

ORDINANCE NO. 18-A

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, ANNEXING A 10.00 ACRE TRACT, MORE OR LESS, INTO THE CORPORATE LIMITS OF THE CITY; APPROVING A SERVICE PLAN FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvin, Texas, (the “City”) is a home-rule municipality authorized by State law and Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, on September 19, 2017, the City received a request and petition for annexation from Alvin Sunset Ranch, LLC, the owner of the property, as hereinafter described, in compliance with the Texas Local Government Code and Section 5 of Article I of the City Charter;

WHEREAS, the territory, as hereinafter described, is adjacent to the present City limits;

WHEREAS, the City Council authorized the commencement of annexation procedures with respect to the subject property described in Exhibit A on September 21, 2017, in Resolution 17-R-25;

WHEREAS, the two (2) separate public hearings, publications and notices were provided prior to consideration of this Ordinance, in accordance with the Texas Local Government Code; and

WHEREAS, the City intends to provide services to the property to be annexed according to the Service Plan attached hereto as Exhibit “B.”

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

Section 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. That the following described property not previously annexed by the City, (hereinafter referred to as the “Annexed Property”), is hereby annexed into the corporate limits of the City of Alvin:

A tract or parcel of land containing 10.019 acres or 436,441 square feet of land being all of Lot 29 out of Section No. 23 Hooper and Wade Survey as recorded under Vol. 49, Pg. 161, Brazoria County Deed Records, (B.C.D.R.) conveyed to J.B. Mannahan and Robbie Dell Mannahan as recorded under Vol. 3692, Pg. 667, Brazoria County Deed Records (B.C.D.R.) situated in the Hooper and Wade survey, Abstract No 420, Brazoria County, Texas, and being more particularly shown and described in the Exhibit “A” attached hereto and incorporated herein for all purposes.

Section 3. That the Service Plan submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit “B.”

Section 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto as Exhibit "B," and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

Section 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Alvin.

Section 6. That the Annexed Property shall be assigned to Council District A.

Section 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

Section 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED and APPROVED on first reading on the ____ day of December 2017.

PASSED and APPROVED on second and final reading on the ____ day of January 2018.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Paul A. Horn, Mayor

By: _____
Dixie Roberts, City Secretary

EXHIBIT "A"

**Petition for Annexation with
Description of Property**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF ALVIN
FOR ANNEXATION OF PROPERTY**

WHEREAS, the undersigned is the owner of a certain tract of property located within Brazoria County, Texas, such property more particularly described hereinafter by true and correct legal description (referred to herein as the "subject property");

WHEREAS, the undersigned has sought the annexation of the subject property by the City of Alvin, Texas (hereinafter sometimes referred to as "City"), in order to obtain the benefits of City services to the subject property by the City;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City;

WHEREAS, the City, pursuant to §43.021 of the Texas Local Government Code and the request of the property owner, is authorized to annex the subject property; and

WHEREAS, the undersigned agrees and consents to the annexation of the subject property by the City and further agrees to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

NOW THEREFORE, the undersigned by this Petition and Request:

SECTION ONE: Requests the City Council of the City to commence annexation proceedings and to annex into the corporate limits of the City of Alvin, Texas, of all portions of the subject property not previously annexed into the City and further described as follows:

A tract or parcel of land containing 10.019 acres or 436,441 square feet of land being all of Lot 29 out of Section No. 23 Hooper and Wade Survey as recorded under Vol. 49, Pg. 161, Brazoria County Deed Records, (B.C.D.R.) conveyed to J.B. Mannahan and Robbie Dell Mannahan as recorded under Vol. 3692, Pg. 667, Brazoria County Deed Records (B.C.D.R.) situated in the Hooper and Wade survey, Abstract No 420, Brazoria County, Texas, and being more particularly shown and described in the Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION TWO: Requests that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, water, and general governmental services as set forth in the municipal services plan.

SECTION THREE: Acknowledges and represents having received, read and understood the attached "draft" Service Plan, attached hereto as Exhibit "B" (proposed to be applicable to and adopted for the subject property), and that such "draft" Service Plan is wholly adequate and

acceptable to the undersigned who hereby requests the City Council to proceed with the annexation and preparation of a final Municipal Service Plan, publish notice, and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledges that the undersigned understands and agrees that all city services to the subject property will be provided by the City on the same terms and conditions as provided to other similarly situated areas of the City and as provided in the Municipal Service Plan.

SECTION FIVE: Agrees that a copy of this Request and Petition may be filed of record in the offices of the City of Alvin and in the real property records of Brazoria County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the subject property.

FILED this 19 day of Sept 2017, with the City Secretary of the City of Alvin, Brazoria County, Texas.

Petitioner: **Alvin Sunset Ranch, LLC**

By: *William A. Benson Jr*, President

STATE OF TEXAS §
Harris §
COUNTY OF ~~BRAZORIA~~ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William A. Benson Jr of Alvin Sunset Ranch, LLC, Owner of the subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they had authority to bind the entity and that they executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19 day of Sept 2017.

(SEAL)



Lisa Marie Cooper
Notary Public - State of Texas

Exhibit "A"

DESCRIPTION OF THE SUBJECT PROPERTY

A tract or parcel of land containing 10.019 acres or 436,441 square feet of land being all of Lot 29 out of Section No. 23 Hooper and Wade Survey as recorded under Vol. 49, Pg. 161, Brazoria County Deed Records, (B.C.D.R.) conveyed to J.B. Mannahan and Robbie Dell Mannahan as recorded under Vol. 3692, Pg. 667, Brazoria County Deed Records (B.C.D.R.) situated in the Hooper and Wade survey, Abstract No 420, Brazoria County, Texas, more fully described in the attached.



NORTH

SCALE: 1" = 200'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

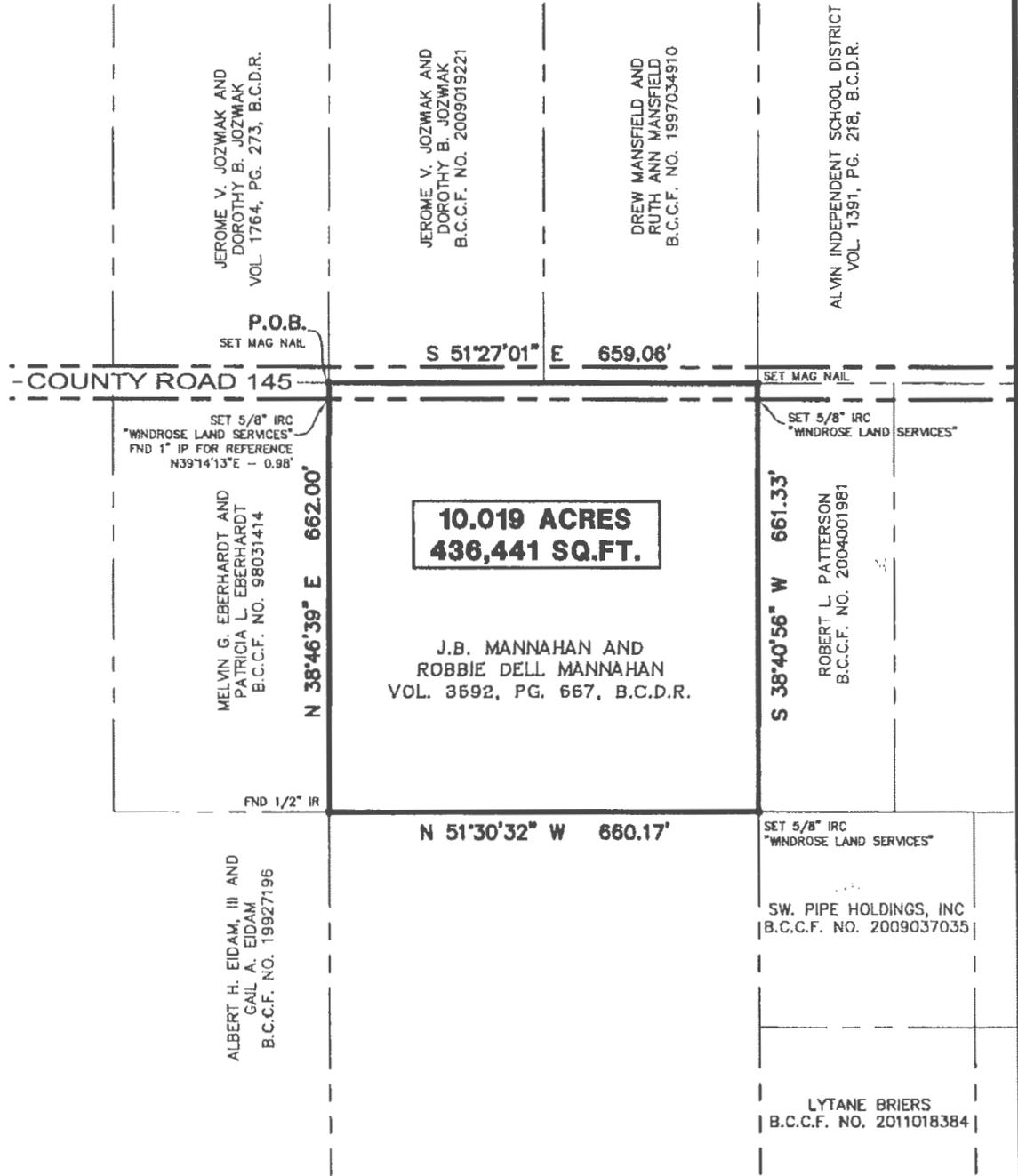
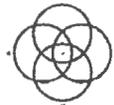


EXHIBIT OF
 10.019 AC. / 436,441 SQ. FT.
 SITUATED IN THE
 HOOPER AND WADE SURVEY
 ABSTRACT NO. 420
 BRAZORIA COUNTY, TEXAS

FILED BY:	-	DATE:	05/26/2017
DRAWN BY:	CJP	REV:	
CHECKED BY:	PK	REV:	
JOB NO.	53419-EXB	REV:	
SHEET 1 OF 2		REV:	



WINDROSE

LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



WINDROSE
LAND SURVEYING | PLATTING

**DESCRIPTION OF
10.019 ACRES OR 436,441 SQ. FT.**

A TRACT OR PARCEL CONTAINING 10.019 ACRES OR 436,441 SQUARE FEET OF LAND BEING ALL OF LOT 29 OUT OF SECTION NO. 23 HOOPER AND WADE SURVEY AS RECORDED UNDER VOL. 49, PG. 161, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) CONVEYED TO J.B. MANNAHAN AND ROBBIE DELL MANNAHAN AS RECORDED UNDER VOL. 3692, PG. 667, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) SITUATED IN THE HOOPER AND WADE SURVEY, ABSTRACT NO. 420, BRAZORIA COUNTY, TEXAS, WITH SAID 10.019 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A MAG NAIL SET IN THE CENTERLINE OF COUNTY ROAD 145 AT THE COMMON CORNER OF LOTS 28, 38 AND 39 OF SAID SECTION NO. 23, AND SAID LOT 29;

THENCE, SOUTH 51 DEG. 27 MIN. 01 SEC. EAST, ALONG THE COMMON LINE OF SAID LOTS 29 AND 38, THE SAME BEING THE CENTERLINE OF COUNTY ROAD 145, A DISTANCE OF 659.06 FEET TO A MAG NAIL SET FOR THE COMMON CORNER LOTS 30 AND 37 OF SAID SECTION NO. 23, AND SAID LOTS 29 AND 38;

THENCE, SOUTH 38 DEG. 40 MIN. 56 SEC. WEST, ALONG THE COMMON LINE OF SAID LOTS 29 AND 30, PASSING A DISTANCE OF 25.50 TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR REFERENCE ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 145 AND CONTINUING FOR A TOTAL DISTANCE OF 661.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE COMMON CORNER OF LOTS 21 AND 28 OF SAID SECTION 23, AND SAID LOTS 29 AND 30;

THENCE, NORTH 51 DEG. 30 MIN. 32 SEC. WEST, ALONG THE COMMON LINE OF SAID LOTS 22 AND 29, A DISTANCE OF 660.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF LOT 23 OF SAID SECTION NO. 23, AND SAID LOTS 22, 28 AND 29;

THENCE, NORTH 38 DEG. 46 MIN. 40 SEC. EAST, ALONG THE COMMON LINE OF SAID LOTS 28 AND 29, PASSING A DISTANCE OF 636.50 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE SOUTHWEST R.O.W. OF SAID COUNTY ROAD 145, AND CONTINUING FOR A TOTAL DISTANCE OF 662.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 10.019 ACRES OR 436,441 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 53419-10.019AC, PREPARED BY WINDROSE LAND SERVICES.



RONALD PATRICK KELL
R.P.L.S. NO. 6424
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



05-26-17
DATE:



Sunset Ranch Development Annexation

Rev. Date 6/5/2017
Engineering Dept.

EXHIBIT “B”

**MUNICIPAL SERVICES PLAN
FOR PROPERTY TO BE
ANNEXED INTO THE CITY OF ALVIN**

WHEREAS, the City of Alvin, Texas (the “City”) intends to institute annexation proceedings for a tract of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, Section 43.056 of the Local Government Code requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits, and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by Chapter 43 of the Texas Local Government Code to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD and the volunteer fire department.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the regulatory jurisdiction of the City shall be extended to include the annexed area, and all property therein shall be subject to the City's police power regulations as set forth in state law and duly adopted ordinances.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subject property, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject property, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject property, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject property's owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject property as required in City ordinances. Upon acceptance of the water lines within the subject property and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies.

New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subject property, or applicable portions thereof, by the utility holding a wastewater CCN for the subject property, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject property, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject property's owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject property as required in City ordinances. Upon acceptance of the wastewater lines within the subject property and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed

public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

- (A) As provided in C(i)(A)&(B) above;
- (B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;
- (C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and
- (D) Installation and maintenance of street lighting in accordance with established policies of the City.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in exhibits attached to the Annexation Ordinance to which this Service Plan is attached.