

AGENDA – PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 16, 2010, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER**
- II. PURPOSE OF HEARING – PROPOSED ANNEXATION OF APPROXIMATELY 126 ACRES – AREA 1**

126 ACRES OF LAND, MORE OR LESS, GENERALLY LOCATED NORTH OF BAILEY ROAD BETWEEN KENNEDY ROAD AND 1350 FEET WEST OF FM1128/MANVEL.
- III. STAFF REVIEW OF THE FEASIBILITY PLAN AND SERVICE PLAN**
- IV. CITIZEN COMMENTS**
- V. COUNCIL/STAFF DISCUSSION**
- VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1653 prior to the meeting so that appropriate arrangements can be made.

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: August 16, 2010	ITEM NO.: Public Hearing No. 1
DATE SUBMITTED: August 10, 2010	DEPT. OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY : Mike Hodge	REVIEW DATE: August 10, 2010
SUBJECT: Proposed City Initiated Annexation for Areas 1	
EXHIBITS: Feasibility Report and Service Plan	
EXPENDITURE REQUIRED: N/A	AMOUNT BUDGETED: N/A
AMOUNT AVAILABLE: N/A	PROJECT NO.: N/A
ACCOUNT NO.: N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO.: N/A	
PROJECT NO.: N/A	
To be completed by Department:	
<input type="checkbox"/> Finance	<input type="checkbox"/> Legal
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution

EXECUTIVE SUMMARY

City Council directed staff to proceed with annexation of Area 1, described as area generally located north of Bailey Road between Kennedy Road and 1350 feet west of FM 1128/Manvel Road.

The first public hearing was conducted for this area on August 2, 2010. A second public hearing, as required by state statutes has been scheduled for August 16, 2010.

It is proposed that the properties will be zoned at the time they are annexed into the city. Therefore the zoning will proceed simultaneously with annexation. The joint public hearing for zoning is scheduled for August 16, 2010.

Second reading of the zoning ordinance will follow the second reading of the annexation on September 27^h, 2010.

The proposed zoning for Area 1 is Single Family Estate District (R-E), in conformance with the Future Land Use Plan.

Staff Recommendation:

Consider the Annexation.

**CITY INITIATED ANNEXATION – AREA GENERALLY LOCATED
NORTH OF BAILEY ROAD BETWEEN KENNEDY ROAD AND
1350 FEET WEST OF FM1128/MANVEL.**

(AREA 1)

FEASIBILITY REPORT

LOCATION:

The subject land is generally located in the south - central part of the City. The subject land is bounded by privately land on the north, Bailey Road to the south, Kennedy Road on the west and is approximately 1350 feet west of FM1128/Manvel Road. The subject land is in City of Pearland's ETJ in Brazoria County.

Refer to Attachment 1 for property location and boundaries.

DEMOGRAPHICS:

The area under consideration has single-family residences, single-family residences with home occupation, and 1 agricultural use. A survey conducted by staff in May 2010, indicated that forty three (43) single-family residences, two (2) single-family residences with commercial uses, one (1) single-family with an agricultural use exemption exist on the subject land.

The subject land is part of census tract 6607. Census data is not available for the specific area encompassed within the parcel. In general the 2000 Census data indicates that 12,949 persons reside in this tract area. Out of the 4,791 housing units, 4,430 are occupied and 361 are vacant.

See Attachment 2 for Census Map and Attachment 3 for Census Data.

CURRENT USE OF LAND:

The subject area has single-family residential uses, single family residential uses with home occupations, agricultural land, and vacant tracts of land.

The subject area has 86 parcels totaling 126 acres (inclusive of road right-of-ways) in the area. Total acreage of parcels being used for single family residential is 80.00 acres. There is one single family residential use with an agricultural use on it also. Total acreage of vacant parcels is 38.0 acres.

Attachment 4 – Land Use Map

SURROUNDING LAND:

Surrounding land immediately to the north, south & west is similar in character to the subject land and consists of predominantly single-family residential and undeveloped land. To the east of the subject land, along Manvel/FM 1128 is Massey Ranch Elementary School.

ACCESSIBILITY:

The subject land has access by the following roadways:

1. Bailey Road, which runs east and west between Kennedy Road and Manvel/FM 1128.
2. Kennedy Road, which runs north and south between Bailey and Deerbrook Court.
3. Manvel Road and Bailey Road intersect and Area 1 is approximately 1350 feet from Manvel/FM 1128.

Manvel and Bailey roads are narrow, open ditch roads and do not meet current city standards. Kennedy Road was built as part of Sedgefield Subdivision and has curb and gutter sidewalks.

Attachment 4 shows the roads that are accessible currently.

DEVELOPMENT STATUS: (Percentage of land developed)

As mentioned earlier the subject land has a mix of, single-family residential, commercial and vacant land. The subject area consists of forty one (41) single-family homes, one (1) mobile home, and two (2) single family homes with a home occupation.

Number of developed parcels	= 43
Area of developed parcels	= 80 acres
Number of undeveloped parcels	= 43
Area of undeveloped parcels	= 38 Acres
Total number of parcels	= 86
Total area	= 126 Acres (inclusive road right-of-ways)
Area of undeveloped land	= 38 Acres (30 % of total land area)

Attachment 5: Land Use Calculations

VALUATION:

Brazoria County Assessor records indicate that the subject land consists of 86 parcels. The total acreage of land within these parcels is 118 acres (exclusive of road right-of-ways). Total market value of all the properties amounts to **\$5,829,910.00**. The total appraised value with exemptions amounts to **\$5,829,910.00**.

Only 1 property has an Agricultural Exemption with a Single Family Residence on its property and it is valued at \$154,000.

Attachment 6: Building Inventory Information from Brazoria County.

AVAILABILITY OF AND IMPACT ON CITY SERVICES:

Roads:

The area would add additional length two lane asphalt open ditch road to the City's maintenance requirements (Bailey Road). Bailey Road is in poor to fair condition and would add minimal road maintenance impacts. Right of way mowing would be placed on a four times per year cycle.

Police Protection:

The area is presently under the county Sheriff's jurisdiction and will be serviced by Pearland Police Department (PD) upon annexation. Due to its current location and populated nature, the area may not be conducive to certain types of crime that will require additional response. The planned widening of Bailey Road will tremendously enhance routine and emergency access to the site.

Fire Protection:

Pearland Fire Department (PFD) currently serves this area and there is a written mutual aid agreement in place. PFD has noted that are not any businesses located in this area. In addition to narrow local roads, narrow driveways that will hinder apparatus access, placement, and staging.

Annexation of the property would allow the City to implement land use controls and building code enforcement that would enhance fire safety standards for new developments and building expansions in the area.

The planned completion of Bailey Road will tremendously enhance emergency access to the area.

Emergency Medical Service:

Pearland EMS already provides service to this area. The planned completion of Bailey Road will tremendously enhance emergency access to the area and will enhance response to this area as additional property is developed within the area.

Solid Waste Collection:

Under state law, existing service providers may continue to provide service for two years after the annexation. After that, service will be provided by the City’s franchise waste hauler. Billing will be provided by the City, so there will be some effort required to contact customers, set up accounts, and coordinate with Waste Management.

Water and Wastewater Facilities

There are currently no public water or sewer systems within this area. A future water line is proposed along Bailey Road. The City’s Waste Water Master Plan has identified this as a future project that would provide additional service as the area grows. This project is currently identified as long-term project and is not currently within the City’s 5-Year Capital Improvement Program.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density

Parks, Playgrounds and Swimming Pools:

There are no such public facilities in the area, so there would be no impact on City operations.

Any other Publicly Owned Facility, Building, or Service:

There are no other public facilities or services in the area, so there would be no impact on City operations

LOCATION WITHIN MUD:

The subject land is not located within any MUD.

COMPREHENSIVE PLAN RECOMMENDATIONS:

The Comprehensive Plan designates Area 1 as Low Density Residential. Lots of 8,800 - 22,500 square feet in size are considered appropriate in Low Density Residential Areas. In addition, there is a retail node proposed at the intersection of Cullen Blvd and Bailey Road.

THOROUGHFARE PLAN RECOMMENADATIONS:

The Thoroughfare Plan designates Bailey Road as a Major Thoroughfare (120 feet right of way) and Cullen Blvd/Old Chocolate Bayou as a Secondary Thoroughfare to be developed with a 100 feet right of way.

Existing Bailey Road and Cullen Blvd are not in conformance with the recommendations of the Thoroughfare Plan. The City has constructed Cullen as a secondary thoroughfare up to Southfork.

FLOOD CONTROL AND DRAINAGE:

City’s flood plain co-coordinator has indicated that Area 1 would require staff to be engaged in on a more frequent basis. This area currently has single family residences that could potentially experience localized drainage issues. Staff is not currently aware of any significant issues. However, City Staff, has not been the designated flood plain administrator for this area nor has City Staff had to provide development services to this area. Once Area 1 is annexed, it would be subject to the City of Pearland’s Flood Damage Prevention Ordinance along with all other development ordinances which regulate development standards, flood plain management, and grading/fill permitting. Currently the City has sufficient staff to satisfy the need for increased staff time resulting from the proposed annexation.

POSSIBLE USES OF LAND IF IT IS NOT ANNEXED AND DEGREE OF CONFORMANCE TO THE COMPREHENSIVE PLAN OF THOSE LAND USES:

It is staff’s opinion, that if the land is not annexed, it will continue to grow in an unplanned manner. Currently there are no safeguards to buffer incompatible uses. The potential situation of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. Development of appropriate infrastructure and services for expansion and growth of both residential and non-residential uses would be uncertain if the land is not annexed.

This unplanned growth will have a negative effect on the development of land adjoining Bailey Road. New investment and development of land adjacent to Bailey Road (a future major thoroughfare) will be curtailed and impeded due to uncertainties of surrounding development.

City’s efforts at Planning for the area as discussed earlier as per the Comprehensive Plan and Thoroughfare Plan will be negatively affected as the existing land uses, streets and general development pattern in the subject land are not in conformance with the recommendations in the City’s Comprehensive Plan and Unified Development Code.

IMPACT OF ANNEXATION – LONG TERM AND SHORT TERM:

In the long term this annexation of the subject land will enable City of Pearland to plan for this area in accordance with the Comprehensive Plan and Unified Development Code and protect the city of Pearland’s residential areas.

In the short term the annexation will encourage potential homeowners and developers to invest in this area and prevent further unplanned growth.

If the land is not annexed, unregulated, piecemeal development will continue. Accessibility to the area is not limited and the proposed future widening of Bailey Road will help transform Bailey Road into a safer major thoroughfare. Annexation will help develop land along Bailey in a safer manner.

RECOMMENDATIONS:

It is staff's recommendation that the City should pursue annexation and prepare a service plan for the subject area.

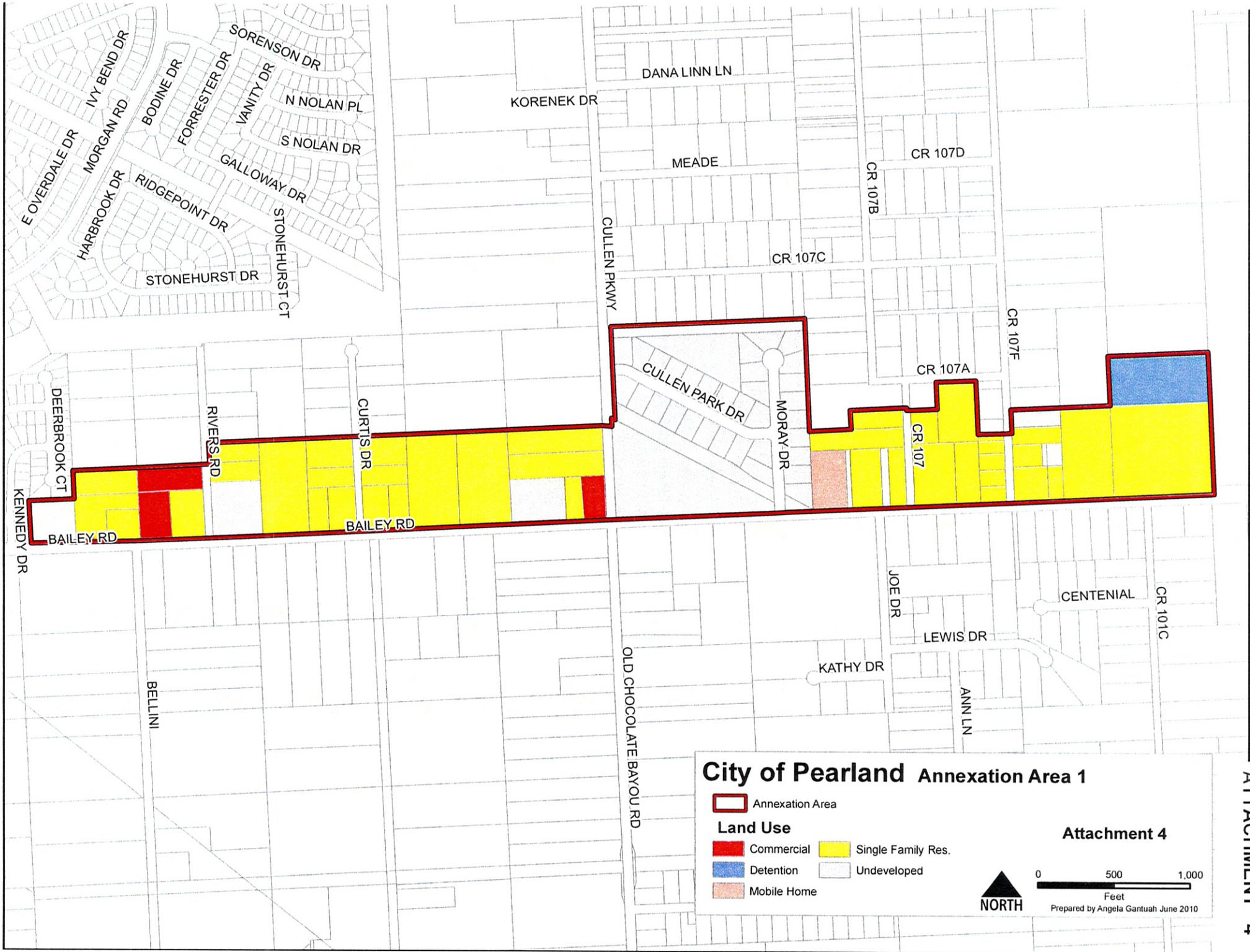
ATTACHMENT 3

Area 1

2000 CENSUS INFORMATION

Census Tract 6607 encompasses Area 1 in addition to other areas

Population	= 12, 949
Median Age	= 34.2
Households	= 4,791
Average Household size	= 3
Housing Units	= 4,791
Occupancy	= 4,430
Vacancy	= 361



ATTACHMENT 5:

Annexation Area 1

Land Use Calculations

Property ID No.	Property Owner Name	Address No.	Street	City	State	Zip Code	Square Feet	Land Use
177485	DUNN E D JR	3630	MONA	PEARLAND	TX	77584	43538.74005	SF
177485	DUNN E D JR	3630	MONA	PEARLAND	TX	77584	20133.60332	SF
177496	GARCIA S FABRICATING INC	3602	MONA	PEARLAND	TX	77584	43587.3723	SF
177532	UPTON RANDALL & JULIE	3632	CHARLES	PEARLAND	TX	77581	18498.19344	SF
177533	RIOS RICHARD & DENISE	7633	BAILEY	PEARLAND	TX	77584	20124.95949	SF
177534	GARCIA MARIBEL	3630	CHARLES	PEARLAND	TX	77584	14502.28232	SF
177539	MUTINA LOUIS JR ET UX	3618	MANVEL	PEARLAND	TX	77584	29041.60312	SF
177551	BITTICK RICHARD	3631	CHARLES	MANVEL	TX	77578	37967.23658	SF
177552	SHURTLEFF ROSS	738	PO BOX 738	MANVEL	TX	77578	204344.0026	SF
177554	PYLATE KENNETH L	2224	MANCHESTER LANE	PEARLAND	TX	77581	23937.88469	V
177554	PYLATE KENNETH L	2224	MANCHESTER LANE	PEARLAND	TX	77581	15001.98705	V
177558	ROSWELL LARRY & CHRISTINE ROSWELL	7621	BAILEY	PEARLAND	TX	77584	53523.85096	V
177558	ROSWELL LARRY & CHRISTINE ROSWELL	7621	BAILEY	PEARLAND	TX	77584	4497.920835	V
177559	HICKS NORMAN W SR	7621	COUNTY ROAD 101	PEARLAND	TX	77584	409481.8916	SF & RETENTION
177651	HELLMAN ROGER V & ELIZABETH	3614	MONA	PEARLAND	TX	77584	81480.62339	SF
177652	ADAMS JACQUELYN R	7713	BAILEY	PEARLAND	TX	77584	67397.02411	SF
177653	MOODY DENNIS M	7837	BAILEY	PEARLAND	TX	77584	92263.56742	SF
177653	MOODY DENNIS M	7837	BAILEY	PEARLAND	TX	77584	12044.177	SF
177654	GONZALES JOHN JR	4818	LOUISE	PEARLAND	TX	77584	103863.3308	SF
177658	PRIDY WILLIAM ARCHER	3611	MONA	PEARLAND	TX	77584	38849.32165	SF
177659	DEBORD JERRY D & ANN G	3629	MONA	PEARLAND	TX	77584	116042.6345	SF
177660	LEACH DAVID	7829	BAILEY	PEARLAND	TX	77584	80414.57032	SF

177661	GONZALES JOHN JR & ANITA	3610	LOUISE	PEARLAND	TX	77584	7384.628777	SF
177693	DOHERTY FRANK	4103	BAILEY	PEARLAND	TX	77584	315572.957	SF
177696	VAVRECKA ANNETTE MARIE	3415	RIVERS	MANVEL	TX	77578	43278.06797	SF
177697	GARCIA LORENZO	4155	BAILEY	MANVEL	TX	77578	39921.46678	SF
177700	ROE JAMES & JESSICA LINDSAY-ROE	3611	CURTISS	MANVEL	TX	77578	40103.78314	SF
177701	KIRBY BRUCE V & DEBBIE	3610	CURTISS	MANVEL	TX	77578	60746.94366	SF
177702	MANLEY CORNELIUS JR	3607	CURTISS	MANVEL	TX	77578	60652.51917	SF
177704	LAFFERTY HAROLD LEWIS & JANET JOSEPHINE LAFFERTY REVOCABLE LIVING TRUS	3630	CURTISS	MANVEL	TX	77578	54417.65751	SF
177707	HOANG THINH XUAN & DUNG THUY NGUYEN	3355	BEACON VIEW CT	PEARLAND	TX	77584	39813.0395	SF
177708	NGUYEN THACH	4203	BAILEY	MISSOURI CITY	TX	77459	51488.37568	SF
177709	DOHERTY MAUREEN ANNE	3409	RIVERS	MANVEL	TX	77578	43151.19329	SF
177722	BELL VESTER R	3915	BAILEY	PEARLAND	TX	77581	138450.1504	SF & DRAFTING BUSINESS
177725	BELL VESTER R		RIVERS	PEARLAND	TX	77581	71358.94772	V
177726	DOHERTY THOMAS J	3905	BAILEY	MANVEL	TX	77578	86512.39787	SF
177726	DOHERTY THOMAS J	3905	BAILEY	MANVEL	TX	77578	70124.05692	SF
177733	DRENNAN RUSSELL D	4405	BAILEY	MANVEL	TX	77578	213380.2076	SF
177734	CAVAZOS JUANITA	4051	BAILEY	DICKINSON	TX	77539	208254.8476	SF
177735	RAMIREZ ROBERT LEE	3620	COUNTY ROAD 89	PEARLAND	TX	77584	103752.6236	SF
177736	KOON JAMES H	3650	COUNTY ROAD 89	MANVEL	TX	77578	79827.55101	SF AND HOME BUSINESS
177737	SKONDRAS JANIE C	9211	CR 200	ALVIN	TX	77511	108661.8039	SF
177738	VENABLE WILLIAM A	3636	COUNTY ROAD 89	PEARLAND	TX	77584	103207.5347	SF
493260	DE LA FUENTE JUAN A & MAGDA A	3633	CHARLES	PEARLAND	TX	77584	36910.36923	SF
512341	BEHAVIOR TRAINING RESEARCH	3909	BAILEY	LAKE JACKSON	TX	77566	45932.90315	SF
516397	SILVERLAKE HOMEOWNERS ASSOC	15995	N BAKERS LANDING RD	HOUSTON	TX	77079	85171.85429	SF

525585	RIOS RICHARD & DENISE	7633	BAILEY RD	PEARLAND	TX	77584	18425.26602	SF
598529	TITAN LAND DEVELOPMENT INC	140	N HOUSTON	HUMBLE	TX	77388	392654.4553	V
		null	null		null	null	12473.61423	V
		null	null		null	null	21903.52997	V
		null	null		null	null	119610.677	V
		null	null		null	null	22973.6783	V
		null	null		null	null	22666.62297	V
		null	null		null	null	22387.4778	V
		null	null		null	null	22433.79387	V
		null	null		null	null	22295.29972	V
		null	null		null	null	22370.96177	V
		null	null		null	null	22391.58933	V
		null	null		null	null	22190.55201	V
		null	null		null	null	22345.76827	V
		null	null		null	null	22402.89726	V
		null	null		null	null	22379.25114	V
		null	null		null	null	22681.06614	V
		null	null		null	null	22558.94344	V
		null	null		null	null	22268.90191	V
		null	null		null	null	22370.555	V
		null	null		null	null	3587.673061	V
		null	null		null	null	22530.38121	V
		null	null		null	null	22323.36209	V
		null	null		null	null	22152.8072	V
		null	null		null	null	22375.17078	V
		null	null		null	null	22395.72719	V
		null	null		null	null	22365.36741	V
		null	null		null	null	134174.9965	V
		null	null		null	null	97619.6389	V
		null	null		null	null	22133.08607	V
		null	null		null	null	22320.46784	V
		null	null		null	null	22738.05091	V
		null	null		null	null	22742.7192	V
		null	null		null	null	22302.19919	V
		null	null		null	null	22421.29928	V
		null	null		null	null	22720.91447	V
		null	null		null	null	22960.4892	V
		null	null		null	null	23396.03444	V
		null	null		null	null	24196.04636	V

TOTAL VACANT LAND = 38.00ACRES
TOTAL SINGLE FAMILY = 80.00 ACRES
AREA 1 TOTAL = 126 ACRES
SINGLE FAMILY RES = 43

V-VACANT
SF-SINGLE FAMILY

VACANT PARCELS= 43

1 HOME OCCUPATION

1 DRAFTING BUSINESS

TOTAL PARCELS = 86

% VACANT =30%

All the "null" parcels are owned by Titan Land Development and are part of a subdivision that has not been constructed yet.

Annexation Area 1

Building Inventory

Property ID No.	Property Owner Name	Address No.	Street	City	State	Zip Code	Apprsd Value	Market Value	State Land Code	Ex	Square Feet	Staff Land Use Survey
177485	DUNN E D JR	3630	MONA	PEARLAND	TX	77584	183980	2E+05	A1	F	43538.74	SF
177485	DUNN E D JR	3630	MONA	PEARLAND	TX	77584	183980	2E+05	A1	F	20133.603	SF
177496	GARCIA S FABRICATING INC	3602	MONA	PEARLAND	TX	77584	267850	3E+05	F1	F	43587.372	SF
177532	UPTON RANDALL & JULIE	3632	CHARLES	PEARLAND	TX	77581	45520	45520	A1	F	18498.193	SF
177533	RIOS RICHARD & DENISE	7633	BAILEY	PEARLAND	TX	77584	124190	1E+05	A1	F	20124.959	SF
177534	GARCIA MARIBEL	3630	CHARLES	PEARLAND	TX	77584	16140	16140	A2	F	14502.282	SF
177539	MUTINA LOUIS JR ET UX	3618	MANVEL	PEARLAND	TX	77584	156580	2E+05	A1	F	29041.603	SF
177551	BITTICK RICHARD	3631	CHARLES	MANVEL	TX	77578	74360	74360	A1	F	37967.237	SF
177552	SHURTLEFF ROSS	PO BOX 738	PO BOX 738	MANVEL	TX	77578	94150	94150	A2	F	204344	SF
177554	PYLATE KENNETH L	2224	MANCHESTER R LANE	PEARLAND	TX	77581	18030	18030	C3	F	23937.885	V
177554	PYLATE KENNETH L	2224	MANCHESTER R LANE	PEARLAND	TX	77581	18030	18030	C3	F	15001.987	V

177558	ROSWELL LARRY & CHRISTINE ROSWELL	7621	BAILEY	PEARLAND	TX	77584	120350	1E+05	A1	F	53523.851	V
177558	ROSWELL LARRY & CHRISTINE ROSWELL	7621	BAILEY	PEARLAND	TX	77584	120350	1E+05	A1	F	4497.9208	V
177559	HICKS NORMAN W SR	7621	COUNTY ROAD 101	PEARLAND	TX	77584	154000	2E+05	D1	F	409481.89	SF & RETENTION
177651	HELLMAN ROGER V & ELIZABETH	3614	MONA	PEARLAND	TX	77584	84590	84590	A2	F	81480.623	SF
177652	ADAMS JACQUELYN R	7713	BAILEY	PEARLAND	TX	77584	125310	1E+05	A1	F	67397.024	SF
177653	MOODY DENNIS M	7837	BAILEY	PEARLAND	TX	77584	107590	1E+05	A2	F	92263.567	SF
177653	MOODY DENNIS M	7837	BAILEY	PEARLAND	TX	77584	107590	1E+05	A2	F	12044.177	SF
177654	GONZALES JOHN JR	4818	LOUISE	PEARLAND	TX	77584	138760	1E+05	A1	F	103863.33	SF
177658	PRIDDY WILLIAM ARCHER	3611	MONA	PEARLAND	TX	77584	99810	99810	A1	F	38849.322	SF
177659	DEBORD JERRY D & ANN G	3629	MONA	PEARLAND	TX	77584	60410	60410	C3	F	116042.63	SF
177660	LEACH DAVID	7829	BAILEY	PEARLAND	TX	77584	101640	1E+05	A1	F	80414.57	SF
177661	GONZALES JOHN JR & ANITA	3610	LOUISE	PEARLAND	TX	77584	107570	1E+05	A1	F	7384.6288	SF
177693	DOHERTY FRANK	4103	BAILEY	PEARLAND	TX	77584	132300	1E+05	E1	F	315572.96	SF

177696	VAVRECKA ANNETTE MARIE	3415	RIVERS	MANVEL	TX	77578	98300	98300	A1	F	43278.068	SF
177697	GARCIA LORENZO	4155	BAILEY	MANVEL	TX	77578	54060	54060	A2	F	39921.467	SF
177700	ROE JAMES & JESSICA LINDSAY- ROE	3611	CURTISS	MANVEL	TX	77578	68040	68040	A2	F	40103.783	SF
177701	KIRBY BRUCE V & DEBBIE	3610	CURTISS	MANVEL	TX	77578	258010	3E+05	A1	F	60746.944	SF
177702	MANLEY CORNELIUS JR	3607	CURTISS	MANVEL	TX	77578	180610	2E+05	A1	F	60652.519	SF
177704	LAFFERTY HAROLD LEWIS & JANET JOSEPHINE LAFFERTY REVOCABLE LIVING TRUS	3630	CURTISS	MANVEL	TX	77578	87020	87020	A2	F	54417.658	SF
177707	HOANG THINH XUAN & DUNG THUY NGUYEN	3355	BEACON VIEW CT	PEARLAND	TX	77584	44210	44210	A2	F	39813.039	SF
177708	NGUYEN THACH	4203	BAILEY	MISSOURI CITY	TX	77459	83960	83960	A2	F	51488.376	SF
177709	DOHERTY MAUREEN ANNE	3409	RIVERS	MANVEL	TX	77578	112520	1E+05	A1	F	43151.193	SF
177722	BELL VESTER R	3915	BAILEY	PEARLAND	TX	77581	319690	3E+05	F1	F	138450.15	SF & DRAFTING BUSINESS
177725	BELL VESTER R		RIVERS	PEARLAND	TX	77581	48760	48760	C3	F	71358.948	V
177726	DOHERTY THOMAS J	3905	BAILEY	MANVEL	TX	77578	151500	2E+05	A2	F	86512.398	SF

177726	DOHERTY THOMAS J	3905	BAILEY	MANVEL	TX	77578	151500	2E+05	A2	F	70124.057	SF
177733	DRENNAN RUSSELL D	4405	BAILEY	MANVEL	TX	77578	176580	2E+05	A2	F	213380.21	SF
177734	CAVAZOS JUANITA	4051	BAILEY	DICKINSON	TX	77539	210690	2E+05	A1	F	208254.85	SF
177735	RAMIREZ ROBERT LEE	3620	COUNTY ROAD 89	PEARLAND	TX	77584	277700	3E+05	A1	F	103752.62	SF
177736	KOON JAMES H	3650	COUNTY ROAD 89	MANVEL	TX	77578	223860	2E+05	A1	F	79827.551	SF AND HOME BUSINESS
177737	SKONDRAS JANIE C	9211	CR 200	ALVIN	TX	77511	97040	97040	C3	F	108661.8	SF
177738	VENABLE WILLIAM A	3636	COUNTY ROAD 89	PEARLAND	TX	77584	183420	2E+05	A1	F	103207.53	SF
493260	DE LA FUENTE JUAN A & MAGDA A	3633	CHARLES	PEARLAND	TX	77584	129160	1E+05	A1	F	36910.369	SF
512341	BEHAVIOR TRAINING RESEARCH	3909	BAILEY	LAKE JACKSON	TX	77566	110760	1E+05	F1	F	45932.903	SF
516397	SILVERLAKE HOMEOWNERS ASSOC	15995	N BAKERS LANDING RD	HOUSTON	TX	77079	2500	2500	C3	F	85171.854	SF
525585	RIOS RICHARD & DENISE	7633	BAILEY RD	PEARLAND	TX	77584	11750	11750	C3	F	18425.266	SF
598529	TITAN LAND DEVELOPMENT INC	140	N HOUSTON	HUMBLE	TX	77388	105190	1E+05	D2	F	392654.46	V
		null	null	null		null			null		12473.614	V
		null	null	null		null			null		21903.53	V
		null	null	null		null			null		119610.68	V
		null	null	null		null			null		22973.678	V
		null	null	null		null			null		22666.623	V
		null	null	null		null			null		22387.478	V

		null	null	null		null			null		22433.794	V
		null	null	null		null			null		22295.3	V
		null	null	null		null			null		22370.962	V
		null	null	null		null			null		22391.589	V
		null	null	null		null			null		22190.552	V
		null	null	null		null			null		22345.768	V
		null	null	null		null			null		22402.897	V
		null	null	null		null			null		22379.251	V
		null	null	null		null			null		22681.066	V
		null	null	null		null			null		22558.943	V
		null	null	null		null			null		22268.902	V
		null	null	null		null			null		22370.555	V
		null	null	null		null			null		3587.6731	V
		null	null	null		null			null		22530.381	V
		null	null	null		null			null		22323.362	V
		null	null	null		null			null		22152.807	V
		null	null	null		null			null		22375.171	V
		null	null	null		null			null		22395.727	V
		null	null	null		null			null		22365.367	V
		null	null	null		null			null		134175	V
		null	null	null		null			null		97619.639	V
		null	null	null		null			null		22133.086	V
		null	null	null		null			null		22320.468	V
		null	null	null		null			null		22738.051	V
		null	null	null		null			null		22742.719	V
		null	null	null		null			null		22302.199	V
		null	null	null		null			null		22421.299	V
		null	null	null		null			null		22720.914	V
		null	null	null		null			null		22960.489	V
		null	null	null		null			null		23396.034	V
		null	null	null		null			null		24196.046	V

TOTAL VACANT LAND = 38.00 ACRES

LAND USE CODES

TOTAL SINGLE FAMILY = 80.00 ACRES

AREA 1 TOTAL = 126 ACRES

1 HOME OCCUPATION

1 DRAFTING BUSINESS

VACANT PARCELS= 43

SINGLE FAMILY RES = 43

MARKET VALUE = \$5,829,910.00

APPRAISED VALUE = \$5,829,910.00

PARCELS = 86

% VACANT =30%

All the "null" parcels are owned by Titan Land Development and are part of a subdivision that has not been constructed.

A1-REAL RESIDENTIAL, SINGLE FAMILY

A2-REAL RESIDENTIAL, MOBILE HOME

C3-REAL VACANT

D1-REAL QUALIFIED AGRICULTURAL

E1-REAL FARM & RANCH IMPROVED

F1-REAL COMMERCIAL

SF-SINGLE FAMILY

V-VACANT

CITY OF PEARLAND, TEXAS

SERVICE PLAN FOR AREA 1: 126 acres, approximately (5,488,560 square feet) of land located east of east line of "Reserve "E" of the Sedgefield Section 3 at Silverlake, north along Bailey Road to the west line of Massey Ranch Elementary, limits encompassing 126 acre in Brazoria County, Texas.

I. INTRODUCTION

This Service Plan ("Plan") is made by the City of Pearland, Texas ("City") pursuant to Chapter 43 of the Local Government Code ("the Act"). This Plan relates to the annexation by the City, by petition of the owner, of land located adjacent to the city limits and encompassing approximately 126 Acres in Brazoria County, Texas. The Tract is described by metes and bounds in "Exhibit A-1", and by map in "Exhibit A-2" which are attached to this Plan and to the annexation ordinance of which this Plan is a part.

II. TERM: EFFECTIVE DATE

This Plan will be in effect for a term of ten years commencing on the effective date of the annexation of the Tract. Renewal of this Plan will be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

III. SERVICE PROGRAMS

- A. In General. This Plan includes two service programs: (I) the Early Action Program, described below, and (II) a Capital Improvement Program according to the Texas Local Government Code, Chapter 43, described below.
- B. Scope and Quality of Services. This Plan will provide a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance currently provided and available in other parts of the municipality with topography, land use, and population density similar to the Tract. However, it is not the intent of this Plan to require that a uniform level of services be provided to all areas of the City (including the Tract) where differing characteristics of topography, land utilization and population density are considered as sufficient basis for providing differing service levels.
- C. Definitions.
 1. As used in this Plan, "providing services" includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services, in whole or part.

2. As used in this Plan, the phrase “Standard Policies and Procedures” means those policies and procedures of the City applicable to a particular service which are in effect either at the time that the service is requested or at the time that the service is made available or provided. The policies and procedures may require that a specific type of request be made, such as an application or a petition. They may require that fees or charges be paid, and they may include eligibility requirements and similar provisions.

D. Early Action Program

1. Statutory Services. The statutory services will be provided within the Tract within the period that meets or exceeds that required by State law. The following services will be provided in accordance with Standard Policies and Procedures immediately upon the effective date of the annexation:
 - a. Police Protection: The Police Department of the City will provide protection and law enforcement in the Tract. These activities will include normal patrols and responses, the handling of complaints and incident reports, and, as appropriate, support by special units of the Department.
 - b. Fire Protection: The Pearland Fire Department (PFD) of the City of Pearland will continue to serve the area in cooperation with other fire departments in the area according to mutually agreed to procedures.
 - c. Emergency Medical Service: The Pearland Emergency Medical Service (EMS) will continue to provide emergency medical service to the Tract under a contract with the City.
 - d. Solid Waste Collection: Service will be provided to eligible property by private contractor, under contract with the City. To be eligible for City solid waste collection service, property must have frontage on a public street or other approved location and place solid waste in containers approved for the specific type of occupancy. Any person currently being serviced by a privately owned solid waste management service provider may continue to use that service for two years after the effective date of the annexation.
 - e. Operation and Maintenance of Water and Wastewater Facilities: Existing public water and wastewater facilities, if any, will be operated and maintained by the City or by private contractor under contract to the City.
 - f. Operation and Maintenance of Road and Streets (including lighting): Existing public roads and streets, including lighting and traffic control devices, if any, will be operated and maintained by the City, subject to the jurisdiction of

reasonably possible and shall be substantially completed within the time period indicated below.

1. Police Protection: Additional capital improvements are not necessary at this time to provide police protection. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
2. Fire Protection: Additional capital improvements are not necessary at this time to provide fire protection. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
3. Emergency Medical Service: Additional capital improvements are not necessary at this time to provide emergency medical service. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
4. Solid Waste Collection: No capital improvements are necessary at this time to provide solid waste collection services within the Tract. The Tract will be included with other territory in connection with planning for new revised or expanded solid waste facilities.
5. Water and Wastewater Facilities: Additional capital improvements are not necessary at this time to service the tract. The cost of future connections to available water and sewer lines will be the responsibility of the Tract owners, as it is within the existing City utility system following standard policies and procedures. Capital recovery charges or impact fees also will be assessed at the time of future connections to the City's utility system or upon issuance of building permits for lots developed within the Tract.

The City will make wastewater treatment capacity in existing or future wastewater treatment plants built and operated by the City available for the Tract.

The city will make potable water supply from existing or future sources built and operated by the City available to the Tract. The City currently operates its own ground water wells and purchases wholesale surface water via contract from third parties.

6. Roads and Streets (including lighting): Additional roads, streets or related facilities are not necessary at this time to serve the tract. Future extensions or widening of roads or streets and future installation of related facilities, such as traffic control devices or street lights will be undertaken in accordance with Standard Policies and Procedures. The Tract will be included with other territory in connection with planning for new, revised, widened, or enlarged roads, streets, or related facilities.

7. Parks, Playgrounds, and Swimming Pools: Additional capital improvements are not necessary at this time to provide such services to the Tract. The Tract will be included with other territory in connection with planning for such facilities.
8. Other Publicly-Owned Facilities, Building or Services: All other City functions and services, and the additional services described above, can be provided for the Tract by using existing capital improvements. Additional capital improvements are not necessary to provide City services, but the Tract will be included with other territory in connection with planning for new, revised, or expanded facilities, buildings or services.

II. AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Act or other controlling law. Neither changes in the methods nor means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City will constitute amendments to this Plan and the City reserves the right to make such changes. This Plan is subject to and will be interpreted when in accordance with the Act, the Constitution and laws of the federal governments of the United States of America and the State of Texas, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

III. FORCE MAJEURE

Should a force majeure interrupt the service described herein, the City will resume services under this Plan within a reasonable time after the cessation of the force majeure. "Force Majeure," for the purpose of this Plan will include, but not be limited to, acts of God, acts of the public enemy, ware blockades, insurrection, riots, epidemics, landslides, lightning, earthquakes, fire, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City.

IV. ENTIRE PLAN

This document contains the entire and integrated Service Plan relating to the Tract, and supersedes all other negotiations, representations, plans and agreements, whether written or oral.

EXHIBIT "A"
 AREA 1
 METES AND BOUNDS DESCRIPTION
 126 ACRES MORE OR LESS OUT OF
 KANAWHA-TEXAS COMPANY SUBDIVISION
 PARTS OF SECTIONS 18 AND 22
 GEORGE C. SMITH SURVEY,
 ABSTRACT 547 AND ABSTRACT 548
 BRAZORIA COUNTY, TEXAS

The herein described 126 acres of land, more or less being generally located in Kanawha-Texas Company Subdivision of Parts of Sections 18 and 22, George C. Smith Survey according to the plat thereof as filed in Volume 02, Page 51 Brazoria County Plat Records, George C. Smith Surveys, Abstract 547 and 548 Brazoria County, Texas; the south line being the north line of City of Pearland Ordinance No. 31 and being 100' north of the south line of said Abstracts 547 and 548; the west line being the east line of Reserve "E", Sedgefield Section 3 at Silverlake according to the plat thereof as filed in Volume 20, Page 345-346 Brazoria County Plat Records; the east line being the west line of Lot 1, Block 1, Massey Ranch Elementary according to the plat thereof as filed in Volume 24, Page 353 Brazoria County Plat Records and the west line of City of Pearland Ordinance No. 1036;

All that certain 126 acres of land, more or less, to be annexed into the City of Pearland and being all or portion of Lots 30, 32, 33, 41, 42, 43, Section 22, of said Kanawha-Texas Company Subdivision of Parts of Sections 18 and 22, Abstract 548 and portion of Lot 44, Abstract 548 and all of or portion of Lots 7, 8, 11, 12, 19 and 26 Section 18 of said Kanawha-Texas Company Subdivision of Parts of Section 18 and 22, Abstract 547; SAVE AND EXCEPT 13.5 acres, more or less, and being more particularly described by metes and bounds as follows;

Commencing at the original southwest corner of said Massey Ranch Elementary and the southeast corner of said Lot 12, Section 18, George C. Smith Survey, Abstract 547; Thence northerly 100' with the east line of said Lot 12, Section 18 to the POINT OF BEGINNING of herein described tract and the southwest corner of City of Pearland Ordinance No. 1036;

1. Thence Westerly – 7,495', more or less, with the north line of City of Pearland Ordinance No. 31, said line being 100' north and parallel to the centerline of County Road 101 (Bailey Road) to a point for corner on the east line of said Reserve "E";
2. Thence Northerly – 413', more or less, with the east line of said Sedgefield Section 3 at Silverlake to a point for corner marking the northwest corner of that certain tract as described in a deed dated 11-30-1981 from Michael Bernard Doherty, et al. to Thomas Joseph Doherty as filed in Volume 1612, Page 01, Brazoria County Deed Records;
3. Thence Easterly – 910', more or less, with the north line of said Doherty tract and the north line of that certain tract as described in a deed dated 06-01-1990 from Michael Bernard Doherty, et ux. to Vester R. Bell as filed in Volume (90) 797, Page 714 Brazoria County Official Records and continuing to a point on the east right-of-way line of County Road 905 for corner;

4. Thence Northerly - 147', more or less, with the east right-of-way line of said County Road 905 to a point for corner marking a point on the north lot line of said Lot 42;
5. Thence Easterly - 1,290', more or less, with the north line of said Lots 42 and 43 and the south line of said Lot 41 to a point for corner marking the common northeast corner of said Lot 43 and the southeast corner of said Lot 41;
6. Thence Easterly - 1,320', more or less, with the north line of the following tracts as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2007-027070, Volume (86) 313, Page 783 and Clerk's File Number 2001-048566 to a point for corner;
7. Thence Northerly - 96', more or less, with the east line of said Lot 44, Abstract 548 to a point for corner;
8. Thence Southeasterly - 63', more or less, with the southerly line of that certain right-of-way strip within Country Road 89 dedicated by the Plat of Cullen Park Estates according the plat recorded in Document No. 2009-028809 Brazoria County Plat Records to a point for corner;
9. Thence Northerly - 606', more or less, with the east right-of-way line of County Road 89 as established by said Cullen Park Estates to a point for corner;
10. Thence Easterly - 1,262', more or less, with the north line of said Cullen Park Estates to a point for corner;
11. Thence Southerly - 440', more or less, with the east line of said Cullen Park Estates to a point for corner;
12. Thence Easterly - 1,320', more or less, with the north line of the following tracts as described in Volume 1194, Page 350 and Volume 1160, Page 596 Brazoria County Deed Records and as filed in the Official Records of Real Property at Brazoria County Clerk's File Numbers 97-025936 and 2003-058366 to a point for corner;
13. Thence Southerly - 88', more or less, with the east line of said Lot 19 to a point for corner;
14. Thence Easterly - 348', more or less, with the north line of that certain tract as described in a deed dated 05-09-1973 from Myrtle Massey Meade to Richard D. Bittick, et ux. as filed in the Volume 1159, Page 810 Brazoria County Deed Records;
15. Thence Southerly - 132', more or less, with the east line of said Bittick tract to a point for corner;
16. Thence Easterly - 330', more or less, with the north line of said Lot 11 to a point marking common the northeast corner of said Lot 11 and the northwest corner of said Lot 12;
17. Thence Northerly - 330', more or less, with the common line of said Lots 7 and 8, Section 18 to a point for corner;

18. Thence Easterly – 660', more or less with the south line of that certain tract as described in a deed date 02-20-2001 from Norman W. Hicks, Sr., et ux. to Jose A Lozano, et al. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 01-007794 to a point for corner;
19. Thence Southerly – 901', more or less, with the west line of said Massey Ranch Elementary and the west line of said City of Pearland Ordinance No. 1036 to the POINT OF BEGINNING and containing 126 acres of land more or less. SAVE AND EXCEPT 13.5 acres, more or less, that is within that certain tract as described in a deed dated 12-21-1990 from Pearland State Bank to Norman W. Hicks, Sr., et ux. as filed in Volume (91) 865, Page 818 Brazoria County Official Records

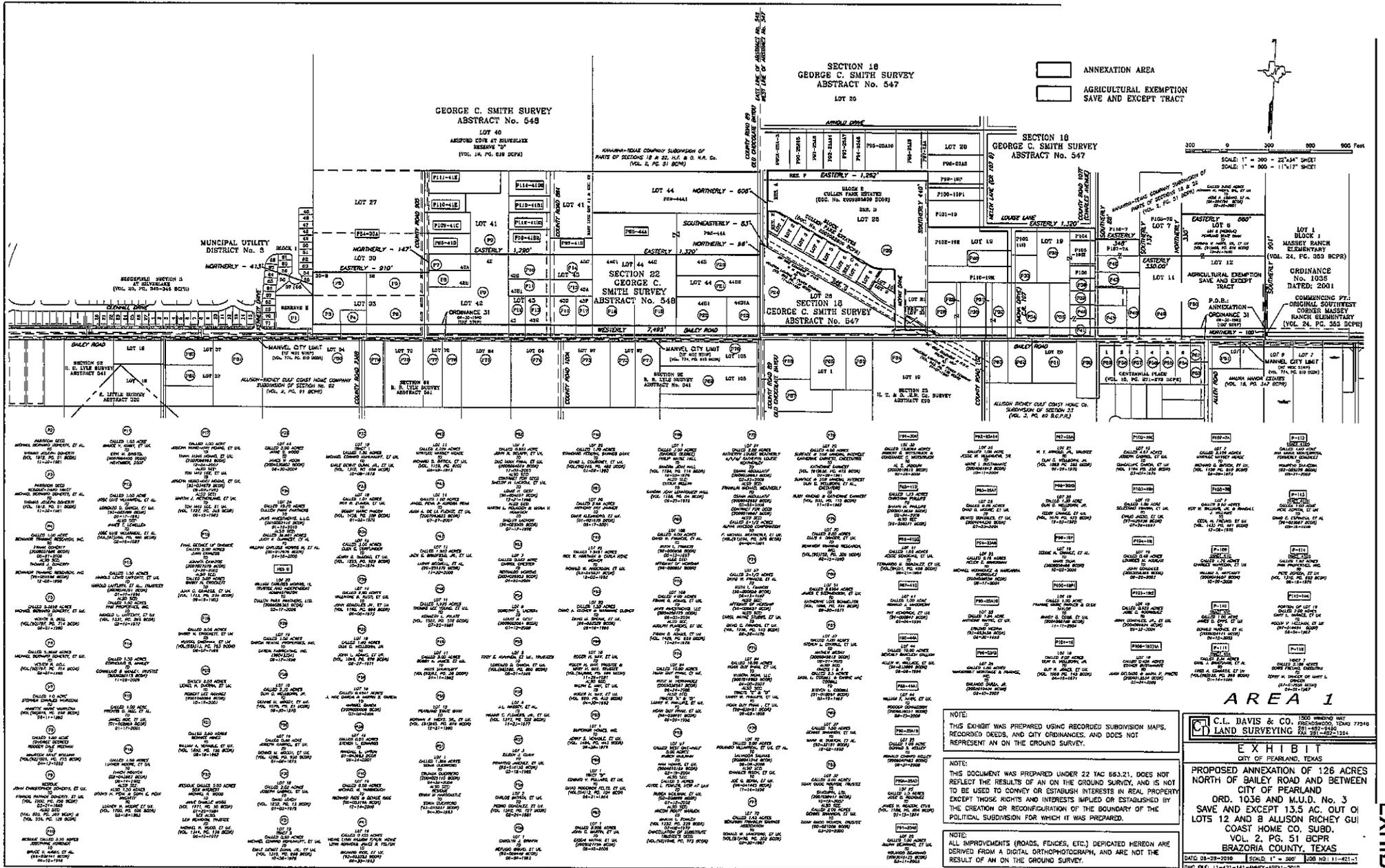
"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision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

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by:
C.L. Davis & Company
Job Number: 11-421-141 Annexations Area 1 (R1) M&B.doc
06-25-2010
REVISED: 06-28-2010



A handwritten signature in black ink, appearing to read "C.L. Davis".



SECTION 18
 GEORGE C. SMITH SURVEY
 ABSTRACT No. 547
 LOT 20

ANNEXATION AREA
 AGRICULTURAL EXEMPTION
 SAVE AND EXCEPT TRACT

SCALE: 1" = 300' 22 1/2" SHEET
 SCALE: 1" = 600' 11 1/2" SHEET

GEORGE C. SMITH SURVEY
 ABSTRACT No. 548

SECTION 18
 GEORGE C. SMITH SURVEY
 ABSTRACT No. 547

ORDINANCE
 No. 1036
 DATED: 2001
 COMMENCING PT.:
 ORIGINAL SOUTHWEST
 CORNER WASSERY
 RANCH ELEMENTARY
 (VOL. 24, PG. 383 BCPR)

NOTE:
 THIS EXHIBIT WAS PREPARED USING RECORDED SUBDIVISION MAPS,
 RECORDED DEEDS, AND CITY ORDINANCES, AND DOES NOT
 REPRESENT AN ON THE GROUND SURVEY.

NOTE:
 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 BOUNDARY OF THE
 POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTE:
 ALL IMPROVEMENTS (ROADS, FENCES, ETC.) DEPICTED HEREON ARE
 DERIVED FROM A DIGITAL ORTHOPHOTOGRAPH, AND ARE NOT THE
 RESULT OF AN ON THE GROUND SURVEY.

AREA 1

C.L. DAVIS & CO. 1500 WINDING WAY, TEXAS 77246
 LAND SURVEYING 772-297-1234

EXHIBIT
 CITY OF PEARLAND, TEXAS

PROPOSED ANNEXATION OF 126 ACRES
 NORTH OF BAILEY ROAD AND BETWEEN
 CITY OF PEARLAND

ORD. 1036 AND M.U.D. No. 3
 SAVE AND EXCEPT 13.5 AC. OUT OF
 LOTS 12 AND 8 ALLISON RICHEY GUI
 COAST HOME CO. SUBD.
 VOL. 2, PG. 51 BCPR
 BRAZORIA COUNTY, TEXAS

DATE: 08-29-2018 SCALE: 1" = 200' JOB NO: 11-421-1
 DMC FILE: 11-421-141-AREA1-2018

AGENDA – PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 16, 2010, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER**
- II. PURPOSE OF HEARING – PROPOSED ANNEXATION OF APPROXIMATELY 189 ACRES – AREA 2**

189 ACRES OF LAND, MORE OR LESS, AREA GENERALLY LOCATED SOUTH OF BAILEY ROAD FROM FM 1128/MANVEL TO VETERANS ROAD.
- III. STAFF REVIEW OF THE FEASIBILITY PLAN AND SERVICE PLAN**
- IV. CITIZEN COMMENTS**
- V. COUNCIL/STAFF DISCUSSION**
- VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1653 prior to the meeting so that appropriate arrangements can be made.

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: August 16, 2010	ITEM NO.: Public Hearing No. 2
DATE SUBMITTED: August 10, 2010	DEPT. OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY : Mike Hodge	REVIEW DATE: August 10, 2010
SUBJECT: Proposed City Initiated Annexation for Areas 2	
EXHIBITS: Feasibility Report and Service Plan	
EXPENDITURE REQUIRED: N/A	AMOUNT BUDGETED: N/A
AMOUNT AVAILABLE: N/A	PROJECT NO.: N/A
ACCOUNT NO.: N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO.: N/A	
PROJECT NO.: N/A	
To be completed by Department:	
<input type="checkbox"/> Finance	<input type="checkbox"/> Legal
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution

EXECUTIVE SUMMARY

City Council directed staff to proceed with annexation of Area 2, generally described as the area located south of Bailey Road from FM 1128/Manvel Road to Veterans Road.

The first public hearing was conducted for this area on August 2, 2010.

A second public hearing, as required by state statutes has been scheduled for August 16, 2010.

It is proposed that the properties will be zoned at the time they are annexed into the city. Therefore the zoning will proceed simultaneously with annexation. The joint public hearing for zoning is scheduled for August 16, 2010.

Second reading of the zoning ordinance will follow the second reading of the annexation on September 27^h, 2010.

The proposed zoning for Area 2 is Single Family Estate District (R-E), in conformance with the Future Land Use Plan.

Staff Recommendation:

Consider the Annexation.

**CITY INITIATED ANNEXATION – PROPERTY GENERALLY
LOCATED SOUTH OF BAILEY ROAD BETWEEN FM
1128/MANVEL ROAD TO VETEREANS ROAD.**

(AREA 2)

FEASIBILITY REPORT

LOCATION:

The subject land is generally located in the south central part of the City. The subject land is located south of Bailey Road, between FM1128/Manvel on the east and Veteran’s Road on the west. The subject land is in City of Pearland’s ETJ in Brazoria County.

Refer to Attachment 1 for property location and boundaries.

DEMOGRAPHICS:

The area under consideration has single-family residential and commercial uses. A survey conducted by staff in May of 2010, indicated that sixty (60) single-family residences and nine (9) commercial businesses exist on the subject land.

The subject land is part of census Tract 6609. Census data is not available for the specific area encompassed within the parcel. In general the 2000 Census data indicates that 5,780 persons reside in this area, within 1,978 households. Out of the 1,978 housing units, 1,822 are occupied and 156 are vacant.

See Attachment 2 for Census map and Attachment 3 for census data.

CURRENT USE OF LAND:

The subject area has single-family residential uses, commercial uses, agricultural land and vacant and undeveloped tracts. The commercial uses in this area are Joe’s Nursery, ATV sales and rental, batting cages and a gymnasium, multi-family apartments, a mobile home park and several retail shops.

The subject area has 102 parcels totaling 189 acres in area. Total acreage of parcels being used for single family residential is 90.31 acres. There are nine (9) parcels are that have existing commercial uses on them. There are twenty five (25) vacant parcels. The percentage of vacant undeveloped land is 53 % totaling 53.84 acres of vacant undeveloped land.

Attachment 4 – Land Use Map

SURROUNDING LAND:

Surrounding land immediately to the north and south is similar in character to the subject area and consists of predominantly single-family residential and undeveloped land.

Surrounding land immediately to the east and northeast of the subject land consists of a public school and vacant land.

To the west of the subject land it is predominantly vacant single family residential, with some vacant land, and an elementary school.

ACCESSIBILITY:

The subject land has access by the following roadways:

1. Bailey Road, that runs east west between FM 1128/Manvel and Veterans Road, approximately 13,175 feet of road.

2. The following roads run north south between FM 1128/Manvel to Veterans:

CR 827	782 feet
CR 831	300 feet
CR 478	800 feet
CR 479	800 feet
Harkey Road	800 feet
Wayne Road	500 feet
Berry Road	500 feet
McLean Road	550 feet
CR 829/Wellborn	450 feet
Veterans	450 feet
FM1128/Manvel	1312 feet

These roads are narrow, open ditch roads and do not meet current city standards.

Attachment 4 shows the roads that are accessible currently.

DEVELOPMENT STATUS: (Percentage of land developed)

As mentioned earlier the subject land has a mix of commercial, single-family residential and undeveloped land. The subject area consists of sixty two (62) single-family homes, and nine (9) parcels with commercial uses, and five (5) mobile homes and one apartment.

Number of developed parcels = 77

Area of developed parcels = 137.7 Acres (includes road right-of-way)

Number of undeveloped parcels = 25

Area of undeveloped parcels	= 51.3 Acres
Total number of parcels	= 102
Total area	= 189 Acres
Area of undeveloped land	= 51.3 Acres (27 % of total land area)

Attachment 5: Land Use Calculations

VALUATION:

Brazoria County Assessor records indicate that the subject land consists of 102 parcels. The total acreage of land within these parcels is 189 acres. Total market value of all the properties amounts to **\$9,353,520.00**. The total appraised value with exemptions amounts to **\$9,353,520.00**.

None of the subject parcels list any exemptions with Brazoria County.

Attachment 6: Building Inventory Information from Brazoria County.

AVAILABILITY OF AND IMPACT ON CITY SERVICES:

Roads:

The area would add 20,418 feet of two lane asphalt open ditch road to the City’s maintenance requirements. Public Works Department has indicated that the following roads are in poor to fair condition and would add minimal road maintenance impacts:

CR 827	782 feet
CR 831	300 feet
CR 478	800 feet
CR 479	800 feet
Harkey Road	800 feet
Wayne Road	500 feet
Berry Road	500 feet
McLean Road	550 feet
CR 829/Wellborn	450 feet
Veterans	450 feet
FM1128/Manvel	1312 feet

Right of way mowing would be placed on a four times per year cycle and would create an impact on operations due to the additional amount of street length added.

Police Protection:

The area is presently under the county Sheriff’s jurisdiction and will be serviced by Pearland Police Department (PD) upon annexation. PD has indicated that due to its current location and populated nature, the area may be conducive to certain types of crime that will require additional response. The planned widening of Bailey Road will tremendously enhance routine and emergency access to the site.

Fire Protection:

Pearland Fire Department (PFD) currently serves this area and there is a written mutual aid agreement in place. PFD has noted that there are not any businesses located in this area. In addition to narrow local roads, narrow driveways that will hinder apparatus access, placement, and staging.

Annexation of the property would allow the City to implement land use controls and building code enforcement that would enhance fire safety standards for new developments and building expansions in the area.

The planned completion of Bailey Road will tremendously enhance emergency access to the area.

Emergency Medical Service:

Pearland EMS already provides service to this area. The planned completion of Bailey Road will tremendously enhance emergency access to the area and will enhance response to this area as additional property is developed within the area.

Solid Waste Collection:

Under state law, existing service providers may continue to provide service for two years after the annexation. After that, service will be provided by the City’s franchise waste hauler. Billing will be provided by the City, so there will be some effort required to contact customers, set up accounts, and coordinate with Waste Management.

Water and Wastewater Facilities:

There are currently no public water or sewer systems within this area. A future sewer line (18” and 24” in diameter) and a future water line are proposed along Bailey Road. The City’s Waste Water Master Plan has identified this as a future project that would provide additional service as the area grows. This project is currently identified as long-term project and is not currently within the City’s 5-Year Capital Improvement Program.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density.

Parks, Playgrounds and Swimming Pools:

There are no such public facilities in the area, so there would be no impact on City operations.

Any other Publicly Owned Facility, Building, or Service:

There are no other public facilities or services in the area, so there would be no impact on City operations

LOCATION WITHIN MUD:

The subject land is not located within any MUD.

COMPREHENSIVE PLAN RECOMMENADATIONS:

The Comprehensive Plan designates Area 2 as Low Density Residential. Lots of 8,800 - 22,500 square feet in size are considered appropriate in Low Density Residential Areas. In addition, there are 3 commercial nodes located at Bailey Road & Harkey Road, Bailey Road & Veterans Road, and a partial commercial node at Bailey Road & FM 1128/Manvel.

THOROUGHFARE PLAN RECOMMENADATIONS:

The Thoroughfare Plan designates the roads in the following manner:

Name of Street	Length of Street Added	Type of Road	ROW Required
CR 827	782	Collector Street	60' to be widened
CR 831	300	Collector Street	60' to be widened
CR 478	800	Collector Street	60' to be widened
CR 479	800	Collector Street	60' to be widened
Harkey Road	800	Major Collector	80' to be widened
Wayne Road	500	Collector Street	60' to be widened
Berry Road	500	Collector Street	60' to be widened
McLean Road	550	Collector Street	60' to be widened
CR 829/Wellborn	450	Collector Street	60' to be widened
Veterans	450	Secondary Thoroughfare	100' to be widened
FM1128/Manvel	1,312	Secondary Thoroughfare	100' to be widened
Bailey Road	13,175	Major Thoroughfare	120' to be widened

The above existing roads are not in conformance with the recommendations of the Thoroughfare Plan.

FLOOD CONTROL AND DRAINAGE:

City's flood plain co-coordinator has indicated that Area 2 would require staff to be engaged in on a more frequent basis. This area currently has single family residences that could potentially experience localized drainage issues. Staff is not currently aware of any significant issues, however, City Staff, has not been the designated flood plain administrator for this area nor has City Staff had to provide development services to this area. Once Area 2 is annexed, it would be subject to the City of Pearland's Flood Damage Prevention Ordinance along with all other development ordinances which regulate development standards, flood plain management, and grading/fill permitting. Currently the City has sufficient staff to satisfy the need for increased staff time resulting from the proposed annexation.

Currently Area 2 is within the delineated Special Flood Hazard Zone as illustrated on the Flood Insurance Rate Maps for the City of Pearland. These areas will be subject to the City's Flood Plain Management Regulations.

Currently the City has sufficient staff to satisfy the need for increased staff time resulting from the proposed annexation.

POSSIBLE USES OF LAND IF IT IS NOT ANNEXED AND DEGREE OF CONFORMANCE TO THE COMPREHENSIVE PLAN OF THOSE LAND USES:

It is staff's opinion that if the land is not annexed it will continue to grow in an unplanned manner. Currently there are no safeguards to buffer incompatible uses (single-family residential and manufacturing). The existing situation of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. Development of appropriate infrastructure and services for expansion and growth of both residential and non-residential uses would be uncertain if the land is not annexed.

This unplanned growth will have a negative effect on the development of adjoining land under City's jurisdiction. New investment and development of City land, adjacent to the subject land will be curtailed and impeded due to uncertainties of surrounding development.

City's efforts at Planning for the area will be negatively affected as the existing land uses, streets and general development pattern in the subject land are not in conformance with the recommendations in the City's Comprehensive Plan.

IMPACT OF ANNEXATION – LONG TERM AND SHORT TERM:

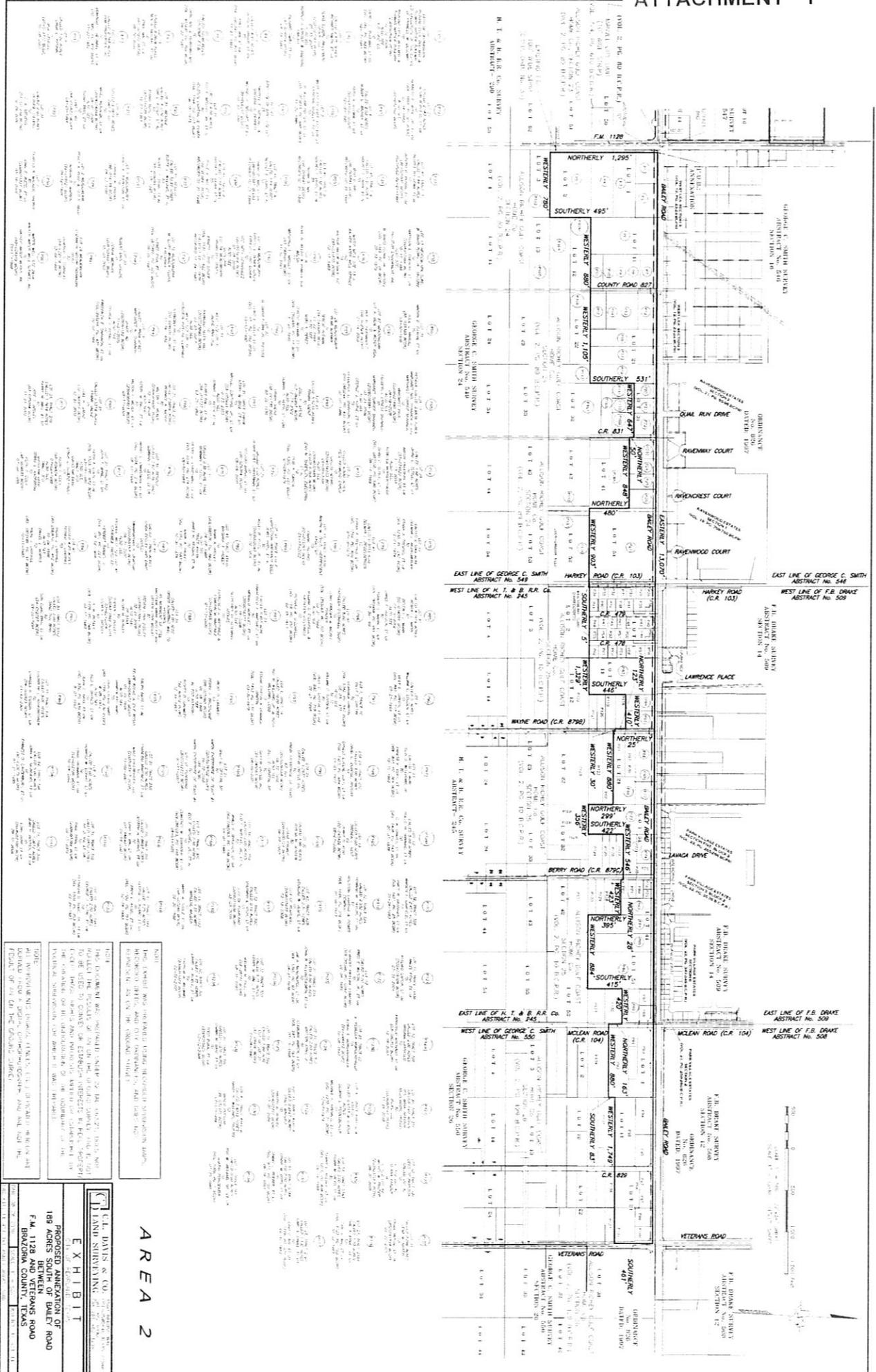
In the long term this annexation of the subject land will enable City of Pearland to plan for this area in accordance with the Comprehensive Plan and Unified Development Code and protect the city of Pearland’s residential areas.

In the short term the annexation will encourage potential homeowners and developers to invest in this area.

If the land is not annexed, unregulated, piecemeal development will continue. Accessibility to the area is not limited and the proposed widening of Bailey Road will help transform Bailey into a safer major thoroughfare. Annexation will help develop land along Bailey in a safer manner.

RECOMMENDATIONS:

It is staff’s recommendation that the City should pursue annexation and prepare a service plan for the subject area.



NOTE: THE BOUNDARIES AND INTERESTS SHOWN HEREON WERE DETERMINED BY THE SURVEYOR FROM THE RECORDS OF THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LANDS SHOWN AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORDS OF THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

AREA 2

EXHIBIT

PROPOSED RELOCATION OF
F.M. 1128 AND VETERANS ROAD
 BETWEEN
 BRAZORIA COUNTY, TEXAS

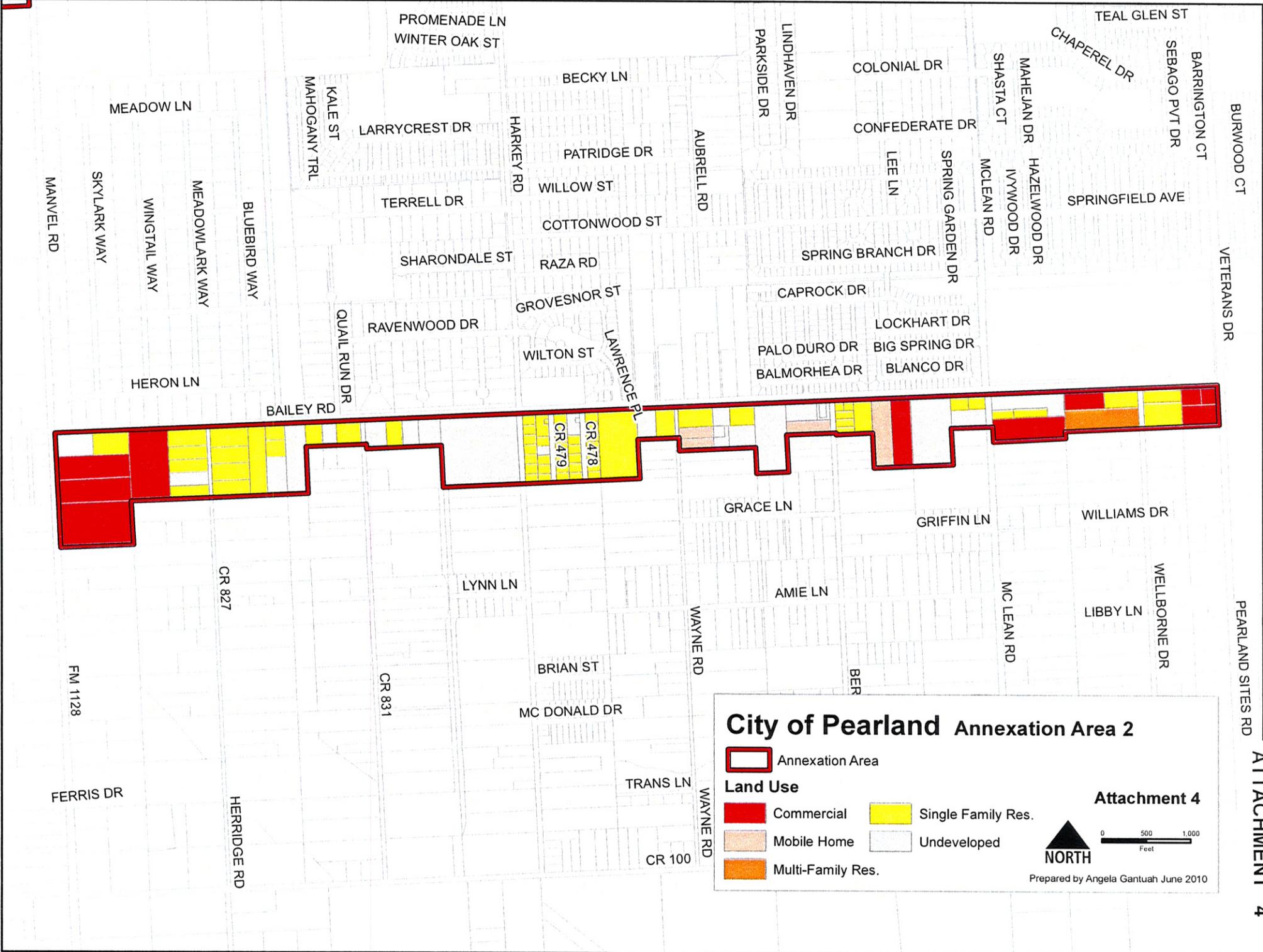
ATTACHMENT 3

AREA 2

2000 CENSUS INFORMATION

Tract 6609

Population	= 5,780
Median Age	= 29.7
Households	=1,978
Average Household size	=3
Housing Units	=1,978
Occupancy	=1,822
Vacancy	=156



ATTACHMENT 5

Annexation Area 2

Land Use Calculations

Property ID No.	Property Owner	Address No.	Street	City	State	Zip Code	Square Feet	Staff Land Use Survey
178169	BRIZENDIN E PERRY J	4710	BAILEY	PEARLAND	TX	77584	94007.4389	ATV'S SALES AND RENTAL
178055	MATZ ENTERPRIS ES LLC	4102	VETERANS	PEARLAND	TX	77584	101378.835	BATTING CAGES AND GYMNASIIU M
166740	MANN BEVERLY J	5134	BAILEY	PEARLAND	TX	77588	173744.625	DAY CARE
177763	MAI PHUC ETUX NGUYET DOAN	3723	MASTERS	PEARLAND	TX	77584	218837.389	JOE"S NURSERY
177816	MAI PHUC ETUX NGUYET DOAN	3723	FM 1128	PEARLAND	TX	77584	218964.567	JOE"S NURSERY
177846	MAI THANG & XUAN-MAI	3807	MASTERS	PEARLAND	TX	77584	406264.417	JOE"S NURSERY
177901	MAI PHUC ETUX NGUYET DOAN		COUNTY ROAD 101	PEARLAND	TX	77584	350182.78	JOE"S NURSERY
178166	MMSN ENTERPRIS E OF TEXAS #2 LLC	4310	BAILEY	HOUSTON	TX	77062	45840.9921	RETAIL SHOPS
526855	MMSN ENTERPRIS E OF TEXAS #1	16645	HOLLAND	HOUSTON	TX	77062	37055.528	RETAIL SHOPS
177941	GIBSON CHARLES	16810	WELLBORN	PEARLAND	TX	77584	206255.807	MF APTS
166520	COEN KEITH	16622	BERRY	PEARLAND	TX	77584	77424.27	MH
166561	LARRIVEE IRENE J	5210	COUNTY ROAD 101	PEARLAND	TX	77584	173819.83	MH
509989	SAENZ JOEL H	16601	BAILEY	ALVIN	TX	77511	122357.484	MH
549665	CORTINAS MANUEL JR & SHARLA	16617	WAYNE	PEARLAND	TX	77584	16176.3847	MH
549665	CORTINAS MANUEL JR & SHARLA	16617	WAYNE	PEARLAND	TX	77584	50098.6331	MH

166528	BHATTAR SWAMINAT HAN R & GAYATHRI S	5226	BAILEY	PEARLAND	TX	77584	78174.5741	SF
166529	TREVINO FRANK SR	5302	BAILEY	PEARLAND	TX	77584	13382.6181	SF
166533	TREVINO FRANK SR		BERRY	PEARLAND	TX	77584	12142.6885	SF
166534	HADLEY MARK A	16623	BERRY	PEARLAND	TX	77588	18850.1256	SF
166535	PITTS KELLY B JR ETAL	16615	BERRY	PEARLAND	TX	77581	18936.4729	SF
166536	TREVINO FRANK SR	16611	BERRY	PEARLAND	TX	77584	18854.6059	SF
166548	BOSLEY STEVEN L	16622	MCLEAN	PEARLAND	TX	77581	31798.2198	SF
166549	MORALEZ LEONOR BEATRIZ & HERMILO	5018	BAILEY	PEARLAND	TX	77584	33283.4677	SF
166648	PAUL MARGARET	16714	WAYNE	PEARLAND	TX	77584	70242.6881	SF
166650	HILL RAYMOND A	5806	BAILEY	PEARLAND	TX	77584	350384.329	SF
166696	FRAZIER MICKEY & JOHN B	16801	BERRY	PEARLAND	TX	77584	355181.318	SF
177765	VILLAMIEL DOMINGO L	16502	COUNTY ROAD 827	PEARLAND	TX	77584	87955.5813	SF
177766	WHITE LEON & MOLLY	16630	COUNTY ROAD 827	PEARLAND	TX	77584	65385.9376	SF
177767	HENRY RICKY A	16638	HERRIDGE	PEARLAND	TX	77584	65340.2369	SF
177769	CASTILLO SAUL	16704	HERRIDGE	PEARLAND	TX	77584	65085.9781	SF
177782	WOOD KENNETH D JR	16505	HERRIDGE	PEARLAND	TX	77584	95573.4396	SF
177783	NIXON LYNN FACIANE	16509	COUNTY ROAD 827/HERRID GE	PEARLAND	TX	77584	80638.0142	SF
177784	MACASKIE DONALD B	16705	HERRIDGE	PEARLAND	TX	77584	80454.0889	SF
177785	GILLIAM KEITH A & ZANA	16703	COUNTY ROAD 827/HERRID GE	PEARLAND	TX	77584	80475.9568	SF
177856	TRAN THANH & DUC THI	6506-3	BAILEY	PEARLAND	TX	77584	50388.1214	SF
177859	STEVENS C A	16618	COUNTY ROAD 831 @ 101	PEARLAND	TX	77588	72461.6132	SF
177891	PORTER R WILLIAM	6630	BAILEY	PEARLAND	TX	77584	154761.775	SF

177892	SELLARS MICHAEL K & SCHON	6610	BAILEY	PEARLAND	TX	77584	43552.2113	SF
177892	SELLARS MICHAEL K & SCHON	6610	BAILEY	PEARLAND	TX	77584	36877.2697	SF
177895	TEXAS GLOBAL INVESTMEN T GROUP LLC	7006	BAILEY	PEARLAND	TX	77584	107482.232	SF
178009	GOFF ERNEST E	16803	WELLBORN	PEARLAND	TX	77584	71095.6842	SF
178009	GOFF ERNEST E	16803	WELLBORN	PEARLAND	TX	77584	123797.715	SF
178014	GRIFFIN DOMINICA	16619	MCLEAN	PEARLAND	TX	77588	24000.7629	SF
178016	ROSAS FELIPE & EXIE	16804	WELLBORN	PEARLAND	TX	77588	79021.9818	SF
178183	GRIFFIN BILLY E	4802	BAILEY	PEARLAND	TX	77588	215877.461	SF
230462	BROWN HAROLD K & SANDRA		HARKEY	PEARLAND	TX	77584	18632.5679	SF
230463	WARREN MARIAN S	16607	COUNTY ROAD 103	PEARLAND	TX	77584	16328.5088	SF
230464	KIRK JEAN L	16613	HARKEY	PEARLAND	TX	77588	16323.3275	SF
230465	CASTILLO CARLOS & BERTHA R	16619	HARKEY	PEARLAND	TX	77584	16317.8048	SF
230466	DAVIDSON RAYMOND L & JANICE A	16701	HARKEY	PEARLAND	TX	77584	16304.7229	SF
230467	SAENZ MICHAEL & RUTH	16707	HARKEY	PEARLAND	TX	77584	16367.3327	SF
230469	MASSEY MARSHALL & FRANKIE	16714	GLENN	PEARLAND	TX	77584	15496.5483	SF
230470	GONZALEZ MARIA DEL ROSARIO	16708	GLENN	PEARLAND	TX	77584	15438.3076	SF
230471	GROVES EMMA JEAN ESTATE	16702	GLENN	PEARLAND	TX	77584	15439.3748	SF
230473	MORENO JOSE L & ROSA	5722	OCHOA	PEARLAND	TX	77584	15436.8068	SF
230474	COLBERT M L SR & JOYCE	16608	GLENN	HATFIELD	AR	71945	36748.8645	SF
230475	WALKER WATER WORKS INC	PO BOX 907	PO BOX 907	EL CAMPO	TX	77437	2501.40565	SF
230476	HERNANDE Z NOE NERY	16601	GLENN	PEARLAND	TX	77584	18488.2063	SF

230477	PINA ALFRED	16607	GLENN	PEARLAND	TX	77584	16274.3434	SF
230478	GOBLE DAVID	16613	GLENN	MANVEL	TX	77578	16394.0984	SF
230482	MORGAN DONNA	16713	GLENN	PEARLAND	TX	77581	16335.5737	SF
230483	MANUEL JULIE LOUISE	16714	EWING	PEARLAND	TX	77584	15436.6036	SF
230484	EARNEST ROBERT L	16708	EWING	PEARLAND	TX	77584	15438.1476	SF
230485	MENDOZA JOSE AGUILERA & GLORIA MENDOZA AGUILERA	16702	EWING	PEARLAND	TX	77581	15494.3271	SF
230486	SUNIGA SAM	16620	EWING	PEARLAND	TX	77584	15441.0183	SF
230487	MORENO ISIDRO & HERNANDEZ ANGELICA	16614	EWING	PEARLAND	TX	77584	15495.7078	SF
230488	CORNEJO DOMINGO S	16608	EWING	PEARLAND	TX	77584	36592.6637	SF
230490	HERNANDEZ NOE NERY	16601	EWING	PEARLAND	TX	77584	18309.2689	SF
230491	ALEMAN TERESO	16607	EWING	PEARLAND	TX	77584	16334.4945	SF
230492	STEGALL MARK	16613	EWING	PEARLAND	TX	77584	16334.8042	SF
230493	OLSEN KENNETH & CHRISTINE	16619	EWING	PEARLAND	TX	77584	16334.1158	SF
230494	ANDERSON LARRY G & MARILYN J	16701	EWING	PEARLAND	TX	77584	16334.9467	SF
230495	GARCIA JOSE & CELIA	16707	EWING	PEARLAND	TX	77584	16334.0849	SF
230496	NEELY LEWIS L	16713	EWING	PEARLAND	TX	77584	16394.1252	SF
491424	GRIFFIN BILLY E		MCLEAN	PEARLAND	TX	77588	38344.1957	SF
498982	MAI BINH D	5920	COUNTY ROAD 101	PEARLAND	TX	77584	57906.8404	SF
509989	SAENZ JOEL H	16601	BAILEY	ALVIN	TX	77511	90946.7792	SF
166558	DINH SON CONG & TAM THI NGUYEN	12546	MIDLANE	FOUNTAIN VLY	CA	92708	80968.438	V
166567	CHRISTMAN H BOYD & BILLIE	5326	BAILEY	PEARLAND	TX	77581	16495.6248	V
166567	CHRISTMAN H BOYD & BILLIE	5326	BAILEY	PEARLAND	TX	77581	14416.0244	V

166568	FREEDKIN AARON & DAWN	5522	BAILEY	PEARLAND	TX	77584	64899.8749	V
166642	MEYER MILTON F	16625	WAYNE	PEARLAND	TX	77584	53154.6448	V
166725	ALFARO CARLOS	10109	LUCORE STREET	HOUSTON	TX	77017	281648.456	V
177768	TMTB INC	3723	FM 1128	PEARLAND	TX	77584	65118.5085	v
177777	BOULMAY RICHARD CECIL &BOULMAY THOMAS MATTHEW	2713	RIVER RD	GRANBURY	TX	76048	112932.766	v
177861	CENTERPOI NT ENERGY INC	PO BOX 1475	PO BOX 1475	HOUSTON	TX	77251	183660.475	v
177894	DOAN NGUYET THI ETAL	16645 HOLLAND	COUNTY ROAD 101/103/100	PEARLAND	TX	77584	691769.907	v
178013	GRIFFIN BILLY E	4802	BAILEY	PEARLAND	TX	77588	165807.106	V
230472	CASTILLO CARLOS & BERTHA R	16620	COUNTY ROAD 103	PEARLAND	TX	77584	15495.8247	V
230479	GREENE ALBERT EARL	16701	GLENN	PEARLAND	TX	77584	16334.7956	V
230481	MORGAN DONNA	16707	GLENN	PEARLAND	TX	77581	16331.6814	V
230489	WALKER WATER WORKS INC	PO BOX 907	PO BOX 907	EL CAMPO	TX	77437	2478.20419	V
491480	MENDOZA ANGEL & ANDREA	5514	NIGHTINGA LE DRIVE	HOUSTON	TX	77017	42002.4438	V
498978	MAI THANG D & LIEN T DINH	3807	MASTERS RD	PEARLAND	TX	77584	78955.6148	V
498981	HOANG JOSEPH H & MAI THI XUAN	16675	COUNTY ROAD 831	PEARLAND	TX	77584	75415.9942	V
498983	MAI THANH D	3807	MASTER RD	PEARLAND	TX	77584	58013.9434	V
521198	BRAVO REFUGIO & DOLORES	7618	BAILEY	PEARLAND	TX	77584	74874.9339	V
547083	ARDLEY JEFF S	16621	WAYNE	HOUSTON	TX	77062	30086.0541	V
569518	ALI SHARIF & NAFISHA MOMIN	12403	FAIR KNOLL WAY	HOUSTON	TX	77062	77637.0408	V
230468	BAILEY HELEN	16723	HARKEY	PEARLAND	TX	77584	16247.377	v

TOTAL VACANT LAND = 51.3 ACRES
TOTAL SINGLE FAMILY = 75.5 ACRES
OTHER RESIDENTIAL = 14.8 ACRES
ALL NON-RESIDENTIAL = 37.8 ACRES
ROAD ROW = 9.6 ACRES
AREA 2 TOTAL = 189 ACRES
COMMERCIAL PARCELS=17
VACANT PARCELS= 25
SINGLE FAMILY RES = 60
MARKET VALUE = \$9,353,520.00
APPRAISED VALUE = \$9,353,520.00
PARCELS =102

SF-SINGLE FAMILY
V-VACANT
MH-MOBILE HOME

ATTACHMENT 6

Annexation Area 2

Building Inventory

Property ID No.	Property Owner Name	Address No.	City	State	Zip Code	Apprsd Value	Market Value	Land Use	Ex	Square Feet	Statt Land Use Survey
178169	BRIZENDINE PERRY J	4710 BAILEY	PEARLAND	TX	77584	160820	160820	F1	F	94007.4389	ATV'S SALES AND RENTAL
178055	MATZ ENTERPRISES LLC	4102 VETERANS	PEARLAND	TX	77584	439880	439880	F1	F	101378.835	BATTING CAGES AND GYMNASIUM
166740	MANN BEVERLY J	5134 BAILEY	PEARLAND	TX	77588	599700	599700	F1	F	173744.625	DAY CARE
177763	MAI PHUC ETUX NGUYET DOAN	3723 MASTERS	PEARLAND	TX	77584	55000	55000	D1	F	218837.389	JOE'S NURSERY
177816	MAI PHUC ETUX NGUYET DOAN	3723 MANVEL	PEARLAND	TX	77584	288230	288230	F1	F	218964.567	JOE'S NURSERY
177846	MAI THANG & XUAN-MAI	3807 MASTERS	PEARLAND	TX	77584	220740	220740	D1	F	406264.417	JOE'S NURSERY
177901	MAI PHUC ETUX NGUYET DOAN	3723 BAILEY	PEARLAND	TX	77584	91850	91850	D1	F	350182.78	JOE'S NURSERY
177941	GIBSON CHARLES	16810 WELLBORN	PEARLAND	TX	77584	180500	180500	F1	F	206255.807	MF APTS
166520	COEN KEITH	16622	PEARLAND	TX	77584	115480	115480	A1	F	77424.27	MH
166561	LARRIVEE IRENE J	5210 BAILEY	PEARLAND	TX	77584	121220	121220	F1	F	173819.83	MH
509989	SAENZ JOEL H	16601 BAILEY	ALVIN	TX	77511	90940	90940	C3	F	122357.484	MH
549665	CORTINAS MANUEL JR & SHARLA	16617 WAYNE	PEARLAND	TX	77584	59170	59170	A2	F	16176.3847	MH

549665	CORTINAS MANUEL JR & SHARLA	16617 WAYNE	PEARLAND	TX	77584	59170	59170	A2	F	50098.6331	MH
178166	MMSN ENTERPRISE OF TEXAS #2 LLC	4310 BAILEY	HOUSTON	TX	77062	385620	385620	F1	F	45840.9921	RETAIL SHOPS
526855	MMSN ENTERPRISE OF TEXAS #1	14311 HARVEST GLENN COURT	HOUSTON	TX	77062	19730	19730	F1	F	37055.528	RETAIL SHOPS
166528	BHATTAR SWAMINATHAN R & GAYATHRI S	5226 BAILEY	PEARLAND	TX	77584	151240	151240	A1	F	78174.5741	SF
166529	TREVINO FRANK SR	5302 BAILEY	PEARLAND	TX	77584	128630	128630	F1	F	13382.6181	SF
166533	TREVINO FRANK SR		PEARLAND	TX	77584	13190	13190	A2	F	12142.6885	SF
166534	HADLEY MARK A	16623 BERRY	PEARLAND	TX	77588	89640	89640	A1	F	18850.1256	SF
166535	PITTS KELLY B JR ETAL	16615 BERRY	PEARLAND	TX	77581	26300	26300	A2	F	18936.4729	SF
166536	TREVINO FRANK SR	16611 BERRY	PEARLAND	TX	77584	17870	17870	A2	F	18854.6059	SF
166548	BOSLEY STEVEN L	16622MCCLEAN	PEARLAND	TX	77581	28900	28900	A2	F	31798.2198	SF
166549	MORALEZ LEONOR BEATRIZ & HERMILO	5018 BAILEY	PEARLAND	TX	77584	39260	39260	A1	F	33283.4677	SF
166648	PAUL MARGARET	16714 WAYNE	PEARLAND	TX	77584	176530	176530	A1	F	70242.6881	SF
166650	HILL RAYMOND A	5806 BAILEY	PEARLAND	TX	77584	279290	279290	A1	F	350384.329	SF
166696	FRAZIER MICKEY & JOHN B	11515 BAILEY	ROSHARON	TX	77583	137600	137600	D1	F	355181.318	SF
177765	VILLAMIEL DOMINGO L	16502 CR 827	PEARLAND	TX	77584	167550	167550	A1	F	87955.5813	SF

177766	WHITE LEON & MOLLY	16630 CR 287	PEARLAND	TX	77584	116500	116500	A1	F	65385.9376	SF
177767	HENRY RICKY A	16638 HERRIDGE	PEARLAND	TX	77584	84210	84210	A1	F	65340.2369	SF
177769	CASTILLO SAUL	16704 HERRIDGE	PEARLAND	TX	77584	46310	46310	A2	F	65085.9781	SF
177782	WOOD KENNETH D JR	16505 HERRIDGE	PEARLAND	TX	77584	145520	145520	A1	F	95573.4396	SF
177783	NIXON LYNN FACIANE	16509 CR 827	PEARLAND	TX	77584	55190	55190	A2	F	80638.0142	SF
177784	MACASKIE DONALD B	16705 HERRIDGE	PEARLAND	TX	77584	131610	131610	A1	F	80454.0889	SF
177785	GILLIAM KEITH A & ZANA	16703 CR 827	PEARLAND	TX	77584	55300	55300	A2	F	80475.9568	SF
177856	TRAN THANH & DUC THI	6506-3 BAILEY	PEARLAND	TX	77584	139780	139780	A1	F	50388.1214	SF
177859	STEVENS C A	16618 CR 831	PEARLAND	TX	77588	50000	50000	C3	F	72461.6132	SF
177891	PORTER R WILLIAM	6630 BAILEY	PEARLAND	TX	77584	89720	89720	C3	F	154761.775	SF
177892	SELLARS MICHAEL K & SCHON	6610 BAILEY	PEARLAND	TX	77584	242170	242170	A1	F	43552.2113	SF
177892	SELLARS MICHAEL K & SCHON	6610 BAILEY	PEARLAND	TX	77584	242170	242170	A1	F	36877.2697	SF
177895	TEXAS GLOBAL INVESTMENT GROUP LLC	7006 BAILEY	PEARLAND	TX	77584	307780	307780	A1	F	107482.232	SF
178009	GOFF ERNEST E	16803 WELLBORN	PEARLAND	TX	77584	163820	163820	A1	F	71095.6842	SF
178009	GOFF ERNEST E	16803 WELLBORN	PEARLAND	TX	77584	163820	163820	A1	F	123797.715	SF
178014	GRIFFIN DOMINICA	16619 MCCLEAN	PEARLAND	TX	77588	91970	91970	A1	F	24000.7629	SF

178016	ROSAS FELIPE & EXIE	16804 WELLBORN	PEARLAND	TX	77588	205540	205540	F1	F	79021.9818	SF
178183	GRIFFIN BILLY E	4802 BAILEY	PEARLAND	TX	77588	132200	132200	F1	F	215877.461	SF
230462	BROWN HAROLD K & SANDRA	2702 ASPEN LANE	PEARLAND	TX	77584	12920	12920	C3	F	18632.5679	SF
230463	WARREN MARIAN S	16607 CR103	PEARLAND	TX	77584	12440	12440	C3	F	16328.5088	SF
230464	KIRK JEAN L	16613 HARKEY	PEARLAND	TX	77588	27440	27440	A2	F	16323.3275	SF
230465	CASTILLO CARLOS & BERTHA R	16619 KARKEY	PEARLAND	TX	77584	92550	92550	A1	F	16317.8048	SF
230466	DAVIDSON RAYMOND L & JANICE A	16701 HARKEY	PEARLAND	TX	77584	23270	23270	A2	F	16304.7229	SF
230467	SAENZ MICHAEL & RUTH	16707 HARKEY	PEARLAND	TX	77584	62470	62470	A2	F	16367.3327	SF
230469	MASSEY MARSHALL & FRANKIE	16714 GLENN	PEARLAND	TX	77584	25120	25120	A2	F	15496.5483	SF
230470	GONZALEZ MARIA DEL ROSARIO	16708 GLENN	PEARLAND	TX	77584	25940	25940	A2	F	15438.3076	SF
230471	GROVES EMMA JEAN ESTATE	16702 GLENN	PEARLAND	TX	77584	17190	17190	A2	F	15439.3748	SF
230473	MORENO JOSE L & ROSA	5722 OCHOA	PEARLAND	TX	77584	14150	14150	A2	F	15436.8068	SF
230474	COLBERT M L SR & JOYCE	16608 GLENN	HATFIELD	AR	71945	19950	19950	F1	F	36748.8645	SF
230475	WALKER WATER WORKS INC	PO BOX 907	EL CAMPO	TX	77437	940	940	C3	F	2501.40565	SF
230476	HERNANDEZ NOE NERY	16601 GLENN	PEARLAND	TX	77584	19670	19670	A2	F	18488.2063	SF
230477	PINA ALFRED	16607 GLENN	PEARLAND	TX	77584	16170	16170	A2	F	16274.3434	SF
230478	GOBLE DAVID	16613 GLENN	MANVEL	TX	77578	21130	21130	A2	F	16394.0984	SF

230482	MORGAN DONNA	16713	PEARLAND	TX	77581	16530	16530	A2	F	16335.5737	SF
230483	MANUEL JULIE LOUISE	16714	PEARLAND	TX	77584	17500	17500	A2	F	15436.6036	SF
230484	EARNEST ROBERT L	16708	PEARLAND	TX	77584	22880	22880	A2	F	15438.1476	SF
230485	MENDOZA JOSE AGUILERA & GLORIA MENDOZA AGUILERA	16702	PEARLAND	TX	77581	15090	15090	A2	F	15494.3271	SF
230486	SUNIGA SAM	16620	PEARLAND	TX	77584	54480	54480	A1	F	15441.0183	SF
230487	MORENO ISIDRO & HERNANDEZ ANGELICA	16614	PEARLAND	TX	77584	11610	11610	C3	F	15495.7078	SF
230488	CORNEJO DOMINGO S	16608	PEARLAND	TX	77584	33030	33030	A2	F	36592.6637	SF
230490	HERNANDEZ NOE NERY	16601	PEARLAND	TX	77584	82820	82820	A1	F	18309.2689	SF
230491	ALEMAN TERESO	16607	PEARLAND	TX	77584	20580	20580	A2	F	16334.4945	SF
230492	STEGALL MARK	16613	PEARLAND	TX	77584	19720	19720	A2	F	16334.8042	SF
230493	OLSEN KENNETH & CHRISTINE	16619	PEARLAND	TX	77584	34520	34520	A2	F	16334.1158	SF
230494	ANDERSON LARRY G & MARILYN J	16701	PEARLAND	TX	77584	21490	21490	A2	F	16334.9467	SF
230495	GARCIA JOSE & CELIA	16707	PEARLAND	TX	77584	89490	89490	A1	F	16334.0849	SF
230496	NEELY LEWIS L	16713	PEARLAND	TX	77584	20840	20840	A2	F	16394.1252	SF
491424	GRIFFIN BILLY E	PO BOX 996	PEARLAND	TX	77588	86630	86630	E1	F	38344.1957	SF
498982	MAI BINH D	5920	PEARLAND	TX	77584	247610	247610	A1	F	57906.8404	SF
509989	SAENZ JOEL H	16601 BAILEY	ALVIN	TX	77511	90940	90940	C3	F	90946.7792	SF
166558	DINH SON CONG & TAM THI NGUYEN	9999 WEST KATY AVE #1266	LAS VEGAS	CA	89147	50000	50000	C3	F	80968.438	V

166567	CHRISTMAN H BOYD & BILLIE	5326 BAILEY	PEARLAND	TX	77581	34860	34860	A1	F	16495.6248	V
166567	CHRISTMAN H BOYD & BILLIE	5326 BAILEY	PEARLAND	TX	77581	34860	34860	A1	F	14416.0244	V
166568	FREEDKIN AARON & DAWN	5522 BAILEY	PEARLAND	TX	77584	197590	197590	A1	F	64899.8749	V
166642	MEYER MILTON F	16625 WAYNE	PEARLAND	TX	77584	133080	133080	A1	F	53154.6448	V
166725	ALFARO CARLOS	10109 LUCORE STREET	HOUSTON	TX	77017	122400	122400	D2	F	281648.456	V
177768	TMTB INC	3723 MANVEL	PEARLAND	TX	77584	41250	41250	C3	F	65118.5085	v
177777	BOULMAY RICHARD CECIL & BOULMAY THOMAS MATTHEW	2341 RIVER ROAD	GRANBURY	TX	76048	59280	59280	C3	F	112932.766	v
177861	CENTERPOINT ENERGY INC	PO BOX 1475	HOUSTON	TX	77251	41000	41000	D1	F	183660.475	v
177894	DOAN NGUYET THI ETAL	16645 HOALAND DRIVE	PEARLAND	TX	77584	176330	176330	D2	F	691769.907	v
178013	GRIFFIN BILLY E	4802 BAILEY	PEARLAND	TX	77588	71730	71730	F1	F	165807.106	V
230472	CASTILLO CARLOS & BERTHA R	16620 CR 103	PEARLAND	TX	77584	12160	12160	C3	F	15495.8247	V
230479	GREENE ALBERT EARL	16701 GLENN	PEARLAND	TX	77584	146880	146880	A1	F	16334.7956	V
230481	MORGAN DONNA	16707 GLENN	PEARLAND	TX	77581	12260	12260	C3	F	16331.6814	V
230489	WALKER WATER WORKS INC	PO BOX 907	EL CAMPO	TX	77437	940	940	C3	F	2478.20419	V
491480	MENDOZA ANGEL & ANDREA	5514 NIGHTING GAIL DRIVE	HOUSTON	TX	77017	35310	35310	C3	F	42002.4438	V

498978	MAI THANG D & LIEN T DINH	3807 MASTERS ROAD	PEARLAND	TX	77584	44280	44280	C3	F	78955.6148	V
498981	HOANG JOSEPH H & MAI THI XUAN	16675 `CR 101	PEARLAND	TX	77584	37720	37720	C3	F	75415.9942	V
498983	MAI THANH D	3807 MASTERS ROAD	PEARLAND	TX	77584	37620	37620	C3	F	58013.9434	V
521198	BRAVO REFUGIO & DOLORES	7618 BAILEY	PEARLAND	TX	77584	50000	50000	C3	F	74874.9339	V
547083	ARDLEY JEFF S	16621 WAYNE	HOUSTON	TX	77062	60530	60530	A2	F	30086.0541	V
569518	ALI SHARIF & NAFISHA MOMIN	14203 FAIR KNOLL WAY	HOUSTON	TX	77062	52030	52030	C3	F	77637.0408	V
230468	BAILEY HELEN	16723 HARKEY RD	PEARLAND	TX	77584	16640	16640	A2	F	16247.377	v

TOTAL VACANT LAND = 53.84 ACRES
TOTAL SINGLE FAMILY = 75.48 ACRES
AREA 2 TOTAL = 189 ACRES
COMMERCIAL PARCELS=17
VACANT PARCELS= 25
SINGLE FAMILY RES = 60
MARKET VALUE = \$9,353,520.00
APPRAISED VALUE = \$9,353,520.00
PARCELS =102
% VACANT =28.48%

LAND USE CODES

A1-REAL RESIDENTIAL, SINGLE FAMILY
A2-REAL RESIDENTIAL, MOBILE HOME
C3-REAL VACANT
D1-REAL QUALIFIED AGRICULTURAL
E1-REAL FARM & RANCH IMPROVED
F1-REAL COMMERCIAL
X1-GOVERNMENTAL EXEMPT
X3-RELIGIOUS EXEMPT
X4-CEMETERY EXEMPT
D2-REAL UNQUALIFIED AGRICULTURAL LAND
SF-SINGLE FAMILY
V-VACANT
MH-MOBILE HOME
MF-MULTI FAMILY

CITY OF PEARLAND, TEXAS

SERVICE PLAN FOR AREA 2: 189 acres (8,232,840 square feet) of land located south of the existing city limits in Brazoria County, Texas—generally located south along Bailey Road from FM 1128/Manvel to Veterans Road. The subject land is in City of Pearland’s ETJ in Brazoria County

I. INTRODUCTION

This Service Plan (“Plan”) is made by the City of Pearland, Texas (“City”) pursuant to Chapter 43 of the Local Government Code (“the Act”). This Plan relates to the annexation by the City, by petition of the owner, of land located adjacent to the city limits and encompassing approximately 189 acres in Brazoria County, Texas. The Tract is described by metes and bounds in “Exhibit A-1”, and by map in “Exhibit A-2” which are attached to this Plan and to the annexation ordinance of which this Plan is a part.

II. TERM: EFFECTIVE DATE

This Plan will be in effect for a term of ten years commencing on the effective date of the annexation of the Tract. Renewal of this Plan will be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

III. SERVICE PROGRAMS

- A. In General. This Plan includes two service programs: (I) the Early Action Program, described below, and (II) a Capital Improvement Program according to the Texas Local Government Code, Chapter 43, described below.
- B. Scope and Quality of Services. This Plan will provide a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance currently provided and available in other parts of the municipality with topography, land use, and population density similar to the Tract. However, it is not the intent of this Plan to require that a uniform level of services be provided to all areas of the City (including the Tract) where differing characteristics of topography, land utilization and population density are considered as sufficient basis for providing differing service levels.
- C. Definitions.
 - 1. As used in this Plan, “providing services” includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services, in whole or part.

2. As used in this Plan, the phrase “Standard Policies and Procedures” means those policies and procedures of the City applicable to a particular service which are in effect either at the time that the service is requested or at the time that the service is made available or provided. The policies and procedures may require that a specific type of request be made, such as an application or a petition. They may require that fees or charges be paid, and they may include eligibility requirements and similar provisions.

D. Early Action Program

1. Statutory Services. The statutory services will be provided within the Tract within the period that meets or exceeds that required by State law. The following services will be provided in accordance with Standard Policies and Procedures immediately upon the effective date of the annexation:
 - a. Police Protection: The Police Department of the City will provide protection and law enforcement in the Tract. These activities will include normal patrols and responses, the handling of complaints and incident reports, and, as appropriate, support by special units of the Department.
 - b. Fire Protection: The Pearland Fire Department (PFD) of the City of Pearland will continue to serve the area in cooperation with other fire departments in the area according to mutually agreed to procedures.
 - c. Emergency Medical Service: The Pearland Emergency Medical Service (EMS) will continue to provide emergency medical service to the Tract under a contract with the City.
 - d. Solid Waste Collection: Service will be provided to eligible property by private contractor, under contract with the City. To be eligible for City solid waste collection service, property must have frontage on a public street or other approved location and place solid waste in containers approved for the specific type of occupancy. Any person currently being serviced by a privately owned solid waste management service provider may continue to use that service for two years after the effective date of the annexation.
 - e. Operation and Maintenance of Water and Wastewater Facilities: Existing public water and wastewater facilities, if any, will be operated and maintained by the City or by private contractor under contract to the City.
 - f. Operation and Maintenance of Road and Streets (including lighting): Existing public roads and streets, including lighting and traffic control devices, if any, will be operated and maintained by the City, subject to the jurisdiction of

other governmental entities. State highways and farm-to-market roads remain the primary responsibility of the Texas Department of Transportation, for instance. Existing roadside drainage ditches not maintained under the jurisdiction of another entity will be operated and maintained by the City.

- g. Operation and Maintenance of Parks, Playgrounds and Swimming Pools: Existing public parks, playgrounds, and swimming pools, if any, will be operated and maintained by the City. Facilities owned and operated by homeowner's associations (HOAs) will continue to be owned and operated by the respective HOAs.
 - h. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service. Existing publicly owned or operated facilities, buildings, or services, if any, will be operated and maintained by the City or by private contractor under contract to the City.
2. Additional Services. Certain services, in addition to the statutory services, will be provided in accordance with Standard Policies and Procedures within the Tract to the same extent they are provided to similar territories elsewhere in the City. These are as follows:
- a. Library Service will be provided from existing facilities and future facilities outside the Tract. Residents of the Tract will be eligible for borrowing privileges at City/County libraries on the same basis as current residents.
 - b. Health services will be provided by the City Health Department to area residents and businesses. Health services include City inspection of restaurants and groceries and Animal Control.
 - c. Code Enforcement personnel will enforce the City's housing code and ordinances against junk motor vehicles, high weeds, unsafe buildings, and illegal dumping of refuse.
 - d. Other City Services, to the extent applicable to persons or properties within the Tract, in accordance with standard policies and procedures will be provided.

E. Capital Improvement Program

As necessary, the City will initiate the construction of certain capital improvements necessary for providing municipal services for the Tract. Those improvements, which are necessary, are indicated below. Access to the improvements will be in accordance with Standard Policies and Procedures. The improvements shall be completed as soon as

reasonably possible and shall be substantially completed within the time period indicated below.

1. Police Protection: Additional capital improvements are not necessary at this time to provide police protection. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
2. Fire Protection: Additional capital improvements are not necessary at this time to provide fire protection. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
3. Emergency Medical Service: Additional capital improvements are not necessary at this time to provide emergency medical service. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
4. Solid Waste Collection: No capital improvements are necessary at this time to provide solid waste collection services within the Tract. The Tract will be included with other territory in connection with planning for new revised or expanded solid waste facilities.
5. Water and Wastewater Facilities: Additional capital improvements are not necessary at this time to service the tract. The cost of future connections to available water and sewer lines will be the responsibility of the Tract owners, as it is within the existing City utility system following standard policies and procedures. Capital recovery charges or impact fees also will be assessed at the time of future connections to the City's utility system or upon issuance of building permits for lots developed within the Tract.

The City will make wastewater treatment capacity in existing or future wastewater treatment plants built and operated by the City available for the Tract.

The city will make potable water supply from existing or future sources built and operated by the City available to the Tract. The City currently operates its own ground water wells and purchases wholesale surface water via contract from third parties.

6. Roads and Streets (including lighting): Additional roads, streets or related facilities are not necessary at this time to serve the tract. Future extensions or widening of roads or streets and future installation of related facilities, such as traffic control devices or street lights will be undertaken in accordance with Standard Policies and Procedures. The Tract will be included with other territory in connection with planning for new, revised, widened, or enlarged roads, streets, or related facilities.

7. Parks, Playgrounds, and Swimming Pools: Additional capital improvements are not necessary at this time to provide such services to the Tract. The Tract will be included with other territory in connection with planning for such facilities.
8. Other Publicly-Owned Facilities, Building or Services: All other City functions and services, and the additional services described above, can be provided for the Tract by using existing capital improvements. Additional capital improvements are not necessary to provide City services, but the Tract will be included with other territory in connection with planning for new, revised, or expanded facilities, buildings or services.

II. AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Act or other controlling law. Neither changes in the methods nor means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City will constitute amendments to this Plan and the City reserves the right to make such changes. This Plan is subject to and will be interpreted when in accordance with the Act, the Constitution and laws of the federal governments of the United States of America and the State of Texas, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

III. FORCE MAJEURE

Should a force majeure interrupt the service described herein, the City will resume services under this Plan within a reasonable time after the cessation of the force majeure. "Force Majeure," for the purpose of this Plan will include, but not be limited to, acts of God, acts of the public enemy, ware blockades, insurrection, riots, epidemics, landslides, lightning, earthquakes, fire, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City.

IV. ENTIRE PLAN

This document contains the entire and integrated Service Plan relating to the Tract, and supersedes all other negotiations, representations, plans and agreements, whether written or oral.

EXHIBIT "A"
 AREA 2
 METES AND BOUNDS DESCRIPTION
 189 ACRES MORE OR LESS OUT OF
 LOTS 1, 11, 21, 31, 41 AND 51
 SECTION 24, GEORGE C. SMITH SURVEY
 ABSTRACT 549 AND
 LOTS 1, 11, 21, 31, 41 AND 51, SECTION 25
 H.T. & B. R.R. COMPANY SURVEY, ABSTRACT 245
 AND LOTS 1, 11 AND 21, SECTION 26
 GEORGE C. SMITH SURVEY, ABSTRACT 550
 BRAZORIA COUNTY, TEXAS

The above described 189 acres of land, more or less being generally located in Lots 1, 11, 21, 31, 41 and 51, Allison Richey Gulf Coast Home Company Subdivision, Section 24, according to the plat thereof as recorded in Volume 2, Page 89 Brazoria County Plat Records, George C. Smith Survey, Abstract 549 and Lots 1, 11, 21, 31, 41 and 51, Allison Richey Gulf Coast Home Company Subdivision, Section 25, according to the plat thereof as filed in Volume 2, Page 10 Brazoria County Plat Records, H.T. & B. R.R. Company Survey, Abstract 245 and Lots 1, 11 and 21, Allison Richey Gulf Coast Home Company Subdivision, Section 26, according to the plat thereof as filed in Volume 12, Page 129 Brazoria County Plat Records, George C. Smith Survey, Abstract 550, Brazoria County, Texas; the north line being the south line of City of Pearland Ordinance No. 826 which is parallel with and 30' south of the north line of Abstracts 549, 245 and 550; the west line being parallel with and 100' east of the west line of said Abstract 549 and being common with City of Pearland Ordinance No. 31 and the east line being common with City of Pearland Ordinance No. 826 (called to be the west right-of-way line of Pearland Sites Road (Veterans Drive) based on 60' width);

All that certain 189 acres of land, to be annexed into the City of Pearland and being all or portion of Lots 1, 11, 21, 31, 41 and 51, Section 24, George C. Smith Survey, Abstract 549, and being all of or part of Lots 1, 11, 21, 31, 41 and 51, Section 25, H.T. & B. R.R. Company Survey, Abstract 245 and all of or part of Lots 1, 11 and 21, Section 26, George C. Smith Survey, Abstract 550, Brazoria County, Texas and being more particularly described by metes and bounds as follows;

Commencing at a point marking the common northwest corner of said Section 24, Abstract 549 and the northeast corner of Section 23, Abstract 290; Thence Easterly – 100', more or less, with the north line of said Abstract 549 to a point for corner; Thence Southerly – 30', more or less, with City of Pearland Ordinance No. 31 and a line 100' east of the west line of said Abstract 549 to the POINT OF BEGINNING of herein described tract;

1. Thence Easterly – 13,070', more or less, with the south line of City of Pearland Ordinance No. 826 which is parallel with and 30' south of the north line of Abstracts 549, 245 and 550 to a point for corner;
2. Thence Southerly – 461', more or less, with the common line of City of Pearland Ordinance No. 826 to a point for corner;

3. Thence Westerly – 1,749', more or less, with the south line of the following tracts as filed in Volume 1323, Page 964 Brazoria County Deed Records and Clerk's File Numbers 2007-063413 and 04-002923 as filed in the Official Records of Real Property of Brazoria County to a point for corner marking the southwest corner of that certain tract as described in a deed dated 01-13-2004 from Elizabeth C. Ashabranner to Charles R. Gibson, et ux. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 04-002923;
4. Thence Southerly – 83', more or less, with the east line of that certain tract as described in a deed dated 03-30-1979 from Roy W. Williams, Jr. and Ruth Williams Cobb to Edgar Griffin, and Domnica Griffith as filed in Volume 1453, Page 131 Brazoria County Deed Records to a point for corner marking the southeast corner of said Griffin tract;
5. Thence Westerly – 880', more of less, with the south line of said Griffin tract to a point on the west line of said Section 26, George C. Smith Survey, Abstract 550;
6. Thence Northerly – 163', more or less, with the west line of said Abstract 550 to a point for corner marking the northeast corner of that certain tract as described in a deed dated 09-14-1968 from Frank M. Boyd, et ux. to Sammy L. Roeber, et ux. as filed in Volume 1011, Page 878 Brazoria County Deed Records;
7. Thence Westerly – 420', more or less, with the north line of said Roeber tract to a point for corner marking the northwest corner of said Roeber tract;
8. Thence Southerly – 415', more or less, with the east line of that certain tract as described in a deed dated 03-31-1989 from Kathleen O'Connell Scott to John Frazier, et al. as filed in Volume (89) 663, Page 307 Brazoria County Official Records to a point for corner marking the southeast corner of said Frazier tract;
9. Thence Westerly – 884', more or less, with the south line of said Frazier tract and the south line of said Lots 41 and 51, Section 25, Abstract 245 to a point marking the southwest corner of that certain tract as described in a deed dated 10-28-1988 from Arthur J. Larrivee to Irene J. Larrivee as filed in Volume (88) 610, Page 462 Brazoria County Deed Records;
10. Thence Northerly – 395', more or less, with the west line of said Larrivee tract to a point for corner marking the southeast corner of that certain tract as described in a deed dated 09-21-2007 from Linda Dooley and David Dooley to Swaminathan R. Bhattar as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2007-055157;
11. Thence Westerly – 423', more or less, to a point on the existing east right-of-way line of Berry Road (Country Road 879C);
12. Thence Northerly – 28', more or less, with the existing east right-of-way line of said Berry Road to a point for corner;
13. Thence Westerly – 546', more or less, with the north line of that certain tract as described in a deed dated 11-24-2009 from U. S. Bank National Association, Trustee to Jacwil, LLC as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2009-053141 to a point for corner marking the northwest corner of said Jacwil tract;

14. Thence Southerly – 422', more or less, with the east line of that certain tract as described in a deed dated 06-09-2004 from Pete Raymond Garcia to Carlos Alfaro as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2004-034290 to a point for corner marking the southeast corner of said Alfaro tract;
15. Thence Westerly – 356', more or less, with the south line of said Alfaro tract and the south line of said Lot 31, Section 25, Abstract 245 to a point marking the southwest corner of said Alfaro tract and the southwest corner of said Lot 31, Section 25, Abstract 245;
16. Thence Northerly – 299', more or less, with the west line of said Lot 31, Section 25, Abstract 245 to a point for corner marking the northeast corner of that certain tract as described in a deed dated 12-14-2004 from Bennice A. Meyer to Milton F. Meyer as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2004-074655;
17. Thence Westerly – 880', more or less, with the north line of said Milton F. Meyer tract to a point on the west line of said Lot 21, Section 25, Abstract 245;
18. Thence Northerly – 25', more or less, with the west line of said Lot 21, Section 25, Abstract 245 to a point for corner;
19. Thence Westerly – 30', more or less, to a point on the west right-of-way line of Wayne Road (County Road 879B);
20. Thence Northerly – 123', more or less, with the west right-of-way line of said Wayne Road to a point for corner marking the northeast corner of that certain tract as describe in a deed dated 02-20-1998 from Marlene Walden to Mark W. Stolz, et ux. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 98-007240;
21. Thence Westerly – 410', more or less, with the north line of said Stolz tract to a point for corner marking the northwest corner of said Stolz tract;
22. The Southerly – 446', more or less, with the east line of that certain tract as described in a deed dated 03-23-2007 from Jackie Ann Hill to Raymond Allen Hill as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2007-025890 to a point for corner marking the southeast corner of said Hill tract;
23. Thence Westerly – 1,329', more or less, with the south line of said Lots 11 and 1, Section 25, Abstract 245 to a point for corner marking the southwest corner of said Lot 1, Section 25, Abstract 245;
24. Thence Southerly – 5', more or less, with the east line of said Lot 51, Section 24, Abstract 549 to a point for corner marking the southeast corner of said Lot 51;
25. Thence Westerly – 903', more or less, with the south line of said Lot 51 and portion of said Lot 41 to a point for corner marking the southwest corner of that certain tract as described in a deed dated 11-15-1995 from Eloise L. Williams, et al. to Nguyet T. Doan, et al. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 95-038285;
26. Thence Northerly – 480', more or less, with the west line of said Doan tract to a point for corner marking the northeast corner of that certain tract as described in a deed dated

02-21-1996 from Nguyet T. Doan, et al. to Phuc V. Mai, et ux. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 96-005841;

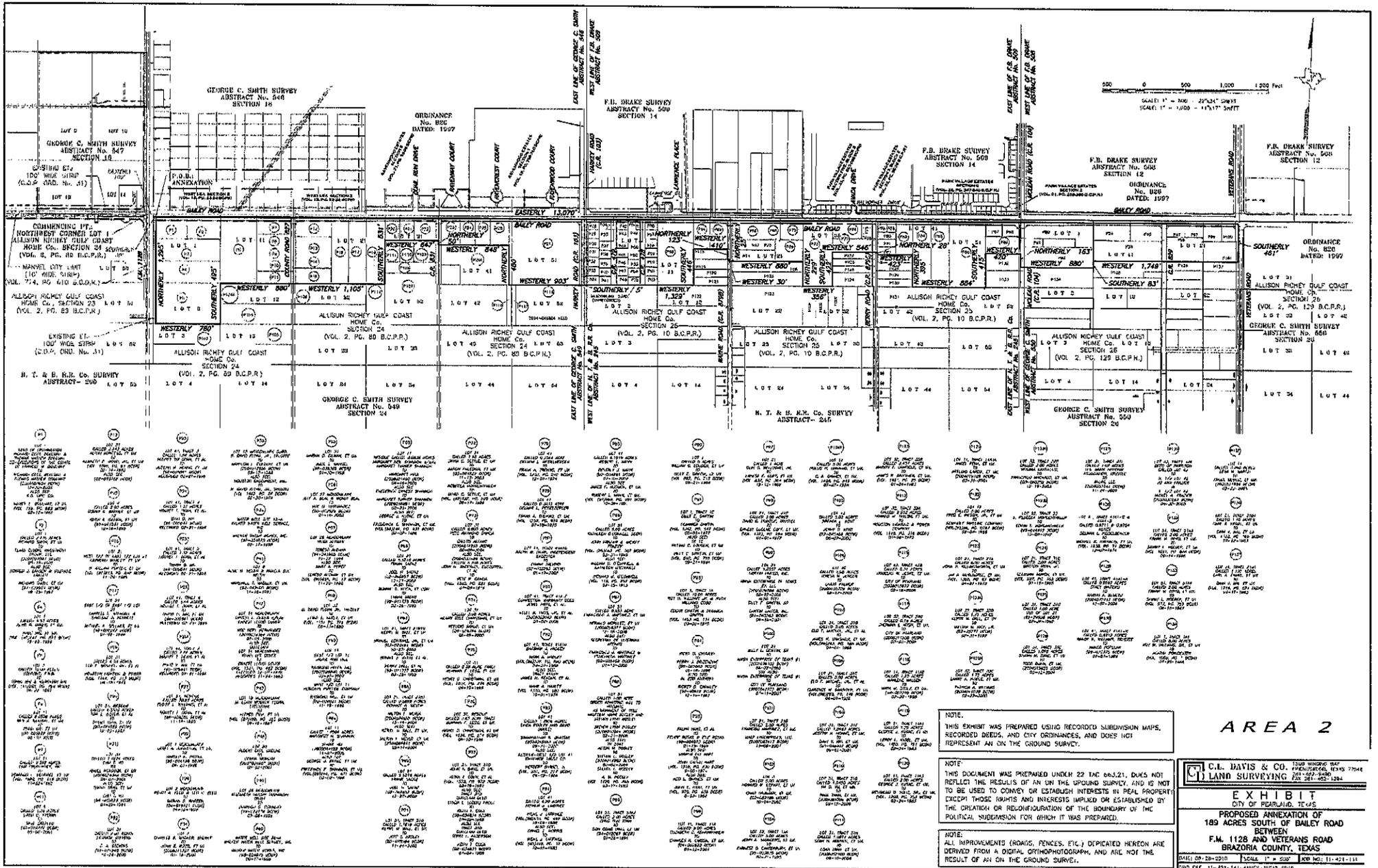
27. Thence Westerly – 848', more or less, with the northerly line of said Mai tract to a point for corner on the west line of said Lot 41, Section 24, Abstract 459;
28. Thence Northerly – 50', more or less, with the west line of said Lot 41, Section 24, Abstract 549, to a point for corner;
29. Thence Westerly – 647', more or less, with the south line of the following tracts as described as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 01-001248, 2004-054348 and 93-044025 to a point for corner marking the southwest corner of that certain tract as described in a deed dated 12-03-1993 from Tom L. Kister, et al. to Than Tran, et ux. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 93-044025;
30. Thence Southerly – 531', more or less, with the east line of that certain tract as described in a deed dated 06-18-1973 from Elo F. Mitchel, Jr., et al. to Houston Lighting and Power as filed in Volume 1164, Page 313 Brazoria County Deed Records to a point for corner marking the southeast corner of said Houston Lighting and Power tract;
31. Thence Westerly – 1,105', more or less, with the south line of said Lot 21, Section 24, Abstract 549 to a point marking the southwest corner of said Lot 21;
32. Thence Westerly – 880', more or less, with the south line of said Lot 11, Section 24, Abstract 549 to a point for corner marking the southwest corner of said Lot 11;
33. Thence Southerly – 495', more or less, with the east line of said Lot 2, Section 24, Abstract 549 to a point for corner marking the southeast corner of said Lot 2;
34. Thence Westerly – 780', more or less, with the south line of said Lot 2 to the east line of City of Pearland Ordinance No. 31 and said point being 100' east of the southwest corner of said Lot 2;
35. Thence Northerly – 1,295', more or less, with City of Pearland Ordinance No. 31 and a line 100' east of the west line of said Abstract 549 to the POINT OF BEGINNING and containing 189 acres of land more or less.

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

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by:
C.L. Davis & Company
Job Number: 11-421-141 Annexations Area 2 (R1) M&B.doc
06-22-2010
REVISED: 06-28-2010





NOTE:
THIS EXHIBIT WAS PREPARED USING RECORDED SUBDIVISION MAPS, RECORDED DEEDS, AND CITY ORDINANCES, AND DOES NOT REPRESENT AN O.K. ON THE GROUND SURVEY.

NOTE:
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 68.212, DOES NOT REFLECT THE RESULTS OF AN O.K. 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 REDEFINITION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTE:
ALL IMPROVEMENTS (ROADS, FENCES, ETC.) DEPICTED HEREON ARE DERIVED FROM A DIGITAL ORTHOPHOTOGRAPH, AND ARE NOT THE RESULT OF AN O.K. ON THE GROUND SURVEY.

AREA 2

EXHIBIT
CITY OF PEARLAND, TEXAS

**PROPOSED ANNEXATION OF
189 ACRES SOUTH OF BAILEY ROAD
BETWEEN
F.M. 1128 AND VETERANS ROAD
BRAZORIA COUNTY, TEXAS**

SCALE: 1" = 1000' DATE: 08-28-2010 SHEET: 11 OF 20 JOB NO.: 11-421-111
 REG. P.C.: 11-421-111-ANNEX-0007-0018

EXHIBIT A-2

AGENDA – PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 16, 2010, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER**
- II. PURPOSE OF HEARING – PROPOSED ANNEXATION OF APPROXIMATELY 307 ACRES – AREAS 3 & 4**

307 ACRES OF LAND, MORE OR LESS, AREA GENERALLY LOCATED ALONG CR 48 (KINGSLEY DRIVE) SOUTH OF BROADWAY STREET, AND NEAR THE INTERSECTION OF CR 59 AND CR 48.
- III. STAFF REVIEW OF THE FEASIBILITY PLAN AND SERVICE PLAN**
- IV. CITIZEN COMMENTS**
- V. COUNCIL/STAFF DISCUSSION**
- VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1653 prior to the meeting so that appropriate arrangements can be made.

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: August 16, 2010	ITEM NO.: Public Hearing No. 3
DATE SUBMITTED: August 10, 2010	DEPT. OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY : Mike Hodge	REVIEW DATE: August 10, 2010
SUBJECT: Proposed City Initiated Annexation for Areas 3 & 4	
EXHIBITS: Feasibility Report and Service Plan	
EXPENDITURE REQUIRED: N/A AMOUNT AVAILABLE: N/A ACCOUNT NO.: N/A	AMOUNT BUDGETED: N/A PROJECT NO.: N/A
ADDITIONAL APPROPRIATION REQUIRED: N/A ACCOUNT NO.: N/A PROJECT NO.: N/A	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

City Council directed staff to proceed with annexation of Area 3 & 4, generally described as the area located along CR 48 (Kingsley Drive) south of Broadway Street, and near the intersection of CR 59 and CR 48.

The first public hearing was conducted for this area on August 2, 2010. A second public hearing, as required by state statutes has been scheduled for August 16, 2010.

It is proposed that the properties will be zoned at the time they are annexed into the city. Therefore the zoning will proceed simultaneously with annexation. The joint public hearing for zoning is scheduled for August 16, 2010.

Second reading of the zoning ordinance will follow the second reading of the annexation on September 27^h, 2010.

The proposed zoning for Area 3 & 4 is Single Family Estate District (R-E), in conformance with the Future Land Use Plan.

Staff Recommendation:

Consider the Annexation.

CITY INITIATED ANNEXATION – AREA GENERALLY LOCATED ALONG CR 48 (KINGSLEY DRIVE) SOUTH OF BROADWAY STREET AND NEAR THE INTERSECTION OF CR 59 AND CR48 AND TO THE WEST UP TO WOODFIN.

(AREA 3&4)

FEASIBILITY REPORT

LOCATION:

The subject land is generally located in the southwest part of the City. The area includes land along CR 48 (Kingsley Road), south of Broadway Street to the intersection of CR 59; and along CR 59, between CR 48 and Woodfin. The subject land is in City of Pearland's ETJ in Brazoria County.

Refer to Attachment 1 for property location and boundaries.

DEMOGRAPHICS:

The area under consideration has single-family residential and several commercial uses. A survey conducted by staff in May 2010, indicated that the area contains fifty three (53) single-family residences, two (2) single-family residences with commercial uses on the property, nineteen (19) commercial uses and ten (10) vacant parcels. The commercial uses include equipment storage, parking, a gas & oil business, a warehouse, a fuel station, a commercial garage, a neighborhood icehouse, bar, and restaurant, a new building under construction, a storage warehouse, a church and Steve Pruett Ranch, and a junk yard.

The subject land is part of census tract 6606. Census data is not available for the specific area being annexed. In general the 2000 Census data indicates that 5,780 persons reside in this tract area, within 3,269 households. Out of the 3,269 housing units, 3,160 are occupied and 109 are vacant.

See Attachment 2 for Census Map and Attachment 3 for Census Data.

CURRENT USE OF LAND:

The subject area has single-family residential uses, several commercial uses, and vacant tracts of land.

The subject area has 86 parcels totaling 307 acres in area. Total acreage of parcels being used for single family residential is 124.47 acres. There nineteen (19) parcels that have commercial uses for a total of 71.22 acres. Total acreage of vacant parcels is 105.11 acres.

Attachment 4 – Land Use Map

SURROUNDING LAND:

Surrounding land immediately to the east and west is similar in character to the subject land and consists of predominantly single-family residential, undeveloped land, and some agricultural uses. Mustang Bayou and some gravel pits are located to the south of the subject area. To the north of the subject area is Southern Trails Subdivision.

ACCESSIBILITY:

The subject land has access by the following major roadways:

1. CR 48, between Broadway Rd. and Mustang Bayou.
2. CR 59, between Woodfin and the intersection of CR 48 and CR 59.

There are smaller local streets that provide access to the other interior parcels.

Attachment 4: shows the roads that are accessible currently.

DEVELOPMENT STATUS: (Percentage of land developed)

As mentioned earlier the subject land has a mix of, single-family residential, commercial, and vacant land. The subject area consists of forty nine (49) single-family parcels, nineteen (19) commercial tracts, and two (2) single-family homes with commercial uses located on same parcel.

Number of developed parcels	= 70
Area of developed parcels	= 201.9 acres
Number of undeveloped parcels	= 16
Area of undeveloped parcels	= 105.11 Acres
Total number of parcels	= 86
Total area	= 307 Acres (includes road right-of-way)
Area of undeveloped land	= 105.11 Acres (34.24 % of total land area)

Attachment 5: Land Use Calculations

VALUATION:

Brazoria County Assessor records indicate that the subject land consists of 86 parcels. The total acreage of land within these parcels is 307 acres (inclusive of 6.2 acres of road right-of-way). Total market value of all the properties amounts

to **\$11,456,520**. The total appraised value with exemptions amounts to **\$11,456,520**.

There are seven (7) properties with Religious, Cemetery, and Governmental Institutional exemptions on them that are valued at **\$984, 870.00**.

Attachment 6: Building Inventory Information from Brazoria County.

AVAILABILITY OF AND IMPACT ON CITY SERVICES:

Roads:

The area would add 12,550 feet of two lane asphalt open ditch road to the City's maintenance requirements (CR 48 and CR 59). Public Works Department has indicated that CR 48 and CR 59 are in poor to fair condition and would add minimal road maintenance impacts. Right of way mowing would be placed on a four times per year cycle.

Police Protection:

The area is presently under the county Sheriff's jurisdiction and will be serviced by Pearland Police Department (PD) upon annexation. PD has indicated that due to its current location and populated nature, the area may be conducive to certain types of crime that will require additional response.

Fire Protection:

Pearland Fire Department (PFD) currently serves this area and there is a written mutual aid agreement in place. PFD has noted that there are not many businesses located in Area 3 as the area is mostly residential with some undeveloped lots. In Area 4, five (5) commercial business locations were identified in addition to Jeeter Elementary School. Area 4 had no noted fire hydrants and water is limited. In addition to Bailey Road being narrow, there are some narrow driveways that will hinder apparatus access, apparatus placement and staging.

Annexation of the property would allow the City to implement land use controls and building code enforcement that would enhance fire safety standards for new developments and building expansions in the area.

Emergency Medical Service:

Pearland EMS already provides service to this area. The planned completion of Bailey Road will tremendously enhance emergency access to the area and will enhance response to this area as additional property is developed within the area.

Solid Waste Collection:

Under state law, existing service providers may continue to provide service for two years after the annexation. After that, service will be provided by the City's franchise waste hauler. Billing will be provided by the City, so there will be some effort required to contact customers, set up accounts, and coordinate with Waste Management.

Water and Wastewater Facilities

The City’s current Water Model and Master Plan has identified future projects that would provide additional service as the area grows. The master plan currently has identified a location for a future water treatment plant for the west side of Pearland which would require the need for a future 20” and 30” transmission lines along Area 3 and Area 4.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density

Parks, Playgrounds and Swimming Pools:

There are no such public facilities in the area, so there would be no impact on City operations.

Any other Publicly Owned Facility, Building, or Service:

There are no other public facilities or services in the area, so there would be no impact on City operations

LOCATION WITHIN MUD:

The subject land is not located within any MUD.

COMPREHENSIVE PLAN RECOMMENADATIONS:

The Comprehensive Plan designates Areas 3 and 4 as Low Density Residential. Lots of 8,800 - 22,500 square feet in size are considered appropriate in Low Density Residential Areas. The Comprehensive Plan also designates the intersections of CR 48 with Broadway and CR 48 with CR 59 as being appropriate locations for retail / office nodes.

THOROUGHFARE PLAN RECOMMENADATIONS:

The Thoroughfare Plan designates CR 48 as a Major Thoroughfare to be widened with 120 feet of right-of-way and CR 59 as a Secondary Thoroughfare to be developed with 100 foot right-of-way.

Existing CR 48 and CR 59 are not in conformance with the recommendations of the Thoroughfare Plan.

FLOOD CONTROL AND DRAINAGE:

City’s flood plain co-coordinator has indicated that Area 3 & 4 would be areas that would require staff engagement on a more frequent basis. These areas currently have residential and are in areas that could potentially experience localize drainage issues. City staff is currently not aware of any significant issues. However, staff has not been the designated flood plain administrator for the area nor has staff to provide development services to this area. Once annexed all areas would be subject to the City’s Flood

Damage Prevention Ordinance along with all other development ordinances which regulate development standards, flood plain management, and grading/fill permitting. Currently the city has sufficient staff to satisfy the need for increased staff time resulting from the proposed annexation.

POSSIBLE USES OF LAND IF IT IS NOT ANNEXED AND DEGREE OF CONFORMANCE TO THE COMPREHENSIVE PLAN OF THOSE LAND USES:

It is staff's opinion, that if the land is not annexed it will continue to grow in an unplanned manner. Currently there are no safeguards to buffer incompatible uses. The potential situation of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. Development of appropriate infrastructure and services for expansion and growth of both residential and non-residential uses would be uncertain if the land is not annexed.

This unplanned growth will have a negative effect on the development of land adjoining CR 48 and CR 59. New investment and development of land adjacent to these roads (major and secondary thoroughfares) will be curtailed and impeded due to uncertainties of surrounding development.

City's efforts at Planning for the area as discussed earlier as per the Comprehensive Plan and Thoroughfare Plan will be negatively affected as the existing land uses, streets and general development pattern in the subject area are not in conformance with the recommendations in the City's Comprehensive Plan and Unified Development Code.

IMPACT OF ANNEXATION – LONG TERM AND SHORT TERM:

In the long term this annexation of the subject land will enable City of Pearland to plan for this area in accordance with the Comprehensive Plan and Unified Development Code and protect the city of Pearland's residential areas.

In the short term the annexation will encourage potential homeowners and developers to invest in this area.

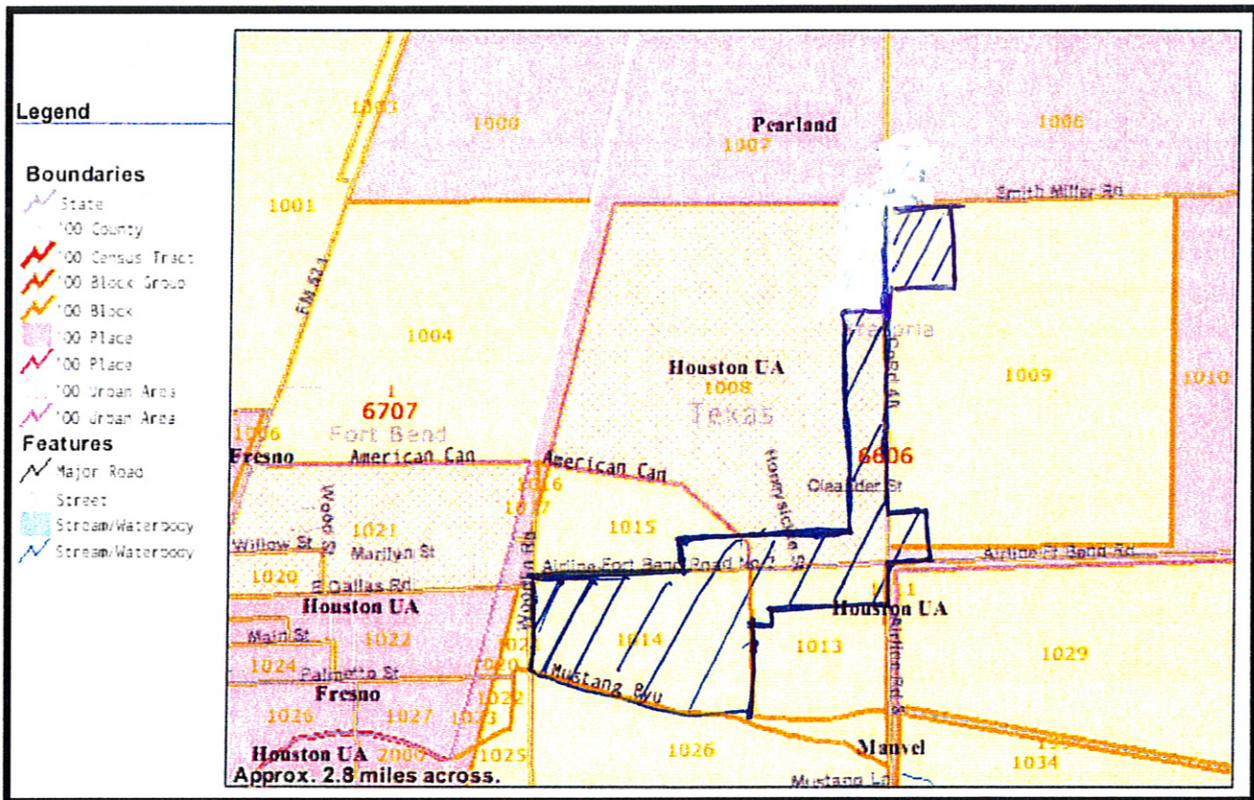
If the land is not annexed, unregulated, piecemeal development will continue. Annexation will help sustainable development occur in a safer manner.

RECOMMENDATIONS:

It is staff's recommendation that the City should pursue annexation and prepare a service plan for the subject area.

Census Map Area 3 & 4

CENSUS 2000 TRACT 6606



Areas 3 & 4

2000 CENSUS INFORMATION

Tract 6606 includes Areas 3 & 4, in addition to other areas.

Population	= 5,780
Median Age	= 29.7
Households	= 3,269
Average Household size	= 3
Housing Units	= 3,269
Occupancy	= 3,160
Vacancy	= 109

ATTACHMENT 5

Areas 3 & 4

Land Use Calculations

Property ID No.	Property Owner	Address	City	State	Zip Code	Square Feet	Staff Land Use Survey
176843	VASQUEZ JOHN G & YOLANDA	2330 COUNTY ROAD 48	ROSHARON	TX	77583	90619.25371	COMMERCIAL GARAGE
179106	MOORE WAYNE	925 CR 59	ROSHARON	TX	77583	57693.87367	EQUIPMENT STORAGE, PARKING, GAS & OIL BUSINESS, WAREHOUSE, PLUS FUEL STATION
598406	BRAZORIA COUNTY	451 N VELASCO ST	ANGLETON	TX	77515	7082.522526	GOVERNMENT/ INSTITUTIONAL
598406	BRAZORIA COUNTY	451 N VELASCO ST	ANGLETON	TX	77515	12298.51286	GOVERNMENT/ INSTITUTIONAL
599531	BRAZORIA COUNTY	451 N VELASCO SUITE 230	ANGLETON	TX	77515	4555.460227	GOVERNMENT/ INSTITUTIONAL
600054	BRAZORIA COUNTY COURT HOUSE	451 N VELASCO SUITE 230	ANGLETON	TX	77515	17767.66349	GOVERNMENT/ INSTITUTIONAL
600064	BRAZORIA COUNTY COURTHOUSE	451 N VELASCO SUITE 230	ANGLETON	TX	77515	5079.091423	GOVERNMENT/ INSTITUTIONAL
176850	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	13492.90674	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
176850	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	14613.92563	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
176851	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	41435.46275	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
179015	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	46304.70734	NEW BUILDING UNDER CONSTRUCTION
179105	SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583	332906.1997	NEW BUILDING UNDER CONSTRUCTION
179105	SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583	552244.303	NEW BUILDING UNDER CONSTRUCTION
176845	SCHIELD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	52129.3757	RETAIL COMMERCIAL STORE
176845	SCHIELD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	76985.9008	RETAIL COMMERCIAL STORE
510070	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	14515.57083	RETENTION
176833	OLIVA EPIFANIO G	1503 COUNTY ROAD 59	ROSHARON	TX	77583	17560.28536	SF AND JUNK YARD
179119	STEVENS & PRUETT FOUNDATION FOR	PO BOX 100	FRESNO	TX	77545	1692958.021	SF, CHURCH AND STEVE PRUETT RANCH

176846	CHURCHILL JOHN	2406 COUNTY ROAD 48	ROSHARON	TX	77583	52128.73459	STORAGE WAREHOUSE
176773	SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583	17257.18113	SF
176773	SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583	412119.6707	SF
176774	VILLAZANA JOSE L	1631 COUNTY ROAD 59	ROSHARON	TX	77583	210901.6466	SF
176780	GONZALEZ JAIME & CAROLINA & ROBERTO S	13126 SYCAMORE HEIGHTS	HOUSTON	TX	77065	108201.3029	SF
176781	FERRER FLORENCE & FERNANDO JR	1335 COUNTY ROAD 59	ROSHARON	TX	77583	316245.3096	SF
176788	GONZALES RAY & ADA	1519 COUNTY ROAD 59	ROSHARON	TX	77583	196524.9294	SF
176829	DEL RIO LENORA GUTIERREZ	PO BOX 481	FRESNO	TX	77545	40053.28798	SF
176830	CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583	39835.14987	SF
176830	CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583	39998.67995	SF
176831	BERNARDO FROILAN A & LUCITA	1003 HUNTINGTON DR	PEARLAND	TX	77584	34033.45318	SF
176832	CANCINO JOSE L & MARGO	1515 COUNTY ROAD 59	ROSHARON	TX	77583	33998.02477	SF
176834	MENIFEE HOWARD S	1507 COUNTY ROAD 59	ROSHARON	TX	77583	33997.96355	SF
176835	PONDEROSA AT LONESOME PINE, LLC	P O BOX 36069	HOUSTON	TX	77236	76004.3408	SF
176836	HOANG MINHCHAU	11305 PALM BAY ST	PEARLAND	TX	77584	66629.76425	SF
176838	LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583	255032.5551	SF
176841	SCHILD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	97040.1532	SF
176842	LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583	146499.6744	SF
176847	CHURCHILL JOHN	2406 COUNTY ROAD 48	ROSHARON	TX	77583	66030.73024	SF
176852	LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583	25164.72252	SF
176852	LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583	1800.264008	SF
176853	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	26965.5745	SF
176854	JOHNSON ANDREW W & MICHAEL H	2710 CR 48	ROSHARON	TX	77583	27001.36326	SF
176855	VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583	3996.883067	SF
176855	VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583	26985.25539	SF

176856	OLMOS REYNALDO					19862.52379	SF
176857	NELSON JACK THOMAS ESTATE	1719 OLEANDER	ROSHARON	TX	77583	18185.61122	SF
176858	NELSON JACK OR DAWN	1719 OLEANDER ST	ROSHARON	TX	77583	18138.03837	SF
176859	GUILLORY BERTINE	2940 COUNTY ROAD 48	ROSHARON	TX	77583	27923.54593	SF
176861	JOHNSON ROBERT D	1713 OLEANDER ST	ROSHARON	TX	77583	27102.81237	SF
176862	JOHNSON MARGARET C	1711 OLEANDER ST	ROSHARON	TX	77583	27076.39069	SF
176863	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	27023.37795	SF
176864	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	26569.66915	SF
176864	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	4226.261291	SF
179103	BEAMAN NED L	1422 COUNTY ROAD 59	ROSHARON	TX	77583	448083.663	SF
179108	HAMMACK CAROL	1434 COUNTY ROAD 59	ROSHARON	TX	77583	141189.8808	SF
179111	CANTU DANIEL & SILVIA R	1710 COUNTY ROAD 59	ROSHARON	TX	77583	127006.1144	SF
179112	CANTU RAMON G & GINA D	3202 COUNTY ROAD 48	ROSHARON	TX	77583	105387.3562	SF
179115	CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583	42504.86236	SF
179115	CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583	35959.94497	SF
179116	ARMSTRONG JAMES DONALD	1440 COUNTY ROAD 59	ROSHARON	TX	77583	99198.33159	SF
179121	RAGER EARLINE	PO BOX 253	FRESNO	TX	77545	141462.2634	SF
498655	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	13492.86072	SF
506311	NGUYEN VIET LINH	11002 CORONA LN	HOUSTON	TX	77072	189435.5446	SF
510068	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	72519.41599	SF
511920	MENDOZA LARRY & BRENDA J	2818 COUNTY ROAD 48	ROSHARON	TX	77583	12101.9128	SF
537525	SMART LENORAY & ROSALYN	3115 COUNTY ROAD 48	ROSHARON	TX	77583	78736.45537	SF
537549	MENIFEE SHANDRA ROCHELLE	8300 W AIRPORT BLVD APT 1111	HOUSTON	TX	77071	16498.14249	SF
547846	FERNANDEZ ABELARDO	2810 LELIA ST	STAFFORD	TX	77477	110906.1859	SF
554689	CANTU GINA DEL RIO	1602 CR 59	ROSHARON	TX	77583	86374.15113	SF
559134	FLORENDO JESUS BAUTISTA & JOSEPHINE	1335 CR 59 LOT 2	ROSHARON	TX	77583	95553.11673	SF
592767	2004 MUSTANG CREEK LTD	7676 WOODWAY DR	HOUSTON	TX	77063	1107011.858	SF

176776	PEARLAND 5948 LTD	1520 OLIVER ST	HOUSTON	TX	77007	414057.442	V
178983	BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036	406615.5333	V
179014	THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065	56354.11544	V
179014	THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065	781381.5828	V
179030	BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036	327487.0722	V
179109	NGUYEN PHONG THUY & BANG VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048	302787.6981	V
179109	NGUYEN PHONG THUY & BANG VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048	42528.1149	V
179117	COLLINS RICKY	5524 PALM ROYALE	SUGARLAND	TX	77479	1233244.901	V
546511	EVANS ALLEN	1901 COUNTY ROAD 59	PEARLAND	TX	77584	43556.8217	V
595164	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581	12638.18627	V

TOTAL VACANT LAND = 105.11 ACRES

SF-SINGLE FAMILY

TOTAL SINGLE FAMILY = 124.47 ACRES

V-VACANT

AREA 3 & 4 TOTAL =307 ACRES

COMMERCIAL PARCELS=19

VACANT PARCELS= 16

SINGLE FAMILY RES = 53

MARKET VALUE = \$ 11,456,520.00

APPRAISED VALUE = \$ 11,456,520.00

PARCELS = 82

% VACANT =34.24%

There are 2 SF Homes and Commercial uses on 2 separate parcels.

Important-some parcels have more that one use on them.

Areas 3 & 4

Building Inventory

Property ID No.	Property Owner	Address	City	State	Zip Code	Apprpd Value	Market Value	Land Use	Ex	Square Feet	Staff Land Use Survey
176843	VASQUEZ JOHN G & YOLANDA	2330 COUNTY ROAD 48	ROSHARON	TX	77583	107220	107220	A1	F	90619.25371	COMMERCIAL GARAGE
179106	MOORE WAYNE	925 CR 59	ROSHARON	TX	77583	41230	41230	A1	F	57693.87367	EQUIPMENT STORAGE, PARKING, GAS & OIL BUSINESS, WAREHOUSE, PLU SFUEL STATION
598406	BRAZORIA COUNTY	451 N VELASCO ST	ANGLETON	TX	77515	100	100	X4	T	7082.522526	GOVERNMENT/ INSTITUTIONAL
598406	BRAZORIA COUNTY	451 N VELASCO ST	ANGLETON	TX	77515	100	100	X4	T	12298.51286	GOVERNMENT/ INSTITUTIONAL
599531	BRAZORIA COUNTY	451 N VELASCO SUITE 230	ANGLETON	TX	77515	1670	1670	X4	T	4555.460227	GOVERNMENT/ INSTITUTIONAL
600054	BRAZORIA COUNTY COURT HOUSE	451 N VELASCO SUITE 230	ANGLETON	TX	77515	35880	35880	X4	T	17767.66349	GOVERNMENT/ INSTITUTIONAL

600064	BRAZORIA COUNTY COURTHOUSE	451 N VELASCO SUITE 230	ANGLETON	TX	77515	10890	10890	X4	T	5079.091423	GOVERNMENT/ INSTITUTIONAL
176850	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	103900	103900	F1	F	13492.90674	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
176850	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	103900	103900	F1	F	14613.92563	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
176851	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	19280	19280	C3	F	41435.46275	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
179015	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	398060	398060	D1	F	46304.70734	NEW BUILDING UNDER CONSTRUCTION
179105	SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583	204130	204130	D2	F	332906.1997	NEW BUILDING UNDER CONSTRUCTION
179105	SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583	204130	204130	D2	F	552244.303	NEW BUILDING UNDER CONSTRUCTION
176845	SCHIELD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	81180	81180	A1	F	52129.3757	RETAIL COMMERCIAL STORE

176845	SCHIED MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	81180	81180	A1	F	76985.9008	RETAIL COMMERCIAL STORE
510070	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	15500	15500	A1	F	14515.57083	RETENTION
176833	OLIVA EPIFANIO G	1503 COUNTY ROAD 59	ROSHARON	TX	77583	30840	30840	A1	F	17560.28536	SF AND JUNK YARD
179119	STEVENS & PRUETT FOUNDATION FOR	PO BOX 100	FRESNO	TX	77545	936130	936130	X1	T	1692958.021	SF, CHURCH AND STEVE PRUETT RANCH
176846	CHURCHILL JOHN	2406 COUNTY ROAD 48	ROSHARON	TX	77583	118150	118150	A1	F	52128.73459	STORAGE WAREHOUSE
176773	SUPPALKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583	259430	259430	A1	F	17257.18113	SF
176773	SUPPALKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583	259430	259430	A1	F	412119.6707	SF
176774	VILLAZANA JOSE L	1631 COUNTY ROAD 59	ROSHARON	TX	77583	129370	129370	A1	F	210901.6466	SF
176780	GONZALEZ JAIME & CAROLINA & ROBERTO S	13126 SYCAMORE HEIGHTS	HOUSTON	TX	77065	56000	56000	A2	F	108201.3029	SF
176781	FERRER FLORENCE & FERNANDO JR	1335 COUNTY ROAD 59	ROSHARON	TX	77583	328420	328420	E1	F	316245.3096	SF

176788	GONZALES RAY & ADA	1519 COUNTY ROAD 59	ROSHARON	TX	77583	210530	210530	A1	F	196524.9294	SF
176829	DEL RIO LENORA GUTIERREZ	PO BOX 481	FRESNO	TX	77545	26230	26230	A2	F	40053.28798	SF
176830	CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583	76170	76170	A1	F	39835.14987	SF
176830	CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583	76170	76170	A1	F	39998.67995	SF
176831	BERNARDO FROILAN A & LUCITA	1003 HUNTINGTON DR	PEARLAND	TX	77584	19080	19080	A2	F	34033.45318	SF
176832	CANCINO JOSE L & MARGO	1515 COUNTY ROAD 59	ROSHARON	TX	77583	92100	92100	A1	F	33998.02477	SF
176834	MENIFEE HOWARD S	1507 COUNTY ROAD 59	ROSHARON	TX	77583	66450	66450	A1	F	33997.96355	SF
176835	PONDEROSA AT LONESOME PINE, LLC	P O BOX 36069	HOUSTON	TX	77236	96630	96630	A1	F	76004.3408	SF
176836	HOANG MINHCHAU	11305 PALM BAY ST	PEARLAND	TX	77584	30560	30560	A2	F	66629.76425	SF
176838	LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583	140860	140860	A1	F	255032.5551	SF
176841	SCHILD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	152430	152430	A2	F	97040.1532	SF
176842	LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583	73510	73510	C3	F	146499.6744	SF

176847	CHURCHILL JOHN	2406 COUNTY ROAD 48	ROSHARON	TX	77583	83920	83920	F1	F	66030.73024	SF
176852	LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583	29220	29220	A2	F	25164.72252	SF
176852	LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583	29220	29220	A2	F	1800.264008	SF
176853	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	12380	12380	C3	F	26965.5745	SF
176854	JOHNSON ANDREW W & MICHAEL H	2710 CR 48	ROSHARON	TX	77583	25450	25450	A2	F	27001.36326	SF
176855	VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583	38410	38410	A1	F	3996.883067	SF
176855	VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583	38410	38410	A1	F	26985.25539	SF
176856	OLMOS REYNALDO	1727 OLEANDER	ROSHARON	TX	77583	42200	42200	A2	F	19862.52379	SF
176857	NELSON JACK THOMAS ESTATE	1719 OLEANDER	ROSHARON	TX	77583	11250	11250	A2	F	18185.61122	SF
176858	NELSON JACK OR DAWN	1719 OLEANDER ST	ROSHARON	TX	77583	34850	34850	A2	F	18138.03837	SF
176859	GUILLORY BERTINE	2940 COUNTY ROAD 48	ROSHARON	TX	77583	36250	36250	A2	F	27923.54593	SF
176861	JOHNSON ROBERT D	1713 OLEANDER ST	ROSHARON	TX	77583	20250	20250	A2	F	27102.81237	SF
176862	JOHNSON MARGARET C	1711 OLEANDER ST	ROSHARON	TX	77583	26790	26790	A2	F	27076.39069	SF
176863	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	13710	13710	A2	F	27023.37795	SF

176864	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	18120	18120	A2	F	26569.66915	SF
176864	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	18120	18120	A2	F	4226.261291	SF
179103	BEAMAN NED L	1422 COUNTY ROAD 59	ROSHARON	TX	77583	491650	491650	A1	F	448083.663	SF
179108	HAMMACK CAROL	1434 COUNTY ROAD 59	ROSHARON	TX	77583	76000	76000	A2	F	141189.8808	SF
179111	CANTU DANIEL & SILVIA R	1710 COUNTY ROAD 59	ROSHARON	TX	77583	125350	125350	A1	F	127006.1144	SF
179112	CANTU RAMON G & GINA D	3202 COUNTY ROAD 48	ROSHARON	TX	77583	196710	196710	D1	F	105387.3562	SF
179115	CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583	282830	282830	A1	F	42504.86236	SF
179115	CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583	282830	282830	A1	F	35959.94497	SF
179116	ARMSTRONG JAMES DONALD	1440 COUNTY ROAD 59	ROSHARON	TX	77583	175460	175460	A1	F	99198.33159	SF
179121	RAGER EARLINE	PO BOX 253	FRESNO	TX	77545	66840	66840	A2	F	141462.2634	SF
498655	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	10310	10310	A2	F	13492.86072	SF
506311	NGUYEN VIET LINH	11002 CORONA LN	HOUSTON	TX	77072	76880	76880	A1	F	189435.5446	SF
510068	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	31120	31120	D1	F	72519.41599	SF

511920	MENDOZA LARRY & BRENDA J	2818 COUNTY ROAD 48	ROSHARON	TX	77583	3470	3470	C3	F	12101.9128	SF
537525	SMART LENORAY & ROSALYN	3115 COUNTY ROAD 48	ROSHARON	TX	77583	330000	330000	A1	F	78736.45537	SF
537549	MENIFEE SHANDRA ROCHELLE	8300 W AIRPORT BLVD APT 1111	HOUSTON	TX	77071	8030	8030	A2	F	16498.14249	SF
547846	FERNANDEZ ABELARDO	2810 LELIA ST	STAFFORD	TX	77477	52020	52020	A2	F	110906.1859	SF
554689	CANTU GINA DEL RIO	1602 CR 59	ROSHARON	TX	77583	118720	118720	D1	F	86374.15113	SF
559134	FLORENDO JESUS BAUTISTA & JOSEPHINE	1335 CR 59 LOT 2	ROSHARON	TX	77583	46690	46690	A1	F	95553.11673	SF
592767	2004 MUSTANG CREEK LTD	7676 WOODWAY DR	HOUSTON	TX	77063	40140	40140	D2	F	1107011.858	SF
176776	PEARLAND 5948 LTD	1520 OLIVER ST	HOUSTON	TX	77007	120000	120000	C3	F	414057.442	V
178983	BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036	1E+06	1053120	C2	F	406615.5333	V
179014	THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065	374420	374420	D2	F	56354.11544	V
179014	THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065	374420	374420	D2	F	781381.5828	V
179030	BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036	947910	947910	C2	F	327487.0722	V

179109	NGUYEN PHONG THUY &BANG VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048	140000	140000	C3	F	302787.6981	V
179109	NGUYEN PHONG THUY &BANG VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048	140000	140000	C3	F	42528.1149	V
179117	COLLINS RICKY	5524 PALM ROYALE	SUGARLAND	TX	77479	571940	571940	D2	F	1233244.901	V
546511	EVANS ALLEN	1901 COUNTY ROAD 59	PEARLAND	TX	77584	254170	254170	A1	F	43556.8217	V
595164	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581	100	100	X3	T	12638.18627	V

TOTAL VACANT LAND = 105.11 ACRES

TOTAL SINGLE FAMILY = 124.47 ACRES

AREA 3 & 4 TOTAL =307 ACRES

COMMERCIAL PARCELS=19

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**There are 2 SF Homes and Commercial uses on 2 separate p
Important-some parcels have more that one use on them.**

MARKET VALUE = \$ 11,456,520.00

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PARCELS = 82

% VACANT =34.24%

LAND USE CODES

A1-REAL RESIDENTIAL, SINGLE FAMILY

A2-REAL RESIDENTIAL, MOBILE HOME

C3-REAL VACANT

D1-REAL QUALIFIED AGRICULTURAL

E1-REAL FARM & RANCH IMPROVED

F1-REAL COMMERCIAL

X1-GOVERNMENTAL EXEMPT

X3-RELIGIOUS EXEMPT

X4-CEMETERY EXEMPT

SF-SINGLE FAMILY

V-VACANT

CITY OF PEARLAND, TEXAS

SERVICE PLAN FOR AREA 3 & 4, 307 acre (13,372,920 square feet) of land located west of the existing city limits encompassing 307 acres in Brazoria County, Texas, generally located near the intersection of CR 48 and CR 59.

I. INTRODUCTION

This Service Plan ("Plan") is made by the City of Pearland, Texas ("City") pursuant to Chapter 43 of the Local Government Code ("the Act"). This Plan relates to the annexation by the City, by petition of the owner, of land located adjacent to the city limits and encompassing approximately 307 acre in Brazoria County, Texas. The Tract is described by metes and bounds in "Exhibit A-1", and by map in "Exhibit A-2" which are attached to this Plan and to the annexation ordinance of which this Plan is a part.

II. TERM: EFFECTIVE DATE

This Plan will be in effect for a term of ten years commencing on the effective date of the annexation of the Tract. Renewal of this Plan will be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

III. SERVICE PROGRAMS

- A. In General. This Plan includes two service programs: (I) the Early Action Program, described below, and (II) a Capital Improvement Program according to the Texas Local Government Code, Chapter 43, described below.
- B. Scope and Quality of Services. This Plan will provide a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance currently provided and available in other parts of the municipality with topography, land use, and population density similar to the Tract. However, it is not the intent of this Plan to require that a uniform level of services be provided to all areas of the City (including the Tract) where differing characteristics of topography, land utilization and population density are considered as sufficient basis for providing differing service levels.
- C. Definitions.
 1. As used in this Plan, "providing services" includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services, in whole or part.

2. As used in this Plan, the phrase “Standard Policies and Procedures” means those policies and procedures of the City applicable to a particular service which are in effect either at the time that the service is requested or at the time that the service is made available or provided. The policies and procedures may require that a specific type of request be made, such as an application or a petition. They may require that fees or charges be paid, and they may include eligibility requirements and similar provisions.

D. Early Action Program

1. Statutory Services. The statutory services will be provided within the Tract within the period that meets or exceeds that required by State law. The following services will be provided in accordance with Standard Policies and Procedures immediately upon the effective date of the annexation:
 - a. Police Protection: The Police Department of the City will provide protection and law enforcement in the Tract. These activities will include normal patrols and responses, the handling of complaints and incident reports, and, as appropriate, support by special units of the Department.
 - b. Fire Protection: The Pearland Fire Department (PFD) of the City of Pearland will continue to serve the area in cooperation with other fire departments in the area according to mutually agreed to procedures.
 - c. Emergency Medical Service: The Pearland Emergency Medical Service (EMS) will continue to provide emergency medical service to the Tract under a contract with the City.
 - d. Solid Waste Collection: Service will be provided to eligible property by private contractor, under contract with the City. To be eligible for City solid waste collection service, property must have frontage on a public street or other approved location and place solid waste in containers approved for the specific type of occupancy. Any person currently being serviced by a privately owned solid waste management service provider may continue to use that service for two years after the effective date of the annexation.
 - e. Operation and Maintenance of Water and Wastewater Facilities: Existing public water and wastewater facilities, if any, will be operated and maintained by the City or by private contractor under contract to the City.
 - f. Operation and Maintenance of Road and Streets (including lighting): Existing public roads and streets, including lighting and traffic control devices, if any, will be operated and maintained by the City, subject to the jurisdiction of other governmental entities. State highways and farm-to-market roads remain

the primary responsibility of the Texas Department of Transportation, for instance. Existing roadside drainage ditches not maintained under the jurisdiction of another entity will be operated and maintained by the City.

- g. Operation and Maintenance of Parks, Playgrounds and Swimming Pools: Existing public parts, playgrounds, and swimming pools, if any, will be operated and maintained by the City. Facilities owned and operated by homeowner's associations (HOAs) will continue to be owned and operated by the respective HOAs.
 - h. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service. Existing publicly owned or operated facilities, buildings, or services, if any, will be operated and maintained by the City or by private contractor under contract to the City.
2. Additional Services. Certain services, in addition to the statutory services, will be provided in accordance with Standard Policies and Procedures within the Tract to the same extent they are provided to similar territories elsewhere in the City. These are as follows:
- a. Library Service will be provided from existing facilities and future facilities outside the Tract. Residents of the Tract will be eligible for borrowing privileges at City/County libraries on the same basis as current residents.
 - b. Health services will be provided by the City Health Department to area residents and businesses. Health services include City inspection of restaurants and groceries and Animal Control.
 - c. Code Enforcement personnel will enforce the City's housing code and ordinances against junk motor vehicles, high weeds, unsafe buildings, and illegal dumping of refuse.
 - d. Other City Services, to the extent applicable to persons or properties within the Tract, in accordance with standard policies and procedures will be provided.

E. Capital Improvement Program

As necessary, the City will initiate the construction of certain capital improvements necessary for providing municipal services for the Tract. Those improvements, which are necessary, are indicated below. Access to the improvements will be in accordance with Standard Policies and Procedures. The improvements shall be completed as soon as reasonably possible and shall be substantially completed within the time period indicated below.

1. Police Protection: Additional capital improvements are not necessary at this time to provide police protection. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
2. Fire Protection: Additional capital improvements are not necessary at this time to provide fire protection. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
3. Emergency Medical Service: Additional capital improvements are not necessary at this time to provide emergency medical service. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
4. Solid Waste Collection: No capital improvements are necessary at this time to provide solid waste collection services within the Tract. The Tract will be included with other territory in connection with planning for new revised or expanded solid waste facilities.
5. Water and Wastewater Facilities: Additional capital improvements are not necessary at this time to service the tract. The cost of future connections to available water and sewer lines will be the responsibility of the Tract owners, as it is within the existing City utility system following standard policies and procedures. Capital recovery charges or impact fees also will be assessed at the time of future connections to the City's utility system or upon issuance of building permits for lots developed within the Tract.

The City will make wastewater treatment capacity in existing or future wastewater treatment plants built and operated by the City available for the Tract.

The city will make potable water supply from existing or future sources built and operated by the City available to the Tract. The City currently operates its own ground water wells and purchases wholesale surface water via contract from third parties.

6. Roads and Streets (including lighting): Additional roads, streets or related facilities are not necessary at this time to serve the tract. Future extensions or widening of roads or streets and future installation of related facilities, such as traffic control devices or street lights will be undertaken in accordance with Standard Policies and Procedures. The Tract will be included with other territory in connection with planning for new, revised, widened, or enlarged roads, streets, or related facilities.

7. Parks, Playgrounds, and Swimming Pools: Additional capital improvements are not necessary at this time to provide such services to the Tract. The Tract will be included with other territory in connection with planning for such facilities.
8. Other Publicly-Owned Facilities, Building or Services: All other City functions and services, and the additional services described above, can be provided for the Tract by using existing capital improvements. Additional capital improvements are not necessary to provide City services, but the Tract will be included with other territory in connection with planning for new, revised, or expanded facilities, buildings or services.

II. AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Act or other controlling law. Neither changes in the methods nor means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City will constitute amendments to this Plan and the City reserves the right to make such changes. This Plan is subject to and will be interpreted when in accordance with the Act, the Constitution and laws of the federal governments of the United States of America and the State of Texas, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

III. FORCE MAJEURE

Should a force majeure interrupt the service described herein, the City will resume services under this Plan within a reasonable time after the cessation of the force majeure. "Force Majeure," for the purpose of this Plan will include, but not be limited to, acts of God, acts of the public enemy, ware blockades, insurrection, riots, epidemics, landslides, lightning, earthquakes, fire, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City.

IV. ENTIRE PLAN

This document contains the entire and integrated Service Plan relating to the Tract, and supersedes all other negotiations, representations, plans and agreements, whether written or oral.

EXHIBIT "A"
 AREAS 3 AND 4
 METES AND BOUNDS DESCRIPTION
 307 ACRES MORE OR LESS OUT OF
 J.S. TALMAGE SURVEY, ABSTRACT 564
 R. B. LYLE SURVEY, ABSTRACT 538
 AND
 J. S. TALMAGE SURVEY, ABSTRACT 566
 BRAZORIA COUNTY, TEXAS

The herein described 307 acres, more or less, being generally located in Section 80, J. S. Talmage Survey, Abstract 564, Section 84, R. B. Lyle Survey, Abstract 538 and Section 2, J. S. Talmage Survey, Abstract 566, Brazoria County, Texas; the south line being partially along the centerline of Mustang Bayou and along the south line of Lots 8, 17 and 26, Section 2, Allison Richey Gulf Coast Home Company Subdivision according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records and along portion of the north line of City of Pearland Ordinance No. 31; the west line being the east line of City of Pearland Ordinance No. 1035 and the east right-of-way line of County Road 564 (Woodfin); the north line being the south right-of-way line of County Road 92 and the extension of City of Pearland Ordinance No. 924 and the east line being the west line of City of Pearland Ordinance No 924;

All that certain 307 acres, more or less, to be annexed into the City of Pearland and being all or portion of Lots 1, 2, 9 and 10, Section 80, J. S. Talmage Survey, Abstracts 564, all or portion of Lots 4, 8, 10, 11, 12, 13, 14, 15 and 16, Section 84, R. B. Lyle Survey, Abstract 538 and all of or portion of Lots 1, 8, 17 and 26, Section 2, J. S. Talmage Survey Abstract 566, Allison Richey Gulf Coast Home Company Subdivision according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records, and out of Section 84, R. B. Lyle Survey Abstract 538 and out of Section 2, J. S. Talmage Survey, Abstract 566 and being more particularly described by metes and bounds as follows;

Commencing at a point marking the common corner of said Abstracts 305, 565, 564 and 538 and being the intersection of County Road 92 (Broadway) and County Road 48 (Kingsley Drive); Thence Southerly – 20' with the common line of said Abstract 538 and Abstract 564 to a point marking the POINT OF BEGINNING of herein described tract;

1. Thence Easterly – 910', more or less, with the said south of City of Pearland Ordinance No. 880 to a point for corner marking the most northerly northwest corner of City of Pearland Ordinance No. 924;
2. Thence Southerly – 970', more or less, with the east line of said Lots 1 and 2, Section 80, J. S. Talmage Survey, Abstract 564 and the west line of City of Pearland Ordinance No. 924 to a point for corner;
3. Thence Westerly – 851.3', more or less, with the south line of said Lot 2, Section 80 and continuing with the most westerly north line of said City of Pearland Ordinance No. 924 to a point for corner;
4. Thence Southerly – 2,958.3', more or less, with the most westerly line of said City of Pearland Ordinance No. 924 to a point for corner on the north line of said Lot 9, Section 80;

5. Thence Easterly – 1,296', more or less, with the north line of said Lot 9, Section 80 and continuing with the most southerly west line of City of Pearland Ordinance No. 924 to a point for corner marking the northeast corner of said Lot 9, Section 80;
6. Thence Southerly – 1,220', more or less, with the east line of said Lots 9 and 10, Section 80 and continuing with the most southerly west line of said City of Pearland Ordinance No. 924 to a point for corner on the north line of City of Pearland 100' wide strip as described in Ordinance No. 31;
7. Thence Westerly – 1,427', more or less, with the north line of said City of Pearland 100' wide strip as described in Ordinance No. 31 which the north line is 100' north of and parallel to the south line of said Abstract 564 and the north line of Abstract 298;
8. Thence Southerly – 760', more or less, continuing with the westerly line of said City of Pearland Ordinance No. 31 which the west line is 100' west of the east line of said Abstract 566 and the west line of Abstract 298;
9. Thence Westerly – 1,880', more or less, with the common south line of said Lots 26, 17, 8 and the north line of Lots 27, 18 and 9, Section 2, J. S. Talmage Survey Abstract 566 of said Allison Richey Gulf Coast Company Subdivision;
10. Thence Southerly – 400', more or less, with the east line of said Lot 1, Section 2, J. S. Talmage Survey, Abstract 566 to a point for corner marking the southeast corner of said Lot 1;
11. Thence Westerly – 431', more or less, with the south line of said Lot 1, Section 2 to a point for corner marking the southwest corner of said Lot 1;
12. Thence Southerly – 1,025', more or less, with the west line of Lot 2, of said Section 2, J. S. Talmage Survey, Abstract 566 to a point for corner;
13. Thence Westerly – 544', more or less, with the most easterly north line of that certain called 100.353 acre tract as described in a deed dated 09-13-2006 from Poarch / Swinbank, L.L.C to 2004 Mustang Creek, Ltd. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2006-054897 and being along the centerline of Mustang Bayou;
14. Thence Northwesterly – 2,425', more or less, continuing with the common line of said 2004 Mustang Creek, Ltd. tract and the centerline of Mustang Bayou to a point on the east right-of-way line of County Road 564 (Woodfin);
15. Thence Northerly – 1,236', more or less, with the east right-of-way line of said County Road 564 and the west line of that certain tract as described in a deed dated 12-31-2008 from Poarch / Swinbank, L.L.C. to Sprint Pipeline Services, L.P. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2009-000003 to a point for corner on the north right-of-way line of County Road 59 for corner marking the southwest corner of that certain tract as described in a deed dated 09-07-2001 from Merle Admire, et ux. to Wayne Moore as filed in the Official Records of Real Property of Brazoria at Clerk's File Number 01-041490 to a point for corner;

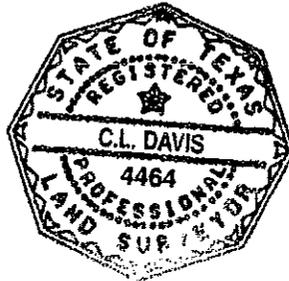
16. Thence Northerly – 115', more or less, with the west line of said Moore tract to a point for corner marking the northwest corner of said Moore tract and the most southwest corner of City of Pearland Ordinance No. 1035;
17. Thence Easterly – 547', more or less, with the south line of said City of Pearland Ordinance No. 1035 to a point on curve to the right having a radius of 1,175.92' and a central angle of 12° 58' 11";
18. Thence with said curve an arc distance of 266.2', more or less, in a easterly direction with the north right-of-way line of County Road 59 as established by that certain right-of-way easement dated 05-17-1985 from John Wood Bitting, et al. to Brazoria County as filed in Volume (85) 140, Page 964 Brazoria County Official Records;
19. Thence Easterly – 1,799', more or less, continuing with the south line of said City of Pearland Ordinance No. 1035 and the north right-of-way line of County Road 59 to a point for corner;
20. Thence Northerly – 630', more or less, with the west right-of-way line of a 40' platted road 20' west of and parallel to the west line of Lot 4, Section 84, R. B. Lyle Survey, Abstract 538, to a point for corner;
21. Thence Easterly – 1,990', more or less, with the common north line of said Lots 4, 8 and 12 and the south line of Lots 3, 7 and 11 to a point for corner from which the common corner of Lots 11, 12, 15 and 16 bears Easterly – 10' from said point;
22. Thence Northerly – 660', more or less, with a line 10' west of and parallel to the common line of Lots 11 and 15, Section 84, to a point on the north line of said Lot 11;
23. Thence Westerly – 13', more or less, with the common north line of said Lot 11 and the south line of said Lot 10, Section 84 to a point for corner;
24. Thence Northerly – 640', more or less, with a line parallel to and 23' west of the common line of said Lots 10 and 14, Section 84 to a point for corner marking the northwest corner of that certain called 4.70 acre tract as described in a deed dated 09-10-2004 from Tri Nguyen, et ux. to Viet Linh Nguyen as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2004-055306;
25. The Easterly – 23', more or less, with the north line of said Viet Linh Nguyen tract to a point on the west line of said Lot 13 and marking a point 20' south of the common corner of said Lots 9, 10, 13 and 14, Section 84, Abstract 538;
26. Thence Northerly – 691', more or less, with the west line of said Lot 13, Section 84, Abstract 538 to a point for corner marking the northwest corner of said Lot 13;
27. Thence Northerly – 1,300', more or less, with the east line of that certain tract as described in a deed dated 12-29-1994 from R. D. McMahan, et ux. to John T. McMahan as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 03-015336 and with the east line of City of Pearland Ordinance No 1035 to a point for corner;

28. Thence Easterly – 630', more or less, with the north line of City of Pearland Ordinance No. 1035 and the north line of that certain tract as described in a deed dated 08-13-1998 from John Garcia Vasquez to Yolanda Vasquez as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 98-034586 to a point for corner;
29. Thence Northerly – 1,300', more or less, with the east line of said City of Pearland Ordinance No. 1035 to the POINT OF BEGINNING and containing 307 acres of land more or less

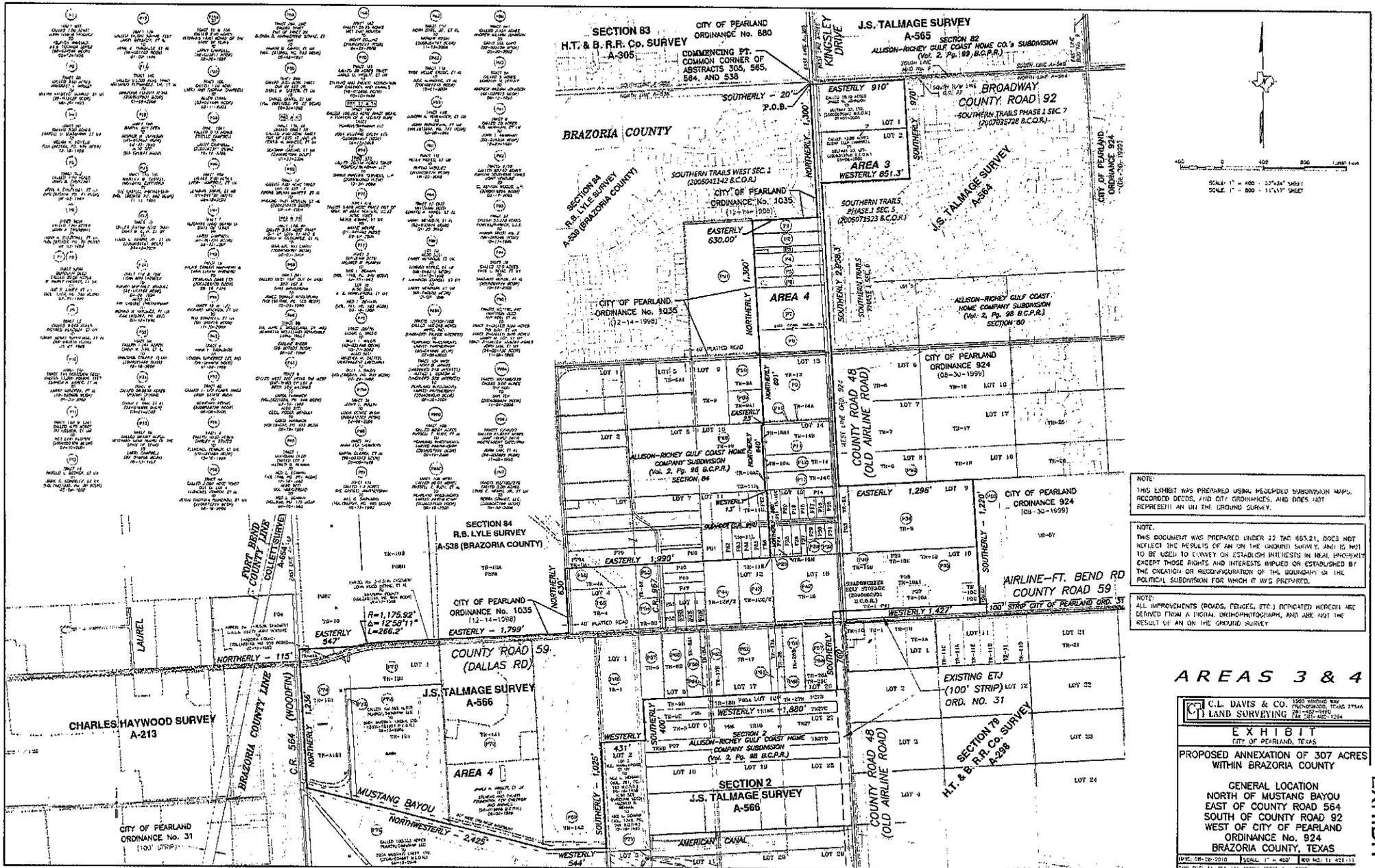
“This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision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

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by:
C.L. Davis & Company
Job Number: 11-421-141 Annexations Areas 3 & 4 (R1) M&B.doc
06-25-2010



C.L. Davis



NOTE:
THIS EXHIBIT WAS PREPARED USING RECORDED SUBDIVISION MAPS, RECORDED DEEDS, AND CITY ORDINANCES, AND DOES NOT REPRESENT AN OIL OR GROUND SURVEY.

NOTE:
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 603.21, 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 IMPROVED OR ESTABLISHED BY THE CREATOR OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTE:
ALL IMPROVEMENTS (ROADS, FENCES, ETC.) INDICATED HEREON ARE DERIVED FROM A DIGITAL ORTHOPHOTOGRAPH, AND ARE NOT THE RESULT OF AN ON THE GROUND SURVEY.

AREAS 3 & 4

C.L. DAVIS & CO. 1500 WINDING WAY
HOUSTON, TEXAS 77056
PHONE: 281-452-1234 FAX: 281-452-1234

EXHIBIT
CITY OF PEARLAND, TEXAS
PROPOSED ANNEXATION OF 307 ACRES
WITHIN BRAZORIA COUNTY

GENERAL LOCATION
NORTH OF MUSTANG BAYOU
EAST OF COUNTY ROAD 564
SOUTH OF COUNTY ROAD 92
WEST OF CITY OF PEARLAND
ORDINANCE NO. 924
BRAZORIA COUNTY, TEXAS

DATE: 08-28-2010 SCALE: 1" = 400' REV: 08-11-2010
FILE: 11-11-141-0000-0000-0-0-0-0-0-0