

NOTICE OF PUBLIC HEARING  
THE FREEPORT CITY COUNCIL  
MONDAY, MAY 16, 2016, 6:00 P.M.  
FREEPORT MUNICIPAL COURT ROOM  
FREEPORT POLICE DEPARTMENT, 430 NORTH BRAZOSPORT BLVD.  
FREEPORT, TEXAS  
AGENDA

1. Call to order.
2. Invocation.
3. Pledge of Allegiance.
4. Attending citizens and their business.
5. Consideration of approving May 2, 2016 Council Minutes. Pg. 434-441
6. Consideration of approving Ordinance No. 2016-2117 canvassing the returns and declaring the results of the May 7, 2016 General Annual Elections. Pg. 442-444
8. Consideration of approving Ordinance No. 2016-2118 canvassing the returns and declaring the results of the 2016 Charter Review Elections. Pg. 445-449
9. Administer Oath of Office to duly elected Larry L. McDonald for Councilman Ward A and Nicole Mireles for Councilwoman Ward D. Pg. 450
10. Recognize Sandra Loeza and Johnathan Sublet for services to the City of Freeport.
11. The selection of the Mayor Pro Tem.
12. Consideration of approving a 380 Agreement for RB Construction-LLC, 114 Paintbrush, Lake Jackson 77566 for a housing development on Block 3, Lot 12, Windsor Terrace, known as 503 West 9<sup>th</sup> Street. Pg. 451-463
13. Consideration of approving a 380 Agreement for RB Construction-LLC, 114 Paintbrush, Lake Jackson 77566 for a housing development on Block 3, Lot 13, Windsor Terrace, known as 423 West 9<sup>th</sup> Street. Pg. 466-478
14. Consideration of approving a 380 Agreement for Allsides Investments, LLC-122 West Way, Suite 408, Lake Jackson Texas for a housing development on Block 758, Lots 19, 20, 21, Velasco Townsite, known as 1513 North Ave. N. Pg. 479-490

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 13th, 2016 at or before 5:00 p.m.

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Delia Munoz - City Secretary  
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of the City of Freeport, met on Monday May 2, 2016 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 Moreno Garcia  
Councilman Johnathan Sublet  
Councilman Fred Bolton - Absent  
Councilwoman Sandra Loeza  
Councilwoman Sandra Barbree

Staff: Jeff Pynes, City Manager  
Gilbert Arispe, Asst. City Manager  
Delia Munoz, City Secretary  
Wallace Shaw, City Attorney  
Nat Hickey, Property Manager  
Jennifer Hawkins, EDC Director  
Dan Pennington, Police Chief  
Brian Davis, Fire Chief  
Bob Welch, Finance Director

Visitors: Ruth Renabato Reuben Renabato  
Troy Brimage Sabrina Brimage  
Manning Rollerson Jerry Meeks  
Evelyn Burrige Moby Burrige  
Royce McCoy Margaret McMahan  
Edward Garcia Lila Lloyd  
Nicole Mireles Sam Reyna

Call to order.

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

Invocation.

Councilman Sublet led the invocation.

Pledge of Allegiance.

Mayor Norma M. Garcia led the Pledge of Allegiance.

Attending citizens and their business.

Manning Rollerson of 402 E. Broad, asked about a segregation order of the East End dated October 30, 1930 by Mayor Collins. He reviewed documents from Lila Lloyd that the East End is a Negro Reservation. He questioned why the Port Freeport can take property through eminent domain on the East End. The Port has not made it clear what the plans are for the East End residents.

Lila Lloyd of 1620 N. Ave. T, stated that she consider herself a historian and collects clipping of interest from the newspapers. She has served on the Port and City's committees. She objects paying taxes to the City and to the Port and disagrees that industry has pipe lines running through residential properties. She asked that her council pay more attention to the growth of Freeport.

Consideration of approving April 4, 2016 Council Minutes.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved the April 4, 2016 Council Minutes.

Consideration of approving Resolution No. 2016-2489 which deems it necessary and proper to apply for financial assistance under the Rules and Regulations of Rural Development, an agency of the United States Department of Agriculture.

On a motion by Councilman Sublet, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved Resolution No. 2016-2489 which deems it necessary and proper to apply for financial assistance under the Rules and Regulations of Rural Development, an agency of the United States Department of Agriculture.

Consideration of approving Resolution No. 2016-2490 designating Assistant City Manager, Gilbert Arispe to act for and on behalf of the City of Freeport in dealing with the Texas General Land Office for the purpose of applying for State assistance to clean and maintain the public beach.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved Resolution No. 2016-2490 designating Assistant City Manager, Gilbert Arispe to act for and on behalf of the City of Freeport in dealing with the Texas General Land Office for the purpose of applying for State assistance to clean and maintain the public beach.

Consideration of approving Ordinance No. 2016-2113 amending section 71.50 of the Code of Ordinances designating a Four-Way Stop Intersection on Eighth Street and Magnolia and adding a Stop Sign on North Ave. D, between Quintana and McNeil Streets.

On a motion by Councilman Sublet, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved Ordinance No. 2016-2113 amending section 71.50 of the

Code of Ordinances designating a Four-Way Stop Intersection on Eighth Street and Magnolia and adding a Stop Sign on North Ave. D, between Quintana and McNeil Streets.

Public Hearing to consider designating the following described real property located within the corporate boundaries of the city as a reinvestment zone for the purpose of entering into an agreement with the owner or owners thereof granting a tax abatement agreement : Patrick and Mary Bel Garza, 2 South Ave. D, Lots 1, 2, Block 5, Velasco Townsite of the City of Freeport, Brazoria County, Texas according to the map or plat of said subdivision on file in the office of the County Clerk of said county.

Mayor Norma M. Garcia opened the Public Hearing at 6:15 p.m. to consider designating the following described real property located within the corporate boundaries of the city as a reinvestment zone for the purpose of entering into an agreement with the owner or owners thereof granting a tax abatement agreement : Patrick and Mary Bel Garza, 2 South Ave. D, Lots 1, 2, Block 5, Velasco Townsite of the City of Freeport, Brazoria County, Texas according to the map or plat of said subdivision on file in the office of the County Clerk of said county.

There were no comments from audience or staff, Mayor Norma M. Garcia closed the Public Hearing at 6:15 p.m.

Consideration of approving Ordinance No. 2016-2114 designating improvements to land located within the incorporated limits of said City as a reinvestment zone to be known as # Patrick and Mary Bel Garza, 2 South Ave. D., reinvestment zone and providing for its initial term and the renewal thereof.

On a motion by Councilwoman Loeza, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved Ordinance No. 2016-2114 designating improvements to land located within the incorporated limits of said City as a reinvestment zone to be known as # Patrick and Mary Bel Garza, 2 South Ave. D., reinvestment zone and providing for its initial term and the renewal thereof.

Consideration of approving Resolution No. 2016- 2491 authorizing and executing a tax abatement agreement for Patrick and Mary Bel Garza, 2 South Ave. D, Freeport Texas, pursuant to the terms and conditions of and authorizing the Mayor and the City Secretary to execute and attest.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved Resolution No. 2016- 2491 authorizing and executing a tax abatement agreement for Patrick and Mary Bel Garza, 2 South Ave. D, Freeport Texas, pursuant to the terms and conditions of and authorizing the Mayor and the City Secretary to execute and attest.

Public Hearing to consider designating the following described real property located within the corporate boundaries of the city as a reinvestment zone for the purpose of entering into an agreement with the owner or owners thereof granting a tax abatement agreement : Nicholas Sanchez, 1932 North Ave. H, Block 5, Lot 16, Riverside Terrace of the City of Freeport,

Brazoria County, Texas according to the map or plat of said subdivision on file in the office of the County Clerk of said county.

Mayor Norma M. Garcia opened the Public Hearing at 6:18 p.m. to consider designating the following described real property located within the corporate boundaries of the city as a reinvestment zone for the purpose of entering into an agreement with the owner or owners thereof granting a tax abatement agreement : Nicholas Sanchez, 1932 North Ave. H, Block 5, Lot 16, Riverside Terrace of the City of Freeport, Brazoria County, Texas according to the map or plat of said subdivision on file in the office of the County Clerk of said county.

There were no comments from audience or staff, Mayor Norma M. Garcia closed the Public Hearing at 6:19 p.m.

Consideration of approving Ordinance No. 2016-2115 designating improvements to land located within the incorporated limits of said City as a reinvestment zone to be known as Nicholas Sanchez, 1932 North Ave. H , reinvestment zone and providing for its initial term and the renewal thereof.

On a motion by Councilwoman Barbree, seconded by Councilman Sublet, with all present voting "Aye", Council unanimously approved Ordinance No. 2016-2115 designating improvements to land located within the incorporated limits of said City as a reinvestment zone to be known as Nicholas Sanchez, 1932 North Ave. H, reinvestment zone and providing for its initial term and the renewal thereof.

Consideration of approving Resolution No. 2016-2492 granting a tax abatement agreement to Nicholas Sanchez, 1932 North Ave. H, Freeport Texas, pursuant to the terms and conditions of and authorizing the Mayor and the City Secretary to execute and attest.

On a motion by Councilwoman Barbree, seconded by Councilman Sublet, with all present voting "Aye", Council unanimously approved Resolution No. 2016-2492 granting a tax abatement agreement to Nicholas Sanchez, 1932 North Ave. H, Freeport Texas, pursuant to the terms and conditions of and authorizing the Mayor and the City Secretary to execute and attest.

Consideration of approving Resolution No. 2016-2493 to suspend the effective date proposed by CenterPoint Energy Resources Corp., Texas Coast Division, to increase rates under the gas reliability infrastructure program for 45 days and authorize the City's continued participation in a coalition of cities known As the "Texas Coast utilities Coalition" (TCUC) of cities.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved Resolution No. 2016-2493 to suspend the effective date proposed by CenterPoint Energy Resources Corp., Texas Coast Division, to increase rates under the gas reliability infrastructure program for 45 days and authorize the City's continued participation in a coalition of cities known As the "Texas Coast utilities Coalition" (TCUC) of cities.

Consideration of approving Resolution No. 2016-2494 denial of application for approval of a rate increase submitted by CenterPoint Energy Houston Electric and authorization to participate in proceedings at the Public Utility Commission of Texas.

On a motion by Councilwoman Barbree, seconded by Councilman Sublet, with all present voting "Aye", Council unanimously approved Resolution No. 2016-2494 denial of application for approval of a rate increase submitted by CenterPoint Energy Houston Electric and authorization to participate in proceedings at the Public Utility Commission of Texas.

Consideration of approving and releasing the City's interest in trust property on Block 5, Lot 7, Freeport Townsite, known as 527 East 5<sup>th</sup> Street, Tax. Id. No. 4200-0082-000.

On a motion by Councilwoman Barbree, seconded by Councilman Sublet, with all present voting "Aye", Council unanimously approved to reagenda this item.

Consideration of approving and releasing the City's interest in trust property on Block 5, Lt 9, Freeport Townsite, known as 537 East 5<sup>th</sup> Street, Tax Id. 4200-0084-000.

On a motion by Councilwoman Barbree, seconded by Councilman Sublet, with all present voting "Aye", Council unanimously approved to reagenda this item.

Consideration of approving and releasing the City's interest in trust property on Block 5, Lot 10, Freeport Townsite, known as 536 East 6<sup>th</sup> Street, Tax Id 4200-0085-000.

On a motion by Councilwoman Barbree, seconded by Councilman Sublet, with all present voting "Aye", Council unanimously approved to reagenda this item.

Consideration of approving Resolution No. 2016-2495 authorizing Comcast to bore beneath Sweeney Street for the purpose of placing coax cable connecting its existing service at a location near 1302 N. Brazosport Boulevard with the business located at 1400 N. Brazosport Boulevard under the terms and conditions set forth herein; setting a fee to be paid by Comcast and providing for termination after notice and hearing.

On a motion by Councilwoman Loeza, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved Resolution No. 2016-2495 authorizing Comcast to bore beneath Sweeney Street for the purpose of placing coax cable connecting its existing service at a location near 1302 N. Brazosport Boulevard with the business located at 1400 N. Brazosport Boulevard under the terms and conditions set forth herein; setting a fee to be paid by Comcast and providing for termination after notice and hearing.

Consideration of approving Ordinance No. 2016-2116 closing a portion of the 100 Block of South Front Street, being shown on the plat of the Velasco Townsite as the portion of said street located between a southerly extension of the easterly boundary line of Lot 12, Block 1, of the Velasco Townsite and southerly extension of the westerly boundary line of Lot 7, Block 1, of said Townsite.

On a motion by Councilman Sublet, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved Ordinance No. 2016-2116 closing a portion of the 100 Block of South Front Street, being shown on the plat of the Velasco Townsite as the portion of said street located between a southerly extension of the easterly boundary line of Lot 12, Block 1, of the Velasco Townsite and southerly extension of the westerly boundary line of Lot 7, Block 1, of said Townsite.

Consideration of approving Resolution No. 2016-2496 accepting the offer of and authorizing the Mayor and City Secretary to execute and attest, respectively, and the Mayor to acknowledge and deliver to Talbert Troy Brimage a deed without warranty deed conveying 0.741 acres of land out of the Velasco Drainage District Levee Tract in the Eli Mitchell Survey, Abstract 99, Brazoria County, Texas, to the said Talbert Troy Brimage, he being the sole owner of the real property abutting the same.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved Resolution No. 2016-2496 accepting the offer of and authorizing the Mayor and City Secretary to execute and attest, respectively, and the Mayor to acknowledge and deliver to Talbert Troy Brimage a deed without warranty deed conveying 0.741 acres of land out of the Velasco Drainage District Levee Tract in the Eli Mitchell Survey, Abstract 99, Brazoria County, Texas, to the said Talbert Troy Brimage, he being the sole owner of the real property abutting the same.

Consideration of approving a replat of Lots 1 & 2, Block 5, Velasco Townsite, being a replat of 0.1492 acres being Lots 1 and 2, Block 5 of Velasco Townsite, according to the map or plat thereof recorded in Volume 32, Page 14 of the deed records of Brazoria County, Texas being the same lots conveyed to Patrick L. & Mary Bel Garza recorded in County Clerks file No. 2013-038059 of the official records of Brazoria County, Texas.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved a replat of Lots 1 & 2, Block 5, Velasco Townsite, being a replat of 0.1492 acres being Lots 1 and 2, Block 5 of Velasco Townsite, according to the map or plat thereof recorded in Volume 32, Page 14 of the deed records of Brazoria County, Texas being the same lots conveyed to Patrick L. & Mary Bel Garza recorded in County Clerks file No. 2013-038059 of the official records of Brazoria County, Texas.

Consideration of approving a survey plat of Sunset Subdivision being a 6.50 Acre Tract, recorded in Volume 1284 Page 135 in the C.G.H.A. & H.O Alsberry League Grant Astract 4, City of Freeport, Brazoria County, owners David L. & Amanda Hennig.

On a motion by Councilwoman Barbree, seconded by Councilman Sublet, with all present "Aye", Council unanimously approved a surve plat of Sunset Subdivision being a 6.50 Acre Tract, recorded in Volume 1284 Page 135 in the C.G.H.A. & H.O Alsberry League Grant Astract 4, City of Freeport, Brazoria County, owners David L. & Amanda Hennig.



Consideration of approving a replat of a 4.884 Acre Tract and Parcels 3 & 4 of the partition of a 7.642 Acre Tract out of a called 8.98 Acre Tract recorded in Clerk's File No. 01-058261 of the Brazoria County Official Records in the C.G.H. & H. Alsberry 1 ½ League Grant Abstract 4 City of Freeport, Brazoria County, Texas, owners Richard E. and Jana C. Gardner, along with T. Hodge Walker and J. Rachel Walker.

On a motion by Councilwoman Barbree, seconded by Councilman Sublet, with allpresent "Aye", Council unanimously approved a replat of a 4.884 Acre Tract and Parcels 3 & 4 of the partition of a 7.642 Acre Tract out of a called 8.98 Acre Tract recorded in Clerk's File No. 01-058261 of the Brazoria County Official Records in the C.G.H. & H. Alsberry 1 ½ League Grant Abstract 4 City of Freeport, Brazoria County, Texas, owners Richard E. and Jana C. Gardner, along with T. Hodge Walker and J. Rachel Walker.

Consideration of approving a JLR-AD Subdivision plat of a 0.246 Acre Tract of Land out of a 0.253 Acre Tract out of a 1.37 Acre Tract, being a portion of Tract 33 of the A.E. Hunter Subdivision of the Guy M. Bryan Survey, Abstract No. 157, Brazoria County, Texas, described in Clerks File No. 2003 0350898 of the official Records of Brazoria County, Texas in the Extra Territorial Jurisdiction of the City of Freeport, Texas, owners Jay Lynn Richardson.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present "Aye", Council unanimously approved a JLR-AD Subdivision plat of a 0.246 Acre Tract of Land out of a 0.253 Acre Tract out of a 1.37 Acre Tract, being a portion of Tract 33 of the A.E. Hunter Subdivision of the Guy M. Bryan Survey, Abstract No. 157, Brazoria County, Texas, described in Clerks File No. 2003 0350898 of the official Records of Brazoria County, Texas in the Extra Territorial Jurisdiction of the City of Freeport, Texas, owners Jay Lynn Richardson.

Consideration of advertising and setting a bid date for May 30, 2016 for mowing services for the City of Freeport.

On a motion by Councilwoman Loeza, seconded by Councilwoman Barbree, with all present voting "Aye", Council approved setting a bid date for May 30, 2013 for mowing services for the City of Freeport.

Consideration of the approval of any action to be taken, as a result of closed Executive Session.

On a motion by Councilwoman Loeza, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved setting a Public Hearing date for May 23, 2016 to notify all responsible parties for the Showboat Theater Building/Dollar General Store.

Mayor Norma Moreno Closed the Formal session and opened the Executive Session at 6:30 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:

- Showboat Theater Building/Dollar General Store  
217 & 213 West 2<sup>nd</sup> Street

Mayor Norma M. Garcia closed the Executive Session at 7:15 p.m. and reconvened the Formal Session to motion on No. 28.

Adjourn

On a motion by Councilman Sublet, seconded by Councilwoman Barbree, with all present voting "Aye", Mayor Norma M. Garcia adjourned the meeting at 7:16 p.m.

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Mayor Norma Moreno Garcia  
City of Freeport, Texas

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City Secretary Delia Munoz  
City of Freeport, Texas

ORDINANCE NO. 2016-2117

AN ORDINANCE OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, MAKING CERTAIN FINDINGS OF FACT REGARDING AND CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE ANNUAL ELECTION HELD IN WARDS A AND C OF SAID CITY ON THE 7TH DAY OF MAY, 2016, FOR THE PURPOSE OF ELECTING PERSONS TO COUNCIL POSITION A AND COUNCIL POSITION C ON THE CITY COUNCIL OF SAID CITY, EACH BEING ELECTED FOR A TWO (2) YEAR TERM; PROVIDING FOR RATIFICATION AND CONFIRMATION OF THE ACTION TAKEN BY THIS ORDINANCE BY THE MAYOR OF SAID CITY; AND PROVIDING AN EFFECTIVE DATE FOR THIS ORDINANCE.

BE IT ORDAINED AND ORDERED, RESPECTIVELY, BY THE CITY COUNCIL AND MAYOR OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS:

SECTION ONE--Scope of Ordinance

This ordinance relates to the annual election called by Ordinance No. 2016-2103 of the City of Freeport, Brazoria County, Texas, heretofore read, passed, adopted and ratified on February 1, 2016, and amended by the Mayor and City Council of said City by Ordinance 2016-2109, read, passed, adopted and ratified on March 21, 2016, ordaining and ordering, respectively, that an election be held on the first Saturday in May, 2016, to-wit, the 7th day of May, 2016, in Wards A and C of said City, for the purpose of electing to office persons to fill the offices of Council Position A and Council Position C on the City Council of said City, each person to be elected to a two (2) year term.

SECTION TWO--Findings of Fact Regarding Election

The Mayor and City Council of the City of Freeport, Texas, make the following findings of fact and conclusions of law with respect to said election, to-wit:

First, that notice of said election was given in the manner and at the time required by law.

Second, that said election was duly called and held in the manner and at the time required by law, and said Ordinances, and that only qualified voters were permitted to vote at said election.

Third, that based on the election returns of said election, which are now before the Mayor and City Council and which are found to be in due form and order and to have been regularly made as required by law, at said election a total of 139 votes were cast in the Ward A election and 227 votes were cast in Ward C election.

Fourth, that the following named candidates received the number of votes set opposite their names, to-wit:

<u>NAME</u>	<u>POSITION</u>	<u>TOTAL VOTES</u>
LARRY L. McDONALD	COUNCIL POSITION A	67
MICHELLE KENT	COUNCIL POSITION A	15
JERRY MASTERS	COUNCIL POSITION A	7
JOHNATHAN SUBLET	COUNCIL POSITION A	45
MANNING TINY. ROLLERSON	COUNCIL POSITION A	5
NICOLASA (NICOLE) MIRELES	COUNCIL POSITION C	108
SANDRA LOEZA	COUNCIL POSITION C	102
RON WISE	COUNCIL POSITION C	17

Fifth, that the following named person received the number of write-in votes for the position set opposite her name: NONE

Sixth, at the time of said election, Section 5.05 of the Home Rule Charter of the City of Freeport provided that election to office shall be by a plurality.

SECTION THREE--Declaring the Results of Election

The Mayor and City Council of the City of Freeport, Texas, hereby declare and ordain, respectively, that LARRY L. McDONALD and NICOLASA (NICOLE) MIRELES have been elected to Council Position A and Council Position C on the City Council of the City of Freeport, Texas, respectively, for a two (2) year term each, and that, upon filing the signed statement and taking the Constitutional Oath of Office as required by Article 16, Section 1 of the Texas Constitution, each such person shall be entitled to said office for such term and until his

successor shall have been duly elected and qualified according to law.

SECTION FOUR--Ratification and Confirmation by Mayor

By signing this ordinance, the undersigned Mayor of the City of Freeport, Texas, hereby ratifies and confirms as his action all matters herein above recited which by law come within his jurisdiction.

SECTION FIVE--Effective Date

This ordinance shall be effective immediately upon its passage and adoption.

READ, PASSED AND ADOPTED this \_\_\_\_\_ day of May, 2016.

\_\_\_\_\_  
Norma Moreno Garcia, Mayor,  
City of Freeport, Texas

ATTEST:

\_\_\_\_\_  
Delia Muñoz, City Secretary,  
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

\_\_\_\_\_  
Wallace Shaw, City Attorney,  
City of Freeport, Texas

AN ORDINANCE OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, MAKING CERTAIN FINDINGS OF FACT REGARDING AND CANVASSING THE RETURNS AND DECLARING THE RESULTS OF A CHARTER AMENDMENT ELECTION HELD IN AND THROUGHOUT SAID CITY ON THE FIRST SATURDAY IN MAY, 2016, BEING THE 7TH DAY OF MAY, 2016, ON THE QUESTION OF THE ADOPTION OF SIX (6) AMENDMENTS TO THE HOME RULE CHARTER OF SAID CITY; PROVIDING FOR RATIFICATION AND CONFIRMATION OF THE ACTION TAKEN BY THIS ORDINANCE BY THE MAYOR OF SAID CITY; PROVIDING FOR THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE SECRETARY OF STATE AND PROVIDING AN EFFECTIVE DATE FOR THIS ORDINANCE.

BE IT ORDAINED AND ORDERED, RESPECTIVELY, BY THE CITY COUNCIL AND MAYOR OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS:

SECTION ONE--Scope of Ordinance

This ordinance relates to the charter amendment election called by Ordinance No. 2016-2104 of the City of Freeport, Brazoria County, Texas, heretofore read, passed, adopted and ratified by the City Council and Mayor of said City, respectively, on February 1, 2016, as amended by Ordinances No. 2016-2106 and 2016-2110, heretofore read, passed, adopted and ratified on the 16<sup>th</sup> day of February, 2016, and the 21<sup>st</sup> day of March, 2016, respectively, ordaining and ordering, respectively, that such an election be held in and throughout the said City on the first Saturday in May, 2016, to-wit, May 7, 2016, for the purpose of permitting the qualified electors of said City to vote for or against the adoption of eight (8) amendments to the Home Rule Charter of said City.

SECTION TWO--Findings of Fact Regarding Election

The Mayor and City Council of the City of Freeport, Texas, make the following findings of fact with respect to said election:

First, that notice of said election was given in the manner and at the time required by law.

Second, that said election was duly called and held in the manner and at the time required by law, and said Ordinance No. 2014-2104, as amended by said Ordinances 2016-2106 and 2016-2110, and that only qualified voters were permitted to vote at said election.

Third, that based on the returns of said election, which are now before the Mayor and City Council and which are found to be in due form and order and to have been regularly made as required by law, the following listed amendments received the total votes "for" and "against" set opposite the numbered amendment:

<u>AMENDMENT NO.</u>	<u>FOR</u>	<u>AGAINST</u>
AMENDMENT NO. ONE	344	274
AMENDMENT NO. TWO	324	283
AMENDMENT NO. THREE	332	275
AMENDMENT NO. FOUR	391	238
AMENDMENT NO. FIVE	372	263
AMENDMENT NO. SIX	267	344
AMENDMENT NO. SEVEN	407	195
AMENDMENT NO. EIGHT	403	198

SECTION THREE--Declaring the Results of Election

The Mayor and City Council of the City of Freeport, Texas, hereby declare, order and ordain, respectively, that the following amendments have been duly adopted and are now a part of the Home Rule Charter of the City of Freeport, Texas:

AMENDMENT NUMBER ONE

The first unnumbered paragraph of Section 3.02. Qualifications of the Home Rule Charter of the City will be amended to read:

"The Mayor and each member of the City Council shall be a registered voter and a resident citizen of the City of Freeport for at least twenty-four (24) consecutive months and, in the case of members of City Council other than the Mayor, a resident of the Ward sought to be represented for at least six (6) consecutive months, immediately preceding his or her application to have his or her name placed on the official ballot and the filing of proof of his or her qualifications as required by law."

AMENDMENT NUMBER TWO

The third unnumbered paragraph of Section 3.02. Qualifications of the Home Rule Charter of the City will be amended to read:

"If any such officer shall fail to maintain the foregoing residence qualifications during his or her term of office or shall be absent from three (3) consecutive regularly scheduled meetings of the City Council without a valid written excuse filed with the Mayor or Mayor Pro Temp or sent to either of them by e-mail or text message before the missed meeting and approved by the City Council at its next regularly scheduled meeting, or fail to attend at least eighty (80%) percent of the regularly scheduled meetings of the City Council during any fiscal year, without a valid excuse approved by the City Council, the City Council must at its next regularly scheduled meeting declare a vacancy to exist in the office held by such officer and shall fill such vacancy as set forth in Section 3.06 of this Charter."

AMENDMENT NUMBER THREE

Section 4.08. Fire Department of the Home Rule Charter of the City will be amended to read:

"Section 4.08. FIRE AND E.M.S. DEPARTMENT

For the protection of property and lives within the city, there is hereby established and there shall be maintained by the city a department to be known as the Freeport Fire and E.M.S. ("Emergency Medical Service")."

AMENDMENT NUMBER FOUR

Section 5.05 Election by Plurality of the Home Rule Charter of the City shall be amended to read as follows:

Section 5.05 ELECTION BY MAJORITY

Election to office shall be by majority with the candidate receiving a majority of the number of votes (if otherwise qualified) being deemed elected to office. If no candidate gains a majority of the votes, the city council shall cause to be held a runoff election between the two (2) candidates with the most votes to be held during the same calendar year and on a day permitted by the Texas Election Code. In the event of a tie at any election, lots shall be cast to determine a winner in accordance with the Texas Election Code..

AMENDMENT NUMBER FIVE

A new Section 5.10 Limitation on Consecutive Terms which shall read as follows:

Section 5.10 Limitation on Consecutive Terms of Office

No person shall be eligible to become a candidate for election to the same office for more than three (3) consecutive terms. Provided, however, the previous terms to which any person holding an elective office on the date this provision becomes effective shall not be counted..

AMENDMENT NUMBER SIX

(This amendment did not pass).

AMENDMENT NUMBER SEVEN

Section 10.07 Consent of Property Owners of the Home Rule Charter of the City is amended to read:

"Section 10.07 Consent of Property Owners

The consent of abutting and adjacent property owners shall not be required for the construction, extension, maintenance or operation of any public utility; but such abutting and adjacent property shall



thereafter be restored to its previous condition and nothing in this Charter or in any franchise granted hereunder shall ever be construed to deprive any such property owner of any right of action for damage or injury to his or her property as now or hereafter provided by law."

AMENDMENT NUMBER EIGHT

Section 11.011 - Selection Of Newspaper for Publication, Subsection (a), of the Home Rule Charter shall be amended to read as follows:

"(a) Every ordinance or resolution adopted by the City Council, which is required or permitted to be published in a newspaper, shall designate, in the body thereof, one or more newspapers of general circulation within the City of Freeport in which such ordinance or resolution, or the descriptive caption thereof, shall be published; and it shall also appear on the City s website for at least ten (10) days or for the length of time between each publication, if it is required to be published more than once, whichever is longer."

SECTION FOUR--Notice to the Secretary of State

A certified copy of this ordinance shall be sent by the City Secretary to the Secretary of State.

SECTION FIVE--Effective Date

This ordinance shall be effective immediately upon its passage and adoption.

READ, PASSED AND ADOPTED this \_\_\_\_\_ day of May, 2016.

\_\_\_\_\_  
Norma Moreno Garcia, Mayor,  
City of Freeport, Texas

ATTEST:

\_\_\_\_\_  
Delia Muñoz, City Secretary,  
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

\_\_\_\_\_  
Wallace Shaw, City Attorney,  
City of Freeport, Texas



This space reserved for office use

Submit to:  
SECRETARY OF STATE  
Government Filings Section  
P O Box 12887  
Austin, TX 78711-2887  
512-463-6334



OATH OF OFFICE

Filing Fee: None

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,  
I, \_\_\_\_\_, do solemnly swear (or affirm), that I will faithfully  
execute the duties of the office of \_\_\_\_\_ of  
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws  
of the United States and of this State, so help me God.

\_\_\_\_\_  
Signature of Officer

.....  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(seal)

\_\_\_\_\_  
Signature of Notary Public or Other Officer  
Administering Oath

\_\_\_\_\_  
Printed or Typed Name



### 380 Agreement Application

**Applicant Name:** Lyam Birdsong

**Proposed Property Address:** \_\_\_\_\_

**Legal Description:** lot 12, Blk 3, Windsor Terrace

**Proposed Zoning Classification:** Residential

**Proposed Build Site Dimensions:** 75' X 120'

**Assessed Value:** \$6,950      **Proposed Purchase Value** \$7,000

**Do you own the property:**      YES       NO

**If NO, please propose a timeline for purchase:** \_\_\_\_\_

**Proposed Construction Dates:**      **Start:** 5/1/16

**Complete:** 11/1/16

**Completed Project Valuation:** \$150,000

**Does your development include the following Documentation?**

- Proposed Building Plans
- Photo of Elevation
- Square Footage
- Decorative Front Façade
- Driveway
- One Car Garage       Two Car Garage

**DO NOT EXPEND FUNDS BEFORE APPLICATION IS APPROVED AND EXPECT ANY FORM OF REBATE**

Lyam Birdsong      4/1/16  
**Applicant Signature**      **Date**

\_\_\_\_\_  
**Received by**      **Date**

\_\_\_\_\_  
**City Manager Approval**      **Date**

\_\_\_\_\_  
**Approved Rebate Value**

# *AGREEMENT*

THE STATE OF TEXAS

COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

This agreement (the "Agreement") is made and entered into by and between the City of Freeport, a Texas home rule municipal corporation created and located in Brazoria County, Texas (the "City"), and RB Construction, LLC (the "Company"), 114 Paintbrush, Lake Jackson, Texas 77566.

WITNESSETH:

WHEREAS, it is the established policy of the City to adopt such reasonable measures from time to time as are permitted by law to endeavor to attract industry, create and retain primary jobs, expand the growth of the City of Freeport (the "City"), and thereby enhance the economic stability and growth of the City; and

WHEREAS, the Company owns or will own land within the City, legal description: WINDSOR TERRACE, (FREEPORT) BLOCK 3, LOT 12 SEC 1 [PROPERTY ID 266974] and [GEOGRAPHIC ID 8400-0060-000] in Freeport, Texas hereafter known as ("the "Property"), and more particularly described in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, the company proposes to construct a single family home at "the property", and as part of the process, (the "Improvements"), more particularly described in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the taxable value of the Improvements to be added to the tax base will be an estimated value of \$150,000; and

WHEREAS, the annual economic benefit to the City upon the completion of construction of the entire project will provide an additional ad valorem taxes, an increase in City water and sewer revenues along with other sales and use tax revenues; and

WHEREAS, the construction of the improvements, new single family home in the City will make the City more attractive to business, commerce and industry in the City's competition for new private investment by existing businesses and relocation by new businesses and industry to the City; and

WHEREAS, the Company will create new jobs in the City at the Property in conjunction with the construction of the Improvements at the Property and the Company will make reasonable efforts to promote to develop City employment within the project; and

WHEREAS, the City agrees to provide to the company the sum not to exceed \$5,000 per R-1, R-2 in the form of a rebate of new revenue values created from the new housing Improvements. The rebate will be reimbursed completely upon the completion of the project, issuance of a certificate of occupancy and the sale of the new single family home; and

WHEREAS, the Company has agreed, in exchange and as consideration for the herein listed rebate to satisfy and comply with all the terms, building plans and conditions herein listed; and

WHEREAS, this rebate expenditure is found by the City Council to be suitable for the expansion of the City and the creation and retention of primary jobs in the City through the provision of new single family homes to encourage relocation of industry and population to the City;

NOW, THEREFORE, in consideration of the premises and the mutual benefits and obligations set forth herein, including the recitals set forth above, the City and the Company agree as follows:

1. The Company covenants and agrees that it will commence construction on the Improvements on the Property within a term of not more than 60 days from the effective date of the Agreement.
2. The Company also covenants and agrees the total completion of the Improvements will occur within 180 days from the effective date of this Agreement. Extensions of these deadlines, due to extenuating circumstances or uncontrollable delays may be granted by the City Manager up to six months. Any extensions beyond six months must be approved by the City Council of Freeport. Failure to complete the Improvement during the term or any authorized extension(s) will nullify any rebate or assistance granted within this Agreement.
3. The Company further covenants and agrees that it does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States, or (b) authorized by law to be employed in that manner in the United States.
4. In consideration of the Company's representations, promises, and covenants, the City agrees to rebate to the Company the total sum of \$5,000.00. The City agrees to provide to the company the sum of \$5,000.00 in the form of a rebate of new revenue values created by the improvement. The City agrees to distribute the total rebate value upon the completion of the project, the issuance of a certificate of occupancy and the sale of the new single family home improvement; and
5. It is understood and agreed that either person responsible for a default of this Agreement shall reimburse the other party for any and all reasonable attorney's fees and cost incurred by the other party as a result of any default.
6. This Agreement shall inure to the benefit of and be binding upon the City and the Company, and upon the Company's successors and assigns, affiliates, and subsidiaries, and shall remain in force whether the Company sells, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property and the agreements herein contained shall be held to be covenants running with the Property for as long as this Agreement, or any extension thereof, remains in effect.
7. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, with a return receipt requested.

If to City:

City of Freeport  
Attn: City Manager  
200 West Second Street  
Freeport, Texas 77541

If to the Company:      RB Construction, LLC  
   Attn: Mr. Ryan Birdsong  
   114 Paintbrush  
   Lake Jackson, Texas 77566

8. This Agreement shall be performable and enforceable in Brazoria County, Texas and shall be construed in accordance with the laws of the State of Texas.
9. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the parties.
10. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
11. This Agreement shall bind and benefit the respective parties and their legal successors and shall not be assignable, in whole or in part, by any party without first obtaining written consent of the other party.
12. In the event any one or more words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement, or the application thereof to any person, firm, corporation, or circumstance, or any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and severable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this \_\_\_ day of \_\_\_\_\_, 2015 (the "Effective Date")

RB Construction, LLC

CITY OF FREEPORT, TEXAS

BY: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: Mr. Ryan Birdsong

Name: Mayor Norma Moreno Garcia

TITLE: President

TITLE: Mayor City of Freeport

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

Name: Jeff Pynes, City Manager

BY: \_\_\_\_\_

**Brazoria CAD**

Property Search Results > 266974 RB CONSTRUCTION for Year 2016

Property

**Account**

Property ID: 266974      Legal Description: WINDSOR TERRACE (FREEPORT), BLOCK 3, LOT 12 SEC 1  
 Geographic ID: 8400-0060-000      Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: W 9TH ST      Mapsco:  
 FREEPORT,  
 Neighborhood: CITY OF FREEPORT T/S      Map ID:  
 Neighborhood CD: CFP

**Owner**

Name: RB CONSTRUCTION      Owner ID: 1120124  
 Mailing Address: 114 PAINT BRUSH ST      % Ownership: 100.0000000000%  
 LAKE JACKSON, TX 77566

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

6950

Taxing Jurisdiction

Owner: RB CONSTRUCTION  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CFP	CITY OF FREEPORT	N/A	N/A	N/A	N/A
DR2	VELASCO DRAINAGE DISTRICT	N/A	N/A	N/A	N/A
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A
JBR	BRAZOSPORT COLLEGE	N/A	N/A	N/A	N/A
NAV	PORT FREEPORT	N/A	N/A	N/A	N/A
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A



Total Tax Rate:	N/A	Taxes w/Current Exemptions:	N/A
		Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.2126	9260.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$0	\$6,950	0	6,950	\$0	\$6,950
2014	\$0	\$6,950	0	6,950	\$0	\$6,950
2013	\$0	\$6,950	0	6,950	\$0	\$6,950
2012	\$0	\$6,950	0	6,950	\$0	\$6,950
2011	\$0	\$6,950	0	6,950	\$0	\$6,950
2010	\$0	\$6,950	0	6,950	\$0	\$6,950
2009	\$0	\$6,950	0	6,950	\$0	\$6,950
2008	\$0	\$3,700	0	3,700	\$0	\$3,700
2007	\$0	\$3,700	0	3,700	\$0	\$3,700
2006	\$0	\$3,700	0	3,700	\$0	\$3,700
2005	\$0	\$3,700	0	3,700	\$0	\$3,700
2004	\$0	\$3,700	0	3,700	\$0	\$3,700
2003	\$0	\$3,700	0	3,700	\$0	\$3,700
2002	\$0	\$3,700	0	3,700	\$0	\$3,700
2001	\$0	\$3,700	0	3,700	\$0	\$3,700

Deed History - (last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/18/2015	WD	WARRANTY DEED	LENAMOND FARRIS I	RB CONSTRUCTION	15	054138	

Questions Please Call (979) 849-7792

This year is not certified and ALL values will be represented with "N/A".



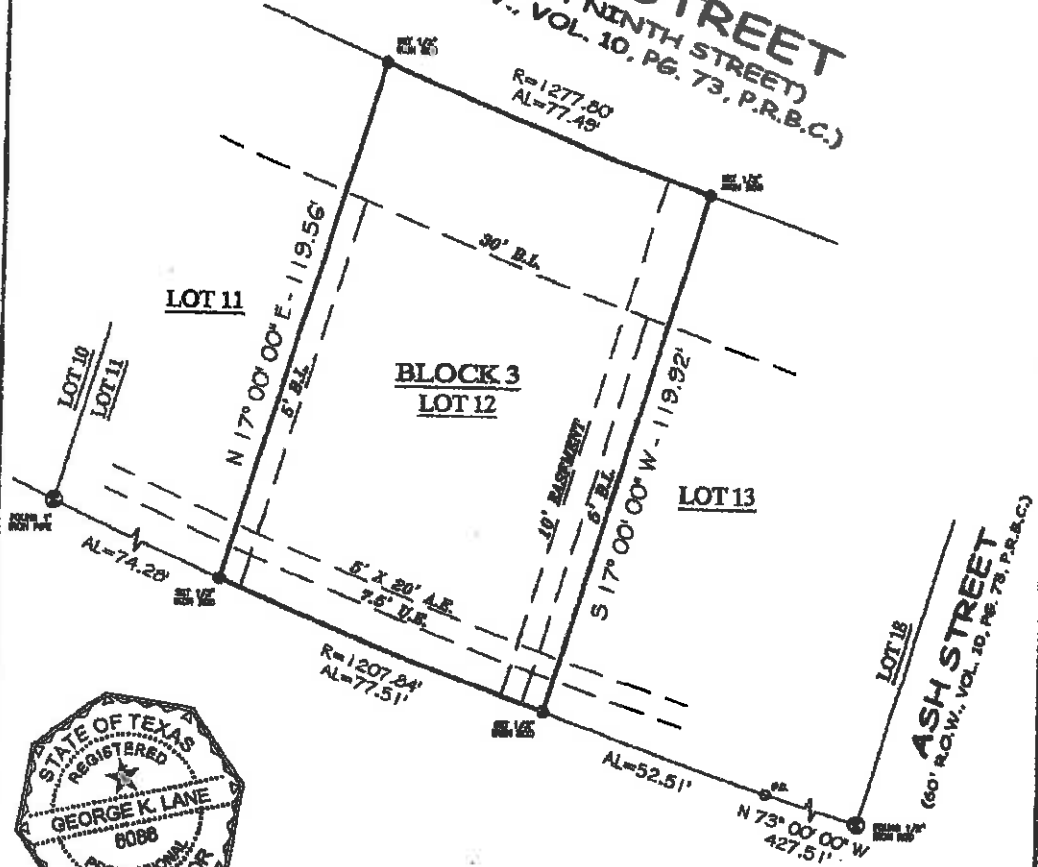
PLAT REGISTRATION NO. 10182700

P.O. BOX 3544, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



**NINTH STREET**  
(AKA WEST NINTH STREET)  
(60' R.O.W., VOL. 10, PG. 73, P.R.B.C.)



LOT 12, BLOCK 3  
**WINDSOR TERRACE S/D**

COMPARITY NO. 685862, PLAT NO. 2013-0678, SUPER. 1, DATE OF REG. 11/17/13

I have executed the P&M-PA Flood Hazard Boundary Map in the above described property and it is a designated flood hazard area. The plat herein is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the area, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, and both and distances from property lines are indicated. There are no encroachments, easements, or prohibitions, except as shown.

**NOTES:**  
PROPERTY SUBJECT TO EASEMENTS, RESTRICTIONS, DEEDS, AND ORDINANCES (IF ANY) INCLUDING THOSE IN THE CITY OF FREEPORT.  
1) EASEMENTS AND BUILDING LINES PER DEEDS VOL. 914, PG. 22, BARR. 2) EASEMENTS GRANT ON THE SOUTHWEST CORNER OF LOTS 12-18, BLOCK 3, BEING 10' BY 10' IN AND THE SOUTHWEST CORNER OF LOTS 11-13, BLOCK 2, BEING A CORNER BEING A MARKS OF 1200' AND AN ARC RADIUS OF 204.30'

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PROVIDED BY: GREAT AMERICAN TITLE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR HAS DEPEND ON THE RECORDED MAP OR PLAT G.F. NO. 26644-SATEL. DATED: 12/08/2013

ALL BUILDING LINES, EASEMENTS, BARRIERS, RESTRICTIONS (AND ENCROACHMENTS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY OWNER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE  
This is to certify that I have made an on the ground survey of the property located at:  
**WEST NINTH STREET IN THE CITY OF FREEPORT, TEXAS.**  
Lot 12, Block 3, WINDSOR TERRACE, a subdivision in the City of Freeport, Brazoria County, Texas, according to the map or plat thereof under Volume 10, Page 73 Plat Records of Brazoria County, Texas.

Borrower(s): **RB CONSTRUCTION LLC**

Drawn by: **KLL**  
Job No.: **2013-0678**  
Request: **GREAT AMERICAN**  
Book No: **15PPO91**  
Scale: **1" = 30'**  
Date: **07-17-2013**

LEGEND

	ALPIMENT		CURB
	COVERED		UTILITY EASEMENT
	DRAINAGE		AIRLINE EASEMENT
	EASEMENT		BUILDING LINE
	GRASSY AREA		E.G.V. SURVEY OR MAP
	IRON PIPES		E.L. IRON PIPES
	ROAD		L.P. IRON PIPES
	SURFACE		F.B. FOUND

**George K. Lane, R.P.L.S.**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8088



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0285

<b>Great American Title Company Final Statement</b>	<b>B. Type of Loan</b>
	1-5. Loan Type:
	6. File Number: 36544-GAT81
	7. Loan Number:
8. Mortgage Insurance Case Number:	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.	
D. Name & Address of Borrower: RB Construction LLC 114 Paint Brush, Lake Jackson, TX 77568	
E. Name & Address of Seller: Farris I. Lanamond, Judith M. Lanamond 1220 Caldwell Road, Freeport, TX 77541	
F. Name & Address of Lender: Cash	
G. Property Location: 0 West 9th Street, Freeport, TX 77541	
H. Settlement Agent: Great American Title Company Address: 471 This Way, Lake Jackson, TX 77568 Phone: (979)230-3900	L. Settlement Date: 11/18/2015 Print Date: 11/18/2015, 9:49 AM Disbursement Date: 11/18/2015 Signoff Date:
Place of Settlement Address: 471 This Way, Lake Jackson, TX 77568	

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract Sales Price	28,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	1,071.00
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes 1/1/15 to 12/31/15 @ \$194.57/yr	22.92
108. Assessments	
109. County Tax 1/1/15 to 12/31/15 @ \$194.57/yr	22.92
110. County Tax 1/1/15 to 12/31/15 @ \$194.50/yr	23.36
111. County Tax 1/1/15 to 12/31/15 @ \$194.50/yr	22.26
112.	
113.	
114.	
115.	
120. Gross Amount Due from Borrower	28,102.48
200. Amounts Paid by or on Behalf of Borrower	
201. Deposit or earnest money	1,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject	
204. Option Fee	100.00
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	1,100.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	28,102.48
302. Less amounts paid by/for borrower (line 220)	1,100.00
303. Cash (X From) ( To) Borrower	28,132.48

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	28,000.00
402. Personal property	
403. Total Deposits	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes 1/1/15 to 12/31/15 @ \$194.57/yr	22.92
408. Assessments	
409. County Tax 1/1/15 to 12/31/15 @ \$194.57/yr	22.92
410. County Tax 1/1/15 to 12/31/15 @ \$194.50/yr	23.36
411. County Tax 1/1/15 to 12/31/15 @ \$194.50/yr	22.26
412.	
413.	
414.	
415.	
420. Gross Amount Due to Seller	28,091.48
500. Reductions in Amount Due to Seller	
501. Earnest deposit (see instructions)	
502. Settlement charges to seller (line 1400)	2,510.00
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Option Fee	100.00
507. Property Taxes	776.82
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	3,386.82
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	28,091.48
602. Less reductions in amounts due to seller (line 520)	3,386.82
603. Cash (X To) ( From) Seller	24,704.66

Previous editions are obsolete. \* See Supplemental Page for details. \*\* Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees \$1,630.00</b>			
Division of commission (line 700) as follows:			
701. \$840.00 to Virginia Malone & Associates, LLC			
702. \$840.00 to TDECU Real Estate			
703. Commission paid at settlement			1,630.00
704.			
705.			
706.			
<b>800. Items Payable in Connection with Loan</b>			
801. Origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.	(from GFE #3)		
809.	(from GFE #3)		
810.	(from GFE #3)		
811.	(from GFE #3)		
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Daily interest charges from	(from GFE #10)		
902.	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
904.			
905.			
906.			
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment			
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance	(from GFE #4)	175.00	
1102. Settlement or closing fee	\$175.00		175.00
to Great American Title Company			
1103. Owner's title insurance - Great American Title Company	(from GFE #5)		365.00
1104. Lender's title insurance			
1105. Lender's title policy limit \$ 0.00			
1106. Owner's title policy limit \$ 28,000.00			
1107. Agent's portion of the total title insurance premium \$ 310.25			
to Great American Title Company			
1108. Underwriter's portion of total title insurance premium \$ 54.75			
to Chicago Title Insurance Company			
1109. Attorney Fee to Vickie Johnston			100.00
1110. Tax Certificate to Great American Title Company			40.00
1111.			
1112.			
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges	(from GFE #7)	30.00	
1202. Recording fees: Deed \$30.00 Mortgage \$0.00 Release \$0.00			
1203. Transfer taxes	(from GFE #8)		
1204. City/county tax/fees:			
1205. State tax/fees:			
1206.			
1207.			
1208.			
1209.			
1210.			
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for	(from GFE #3)	866.00	
1302. Survey to Pin Point Surveying & Mapping	\$866.00		
1303. Mobile Notary to Executive Notary Services			150.00
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
<b>1400. Total Settlement Charges (enter on lines 183, Section J and 502, Section K)</b>		<b>1,871.00</b>	<b>2,810.00</b>

\* See Supplemental Page for details. \*\* Paid on Behalf of Borrower.

POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

<b>Supplemental Page</b> <b>HUD-1 Settlement Statement</b>	<b>File No.</b> <b>38644-GAT81</b>
<b>Great American Title Company</b> <b>Final Statement</b>	<b>Loan No.</b>  <b>Settlement Date:</b> <b>11/18/2015</b>
<b>Borrower Name &amp; Address:</b> RB Construction LLC 114 Paint Brush, Lake Jackson, TX 77586	
<b>Seller Name &amp; Address:</b> Farris I. Lenamond, Judith M. Lenamond 1220 Caldwell Road, Freeport, TX 77541	

Section X. Summary of Seller's Transaction continued		
499. Gross Amount Due To Seller		Seller Charges
500. Reductions in Amount Due to Seller		Seller Credits
<b>507. Supplemental Summary</b>	<b>\$776.62</b>	
a. Property Taxes 1		
2015 County Tax to Brazoria County Tax Collector		
b. Property Taxes 2		194.57
2015 County Tax to Brazoria County Tax Collector		194.57
c. Property Taxes 3		
2015 County Tax to Brazoria County Tax Collector		198.60
d. Property Taxes 4		
2015 County Tax to Brazoria County Tax Collector		188.88

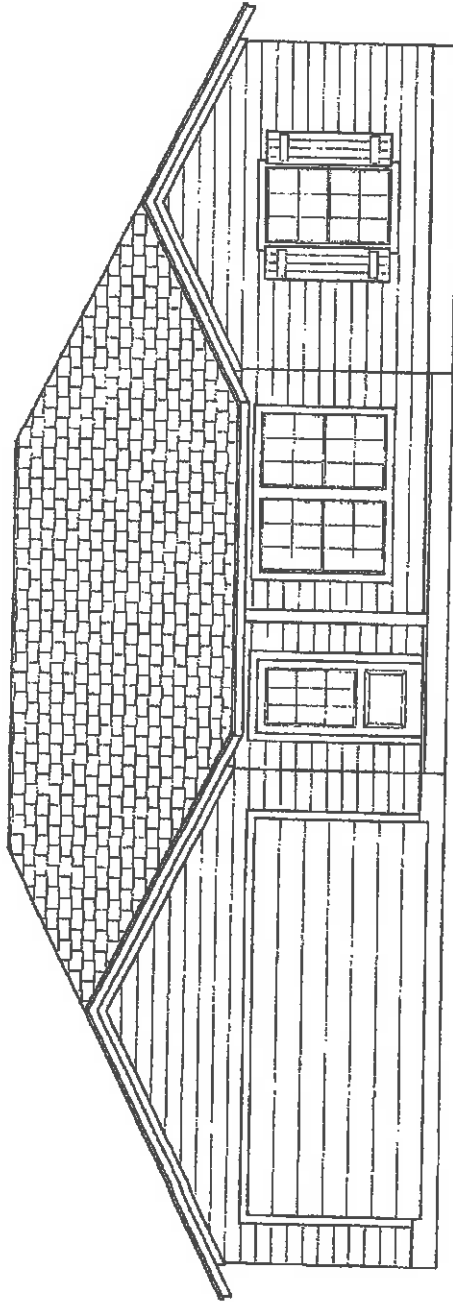
The following Section is related from the Settlement Statement Page 1			
509. Cash at Settlement from the Borrower		600. Cash at Settlement to/from Seller	
501. Gross amount due from borrower (line 120)	29,182.48	601. Gross amount due to seller (line 420)	28,091.48
502. Less amounts paid by/for borrower (line 220)	1,100.00	602. Less reductions in amounts due seller (line 520)	3,366.62
503. Cash (X From) ( To) Borrower	28,082.48	603. Cash (X To) ( From) Seller	24,724.86



# MOONLIGHT HOUSE PLANS

324 AZALEA, LAKE JACKSON, TX. 77566

979-482-1967



## RYAN BIRDSONG

PLAN "1258"

PLAN#: 20162419
LIVING: 1256 SQ.FT.
GARAGE: 425 SQ.FT.
PORCH: 84 SQ.FT.
TOTAL: 1765 SQ.FT.

THIS HOUSE PLAN IS A SERVICE PLAN, NOT AN ARCHITECTURAL DRAWING. IT IS NOT TO BE APPROVED BY A LOCAL AGENCY FOR ALL REGULATIONS AND PERMITS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY STRUCTURAL OR SYSTEMS DETAILS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL STRUCTURAL AND SYSTEMS DETAILS. CONTRACTORS SHALL NOT BE LIABLE FOR MATERIAL DEFECTS UPON COMPLETION. UNDESIGNED AND UNBUILT ARE THE PROPERTY OF MOONLIGHT HOUSE PLANS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

I hereby certify that the above drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Florida. I am duly Licensed Professional Engineer in the State of Florida. I am duly Licensed Professional Engineer in the State of Florida.

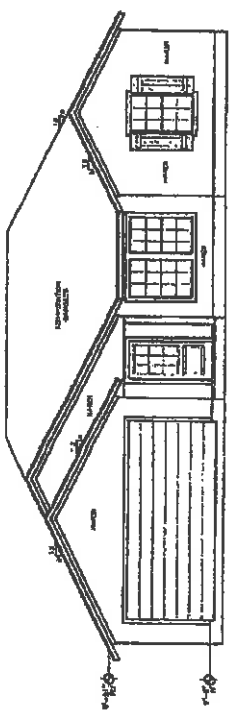
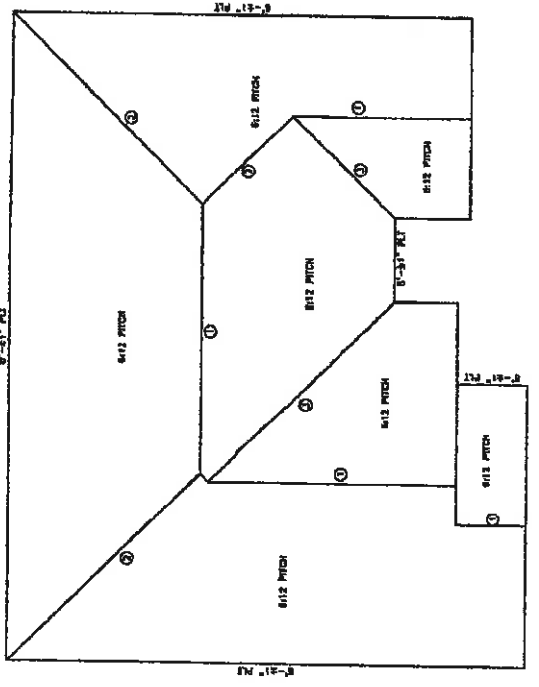
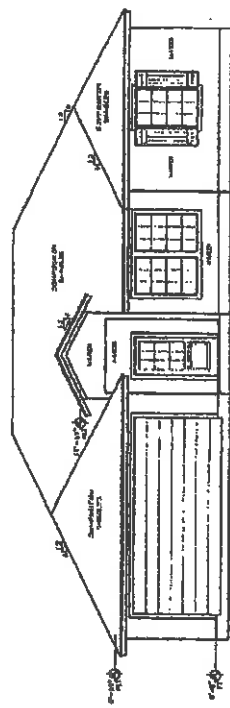
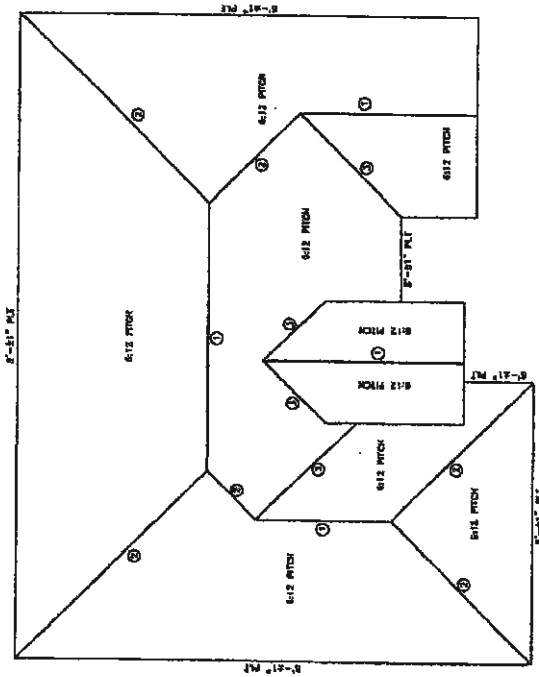
**Florida State**  
 370-400-1987  
 11000 Highway 19 North  
 Tallahassee, Florida 32310

REVISION HISTORY  
 NO. DATE  
 1 11/15/11

DWG. SCALE  
 1/4" = 1'-0"

91-22-13-1  
 108-22193-15  
 SECTION  
**RYAN BIRDSONG**

A3



# CONNECTEXPLORER



map: Mosaic 01/17/2015 - 02/26/2015 Select Date





### 380 Agreement Application

**Applicant Name:** Ryan Birdsong

**Proposed Property Address:** \_\_\_\_\_

**Legal Description:** lot 13, Blk 3 Windsor Terrace

**Proposed Zoning Classification:** Residential

**Proposed Build Site Dimensions:** 75' X 120'

**Assessed Value:** \$ 7090.00      **Proposed Purchase Value** \$ 7000

**Do you own the property:**      YES       NO

**If NO, please propose a timeline for purchase:** \_\_\_\_\_

**Proposed Construction Dates:**      Start: 5/1/16

Complete: 11/1/16

**Completed Project Valuation:** \$150,000

**Does your development include the following Documentation?**

- Proposed Building Plans
- Photo of Elevation
- Square Footage
- Decorative Front Façade
- Driveway
- One Car Garage       Two Car Garage

**DO NOT EXPEND FUNDS BEFORE APPLICATION IS APPROVED AND EXPECT ANY FORM OF REBATE**

*Ryan Birdsong*      4/1/16  
Applicant Signature      Date

*Jellina Staker*      4/1/16  
Received by      Date

\_\_\_\_\_  
City Manager Approval      Date

\_\_\_\_\_  
Approved Rebate Value

# AGREEMENT

THE STATE OF TEXAS

COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

This agreement (the "Agreement") is made and entered into by and between the City of Freeport, a Texas home rule municipal corporation created and located in Brazoria County, Texas (the "City"), and RB Construction, LLC (the "Company"), 114 Paintbrush, Lake Jackson, Texas 77566.

†

WITNESSETH:

WHEREAS, it is the established policy of the City to adopt such reasonable measures from time to time as are permitted by law to endeavor to attract industry, create and retain primary jobs, expand the growth of the City of Freeport (the "City"), and thereby enhance the economic stability and growth of the City; and

WHEREAS, the Company owns or will own land within the City, legal description: WINDSOR TERRACE, (FREEPORT) BLOCK 3, LOT 13 SEC 1 [PROPERTY ID 266975] and [GEOGRAPHIC ID 8400-0061-000] in Freeport, Texas hereafter known as ("the "Property"), and more particularly described in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, the company proposes to construct a single family home at "the property", and as part of the process, (the "Improvements"), more particularly described in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the taxable value of the Improvements to be added to the tax base will be an estimated value of \$150,000; and

WHEREAS, the annual economic benefit to the City upon the completion of construction of the entire project will provide an additional ad valorem taxes, an increase in City water and sewer revenues along with other sales and use tax revenues; and

WHEREAS, the construction of the improvements, new single family home in the City will make the City more attractive to business, commerce and industry in the City's competition for new private investment by existing businesses and relocation by new businesses and industry to the City; and

WHEREAS, the Company will create new jobs in the City at the Property in conjunction with the construction of the Improvements at the Property and the Company will make reasonable efforts to promote to develop City employment within the project; and

WHEREAS, the City agrees to provide to the company the sum not to exceed \$5,000 per R-1, R-2 in the form of a rebate of new revenue values created from the new housing Improvements. The rebate will be reimbursed completely upon the completion of the project, issuance of a certificate of occupancy and the sale of the new single family home; and

WHEREAS, the Company has agreed, in exchange and as consideration for the herein listed rebate to satisfy and comply with all the terms, building plans and conditions herein listed; and

WHEREAS, this rebate expenditure is found by the City Council to be suitable for the expansion of the City and the creation and retention of primary jobs in the City through the provision of new single family homes to encourage relocation of industry and population to the City;

NOW, THEREFORE, in consideration of the premises and the mutual benefits and obligations set forth herein, including the recitals set forth above, the City and the Company agree as follows:

1. The Company covenants and agrees that it will commence construction on the Improvements on the Property within a term of not more than 60 days from the effective date of the Agreement.
2. The Company also covenants and agrees the total completion of the Improvements will occur within 180 days from the effective date of this Agreement. Extensions of these deadlines, due to extenuating circumstances or uncontrollable delays may be granted by the City Manager up to six months. Any extensions beyond six months must be approved by the City Council of Freeport. Failure to complete the Improvement during the term or any authorized extension(s) will nullify any rebate or assistance granted within this Agreement.
3. The Company further covenants and agrees that it does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States, or (b) authorized by law to be employed in that manner in the United States.
4. In consideration of the Company's representations, promises, and covenants, the City agrees to rebate to the Company the total sum of \$5,000.00. The City agrees to provide to the company the sum of \$5,000.00 in the form of a rebate of new revenue values created by the improvement. The City agrees to distribute the total rebate value upon the completion of the project, the issuance of a certificate of occupancy and the sale of the new single family home improvement; and
5. It is understood and agreed that either person responsible for a default of this Agreement shall reimburse the other party for any and all reasonable attorney's fees and cost incurred by the other party as a result of any default.
6. This Agreement shall inure to the benefit of and be binding upon the City and the Company, and upon the Company's successors and assigns, affiliates, and subsidiaries, and shall remain in force whether the Company sells, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property and the agreements herein contained shall be held to be covenants running with the Property for as long as this Agreement, or any extension thereof, remains in effect.
7. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, with a return receipt requested.

If to City:

City of Freeport  
Attn: City Manager  
200 West Second Street  
Freeport, Texas 77541

If to the Company:      RB Construction, LLC  
   Attn: Mr. Ryan Birdsong  
   114 Paintbrush  
   Lake Jackson, Texas 77566

8. This Agreement shall be performable and enforceable in Brazoria County, Texas and shall be construed in accordance with the laws of the State of Texas.
9. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the parties.
10. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
11. This Agreement shall bind and benefit the respective parties and their legal successors and shall not be assignable, in whole or in part, by any party without first obtaining written consent of the other party.
12. In the event any one or more words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement, or the application thereof to any person, firm, corporation, or circumstance, or any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and severable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this \_\_\_ day of \_\_\_\_\_, 2015 (the "Effective Date")

RB Construction, LLC

CITY OF FREEPORT, TEXAS

BY: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: Mr. Ryan Birdsong

Name: Mayor Norma Moreno Garcia

TITLE: President

TITLE: Mayor City of Freeport

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

Name: Jeff Pynes, City Manager

BY: \_\_\_\_\_

# Brazoria CAD

## Property Search Results > 266975 RB CONSTRUCTION for Year 2016

### Property

#### Account

Property ID: 266975      Legal Description: WINDSOR TERRACE (FREEPORT), BLOCK 3, LOT 13 SEC 1  
 Geographic ID: 8400-0061-000      Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

#### Location

Address: W 9TH ST FREEPORT,      Mapsco:  
 Neighborhood: CITY OF FREEPORT T/S      Map ID:  
 Neighborhood CD: CFP

#### Owner

Name: RB CONSTRUCTION      Owner ID: 1120124  
 Mailing Address: 114 PAINT BRUSH ST LAKE JACKSON, TX 77566      % Ownership: 100.0000000000%  
 Exemptions:

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

6950

### Taxing Jurisdiction

Owner: RB CONSTRUCTION  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CFP	CITY OF FREEPORT	N/A	N/A	N/A	N/A
DR2	VELASCO DRAINAGE DISTRICT	N/A	N/A	N/A	N/A
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A
JBR	BRAZOSPORT COLLEGE	N/A	N/A	N/A	N/A
NAV	PORT FREEPORT	N/A	N/A	N/A	N/A
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate:	N/A	Taxes w/Current Exemptions:	N/A
		Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.2128	9271.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$0	\$6,950	0	6,950	\$0	\$6,950
2014	\$0	\$6,950	0	6,950	\$0	\$6,950
2013	\$0	\$6,950	0	6,950	\$0	\$6,950
2012	\$0	\$6,950	0	6,950	\$0	\$6,950
2011	\$0	\$6,950	0	6,950	\$0	\$6,950
2010	\$0	\$6,950	0	6,950	\$0	\$6,950
2009	\$0	\$6,950	0	6,950	\$0	\$6,950
2008	\$0	\$3,710	0	3,710	\$0	\$3,710
2007	\$0	\$3,710	0	3,710	\$0	\$3,710
2006	\$0	\$3,710	0	3,710	\$0	\$3,710
2005	\$0	\$3,710	0	3,710	\$0	\$3,710
2004	\$0	\$3,710	0	3,710	\$0	\$3,710
2003	\$0	\$3,710	0	3,710	\$0	\$3,710
2002	\$0	\$3,710	0	3,710	\$0	\$3,710
2001	\$0	\$3,710	0	3,710	\$0	\$3,710

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/18/2015	WD	WARRANTY DEED	LENAMOND FARRIS I	RB CONSTRUCTION	15	054138	

Questions Please Call (979) 849-7792

This year is not certified and ALL values will be represented with "N/A".



FPN MESSAGE NO. 1015670

P.O. BOX 2344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

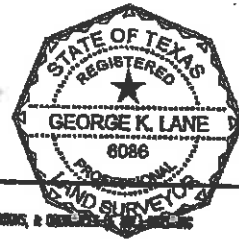
Surveying & Mapping, LLC



NINTH STREET  
(AKA WEST NINTH STREET)  
(60' R.O.W., VOL. 10, PG. 73, P.R.B.C.)



LOT 13, BLOCK 3  
WINDSOR TERRACE S/D



COMMUNITY NO. 036427, PAVED NO. 0000 SUPPLY 1, ZONE A.E. DATES: IF ANY REVISED 11/17/11  
I have consulted the FPN-FIN Final Revised Boundary Map in the above described property and it is a depicted land interest area. The plat shows in a true correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the site, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, and that no distance from property lines are as indicated. There are no encroachments, easements, or prohibitions, except as shown.

NOTE: PROPERTY SUBJECT TO EASEMENTS, ENCUMBRANCES, REGULATIONS, & ORDINANCES OF THE CITY OF FREEPORT  
1) EASEMENTS AND DIMENSION LINES PER RECORDED PLAT & PER VOL. 914, PG. 22, B.L.R.C.  
2) DIMENSIONS BASED ON THE SOUTHWEST CORNER OF LOTS 13-15, BLOCK 3, BEING 477' 00" OF W, AND THE SOUTHWEST CORNER OF LOTS 11-13, BLOCK 1, BEING A CITY CORNER A BEARING OF 128.04° AND AN ARC LENGTH OF 104.30'.

ABSTRACT AND DEED INFORMATION WAS PROVIDED BY PROVIDED BY: GREAT AMERICAN TITLE  
THIS SURVEY DOES NOT OBSERVE A TITLE SEARCH BY THE SURVEYOR. REVISIONS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. 36644-6670L, DATED: 11/09/2009

ALL DIMENSION LINES, EASEMENTS, DIMENSION RESTRICTIONS (SEE REVISIONS, ETC.) AND ZONING RESTRICTIONS, IF ANY, THIS SURVEY SUBJECT PROPERTY SHOULD BE VERIFIED BY SURVEY BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE  
This is to certify that I have made an on the ground survey of the property located at:  
WEST NINTH STREET IN THE CITY OF FREEPORT, TEXAS.  
Lot 13, Block 3, WINDSOR TERRACE, a subdivision in the City of Freeport, Brazoria County, Texas, according to the map or plat thereof under Volume 10, Page 73 Plat Records of Brazoria County, Texas.

Borrower(s): RB CONSTRUCTION LLC

Drawn by: KLL  
Job No.: 2013-0878  
Request: GREAT AMERICAN  
Book No: 15PPOB1  
Scale: 1" = 30'  
Date: 07-17-2013

LEGEND table with symbols for various survey features like utility lines, easements, and boundaries.

Signature of George K. Lane, R.P.L.S., Registered Professional Land Surveyor No. 6086



# A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

## Great American Title Company Final Statement

### B. Type of Loan

1-5. Loan Type:

6. File Number: 38944-GAT81

7. Loan Number:

8. Mortgage Insurance Case Number:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside this closing. They are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: RB Construction LLC  
114 Paint Brush, Lake Jackson, TX 77568

E. Name & Address of Seller: Ferris I. Lanamond, Judith M. Lanamond  
1220 Caldwell Road, Freeport, TX 77541

F. Name & Address of Lender: Cash

G. Property Location: 0 West 8th Street, Freeport, TX 77541

H. Settlement Agent: Great American Title Company  
Address: 471 This Way, Lake Jackson, TX 77568  
Place of Settlement Address: 471 This Way, Lake Jackson, TX 77568  
(979)230-3900

Settlement Date: 11/18/2015  
Print Date: 11/18/2015, 9:48 AM  
Disbursement Date: 11/18/2015  
Signing Date:

### J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	28,000.00
101. Contract Sales Price	
102. Personal property	1,071.00
103. Settlement charges to borrower (line 1400)	
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	22.82
107. County taxes 11/18/15 to 12/31/15 @ \$194.57/yr	
108. Assessments	22.92
109. County Tax 11/18/15 to 12/31/15 @ \$194.57/yr	22.82
110. County Tax 11/18/15 to 12/31/15 @ \$194.57/yr	22.26
111. County Tax 11/18/15 to 12/31/15 @ \$194.57/yr	
112.	
113.	
114.	
115.	
120. Gross Amount Due from Borrower	29,182.48
200. Amounts Paid by or on Behalf of Borrower	1,000.00
201. Deposit or earnest money	
202. Principal amount of new loans	
203. Existing loan(s) taken subject	
204. Option Fee	180.00
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220.	
228. Total Paid by Borrower	1,180.00
300. Cash at Settlement from Borrower	
301. Gross amount due from borrower (line 120)	29,182.48
302. Less amounts paid by/bor borrower (line 220)	1,180.00
303. Cash (X From) ( To) Borrower	28,002.48

### K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	28,000.00
401. Contract sales price	
402. Personal property	
403. Total Deposits	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	22.82
407. County taxes 11/18/15 to 12/31/15 @ \$194.57/yr	
408. Assessments	22.82
409. County Tax 11/18/15 to 12/31/15 @ \$194.57/yr	22.82
410. County Tax 11/18/15 to 12/31/15 @ \$194.57/yr	22.26
411. County Tax 11/18/15 to 12/31/15 @ \$194.57/yr	
412.	
413.	
414.	
415.	
420. Gross Amount Due to Seller	28,001.48
500. Reductions in Amount Due to Seller	
501. Earnest deposit (see instructions)	2,810.00
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Option Fee	180.00
507. Property Taxes	775.62
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reductions Amount Due Seller	3,865.62
600. Cash (X From) ( To) Seller	
601. Gross amount due to seller (line 420)	28,001.48
602. Less reductions in amounts due seller (line 520)	3,865.62
603. Cash (X To) ( From) Seller	24,135.86

Previous editions are obsolete. \*\* Paid on Behalf of Borrower. \* See Supplemental Page for details.

POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collection, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is or should be claimed; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.



I. Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees \$1,680.00</b>			
Division of commission (line 700) as follows:			
701. \$840.00 to Virginia Malone & Associates, LLC			
702. \$840.00 to TDECU Real Estate			
703. Commission paid at settlement			1,680.00
704.			
705.			
706.			
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #3)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax services	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.	(from GFE #3)		
809.	(from GFE #3)		
810.	(from GFE #3)		
811.	(from GFE #3)		
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Daily interest charges from:	(from GFE #10)		
902.	(from GFE #9)		
903. Homeowner's insurance	(from GFE #11)		
904.			
905.			
906.			
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account	(from GFE #7)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment			
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance	(from GFE #4)	175.00	
1102. Settlement or closing fee	\$175.00		175.00
to Great American Title Company			
1103. Owner's title insurance - Great American Title Company	(from GFE #5)		365.00
1104. Lender's title insurance			
1105. Lender's title policy limit \$ 0.00			
1106. Owner's title policy limit \$ 25,000.00			
1107. Agent's portion of the total title insurance premium \$ 340.25			
to Great American Title Company			
1108. Underwriter's portion of total title insurance premium \$ 84.75			
to Chicago Title Insurance Company			
1109. Attorney Fee to Viable Johnston			100.00
1110. Tax Certificate to Great American Title Company			40.00
1111.			
1112.			
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges	(from GFE #7)	30.00	
1202. Recording fees: Deed \$30.00 Mortgage \$0.00 Release \$0.00			
1203. Transfer taxes	(from GFE #8)		
1204. City/county tax/charges			
1205. State tax/charges			
1206.			
1207.			
1208.			
1209.			
1210.			
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for	(from GFE #6)	600.00	
1302. Survey in Pin Point Surveying & Mapping	\$85.00		
1303. Mobile Notary to Executive Notary Services			180.00
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>1,971.00</b>	<b>2,810.00</b>

\* See Supplemental Page for details. \*\* Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

<b>Supplemental Page HUD-1 Settlement Statement</b>	<b>File No. 38644-GAT81</b>
<b>Great American Title Company Final Statement</b>	<b>Loan No.</b>
	<b>Settlement Date: 11/18/2015</b>
<b>Borrower Name &amp; Address: RB Construction LLC</b> 114 Palm Brush, Lake Jackson, TX 77566	
<b>Seller Name &amp; Address: Farris I. Lenamond, Judith M. Lenamond</b> 1220 Caldwell Road, Freeport, TX 77541	

Section K. Summary of Seller's Transaction continued		
400. Gross Amount Due To Seller		Seller Credits
400. Gross Amount Due To Seller		
500. Reductions in Amount Due to Seller		
507. Supplemental Summary	\$776.82	
a. Property Taxes 1		
2015 County Tax to Brazoria County Tax Collector		194.57
b. Property Taxes 2		
2015 County Tax to Brazoria County Tax Collector		194.57
c. Property Taxes 3		
2015 County Tax to Brazoria County Tax Collector		198.50
d. Property Taxes 4		
2015 County Tax to Brazoria County Tax Collector		185.98

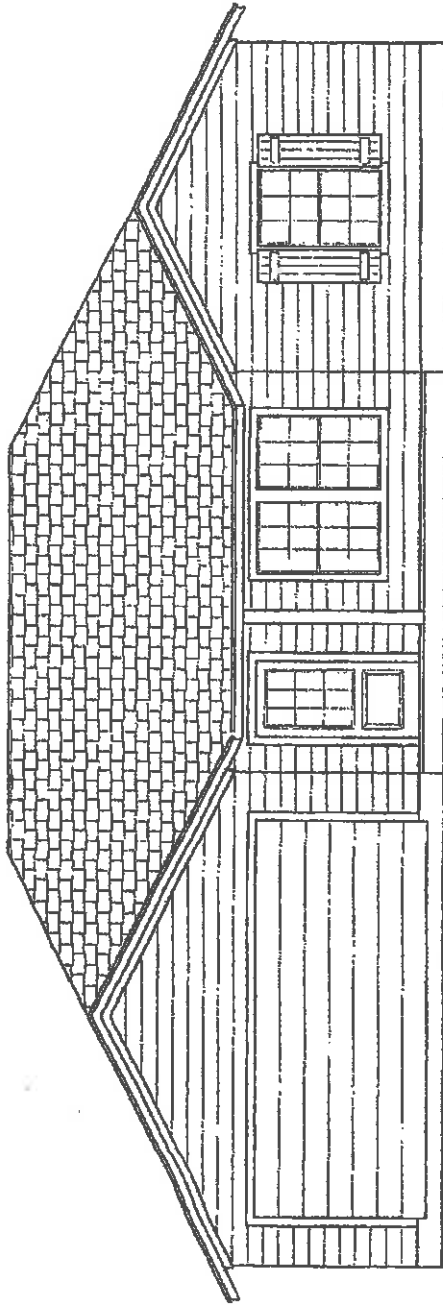
The following Section is restated from the Settlement Statement Page 1			
500. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
501. Gross amount due from borrower (line 120)	29,182.48	601. Gross amount due to seller (line 420)	25,081.48
502. Less amounts paid by/bor borrower (line 220)	1,100.00	602. Less reductions in amounts due seller (line 520)	3,259.62
503. Cash (X From) ( To) Borrower	28,082.48	603. Cash (X To) ( From) Seller	21,704.86



# MOONLIGHT HOUSE PLANS

324 AZALEA, LAKE JACKSON, TX. 77566

979-482-1967



## RYAN BIRDSONG

PLAN "1258"

PLAN#: 20162419

LIVING: 1258 SQ.FT.

GARAGE: 428 SQ.FT.

PORCH: 84 SQ.FT.

TOTAL: 1765 SQ.FT.

MOONLIGHT HOUSE PLANS IS A SERVICE FIRM, NOT A CONTRACTOR. WE PROVIDE ARCHITECTURAL SERVICES TO OUR CLIENTS. WE DO NOT PROVIDE ENGINEERING SERVICES. ALL ARCHITECTURAL DRAWINGS ARE SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF OUR DRAWINGS. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF OUR DRAWINGS. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF OUR DRAWINGS.

AS

03-22-15

RYAN BIRDSONG

JOB # 20162415

DATE

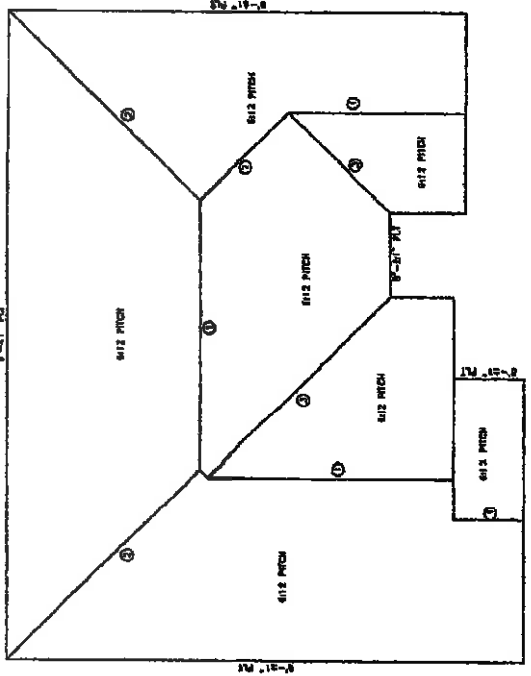
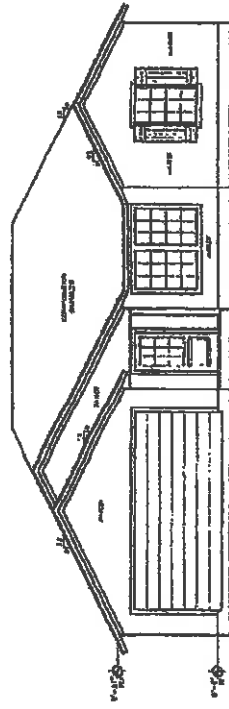
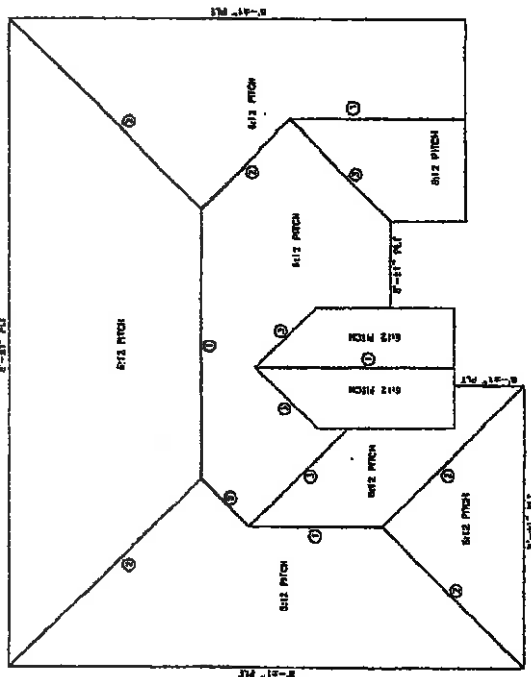
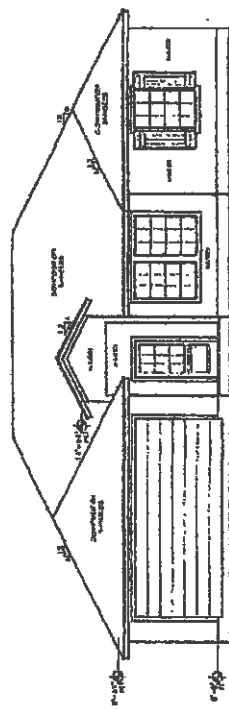
RYAN BIRDSONG

DATE

REVISION HISTORY

SHAW-WALKER  
SHAW-WALKER  
SHAW-WALKER

SHAW-WALKER  
SHAW-WALKER  
SHAW-WALKER



# CONNECTEXPLORER



map: Mosaic 01/17/2015 - 02/26/2015 Select Date



### 380 Agreement Application

**Applicant Name:** Allsides Investments, LLC  
**Proposed Property Address:** N Ave W  
Freeport, TX 77541  
**Legal Description:** Blk 758, Lots 19, 20, 21 - Velasco  
**Proposed Zoning Classification:** R-2  
**Proposed Build Site Dimensions:** 75' x 125'  
**Assessed Value:** \$4,160      **Proposed Purchase Value:** \$15,000

**Do you own the property:**      YES       NO

**If NO, please propose a timeline for purchase:**  
ASAP

**Proposed Construction Dates:**      **Start:** 4/20/16  
**Complete:** 10/17/16

**Completed Project Valuation:** \$160,000

**Does your development include the following Documentation?**

- Proposed Building Plans
- Photo of Elevation
- Square Footage
- Decorative Front Façade
- Driveway
- One Car Garage       Two Car Garage

**DO NOT EXPEND FUNDS BEFORE APPLICATION IS APPROVED AND EXPECT ANY FORM OF REBATE**

\_\_\_\_\_  
**Applicant Signature**      **Date**

LeAnn Strahan 4/11/16  
\_\_\_\_\_  
**Received by**      **Date**

\_\_\_\_\_  
**City Manager Approval**      **Date**

\_\_\_\_\_  
**Approved Rebate Value**

# *AGREEMENT*

THE STATE OF TEXAS

COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

This agreement (the "Agreement") is made and entered into by and between the City of Freeport, a Texas home rule municipal corporation created and located in Brazoria County, Texas (the "City"), and Allsides Investments, LLC (the "Company"), 122 West Way, STE 408, Lake Jackson, TX 77566.

WITNESSETH:V

WHEREAS, it is the established policy of the City to adopt such reasonable measures from time to time as are permitted by law to endeavor to attract industry, create and retain primary jobs, expand the growth of the City of Freeport (the "City"), and thereby enhance the economic stability and growth of the City; and

WHEREAS, the Company owns or will own land within the City, legal description: VELASCO TOWNSITE (FREEPORT) BLOCK 758, LOT 19, [PROPERTY ID 261728] and [GEOGRAPHIC ID 8110-3589-000], Lot 20 [PROPERTY ID 261729] and [GEOGRAPHIC ID 110-3590-000], and Lot 21 [PROPERTY ID 261731] and [GEOGRAPHIC ID 8110-3592-000] in Freeport, Texas hereafter known as ("the "Property"), and more particularly described in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, the company proposes to construct a single family home at "the property", and as part of the process, (the "Improvements"), more particularly described in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the taxable value of the Improvements to be added to the tax base will be an estimated value of \$160,000; and

WHEREAS, the annual economic benefit to the City upon the completion of construction of the entire project will provide an additional ad valorem taxes, an increase in City water and sewer revenues along with other sales and use tax revenues; and

WHEREAS, the construction of the improvements, new single family home in the City will make the City more attractive to business, commerce and industry in the City's competition for new private investment by existing businesses and relocation by new businesses and industry to the City; and

WHEREAS, the Company will create new jobs in the City at the Property in conjunction with the construction of the Improvements at the Property and the Company will make reasonable efforts to promote to develop City employment within the project; and

WHEREAS, the City agrees to provide to the company the sum not to exceed \$5,000 per R-1, R-2 in the form of a rebate of new revenue values created from the new housing Improvements. The rebate will be reimbursed completely upon the completion of the project, issuance of a certificate of occupancy and the sale of the new single family home; and

WHEREAS, the Company has agreed, in exchange and as consideration for the herein listed rebate to satisfy and comply with all the terms, building plans and conditions herein listed; and

WHEREAS, this rebate expenditure is found by the City Council to be suitable for the expansion of the City and the creation and retention of primary jobs in the City through the provision of new single family homes to encourage relocation of industry and population to the City;

NOW, THEREFORE, in consideration of the premises and the mutual benefits and obligations set forth herein, including the recitals set forth above, the City and the Company agree as follows:

1. The Company covenants and agrees that it will commence construction on the Improvements on the Property within a term of not more than 60 days from the effective date of the Agreement.
2. The Company also covenants and agrees the total completion of the Improvements will occur within 180 days from the effective date of this Agreement. Extensions of these deadlines, due to extenuating circumstances or uncontrollable delays may be granted by the City Manager up to six months. Any extensions beyond six months must be approved by the City Council of Freeport. Failure to complete the Improvement during the term or any authorized extension(s) will nullify any rebate or assistance granted within this Agreement.
3. The Company further covenants and agrees that it does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States, or (b) authorized by law to be employed in that manner in the United States.
4. In consideration of the Company's representations, promises, and covenants, the City agrees to rebate to the Company the total sum of \$5,000.00. The City agrees to provide to the company the sum of \$5,000.00 in the form of a rebate of new revenue values created by the improvement. The City agrees to distribute the total rebate value upon the completion of the project, the issuance of a certificate of occupancy and the sale of the new single family home improvement; and
5. It is understood and agreed that either person responsible for a default of this Agreement shall reimburse the other party for any and all reasonable attorney's fees and cost incurred by the other party as a result of any default.
6. This Agreement shall inure to the benefit of and be binding upon the City and the Company, and upon the Company's successors and assigns, affiliates, and subsidiaries, and shall remain in force whether the Company sells, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property and the agreements herein contained shall be held to be covenants running with the Property for as long as this Agreement, or any extension thereof, remains in effect.
7. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, with a return receipt requested.

If to City:

City of Freeport  
Attn: City Manager  
200 West Second Street  
Freeport, Texas 77541



If to the Company: Allsides Investments, LLC  
Attn: Tom Allen  
5265-10 CR 469  
Brazoria, TX 77422

8. This Agreement shall be performable and enforceable in Brazoria County, Texas and shall be construed in accordance with the laws of the State of Texas.
9. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the parties.
10. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
11. This Agreement shall bind and benefit the respective parties and their legal successors and shall not be assignable, in whole or in part, by any party without first obtaining written consent of the other party.
12. In the event any one or more words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement, or the application thereof to any person, firm, corporation, or circumstance, or any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and severable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this \_\_\_ day of \_\_\_\_\_, 2015 (the "Effective Date")

Allsides Investments, LLC

BY: \_\_\_\_\_

NAME: Tom Allen

TITLE: President

Attest: \_\_\_\_\_

CITY OF FREEPORT, TEXAS

BY: \_\_\_\_\_

Name: Mayor Norma Moreno Garcia

TITLE: Mayor City of Freeport

Attest: \_\_\_\_\_

Name: Jeff Pynes, City Manager

BY: \_\_\_\_\_

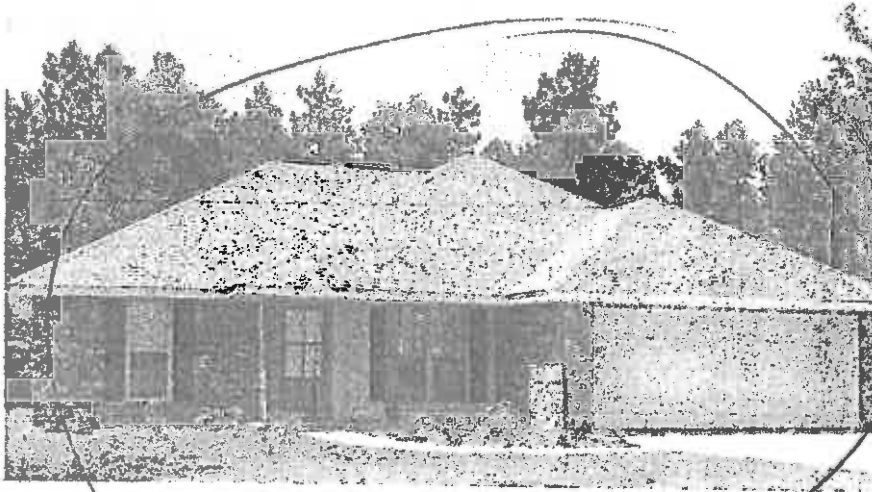
# HOUSEPLANS

Questions about this plan? Visit Houseplans today or call 1-800-913-2350

You can view this plan at [houseplans.com/p/430-58](http://houseplans.com/p/430-58)

Plan #430-58

*emailed Brent  
3/2/16*



1300 sq ft 3 beds 2 baths 50' wide 44' deep

## House Features

- |                               |                        |
|-------------------------------|------------------------|
| Main Floor Bedrooms           | Walk In Closet         |
| Main Floor Master Bedroom     | Split Bedrooms         |
| Walk In Pantry Cabinet Pantry | Peninsula Eating Bar   |
| Breakfast Nook                | Kitchen Island         |
| Storage Area                  | Great Room Living Room |
| Main Floor Laundry            | Front Entry Garage     |
| Covered Rear Porch            | Covered Front Porch    |
| Economical To Build           | Unlimited Use          |
| Suited For Vacation Home      | Empty Nester           |
| Storage Area                  | Great Room Living Room |
| Main Floor Laundry            |                        |

## Styles Classifications

- |       |          |
|-------|----------|
| Ranch | European |
|-------|----------|

## Property Tax Status

[Begin a New Search](#) [Go to Your Portfolio](#) [Tax Office FAQ's](#)

Make your check or money order payable to:

Ro'Vin Garrett  
111 E. Locust  
Angleton, Texas 77515

**Shopping Cart:** For your convenience you may pay several accounts at once. Click the 'Click Here to Pay Now' button to add this account to the shopping cart. Additional accounts can be added by doing a search again, then clicking the 'Click Here to Pay Now' button for each account. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you go to the Certified Payment web site.

If using Internet Explorer version 8 or later, you may experience problems adding more than four accounts to your shopping cart. Please consider using a different browser (for ex., Chrome or Firefox) to manage your shopping cart.



A Convenience Fee of up to 2.4% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

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**Account Number:** 81103589000

**Address:**

JORDAN LAMAR  
PO BOX 1650  
LAKE JACKSON, TX 77566-1650

**Property Site Address:**

N AVE N

**Legal Description:**

VELASCO (FREEPORT), BLOCK 758, LOT 19

**Current Tax Levy:** \$33.60

**Current Amount Due:** \$16.80

**Prior Year Amount Due:** \$0.00

**Total Amount Due:** \$16.80

**Last Payment Amount for Current Year Taxes:** \$16.80

**Active Lawsuits:** None

**Pending Credit Card or E-Check Payments:**

No Payment Pending

[Click Here to Pay Now](#)

**Jurisdictions:**

BRAZORIA COUNTY  
BRAZOSPORT COLLEGE  
BRAZOSPORT ISD  
CITY OF FREEPORT  
PORT FREEPORT  
SPECIAL ROAD & BRIDGE  
VELASCO DRAINAGE DIST. NO 2

**Market Value:** \$1,200

**Land Value:** \$1,200

**Improvement Value:** \$0

**Capped Value:** \$0

**Agricultural Value:** \$0

**Exemptions:** None

**Last Certified Date:** 09/27/2015

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print a Current Tax Statement](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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**Account Number:** 81103590000

**Address:**

JORDAN LAMAR  
PO BOX 1650  
LAKE JACKSON, TX 77566-1650

**Property Site Address:**

N AVE N

**Legal Description:**

VELASCO (FREEPORT), BLOCK 758, LOT 20  
ACRES 0.0717

**Current Tax Levy:** \$49.27

**Current Amount Due:** \$24.63

**Prior Year Amount Due:** \$0.00

**Total Amount Due:** \$24.63

**Last Payment Amount for Current Year Taxes:** \$24.64

**Active Lawsuits:** None

**Pending Credit Card or E-Check Payments:**

No Payment Pending

[Click Here to Pay Now](#)

**Jurisdictions:**

- BRAZORIA COUNTY
- BRAZOSPORT COLLEGE
- BRAZOSPORT ISD
- CITY OF FREEPORT
- PORT FREEPORT
- SPECIAL ROAD & BRIDGE
- VELASCO DRAINAGE DIST. NO 2

**Market Value:** \$1,760

**Land Value:** \$1,760

**Improvement Value:** \$0

**Capped Value:** \$0

**Agricultural Value:** \$0

**Exemptions:** None

**Last Certified Date:** 09/27/2015

[Taxes Due Detail by Year and Jurisdiction](#)

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Angleton, Texas 77515

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**Account Number:** 81103592000

**Address:**

JORDAN LAMAR  
PO BOX 1650  
LAKE JACKSON, TX 77566-1650

**Property Site Address:**

N AVE N

**Legal Description:**

VELASCO (FREEPORT), BLOCK 758, LOT 21

**Current Tax Levy:** \$33.60

**Current Amount Due:** \$16.80

**Prior Year Amount Due:** \$0.00

**Total Amount Due:** \$16.80

**Last Payment Amount for Current Year Taxes:** \$16.80

**Active Lawsuits:** None

**Pending Credit Card or E-Check Payments:**

No Payment Pending

[Click Here to Pay Now](#)

**Jurisdictions:**

BRAZORIA COUNTY  
BRAZOSPORT COLLEGE  
BRAZOSPORT ISD  
CITY OF FREEPORT  
PORT FREEPORT  
SPECIAL ROAD & BRIDGE  
VELASCO DRAINAGE DIST. NO 2

**Market Value:** \$1,200

**Land Value:** \$1,200

**Improvement Value:** \$0

**Capped Value:** \$0

**Agricultural Value:** \$0

**Exemptions:** None

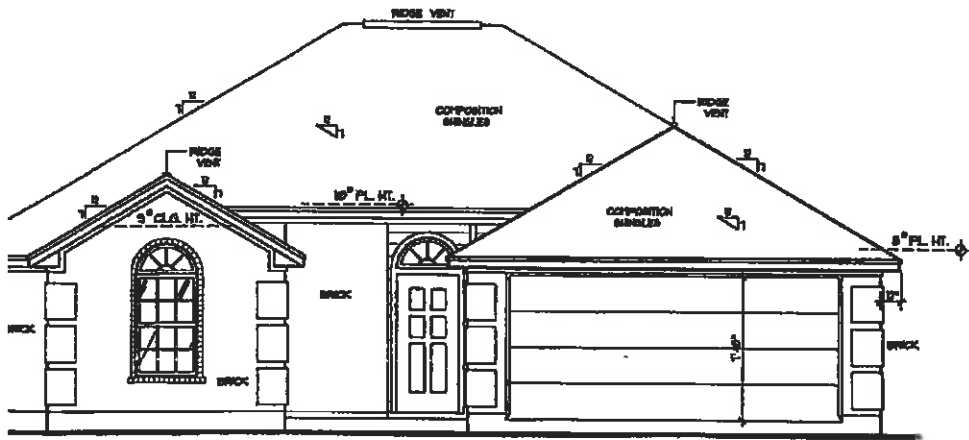
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[Taxes Due Detail by Year and Jurisdiction](#)

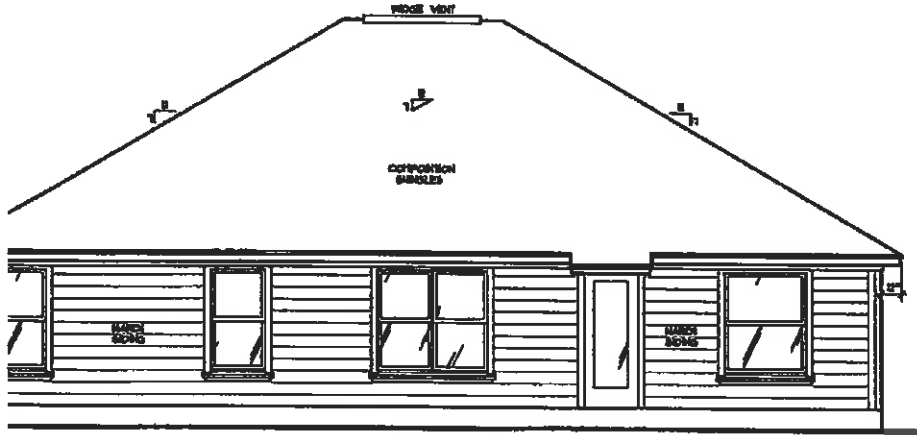
[Payment Information](#)

[Print a Current Tax Statement](#)

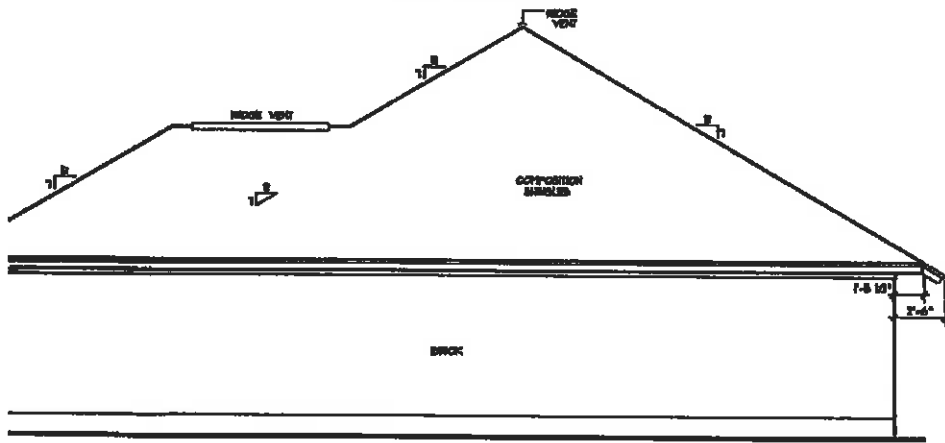
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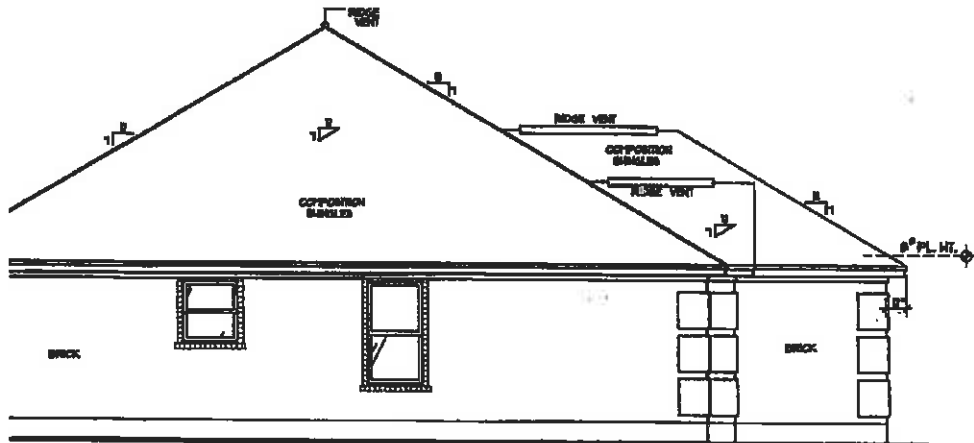
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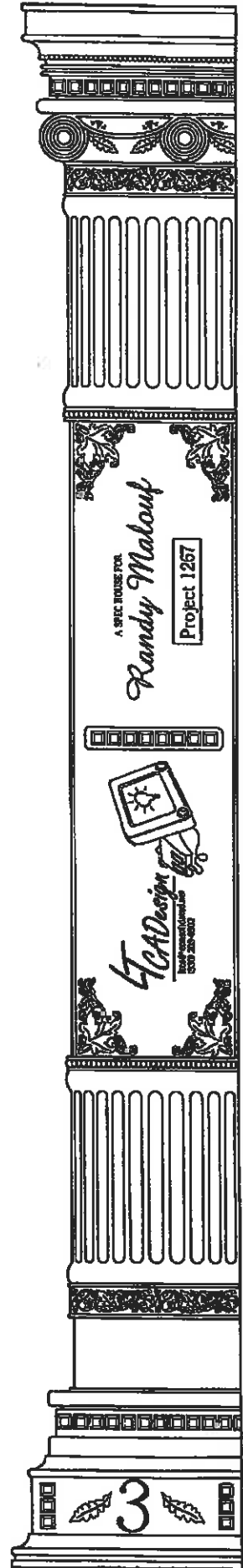
REAR ELEVATION SCALE: 1/4"=1'-0"



RIGHT ELEVATION SCALE: 1/4"=1'-0"



LEFT ELEVATION SCALE: 1/4"=1'-0"



**From:** Allsides Inspections <[allsidesinspections@hotmail.com](mailto:allsidesinspections@hotmail.com)>  
**Sent:** Friday, March 4, 2016 1:35 PM  
**To:** Jeff Pynes  
**Subject:** Re: 380 Agreement

*Allsides Inspections*  
*5265-10 CR 469*  
*Brazoria, Texas 77422*  
*979/265.5887 office 979/265.5860 fax*  
*979/482.7073 cell*

---

**From:** Jeff Pynes <[citymanager@freeport.tx.us](mailto:citymanager@freeport.tx.us)>  
**Sent:** Friday, March 4, 2016 11:30 AM  
**To:** Allsides Inspections  
**Subject:** RE: 380 Agreement

Tom,

I'm ready to work on the 380 agreements. I need a picture of the front elevation.

Jeff

---

**From:** Allsides Inspections [<mailto:allsidesinspections@hotmail.com>]  
**Sent:** Wednesday, February 10, 2016 9:51 AM  
**To:** Jeff Pynes  
**Subject:** 380 Agreement

Tom Allen

*Allsides Inspections*  
*5265-10 CR 469*  
*Brazoria, Texas 77422*  
*979/265.5887 office 979/265.5860 fax*  
*979/482.7073 cell*

# ALLSIDES INVESTMENTS, LLC

Physical Address: 122 West Way, STE 408, Lake Jackson, Texas 77566

Mailing Address: 5265-10 CR 469, Brazoria, TX 77422

979-482-7073 Cell phone / 979-265-5887 Office

February 9, 2016

To Whom It May Concern,

Allsides Investments, LLC would like to apply for the 380 agreement and for reimbursement of Lots 19, 20, and 21, Block 758 of Velasco Townsite. The total cost of lots is \$15,000:00. I plan to build a new house with 1 car garage, approximately 1200+ square foot. If you have any questions please feel free to call me at 979-482-7073.

Sincerely,



Tom Allen

Acct # 261728	lot 19
261729	lot 20
261731	lot 21





B 758 L19-20-21