0 Main St, Upper Marlboro, MD 20772
 15315 Marlboro Pike, Upper Marlboro, MD 20772
 4904 Largo Rd, Upper Marlboro, MD 20772
 15115 Marlboro Pike, Upper Marlboro, MD 20772

SEERAM ENTERPRISE LLC
SHAW WILLIAM L ETAL
SMO INCORPORATED
STURGELL WILLIAM D & SUSAN
TEXAS CONSTRUCTION LLC
TOTAL GROUP LLC
TOTAL GROUP LLC
TOTAL GROUP LLC
TOTAL GROUP LLC
UPPER MARLBORO PROPERTIES LLC
WALLACE FAMILY TRUST
WHITE OAK BUILDERS LLC
YOUMANS ROBERT P & DAVID E ETAL
Part of Maryland Route 202 extending north from Marlboro P ro Pike
|Part of Marlboro Pike extending east from the existing Town boundaries to the east side of its intersection with Maryland Route 3

15109 Marlboro Pike, Upper Marlboro, MD 20772
15226 Marlboro Pike, Upper Marlboro, MD 20772
4705 Sw Robert Crain Hwy, Upper Marlboro, MD 20772
0 Marlboro Pike, Upper Marlboro, MD 20772
15220 Marlboro Pike, Upper Marlboro, MD 20772
0 Celestial Ct, Upper Marlboro, MD 20772
0 Celestial Ct, Upper Marlboro, MD 20772
4501 Tranrail Dr, Upper Marlboro, MD 20772
0 Celestial Ct, Upper Marlboro, MD 20772
15009 Marlboro Pike, Upper Marlboro, MD 20772
0 Largo Rd, Upper Marlboro, MD 20772
15247 Marlboro Pike, Upper Marlboro, MD 20772
15306 Marlboro Pike, Upper Marlboro, MD 20772
to Kent DR

(d) *Third Annexation.* The boundaries of Upper Marlboro are hereby extended to include the following parcel of land:

- (1) Beginning for the same at a point on the Thirty-Eighth or South 31°43' East, 470.00 feet line as described in a Deed from Southern Maryland Agricultural Association, Inc., a Maryland corporation, to Prince George's County, Maryland, a Municipal corporation, dated August 26, 1980 and recorded among the Land Records of Prince George's County, Maryland in Liber 5299 at Folio 269, distant 282.00 feet from the beginning thereof, said point also being on the Forty-Eighth or South 39°18'37" East, 470.00 feet line of the First Annexation to the Town of Upper Marlboro, also distant 282.00 feet from the beginning thereof, said point further being at the beginning of the Third or North 80°25' East, 104.02 feet line of Parcel 2 as described in a Deed from Thomas F. Houck, et ux to Bunting Family Limited Partnership, dated December 08, 1997 and recorded among the aforesaid Land Records in Liber 11824 at Folio 345, thence leaving the aforesaid Third line of Parcel 2 as described in the Deed recorded in Liber 11824 at Folio 345, and running reversely with and binding on the aforesaid Thirty-Eighth line, and the Thirty-Seventh line as described in the aforesaid Deed recorded in Liber 5299 at Folio 269, and also running reversely with and binding on the aforesaid Forty-Eighth, and the Forty-Seventh line as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following two courses and distances
 - (i) North 39°18'37" West, 282.00 feet to a point, thence
 - (ii) North 57°45'59" West, 269.71 feet to a point at the beginning of the Third or South 43°04'53" West, 110.97 feet line as described in a Deed from Prince George's County to L. Thomas Wellons, III and Thomas Franklin Houck, Sr., dated January 13, 1987 and recorded among the Land Records of Prince George's County, Maryland in Liber 6627 at Folio 682, thence leaving the aforesaid Thirty-Seventh line as described in the aforesaid Deed recorded in Liber 5299 at Folio 269, and running with and binding on the aforesaid Third line, and the Fourth through Seventh lines, and an extension of the aforesaid Seventh line, as described in the aforesaid Deed recorded in Liber 6627 at Folio 682, and also running reversely with and binding on the Forty-Sixth through Forty-Second lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following five courses and distances
 - (iii) South 43°26'56" West, 110.97 feet to a point, thence
 - (iv) South 83°24'34" West, 18.27 feet to a point, thence
 - (v) North 06°35'26" West, 140.00 feet to a point, thence
 - (vi) North 83°24'34" East, 20.30 feet to a point, thence
 - (vii) North 27°41'57" West, 74.04 feet to a point on the Southerly Right-of-Way line of Marlboro Pike (MD Rte. 725 [formerly MD Rte. 4], variable width) as shown on State Roads Commission Plat Number 26495, thence leaving the aforesaid extension of the Seventh line as described in the aforesaid Deed recorded in Liber 6627 at Folio 682, and running with and binding on the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also running reversely with and binding on the Forty-First through Thirty-Ninth lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following three courses and distances
 - (viii) South 62°31'27" West, 39.26 feet to a point, thence
 - (ix) South 31°46'10" East, 35.06 feet to a point, thence

- (x) South 61°30'04" West, 105.88 feet to a point on the Westerly side of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, thence leaving the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also leaving the aforesaid Thirty-Ninth line as described in the aforesaid First Annexation to the Town of Upper Marlboro, and running with and binding on the aforesaid Westerly side, and the Southerly side, of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following twenty-three courses and distances
- (xi) North 24°14'35" West, 4.69 feet to a point, thence
- (xii) North 27°22'08" West, 37.58 feet to a point, thence
- (xiii) North 50°19'50" West, 31.49 feet to a point, thence
- (xiv) North 72°00'27" West, 105.34 feet to a point, thence
- (xv) North 69°22'30" West, 61.70 feet to a point, thence
- (xvi) North 49°39'54" West, 32.39 feet to a point, thence
- (xvii) North 34°10'04" West, 83.33 feet to a point, thence
- (xviii) North 27°04'17" West, 21.53 feet to a point, thence
- (xix) North 06°34'28" West, 31.47 feet to a point, thence
- (xx) North 00°44'01" West, 68.02 feet to a point, thence
- (xxi) North 21°22'28" West, 62.75 feet to a point, thence
- (xxii) North 47°41'09" West, 97.96 feet to a point, thence
- (xxiii) North 37°16'08" West, 73.71 feet to a point, thence
- (xxiv) North 22°27'20" West, 76.22 feet to a point, thence
- (xxv) North 16°22'48" West, 71.39 feet to a point, thence
- (xxvi) North 39°32'50" West, 65.96 feet to a point, thence
- (xxvii) North 89°36'12" West, 64.16 feet to a point, thence
- (xxviii) South 68°14'11" West, 131.81 feet to a point, thence
- (xxix) South 78°02'50" West, 141.60 feet to a point, thence
- (xxx) North 86°42'04" West, 45.28 feet to a point, thence
- (xxxi) South 88°38'37" West, 69.49 feet to a point, thence
- (xxxii) North 45°49'00" West, 45.54 feet to a point, thence
- (xxxiii) North 14°24'48" West, 53.96 feet to a point on the Southerly side of the mouth of the Federal Spring Branch of the Patuxent River at its confluence with the aforesaid Southerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, thence leaving the aforesaid Southerly side of the mouth of the Federal Spring Branch of the Patuxent River at its confluence with the Southerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, and running for a new boundary line of Upper Marlboro, the following course and distance
- (xxxiv) South 30°25'44" East, 47.54 feet to a point in the aforesaid Western Branch of the Patuxent River, said point also being on the extension of the First or South 34°36' West, 733.83 feet line of Parcel One as described in a Deed of Correction from James Henry Reed, Jr., Personal Representative of the Estate of Della R. Reed, to Victoria L. Gardner and Hosia Gardner, III, dated November 04, 2019 and recorded among the aforesaid Land Records in Liber 42783 at Folio 223, thence leaving the aforesaid Western Branch of the Patuxent River, and running reversely with and binding on the aforesaid extension of the First line of Parcel One as described in the Deed recorded in Liber 42783 at Folio 223, the following course and distance

- (xxxv) North 27°33'57" East, 740.28 feet to a point on the Westerly Right-of-Way line of Largo Road (MD Rte. 202, variable width) as shown on State Roads Commission Plat Number 43418, thence leaving the aforesaid extension of the First line of Parcel One as described in the Deed recorded in Liber 42783 at Folio 223, and running with and binding on the aforesaid Westerly Right-of-Way line of Largo Road the following sixty courses and distances
- (xxxvi) North 44°24'41" West, 49.94 feet to a point, thence
 (xxxvii) North 70°58'35" West, 11.18 feet to a point, thence
 (xxxviii) North 35°19'16" West, 50.64 feet to a point, thence
 (xxxix) North 59°20'34" West, 77.62 feet to a point, thence
 (xl) North 41°21'31" West, 75.11 feet to a point, thence
 (xli) North 35°19'14" West, 154.58 feet to a point of curvature, thence
 (xlii) 603.40 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 1,667.02 feet and a chord bearing and distance of North 29°00'38" West, 600.11 feet to a point, thence with a non-tangent line
 (xliii) North 41°04'26" West, 55.60 feet to a point, thence
 (xliv) North 21°46'59" West, 104.14 feet to a point, thence
 (xlv) North 19°29'09" West, 100.50 feet to a point, thence
 (xlvi) North 25°05'07" West, 50.99 feet to a point, thence
 (xlvii) North 05°14'41" West, 101.12 feet to a point, thence
 (xlviii) North 01°52'01" East, 51.92 feet to a point, thence
 (xlix) North 02°55'26" East, 52.20 feet to a point, thence
 (l) North 10°51'58" West, 61.87 feet to a point, thence
 (li) North 08°37'54" West, 76.52 feet to a point, thence
 (lii) North 13°46'31" West, 412.00 feet to a point, thence
 (liiii) North 43°53'20" West, 57.80 feet to a point, thence
 (liv) North 28°21'00" West, 51.66 feet to a point, thence
 (lv) North 01°52'01" East, 51.92 feet to a point, thence
 (lvi) North 06°01'25" East, 53.14 feet to a point, thence
 (lvii) North 02°27'56" West, 50.99 feet to a point, thence
 (lviii) North 13°46'31" West, 25.00 feet to a point of curvature, thence
 (lix) 265.23 feet along the arc of a tangent curve, deflecting to the left, having a radius of 788.51 feet and a chord bearing and distance of North 23°24'41" West, 263.98 feet to a point, thence with a tangent line
 (lx) North 33°02'51" West, 272.68 feet to a point, thence
 (lxi) North 38°26'02" West, 74.57 feet to a point, thence
 (lxii) North 31°10'15" West, 78.43 feet to a point, thence
 (lxiii) North 31°10'14" West, 15.74 feet to a point, thence
 (lxiv) North 37°03'54" West, 51.02 feet to a point, thence
 (lxv) North 32°45'58" West, 51.80 feet to a point, thence
 (lxvi) North 28°32'28" West, 51.78 feet to a point, thence
 (lxvii) North 24°19'01" West, 51.62 feet to a point, thence
 (lxviii) North 28°53'58" West, 60.92 feet to a point, thence
 (lxix) North 28°22'23" West, 42.11 feet to a point, thence
 (lxx) North 14°34'47" West, 50.36 feet to a point, thence
 (lxxi) North 24°17'06" West, 100.12 feet to a point, thence
 (lxxii) North 27°07'59" West, 50.25 feet to a point, thence
 (lxxiii) North 24°51'22" West, 50.09 feet to a point, thence

- (lxxiv) North 09°32'28" East, 58.31 feet to a point, thence
- (lxxv) North 21°25'21" West, 250.00 feet to a point, thence
- (lxxvi) North 27°07'59" West, 50.25 feet to a point, thence
- (lxxvii) North 35°36'35" West, 102.82 feet to a point, thence
- (lxxviii) North 38°25'29" West, 52.20 feet to a point, thence
- (lxxix) North 46°25'40" West, 55.04 feet to a point, thence
- (lxxx) North 68°16'29" East, 68.00 feet to a point, thence
- (lxxxii) North 21°43'31" West, 100.00 feet to a point, thence
- (lxxxiii) North 29°41'42" West, 50.49 feet to a point, thence
- (lxxxiv) North 19°26'05" West, 50.04 feet to a point, thence
- (lxxxv) North 21°43'31" West, 50.00 feet to a point, thence
- (lxxxvi) North 25°09'32" West, 50.09 feet to a point, thence
- (lxxxvii) North 26°17'57" West, 50.16 feet to a point, thence
- (lxxxviii) North 30°48'56" West, 50.64 feet to a point, thence
- (lxxxix) North 67°17'33" West, 71.42 feet to a point, thence
- (lxxxix) North 03°58'50" West, 52.50 feet to a point, thence
- (xc) North 68°16'29" East, 55.00 feet to a point, thence
- (xci) North 21°43'31" West, 175.00 feet to a point, thence
- (xcii) North 70°33'11" West, 31.88 feet to a point, thence
- (xciii) North 16°50'46" West, 106.29 feet to a point, thence
- (xciv) North 68°16'29" East, 0.71 feet to a point, thence
- (xcv) North 21°17'28" West, 51.94 feet to a point, thence leaving the aforesaid Westerly Right-of-Way line of Largo Road, and running in, through, over and across the aforesaid Largo Road the following course and distance
- (xcvi) North 68°42'32" East, 63.98 feet to a point on the Easterly Right-of-Way line of the aforesaid Largo Road as shown on State Roads Commission Plat Number 38945, thence running with and binding on the aforesaid Easterly Right-of-Way line of Largo Road the following forty courses and distances
- (xcvii) South 21°56'29" East, 918.44 feet to a point, thence
- (xcviii) North 60°12'25" East, 22.69 feet to a point, thence
- (xcix) South 21°39'07" East, 88.34 feet to a point, thence
- (c) South 27°41'59" East, 100.60 feet to a point, thence
- (ci) South 24°51'22" East, 50.09 feet to a point, thence
- (cii) South 19°07'55" East, 100.08 feet to a point, thence
- (ciii) South 21°25'21" East, 100.00 feet to a point, thence
- (civ) South 16°50'55" East, 100.32 feet to a point, thence
- (cv) South 22°34'06" East, 50.01 feet to a point, thence
- (cvi) South 19°07'55" East, 50.04 feet to a point, thence
- (cvii) South 17°59'20" East, 100.18 feet to a point, thence
- (cviii) South 09°07'28" East, 50.64 feet to a point of curvature, thence
- (cix) 260.06 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 1,402.34 feet and a chord bearing and distance of South 27°44'07" East, 259.68 feet to a point, thence with a non-tangent line
- (cx) South 33°02'51" East, 425.31 feet to a point of curvature, thence
- (cxi) 285.40 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 848.51 feet and a chord bearing and distance of South 23°24'42" East, 284.06 feet to a point, thence with a non-tangent line
- (cxii) South 13°46'31" East, 375.00 feet to a point, thence

- (cxiii) South 19°29'09" East, 50.25 feet to a point, thence
- (cxiv) South 30°28'29" East, 52.20 feet to a point, thence
- (cxv) South 08°01'34" West, 53.85 feet to a point, thence
- (cxvi) South 13°46'31" East, 350.00 feet to a point, thence
- (cxvii) South 20°37'05" East, 50.36 feet to a point, thence
- (cxviii) South 16°03'57" East, 50.04 feet to a point, thence
- (cxix) South 15°12'27" East, 40.01 feet to a point, thence
- (cxx) North 76°13'29" East, 51.00 feet to a point, thence
- (cxxi) South 13°46'31" East, 20.00 feet to a point, thence
- (cxxii) South 76°13'29" West, 52.00 feet to a point, thence
- (cxxiii) South 05°14'41" East, 40.45 feet to a point, thence
- (cxxiv) South 13°46'31" East, 111.14 feet to a point of curvature, thence
- (cxxv) 439.98 feet along the arc of a tangent curve, deflecting to the left, having a radius of 1,605.02 feet and a chord bearing and distance of South 21°37'43" East, 438.60 feet to a point, thence with a non-tangent line
- (cxxvi) South 40°24'58" East, 85.49 feet to a point, thence
- (cxxvii) South 34°52'43" East, 131.75 feet to a point, thence
- (cxxviii) South 14°20'25" East, 35.12 feet to a point of curvature, thence
- (cxxix) 168.21 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 1,605.02 feet and a chord bearing and distance of South 41°24'33" East, 168.14 feet to a point, thence with a non-tangent line
- (cxxx) South 44°24'41" East, 102.43 feet to a point, thence
- (cxxxi) North 45°35'19" East, 30.00 feet to a point, thence
- (cxxxii) South 44°24'41" East, 20.00 feet to a point, thence
- (cxxxiii) South 45°35'19" West, 30.00 feet to a point, thence
- (cxxxiv) South 44°24'41" East, 171.00 feet to a point, thence
- (cxxxv) South 44°32'55" East, 81.86 feet to a point, thence
- (cxxxvi) South 44°39'41" East, 192.90 feet to a point on the Seventeenth or South 72°32' West, 397.93 feet line as described in a Deed from Samuel S. Waters and Fannie F. Waters to W. Frank Ford and Katherine R. Ford, dated February 17, 1948 and recorded among the aforesaid Land Records in Liber 1011 at Folio 213, distant 383.48 feet from the beginning thereof, thence leaving the aforesaid Easterly Right-of-Way line of Largo Road, and running reversely with and binding on the aforesaid Seventeenth line and the Sixteenth line as described in the aforesaid Deed recorded in Liber 1011 at Folio 213 the following two courses and distances
- (cxxxvii) North 65°16'03" East, 383.48 feet to a point, thence
- (cxxxviii) North 64°25'10" East, 450.72 feet to a point at the Southerly end of the Westerly or North 25°25'10" West, 39.11 feet Plat line as shown on a Record Plat entitled "Parcels F & G, Wurtz and Weeks Addition to Marlboro, Resubdivision of Parcel A-1" and recorded among the aforesaid Land Records in Plat Book 169 on Page 41, thence leaving the aforesaid Sixteenth line as described in the Deed recorded in Liber 1011 at Folio 213, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 169 on Page 41 the following nine courses and distances
- (cxxxix) North 25°24'44" West, 39.01 feet to a point, thence
- (cxli) North 36°47'39" West, 35.36 feet to a point, thence
- (cxlii) North 28°39'51" West, 315.00 feet to a point, thence
- (cxliii) North 61°20'09" East, 50.00 feet to a point, thence
- (cxliiii) North 28°39'51" West, 140.00 feet to a point, thence

- (cxliv) North 61°20'09" East, 25.00 feet to a point, thence
- (cxlv) North 28°39'51" West, 40.00 feet to a point, thence
- (cxlvi) South 61°20'09" West, 25.00 feet to a point, thence
- (cxlvii) North 28°47'33" West, 228.04 feet to a point at the Easterly end of the Southerly or South 71°17'13" West, 4.98 feet line as shown on a Record Plat entitled "Lot 1 & Outparcels 'A' thru 'E', Wurtz & Weeks Tract" and recorded among the aforesaid Land Records in Plat Book 182 on Page 89, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 169 on Page 41, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 182 on Page 89 the following five courses and distances
- (cxlviii) South 71°17'03" West, 4.94 feet to a point, thence
- (cxliv) South 61°31'03" West, 245.16 feet to a point of curvature, thence
- (cl) 237.96 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 15,420.46 feet and a chord bearing and distance of North 29°34'54" West, 237.95 feet to a point, thence with a non-tangent line
- (cli) North 52°22'27" West, 213.73 feet to a point, thence
- (clii) North 19°48'12" West, 252.50 feet to a point of curvature on the extension of the Westerly or 98.29 arc feet line of Outparcel "E" as shown on the aforesaid Record Plat recorded in Plat Book 182 on Page 89, thence running with and binding on the aforesaid extension of the Westerly arc feet line of Outparcel "E", and also running with and binding on an extension of the aforesaid outline of the Record Plat recorded in plat Book 182 on Page 89, the following course and distance
- (cliii) 694.14 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 15,390.03 feet and a chord bearing and distance of North 32°58'40" West, 694.08 feet to a point, thence continuing with and binding on the outline of the aforesaid Outparcel "E" the following five courses and distances
- (cliv) North 25°51'26" West, 100.34 feet to a point of curvature, thence
- (clv) 297.78 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 15,294.34 feet and a chord bearing and distance of North 35°11'34" West, 297.77 feet to a point, thence with a non-tangent line
- (clvi) North 27°20'31" West, 100.43 feet to a point of curvature, thence
- (clvii) 198.71 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 15,419.21 feet and a chord bearing and distance of North 36°29'07" West, 198.71 feet to a point, thence with a non-tangent line
- (clviii) North 42°52'27" West, 50.69 feet to a point on the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89, thence leaving the aforesaid outline of Outparcel "E", and running with and binding on the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89 the following six courses and distances
- (clix) North 71°26'31" East, 638.68 feet to a point, thence
- (clx) North 40°13'14" West, 138.88 feet to a point, thence
- (clxi) North 63°53'24" West, 270.09 feet to a point, thence
- (clxii) North 69°39'37" East, 798.29 feet to a point, thence
- (clxiii) North 70°54'37" East, 198.00 feet to a point, thence
- (clxiv) North 67°24'37" East, 68.75 feet to a point on the Westerly line of the Pope's Creek Railroad Right-of-Way, thence running with and binding on the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, and also continuing with and binding on the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89 the following thirteen courses and distances

- (clxv) South 34°25'19" East, 105.05 feet to a point, thence
 (clxvi) South 31°34'27" East, 87.21 feet to a point, thence
 (clxvii) South 35°31'10" East, 56.00 feet to a point, thence
 (clxviii) South 39°36'18" East, 84.21 feet to a point, thence
 (clxix) South 28°56'15" East, 26.17 feet to a point, thence
 (clxx) South 09°28'50" West, 35.36 feet to a point, thence
 (clxxi) South 35°18'47" East, 61.62 feet to a point, thence
 (clxxii) South 69°39'19" East, 47.29 feet to a point, thence
 (clxxiii) South 18°26'42" East, 35.53 feet to a point, thence
 (clxxiv) South 25°59'24" East, 144.45 feet to a point, thence
 (clxxv) South 16°44'01" East, 207.91 feet to a point, thence
 (clxxvi) South 10°00'24" East, 193.55 feet to a point, thence
 (clxxvii) South 01°26'33" East, 27.57 feet to a point at the Northerly end of the Easterly or South 01°26'56" East, 110.89 feet Plat line as shown on a Record Plat entitled "Parcels 'B' & 'C', Wurtz and Weeks Addition to Marlboro" and recorded among the aforesaid Land Records in Plat Book 95 on Page 65, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 95 on Page 65, and also continuing with and binding on the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, the following fourteen courses and distances
 (clxxviii) South 01°26'27" East, 110.89 feet to a point, thence
 (clxxix) South 00°56'58" East, 220.00 feet to a point, thence
 (clxxx) South 01°27'32" East, 225.01 feet to a point, thence
 (clxxxi) South 01°07'59" West, 55.04 feet to a point, thence
 (clxxxii) South 00°09'34" East, 145.01 feet to a point, thence
 (clxxxiii) South 09°17'36" East, 75.80 feet to a point, thence
 (clxxxiv) South 04°45'40" West, 30.15 feet to a point, thence
 (clxxxv) South 00°51'33" West, 190.10 feet to a point, thence
 (clxxxvi) South 08°08'27" West, 50.64 feet to a point, thence
 (clxxxvii) South 02°05'43" East, 100.02 feet to a point, thence
 (clxxxviii) South 11°01'49" East, 45.71 feet to a point, thence
 (clxxxix) South 25°57'59" East, 16.55 feet to a point, thence
 (cxc) South 17°49'43" West, 52.81 feet to a point, thence
 (cxci) South 00°56'58" East, 49.20 feet to a point at the Northerly end of the Easterly or South 00°57'27" East, 210.80 feet Plat line as shown on the aforesaid Record Plat recorded in Plat Book 169 on Page 41, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 95 on Page 65, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 169 on Page 41, and also continuing with and binding on the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, the following eleven courses and distances
 (cxcii) South 00°57'01" East, 210.80 feet to a point, thence
 (cxciii) South 03°46'13" East, 203.25 feet to a point, thence
 (cxciv) South 17°20'23" East, 17.72 feet to a point, thence
 (cxcv) South 15°30'22" West, 45.86 feet to a point, thence
 (cxcvi) South 27°30'55" East, 26.83 feet to a point, thence
 (cxcvii) South 03°21'57" West, 106.30 feet to a point, thence
 (cxcviii) South 03°48'46" East, 80.10 feet to a point, thence
 (cxcix) South 00°57'01" East, 77.00 feet to a point, thence

- (cc) South 20°05'14" West, 27.86 feet to a point, thence
- (cci) South 31°54'50" East, 29.16 feet to a point, thence
- (ccii) South 14°25'33" West, 11.68 feet to a point, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 169 on Page 41, and further leaving the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, and running in, through, over and across the aforesaid Pope's Creek Railroad Right-of-Way the following course and distance
- (cciii) North 69°13'10" East, 75.72 feet to a point on the Easterly line of the aforesaid Pope's Creek Railroad Right-of-Way, said point also being at the end of the Fifty-Ninth or South 89°03'00" West, 294.55 feet line of Parcel 1 as described in a Deed from Buck Real Estate Holdings, LLC to Four Thousand Four Branch Avenue, LLC, dated November 25, 2003 and recorded among the aforesaid Land Records in Liber 18512 at Folio 355, thence leaving the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, and running reversely with and binding on the aforesaid Fifty-Ninth line, and the Fifty-Eighth through Fifty-Second lines, as described in the aforesaid Deed recorded in Liber 18512 at Folio 355 the following eight courses and distances
- (cciv) North 89°02'59" East, 294.55 feet to a point, thence
- (ccv) North 23°14'46" West, 6.59 feet to a point, thence
- (ccvi) North 37°52'33" East, 94.05 feet to a point, thence
- (ccvii) North 06°48'10" West, 117.42 feet to a point, thence
- (ccviii) North 32°07'14" East, 38.29 feet to a point, thence
- (ccix) North 75°50'03" East, 62.62 feet to a point, thence
- (ccx) North 65°38'03" East, 66.22 feet to a point, thence
- (ccxi) North 36°32'25" East, 39.70 fee to a point on the extension of the Fifth or South 00°53' East, 742.5 feet line of Parcel No. 1 as described in a Deed from Joseph Albert Ireland and Mattie C. Ireland to Eugene Chaney and Grace W. Chaney, dated October 28, 1953 and recorded among the aforesaid Land Records in Liber 1664 at Folio 304, thence leaving the aforesaid Fifty-Second line as described in the aforesaid Deed recorded in Liber 18512 at Folio 355, and running with the aforesaid extension of the Fifth line of Parcel No. 1 as described in the aforesaid Deed recorded in Liber 1664 at Folio 304 the following course and distance
- (ccxii) South 02°55'12" East, 57.55 feet to a point at the beginning of the aforesaid Fifth line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, thence leaving the aforesaid Fifth line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, and running reversely with and binding on the Fourth and Third lines of the aforesaid Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304 the following two courses and distances
- (ccxiii) South 70°17'12" East, 99.00 feet to a point, thence
- (ccxiv) North 88°12'48" East, 33.00 feet to a point at the Westerly end of the Southerly or South 78°11'04" West, 325.80 feet line of Parcel "A" as shown on a Plat of Subdivision entitled "Sugar Hill" and recorded among the aforesaid Land Records in Plat Book 106 on Page 24, thence leaving the aforesaid Third line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, and running with and binding on the outline of the aforesaid Parcel "A" as shown on the Plat of Subdivision recorded in Plat Book 106 on Page 24 the following six courses and distances
- (ccxv) North 78°11'25" East, 325.80 feet to a point, thence
- (ccxvi) South 20°38'35" East, 102.00 feet to a point, thence
- (ccxvii) North 66°19'06" East, 89.47 feet to a point, thence

- (ccxviii) North 23°31'05" West, 410.45 feet to a point, thence
(ccxix) North 84°28'55" East, 241.73 feet to a point, thence
(ccxx) North 87°58'57" East, 234.15 feet to a point on the Twelfth or North 87°55'06" East, 545.27 feet line of Parcel I.D. No. 03-0228916 as described in a Deed from L. Thomas Wellons, III and Diane L. Wellons to Green Century Partners, LLC, a Maryland limited liability company, dated August 28, 2017 and recorded among the aforesaid Land Records in Liber 40122 at Folio 369, distant 311.12 feet from the end thereof, thence leaving the aforesaid outline of Parcel "A" as shown on the Plat of Subdivision recorded in Plat Book 106 on Page 24, and running with and binding on the aforesaid Twelfth line, and the Thirteenth line of Parcel I.D. No. 03-0228916, and also running reversely with and binding on the First and Sixteenth lines of Parcel I.D. No. 03-0215061, all as described in the aforesaid Deed recorded in Liber 40122 at Folio 369, the following five courses and distances
- (ccxxi) North 87°56'51" East, 311.12 feet to a point, thence
(ccxxii) South 77°17'34" East, 142.15 feet to a point, thence
(ccxxiii) South 19°56'00" East, 347.43 feet to a point, thence
(ccxxiv) South 89°10'04" East, 224.98 feet to a point, thence
(ccxxv) South 89°09'58" East, 337.29 feet to a point of curvature on the Westerly Right-of-Way line of Crain Highway (U.S. Rte. 301, variable width) as shown on State Roads Commission Plat Number 6608, thence leaving the aforesaid Sixteenth line of Parcel I.D. No. 03-0215061 as described in the Deed recorded in Liber 40122 at Folio 369, and running with and binding on the aforesaid Westerly Right-of-Way line of Crain Highway the following course and distance
- (ccxxvi) 137.17 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 4,916.90 feet and a chord bearing and distance of South 15°52'11" West, 137.17 feet to a point, thence leaving the aforesaid Westerly Right-of-Way line of Crain Highway, and running in, through, over and across the aforesaid Crain Highway Right-of-Way the following course and distance
- (ccxxvii) South 74°55'46" East, 150.00 feet to a point at the intersection of the Easterly Right-of-Way line of the aforesaid Crain Highway and the Northerly Right-of-Way line of Marlboro Pike (U.S. Rte. 725, variable width) as shown on State Roads Commission Plat Number 6609, thence leaving the aforesaid Easterly Right-of-Way line of Crain Highway, and running with and binding on the aforesaid Northerly Right-of-Way line of Marlboro Pike the following course and distance
- (ccxxviii) South 35°04'03" East, 123.12 feet to a point, thence leaving the aforesaid Northerly Right-of-Way line of Marlboro Pike, and running in, through, over and across the aforesaid Marlboro Pike Right-of-Way the following course and distance
- (ccxxix) South 17°01'15" West, 63.82 feet to a point on the Southerly Right-of-Way line of the aforesaid Marlboro Pike, thence running with and binding on the aforesaid Southerly Right-of-Way line of Marlboro Pike the following course and distance
- (ccxxx) South 55°08'10" West, 133.66 feet to a point at the intersection of the aforesaid Southerly Right-of-Way line of Marlboro Pike and the aforesaid Easterly Right-of-Way line of Crain Highway, thence leaving the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also leaving the aforesaid Easterly Right-of-Way line of Crain Highway, and running in, through, over and across the aforesaid Crain Highway Right-of-Way the following course and distance
- (ccxxxii) North 83°40'56" West, 150.75 feet to a point of curvature at the intersection of the aforesaid Westerly Right-of-Way line of Crain Highway and the aforesaid Southerly

- Right-of-Way line of Marlboro Pike, thence leaving the aforesaid Southerly Right-of-Way line of Marlboro Pike, and running with and binding on the aforesaid Westerly Right-of-Way line of Crain Highway the following two courses and distances
- (ccxxxii) 77.65 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 4,981.57 feet and a chord bearing and distance of South 11°28'58" West, 77.65 feet to a point, thence with a tangent line
- (ccxxxiii) South 11°02'44" West, 242.32 feet to a point at the Easterly end of the Southerly or North 88°05'50" West, 288.20 feet Plat line as shown on a Record Plat entitled "Lot 1 and 2, Marlboro Shell" and recorded among the aforesaid Land Records in Plat Book 171 on Page 1, thence leaving the aforesaid Westerly Right-of-Way line of Crain Highway, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 171 on Page 1 the following three courses and distances
- (ccxxxiv) North 88°04'49" West, 288.20 feet to a point, thence
- (ccxxxv) North 43°04'49" West, 34.26 feet to a point, thence
- (ccxxxvi) North 89°12'13" West, 155.36 feet to a point on the Easterly or South 01°59'48" West, 428.53 feet Plat line as shown on a Record Plat entitled "Lot 1, Upper Marlboro 84-Lumber Subdivision" and recorded among the aforesaid Land Records in Plat Book 198 on Page 25, distant 66.39 feet northerly from the Southerly end thereof, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 171 on Page 1, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 198 on Page 25 the following four courses and distances
- (ccxxxvii) South 01°40'11" West, 66.39 feet to a point, thence
- (ccxxxviii) North 87°51'13" West, 50.10 feet to a point, thence
- (ccxxxix) South 01°48'10" West, 283.47 feet to a point, thence
- (ccxli) North 88°23'00" West, 190.00 feet to a point at the beginning of the First or North 88°09'46" West, 82.00 feet line as described in a Deed from 84 Holdings 3, LLC, a Pennsylvania limited liability company, to Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, dated March 07, 2016 and recorded among the aforesaid Land Records in Liber 38321 at Folio 286, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 198 on Page 25, and running with and binding on the aforesaid First line as described in the Deed recorded in Liber 38321 at Folio 286 the following course and distance
- (ccxli) North 88°11'55" West, 82.00 feet to a point on the Easterly Right-of-Way line of a Right-of-Way (16' wide) as shown on plat of Clement Hill Estate filed in Equity No. 1430 of the Circuit Court for Prince George's County, Maryland as described in a Deed from Charles E. Tighe, II, et al, to Joseph A Ripple, et al, dated April 04, 1983 and recorded among the aforesaid Land Records in Liber 5667 at Folio 812, thence leaving the aforesaid First line as described in the Deed recorded in Liber 38321 at Folio 286, and running with and binding on the aforesaid Easterly Right-of-Way line of a Right-of-Way as described in the Deed recorded in Liber 5667 at Folio 812 the following course and distance
- (ccxlii) South 04°23'53" East, 180.59 feet to a point at the Northerly end of the Westerly or North 04°23'38" West, 7.98 feet Plat line as shown on a Record Plat entitled "Lots 1, 2 & 3, Weymouth" and recorded among the aforesaid Land Records in Plat Book 111 on Page 47, the leaving the aforesaid Easterly Right-of-Way line of a Right-of-Way as described in the Deed recorded in Liber 5667 at Folio 812, and running reversely with and binding on the outline of the aforesaid Record Plat as recorded in Plat Book 111 on Page 47 the following five courses and distances

- (ccxliii) South 04°23'38" East, 7.98 feet to a point, thence
- (ccxliv) South 85°20'28" West, 397.64 feet to a point, thence
- (ccxlv) South 03°00'26" East, 4.38 feet to a point, thence
- (ccxlvii) South 86°48'35" West, 50.75 feet to a point, thence
- (ccxlviii) South 64°08'25" East, 43.85 feet to a point, thence continuing with and binding on the aforesaid outline of the Record Plat as recorded in Plat Book 111 on Page 47, and an extension thereof, the following course and distance
- (ccxlviii) South 74°11'35" West, 392.22 feet to a point on the extension of the Seventh or South 10°23'23" East, 314.33 feet line as described in a Deed from Roger A. Graham and Barbara M. Graham to Decatur Properties, LLC, a Maryland limited liability company, dated January 31, 2008 and recorded among the aforesaid Land Records in Liber 29337 at Folio 242, thence running with and binding on the aforesaid extension of the Seventh line, and also running reversely with and binding on the Sixth through First lines as described in the aforesaid Deed recorded in Liber 29337 at Folio 242 the following seven courses and distances
- (ccxlix) South 10°13'35" East, 32.45 feet to a point, thence
- (ccl) South 68°03'22" West, 420.03 feet to a point, thence
- (ccli) South 30°00'34" East, 85.54 feet to a point, thence
- (cclii) South 17°57'08" East, 282.10 feet to a point, thence
- (ccliii) South 68°31'50" West, 26.90 feet to a point, thence
- (ccliv) South 16°33'06" East, 259.94 feet to a point, thence
- (cclv) South 73°26'52" West, 160.00 feet to a point on the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, said point being at the beginning of the First or North 12°10' West, 460.975 feet line of Parcel II as described in a Deed from Highway Film Services, Inc. to Loyal Order of Moose Suitland Lodge 1856, dated May 25, 1999 and recorded among the aforesaid Land Records in Liber 13112 at Folio 668, thence leaving the aforesaid First line as described in the Deed recorded in Liber 29337 at Folio 242, and running with and binding on the aforesaid First line of Parcel II as described in the Deed recorded in Liber 13112 at Folio 668, and also continuing with and binding on the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, the following course and distance
- (cclvi) North 16°33'08" West, 85.50 feet to a point on the extension of the Second or South 77°50'00" West, 80.00 feet line of Parcel 3 as described in the aforesaid Deed recorded in Liber 11824 at Folio 345, thence leaving the aforesaid First line of Parcel II as described in the Deed recorded in Liber 13112 at Folio 668, and also leaving the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, and running in, through, over and across the aforesaid Pope's Creek Railroad Right-of-Way, and also running with and binding on the aforesaid Second line of Parcel 3 as described in the Deed recorded in Liber 11824 at Folio 345, and an extension thereof, the following course and distance
- (cclvii) South 74°21'06" West, 147.68 feet to a point on the extension of the Fourth or South 09°35' East, 396.77 feet line of the aforesaid Parcel 2 as described in the Deed recorded in Liber 11824 at Folio 345, thence leaving the aforesaid Second line of Parcel 3 as described in the Deed recorded in Liber 11824 at Folio 345, and running with and bounding on the aforesaid extension of the Fourth line of Parcel 2 as described in the Deed recorded in Liber 11824 at Folio 345, and also running reversely with and binding on the aforesaid Third line of Parcel 2 as described in the Deed recorded in Liber 11824 at Folio 345, the following two courses and distances

- (cclviii) South 15°37'44" East, 29.25 feet to a point, thence
- (cclix) South 74°22'12" West, 104.07 feet to the point of beginning, containing 184.99 acres of land.