

ALLEN OWEN
Mayor

JERRY WYATT
Councilmember at Large Position 1

CHRIS PRESTON
Councilmember at Large Position 2



YOLANDA FORD
Mayor Pro Tem
Councilmember District A
JEFFREY L. BONEY
Councilmember District B
ANTHONY G. MAROULIS
Councilmember District C
FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING AGENDA

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Monday, July 16, 2018**, at **7:00 p.m.** at: **City Hall, Council Chamber, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

- (a) Presentation from Jervon Harris regarding Texas Parkway updates.

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda - those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

- (a) City Manager announcements.
- (b) Presentation of ETC Institute 2018 Missouri City Community Survey.

6. CONSENT AGENDA

All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- (a) Consider approving the minutes of the special and regular City Council meetings of July 2, 2018.

7. PUBLIC HEARINGS AND RELATED ACTIONS

- (a) **Zoning Public Hearings and Ordinances** – *There are no Zoning Public Hearings and Ordinances on this agenda.*
- (b) **Public Hearings and related actions** – *There are no Public Hearings and related actions on this agenda.*

8. APPOINTMENTS – *There are no Appointments on this agenda.*

9. AUTHORIZATIONS

- (a) Consider a request by the Fort Bend County Tax Assessor-Collector to record the City's receipt of the 10/20-year write-offs for personal and real property taxes.

10. ORDINANCES – *There are no Ordinances on this agenda.*

11. RESOLUTIONS

- (a) Consider a resolution granting consent to Missouri City Management District No. 1 to annex certain land situated within the City of Missouri City, Texas.

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

14. RECONVENE

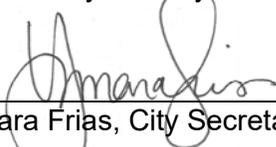
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.

CERTIFICATION

I certify that a copy of the July 16, 2018, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on July 13, 2018, at 4:00 p.m.



Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____, 2018.

Signed: _____

Title: _____



**Council Agenda Item
July 16, 2018**

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

- (a) Presentation from Jervon Harris regarding Texas Parkway updates.

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CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, July 2, 2018**, at the City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:30 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Owen called the meeting to order at 5:34 p.m.

Those also present: Councilmembers Wyatt, Preston, Boney, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Elmer, Director of Development Services Spriggs, Director of Financial Services Atmore, Assistant Director of Financial Services Jasper, Planning Manager Gomez and Media Relations Specialist III Stottlemeyer. Also present: Renee Yan, Community Impact Newspaper, and Frank Hester. Councilmember Maroulis arrived at 5:38 p.m. Mayor Pro Tem Ford arrived at 6:15 p.m.

2. DISCUSSION/POSSIBLE ACTION

(a) Consider appointing a member to serve on the Community Development Advisory Committee.

Councilmember Wyatt moved to appoint Zelia Brown to the Community Development Advisory Committee. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

(b) Consider and discuss the administration and priorities of the Community Development Advisory Committee and the Community Development Block Grant program.

Director of Development Services Spriggs discussed objectives and priorities of the Community Development Grant Program. Councilmember Wyatt discussed proposed operational guidelines for the Community Development Block Grant program. Councilmember Boney recommended a cap on the number of programs to be funded. Councilmember Preston expressed his concerns as a Community Development Advisory Committee member. Mayor Owen stated the Community Development Advisory Committee would be given the opportunity to review and submit revisions to City Council.

Councilmember Wyatt moved to include the following operational guidelines for the Community Development Block Grant (CDBG) program: scholarship monies shall be awarded to students only within CDBG areas; funds received eligible applicants, if they were at the midpoint with the 41.3% exception only; slum and blight and infrastructure shall have highest priority; should not fund any parks unless they were public parks; staff would need to physically canvas the needs of the applicants lacking resources and access; and, the applications shall clearly state that the Community Development Advisory Committee would submit recommendations to City Council, which makes the final decision on CDBG allocations. Councilmember Maroulis seconded. **MOTION PASSED.**

Ayes: Mayor Owen, Councilmembers Wyatt, Boney, Maroulis and Emery
Nays: Mayor Pro Tem Ford and Councilmember Preston

(c) Discuss proposed contracts for municipal court judges.

Assistant City Manager Atkinson presented the history of previous contracts provided to municipal court judges. City Attorney Iyamu discussed the details of the contract. Councilmember Wyatt requested that the City contact TML to determine if the proposed insurance under Section 5 of the contract was enough. City Attorney Iyamu stated she would research his request and added that staff's timeline was to present the proposed contract to the judges and return to City Council with their suggestions. Mayor Owen requested that language be included in the contract in which the judges must provide notice to the City if they were to be employed by another city and the name of such city.

- (d) Discuss proposed amendments to Chapter 18, Article IV, of the Missouri City Code relating to solicitation.

City Attorney Iyamu presented proposed amendments to the code relating to solicitation.

3. **CLOSED EXECUTIVE SESSION**

After proper notice given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:40 p.m.

Texas Government Code, Section 551.071 – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: proposed amendments to solicitation ordinance.

4. **RECONVENE**

At 6:50 p.m., Council reconvened into open session. No action was taken.

Discussion ensued. City Attorney Iyamu requested to bring forth proposed changes at a future meeting for City Council consideration regarding amendments to the solicitation ordinance.

5. **ADJOURN**

The special City Council meeting adjourned at 6:53 p.m.

ATTEST:

Allen Owen, Mayor

Maria Jackson, City Secretary

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CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, July 2, 2018**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

1. **ROLL CALL**

Mayor Owen called the meeting to order at 7:04 p.m.

Those also present: Mayor Pro Tem Ford, Councilmembers Wyatt, Preston, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, and City Secretary Jackson.

2. The **PLEDGE OF ALLEGIANCE** was led by Assistant City Manager Atkinson.

3. **PRESENTATIONS AND RECOGNITIONS**

Mayor Owen administered the oath of office to certain members of the City of Missouri City's boards, committees, and commissions. Mayor Owen proclaimed the month of July as "Parks and Recreation Month" in the City of Missouri City, Texas.

There were no **PUBLIC COMMENTS**.

5. **STAFF REPORTS**

City Manager Snipes invited everyone to the Annual Fourth of July celebration on Wednesday. He noted non-emergency offices would be closed for Independence Day and that commercial municipal solid waste would be picked up on Wednesday. Snipes announced that Trammel Fresno opened to traffic after the morning's grand opening. Snipes congratulated Miss Harris County, Brandy Mills, who represented Missouri City in the Miss Texas Dallas pageant. He announced July as Parks and Recreation Month and expressed his gratitude for Parks and Recreation staff. He also announced that on August 16, the City would be hosting a session on how to do business with the City. Snipes stated the summer edition of City newsletter would be mailed out this week.

Police Chief Berezin presented the Missouri City Police Department annual report. Councilmembers Maroulis, Preston and Emery commended Chief Berezin and the Police Department for their leadership and hard work. Mayor Pro Tem asked that the public be provided with the Police Department non-emergency number.

6. **CONSENT AGENDA**

- (a) Consider approving the minutes of the special and regular City Council meetings of June 18, 2018; and, the special City Council meeting of June 25, 2018.
- (b) Consider accepting a report from the Capital Improvements Advisory Committee (CIAC) concerning capital improvement impact fees.

Councilmember Emery moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Zoning Public Hearings and Ordinances**, no **Public Hearings and related actions**, or **APPOINTMENTS**.

9. AUTHORIZATIONS

- (a) Consider authorizing the renewal of the Munis contract.

IT Manager Mathew discussed the renewal of the contract and the Financial and Human Resources modules.

Councilmember Boney moved to authorize the renewal of the Munis contract. Councilmember Wyatt seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider approving the parkland dedication for Zephyr House subdivision.

Mayor Pro Tem Ford moved to approve the parkland dedication for Zephyr House subdivision. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider authorizing encroachment agreements with Kinder Morgan.

Director of Parks and Recreation Mangum noted the City would need to construct a sidewalk from the parking lot off Bermuda Dunes Drive to the playground.

Councilmember Wyatt moved to approve the encroachment agreements with Kinder Morgan. Mayor Pro Tem Ford seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider accepting a deed for land from Fort Bend County Municipal Utility District No. 26 to be used for a public roadway.

Councilmember Emery moved to accept a deed for land from Fort Bend County Municipal Utility District No. 26 to be used for a public roadway. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (e) Consider authorizing an interlocal agreement with Fort Bend County for first responder and emergency medical services.

Councilmember Boney moved to authorize an interlocal agreement with Fort Bend County for first responder and emergency medical services. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (f) Consider authorizing an interlocal agreement with Fort Bend County for the housing of Fort Bend County emergency medical services ambulances and personnel at Missouri City Fire Station Nos. 1, 3, and 4.

Councilmember Maroulis moved to authorize an interlocal agreement with Fort Bend County for the housing of Fort Bend County emergency medical services ambulances and personnel at Missouri City Fire Station Nos. 1, 3, and 4. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **ORDINANCES**.

11. RESOLUTIONS

- (a) Consider a resolution authorizing the submission of a grant application to the Texas Water Development Board for flood protection planning grant assistance.

Councilmember Wyatt moved to approve the resolution. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Preston wished everyone a happy and safe Independence Day. Councilmember Wyatt wished everyone a happy Independence Day and wished Mayor Owen a happy birthday. Councilmember Emery recognized the success of the Fourth of July fireworks display at Quail Valley on July 1. Mayor Pro Tem Ford wished everyone a happy Fourth of July. Councilmember Maroulis wished everyone a happy Fourth of July. Councilmember Boney invited everyone to the Fourth of July events. He stated he attended the American Leadership Forum in Colorado. Mayor Owen sent his thoughts to Jim Pirtle's family for his passing. He noted the City of Stafford's Fourth of July event would be held on July 3. Owen stated Community Impact Newspaper had a great article of comparison of economic values in the City.

13. ADJOURN

The regular City Council meeting adjourned at 8:05 p.m.

ATTEST:

Allen Owen, Mayor

Maria Jackson, City Secretary



**Council Agenda Item
July 16, 2018**

7. **PUBLIC HEARINGS AND RELATED ACTIONS**
- (a) **Zoning Public Hearings and Ordinances** – *There are no Zoning Public Hearings and Ordinances on this agenda.*
 - (b) **Public Hearings and related actions** – *There are no Public Hearings and related actions on this agenda.*
8. **APPOINTMENTS** – *There are no Appointments on this agenda.*
-



CITY COUNCIL AGENDA ITEM COVER MEMO

July 16, 2018

To: Mayor and City Council
Agenda Item: 9(a) Record Receipt of 10/20 Write-offs for Personal and Real Property Taxes
Submitted by: Bertha P. Alexander, MBA - Budget & Financial Reporting Manager

SYNOPSIS

The County Tax Assessor/Collector has submitted a Summary of the 10/20 Year Write Off of Property Taxes report and requested that the list be submitted and recorded in the minutes of the Council meeting and an original signed letter along with a copy of the supporting minutes be returned to her office.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City

BACKGROUND

Per Texas Property Tax Code Section 33.05 "Limitation on Collection of Taxes," a tax on personal property that has been delinquent for more than 10 years or a tax on real property that has been delinquent for more than 20 years shall be cancelled and removed from the delinquent tax roll. The County Tax Assessor/Collector has submitted the attached list of accounts totaling \$18,840.41 that meet the criteria for write-off.

The County Tax Assessor/Collector is requesting that the list be submitted and recorded into the minutes of the Council meeting and an original signed letter along with a copy of the supporting minutes be returned to her office.

BUDGET ANALYSIS

Tax Levy*	Delinquent Tax Write-off	Revised Tax Levy
\$37,977,365.63	-\$18,840.41	\$37,958,525.22

*Amount as of June 9, 2018

Purchasing Review: N/A
Financial/Budget Review: Bertha P. Alexander, MBA - Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. County Tax Assessor/Collector Correspondence
2. Fort Bend County 10/20 Years Accounts Levy Write-Off by Tax Unit Summary – Annual 10/20 Write Off Report

STAFF'S RECOMMENDATION

Staff recommends the City Council records the receipt of this information as submitted by the County Tax Assessor/Collector and acknowledge receipt of report by having the Mayor's signature attached to the document.

Director Approval: **Edena J. Atmore, CPA, CPM, CGFO**

**Assistant City Manager/
City Manager Approval:** **Anthony J. Snipes, City Manager**



COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, PCC
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

(281) 341-3710
Fax (281) 341-9267
Email: patsy.schultz@fortbendcountytx.gov
www.fortbendcountytx.gov

June 13, 2018



City of Missouri City
Attn: Mayor Allen Owen
1522 Texas Parkway
Missouri City Texas 77489-2170

City Secretary

JUN 19 2018

Missouri City, TX

RE: 10/20 Year Write Off of Property Taxes

Dear Mayor Owen:

Attached is a summary of the 10/20 Year Write Off per Texas Property Tax Code Section 33.05 "Limitation on Collection of Taxes". Please submit and record this summary into your next board meeting and return an Original signed letter along with a copy of the supporting minutes for our records.

If further assistance is needed you may contact me direct at (281) 341-3735.

Sincerely,

Patsy Schultz, PCC
Fort Bend County Tax Assessor/Collector

Enclosures

Name of Jurisdiction: **City of Missouri City**

Jurisdiction Signature

Date

FORK BEND COUNTY
10/20 YEARS ACCOUNTS
LEVY WRITE-OFF BY TAXUNIT SUMMARY
POST - PROCESS
ANNUAL 10/20 WRITE OFF 06092018

Run-Date: 06/09/2018
 Run-Time: 09:38:28

writeoff_accounts_post.rep v1.18

For Effective Change Date: 06/09/2018

Juris 61

CITY OF MISSOURI CITY

Year	Account	Owner Name	Levy	Levy Paid	Remaining Levy
1997	9960240950011907	WILDFLOWER PIZZA & SUBS	\$165.30	\$0.00	\$165.30
2002	9960102020032907	SMITH JAMES M	\$7.37	\$0.00	\$7.37
2003	9960102020032907	SMITH JAMES M	\$9.18	\$0.00	\$9.18
2004	9960042040050907	ACTION HAMMERTIME FENCE & CO	\$25.08	\$0.00	\$25.08
2004	9960082040024907	H A S WEAR	\$126.42	\$0.00	\$126.42
2004	9960102020032907	SMITH JAMES M	\$9.03	\$0.00	\$9.03
2005	9960012030029907	ATTIC ANTIQUES	\$62.75	\$0.00	\$62.75
2005	9960042040050907	ACTION HAMMERTIME FENCE & CO	\$24.90	\$0.00	\$24.90
2005	9960082040024907	H A S WEAR	\$125.50	\$0.00	\$125.50
2005	9960102020032907	SMITH JAMES M	\$8.96	\$0.00	\$8.96
2005	9960232050020907	WILSON'S PHOTOGRAPHY	\$35.86	\$0.00	\$35.86
2006	9960012030029907	ATTIC ANTIQUES	\$62.31	\$0.00	\$62.31
2006	9960042040050907	ACTION HAMMERTIME FENCE & CO	\$24.73	\$0.00	\$24.73
2006	9960082040024907	H A S WEAR	\$124.61	\$0.00	\$124.61
2006	9960102020032907	SMITH JAMES M	\$8.90	\$0.00	\$8.90
2006	9960232050020907	WILSON'S PHOTOGRAPHY	\$35.60	\$0.00	\$35.60
2007	9960012020034907	AVANTE SALONS & SPA	\$317.54	\$24.84	\$292.70
2007	9960012030029907	ATTIC ANTIQUES	\$481.09	\$0.00	\$481.09
2007	9960012060024907	AGAPE LEARNING CENTER	\$36.80	\$36.21	\$0.59
2007	9960012070014907	AM ELITE ACADEMY	\$153.77	\$0.00	\$153.77
2007	9960012070045907	A ABSOLUTE PLUMBING	\$672.75	\$0.00	\$672.75
2007	9960022020067907	BRIARGATE TAX SERVICE	\$151.80	\$0.00	\$151.80
2007	9960022050039907	BATTER'S BOX THE	\$898.42	\$328.07	\$570.35
2007	9960022060035920	LAUNDRY CLOSET LLC THE	\$1,585.77	\$0.00	\$1,585.77
2007	9960022070008907	BROOKE INSURANCE SERVICES	\$151.03	\$0.00	\$151.03
2007	9960022070026907	BRITTANY BOUTIQUE	\$512.39	\$0.00	\$512.39
2007	9960030864422907	SHEPHERD & SHEEP CHRISTIAN BOC	\$715.48	\$30.95	\$684.53
2007	9960032050018907	CAJUN NEW ORLEANS SEAFOOD KIT	\$37.94	\$0.00	\$37.94
2007	9960032060037907	CHARLIES CATERING CO LLC	\$315.78	\$15.99	\$299.79
2007	9960032060090907	CURTAIN GALLERY THE	\$151.03	\$0.00	\$151.03
2007	9960042040050907	ACTION HAMMERTIME FENCE & CO	\$164.76	\$0.00	\$164.76
2007	9960050000850907	E J SHOE REPAIR	\$150.48	\$0.00	\$150.48
2007	9960052030012907	EMBROIDERY PLUS	\$162.01	\$0.00	\$162.01
2007	9960062060037907	PENTA ENTERPRISE INC	\$219.67	\$0.00	\$219.67
2007	9960062070021907	FURNITURE TYME	\$303.48	\$0.00	\$303.48
2007	9960082030015907	HOMBFINDERS FORT BEND	\$143.01	\$0.00	\$143.01
2007	9960082040024907	H A S WEAR	\$687.58	\$0.00	\$687.58
2007	9960100980006907	JR'S EXPERT TAILORING	\$156.52	\$32.07	\$124.45
2007	9960102020032907	SMITH JAMES M	\$147.18	\$0.00	\$147.18
2007	9960102050015907	JACKSON HEWITT TAX SERVICE	\$319.90	\$0.00	\$319.90
2007	9960122070011907	LA PALETERA	\$236.31	\$0.00	\$236.31
2007	9960132030033907	MARKET DEVELOPERS LLC	\$142.79	\$0.00	\$142.79
2007	9960132030038907	AZTEC POLYMERS CO	\$156.52	\$0.00	\$156.52
2007	9960150990005907	PARKWAY CLEANERS	\$307.55	\$0.00	\$307.55
2007	9960162050055907	PLATINUM POOL SUPPLIES	\$521.73	\$0.00	\$521.73
2007	9960172060005907	QUBE-ATIVE-CUTS II	\$329.52	\$0.00	\$329.52
2007	9960182050014907	FIRST COLONY COMMONWEALTH T	\$494.26	\$0.00	\$494.26
2007	9960182050035907	ROCK OF SALVATION CHURCH	\$153.77	\$137.06	\$16.71
2007	9960190970012907	STAR TV & APPLIANCES	\$30.76	\$0.00	\$30.76
2007	9960190980018907	SUGAR LAND FAMILY CARE CENTE	\$16.68	\$0.00	\$16.68
2007	9960192000012907	SEAFOOD LOVER MARKET INC	\$746.89	\$0.00	\$746.89
2007	9960192030080920	SOUTH TEXAS LANDSCAPE SUPPLY	\$1,601.42	\$0.00	\$1,601.42
2007	9960192050019907	SCENT SCAPES	\$319.30	\$0.00	\$319.30
2007	9960192070053907	SUGARWOOD GYMNASTICS ACADE	\$16.03	\$0.00	\$16.03
2007	9960192070061907	SB.MAGAZINES INC	\$156.52	\$0.00	\$156.52
2007	9960202030062907	TEXAS SOIL	\$325.12	\$0.00	\$325.12
2007	9960202050031907	T R B FASHIONS	\$156.52	\$0.00	\$156.52
2007	9960202070018907	GREAT-FRAME UP THE	\$494.26	\$0.00	\$494.26
2007	9960202070024907	TEXAS KOLASHE & COFFEE	\$307.55	\$0.00	\$307.55
2007	9960202070028907	TEXAS TAQUERIA EXPRESS	\$3.99	\$0.00	\$3.99

FORK BEND COUNTY

10/20 YEARS ACCOUNTS
 LEVY WRITE-OFF BY TAXUNIT SUMMARY
 POST - PROCESS

ANNUAL 10/20 WRITE OFF 06092018

Run-Date: 06/09/2018

writeoff_accounts_post.rep v1.18

Run-Time: 09:38:28

For Effective Change Date: 06/09/2018

Juris 61 CITY OF MISSOURI CITY

Year	Account	Owner Name	Levy	Levy Paid	Remaining Levy
2007	9960232050020907	WILSON'S PHOTOGRAPHY	\$314.14	\$0.00	\$314.14
2007	9960240940003907	WAYNE'S BARBER SHOP	\$146.69	\$0.00	\$146.69
2007	9960252060008907	YELLOWSTONE RECORDS	\$192.21	\$0.00	\$192.21
2007	9963192050024907	SOMERSET CAPITAL GROUP LTD	\$2.05	\$1.97	\$0.08
2007	9963192050025907	SOMERSET CAPITAL GROUP LTD	\$2.05	\$1.97	\$0.08
2007	9963192050026907	SOMERSET CAPITAL GROUP LTD	\$2.05	\$1.97	\$0.08
2007	9963192060001907	SOMERSET CAPITAL GROUP LTD	\$2.05	\$1.97	\$0.08
2007	9965002070092907	AMERICAN EXPRESS BUSINESS	\$75.39	\$0.00	\$75.39
2007	9965002070147907	ATLANTIC RESEARCH ASSOCIATES	\$46.68	\$0.00	\$46.68
2007	9965002070237907	LORMIER BRADFORD R	\$5.49	\$0.00	\$5.49
2007	9965002070256907	BUDHWANI AFROZ A & FAHMIDA	\$40.59	\$0.00	\$40.59
2007	9965002070270907	C & M ENTERPRISES	\$4.24	\$0.00	\$4.24
2007	9965002070274907	C DESIGN	\$32.45	\$0.00	\$32.45
2007	9965002070298907	CARETEAM PLUS INC	\$140.29	\$0.00	\$140.29
2007	9965002070315907	CASA DE RESTAURACION	\$81.13	\$0.00	\$81.13
2007	9965002070366907	CHRISTOPHER MORRIS INC	\$22.97	\$0.00	\$22.97
2007	9965002070401907	COMMERCIAL MONEY CENTER	\$27.96	\$0.00	\$27.96
2007	9965002070416907	MAJOR COOK	\$9.89	\$0.00	\$9.89
2007	9965002070484907	DAVIS JOHN LEONARD JR	\$108.59	\$0.00	\$108.59
2007	9965002070510907	BANKETT DEVON	\$115.83	\$0.00	\$115.83
2007	9965002070520907	DICKERSON DARRYL	\$13.38	\$0.00	\$13.38
2007	9965002070615907	EUROPA IMPORTS INC	\$12.88	\$0.00	\$12.88
2007	9965002070652907	FFRENCH BEVERIN	\$130.06	\$0.00	\$130.06
2007	9965002070660907	FIRST CHOICE PEST CONTROL	\$47.68	\$0.00	\$47.68
2007	9965002070750907	GARRETT NATHAN JR	\$73.39	\$0.00	\$73.39
2007	9965002070825907	GROCERY COUPONS COM INC	\$24.96	\$0.00	\$24.96
2007	9965002070835907	GULF COAST HEAVY EQUIPMENT	\$3.00	\$0.00	\$3.00
2007	9965002070886907	HEARN CONTRACTORS INC	\$8.24	\$0.00	\$8.24
2007	9965002070903907	HICK'S MORTUARY TRANSPORT	\$40.19	\$0.00	\$40.19
2007	9965002070929907	HOU PROPELLER & MARINE SUPPLY	\$41.94	\$0.00	\$41.94
2007	9965002071022907	JACKSON ALLEN ROY	\$15.98	\$0.00	\$15.98
2007	9965002071060907	JET WAY GROUND TRANSPORTATIC	\$60.81	\$0.00	\$60.81
2007	9965002071068907	JIREH HOME CARE	\$8.74	\$0.00	\$8.74
2007	9965002071074907	RICHARD JOE	\$75.54	\$0.00	\$75.54
2007	9965002071187907	LADAY ASHTON	\$22.22	\$0.00	\$22.22
2007	9965002071226907	PERRY LEONARD	\$3.00	\$0.00	\$3.00
2007	9965002071251907	LLOTTIES LATE NIGHT SERVICE	\$13.48	\$0.00	\$13.48
2007	9965002071332907	MATRIX WORLDWIDE	\$75.14	\$0.00	\$75.14
2007	9965002071340907	MBD INVESTMENTS INC	\$193.96	\$0.00	\$193.96
2007	9965002071494907	OHIO DENTAL & MEDICAL INC	\$19.62	\$0.00	\$19.62
2007	9965002071522907	WILLIAMS PAMELA D	\$21.62	\$21.23	\$0.39
2007	9965002071557907	PEREZ SALVADOR B	\$135.20	\$0.00	\$135.20
2007	9965002071559907	PERRY JOHN WESLEY	\$59.91	\$0.00	\$59.91
2007	9965002071575907	PHILLIPS KENNETH	\$30.36	\$0.00	\$30.36
2007	9965002071618907	PROGRESSIVE INTEREST INC	\$53.92	\$0.00	\$53.92
2007	9965002071755907	ROBERTSON ALEXIS A	\$11.38	\$9.33	\$2.05
2007	9965002071761907	ALEXANDER RODNEY	\$16.48	\$0.00	\$16.48
2007	9965002071787907	ROY RUBBEN A	\$8.64	\$0.00	\$8.64
2007	9965002071882907	SMITH JAMES JR	\$78.78	\$0.00	\$78.78
2007	9965002071967907	T & T TRUCKING CO	\$7.14	\$7.01	\$0.13
2007	9965002071972907	TAH/KEI BIOMEDICAL CO	\$8.49	\$0.00	\$8.49
2007	9965002071977907	TAYLOR DORIS	\$31.85	\$0.00	\$31.85
2007	9965002071978907	TAYLOR KENNETH	\$5.99	\$0.00	\$5.99
2007	9965002072060907	THREE TM MANAGEMENT	\$5.39	\$0.00	\$5.39
2007	9965002072120907	U S APPAREL	\$5.14	\$0.00	\$5.14
2007	9965002072133907	UNITED SERVICES CO	\$24.71	\$0.00	\$24.71
2007	9965002072178907	VT INC AS TRUSTEE WORLD OMNI	\$11.63	\$0.00	\$11.63
2007	9965002072205907	WEST U PHYSICAL MEDICINE	\$46.58	\$0.00	\$46.58
2007	9965002072219907	WHITE DAVID	\$698.36	\$37.64	\$660.72

City Of Missouri City Yearly Totals:

Year	Num. Acct(s)	Levy	Levy Paid	Remain Levy
1997	1	\$165.30	\$0.00	\$165.30
2002	1	\$7.37	\$0.00	\$7.37

FORT BEND COUNTY
10/20 YEARS ACCOUNTS
LEVY WRITE-OFF BY TAXUNIT SUMMARY
POST - PROCESS
ANNUAL 10/20 WRITE OFF 06092018

Run-Date: 06/09/2018
Run-Time: 09:38:28

writeoff_accounts_post.rep v1.18

For Effective Change Date: 06/09/2018

Juris 61 CITY OF MISSOURI CITY
City Of Missouri City Yearly Totals:

Year	Num. Acc(s)	Levy	Levy Paid	Remain Levy
2003	1	\$9.18	\$0.00	\$9.18
2004	3	\$160.53	\$0.00	\$160.53
2005	5	\$257.97	\$0.00	\$257.97
2006	5	\$256.15	\$0.00	\$256.15
2007	103	\$18,672.19	\$688.28	\$17,983.91
Totals for Jurisdiction	119	\$19,528.69	\$688.28	\$18,840.41

FISCAL START: 10/01/2017 END: 09/30/2018 JURISDICTION: 0061 CITY OF MISSOURI CITY

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
6,135,210.160	191,802,350	6,327,012,510	00.600000	37,977,365.63	32,768
CURRENT YEAR					

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2017	36,827,158.97	.00	1,150,206.66	0.00	37,191,138.77	786,226.86	97.93	0.00
2016	375,243.27	.00	17,298.24-	0.00	144,646.08	213,298.95	40.41	0.00
2015	140,991.29	.00	3,614.56	0.00	28,600.44	116,005.41	19.78	0.00
2014	83,715.55	.00	13,889.25	0.00	22,279.37	75,325.43	22.83	0.00
2013	68,888.15	.00	931.72	0.00	5,967.92	63,851.95	8.55	0.00
2012	56,915.53	.00	19,734.42	0.00	24,006.57	52,643.38	31.32	0.00
2011	43,158.80	.00	14,112.22	0.00	17,479.24	39,791.78	30.52	0.00
2010	37,713.04	.00	13,045.81	0.00	16,125.27	34,633.58	31.77	0.00
2009	38,260.89	.00	689.59-	0.00	2,982.11	34,589.19	7.94	674.24-
2008	39,604.69	.00	676.06-	0.00	2,814.28	36,114.35	7.23	660.00-
2007	39,251.47	17,983.91-	17,983.91-	0.00	3,827.24	17,440.32	18.00	0.00
2006	20,723.88	256.15-	256.15-	0.00	3,214.89	17,252.84	15.71	0.00
2005	15,482.55	257.97-	257.97-	0.00	2,714.48	12,510.10	17.83	0.00
2004	9,695.62	160.53-	160.53-	0.00	2,015.09	7,520.00	21.13	0.00
2003	6,791.02	9.18-	9.18-	0.00	1,495.52	5,286.32	22.05	0.00
2002	3,056.56	7.37-	7.37-	0.00	1,051.63	1,997.56	34.49	0.00
2001	1,568.67	.00	0.00	0.00	1,035.33	533.34	66.00	0.00
2000	399.55	.00	0.00	0.00	250.91	148.64	62.80	0.00
1999	405.55	.00	0.00	0.00	233.89	171.66	57.67	0.00
1998	548.03	.00	0.00	0.00	241.36	306.67	44.04	0.00
1997	449.64	165.30-	165.30-	0.00	243.26	41.08	85.55	0.00
1996	1,293.90	.00	0.00	0.00	1,225.80	68.10	94.74	0.00
****	37,811,316.62	18,840.41-	1,178,030.34	0.00	37,473,589.45	1,515,757.51		1,334.24-



**Council Agenda Item
July 16, 2018**

10. **ORDINANCES** – *There are no Ordinances on this agenda.*
-



CITY COUNCIL AGENDA ITEM COVER MEMO

July 16, 2018

To: Mayor and City Council
Agenda Item: 11(a) Consider a resolution annexing 136.48 acres of land in two tracts described by metes and bounds and as shown IN Exhibit A of the Petition for Consent to Annex Land into Missouri City Management District No.1.
Submitted by: Cliff Brouhard, P.E., PTOE

SYNOPSIS

This is a resolution for consent to annex land into Missouri City Management District No.1 (MMD 1).

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

On June 1, 2018, the City received a petition from Allen Boone Humphries Robinson LLP (ABHR) on behalf of Missouri City Management District No. 1 (the District) and Larry B. Briggs and Alfred L. Deaton III (collectively, the petitioner), requesting Missouri City Council to consent for the annexation by the District of the 136.48 acres of land in two tracts of land described by metes and bounds in Exhibit A, which is part of the Petition for Consent to Annex Land (see supporting materials).

As per the petitioner, there is not now available within the land an adequate waterworks and sanitary sewer system, an adequate drainage system, road facilities nor park or recreation facilities, and is not presently economically feasible for the Land to provide for such systems and facilities itself. The proposed annexation to MMD 1 will aid in providing the above services to the annexed Land. A portion of this land was previously approved by City Council to be annexed into MUD 48 but MUD 48 took no action to complete the annexation due to a lack of voter approved bonding capacity to serve the tract. Without a method to refund water, sewer, drainage and other public infrastructure expenses, it is likely this tract would not develop.

This tract is currently within the City's Mustang Bayou Utility Service area. Annexation would be under the same conditions that the City established for existing MMD 1 areas. Primarily that the utility customers are retained as city retail customers and that all infrastructure is owned and operated by the City. The MMD would serve as a funding source for the tract.

SUPPORTING MATERIALS

1. Resolution
2. Petition for Consent to Annex Land to MMD1
3. Consent conditions

STAFF'S RECOMMENDATION

Staff recommends approval of a resolution annexing 136.48 acres of land in two tracts described by metes and bounds as shown in Exhibit A of the Petition for Consent to Annex Land into Missouri City Management District No. 1.

Director Approval: **Shashi Kumar, P.E.**

**Assistant City Manager/
City Manager Approval:** **Scott Elmer, P.E.**

RESOLUTION NO. R-18-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, GRANTING CONSENT TO MISSOURI CITY MANAGEMENT DISTRICT NO. 1 TO ANNEX CERTAIN LAND SITUATED WITHIN THE CITY OF MISSOURI CITY, TEXAS.

* * * * *

WHEREAS, Missouri City Management District No. 1 (the "District") is a special district created under Article XVI, Section 59, Texas Constitution, and Article III, Sections 52 and 52-a, Texas Constitution, pursuant to House Bill 4147 (84th Regular Session, 2015) codified as Chapter 3931, Special District Local Laws Code, and is comprised of approximately 356.25 acres of land located wholly within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, Section 42.0425 of the Texas Local Government Code, as amended, provides that no land within the corporate limits of a city or within the extraterritorial jurisdiction of a city shall be included within a district unless such city grants its written consent, by resolution or ordinance, to the inclusion of the land within the district; and

WHEREAS, on or about June 1, 2018, a petition for consent to annex land lying within the corporate limits of the City of Missouri City, Texas, to the District was received by the City of Missouri City; and

WHEREAS, said petition, attached hereto as Exhibit "1," was duly executed by the Board of Directors of the District; and

WHEREAS, Larry B. Briggs and Alfred L. Deaton, III, the holders to title to the land, have petitioned that the land be added to the District; and

WHEREAS, the land sought to be annexed to the District contains an area of approximately 136.48 acres of land, more or less, situated wholly within the corporate limits of the City of Missouri City, Texas, and within the County of Fort Bend, Texas, and more particularly described by metes and bounds in Exhibit A of the petition, incorporated herein by reference, in Exhibit "1"; and

WHEREAS, in submitting such petition for consent to annex land, the petitioners have agreed to be bound by certain covenants and conditions as fully set forth in Exhibit "2" and incorporated herein by reference; and

WHEREAS, after due consideration, it is the opinion of the City Council of the City of Missouri City that consent to the annexation of the total 136.48 acres of land into the District should be given; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The City of Missouri City, Texas, hereby consents to the annexation to Missouri City Management District No. 1 of a tract of land, containing a total of 136.48 acres, more or less, situated wholly within the corporate limits of the City of Missouri City, Texas, more particularly described by metes and bounds in Exhibit A of the petition in Exhibit "1."

Section 3. The consent to annex granted hereby is subject to the covenants and conditions set forth in Exhibit "2", all of which are agreed to therein by petitioner as same as applies to the current land within the District and its current operation as well as to the proposed annexation of land and future operations of the District. That Missouri City Management District No. 1 shall further be required to notify the City of all of its meetings of the Board of Directors, stating the date, time and place of same along with the agenda of said meeting; and, further, that the District shall furnish minutes of said meetings to the City.

Section 4. Repeal. Resolution No. R-17-17, adopted on August 7, 2017, is hereby repealed. All other resolutions or parts of resolutions, if any, in conflict herewith, shall be and are expressly repealed to the extent of such conflict.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. This Resolution shall take effect immediately from and after its passage and approval by the City Council of the City of Missouri City, Texas.

PASSED, APPROVED and RESOLVED this 16th day of July, 2018.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

Exhibit "1"

PETITION FOR CONSENT TO ANNEX LAND INTO
MISSOURI CITY MANAGEMENT DISTRICT NO. 1

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

The undersigned, MISSOURI CITY MANAGEMENT DISTRICT NO. 1 (the "District"), and LARRY B. BRIGGS and ALFRED L. DEATON III (collectively, the "Petitioner"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the CITY OF MISSOURI CITY, TEXAS (the "City"), for its written consent to the annexation by the District of the 136.48 acres of land in two tracts of land described by metes and bounds in **Exhibit A** (the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a municipal management district duly created under the laws of the State of Texas on May 27, 2015. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Fort Bend Central Appraisal District. The Petitioner represents that there are no lienholders on the Land.

III.

The Land is situated wholly within Fort Bend County, Texas. All of the Land is within the limits the City. All of the Land may properly be annexed into the District.

IV.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, a drainage and storm sewer system, road facilities and parks and recreational facilities.

V.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Fort Bend County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system, an adequate drainage system, road facilities nor parks or recreational facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system, a drainage and storm sewer system, road facilities and parks and recreational facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage and storm sewer system, such road facilities and such parks and recreational facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VI.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities to serve the Land is \$8,018,991.00.

VII.

Ashton Houston Residential L.L.C., a Texas limited liability company, and M/I Homes of Houston, LLC, a Delaware limited liability company, have entered into earnest money contracts to purchase the Land and desire to be considered Petitioners for addition of the Land to the District.

VIII.

The Petitioner and the District agree and hereby covenant that if the requested consent to the annexation of the Land to the District is given, the Petitioner and the District will adopt and abide by the conditions set forth in **Exhibit B**, attached hereto and incorporated herein for all purposes.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on this 16th day of May, 2018.

MISSOURI CITY MANAGEMENT DISTRICT NO. 1

By: [Signature]
Name: Anthony C Francis
Title: President

ATTEST:

(SEAL)

By: [Signature]
Name: Wilfred Green
Title: Secretary



THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this 16th day of May, 2018, by Anthony C. Francis, as President, and Wilfred Green, as Secretary, of the Board of Directors of MISSOURI CITY MANAGEMENT DISTRICT NO. 1, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

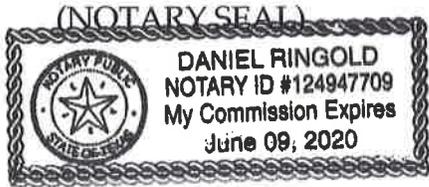


[Signature]
Notary Public, State of Texas


LARRY B. BRIGGS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 17th day of May, 2018, by LARRY B. BRIGGS.

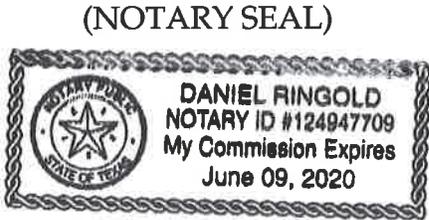


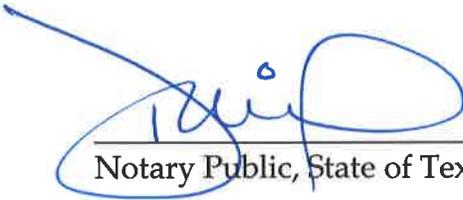

Notary Public, State of Texas


ALFRED L. DEATON III

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 17th day of May, 2018, by ALFRED L. DEATON III.




Notary Public, State of Texas

EARNEST MONEY CONTRACT HOLDER:

**ASHTON HOUSTON RESIDENTIAL L.L.C.,
a Texas limited liability company**

By: *Greg McKinzie*

Name: GREG MCKENZIE

Title: VICE PRESIDENT - LAND
ACQUISITION + DEVELOPMENT

THE STATE OF TEXAS
COUNTY OF FT BEND

§
§
§

This instrument was acknowledged before me on this 16th day of May, 2018, by Greg McKinzie, Vice President - Land of ASHTON HOUSTON RESIDENTIAL L.L.C., a Texas limited liability company, on behalf of said limited liability company.

P.P. Hopper

Notary Public, State of Texas

(NOTARY SEAL)



EARNEST MONEY CONTRACT HOLDER:

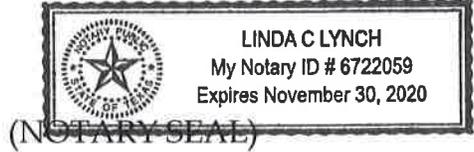
**M/I HOMES OF HOUSTON, LLC, a
Delaware limited liability company**

By: *[Signature]*
Name: BRANNON BOOZER
Title: VICE PRESIDENT LAND

THE STATE OF TEXAS
COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on this 31st day of May, 2018, by BRANNON BOOZER, as VP Land of M/I HOMES OF HOUSTON, LLC, a Delaware limited liability company, on behalf of said limited liability company.



Linda C. Lynch
Notary Public, State of Texas

Attachment:
Exhibit A: Description of the Land

After recording, return to: Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027, Attn: Yvonne Onak.

Exhibit "1"

Briggs Tract
95.39 Acres
136.48 Acres in 4 Tracts
STATE OF TEXAS §

EXHIBIT A

Moses Shipman League
Abstract No. 86

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a certain 95.39 acre tract of land situated in the Moses Shipman League, Abstract No. 86 in Fort Bend County, Texas, being out of a called 358.1824 acre tract of land conveyed to Larry B. Briggs (50%) and Alfred L. Deaton III (50%) by Special Warranty Deed recorded in Clerk's File No. 9409260 of the Fort Bend County Official Public Records; said 95.39 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 5/8-inch iron rod at the southeast corner of said 358.1824-acre tract, common with the southwest corner of Creekmont Sec. 2, plat of which is recorded in Plat No. 20060069 of the Fort Bend County Plat Records, being in the north line of Newport Estates Sec. 3, plat of which is recorded in Slide No. 1231B, 1232A&B and 1233A of the Fort Bend County Plat Records;

THENCE, South 87°21'05" West, along the south line of said 358.1824 acre tract, at 206.71 feet (left 0.44') passing a found 5/8-inch iron rod, at 455.26 feet (left 0.44') passing a found 5/8-inch iron rod, at 705.36 feet (left 0.44') passing a found 5/8-inch iron rod, at 1066.21 feet (left 0.33') passing a found 5/8-inch iron rod, at 1126.29 feet (left 0.36') passing a found 5/8-inch iron rod, at 1970.15 feet (left 0.89') passing a found 5/8-inch iron rod, in all a total distance of 2632.72 feet to a point in the approximate centerline of a drainage ditch;

THENCE, along said approximate centerline, the following eleven (11) courses and distances:

1. North 23°17'54" East, 753.93 feet to a point for corner;
2. North 20°30'21" East, 221.85 feet to a point for corner;
3. North 11°15'15" East, 123.59 feet to a point for corner;
4. North 19°58'23" West, 59.92 feet to a point for corner;
5. North 03°34'07" West, 137.68 feet to a point for corner;
6. North 26°07'05" West, 128.82 feet to a point for corner;
7. North 32°43'46" West, 195.78 feet to a point for corner;
8. North 23°21'22" West, 115.11 feet to a point for corner;
9. North 20°00'27" West, 127.03 feet to a point for corner;
10. North 17°47'33" West, 200.03 feet to a point for corner;
11. North 34°48'49" West, 53.93 feet to a point for corner;

Exhibit "1"

Briggs Tract
95.39 Acres

Moses Shipman League
Abstract No. 86

THENCE, North 21°32'17" East, 215.37 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1100.00 feet, a central angle of 18°04'37", an arc length of 347.05 feet, and a long chord bearing South 77°34'37" East, 345.61 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 03°23'04" East, 100.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the south line of a proposed 3.390-acre tract at the beginning of a non-tangent curve to the left;

THENCE, partially along said south line and along the arc of said non-tangent curve to the left having a radius of 1000.00 feet, a central angle of 10°38'28", an arc length of 185.72 feet, and a long chord bearing North 88°03'50" East, 185.46 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 82°44'36" East, 157.09 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a curve to the left and the southwest corner of a called 0.500 acre tract to the City of Missouri City recorded in Clerk's File No. 2005029324 of the Fort Bend County Official Public Records;

THENCE, along the south line of said 0.500 acre tract and the arc of said curve to the left having a radius of 1096.00 feet, a central angle of 05°32'12", an arc length of 105.91 feet, and a long chord bearing North 79°58'30" East, 105.87 feet to a point at the southeast corner of said 0.500 acre tract, common with the southeast corner of a called 0.500 acre tract to the City of Missouri City by Special Warranty Deed recorded in Clerk's File No. 2005008353 of the Fort Bend County Official Public Records and the westernmost northwest corner of Creekmont Sec. 1, plat of which is recorded in Plat No. 20060058 of the Fort Bend County Plat Records, being in an east line of the aforementioned 358.1824 acre tract;

THENCE, South 03°09'13" East, along an east line of said 358.1824-acre tract, common with the west line of said Creekmont Sec. 1, at 101.01 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), in all a total distance of 611.26 feet to a found 5/8-inch iron rod (with cap stamped "Carter Burgess") at an interior corner of said 358.1824-acre tract, common with the southwest corner of said Creekmont Sec. 1;

THENCE, North 86°50'19" East, along an interior line of said 358.1824 acre tract, common with the south line of said Creekmont Sec. 1, at 160.88 feet (0.23' left) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 291.52 feet (0.17' left) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 659.71 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 809.88 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 1209.72 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 1409.64 feet (0.22' right) passing a found 5/8-inch iron rod (bent), at 1459.82 feet (0.49' right) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), in all a total distance of 1616.81 feet to a found 5/8-inch iron rod at northernmost southeast corner of said 358.1824 acre tract, common with the southeast corner of said Creekmont Sec. 1 and the westernmost northwest corner of the aforementioned Creekmont Sec. 2;

Exhibit "1"

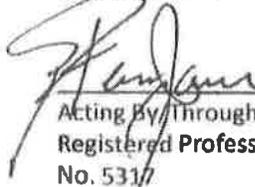
Briggs Tract
95.39 Acres

Moses Shipman League
Abstract No. 86

THENCE, South 03°07'52" East, along an east line of said 358.1824 acre tract, common with the west line of said Creekmont Sec. 2, at 89.26 feet (on line) passing a found 5/8-Inch Iron rod, at 273.01 feet (0.14' right) passing a found 5/8-inch iron rod, at 334.28 feet (on line) passing a found 5/8-Inch Iron rod, at 676.10 feet (0.26' right) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 833.24 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 904.42 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 1565.18 feet (0.19' left) passing a found 5/8-inch iron rod with cap, in all a total distance of 1585.22 feet to the **POINT OF BEGINNING, CONTAINING 95.39 acres of land in Fort Bend County, Texas, as shown on Drawing No. 9683 in the office of Jones|Carter in Bellaire, Texas.**

Revised: June 26, 2018

Jones|Carter
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100



Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
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Exhibit "1"

Briggs Tract
Proposed Right-of-Way
3.390 Acres

Moses Shipman League
Abstract No. 86

STATE OF TEXAS §

COUNTY OF FORT BEND§

A **METES & BOUNDS** description of a certain 3.390 acre tract of land situated in the Moses Shipman League, Abstract No. 86 in Fort Bend County, Texas, being out of a called 358.1824 acre tract of land conveyed to Larry B. Briggs (50%) and Alfred L. Deaton III (50%) by Special Warranty Deed recorded in Clerk's File No. 9409260 of the Fort Bend County Official Public Records; said 3.390 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at the northwest corner of Creekmont Sec. 1, plat of which is recorded in Plat No. 20060058 of the Fort Bend County Plat Records, common with the southeast corner of a called 0.500 acre tract to The City of Missouri City by Water Plat Easement as recorded in Clerk's File No. 2005029324 of the Fort Bend County Official Public Records of Real Property and common with the southwest corner of a called 0.500 acre tract conveyed to the City of Missouri City by Special Warranty Deed recorded Clerk's File No. 2005008353 of the Fort Bend County Official Public Records of Real Property, from said point a found 5/8-inch iron rod (with cap stamped "Carter Burgess") bears South 03°09'13" East, 611.26 feet;

THENCE, along the south line of said Water Plant Easement and the arc of a curve to the right having a radius of 1096.00 feet, a central angle of 05°32'12", an arc length of 105.91 feet, and a long chord bearing South 79°58'30" West, 105.87 feet to a found 3/4-inch iron (with cap stamped "Cotton Surveying");

THENCE, South 82°44'36" West, 157.09 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 1000.00 feet, a central angle of 02°02'54", an arc length of 35.75 feet, and a long chord bearing South 83°46'03" West, 35.75 feet to the **POINT OF BEGINNING** of the herein described tract, continuing along the same curve to the right;

THENCE, continuing along the same arc to the right having a radius of 1000.00 feet, a central angle of 11°27'28", an arc length of 199.97 feet, and a long chord bearing North 89°28'45" West, 199.64 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 47°39'24" East, 67.99 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 00°31'09" East, 99.15 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 00°46'42" East, 85.68 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a curve to the left;

Exhibit "1"

Briggs Tract
Proposed Right-of-Way
3.390 Acres

Moses Shipman League
Abstract No. 86

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 16°31'24", an arc length of 144.19 feet, and a long chord bearing North 07°29'00" West, 143.70 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 865.00 feet, a central angle of 09°06'02", an arc length of 137.39 feet, and a long chord bearing North 20°17'43" West, 137.25 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 24°50'44" West, 308.50 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 935.00 feet, a central angle of 37°20'32", an arc length of 609.38 feet, and a long chord bearing North 06°10'29" West, 598.65 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 1000.00 feet, a central angle of 02°13'35", an arc length of 38.86 feet, and a long chord bearing North 11°23'00" East, 38.86 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 10°16'12" East, 45.27 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 500.00 feet, a central angle of 15°26'06", an arc length of 134.70 feet, and a long chord bearing North 17°59'15" East, 134.29 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 17°29'05" West, 140.02 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the southwest line of State Highway 6 (225' right-of-way), the southwest 125 feet dedicated by Clerk's File No. 9802290 of the Fort Bend County Official Public Records of Real Property, from said point a found 3/4-inch iron rod (with cap stamped "TXDOT") bears North 60°54'11" West, 592.32 feet;

THENCE, South 60°54'11" East, along said State Highway, 300.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner"), from said set iron rod a found cut "X" in concrete bears South 60°54'11" East, 403.63 feet;

THENCE, South 73°41'40" West, 139.43 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 850.00 feet, a central angle of 04°13'25", an arc length of 62.66 feet, and a long chord bearing South 22°59'17" West, 62.64 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

Exhibit "1"

Briggs Tract
Proposed Right-of-Way
3.390 Acres

Moses Shipman League
Abstract No. 86

THENCE, South 20°52'34" West, 104.61 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 16°32'21", an arc length of 144.33 feet, and a long chord bearing South 12°36'24" West, 143.83 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 865.00 feet, a central angle of 29°10'58", an arc length of 440.57 feet, and a long chord bearing South 10°15'16" East, 435.83 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 24°50'44" East, 308.50 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 935.00 feet, a central angle of 13°40'02", an arc length of 223.03 feet, and a long chord bearing South 18°00'44" East, 222.50 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 10°33'22" East, 130.70 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 500.00 feet, a central angle of 11°04'31", an arc length of 96.65 feet, and a long chord bearing South 05°01'06" East, 96.50 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

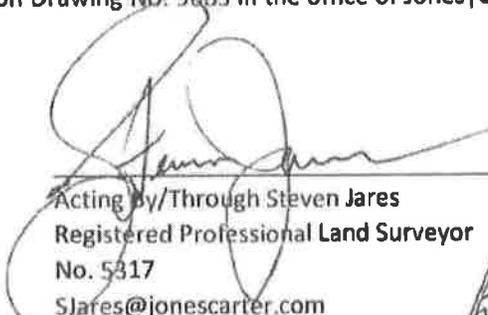
THENCE, South 00°31'09" West, 50.13 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 46°35'45" East, 67.97 feet to the **POINT OF BEGINNING, CONTAINING 3.390 acres** of land in Fort Bend County, Texas, as shown on Drawing No. 9683 in the office of Jones|Carter in Bellaire, Texas.

Revised: June 15, 2016

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Registration No. 10046100*


Acting By/Through Steven Jares
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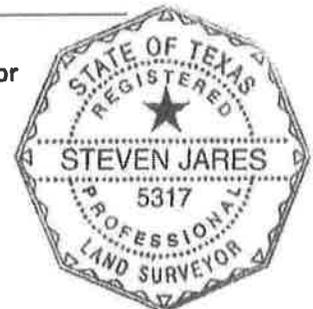


Exhibit "1"

Briggs Tract
East Commercial Tract
15.81 Acres

Moses Shipman League
Abstract Number 86

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a certain 15.81 acre tract of land situated in the Moses Shipman League, Abstract No. 86 in Fort Bend County, Texas, being out of a called 358.1824 acre tract of land conveyed to Larry B. Briggs and Alfred L. Deaton III by Special Warranty Deed recorded in Clerk's File No. 9409260 of the Fort Bend County Official Public Records; said 15.81 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a cut "X" in concrete in the southwest line of State Highway 6 common with the northeast corner of said 358.1824-acre tract;

THENCE, South 03°08'06" East, along the east line of said 358.1824-acre tract, 1140.24 feet to a point for the northeast corner of a called 0.500-acre water plant easement to City of Missouri City recorded in Clerk's File Number 2005029324 of the Fort Bend County Official Public Records common with the northwest corner of a called 0.500-acre water plant easement to City of Missouri City recorded in Clerk's File Number 2005008353 of the Fort Bend County Official Public Records;

THENCE, South 86°52'25" West, along the north line of said 0.0500-acre easement recorded in Clerk's File Number 2005029324, 105.18 feet to a point for corner;

THENCE, South 03°09'19" East, along the west line of said 0.0500-acre easement recorded in Clerk's File Number 2005029324, 212.83 feet to a point for corner;

THENCE, South 82°44'36" West, 157.09 feet to a point for corner at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 1000.00 feet, a central angle of 02°02'54", an arc length of 35.75 feet, and a long chord bearing South 83°46'09" West, 35.75 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for the southeast corner of a proposed 3.390-acre tract;

THENCE, along the east line of said proposed 3.390-acre tract the following eleven (11) courses and distances;

1. North 46°35'45" West, 67.97 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;
2. North 00°31'09" East, 50.13 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a curve to the left;
3. Along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 11°04'31", an arc length of 96.65 feet, and a long chord bearing North 05°01'06" West, 96.50 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;

K:\z_HO\PROJECTS\00427 Ashton Residential\0077-00 95 Ac. Briggs Tract\1 Surveying Phase\Legal Descriptions\Dwg#11952 East Comm Tr 15.81 Ac TAC 22.docx

Exhibit "1"

Briggs Tract
East Commercial Tract
15.81 Acres

Moses Shipman League
Abstract Number 86

4. North $10^{\circ}33'22''$ West, 130.70 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a non-tangent curve to the left;

5. Along the arc of said non-tangent curve to the left having a radius of 935.00 feet, a central angle of $13^{\circ}40'02''$, an arc length of 223.03 feet, and a long chord bearing North $18^{\circ}00'44''$ West, 222.50 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;

6. North $24^{\circ}50'44''$ West, 308.50 feet to a found 3/4-inch Iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a curve to the right;

7. Along the arc of said curve to the right having a radius of 865.00 feet, a central angle of $29^{\circ}10'58''$, an arc length of 440.57 feet, and a long chord bearing North $10^{\circ}15'16''$ West, 435.83 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a compound curve to the right;

8. Along the arc of said compound curve to the right having a radius of 500.00 feet, a central angle of $16^{\circ}32'21''$, an arc length of 144.33 feet, and a long chord bearing North $12^{\circ}36'24''$ East, 143.83 feet to a found 3/4-inch Iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;

9. North $20^{\circ}52'34''$ East, 104.61 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a curve to the right;

10. Along the arc of said curve to the right having a radius of 850.00 feet, a central angle of $04^{\circ}13'25''$, an arc length of 62.66 feet, and a long chord bearing North $22^{\circ}59'17''$ East, 62.64 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;

11. North $73^{\circ}41'40''$ East, 139.43 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner in the aforementioned common line of State Highway 6 and 358.1824-acre tract;

THENCE, South $60^{\circ}54'11''$ East, along said common line, 403.63 feet to the **POINT OF BEGINNING, CONTAINING** 15.81 acres of land in Fort Bend County, Texas, as shown on Drawing No. 11952 in the office of Jones|Carter in Bellaire, Texas.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the political subdivision for which it was prepared."

I, Steven Jares, a Registered Professional Land Surveyor, do hereby certify that this metes & bounds accurately describes the boundaries of an annex tract for Fort Bend County, Missouri City Management District No. 1.

WITNESS MY HAND AND SEAL this 8th day of MAY, 2018.

Exhibit "1"

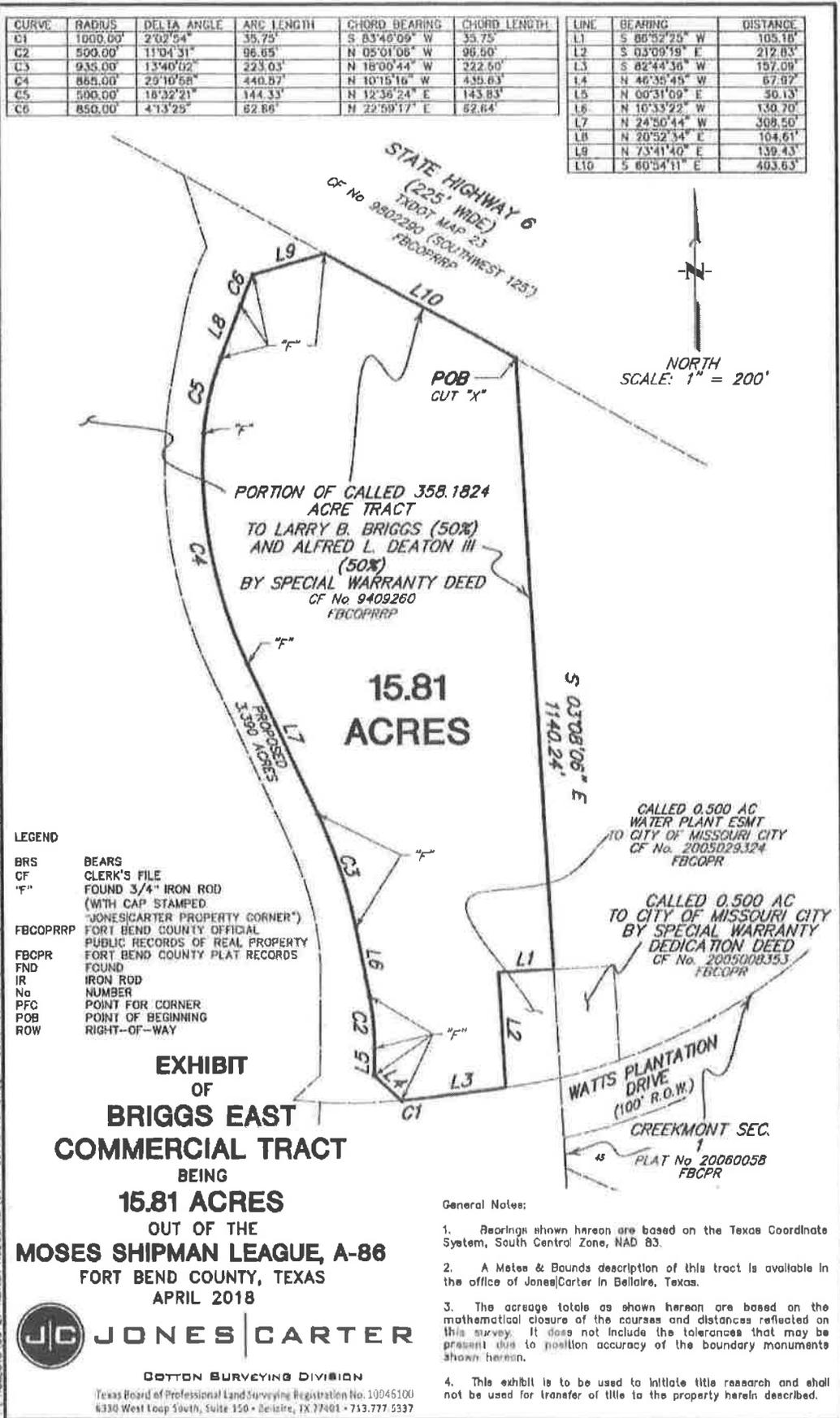
Briggs Tract
East Commercial Tract
15.81 Acres

Moses Shipman League
Abstract Number 86

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Acting By/Through Steven Jares
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P:\PROJECTS\00-27 Jackson Residential\0077-00-85 Ac. Briggs East Commercial Tract\1 Survey\Plot\Phase\CAD Files\Final Dwg\11952.dwg Apr 18, 2018 - 10:57am S.W

Exhibit "1"

Briggs Tract
West Commercial Tract
21.89 Acres

Moses Shipman League
Abstract Number 86

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a certain 21.89 acre tract of land situated in the Moses Shipman League, Abstract No. 86 in Fort Bend County, Texas, being out of a called 358.1824 acre tract of land conveyed to Larry B. Briggs and Alfred L. Deaton III by Special Warranty Deed recorded in Clerk's File No. 9409260 of the Fort Bend County Official Public Records; said 21.89 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a point in the southwest line of State Highway 6 common with the northeast line of said 358.1824-acre tract, from said point a found 5/8-inch iron rod (with cap stamped "RPLS 1943") bears North 16°44'54" East, 1.12 feet;

THENCE, South 60°54'11" East, along said common line 244.97 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for the northwest corner of a proposed 3.390-acre tract;

THENCE, along the west line of said proposed 3.390-acre tract, the following eleven (11) courses and distances;

1. South 17°29'05" East, 140.02 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a non-tangent curve to the left;
2. Along the arc of said non-tangent curve to the left having a radius of 500.00 feet, a central angle of 15°26'06", an arc length of 134.70 feet, and a long chord bearing South 17°59'15" West, 134.29 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;
3. South 10°16'12" West, 45.27 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a curve to the right;
4. Along the arc of said curve to the right having a radius of 1000.00 feet, a central angle of 02°13'35", an arc length of 38.86 feet, and a long chord bearing South 11°23'00" West, 38.86 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a reverse curve to the left;
5. Along the arc of said reverse curve to the left having a radius of 935.00 feet, a central angle of 37°20'32", an arc length of 609.38 feet, and a long chord bearing South 06°10'29" East, 598.65 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;
6. South 24°50'44" East, 308.50 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a curve to the right;
7. Along the arc of said curve to the right having a radius of 865.00 feet, a central angle of 09°06'02", an arc length of 137.39 feet, and a long chord bearing South 20°17'43" East, 137.25 feet to a found 3/4-inch

Exhibit "1"

Briggs Tract
West Commercial Tract
21.89 Acres

Moses Shipman League
Abstract Number 86

iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner at the beginning of a compound curve to the right;

8. Along the arc of said compound curve to the right having a radius of 500.00 feet, a central angle of 16°31'24", an arc length of 144.19 feet, and a long chord bearing South 07°29'00" East, 143.70 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;

9. South 00°46'42" West, 85.68 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;

10. South 00°31'09" West, 99.15 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;

11. South 47°39'24" West, 67.99 feet to a found 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPOERTY CORNER") for corner;

THENCE, South 47°39'24" West, 67.99 feet to a point for;

THENCE, South 06°14'58" West, 100.00 feet point for corner at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 1100.00 feet, a central angle of 33°25'24", an arc length of 641.68 feet, and a long chord bearing North 67°02'20" West, 632.62 feet to a point for corner;

THENCE, North 50°19'38" West, 335.72 feet to a point for corner;

THENCE, North 16°44'54" East, 1543.76 feet to the **POINT OF BEGINNING, CONTAINING 21.89 acres** of land in Fort Bend County, Texas, as shown on Drawing No. 11951 in the office of Jones|Carter in Bellaire, Texas.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the political subdivision for which it was prepared."

I, Steven Jares, a Registered Professional Land Surveyor, do hereby certify that this metes & bounds accurately describes the boundaries of an annex tract for Fort Bend County, Missouri City Management District No. 1.

WITNESS MY HAND AND SEAL this 8th day of May, 2018.

Exhibit "1"

Briggs Tract
West Commercial Tract
21.89 Acres

Jones|Carter
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Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
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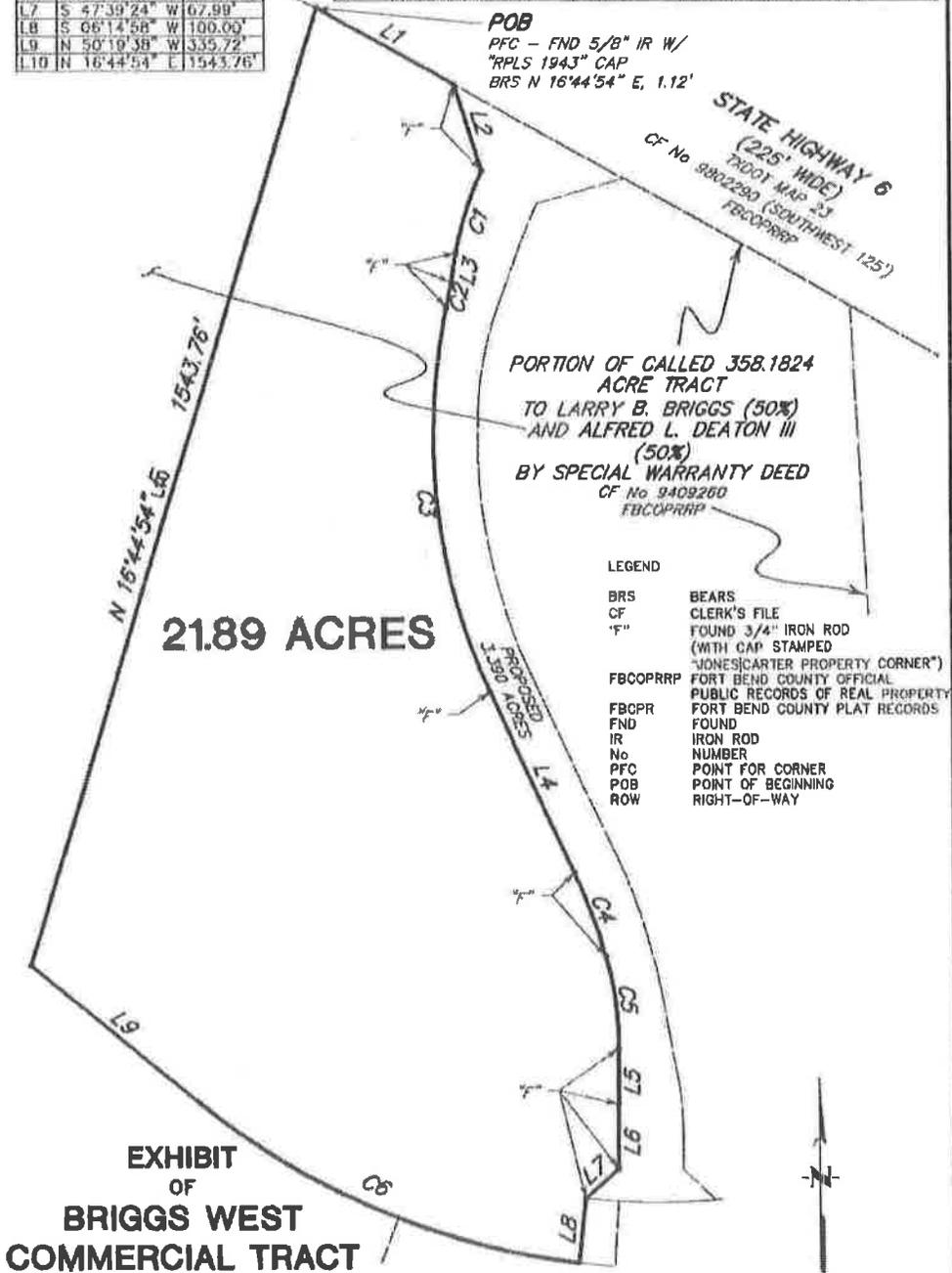
Moses Shipman League
Abstract Number 86



Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@jonescarter.com



LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	S 60°54'11" E	244.87'	C1	500.00'	15°26'05"	134.70'	S 17°59'15" W	134.29'
L2	S 17°29'05" E	140.02'	C2	1000.00'	2°13'35"	39.86'	S 11°23'00" W	39.86'
L3	S 10°16'12" W	45.27'	C3	935.00'	37°20'32"	609.58'	S 06°10'29" E	598.65'
L4	S 24°50'44" E	308.50'	C4	865.00'	9°08'02"	137.39'	S 20°17'43" E	137.25'
L5	S 00°46'42" W	85.68'	C5	500.00'	16°31'24"	144.19'	S 07°20'00" E	143.70'
L6	S 00°31'09" W	99.15'	C6	1100.00'	33°25'24"	641.68'	N 67°02'20" W	632.62'
L7	S 47°39'24" W	67.99'						
L8	S 06°14'58" W	100.09'						
L9	N 50°19'38" W	335.72'						
L10	N 16°44'54" E	1543.76'						



POB
 PFC - FND 5/8" IR W/
 "RPLS 1943" CAP
 BRS N 16°44'54" E, 1.12'

STATE HIGHWAY 6
 (225' WIDE)
 TR001 MAP 23
 (SOUTHWEST 125')
 CF No. 88822290
 FBCOPRRP

PORTION OF CALLED 358.1824
 ACRE TRACT
 TO LARRY B. BRIGGS (50%)
 AND ALFRED L. DEATON III
 (50%)
 BY SPECIAL WARRANTY DEED
 CF No. 9409260
 FBCOPRRP

- LEGEND**
- BRS BEARS
 - CF CLERK'S FILE
 - "F" FOUND 3/4" IRON ROD (WITH CAP STAMPED "JONES|CARTER PROPERTY CORNER")
 - FBCOPRRP FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - FBCPR FORT BEND COUNTY PLAT RECORDS
 - FND FOUND
 - IR IRON ROD
 - No NUMBER
 - PFC POINT FOR CORNER
 - POB POINT OF BEGINNING
 - ROW RIGHT-OF-WAY

EXHIBIT OF BRIGGS WEST COMMERCIAL TRACT BEING 21.89 ACRES

OUT OF THE MOSES SHIPMAN LEAGUE, A-86 FORT BEND COUNTY, TEXAS APRIL 2018



COTTON SURVEYING DIVISION
 Texas Board of Professional Land Surveying Registration No. 10046100
 6310 West Loop South, Suite 110 • Bellaire, TX 77401 • 713-775-5137

- General Notes:**
- Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
 - A Metes & Bounds description of this tract is available in the office of Jones|Carter in Bellaire, Texas.
 - The acreage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.
 - This exhibit is to be used to initiate title research and shall not be used for transfer of title to the property herein described.

C:\Users\jcd\OneDrive\Documents\Projects\Briggs West\Surveying\Photos\CAD Files\Final Draw\11951_V1.dwg May 03, 2018 - 5:31pm DTS

EXHIBIT B

A. The District may issue bonds only for the purpose of acquiring, purchasing or constructing, under contract with the City of Missouri City (the "City") or otherwise, waterworks systems, wastewater systems, stormwater systems, drainage facilities, recreational facilities and road facilities, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions and repairs thereto, and to purchase or acquire all necessary land, right-of-way easements, sites, equipment, buildings, plants, structures and facilities therefor, and to operate and maintain the same, and to sell water, wastewater and other services within or without the boundaries of the District, unless otherwise agreed to by the City. Such bonds shall expressly provide that the District shall reserve the right to redeem said bonds on any interest payment date subsequent to the tenth (10th) anniversary of the date of issuance without premium and shall only be sold after the taking of public bids therefor, other than refunding bonds, which may be sold on a negotiated basis, and none of such bonds, other than refunding bonds, shall be sold for less than ninety-five (95) percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, shall not exceed two (2) percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the first date notice of the sale of such bonds is published, and bids for the bonds shall be received not more than forty-five (45) days after notice of sale of the bonds if so published. The resolution or order authorizing the issuance of the District's bonds will contain, if applicable, a provision that the pledge of the revenues from the operation of the District's water and wastewater and/or drainage systems to the payment of the District's bonds will terminate if and when the City annexes the District or takes over the assets of the District and assumes all of the obligations of the District. No land will be added or annexed to the District until the City has given its written consent by action of the City Council on such addition or annexation. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to annex and/or dissolve the District within 365 or fewer days after such notice. The District will promptly provide the City with the Official Statement regarding the issuance of the bonds, once it is complete. If the District is a management district, it shall obtain City approval of all bonds it issues in accordance with Section 375.207, Texas Local Government Code. The District must obtain City approval to issue refunding bonds. Refunding bonds must comply with all City ordinances pertaining the sale of refunding bonds by a District within the City's boundaries or its extra-territorial jurisdiction, as such ordinances may be amended from time to time.

B. Before the commencement of any construction within the District, the District, its directors, officers, or developers and/or landowners shall submit to the Director of the Department of Public Works of the City, or to his designee, all plans and specifications for the construction of water, wastewater, drainage, recreational and road facilities and related improvements to serve the District and obtain the City's written approval of such plans and specifications. All water wells, water meters, flushing

Exhibit "1"

valves, valves, pipes and appurtenances thereto, installed or used within the District, shall conform exactly to the then- applicable specifications of the City. All water service lines, wastewater service lines, lift stations, wastewater treatment facilities, road facilities and appurtenances thereto installed or used within the District, as well as any recreational facilities to be accepted by the City, shall comply with the City's standards, the approved plans and specifications and the then-applicable ordinances, resolutions, or regulations of the City, unless otherwise agreed to in writing by the City and the District. Prior to the construction of such facilities within or by the District, the District or its engineer shall give written notice by registered or certified mail to the Director of Public Works of the City, or his designee, stating the date on which such construction will be commenced. The construction of the District's water, wastewater, drainage, recreational and road facilities shall be in accordance with the approved plans and specifications and with applicable standards and specifications of the City and as approved by the City Engineer and the Director of Public Works of the City. During the progress of the construction and installation of such facilities, a designated representative of the City may make periodic on-the-ground inspections in order to determine that the installation and construction conform with the approved plans and specifications and the applicable standards and specifications of the City. In the event that it is determined by the representative of the City that construction and/or installations are not being performed in conformance with the approved plans and specifications and with the applicable standards and specifications of the City, upon being so informed by a duly designated City representative, the District agrees to discontinue further construction and installation of all facilities until the cause of the non-compliance is resolved.

C. In the event that the District operates a wastewater treatment plant, the District agrees it will employ a wastewater plant operator holding an applicable, valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality ("TCEQ"). If the District operates the plant, the District shall make periodic analyses of its discharge pursuant to the rules of the TCEQ and shall send copies of all such effluent data to the Department of Public Works of the City, as well as to the TCEQ. Representatives of the City may supervise the continued operations of the wastewater treatment facility by making periodic inspections thereof.

The District shall not provide water, wastewater or drainage facilities to any tract of land until the owner or developer of said tract has, prior to the sale of any subdivided lots or parcels of land, duly recorded a plat in the map and plat records of the county in which the District lies and which plat has been previously approved by the Planning and Zoning Commission of the City. If the District contracts with the City for water supply or wastewater treatment services, the District may not provide service to any land outside its boundaries without the prior written consent of the City.

CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, the undersigned Secretary of the Board of Directors of Missouri City Management District No. 1, do hereby certify that the attached and foregoing is a true and correct copy of the Petition For Consent To Annex Land Into Missouri City Management District No. 1 that was filed with the Board of Directors of the District on this 16th day of May, 2018.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on this 16th day of May, 2018.

**MISSOURI CITY MANAGEMENT
DISTRICT NO. 1**

By: *Alfred J. Sloan*
Secretary, Board of Directors

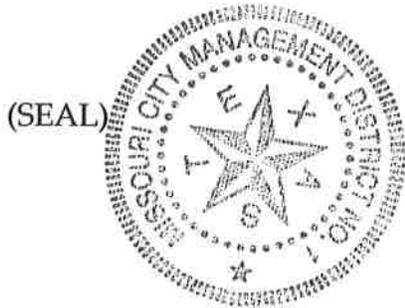


Exhibit "2"

A. The District may issue bonds only for the purpose of acquiring, purchasing or constructing, under contract with the City of Missouri City (the "City") or otherwise, waterworks systems, wastewater systems, stormwater systems, drainage facilities, recreational facilities and road facilities, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions and repairs thereto, and to purchase or acquire all necessary land, right-of-way easements, sites, equipment, buildings, plants, structures and facilities therefor, and to operate and maintain the same, and to sell water, wastewater and other services within or without the boundaries of the District, unless otherwise agreed to by the City. Such bonds shall expressly provide that the District shall reserve the right to redeem said bonds on any interest payment date subsequent to the tenth (10th) anniversary of the date of issuance without premium and shall only be sold after the taking of public bids therefor, other than refunding bonds, which may be sold on a negotiated basis, and none of such bonds, other than refunding bonds, shall be sold for less than ninety-five (95) percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, shall not exceed two (2) percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the first date notice of the sale of such bonds is published, and bids for the bonds shall be received not more than forty-five (45) days after notice of sale of the bonds if so published. The resolution or order authorizing the issuance of the District's bonds will contain, if applicable, a provision that the pledge of the revenues from the operation of the District's water and wastewater and/or drainage systems to the payment of the District's bonds will terminate if and when the City annexes the District or takes over the assets of the District and assumes all of the obligations of the District. No land will be added or annexed to the District until the City has given its written consent by action of the City Council on such addition or annexation. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to annex and/or dissolve the District within 365 or fewer days after such notice. The District will promptly provide the City with the Official Statement regarding the issuance of the bonds, once it is complete. If the District is a management district, it shall obtain City approval of all bonds it issues in accordance with Section 375.207, Texas Local Government Code. The District must obtain City approval to issue refunding bonds. Refunding bonds must comply with all City ordinances pertaining the sale of refunding bonds by a District within the City's boundaries or its extra-territorial jurisdiction, as such ordinances may be amended from time to time.

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used within the District, as well as any recreational facilities to be accepted by the City, shall comply with the City's standards, the approved plans and specifications and the then-applicable ordinances, resolutions, or regulations of the City, unless otherwise agreed to in writing by the City and the District. Prior to the construction of such facilities within or by the District, the District or its engineer shall give written notice by registered or certified mail to the Director of Public Works of the City, or his designee, stating the date on which such construction will be commenced. The construction of the District's water, wastewater, drainage, recreational and road facilities shall be in accordance with the approved plans and specifications and with applicable standards and specifications of the City and as approved by the City Engineer and the Director of Public Works of the City. During the progress of the construction and installation of such facilities, a designated representative of the City may make periodic on-the-ground inspections in order to determine that the installation and construction conform with the approved plans and specifications and the applicable standards and specifications of the City. In the event that it is determined by the representative of the City that construction and/or installations are not being performed in conformance with the approved plans and specifications and with the applicable standards and specifications of the City, upon being so informed by a duly designated City representative, the District agrees to discontinue further construction and installation of all facilities until the cause of the non-compliance is resolved.

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E. Pursuant to the Utility and Road Agreement between the District and the City, executed on or about February 15, 2016, as such agreement may, from time to time, be amended (the "Agreement"), land annexed to the District with the consent of the City is subject to the Agreement.



**Council Agenda Item
July 16, 2018**

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

14. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN
