

NOTICE OF PUBLIC HEARING
THE FREEPORT CITY COUNCIL
MONDAY , MAY 5TH, 2014, 6:00 P.M.
FREEPORT MUNICIPAL COURT ROOM
FREEPORT POLICE DEPARTMENT, 430 NORTH BRAZOSPORT BLVD.
FREEPORT, TEXAS

AGENDA
FORMAL SESSION

1. Call to order.
2. Invocation.
3. Pledge of Allegiance.
4. Consideration of approving the April 7, 2014 Council Minutes. Pg. 505-509
5. Attending citizens and their business.
6. Consideration of approving Ordinance No. 2014-2063 declaring it to be a nuisance for and amending Section 91.08 of the Code of Ordinances of said City to provide that the owner or agent, tenant or lessee of any premises in the City shall be responsible for maintaining the Front, Back and Side Yards of such premises, including sidewalks, grass strips and one-half of any alley or unpaved right-of-way adjoining such premises, free and clear of accumulations of grass cutting, yard refuse or clippings and other trash. Garbage or litter of any kind, and providing that no person shall sweep into or deposit the same upon or in any street, alley, drainage structure or ditch within the City. Pg. 510-512
7. Consideration of approving the bids, awarding the mowing contract, and authorizing the Mayor to sign and City Secretary to attest a contract with the successful bidder for the Building Department. Pg. 513-516
8. Consideration of approving the bids, awarding the Mowing, Grounds Care, and Flowerbed Maintenance contract, and authorizing the Mayor to sign and City Secretary to attest a contract with the successful bidder for the Parks Department. Pg. 517-520
9. Consideration of approving and authorizing the City Manager to sign a lease purchase with Tyler Technologies to purchase two kiosks for the City of Freeport.
10. Consideration of selling the City's interest on Block 64, Lot 21, Velasco Townsite, known as 307 S. Ave. H, Tx. Id. 8110-0635-000. Pg. 521-525
11. Consideration of selling the City's interest on Block 116, Lot 15, Freeport Townsite, known as 1026 W. 4th Street, Tx. Id. 4200-1163-000. Pg. 526-530

12. Consideration of selling the City's interest on Block 746, Lot 5 & 6, Velasco Townsite, known as 1414-1416 North Ave P, Tx. Id 8110-3440-000. Pg. 531-536
13. Consideration of selling the City's interest on Block 777, Lot 24, Velasco Townsite, known as 1623 North Ave. P, Tx. Id. 8110-3852-000. Pg. 537-541
14. Consideration of authorizing the Mayor to sign and acknowledge and the City Secretary to attest a deed from the Velasco Drainage District conveying the land between the Velasco Townsite and the left descending bank of the Old Brazos River, beginning at the point where a projection of the easterly boundary line of Front Street intersects the left descending bank of the Old Brazos River and then proceeding in an easterly direction to the point where the left descending bank of the Old Brazos River intersects a southerly projection of the common boundary of Lots 10 and 11 of Block 20 of said townsite. Pg. 542-549
15. Consideration of approving Resolution No. 2014-2439 authorizing the Mayor to sign and acknowledge and the City Secretary to attest a deed from the City of Freeport to Braztex Development, LLC, conveying the portion of the land between Bridgepoint Subdivision and the left descending bank of the Old Brazos River, beginning at the point where a southerly projection of the westerly boundary line of Lot 1 of said subdivision intersects the left descending bank of the Old Brazos River and continuing in an easterly direction to the point where the left descending bank of the Old Brazos River intersects a southerly projection of the easterly boundary line of Lot 16 of said subdivision. Pg. 550-571
16. Consideration of approving any action to be taken as a result of closed Executive Session.

Action item

Work Session:

- A. Report on the collections of delinquent taxes by Mike Darlow of Perdue, Brandon, Fielder, Collins & Mott, L.L. P. Pg. 572-585
- B. Discussion on purchasing a downtown building and relocating City Hall.
- C. Demonstration of kiosks payment system for City Hall.

Executive Session:

Section 551.071, Government Code

Consultation with City Attorney concerning pending or contemplated litigation, settlement offers or other matters in which his duty to the City Council under the Texas Disciplinary Rules of professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Government Code, to wit:

- Pending Contractual Negotiations – Industrial District Agreement for Freeport LNG.

- Consultation pending legations on Freeport Marina.
- Skymark Development Agreement /380 Agreement and MUD
- Contractual negotiations regarding building purchase.

Adjourn

Items not necessary discussed in the order they appear on the agenda. The Council at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

In compliance with the Americans with Disabilities Act, the City of Freeport will provide for reasonable accommodations for persons attending City Council Meetings. Request should be received 48 hours prior to the meeting. Please contact the City Secretary office at 979-233-3526.

I, Delia Munoz City Secretary for the City of Freeport, Texas certify that this agenda was posted on the official bulletin board/glass door of City Hall, facing the rear parking lot of the building, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, May 2, 2014 at or before 5:00 p.m.

Delia Munoz - City Secretary
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Freeport City Council met on April 7th, 2014 at 6:00 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council:

Mayor Norma M. Garcia
Councilwoman Michelle Kent
Councilman Fred Bolton
Councilwoman Sandra Loeza
Councilwoman Sandra Barbree

Staff:

Jeff Pynes, City Manager
Gilbert Arispe, Assistant City Manager
Pat Julian Taylor, Assistant City Attorney
Delia Munoz, City Secretary
Nat Hickey, Property Manager
Brian Davis, Fire Chief
Larry Fansher, Parks Director

Visitors:

Raymond Garivey	Gina Aguirre Adams
Petra Cuellar	Bryan Gonzalez
Francisco Gonzalez	Elizabeth Gonzalez
Alana Matthews	Areanna Neff
Nicole Mireles	Sam Reyna
Annette Sanford	Kaydance Mercedo
Jerry Meeks	

Call to order.

Mayor Norma M. Garcia called the meeting to order at 6:00 p.m.

Invocation.

Mr. Pat Taylor offered the invocation.

Pledge of Allegiance.

Kaydance Mercado led the Pledge of Allegiance.

Consideration of approving the March 17th, 2014 Council Minutes.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council unanimously approved the March 17th, 2014 Council Minutes.

Attending citizens and their business.

There were none.

Recognition: Homeland Preparedness Project would like to recognize the Citizen Emergency Response Team.

Spokesperson Kirk Webb for the Citizen Emergency Response Team presented awards to Jim Barrett and Fred Cordes. The CERT program is the Citizens Emergency Response Team taught by Home Land Preparedness. They taught the program in Freeport and graduated 13 students.

Awards: Acknowledge and award the participants of the City's 5th Annual Youth Art Display & Competition.

Elementary Schools	Intermediate School	High School
1st Place Cassiy Bivens	LaShelle Birgil	Marina Servin
2 nd Place Dasani Thomas	Johannah Cossin	Alana Matthews
3 rd Place Aaliyah Velasquez	Bryan Gonzalez	David Ayala
4 th Place Jesus Castillo	Angel Guevara	Petra Cuellar
Community Favorite: Dasani Thomas, Johannah Cossin,		Marina Servin

Consideration of approving Resolution No. 2014-2437 approving and authorizing the execution of a corrected tax abatement agreement with Jasen and Julia Gast pursuant to the terms and conditions of and authorizing the Mayor and City Secretary to execute and attest respectively a tax abatement agreement.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved Resolution No. 2014-2437 approving and authorizing the execution of a corrected tax abatement agreement with Jasen and Julia Gast pursuant to the terms and conditions of and authorizing the Mayor and City Secretary to execute and attest respectively a tax abatement agreement.

Consideration of approving Resolution No. 2014-2438 authorizing the appointment of the Finance Director of the City to advertise for and receive application(s) for the Performance of Depository Services for the City for the period beginning June 1, 2014, and ending September 30, 2014, and thereafter until a successor depositor is selected and qualified.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved Resolution No. 2014-2438 authorizing the appointment of the Finance Director of the City to advertise for and receive application(s) for the Performance of Depository Services for the City for the period beginning June 1, 2014, and ending September 30, 2014, and thereafter until a successor depositor is selected and qualified.

Consideration of adopting Bylaws for and conducting the organizational meeting of the Freeport Historical Museum Foundation, Inc. and taking any other action required by law to be taken by the initial Board of Directors of such corporation.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved adopting Bylaws for and conducting the organizational meeting of the Freeport Historical Museum Foundation, Inc. and taking any other action required by law to be taken by the initial Board of Directors of such corporation.

Consideration of approving the Mayor and City Secretary to sign and attest an Amendment of Real Estate Lease with Port Freeport to delete 1,625 square feet of space on the second floor of the Freeport City Hall.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council unanimously approved the Mayor and City Secretary to sign and attest an Amendment of Real Estate Lease with Port Freeport to delete 1,625 square feet of space on the second floor of the Freeport City Hall.

Consideration of accepting request for proposals and resetting a bid date for May 28, 2014 for FEMA-1999-040 Generator Grant No. 1 and FEMA -1999-038 Generator Grant No. 2.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved accepting request for proposals and resetting a bid date for May 28, 2014 for FEMA-1999-040 Generator Grant No. 1 and FEMA -1999-038 Generator Grant No. 2.

Consideration of approving a request from the Riverfest Committee to sell alcohol, have a public dance, fireworks display and the closure of streets for the Flapjack Run on Saturday for the Riverfest event held at the Freeport Municipal Park on April 25th & 26th of April, 2014.

On a motion by Councilwoman Barbree, seconded by Councilwoman Kent, with all present voting "aye", Council unanimously approved a request from the Riverfest Committee to sell alcohol, have a public dance, fireworks display and the closure of streets for the Flapjack Run on Saturday for the Riverfest event held at the Freeport Municipal Park on April 25th & 26th of April, 2014.

Consideration of approving a request from the Freeport League to waive the carnival and health permits fees for the Riverfest event on April 25th and 26th, 2014.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council unanimously approved a request from the Freeport League to waive the carnival and health permits fees for the Riverfest event on April 25th and 26th, 2014.

Consideration of approving a request from the Hispanic Chamber of Commerce to have a Cinco De Mayo Parade on Saturday, May 3rd, 2014 at 11:00 a.m., from the Museum to Baywood's parking lot. This will require closing East Park, from its intersection with 4th Street, to its intersection with 2nd Street, and closing of Second Street, from its intersection with East Park past its intersection with Brazosport Boulevard, to its end at the diversion channel of the Brazos River adjacent to Baywood's parking lot.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council unanimously approved a request from the Hispanic Chamber of Commerce to have a Cinco De Mayo Parade on Saturday, May 3rd, 2014 at 11:00 a.m., from the Museum to Baywood's parking lot. This will require closing East Park, from its intersection with 4th Street, to its intersection with 2nd Street, and closing of Second Street, from its intersection with East Park past its intersection with Brazosport Boulevard, to its end at the diversion channel of the Brazos River adjacent to Baywood's parking lot.

Consideration of approving and authorizing the Mayor and City Manager to sign a letter of Memorandum of Understanding from Veolia Water for Freeport's SSI Program (Sanitary Sewer Initiative) submitted to the Texas Commission on Environmental Quality.

On a motion by Councilwoman Loeza, seconded by Councilwoman Kent, with all present voting "aye", Council unanimously approved and authorized the Mayor and City Manager to sign a letter of Memorandum of Understanding from Veolia Water for Freeport's SSI Program (Sanitary Sewer Initiative) submitted to the Texas Commission on Environmental Quality.

Consideration of authorizing the City Manager to sign a lease purchase with Tyler Technologies to purchase two kiosks for the City of Freeport.

This item was reagendaed for a demonstration.

Consideration of advertising and setting a bid date for April 29, 2014 for mowing services for the City of Freeport.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council unanimously approved advertising and setting a bid date for April 29, 2014 for mowing services for the City of Freeport.

Consideration of advertising and setting a bid date for April 29, 2014 for ground care, certain Right of Ways and parks in the City.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council unanimously approved advertising and setting a bid date for April 29, 2014 for ground care, certain Right of Ways and parks in the City.

Consideration of cancelling April 21, 2014 Council meeting.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved cancelling April 21, 2014 Council meeting.

Consideration of the approval of any action to be taken as a result of closed executive session.

No action taken.

Mayor Norma Garcia opened the Work Session at 6:25 p.m.

Work Session:

Regarding annual fee increase on the Veolia Water Contract operations.

Bob Welch explained to Council the annual fee increase on Veolia Water Contract; includes the Load Adjustment, Electrical Adjustment and CPI Adjustments of 1.1%.

Discussion regarding further annexation of Follett's Island.

No discussion

Mayor Norma Garcia closed the Formal Session and opened the Executive Session at 6:27 p.m.

Executive Session:

Section 551.071, Government Code

Consultation with City Attorney concerning pending or contemplated litigation, settlement offers or other matters in which his duty to the City Council under the Texas Disciplinary Rules of professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Government Code, to wit:

- Skymark Development Agreement / 380 agreement in MUD.

Mayor Norma Garcia closed the Executive Session at 7:01 p.m. to reconvene the Formal Session.

Adjourn

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Mayor Norma Garcia adjourned the meeting at 7:01 p.m.

Mayor Norma M. Garcia
City of Freeport, Texas

City Secretary – Delia Munoz
City of Freeport, Texas

ORDINANCE NO. 2014-2063

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; DECLARING IT TO BE A NUISANCE FOR AND AMENDING SECTION 91.08 OF THE CODE OF ORDINANCES OF SAID CITY TO PROVIDE THAT THE OWNER OR AGENT, TENANT OR LESSEE OF ANY PREMISES IN THE CITY SHALL BE RESPONSIBLE FOR MAINTAINING THE FRONT, BACK AND SIDE YARDS OF SUCH PREMISES, INCLUDING SIDEWALKS, GRASS STRIPS AND ONE-HALF (.) OF ANY ALLEY OR UNPAVED RIGHT-OF-WAY ADJOINING SUCH PREMISES, FREE AND CLEAR OF ACCUMULATIONS OF GRASS CUTTINGS, YARD REFUSE OR CLIPPINGS AND OTHER TRASH. GARBAGE OR LITTER OF ANY KIND, AND PROVIDING THAT NO PERSON SHALL SWEEP INTO OR DEPOSIT THE SAME UPON OR IN ANY STREET, ALLEY, DRAINAGE STRUCTURE OR DITCH WITHIN THE CITY; PROVIDING THAT ANY PERSON WHO VIOLATES SAID CODE, AS AMENDED BY THIS ORDINANCE, SHALL BE GUILTY OF A MISDEMEANOR AND ASSESSED A FINE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.99 OF SAID CODE OF ORDINANCES; PROVIDING THAT EACH DAY ANY SUCH VIOLATION CONTINUES AND EACH PART OF ANY DAY ANY SUCH VIOLATION OCCURS CONSTITUTE A SEPARATE OFFENSE; CONTAINING SAVINGS CLAUSES; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS DESCRIPTIVE CAPTION HAS BEEN PUBLISHED TWICE IN THE BRAZOSPORT FACTS.

WHEREAS, the City of Freeport, Texas, ("the City") is a "Home Rule City" and a "Home Rule Municipality" lying and situated in Brazoria County, Texas, as described in and defined by Section 5, Article XI of the Constitution of Texas and Section 1.005 of the Local Government Code of Texas, respectively; and,

WHEREAS, Sections 51.072, 54.001, 54.004, 217.042 and--] of the Local Government Code of Texas and Sections 2.01 and 2.02 and Item (u) of Section 3.07 of the Home Rule Charter of the City authorize the City Council thereof to adopt the provisions of this Ordinance; and,

WHEREAS, the City Council of the City has determined and do here now declare that the adoption of this ordinance is necessary to the health, safety and general welfare of the inhabitants of said City.

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

First, Section 91.08 of the Code of Ordinances of the City s hereby amended to read as follows:

- Section 91.08 Sidewalks, alleys and unpaved rights-of-way; responsibility of owner, etc.**
- (a) The owner or agent, tenant or lessee of any premises in the city shall be responsible for maintaining the front, back and side yards such premises, including sidewalks, grass strips, and one-half (1/2) of any alley or unpaved rightof-way adjoining such premises, free and clear of (1) an accumulation of grass cuttings, yard refuse or clipping and (2) all trash, garbage or litter of any kind.**
- (b) No person shall sweep into or deposit on or in any street, alley or drainage structure or ditch in the city (1) an accumulation of grass cuttings, yard refuse or clippings or (2) any trash, garbage or litter of any kind.**

Second, it shall be a nuisance for any person to violate the Code of Ordinances of the City of Freeport, Texas, as amended by this ordinance, and such person shall be guilty of a misdemeanor and upon conviction therefor assessed a fine as prescribed in Section 10.99 of said Code; and each day such violation continues and each day or part of any day any such violation occurs shall constitute a continuation of such nuisance and separate offense.

Third, this ordinance is cumulative of and in addition to all other ordinances of the City on the same subject and all such ordinances are expressly saved from repeal; but , where this ordinance and another ordinance conflict or overlap, whichever imposes the more stringent regulations or penalties, as the case may be, shall prevail.

Fourth, no offense committed and no fine, forfeiture or penalty incurred prior to the effective date of this ordinance is to be affected by the adoption of this ordinance but the punishment for any offense committed and the recovery of any fines or forfeitures incurred prior to such date shall take place as if this ordinance had not been adopted.

Fifth, in the event any section or provision of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Sixth, this ordinance shall take effect and be in force from and after its descriptive caption has been published twice in the Brazosport Facts, the official newspaper of the City.

READ, PASSED AND ADOPTED this ____ day of _____, 2014.

Norma Moreno Garcia, Mayor,
City of Freeport, Texas

ATTEST:

Delia Munoz, City Secretary,
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

Wallace Shaw, City Attorney,
City of Freeport, Texas

C:\Freeport.Ord\Sidewalk & Curb Grass-Ord

To: Mayor & Council

From: Kola Olayiwola

Date: May 5, 2014

Subject: Building Department/Mowing Services

On April 29, 2014 the following submitted bids for mowing services:

Previn Hobbs: **1 cent** **per square foot**
 \$35.00-\$40.00 **per 1/10th of acre (average lot size)**
 \$75.00 **one acre or above**

Bustos Lawn Service: **.0160** **per square foot**
 \$60.00 **per 1/10th of acre (average lot size)**
 \$95.00 **one acre or above**

Hydrozone **\$0.012** **per square foot**
Landscape Corp: **\$45.00** **per 1/10th of acre (average lot size)**
 \$60.00 **one acre or above**

BIDDING INFORMATION

Contractor shall submit bid on cost based requirements of the City of Freeport.
(see General Information and minimum specifications for contract mowing)

Contractor Name: Previn Hobbs
Contact Person: Previn Hobbs
Address: 1418 W. 8th Street
City: Freeport, Tx. 77541
Telephone: (979)201-1041
Cell No: same (979)201-1041
E-mail: Previnhobbs46@yahoo.com

Contract bid amount per square foot ~~(negotiable)~~ 1 cent per sq. ft.
Per 1/10th of an acre (average lot size) \$35.00 to \$40.00
One acre or above \$ 75.00 a acre

**Return this page in a sealed envelope marked:
"MOWING BIDS".**

**To: City Secretary, 200 West 2nd Street, Freeport
Texas , 77541**

BIDDING INFORMATION

Contractor shall submit bid on cost based requirements of the City of Freeport.
(see General Information and minimum specifications for contract mowing)

Contractor Name: Bustos Lawn Service
Contact Person: Manuel C Bustos
Address: PO Box 2316
City: Freeport TX 77542-2316
Telephone: 979-709-3505
Cell No: 979-709-3567
E-mail: bbustos@sbcglobal.net

Contract bid amount per square foot .0160 cents
Per 1/10th of an acre (average lot size) \$60
One acre or above \$95/acre

**Return this page in a sealed envelope marked:
"MOWING BIDS".**

**To: City Secretary, 200 West 2nd Street, Freeport
Texas , 77541**

BIDDING INFORMATION

Contractor shall submit bid on cost based requirements of the City of Freeport.
(see General Information and minimum specifications for contract mowing)

Contractor Name: HYDROZONE LANDSCAPE CORPORATION
Contact Person: JUAN HERNANDEZ
Address: 7805 DELMAN ST
City: BAYTOWN TX
Telephone: 281-421-8428
Cell No: 713-203-4974
E-mail: juan@hydrozonelandscape.com

Contract bid amount per square foot \$ 0.012
Per 1/10th of an acre (average lot size) \$ 45.00 / AVG. LOT
One acre or above \$ 60.00 / Acre

**Return this page in a sealed envelope marked:
"MOWING BIDS".**

**To: City Secretary, 200 West 2nd Street, Freeport
Texas , 77541**

INTEROFFICE MEMORANDUM

TO: JEFF PYNES, CITY MANAGER
FROM: LARRY FANSHER, PARKS & RECREATION DEPT.
SUBJECT: CORRIDOR MOWING, GROUNDS CARE & FLOWERBED MAINTENANCE
CONTRACTOR RECOMMENDATION
DATE: MAY 1, 2014

It is the Parks Department's recommendation the city accept Maldonado Nursery and Landscape Inc. bid to provide corridor right-of-way contract mowing, grounds care and flowerbed maintenance. Maldonado Nursery Landscape Inc. submitted the overall lowest prices of three bids received on Tuesday, April 29, 2014 at 2:00 p.m., at the Freeport City Hall after advertising for services.

Favorable references for providing dependable and quality service have been received.

1

Maldonado Nursery Landscaping Inc.

BID PROPOSAL

In addition to providing Unit Price and Group Total, vendor/bidder must also specify Manufacturer and Stock number where applicable. Please note: "Approximate Monthly Visits" signify the estimated number of monthly visits expected. The "Monthly Quote" is the monthly amount you would expect to receive for all the visits indicated.

5.01 Item No	GROUP ONE INDIVIDUAL PRICES Item Description	Planned Visits		Monthly Quote
		Approximate Monthly Visits	Cost for each Visit	
5.011	Memorial Park (Park Ave - 2 nd St. to 4 th Streets)	4	\$ 95.00	\$380.00
5.012	600 Blk. Second St. - Right of Way from Railroad Trestle to Oak St. (curb to sidewalk only)	4	\$ 150.00	\$600.00
5.013	Second St. Medians - 288 to Yaupon	4	\$ 170.00	\$680.00
5.014	1800 Blk. Of Fourth St. North side -- Dixie to Hwy 288 (curb to Oleanders)	4	\$ 170.00	\$680.00
5.015	Hwy 288 - Fourth St. to Hwy 36 bridge	4	\$ 150.00	\$600.00
5.016	Hwy 288 - Second St. to Victoria Street (both sides of hwy)	4	\$ 380.00	\$1520.00
5.017	Hwy 288 - Victoria Street to Chlorine Rd (both sides of hwy including median)	4	\$ 400.00	\$ 1600.00
5.018	Marina - Includes grounds and all flowerbeds	4	94.00	\$ 376.00
5.019	Gulf Blvd - Right of Way - Hwy 288 to Velasco Blvd (both sides of hwy)	2	\$ 180.00	\$360.00
5.020	Velasco Blvd. - Right of Way - Gulf Blvd. to Ave A (both sides of street)	2	\$ 180.00	\$ 360.00
GROUP PRICE TO DO ALL THE ABOVE			\$ 1969.00	\$ 7,156.00

2
Southern Oaks

BID PROPOSAL

In addition to providing Unit Price and Group Total, vendor/bidder must also specify Manufacturer and Stock number where applicable. Please note: "Approximate Monthly Visits" signify the estimated number of monthly visits expected. The "Monthly Quote" is the monthly amount you would expect to receive for all the visits indicated.

5.01 GROUP ONE INDIVIDUAL PRICES		Planned Visits	
Item No.	Item Description	Approximate Monthly Visits	Cost for each Visit
5.011	Memorial Park (Park Ave - 2 nd St. to 4 th Streets)	4	\$ 247.86
5.012	600 Blk. Second St. - Right of Way from Railroad Trestle to Oak St. (curb to sidewalk only)	4	\$ 165.24
5.013	Second St. Medians - 288 to Yaupon	4	\$ 165.24
5.014	1800 Blk. Of Fourth St. North side - Dixie to Hwy 288 (curb to Oleanders)	4	\$ 60.00
5.015	Hwy 288 - Fourth St. to Hwy 36 bridge	4	\$ 243.00
5.016	Hwy 288 - Second St. to Victoria Street (both sides of hwy)	4	\$ 495.72
5.017	Hwy 288 - Victoria Street to Chlorine Rd (both sides of hwy including median)	4	\$ 247.86
5.018	Marina - Includes grounds and all flowerbeds	4	196.00
5.019	Gulf Blvd - Right of Way - Hwy 288 to Velasco Blvd (both sides of hwy)	2	\$ 243.00
5.020	Velasco Blvd. - Right of Way - Gulf Blvd. to Ave A (both sides of street)	2	\$ 162.00
GROUP PRICE TO DO ALL THE ABOVE			\$ 2,225.92

Cost Per month
991.44
 660.96
 660.96
 240.⁰⁰
 972.⁰⁰
 1982.⁸⁸
 991.⁴⁴
 784.⁰⁰
 486.⁰⁰
 324.⁰⁰

 8,093.⁶⁸

3
Hydrozone

BID PROPOSAL

In addition to providing Unit Price and Group Total, vendor/bidder must also specify Manufacturer and Stock number where applicable. Please note: "Approximate Monthly Visits" signify the estimated number of monthly visits expected. The "Monthly Quote" is the monthly amount you would expect to receive for all the visits indicated.

5.01 Item No.	GROUP ONE INDIVIDUAL PRICES Item Description	Planned Visits		COST PER MONTH
		Approximate Monthly Visits	Cost for each Visit	
5.011	Memorial Park (Park Ave - 2 nd St. to 4 th Streets)	4	\$ 348.00	1392.00
5.012	600 Blk. Second St. - Right of Way from Railroad Trestle to Oak St. (curb to sidewalk only)	4	\$ 348.00	1392.00
5.013	Second St. Medians - 288 to Yaupon	4	\$ 55.00	220.00
5.014	1800 Blk. Of Fourth St. North side - Dixie to Hwy 288 (curb to Oleanders)	4	\$ 55.00	220.00
5.015	Hwy 288 - Fourth St. to Hwy 36 bridge	4	\$ 348.00	1392.00
5.016	Hwy 288 - Second St. to Victoria Street (both sides of hwy)	4	\$ 348.00	1392.00
5.017	Hwy 288 - Victoria Street to Chlorine Rd (both sides of hwy including median)	4	\$ 348.00	1392.00
5.018	Marina - Includes grounds and all flowerbeds	4	\$ 348.00	1392.00
5.019	Gulf Blvd - Right of Way - Hwy 288 to Velasco Blvd (both sides of hwy)	2	\$ 330.00	660.00
5.020	Velasco Blvd. - Right of Way - Gulf Blvd. to Ave A (both sides of street)	2	\$ 110.00	220.00
GROUP PRICE TO DO ALL THE ABOVE			\$ 2,638.00	9,672.00



PROPERTY MANAGEMENT

MEMO

April 25, 2014

Jeff Pynes
Chief Executive Officer
City Manager

—
Jeff Pynes

Please place the following item on the May 5, City Council agenda:

Discuss / consider the sale of City interest in lot 21, block 64,
Velasco Townsite, known as 307 South Avenue H
Tax ID 8110-0635-000

This trust property on which the First United Missionary Baptist Church has made an offer of \$879.00. (See Property Management Memo attached)

The City has an outstanding lien (No. 2006073981) in the amount of \$173.16 dating back to November 7, 2006.

Find attached the following documents;

- a) Tax Property Resale Information Sheet (County)
- b) Property Management Memo (City)
- c) Bid Information Sheet (County)
- d) Plat showing location of property (City)


N C Hickey
Property

4 attach

/s



City of Freeport
TRUST PROPERTY DATA SHEET

City Council Agenda Date May 5, 2014
Agenda Item No. _____

Legal description Lots 21, Block 64
Street address 307 South Avenue H
Tax ID No. 8110-0635-000
Type of property Trust
Sheriff sale date 8-26-2013
Sheriff deed number _____
Number of years tax delinquent 1991 - 2011
Taxes extinguished by Sheriff deed \$1m638.40
Previous Owner George Spinning

Offer by: **First United Baptist Church** **\$ 879.00**

Costs:

Court	\$	0
Publication	\$	0
Sheriff fees	\$	79.24
Research fees	\$	0
Recording	\$	0
Liens	\$	<u>247.22</u>

Total Cost **\$ 326.46**

SUMMARY:

Offer	\$	879.00	
Cost + liens		<u>326.46</u>	
Balance left to distribute	\$		<u>552.54</u>

Distribution to Freeport (26.86%) \$ 148.39

COMMENTS:

Zoning: R-2 Single family residential

ACTION BY COUNCIL:

- Accept offer
- Reject offer
- Re-agenda
- Other _____

Motion by: _____ Second _____ Vote: _____

BID ANALYSIS

Cause Number: 66625 Account Number: 8110-0635-000
 Offer Amount: \$879.00 Value \$: \$2,340.00
 Person Offering: MISSIONARY BAPTIST CHURCH Adjudged Value\$: \$2,340.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1991-2011	\$235.27
BCED	1991-2011	\$0.00
Brazosport ISD	1991-2011	\$796.87
BRHND	1991-2011	\$40.19
Brazosport College	1991-2011	\$72.37
Velasco Drainage	1991-2011	\$53.68
Road Dist 34	1991-2011	\$0.00
City of Freeport	1991-2011	\$440.02
Total		\$1,638.40

Costs

Court Costs		Sheriff Fees	\$79.24
Publication Fees		Research Fees	
Ad Litem		Recording fee's	
	Liens		\$247.22
Cost of Deed		Deed file date	
Total			\$326.46

Post Judgement Information

Taxing Entity	Tax Year's	
BC	2012-2013	\$25.32
BCED	2012-2013	\$0.00
Brazosport ISD	2012-2013	\$65.35
BRHND	2012-2013	\$2.56
Brazosport College	2012-2013	\$13.61
Velasco Drainage	2012-2013	\$5.02
Road Dist 34	2012-2013	\$0.00
City of Freeport	2012-2013	\$35.95
Post Judgment Total		\$147.81

Proposed Distribution

Offer Amount \$879.00
 Costs & J \$1,964.86
 Net to Distribute \$ \$552.54

BC	14.36%	\$79.34
BCED	0.00%	\$0.00
Brazosport ISD	48.64%	\$268.74
BRHND	2.45%	\$13.55
Brazosport College	4.42%	\$24.41
Velasco Drainage	3.28%	\$18.10
Road Dist 34	0.00%	\$0.00
City of Freeport	26.86%	\$148.39

Tax Resale Property Information

RESALE MEETING OF: March 25, 2014

Legal Description: VELASCO (FREEPORT), BLOCK 64, LOT 21
ACRES .0717

Physical Address: 307 S AVE H

Account Number: 8110-0635-000

In Trust To: CITY OF FREEPORT

Adjudged Value: \$2,340.00

Minimum Bid at Sale: \$2,340.00

Offer: \$879.00

Offer made by: FIRST UNITED MISSIONARY BAPTIST CHURCH

Sheriff's Deed Filed: 8/30/2013

Redemption Expiration: 3/3/2014

Post Judgment Taxes: \$147.81

Post Judgment Years: 2012-2013

City weed/demo liens: \$247.22

Land Value: (Current) \$2,340.00

Improvement Value:(Current) \$0.00

Previous Owner: GEORGE L. SPINING

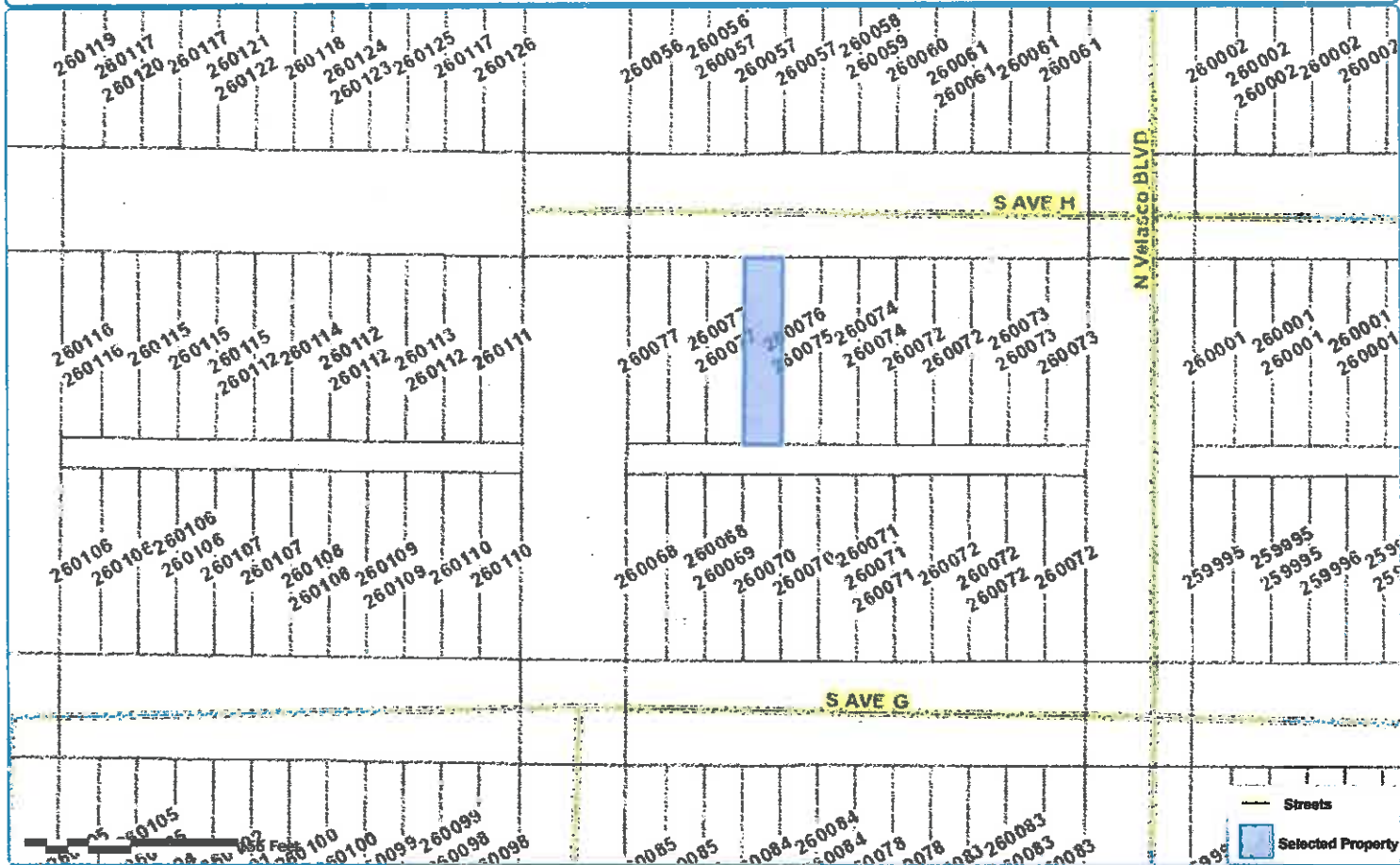
Precinct: 1

School District: BRAZOSPORT ISD

Vote:	AYE	NAY
R. Garrett	X	
C. Garner	X	
Judge King	X	
D. Payne	X	
Civil Div. Rep.	X	

Notes: PBFCM representative present

Brazoria CAD - Map of Property ID 260076 for Year 2014



Property Details

Account

Property ID: 260076
 Geo ID: 8110-0635-000
 Type: Real

Legal Description: VELASCO (FREEPORT), BLOCK 64, LOT 21

Location

Situs Address: S AVE H FREEPORT, TX
 Neighborhood: VELASCO
 Mapsco:

Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR

Owner

Owner Name: CITY OF FREEPORT IN TRUST
 Mailing Address: , 200 W 2ND ST, , FREEPORT, TX 77541-5773

Property

Appraised Value: N/A

<https://propaccess.trueautomation.com/Map/View/Map/51/260076/2014>

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PROPERTY MANAGEMENT
MEMO

Jeff Pynes
Chief Executive Officer
City Manager

April 23, 2014

Jeff Pynes

re: Lot 15, Block 116, Freeport Townsite
Tax ID 4200-1163-000

Please place the following item on the May 5, 2014, City Council agenda:

Discuss / consider the sale of City Interest in lot 15, block 116.
known as 1026 West 4th Street, Freeport Townsite
Tax ID 4200-1163-000

This is trust property which the Brazoria County Resale Committee has received an offer from **Andrew Ardianto** See attached Bid Analysis (county).

Find attached the following documents:

- a) Tax Resale Property Information Sheet (county)
- b) Property Data Sheet (city)
- c) Bid Analysis (county)
- d) Plat showing location of property (city)

N C Hickey
Property

4 attach

/s



www.freeport.tx.us



City of Freeport
TRUST PROPERTY DATA SHEET

City Council Agenda Date May 5, 2014
Agenda Item No. _____

Legal description	Lots 15, Block 116
Street address	1026 West 4th Street
Tax ID No.	4200-1163-000
Type of property	Trust
Sheriff sale date	7-29-2013
Sheriff deed number	2013037662
Number of years tax delinquent	1994 - 2013
Taxes extinguished by Sheriff deed	\$3,912.06
Previous Owner	Frank Horak

Offer by: **Andrew Ardianto** **\$6,123.15**

Costs:

Court	\$1,147.50
Publication	\$ 163.80
Sheriff fees	\$ 186.38
Research fees	\$ 175.00
Recording	\$ 33.00
Liens	\$ <u>689.92</u>

Total Cost **\$2,564.27**

SUMMARY:

Offer	\$ 6,123.15	
Cost + liens	<u>2,395.60</u>	
Balance left to distribute		<u>\$3,727.55</u>

Distribution to Freeport	(25.56%)	<u>\$ 952.83</u>
---------------------------------	-----------------	-------------------------

COMMENTS:

Zoning: R-2 Single family residential

ACTION BY COUNCIL:

- Accept offer
- Reject offer
- Re-agenda
- Other _____

Motion by: _____ **Second** _____ **Vote:** _____

BID ANALYSIS

Cause Number: 66578 Account Number: 4200-1163-000
 Offer Amount: \$6,123.15 Value \$: \$6,250.00
 Person Offering: ANDREW ARIDANTO Adjudged Value\$: \$24,660.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	2009-2011	\$649.20
Brazosport ISD	2009-2011	\$1,769.21
BRHND	2009-2011	\$76.53
Brazosport College	2009-2011	\$287.42
Velasco Drainage	2009-2011	\$129.71
City of Freeport	2009-2011	\$999.99
Total		\$3,912.06

Costs

Court Costs	\$1,147.50	Sheriff Fees	\$186.38
Publication Fees	\$163.80	Research Fees	\$175.00
Ad Litem		Recording fee's	\$33.00
	Liens		689.92
Cost of Deed		Deed file date	
Total		\$2,395.60	

Post Judgement Information

Taxing Entity	Tax Year's	
BC	2012-2013	\$198.58
Brazosport ISD	2012-2013	\$513.97
BRHND	2012-2013	\$20.78
Brazosport College	2012-2013	\$106.22
Velasco Drainage	2012-2013	\$38.92
City of Freeport	2012-2013	\$284.81
Post Judgment Total		\$1,163.28

offer
C Cost
Dist
File

6123.15
 2395.60

 3727.55

952.83

3558.88

Proposed Distribution

Offer Amount \$6,123.15
 Costs & J \$6,307.66
 Net to Distribute \$ \$3,727.55

3558.88
 2544.27

BC	16.59%	\$618.58
Brazosport ISD	45.22%	\$1,685.77
BRHND	1.96%	\$72.92
Brazosport College	7.35%	\$273.86
Velasco Drainage	3.32%	\$123.59
City of Freeport	25.56%	\$952.83
	0.00%	\$0.00

656.71

Tax Resale Property Information

RESALE MEETING OF: February 25, 2014

Legal Description: FREEPORT, BLOCK 116, LOT 15
ACRES .1607

Physical Address: 1026 W 4TH ST

Account Number: 4200-1163-000

In Trust To: CITY OF FREEPORT

Adjudged Value: \$24,660.00

Minimum Bid at Sale: \$6,123.15

Offer: \$6,123.15

Offer made by: ANDREW ARDIANTO

Sheriff's Deed Filed: 7/31/2013

Redemption Expiration: 1/31/2014

Post Judgment Taxes: \$1,163.28

Post Judgment Years: 2012-2013

City weed/demo liens: \$689.92

Land Value: (Current) \$5,250.00

Improvement Value:(Current) \$1,000.00

Previous Owner: FRANK HORAK

Precinct: 1

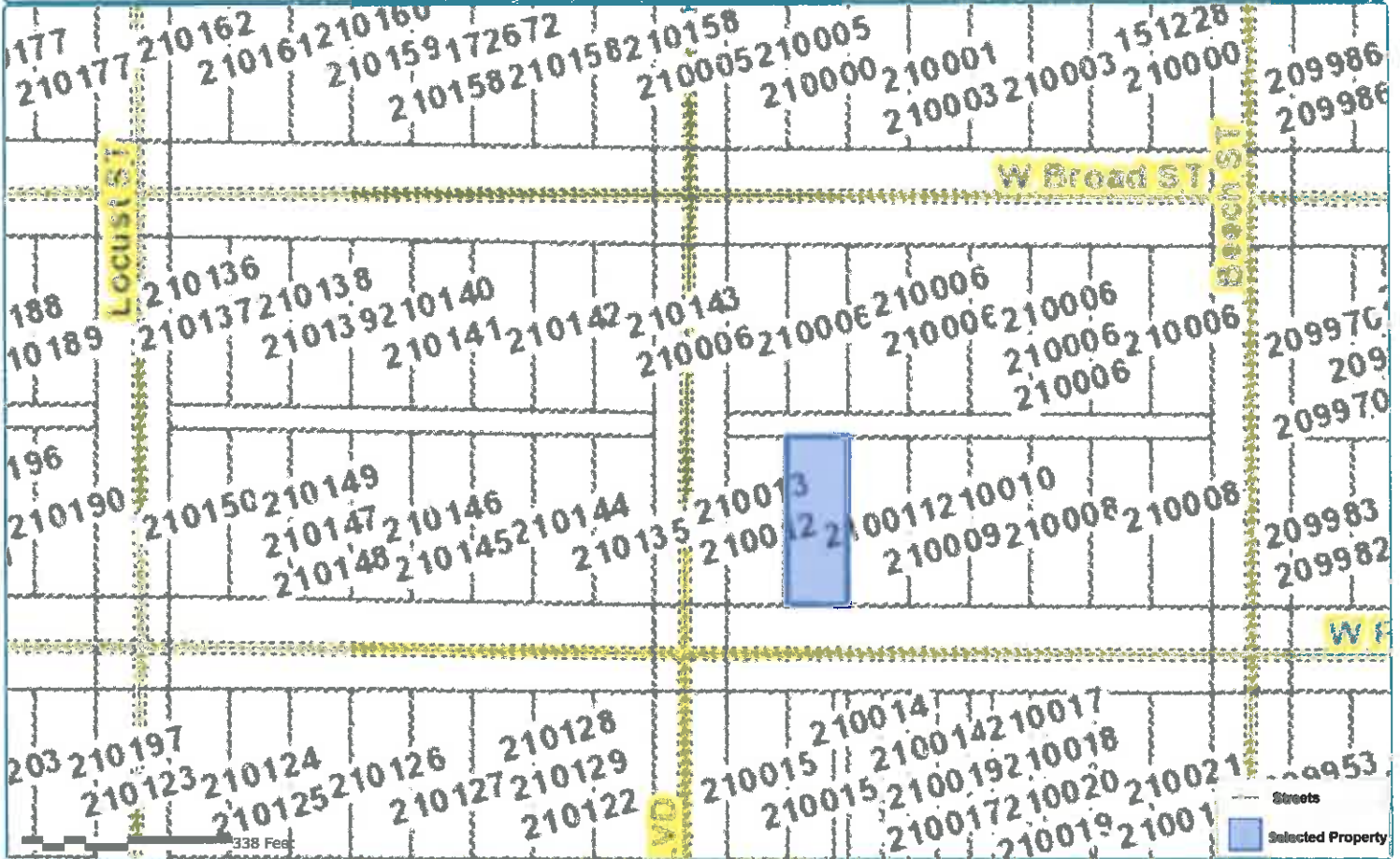
School District: BISD

Vote:	AYE	NAY
R. Garrett	X	
C. Garner	X	
Judge King	X	
D. Payne	X	
Civil Div. Rep.	X	

Notes: PBFCM representative present

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Brazoria CAD - Map of Property ID 210012 for Year 2014



Property Details

Account

Property ID: 210012
 Geo ID: 4200-1163-000
 Type: Real
 Legal Description: FREEPORT, BLOCK 116, LOT 15

Location

Situs Address: 1026 W 4TH ST FREEPORT,
 Neighborhood: CITY OF FREEPORT T/S
 Mapsco:

Owner

Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR
 Owner Name: CITY OF FREEPORT IN TRUST
 Mailing Address: , 200 W 2ND ST, , FREEPORT, TX 77541-5773

Property

Appraised Value: N/A

<https://propaccess.trueautomation.com/Map/View/Map/51/210012/2014>



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PROPERTY MANAGEMENT
MEMO

Jeff Pynes
Chief Executive Officer
City Manager

April 22, 2012

Jeff Pynes

re: Lots 5, 6, Block 746, Velasco Townsite
1414-1416 N Ave P

Please place the following item on the May 5, 2014, City Council Agenda:

Discuss / consider the sale of City interest in lots 5, 6, Block 746,
known as 1414-1416 North Avenue P, Velasco Townsite
Tax ID 8110-3440-000

This is trust property in which the Brazoria County Resale Committee has received an offer from **Penny Crow**. See attached Bid Analysis.

Find attached the following documents:

- a) Tax Resale Property Information sheet (county)
- b) Property Data Sheet (city)
- c) Bid Analysis (county)
- d) Plat showing location of property (city)

N C Hickey
Property

4 attach

/s



City of Freeport
TRUST PROPERTY DATA SHEET

City Council Agenda Date May 5, 2014
Agenda Item No. _____

Legal description	Lots 5-6, Block 746
Street address	1414 - 1416 N Ave P
Tax ID No.	8110-3440-000
Type of property	Trust
Sheriff sale date	8-26-2013
Sheriff deed number	2013043273
Number of years tax delinquent	1991-2011
Taxes extinguished by Sheriff deed	\$ 342.66
Previous Owner:	Elna Ruth Dubose

Offer by: **Penny Crow** \$ 470.00

Costs:

Court	\$ 0
Publication	\$ 0
Sheriff fees	\$ 16.68
Research fees	\$ 0
Recording	\$ 0
Liens	<u>\$ 0</u>

Total Cost \$ 16.68

SUMMARY:

Offer	\$ 470.00	
Less cost + liens	<u>16.68</u>	
Balance left to distribute		\$ <u>453.32</u>
Distribution to Freeport (27.13%)		\$ 122.98

COMMENTS:

Zoning: R-2 Single family residential

ACTION BY COUNCIL:

- Accept offer
- Reject offer
- Re-agenda
- Other _____

Motion by: _____ **Second** _____ Vote: _____

BID ANALYSIS

Cause Number:	66625	Account Number:	8110-3440-000
Offer Amount:	\$470.00	Value \$:	\$470.00
Person Offering:	Penny Crow	Adjudged Value\$:	\$470.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1991-2011	\$48.66
BCED	1991-2011	\$0.00
Brazosport ISD	1991-2011	\$166.88
BRHND	1991-2011	\$8.88
Brazosport College	1991-2011	\$13.94
Velasco Drainage	1991-2011	\$11.34
Road Dist 34	1991-2011	\$0.00
City of Freeport	1991-2011	\$92.96
Total		\$342.66

Costs

Court Costs		Sheriff Fees	\$16.68
Publication Fees		Research Fees	
Ad Litem		Recording fee's	
	Liens		
Cost of Deed		Deed file date	
Total			\$16.68

Post Judgement Information

Taxing Entity	Tax Year's	
BC	2012-2013	\$5.02
BCED	2012-2013	\$0.00
Brazosport ISD	2012-2013	\$12.98
BRHND	2012-2013	\$0.51
Brazosport College	2012-2013	\$2.72
Velasco Drainage	2012-2013	\$1.00
Road Dist 34	2012-2013	\$0.00
City of Freeport	2012-2013	\$7.13
Post Judgment Total		\$29.36

Proposed Distribution

Offer Amount	\$470.00	Costs & J	\$359.34
Net to Distribute \$			\$453.32 ✓

BC	14.20%	\$64.37
BCED	0.00%	\$0.00
Brazosport ISD	48.70%	\$220.77
BRHND	2.59%	\$11.75
Brazosport College	4.07%	\$18.44
Velasco Drainage	3.31%	\$15.00
Road Dist 34	0.00%	\$0.00
City of Freeport	27.13%	\$122.98

Tax Resale Property Information

RESALE MEETING OF: February 25, 2014

Legal Description: Velasco (FREEPORT),
Block 746, Lot 5-6
Physical Address: ACRES .1435
N Ave P

Account Number: 8110-3440-000

In Trust To: City Of Freeport

Adjudged Value: \$470.00

Minimum Bid at Sale: \$470.00

Offer: \$470.00

Offer made by: Penny Crow

Sheriff's Deed Filed: 8/30/2013

Redemption Expiration: 3/2/2014

Post Judgment Taxes: \$29.36

Post Judgment Years: 2012-2013

City weed/demo liens: Unknown *none*

Land Value: (Current) \$470.00

Improvement Value:(Current) \$0.00

Previous Owner: George Spining

Precinct: 1

School District: BISD

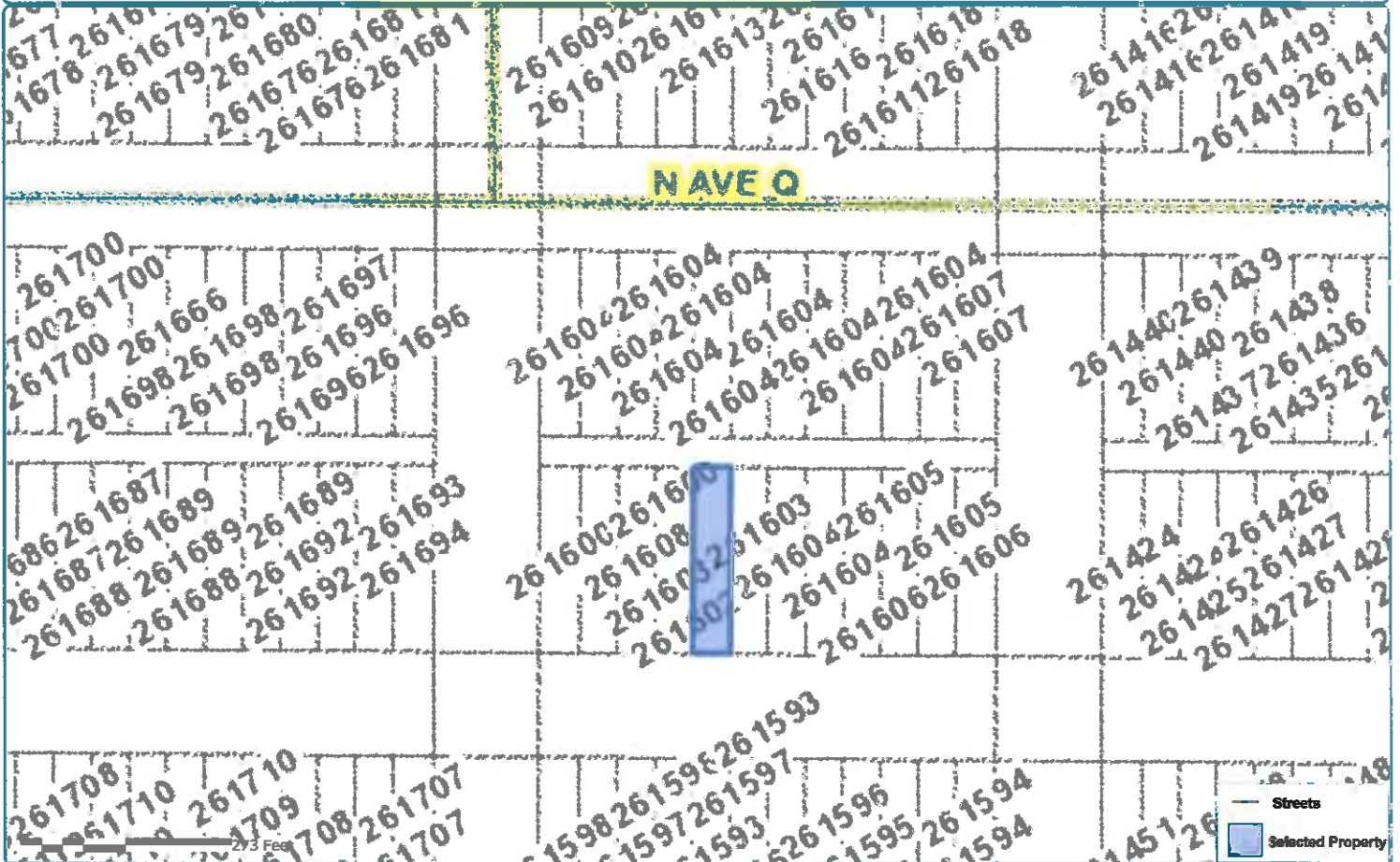
Vote:	AYE	NAY
R. Garrett	X	
C. Garner	X	
Judge King	X	
D. Payne	X	
Civil Div. Rep.	X	

Notes: PBFM representative present

*Deleting 212783
1414-1416 Acc P*

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Brazoria CAD - Map of Property ID 261603 for Year 2014



Property Details

Account

Property ID: 261603
Geo ID: 8110-3440-000
Type: Real

Legal Description: VELASCO (FREEPORT), BLOCK 746, LOT 5-6

Location

Situs Address: N AVE P FREEPORT, TX
Neighborhood: VELASCO
Mapsco:

Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR

Owner

Owner Name: CITY OF FREEPORT IN TRUST
Mailing Address: , 200 W 2ND ST, , FREEPORT, TX 77541-5773

Property

Appraised Value: N/A

<https://propaccess.trueautomation.com/Map/View/Map/51/261603/2014>

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Brazoria CAD

Property Search Results > 261603 CITY OF FREEPORT IN TRUST for Year 2014

Property

Account

Property ID:	261603	Legal Description:	VELASCO (FREEPORT), BLOCK 746, LOT 5-6
Geographic ID:	8110-3440-000	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	N AVE P FREEPORT, TX	Mapsc0:	
Neighborhood:	VELASCO	Map ID:	
Neighborhood CD:	S8110		

Owner

Name:	CITY OF FREEPORT IN TRUST	Owner ID:	114250
Mailing Address:	200 W 2ND ST FREEPORT, TX 77541-5773	% Ownership:	100.000000000000%
		Exemptions:	EX-XV

Values

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/26/2013 12:00:00 AM	SD	SHERIFF'S DEED	DUBOSE ELNA RUTH	CITY OF FREEPORT IN TRUST	2013	043273	

Questions Please Call (979) 849-7792

Website version: 1.2.2.2

Database last updated on: 4/21/2014 9:23 PM

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PROPERTY MANAGEMENT
MEMOJeff Pynes
Chief Executive Officer
City Manager

April 22, 2014

Jeff Pynes

re: Lot 24, Block 777, Velasco Townsite
1623 N Ave P

Please place the following item on the may 5, 2014, City Council Agenda:

Discuss / consider the sale of City interest in Lot 24, Block 777
known as 1623 North Avenue P, Velasco Townsite
Tax ID: 8110-3852-000This is trust property on which the Brazoria County Resale Committee has received an offer
from **Penny Crow**. See attached Bid Analysis.

Find attached the following documents:

- a) Tax Resale Property Information sheet (county)
- b) Property Data Sheet (city)
- c) Bid Analysis (county)
- d) Plat showing location of property (city)


N C Hickey
Property

4 attach

/s



Tax Resale Property Information

RESALE MEETING OF: February 25, 2014

Legal Description: VELASCO (FREEPORT)
BLOCK 777, LOT 24
ACRES .0775

Physical Address:

Account Number: 8110-3852-000

1423 N. Ave P

In Trust To: CITY OF FREEPORT

Adjudged Value: \$250.00

Minimum Bid at Sale: \$250.00

Offer: \$250.00

Offer made by: PENNY CROW

Sheriff's Deed Filed: 8/30/2013

Redemption Expiration: 3/2/2014

Post Judgment Taxes: \$15.61

Post Judgment Years: 2012-2013

City weed/demo liens: UNKNOWN *None*

Land Value: (Current) \$250.00

Improvement Value:(Current) \$0.00

Previous Owner: GEORGE SPINING

Precinct: 1

School District: BISD

Vote:	AYE	NAY
R. Garrett	X	
C. Garner	X	
Judge King	X	
D. Payne	X	
Civil Div. Rep.	X	

Notes: PBFCM representative present

RECEIVED

FEB 28 2014

PROPERTY MGMT 2/25/2014

City of Freeport
TRUST PROPERTY DATA SHEET

City Council Agenda Date May 5, 2014
 Agenda Item No. _____

Legal description	Lots 24, Block 777
Street address	1623 N Avenue P
Tax ID No.	8110-3852-000
Type of property	Trust
Sheriff sale date	8-26-2013
Sheriff deed number	2013043273
Number of years tax delinquent	1994 - 2013
Taxes extinguished by Sheriff deed	\$162.12
Previous Owner	Thelma Williams
Offer by: Penny Crow	\$250.00

Court Cost:

Court			
Publication			
Sheriff fees	\$ 7.89		
Research fees			
Recording			
Liens			
Post judgment taxes	<u>\$15.61</u>	<u>\$23.50</u>	
Amount left to distribute			<u>\$226.50</u>

SUMMARY:

Offer	\$ 250.00		
Cost + post judgment + liens	<u>23.50</u>		
Balance left to distribute		<u>\$226.50</u>	
Distribution to Freeport (26.99%)			\$ 61.97

COMMENTS:

Zoning: R-2 Single family residential

ACTION BY COUNCIL:

- Accept offer
- Reject offer
- Re-agenda
- Other _____

Motion by: _____ Second _____ Vote: _____

BID ANALYSIS

Cause Number: 66625 Account Number: 8110-3852-000
 Offer Amount: \$250.00 Value \$: \$250.00
 Person Offering: PENNY CROW Adjudged Value\$: \$250.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1994-2011	\$23.24
Brazosport ISD	1994-2011	\$78.84
BRHND	1994-2011	\$4.09
Brazosport College	1994-2011	\$6.93
Velasco Drainage	1994-2011	\$5.26
City of Freeport	1994-2011	\$43.76
	Total	\$162.12

Costs

Court Costs		Sheriff Fees	\$7.89
Publication Fees		Research Fees	
Ad Litem		Recording fee's	
	Liens		
Cost of Deed		Deed file date	
	Total		\$7.89

Post Judgement Information

Taxing Entity	Tax Year's	
BC	2012-2013	\$2.69
Brazosport ISD	2012-2013	\$6.90
BRHND	2012-2013	\$0.26
Brazosport College	2012-2013	\$1.43
Velasco Drainage	2012-2013	\$0.53
City of Freeport	2012-2013	\$3.80
	Post Judgment Total	\$15.61

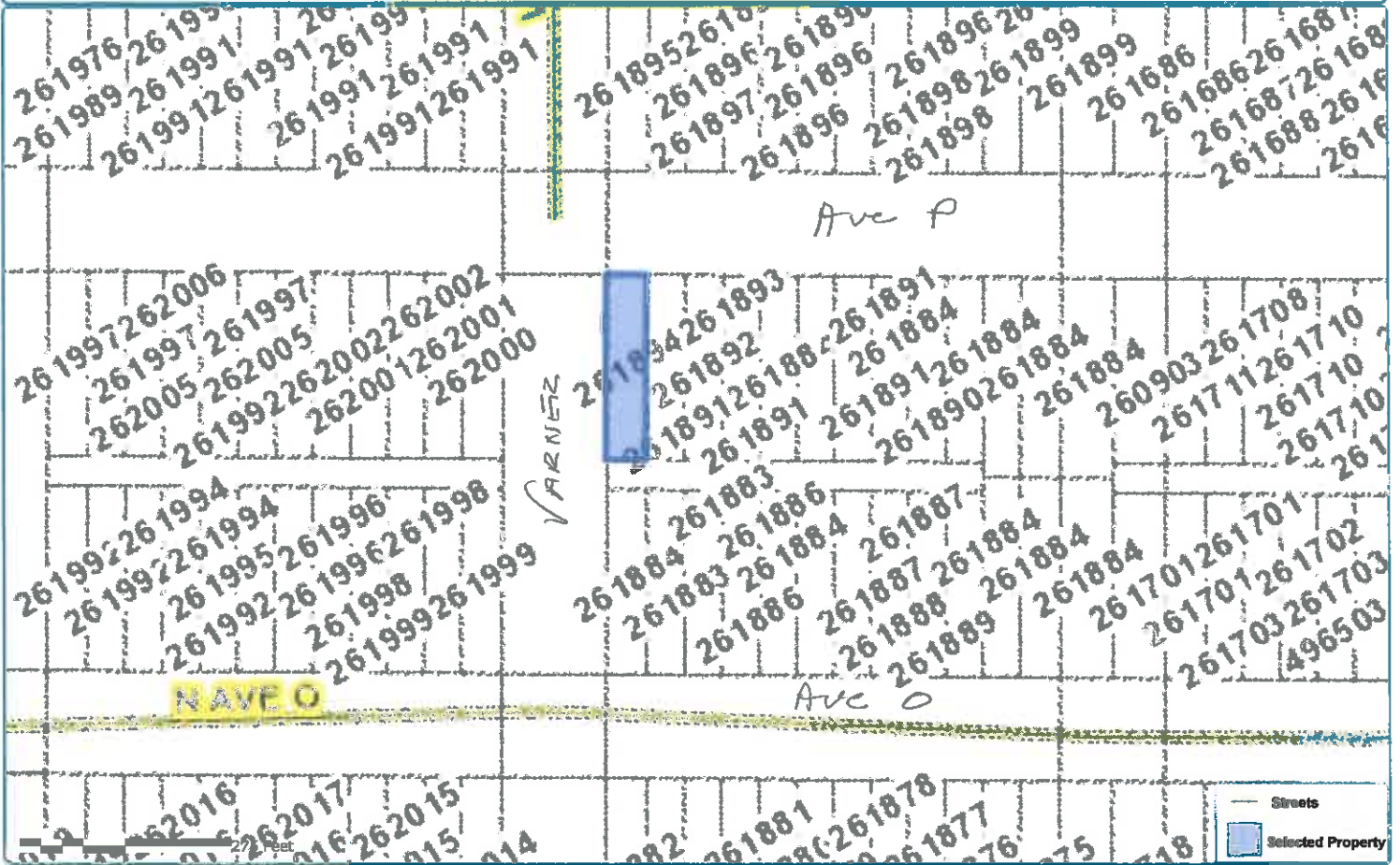
offer
Less of Cost 250
Dist 7.89
File 65.35
 20211

Proposed Distribution

Offer Amount \$250.00 Costs & J \$170.01
 Net to Distribute \$ 242.11

BC	14.34%	\$34.71
Brazosport ISD	48.63%	\$117.74
BRHND	2.52%	\$6.11
Brazosport College	4.27%	\$10.35
Velasco Drainage	3.24%	\$7.86
City of Freeport	26.99%	\$65.35
	0.00%	\$0.00

Brazoria CAD - Map of Property ID 261894 for Year 2014



Property Details

Account

Property ID: 261894
Geo ID: 8110-3852-000
Type: Real

Legal Description: VELASCO (FREEPORT), BLOCK 777, LOT 24

Location

Situs Address:
Neighborhood: VELASCO
Mapscos:
Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR

Owner

Owner Name: CITY OF FREEPORT IN TRUST
Mailing Address: , 200 W 2ND ST, , FREEPORT, TX 77541-5773

Property

Appraised Value: N/A

<https://propaccess.trueautomation.com/Map/View/Map/51/261894/2014>



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Munoz, Delia

From: Wallace Shaw <wallace.shaw@sbcglobal.net>
Sent: Friday, May 02, 2014 6:17 PM
To: Munoz, Delia
Subject: FW: Deed from Velasco Drainage District
Attachments: Deed without Warranty-clean copy-040114.doc

Delia,

Here is a draft of the second deed from VDD to the City. Please include this e-mail in the council packet **so** they will know to expect revised deed.

Wallace Shaw

From: Beverly Thomas [<mailto:bt5436@swbell.net>]
Sent: Friday, May 02, 2014 5:49 PM
To: wallace.shaw@sbcglobal.net
Cc: chrisgallion@velascodrainage.org
Subject: Deed from Velasco Drainage District

Wallace:

Pursuant to your request, attached is the latest draft of the deed from Velasco Drainage District to the City of Freeport, although as we discussed, the form of the deed is likely to change Monday, since a portion of the land was already conveyed to Freeport. In addition, the summary property description on page one will be revised to conform to the new metes and bounds description.

Larry

Laurence E. Boyd
209 E. Mulberry, Suite 200
P. O. Box 269
Angleton, Texas 77516-0269
(979) 849-2332
(979) 849-8422 (fax)
larryboyd@swbell.net



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2.823 ACRES

ELI MITCHELL SURVEY, ABSTRACT 99

BRAZORIA COUNTY, TEXAS

PAGE 1 OF 3

ALL THAT CERTAIN 2.823 ACRES of land out of a called 12.83 acre tract conveyed to the Velasco Drainage District in Volume 363, Page 155 of the Brazoria County Deed Records, a portion of which was conveyed to the City of Freeport in Clerk's File No. 2014-010210 of the Brazoria County Official Records and situated in the Eli Mitchell Survey, Abstract 99, Brazoria County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron rod found marking the East corner of a tract of land conveyed to Kerry Martha Wherry in Volume 1709, Page 365 of the Brazoria County Deed Records, same being the West corner of Tract 2 conveyed to Charles Kouches in Volume 416, Page 248 of the Brazoria County Deed Records and the North corner of a called 0.368 acre tract conveyed to Brazoria County in Volume 662, Page 252 of the Brazoria County Deed Records;

THENCE South $31^{\circ}25'50''$ West, coincident with the West line of said Brazoria County called 0.368 acre tract, a distance of 111.67 feet to a point located in the Northeast water's edge of the Old Brazos River, marking the Southeast corner of the herein described 2.823 acre tract;

THENCE coincident with the water's edge of said Old Brazos River, the following courses and distances:

North $56^{\circ}46'27''$ West, a distance of 14.11 feet to an angle point;
North $71^{\circ}34'05''$ West, a distance of 113.05 feet to an angle point;
North $60^{\circ}25'23''$ West, a distance of 93.53 feet to an angle point;
North $53^{\circ}52'25''$ West, a distance of 151.65 feet to an angle point;
North $51^{\circ}42'16''$ West, a distance of 120.08 feet to an angle point;
North $48^{\circ}34'44''$ West, a distance of 54.08 feet to an angle point;
North $54^{\circ}01'32''$ West, a distance of 108.04 feet to an angle point;
North $46^{\circ}43'52''$ West, a distance of 136.52 feet to an angle point;
North $48^{\circ}56'18''$ West, a distance of 60.27 feet to an angle point;
North $47^{\circ}00'21''$ West, a distance of 115.47 feet to an angle point;
North $45^{\circ}15'02''$ West, a distance of 57.27 feet to an angle point;
North $47^{\circ}56'00''$ West, a distance of 50.59 feet to an angle point;
North $45^{\circ}47'57''$ West, a distance of 58.25 feet to an angle point;
North $47^{\circ}06'01''$ West, a distance of 98.93 feet to an angle point;
North $47^{\circ}33'31''$ West, a distance of 140.58 feet to an angle point;
North $43^{\circ}44'17''$ West, a distance of 24.18 feet to a point for corner, located in the Southeast right-of-way boundary line of Division Street, for the West corner of the herein described 2.823 acre tract;

2.823 ACRES

ELI MITCHELL SURVEY, ABSTRACT 99

BRAZORIA COUNTY, TEXAS

PAGE 2 OF 3

THENCE North 31°08'43" East, coincident with the Southeast right-of-way line of said Division Street, a distance of 43.09 feet to set 5/8" iron rod with cap, at the intersection of the Southeast right-of-way line of Division Street with the Southwest right-of-way line of Front Street for the North corner of the herein described 2.823 acre tract, from which a found 1/2" iron rod marking the West corner of Block 1 of the Velasco Townsite, recorded in Volume 32, Page 14 of the Brazoria County Deed Records bears North 31°08'43" East, a distance of 41.1 feet;

THENCE South 58°36'06" East, coincident with the Southwest right-of-way line of said Front Street, a distance of 188.18 feet to a 1/2" iron rod found marking the North corner of a called 0.0295 acre tract conveyed to Fred Price in Clerk's File No. 2009-005299 of the Brazoria County Official Records, for an angle corner of the herein described 2.823 acre tract;

THENCE South 47°15'11" East, coincident with the Southwest line of said Fred Price called 0.0295 acre tract and the Southwest line of a 2205 square foot tract of land conveyed to J. E. Savell in Volume 413, Page 397 of the Brazoria County Deed Records, a distance of 149.99 feet to set 5/8" iron rod with cap for the South corner of said J. E. Savell called 2205 square foot tract, for an interior corner of the herein described 2.823 acre tract;

THENCE North 31°10'02" East, coincident with the southeast line of said J. E. Savell called 2205 acre tract, a distance of 30.00 feet to a set 5/8" iron rod with cap in the Southwest right-of-way line of Front Street, for the East corner of said J. E. Savell called 2205 acre tract, for an exterior corner of the herein described 2.823 acre tract;

THENCE South 58°49'58" East, coincident with the Southwest right-of-way line of said Front Street, a distance of 10.00 feet to a 1/2" iron rod found marking the North corner of a called 0.09 acre tract conveyed to Tracy Mark Savell and James W. Savell in Clerk's File No. 2013-006417 of the Brazoria County Official Records, for an exterior corner of the herein described 2.823 acre tract;

THENCE South 31°12'19" West, coincident with the Northwest line of said Tracy Mark Savell and James W. Savell called 0.09 acre tract, a distance of 26.43 feet to a set 5/8" iron rod with cap for the West corner of said Mark Savell and James W. Savell called 0.09 acre tract and an interior corner of the herein described 2.823 acre tract;

2.823 ACRES
E.L. MITCHELL SURVEY, ABSTRACT 99
BRAZORIA COUNTY, TEXAS
PAGE 3 OF 3

THENCE South 45°43'39" East, coincident with the Southwest line of said Mark Savell and James W. Savell called 0.09 acre tract, at a distance of 101.49 feet pass a 1/2" iron rod found marking the South corner of said Mark Savell and James W. Savell called 0.09 acre tract, same being the West corner of a called 0.116 acre tract conveyed to Tracy Mark Savell and James W. Savell in Clerk's File No. 2013-006417 of the Brazoria County Official Records, at a distance of 187.75 feet pass a 1/2" iron pipe found marking the South corner of said Tracy Mark Savell and James W. Savell called 0.116 acre tract, same being the West corner of a called 0.11 acre tract conveyed to Ignacio S. and Martha Leija in Clerk's File No. 00-026462 of the Brazoria County Official Records, continuing for a total distance of 254.46 feet to a 1/2" iron pipe found marking the South corner of said Ignacio S. and Martha Leija called 0.11 acre tract, same being the West corner of a Bridgepoint Subdivision recorded in Clerk's File No. 2103-015815 of the Brazoria County Official Records;

THENCE coincident with the Southwest line of said Bridgepoint Subdivision with the following courses and distances:

South 45°59'54" East, a distance of 159.11 feet to a 1/2" iron pipe found for an angle point,


South 33°48'50" West, a distance of 5.26 feet to a 1/2" iron pipe found for an angle point,

South 58°36'37" East, a distance of 304.31 feet to a set 5/8" iron rod for an angle point,

South 53°52'21" East, a distance of 69.23 feet to a set 5/8" iron rod for an angle point, and

South 65°24'52" East, a distance of 130.42 feet to 1/2" iron rod found marking the South corner of said Bridgepoint Subdivision, same being the West corner of said Kerry Martha Wherry tract, for an angle point of the herein described 2.823 acre tract;

THENCE South 65°13'55" East, coincident with the Southwest line of said Kerry Martha Wherry tract, a distance of 125.68 feet to the **POINT OF BEGINNING**, containing 2.823 acres of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
April 28, 2014



This description is based on a survey, a plat of which dated April 28, 2014 is on file in the office of David A. Wachtstetter, Inc.

DEED WITHOUT WARRANTY

4-1-14

STATE OF TEXAS §

COUNTY OF BRAZORIA §

1. Grantor herein is Velasco Drainage District, a political subdivision of the State of Texas. Grantee herein is the City of Freeport, a Texas municipal corporation, whose address is 200 West Second Street, Freeport, Texas 77541.

2. The term “the Property” herein shall mean the following real property in Brazoria County, Texas, which Property is further described on Exhibit “A” hereto, and any improvements thereon:

A certain tract of land situated in Brazoria County, Texas, being the same land described in a Quitclaim Deed from E. G. Warfield to Velasco Drainage District dated August 18, 1942, and recorded at Volume 363, Page 155 of the Deed Records of Brazoria County, Texas, more fully described by metes and bounds on Exhibit “A” attached hereto and incorporated herein in full.

3. Velasco Drainage District, for good and valuable consideration hereby GRANTS AND CONVEYS WITHOUT WARRANTY, EXPRESS OR IMPLIED, unto the City of Freeport, all of Velasco Drainage District’s right, title, and interest, if any, in and to “the Property” as defined herein and described on Exhibit “A” which is attached hereto and incorporated herein in full. However, this document shall convey only the type of estate (easement, fee title, or otherwise), if any, and the area, if any, owned by Velasco Drainage District, and Velasco Drainage District does not represent or warrant any such ownership. The consideration to the City of Freeport for this document is the prospects of title under this document, whether such title is ever adjudicated valid or not.

4. TO HAVE AND TO HOLD all of Velasco Drainage District's right, title and interest, if any, in and to the above described Property unto the City of Freeport, its successors and assigns forever, so that neither Velasco Drainage District nor its successors and assigns shall have, claim or demand any right or title to the Property, appurtenances, or any part thereof.

5. The City of Freeport agrees to defend any claim against Velasco Drainage District or its officers, officials, employees, personnel, and representatives, by any third person concerning or arising from the title to any of the Property, and the City of Freeport agrees to pay any liability of Velasco Drainage District or its above described personnel arising from such claim. However, this paragraph does not apply to claims for personal injury or any claims other than for title to the Property or damages arising from the title.

6. This document is the only agreement between the parties concerning the subject matter hereof. Each party represents and warrants that it has neither received nor relied upon any

written or oral statements or representations concerning the subject matter of this document, except for the statements written in this document.

7. The parties wish to avoid any uncertainty as to whether this agreement is ever amended. Accordingly, this agreement may not be amended except by a writing signed by both parties and specifically stating that it amends this agreement.

8. This is not a third party contract, and no person except the parties hereto and their respective successors shall have any right to enforce any agreement herein.

9. Regardless of any other provision, the Property is conveyed AS-IS, WITH NO WARRANTIES OF ANY NATURE WHATSOEVER, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR HABITABILITY. THE WARRANTIES DISCLAIMED BY THIS PARAGRAPH INCLUDE, BUT ARE NOT LIMITED TO, WARRANTIES AS TO TITLE AND WARRANTIES AS TO THE PHYSICAL CONDITION OF THE PROPERTY.

VELASCO DRAINAGE DISTRICT

By: _____
George L. Kidwell, Chairman

ATTEST:

F. Robert Hamlet, Secretary

ACCEPTED AND AGREED:

CITY OF FREEPORT

By: _____
Norma Moreno Garcia, Mayor

ATTEST:

Delia Munoz, City Secretary

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the ____ day of _____, 2014, by George L. Kidwell, as Chairman, on behalf of Velasco Drainage District.

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the ____ day of _____, 2014, by F. Robert Hamlet, as Secretary, on behalf of Velasco Drainage District.

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the ____ day of _____, 2014, by Norma Moreno Garcia, as Mayor, on behalf of the City of Freeport.

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the ____ day of _____, 2014, by Delia Munoz, as City Secretary, on behalf of the City of Freeport.

Notary Public in and for the State of Texas

EXHIBIT "A"

A certain tract of land situated in Brazoria County, Texas, being the same land described in a Quitclaim Deed from E. G. Warfield to Velasco Drainage District dated August 18, 1942, and recorded at Volume 363, Page 155 of the Deed Records of Brazoria County, Texas, more fully described by metes and bounds as follows:

Being partly out of the Eli Mitchell one-fourth (1/4) League, Abstract 99, and the C. Henniger Survey in the Town of Velasco, Brazoria County, Texas, lying along the North Bank of the Old Brazos River and extending from the West line of South Seventh (7th) Street to the West line of Division Street in said Town of Velasco, Texas, described by metes and bounds as follows:

BEGINNING at a stake on the north bank of the old channel of the Brazos River in the West line of South Seventh Street in the City of Velasco;

THENCE North 33° 04' East along the West line of South Seventh Street at 9 ft. pass a 1-1/2" pipe on line, a distance of 269 feet to a 1-1/2" pipe for corner;

THENCE North 56° 56' West 304 feet to a 1-1/2" pipe in the East line of South Sixth Street;

THENCE South 33° 04' West along the East line of South Sixth Street 340 feet to a 1-1/2" pipe for corner;

THENCE North 56° 56' West 374 feet to a 1-1/2" pipe at the intersection of the South line of the alley in Block 30 and the East line of South Fifth Street;

THENCE South 33° 04' West along the East line of South Fifth Street 165 feet to a 1-1/2" pipe for corner in the South line of Front Street;

THENCE North 56° 56' West along the South line of Front Street 1995 feet to a 1-1/2" pipe in the West line of Division Street;

THENCE South 33° 04' West along the West line of Division Street 25 feet to a stake in the North bank of the old channel of the Brazos River;

THENCE down said river bank with its meanders to the place of beginning and containing 12.83 acres of land.

The above field notes include a strip of land 70' x 304' used in August 1942, by the State Highway Department in the right-of-way of State Highway No. 288, being the extension of Avenue A, said strip of land contains 0.49 acres.

RESOLUTION NO. 2014-2439

A RESOLUTION OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; MAKING FINDINGS OF FACT; ACCEPTING THE OFFER OF AND AUTHORIZING THE MAYOR AND CITY SECRETARY TO EXECUTE AND ATTEST, RESPECTIVELY, AND THE MAYOR TO ACKNOWLEDGE AND DELIVER TO BRAZTEX DEVELOPMENT, LLC, A SPECIAL WARRANTY DEED CONVEYING 1.425 ACRES OF LAND OUT OF THE VELASCO DRAINAGE DISTRICT LEVEE TRACT IN THE ELI MITCHELL SURVEY, ABSTRACT 99, BRAZORIA COUNTY, TEXAS, TO THE SAID BRAZTEX DEVELOPMENT LLC, IT BEING THE SOLE OWNER OF THE REAL PROPERTY ABUTTING THE SAME; CONTAINING A SEVERANCE CLAUSE; PROVIDING THAT THIS RESOLUTION SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE AND ADOPTION; AND PROVIDING THAT THE ORIGINAL OF THIS RESOLUTION SHALL BE MAINTAINED BY THE CITY SECRETARY IN THE PERMANENT RECORDS OF SAID CITY.

WHEREAS, the City of Freeport, Texas, ("the City") is a "Home Rule City" and a "Home Rule Municipality" lying and situated in Brazoria County, Texas, as described in and defined by Section 5, Article XI of the Constitution of Texas and Section 1.005 of the Local Government Code of Texas, respectively; and,

WHEREAS, Section 2.01 of the Home Rule Charter of the City authorizes it to sell any real property owned by the City; and,

WHEREAS, Subsection (a) of Section 272.001 requires that before a municipality may sell any land or exchange it for other land, notice to the general public, including a description of the land and its location and the procedure by which sealed bids to purchase such land or offers to exchange such land must be published on two separate dates in a newspaper, if any, of general circulation published in the county in which such land is located and that such sale or exchange cannot be made until after the 14th day after the date of the second publication; and,

WHEREAS, Subsections (b) and (c) of Section 272.001 of said Code provides that such notice and bidding requirements do not apply to narrow strips of land, or land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances, which can be sold to (1) abutting property owners in the same subdivision if the land has been subdivided or (2) abutting property owners in proportion to their abutting ownership, if the division between owners is made in an equitable manner; and,

WHEREAS, Braztex Development, LLC, is the sole owner of all of the real property abutting the hereinafter described real property; and,

WHEREAS, Subsection (b) of Section 272.001 of said Code provides that any conveyance pursuant thereto may not be for less than the fair market value determined by an appraisal obtained by the political subdivision that owns the land or interest conveyed, and that such appraisal shall be conclusive thereof; and,

WHEREAS, an appraisal report has been prepared by Longs Appraisal Service, a licensed real estate broker, a copy of which marked Exhibit "A" is attached hereto and made a part hereof, stating that the value of the hereinafter described real property is TWENTY-ONE THOUSAND AND NO/100 (\$21,000.00) Dollars and Braztex Development, LLC, has offered to pay such appraised value to the City in return for a Deed Without Warranty to such property; and

WHEREAS, the City Council of the City has determined and does here

now declare that accepting such offer will be in the best interest of the inhabitants of the City.

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

First, the City Council of the City of Freeport, Texas, finds that the fact recited in the preamble hereof are true.

Second, the City Council of the City hereby accepts the offer of the said Braztex Development, LLC, therefor and authorizes the Mayor and City Secretary thereof to execute and attest, respectively, and the Mayor to acknowledge and deliver to the said Braztex Development, LLC, a Deed Without Warranty to the following described real property owned by the City upon the receipt by the City's Director of Finance from the said Braztex Development, LLC, of TWENTY-ONE THOUSAND AND NO/100 (\$21,000.00) Dollars, the value specified in such appraisal, to-wit:

A tract of 1.425 acres of land out of the Velasco Drainage District Levee Tract, recorded in Volume 363, page 155 of the Brazoria County Deed Records, Eli Mitchell Survey, Abstract 99, Brazoria County, Texas, described in metes and bounds in the legal description which is attached hereto as Exhibit B.

Third, in the event any section or provision of this resolution is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Fourth, this resolution shall take effect and be in force from and after its passage and adoption.

Fifth, the original of this resolution, after execution and attestation, shall be maintained by the City Secretary in the permanent records of the City.

READ, PASSED AND ADOPTED this _____ day of _____, 2014.

Norma Moreno Garcia, Mayor,
City of Freeport, Texas

ATTEST:

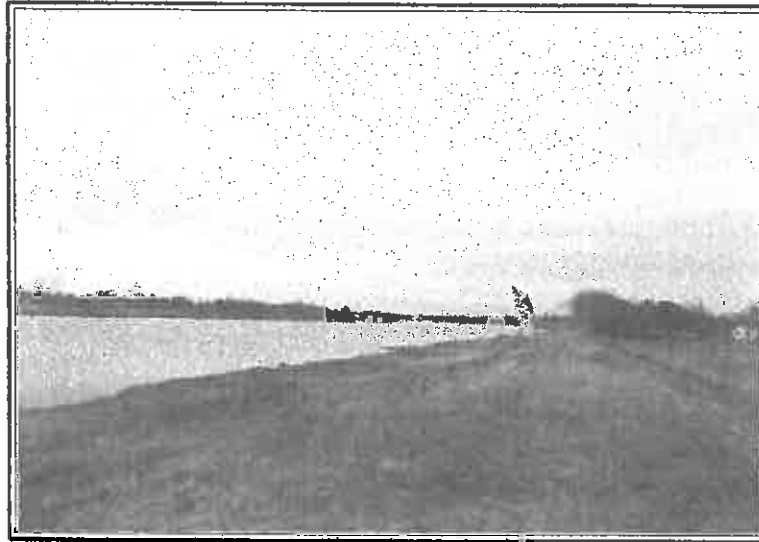
Delia Munoz, City Secretary,
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

Wallace Shaw, City Attorney,
City of Freeport, Texas

C:\Freeport.CtySell\Braztex-Deed-Rsl

**APPRAISAL REPORT
OF**



**S. Front Street
Freeport, TX 77541**

PREPARED FOR

**Troy T. Brimage
1510 County Road 400
Jones Creek TX, 77541**

AS OF

01/29/2014

PREPARED BY

**Longs Appraisal Service
3602 Starlite
Pasadena, TX, 77505**

Borrower N/A Census Tract 6643.00 Map Reference 911-U
 Property Address S. Front Street
 City Freeport County Brazoria State TX Zip Code 77541
 Legal Description Unknown
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes Unknown (yr) Loan Charges to be paid by seller \$ N/A Other Sales Concessions N/A
 Lender/Client Troy T. Brimage Address 1510 County Road 400, Jones Creek TX, 77541
 Occupant Vacant Appraiser Richard Long Instructions to Appraiser Appraise for Market Value.

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 3-6 Mos. Over 6 Mos.
 Present Land Use 85 %1 Family 2 %2-4 Family 3 % Apts 0 % Condo 10 % Commercial
 Change in Present Land Use Not Likely Likely(*) Taking Place (*)
 Predominate Occupancy Owner Tenant % Vacant
 Single Family Price Range \$ 20K to \$ 350K+ Predominant Value \$ 74K
 Single Family Age New yrs to 75+ yrs. Predominant Age 54 yrs

Employment Stability	<input checked="" type="checkbox"/>	Good Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor
Convenience to Employment	<input checked="" type="checkbox"/>					
Convenience to Shopping	<input checked="" type="checkbox"/>					
Convenience to Schools	<input checked="" type="checkbox"/>					
Adequacy of Public Transportation	<input checked="" type="checkbox"/>					
Recreational Facilities	<input checked="" type="checkbox"/>					
Adequacy of Utilities	<input checked="" type="checkbox"/>					
Property of Compatibility	<input checked="" type="checkbox"/>					
Protection from Detrimental Conditions	<input checked="" type="checkbox"/>					
Police and Fire Protection	<input checked="" type="checkbox"/>					
General Appearance of Properties	<input checked="" type="checkbox"/>					
Appeal to Market	<input checked="" type="checkbox"/>					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject site is located in the city of Freeport, Texas. The subject is situated in an area that features homes that range from the lower to upper value range and vary in age, appeal, and overall value. Although new construction is occurring in this immediate area, the majority of the homes in this area are in excess of fifty years in age. The appeal of homes in this area of this community is considered to be average.

Dimensions 33.0 x 697.0 x 33.0 x 697.0 = 23,001 s.f. Corner Lot
 Zoning Classification Single Family Residential Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) The highest and best use is its present use.
 Public Other (Describe) _____
 Elec. OFF SITE IMPROVEMENTS Topo Level _____
 Gas Street Access Public Private Size Typical
 Water Surface Asphalt Shape Rectangular
 San. Sewer Maintenance Public Private View 18,283/Interior
 Storm Sewer Curb/Gutter Drainage Adequate
 Sidewalk Street Lights
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): The subject site is an oversized lot along the levee that fronts the Old Brazos River. The subject is situated in Zone X of Panel # 4854670780L Brazoria County, Revised on 11/17/1993. *** SEE ADDENDUM ***

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

	SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
Address	<u>S. Front Street Freeport, TX 77541</u>	<u>500 W. 1st Street Freeport, TX 77541</u>	<u>Yellowstone Freeport, TX 77541</u>	<u>1705 Skinner Freeport, TX 77541</u>
Proximity to Subject		<u>0.57 miles SE</u>	<u>1.75 miles NW</u>	<u>1.36 miles N</u>
Sales Price	<u>\$ N/A</u>	<u>\$ 20,500</u>	<u>\$ 12,000</u>	<u>\$ 8,000</u>
Price Per Foot	<u>\$ 1.00</u>	<u>\$ 1.46</u>	<u>\$ 0.89</u>	<u>\$ 0.63</u>
Data Source	<u>Site Inspection</u>	<u>Navica MLS#52797</u>	<u>Navica MLS#51377</u>	<u>Navica MLS#53192</u>
Date of Sale and Time Adjustment	<u>N/A</u>	<u>10/29/2012</u>	<u>03/30/2012</u>	<u>01/07/2013</u>
Location	<u>Freeport</u>	<u>Freeport</u>	<u>Freeport</u>	<u>Freeport</u>
Site/View	<u>23,001 s.f.</u>	<u>14,000 s.f.</u>	<u>13,500 s.f.</u>	<u>12,750 s.f.</u>
View	<u>Levee</u>	<u>Corner</u>	<u>Interior</u>	<u>Interior</u>
Amenities	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
Sales or Financing Concessions		<u>Cash DOM-27 Days</u>	<u>Cash DOM-26 Days</u>	<u>Cash DOM-21 Days</u>
Net Adj. (Total)		<u>X Plus Minus \$ 8,900</u>	<u>X Plus Minus \$ 9,400</u>	<u>X Plus Minus \$ 10,100</u>
Indicated Value of Subject		<u>Net=43% Gross=43% \$ 29,400</u>	<u>Net=78% Gross=78% \$ 21,400</u>	<u>Net=126% Gross=126% \$ 18,100</u>

Comments on Market Data All land sales that have been included are situated in the Freeport market area and were considered to be the best sales available. *** SEE ADDENDUM FOR DETAILS ***

Comments and Conditions of Appraisal: The subject site is being appraised as a vacant parcel of land in this area of this community with no improvements.

Final Reconciliation: RECONCILIATION: GREATEST EMPHASIS WAS PLACED ON ALL LAND SALES FOR BEING SITUATED IN THE FREEPORT MARKET AREA; HOWEVER, THESE SALES FEATURE OLDER CLOSING DATES AND ARE SITUATED ON SMALLER LOTS.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 01/29/2014 to be \$ 21,000

Appraiser(s) Richard Long Review Appraiser (if applicable) Did Did Not Physically
 Richard Long Inspect Property _____
 Date Report Signed 02/04/2014 Date Report Signed _____
 State Certification # _____ State Certification # _____
 Or State License # 1324424 State TX Or State License # _____
 Expiration Date of License or Certification 12/31/2014 Expiration Date of License or Certification _____

Borrower	N/A						
Property Address	S. Front Street						
City	Freeport	County	Brazoria	State	TX	Zip Code	77541
Lender/Client	Troy T. Brimage		Address 1510 County Road 400, Jones Creek TX, 77541				

COMMENTS ON NEIGHBORHOOD DATA:

The subject is located in the city of Freeport, Texas. This community is situated south of downtown Houston, via SH-288. The subject is situated in an area of this community that consists predominantly of typical single family homes. Dwellings in this area of Freeport are situated on either concrete blocks or on concrete slab foundations. Homes in this area range from the lower to upper value range and vary in size, appeal, and overall value. Although new construction is ongoing in this immediate area, the majority of the homes in this area are in excess of fifty years in age. Schools, employment, and shopping centers are all situated in close proximity to this neighborhood. Commercial activity was also noted throughout this area; however, these influences are considered to be typical for this area and has no adverse effect. The subjects supply/demand is in balance and property values are currently stable. Typical marketing times for homes in this area of this community is considered to be from three to six months, with some homes noted to be on the market for extended periods. The overall appeal and marketability of homes in this area is considered to be average.

COMMENTS ON SALES COMPARISON ANALYSIS:

All land sales that have been included in this report are situated in the Freeport market area and were felt to be the best sales available. Each sale was adjusted to reflect significant differences recognized by typical buyers and sellers. The financing of all sales has been reviewed and was not considered to have a measurable effect on the final sales prices of the comparables.

All sales were adjusted under site to reflect the total differences in overall land values with regards to lot size. No other adjustments were warranted.

All land sales that have been included were felt to be the best sales available. Although some sales feature older closing dates than preferred, these sales are within the two year time frame for land appraisals. It is also important to state that land sales in the Freeport market area are extremely limited. For this reason, the next best sales were targeted and included in this report. Only those adjustments deemed mandatory to reflect major differences were made to each sale. Each adjustment made was reflective of and in accordance with, current market trends for the subjects area. The sales utilized were considered to be the best and most comparable sales available.

COMMENTS ON SUBJECT SITE:

At the time of the inspection date, the subject site was noted to be situated along the Old Brazos River (SEE PHOTOS). Based on information provided to this appraiser at the time of the inspection date, no improvements can be made to this area due to being a protected levee in this area. For this reason, no positive adjustments were warranted for being situated along a water front lot in this area. The fact that no improvements can be made on this parcel of land, the only adjustments made were for differences in total land area. It is the opinion of this appraiser that the highest and best use of this parcel of land is its present use.

Longs Appraisal Service
COMMENT ADDENDUM

File No. M-0003-14

Borrower N/A						
Property Address S. Front Street						
City	Freeport	County	Brazoria	State	TX	Zip Code 77541
Lender/Client	Troy T. Brimage Address 1510 County Road 400, Jones Creek TX, 77541					

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must at minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

HIGHEST AND BEST USE: Concludes maximum productivity of a site "as improved" Tests applied to the site as vacant and as improved are conclusions of Physical Possible Uses that are Legally Permissible and Economically Feasible. In the site section physical and legal characteristics are summarized as are the improvements in the improvement section of the URAR. The conclusion is viable economic marketability and is reported in the URAR. From these analyses, the Appraiser concluded that the subject's present use is its Highest and Best Use.

Dodd-Frank Law of 2009: Appraiser Independence Compliance
Appraiser Certification of Non-Influence:

The Appraiser(s) noted in this report acknowledge to the best of their ability the following with respect to the completed appraisal report of the subject property noted in this report:

- (1) Certify that I have been engaged by the Lender/Client to complete the appraisal assignment. The order form included the company name (and any applicable DBA) as well as the company's address to include in the appraisal report. I was not provided any employee name, including loan officer or mortgage broker. I was not provided a loan amount, estimated value or similar information by the Lender/Client. In the event that this is a purchase transaction, the entire Purchase/Sales contract was provided to me as required by USPAP.
- (2) I have not been coerced, intimidated, influenced, bribed or knowingly recommended to complete this assignment by an employee, director, broker, loan officer, manager or agent of the Lender/Client.
- (3) There have been no written or verbal communications or conversations between an employee of the Lender/Client or mortgage broker and myself, my assistant, or other employee working on my behalf in completing this assignment regarding a predetermined value of the subject property.
- (4) I have completed this assignment with the highest integrity and in an ethical manner consistent and in accordance with USPAP, applicable state law, as well as, any FHA guidelines for Appraiser Independence.
- (5) I am not an employee of the Lender/Client or of any entity that is either wholly or partially owned by the Lender/Client.

USPAP 2014 COMPLIANCE ADDENDUM

Borrower/Client N/A
 Address S. Front Street Unit No. _____
 City Freeport County Brazoria State TX Zip Code 77541
 Lender/Client Troy T. Brimage

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:
 Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(b).
 Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have performed the appraisal in conformity with the Uniform Standards of Professional Appraisal Practice and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et. seq.).

PRIOR SERVICES

I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
 I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I HAVE made a personal inspection of the property that is the subject of this report.
 I have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: _____

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 90-120 day(s) utilizing market conditions pertinent to the appraisal assignment.
 A reasonable exposure time for the subject property is 120 day(s).

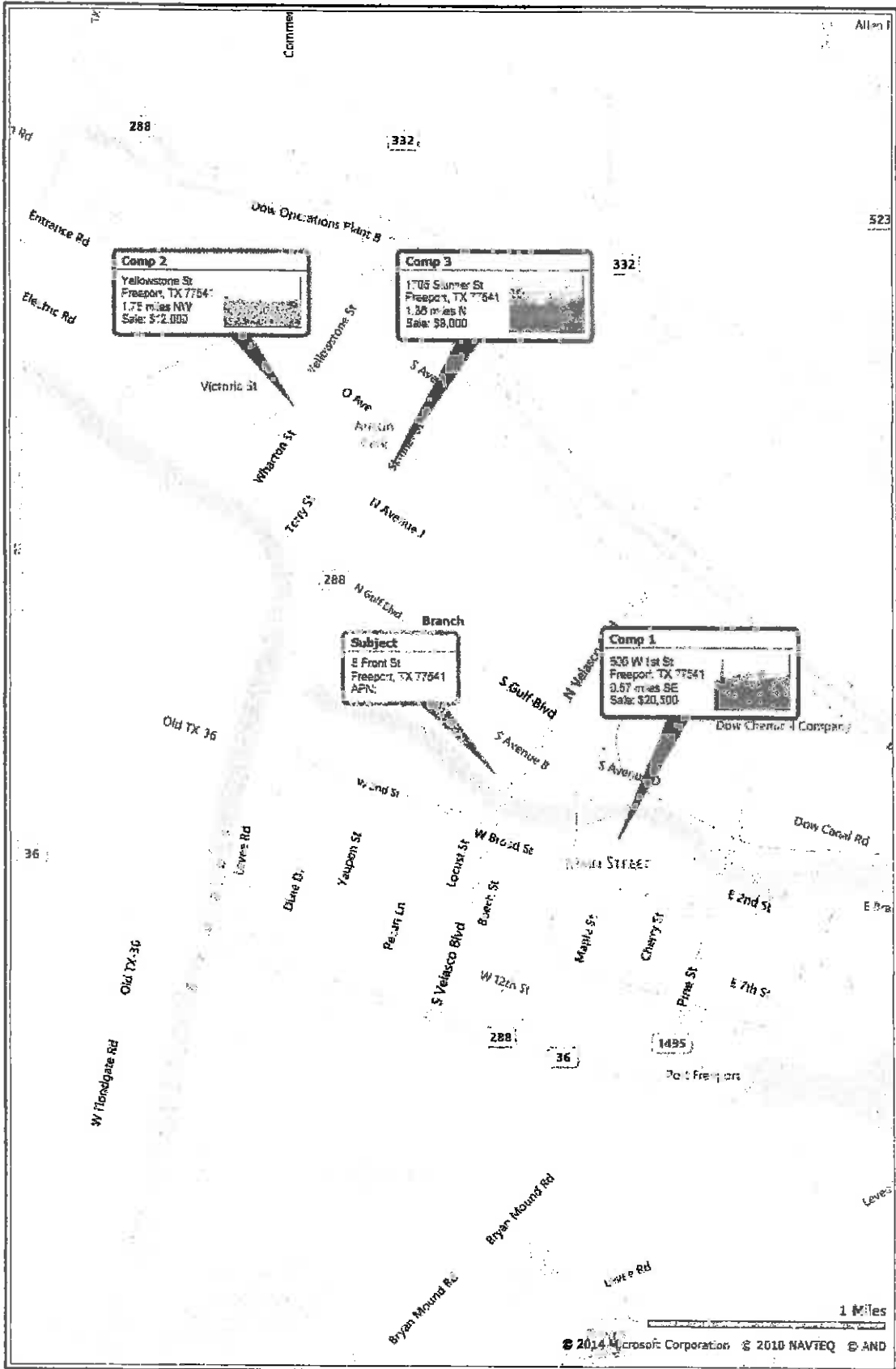
APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature <u>Richard O Long</u>	Signature _____
Name <u>Richard Long</u>	Name _____
Date of Signature <u>02/04/2014</u>	Date of Signature _____
State Certification # _____	State Certification # _____
or State License # <u>1324424</u>	or State License # _____
State <u>TX</u>	State _____
Expiration Date of Certification or License <u>12/31/2014</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>01/29/2014</u>	Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior

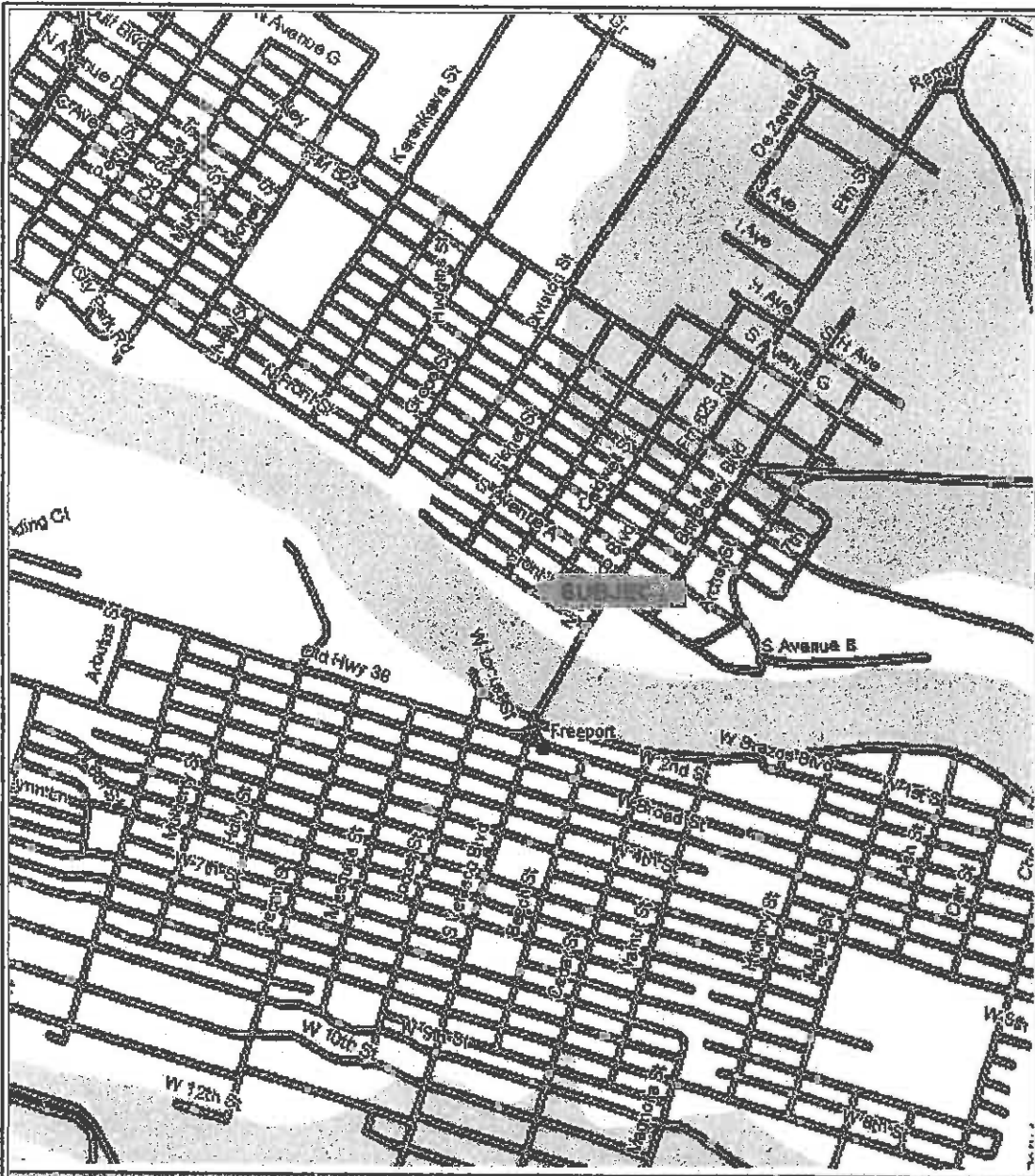
Longs Appraisal Service
LOCATION MAP ADDENDUM

File No. M-0003-14

Borrower	N/A						
Property Address	S. Front Street						
City	Freeport	County	Brazoria	State	TX	Zip Code	77541
Lender/Client	Troy T. Brimage		Address 1510 County Road 400, Jones Creek TX, 77541				



Borrower N/A
 Property Address S. Front Street
 City Freeport County Brazoria State TX Zip Code 77541
 Lender/Client Troy T. Brimage Address 1510 County Road 400, Jones Creek TX, 77541

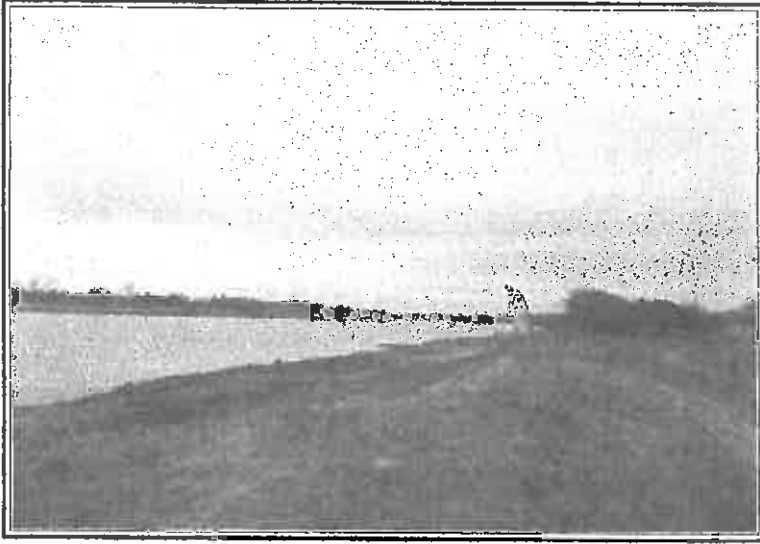


<p>Flood Zones</p> <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas outside of the 100 and 500 year flood plains Areas inundated by 100-year flooding Areas inundated by 100 year flooding with velocity hazard Floodway areas Floodway areas with velocity hazard Areas of undetermined but possible flood hazard Areas not mapped on any published FIRI 	<p>SFHA (Flood Zone): Out Within 250 ft. of multiple flood zone? Yes Community: 485467 Community Name: FREEPORT, CITY OF Zone: X Panel: 485467 07801 Panel Date: 11/17/1993 FIPS Code: 48039 Census Tract: 6643.00</p> <p><small>This Flood Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by the customer. That customer's use of this report is subject to the terms agreed by that customer when accessing this product. No third party is authorized to use or rely on this report for any purpose. NEITHER FIRST AMERICAN FLOOD DATA SERVICES NOR THE SELLER OF THIS REPORT MAKES ANY REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Neither FAFDS nor the seller of this Report shall have any liability to any third party for any use or misuse of this Report.</small></p>
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Longs Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. M-0003-14

Borrower	N/A						
Property Address	S. Front Street						
City	Freeport	County	Brazoria	State	TX	Zip Code	77541
Lender/Client	Troy T. Brimage		Address	1510 County Road 400, Jones Creek TX, 77541			



View of Subject Site.



Additional View.



Street Scene.

Borrower N/A						
Property Address S. Front Street						
City	Freeport	County	Brazoria	State	TX	Zip Code 77541
Lender/Client Troy T. Brimage		Address 1510 County Road 400, Jones Creek TX, 77541				



COMPARABLE SALE # 1
500 W. 1st Street
Freeport, TX 77541



COMPARABLE SALE # 2
Yellowstone
Freeport, TX 77541



COMPARABLE SALE # 3
1705 Skinner
Freeport, TX 77541

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgage or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *Richard Long*
 Name Richard Long
 Company Name Longs Appraisal Service
 Company Address 3602 Starlite
Pasadena, TX, 77505
 Telephone Number 281-998-1937
 Email Address rlong26@comcast.net
 Date of Signature and Report 02/04/2014
 Effective Date of Appraisal 01/29/2014
 State Certification # _____
 or State License # 1324424
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 12/31/2014

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

S. Front Street
Freeport, TX 77541

APPRAISED VALUE OF SUBJECT PROPERTY \$ 21,000

LENDER/CLIENT

Name _____
 Company Name Troy T. Brimage
 Company Address 1510 County Road 400
Jones Creek TX, 77541
 Email Address troyb@sig4you.com

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Borrower N/A

Property Address S. Front Street

City Freeport

County

Brazoria

State TX

Zip Code

77541

Lender/Client Troy T. Brimage

Address 1510 County Road 400, Jones Creek TX, 77541

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Licensed Real Estate Appraiser

Number: TX 1324424 L

Issued: 11/28/2012

Expires: 12/31/2014

Appraiser: RICHARD DALE LONG

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Licensed Real Estate Appraiser.


Douglas E. Oldrixon
Commissioner



**1.425 ACRES
ELI MITCHELL SURVEY, ABSTRACT 99
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 1.425 ACRES of land out of a called 12.83 acre tract described in a deed to Velasco Drainage District recorded in Volume 363, Page 115 of the Brazoria County Deed Records and situated in the Eli Mitchell Survey, Abstract 99, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 27, in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths, as follows:

COMMENCING at a found 1/2" iron pipe in the southwest right-of-way line of South Front Street, same being the East corner of the Bridgepoint Subdivision recorded in County Clerks File 13-045815 of the Brazoria County Plat Records, same being the North corner of a tract conveyed to Pamela Dancy and Michael Holmes in Volume 1709, Page 365 of the Brazoria County Deed Records;

THENCE South 31°09'27" West, coincident with the Northwest line of the aforementioned Dancy Holmes tract, same being the Southeast line of the aforementioned Bridgepoint Subdivision, a distance of 114.86 feet to a found 1/2" iron rod for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing South 31°09'27" West, a distance of 122.07 feet to a point for corner in the mean higher high water line of the Old Brazos River. (Mean higher high water line based on National Oceanic and Atmospheric Administration's tidal monument USCG 1997);

THENCE along the mean higher high water line of the Old Brazos River with the following meanders:
North 60°25'23" West, a distance of 93.53 feet,
North 53°52'25" West, a distance of 151.66 feet,
North 51°42'16" West, a distance of 120.07 feet,
North 48°34'44" West, a distance of 54.08 feet,
North 54°01'32" West, a distance of 108.04 feet and
North 46°43'52" West, a distance of 136.37 feet to a point for corner in a projection of the Northwest line of said Bridgepoint Subdivision;

THENCE North 31°20'47" East, a distance of 82.19 feet to a found 1/2" iron pipe for corner, marking the West corner of the aforementioned Bridgepoint Subdivision, same being the South corner of a tract conveyed to Ignacius and Martha Leija in County Clerk's file 00-026462 of the Brazoria County Official Records;

1.425 ACRES
ELI MITCHELL SURVEY, ABSTRACT 99
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2


THENCE South 45°59'58" East, coincident with a Southwest line of the aforementioned Bridgepoint Subdivision, a distance of 159.03 feet to a found 3/4" iron pipe for corner;

THENCE South 33°48'50" West, a distance of 5.26 feet to a found 3/4" iron pipe for corner;

THENCE South 58°36'54" East, coincident with a Southwest line of the aforementioned Bridgepoint Subdivision, a distance of 304.31 feet to a found 5/8" iron rod for corner;

THENCE South 53°51'07" East, coincident with a Southwest line of the aforementioned Bridgepoint Subdivision, a distance of 69.23 feet to a found 5/8" iron rod for corner;

THENCE South 65°24'51" East, coincident with a Southwest line of the aforementioned Bridgepoint Subdivision, a distance of 130.41 feet to the **POINT OF BEGINNING**, containing 1.425 acres of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
March 29, 2014



This description is based on a survey, a plot of which, dated March 29, 2014 is on file in the office of Thiele & Wachtstetter, Inc.

DEED WITHOUT WARRANTY

DATE: _____, 2014

GRANTOR: The City of Freeport, Texas, a municipal corporation.

GRANTOR'S MAILING ADDRESS: 200 W. Second St., Freeport, TX 77541.

GRANTEE: BRAZTEX DEVELOPMENT, LLC, a Texas Limited Liability Company.

GRANTEE'S MAILING ADDRESS: 1624 N. Brazosport Blvd., Freeport, TX 77541

CONSIDERATION:

The sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to Grantor cash in hand paid by Grantee, the receipt of which is hereby acknowledged by Grantor.

PROPERTY:

A tract of 1.425 acres of land out of the Velasco Drainage District Levee Tract, recorded in Volume 363, page 155 of the Brazoria County Deed Records, Eli Mitchell Survey, Abstract 99, Brazoria County, Texas, described in metes and bounds in the legal description which is attached hereto and made a part hereof as Exhibit B.

GRANTING AND HABENDUM CLAUSE:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance, GRANTS, SELLS AND CONVEYS unto Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD unto Grantee and unto the successors and assigns of Grantee forever.

NO WARRANTY CLAUSE:

This conveyance is without warranty, express or implied, and all warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successor) are hereby excluded.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE:

This conveyance is made and accepted subject to any and all valid and subsisting easements, rights-of-way, conditions, exceptions, reservations, restrictions, covenants and other encumbrances properly of record affecting the title to the above described property, including but not being limited to those set forth in the deed to the Grantor from the Velasco Drainage District of property of which the above described property is part and parcel; all visible and apparent easements, including but not being limited to any existing utility lines; and the rights of all parties, if any, in possession.

Grantor also makes no warranty of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the above-described property and any improvements thereon, and by the acceptance of this deed, Grantee accepts such property and improvements "AS IS", "WHERE IS", "WITH ALL FAULTS" and without any representations or warranties by Grantor.

MISCELLANEOUS:

As further consideration for this conveyance, Grantee assumes all taxes for the 2014 tax year, the same having been prorated to the date hereof.

When the context requires, singular nouns and pronouns include the plural and the masculine gender includes the feminine and neuter genders.

The City of Freeport, Texas, Grantor

By _____
Norma Moreno Garcia, Its Mayor

ATTEST: _____
Delia Munoz, City Secretary

THE STATE OF TEXAS X

COUNTY OF BRAZORIA X

This instrument was acknowledged before me on the _____ day of _____, 2014, by Norma Moreno Garcia, as Mayor of the City of Freeport, Texas.

Notary Public, State of Texas

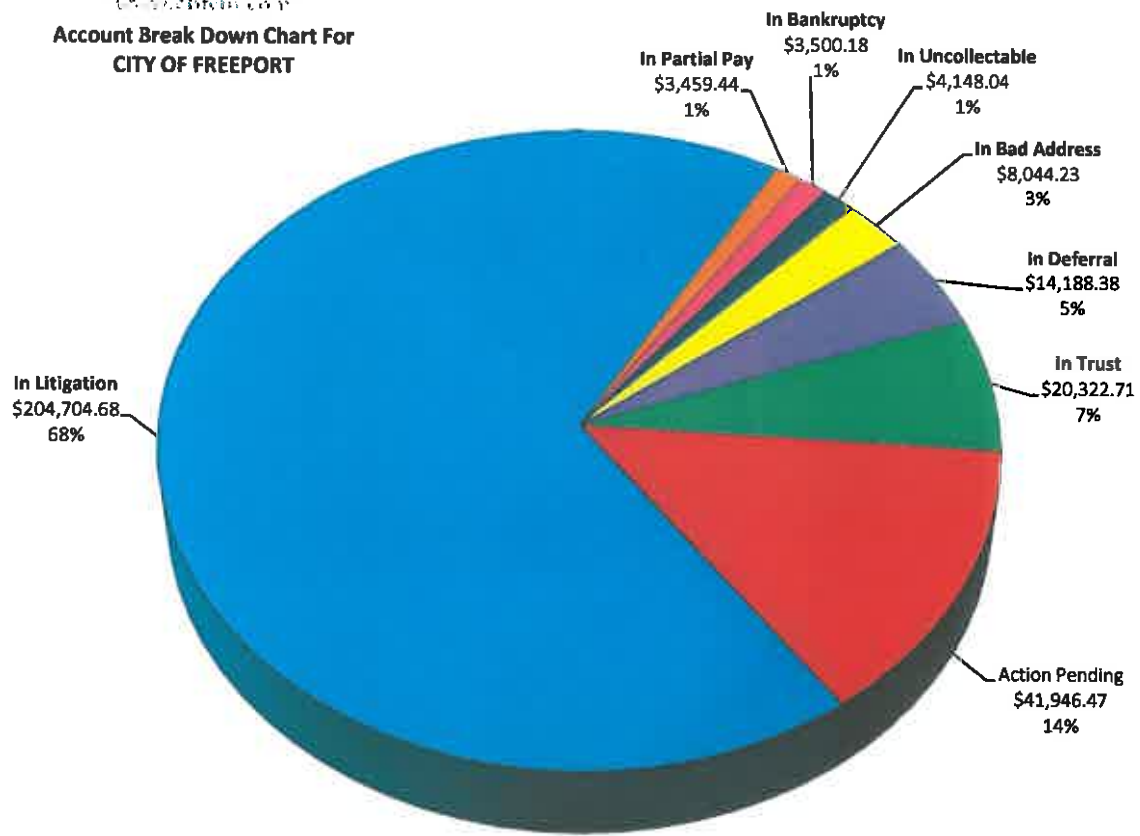
C\Fpt.CtySell\Braztex



Collection Report to the City of Freeport

May 2014

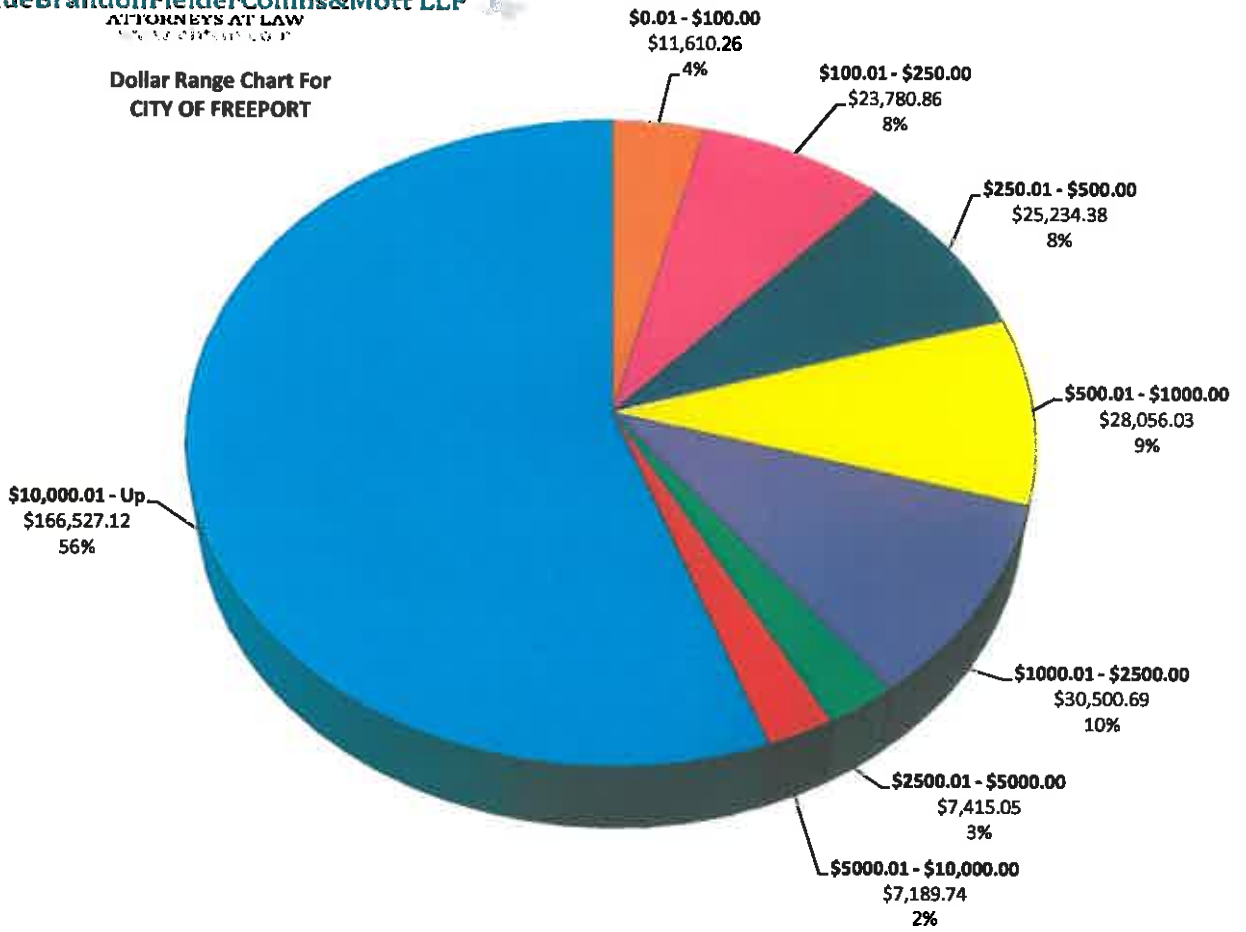
Account Break Down Chart For
CITY OF FREEPORT



As Of 4/14/2014

Total Base Tax: \$300,314.13

Dollar Range Chart For
CITY OF FREEPORT



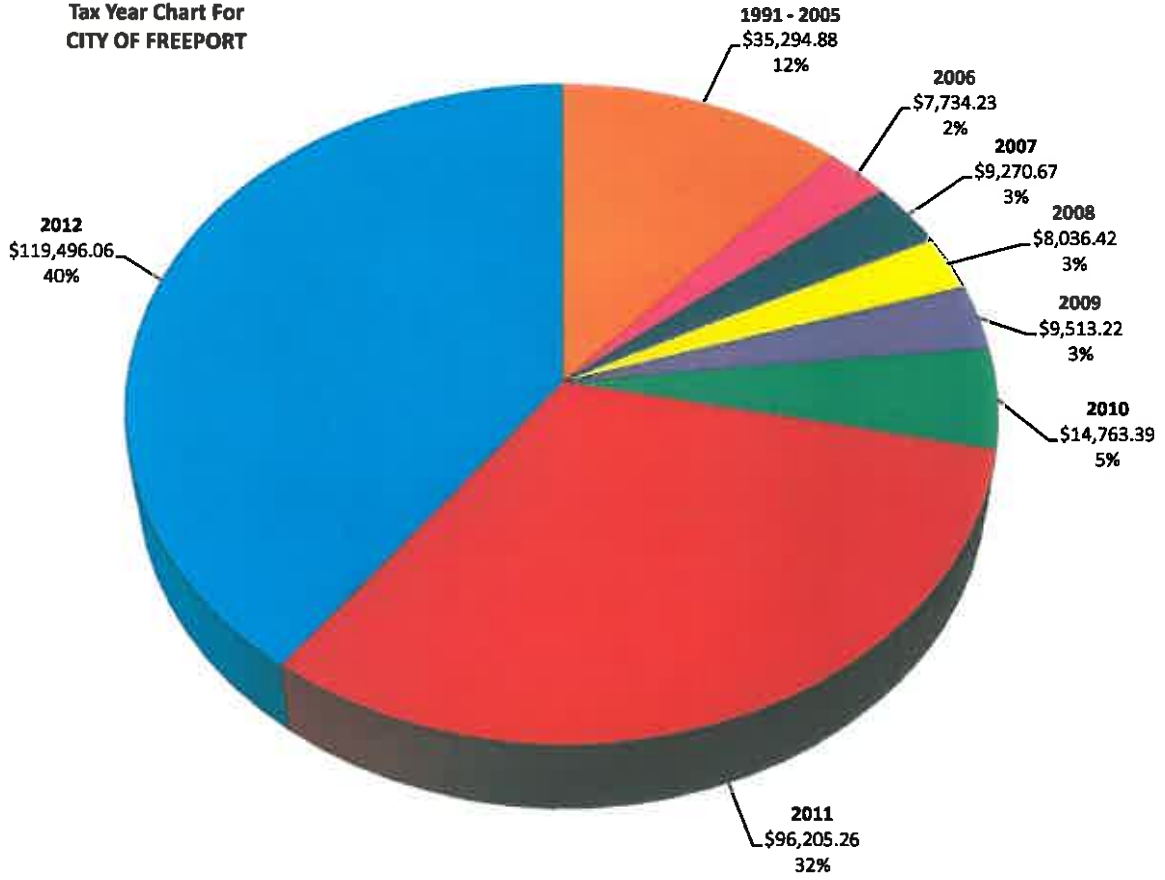
As Of 4/14/2014

Total Base Tax: \$300,314.13

Perdue Brandon Fielder Collins & Mott LLP

ATTORNEYS AT LAW

**Tax Year Chart For
CITY OF FREEPORT**



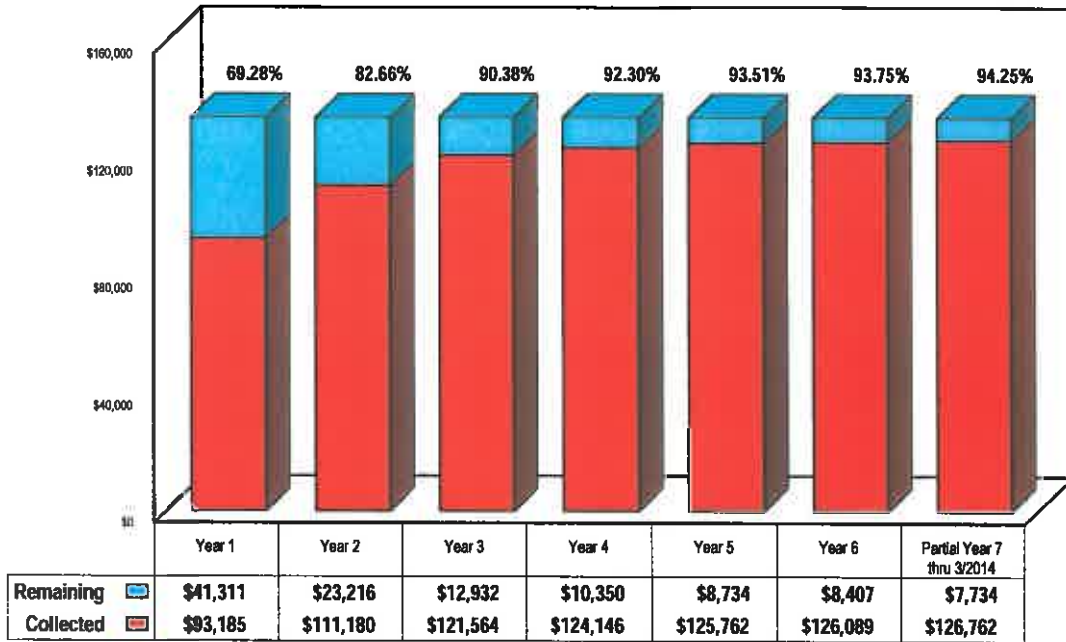
As Of 4/14/2014

Total Base Tax: \$300,314.13

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

CITY OF FREEPORT

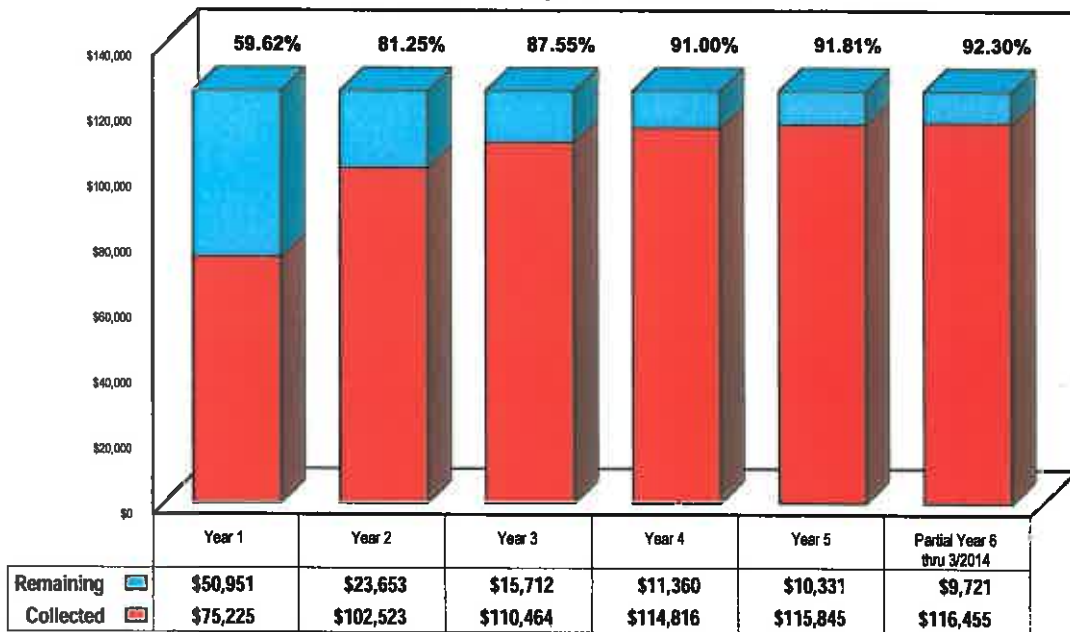
2006 Percentage of Collections



7/1 - 6/30 for each year
Initial Outstanding Base Tax \$134,498 as of 7/1/2007

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

CITY OF FREEPORT
2007 Percentage of Collections

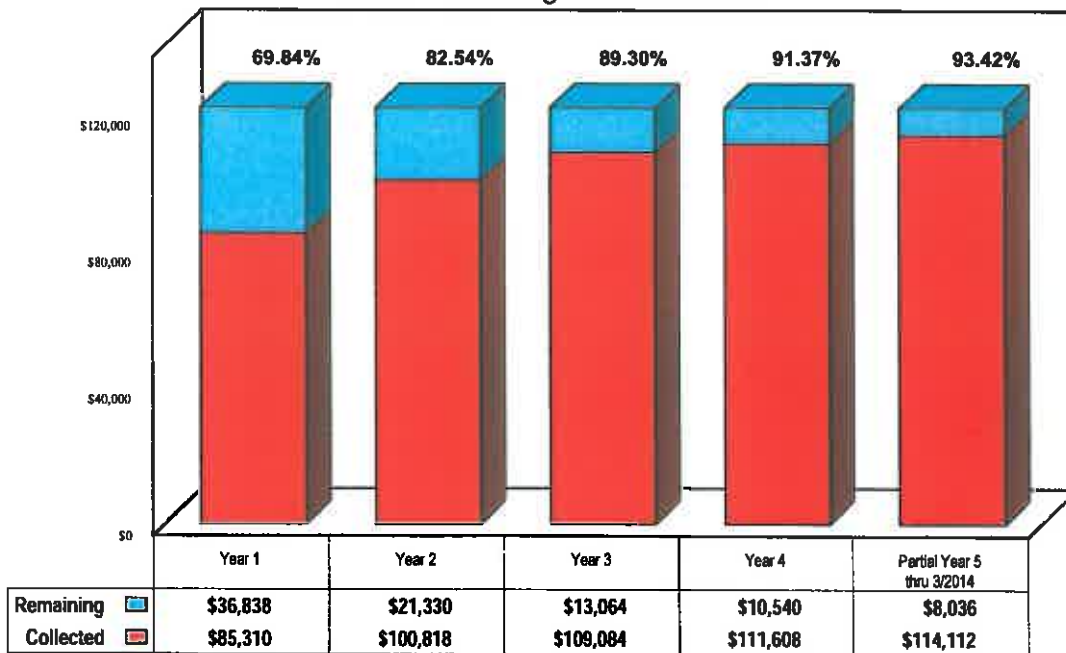


7/1 - 6/30 for each year
Initial Outstanding Base Tax \$126,176 as of 7/1/2008

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

CITY OF FREEPORT

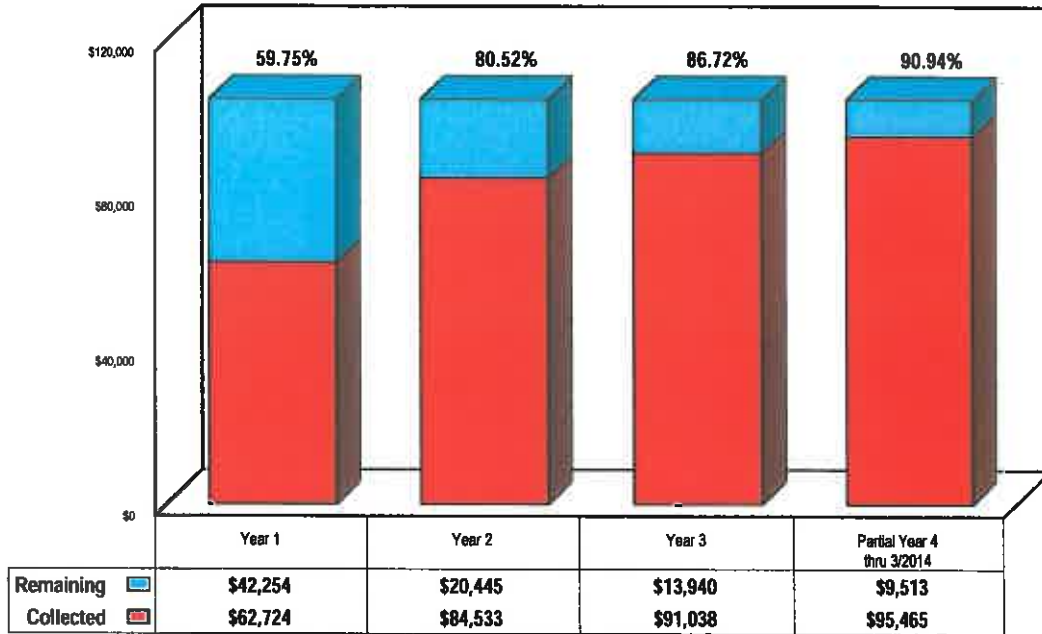
2008 Percentage of Collections



7/1 - 6/30 for each year
Initial Outstanding Base Tax \$122,148 as of 7/1/2009

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

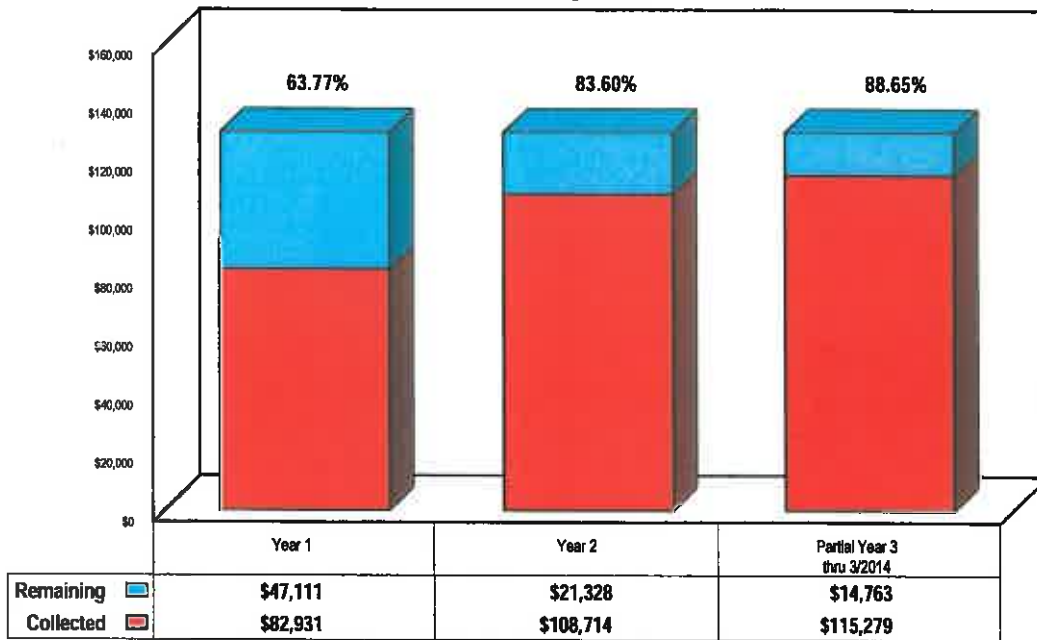
CITY OF FREEPORT
2009 Percentage of Collections



7/1 - 6/30 for each year
 Initial Outstanding Base Tax \$104,978 as of 7/1/2010

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

CITY OF FREEPORT
2010 Percentage of Collections

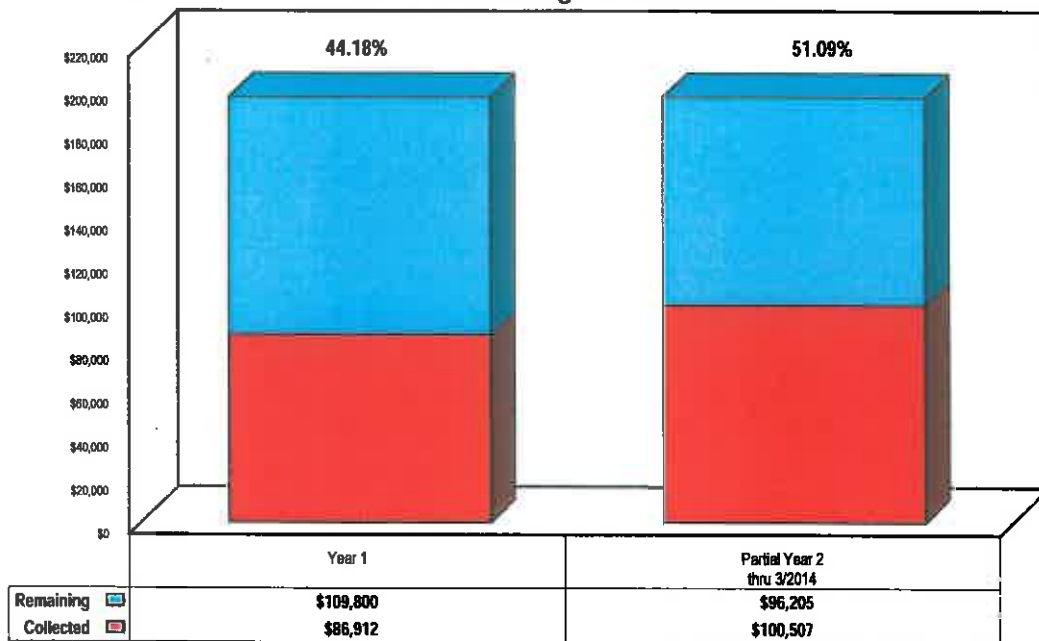


7/1 - 6/30 for each year
Initial Outstanding Base Tax \$130,042 as of 7/1/2011

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

CITY OF FREEPORT

2011 Percentage of Collections

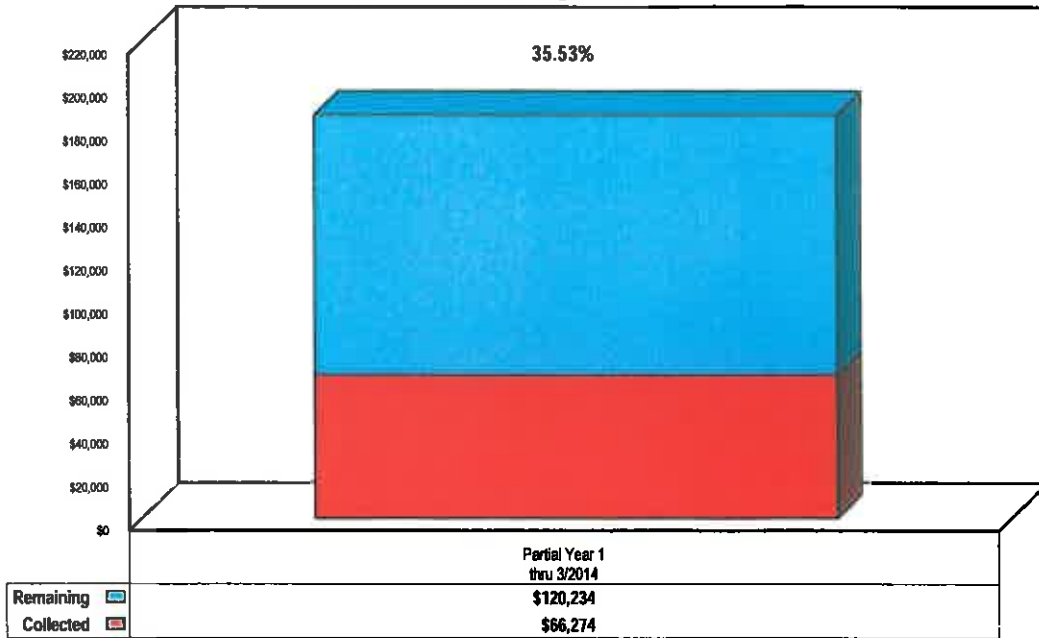


7/1 - 6/30 for each year
Initial Outstanding Base Tax \$196,712 as of 7/1/2012

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

CITY OF FREEPORT

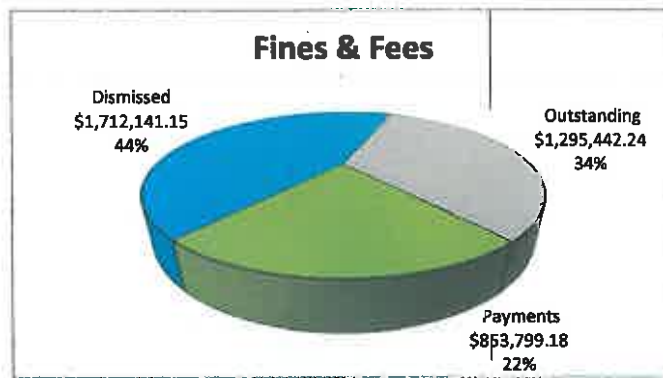
2012 Percentage of Collections



7/1 - 6/30 for each year
Initial Outstanding Base Tax \$186,508 as of 7/1/2013

Perdue, Brandon, Fielder, Collins, & Mott L.L.P
 Fine and Fee Collection Report as of April 15, 2014

Court	Total Turnover		Payments and/or Partial Payments			Dismissed/Cleared			Total % cleared	Address (population)
	\$	#	\$	#	% of \$	\$	#	% of \$		
City of Freeport Fines	3,861,382.57	9,608	853,799.18	4,733	22.11%	1,712,141.15	9,169	44.34%	66.45%	4,627



Perdue, Brandon, Fielder, Collins, & Mott L.L.P
Fine and Fee Activity Report as of April 15, 2014

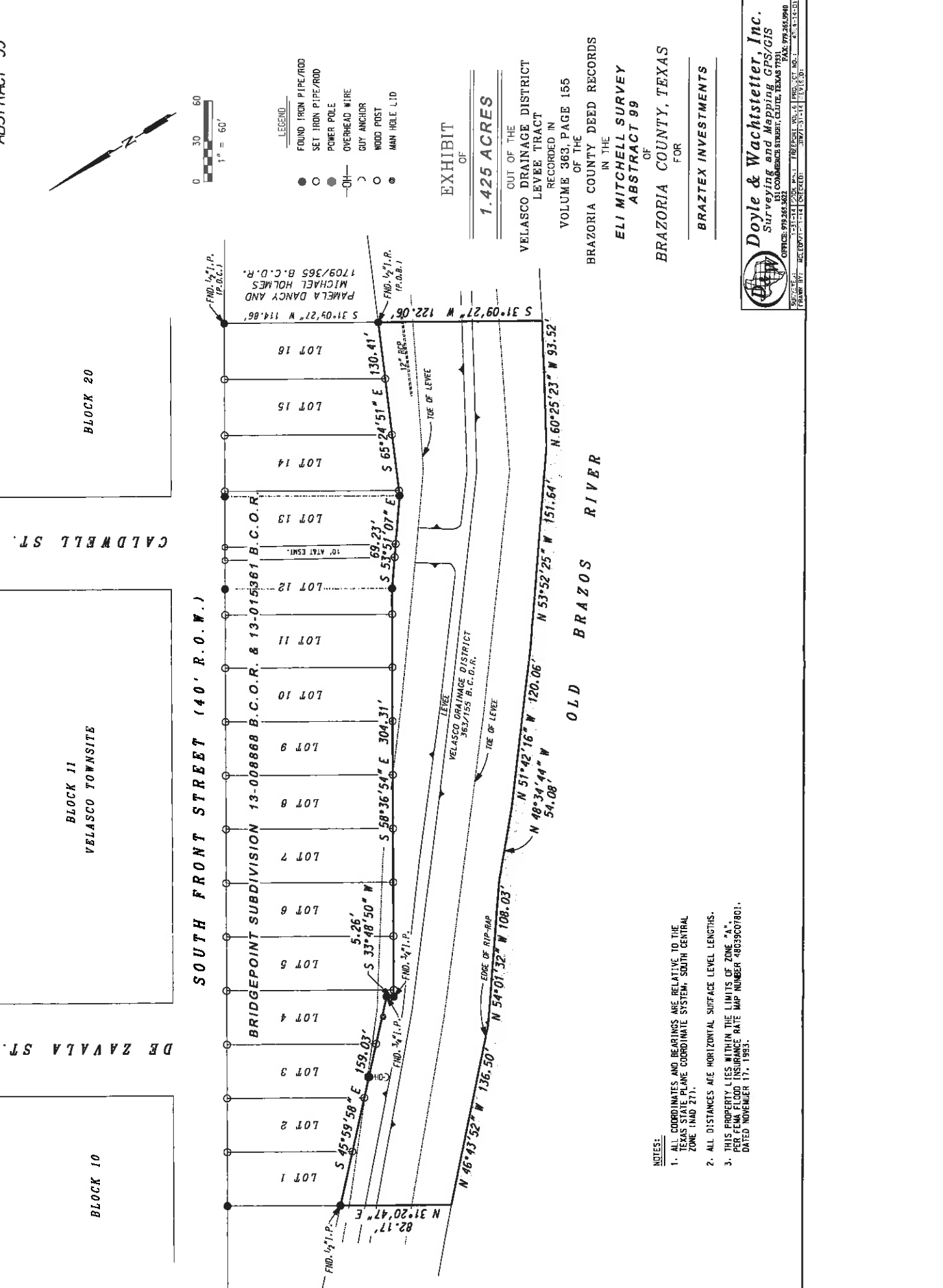
Court	Letters Mailed	Address Corrections	Phone # Changes	Phone Contacts	Smalls*	SMS Texts*
City of Freeport Fines	20,169	4,627	4,474	4,660	0	0

* new system feature implemented September 2013

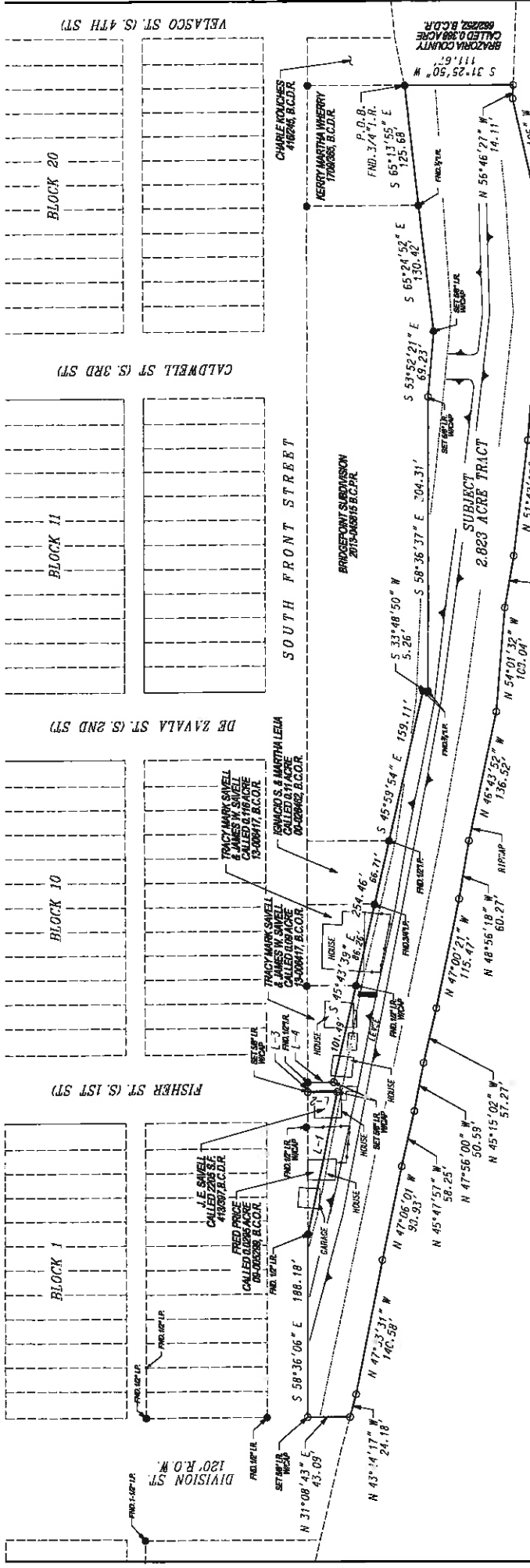
Docket Age Report Summary

For: Freeport City Fines And Fees

Year Of Offense	Offense Age In Years	Total Dollar Amount Turned Over	Total Dollar Amount Due	Total Dollar Amount Paid	Percent Paid	Total Dollar Amount Non Cash	Percent Non Cash	Total Dollar Amount Liquidated	Percent Liquidated
2013	1	\$312,344.64	\$214,461.23	\$36,793.74	11.78%	\$61,089.67	19.56%	\$97,883.41	31.34%
2012	2	\$374,362.02	\$150,995.58	\$98,412.86	26.29%	\$124,953.58	33.38%	\$223,366.44	59.67%
2011	3	\$411,072.18	\$172,261.65	\$99,801.70	24.28%	\$139,008.83	33.82%	\$238,810.53	58.09%
2010	4	\$272,860.08	\$109,998.74	\$67,689.29	24.81%	\$95,172.05	34.88%	\$162,861.34	59.69%
2009	5	\$475,021.57	\$94,601.20	\$126,425.91	26.61%	\$253,994.46	53.47%	\$380,420.37	80.08%
2008	6	\$520,356.09	\$140,838.67	\$127,217.72	24.45%	\$252,299.70	48.49%	\$379,517.42	72.93%
2007	7	\$429,407.35	\$186,240.54	\$103,167.15	24.03%	\$139,999.66	32.60%	\$243,166.81	56.63%
2006	8	\$253,441.44	\$115,995.46	\$61,391.31	24.22%	\$76,054.67	30.01%	\$137,445.98	54.23%
2005	9	\$213,879.36	\$109,749.17	\$42,555.63	19.90%	\$61,574.56	28.79%	\$104,130.19	48.69%
2004	10	\$303,811.92	\$0.00	\$48,737.03	16.04%	\$255,074.89	83.96%	\$303,811.92	100.00%
2003	11	\$288,001.21	\$0.00	\$36,769.84	12.77%	\$251,231.37	87.23%	\$288,001.21	100.00%
2002	12	\$6,345.90	\$300.00	\$4,537.00	71.49%	\$1,508.90	23.78%	\$6,045.90	95.27%
2000	14	\$478.81	\$0.00	\$300.00	62.66%	\$178.81	37.34%	\$478.81	100.00%
		\$3,861,382.57	\$1,295,442.24	\$853,799.18	22.11%	\$1,712,141.15	44.34%	\$2,565,940.33	66.45%



Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLEVELAND, OH 44115
OFFICE: 978.265.8821 FAX: 978.265.9940
E-MAIL: DOYLE@DWI.COM
WWW.DWI.COM



PLAT OF
2.823 ACRES
 OUT OF
 A CALLED 12.83 ACRE TRACT
 CONVEYED TO
 VELASCO DRAINAGE DISTRICT
 IN
 VOLUME 989, PAGE 165
 OF THE
 BRAZORIA COUNTY DEED RECORDS
 IN THE
 ELIMITCHELL SURVEY
 755TRACT 99
 FOR
 THE CITY OF FREEPORT

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF = 0.999881).
- THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, AND FROM THE BRAZORIA COUNTY COURTHOUSE. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO OTHER UNRECORDED INTERESTS. THE SURVEYOR HAS INVESTIGATED COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.

1. CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, AND THAT THERE ARE NO UNRECORDED INTERESTS ON THIS PROPERTY, EXCEPT AS SHOWN.
 DATE SURVEYED: APRIL 28, 2014

CHARLES D. WACHTSTETTER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NUMBER 4547



Doyle & Wachtstetter, Inc.
 Surveying and Mapping GPS/GIS
 OFFICE: 970.265.9842 COMMERCIAL STREET, CLUTE, TEXAS 75541
 PHONE: 970.265.9840
 FAX: 970.265.9840
 SURVEYED BY: [Signature] CHECKED BY: [Signature]
 DRAWN BY: [Signature] FREEMONT, VOL. 8, IMAGE: [Signature]
 DATE: 07/24/2014



